

DORMANSLAND NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

MAY 2026

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CONTENTS

1. INTRODUCTION	3
2. BACKGROUND	6
3. CONDITION (A): NATIONAL PLANNING POLICY	7
4. CONDITION (D): ACHIEVING SUSTAINABLE DEVELOPMENT	10
5. CONDITION (EA): HOUSING & THE DEVELOPMENT PLAN	12
6. CONDITIONS (F), (FA), & (G): OTHER OBLIGATIONS/CONDITIONS	13
7. SUMMARY	15

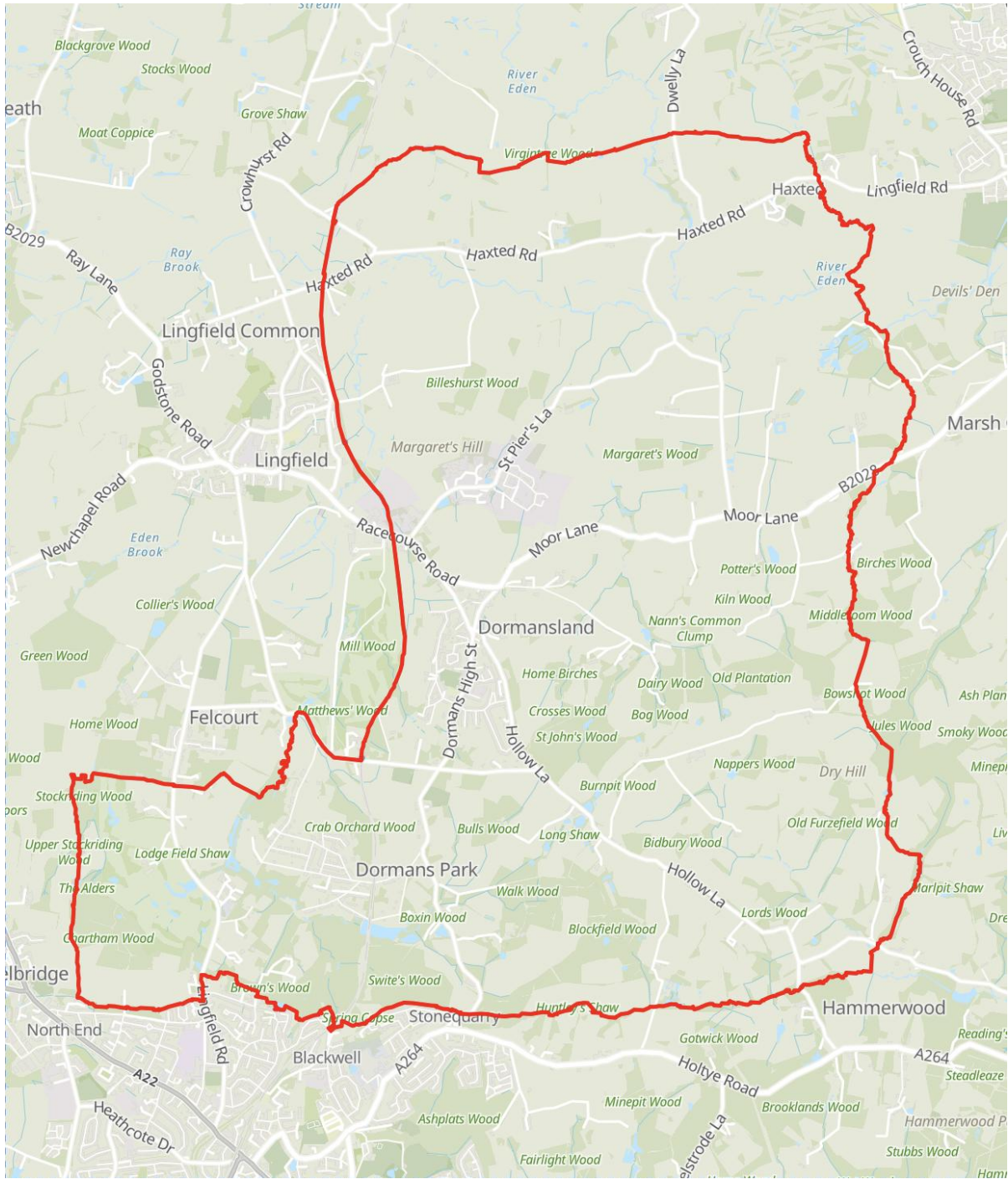
1.INTRODUCTION

The Neighbourhood Plan

1.1 This Statement has been prepared by ONH on behalf of Dormansland Parish Council (“the Parish Council”) to accompany its submission of the Dormansland Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, Tandridge District Council (“the District Council”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

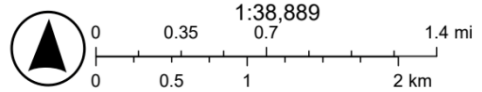
1.2 The Neighbourhood Plan has been prepared by the Parish Council, the ‘Qualifying Body’, for the Neighbourhood Area (“the Area”), which coincides with the boundary of the Parish of Dormansland shown on Plan A below. The District Council designated the Area on 28 May 2014.

1.3 ONH has provided professional planning advice and support to the Parish Council throughout the project, alongside occasional help from officers of the District Council.



11/25/2025

 Dormansland Designated Neighbourhood Area



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Plan A: Dormansland Designated Neighbourhood Area

Neighbourhood Plan Content

1.4 The Neighbourhood Plan contains 9 land use policies, which are defined on the Policies Map where they apply to a specific part of the Area. The policies all fall within the scope allowed by S38B(A1) of the Planning & Compulsory Purchase Act 2004 and none relate to 'excluded development', as defined in s61K of the Town & Country Planning Act 1990. Per s38B(1) of the 2004 Act, the Neighbourhood Plan specifies a plan period i.e. 2024 - 2044, which corresponds with the estimated plan period of the new emerging Tandridge Local Plan, and does not relate to more than one designated neighbourhood area.

1.5 Per s38B(2B) of the 2004 Act, the Parish Council considers that the Neighbourhood Plan does not contain policy proposals that would undermine the development and use of land in the neighbourhood area contributing to the mitigation of, and adaptation to, climate change.

1.6 The vision frames the Parish as one whose *"natural assets will provide benefits for pedestrian and cycle movements through improved connectivity and additions to the network of footpaths, bridleways and public rights of way"* and where *"traffic in the village is better managed and access to Dormans Station now meets everyone's needs."* This sets a low-carbon movement context (modal shift away from private car) that underpins the more specific policies. This is supported by plan objectives 7 and 8. The vision also commits to *"enhancement of its biodiversity and landscape assets,"* which provides the natural-capital basis for carbon sequestration, flood attenuation and cooling and is supported by plan objectives 5 and 8.

1.7 In these respects Policy DNP1 seeks a spatial strategy that reduces car-dependant growth and Policy DNP8 seeks to ensure that everyday destinations remain within walking and cycling distance; Policy DNP2 through the design code directly supports low energy buildings, green infrastructure measures contributing to cooling, carbon storage, drainage and flood resilience; and Policies DNP4, DNP5, DNP6 and DNP10 all in varying degrees recognise green and blue infrastructure's role in carbon sinking, flood alleviation and biodiversity net gain; and in the case of Policy DNP4 seeks specific climate measures in the design of schemes.

1.8 Furthermore, as per that same provision (s38B(2B) of the 2004 Act), it considers that it has taken into account the Surrey Local Nature Recovery Strategy (LNRS), as relevant to the scope of the Neighbourhood Plan. Plan objectives 1, 5, 6 and 8 are about protecting landscape, biodiversity, green infrastructure, access to nature, climate resilience and habitat connectivity which correlates strongly with the provisions of the LNRS. The LNRS also identifies the ancient woodland that forms part of Policy DNP5 Green Corridor as an Area of Particular Importance for Biodiversity and a buffer of land surrounding the woodland and the water courses in the north as Areas that could become of Particular Importance for Biodiversity. Policy DNP5 recognises the ecological value of this land and requires proposals to demonstrate how that ecological value has been enhanced. The LNRS goes further in identifying that Potential Measures could include improving the management of existing semi-natural woodland to support biodiversity; buffer and better connect Ancient Semi-Natural Woodland; and creating a riparian buffer zone. The only proposed Local Green Space that is relevant to the LNRS is 6. Station Fields. The LNRS identifies part of this proposed designation as an Area that could become of Particular Important for Biodiversity and records Potential Measures as creating a riparian buffer zone. The Local Green Spaces report published in the evidence base recognises that richness in wildlife is a demonstrable value as part of its evidence that the space meets the Local Green Space designation tests. All of the other proposed Local Green Space designations are not seeking to demonstrate a biodiversity value as a reason for designation as it meets the Local Green Space designation tests in other respects, and nor does the LNRS identify these spaces as valuable in respect of biodiversity.

1.9 Per s28B(2C) of the 2004 Act, the Parish Council considers that none of the Neighbourhood Plan policies are inconsistent with or (in substance) repeat any national development management policy. The Plan has deliberately avoided containing policies that duplicate development plan policies or national policies that are already or will be used to determine planning applications. The policies are therefore a combination of site-specific proposals and of development management matters that seek to supplement existing policies.

The Basic Conditions

1.10 The statement addresses each of the 'Basic Conditions', which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act. It is noted that these provisions were amended by s99 of the Levelling Up & Regeneration Act 2023 which came into force on 25 March 2026.

1.11 Paragraph 8 (as amended) defines the Basic Conditions thus:

- A. Having regard to **national policies** and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;
- D. The making of the Neighbourhood Development Plan contributes to the achievement of **sustainable development**;
- EA. The making of the Neighbourhood Development Plan would not result in the development plan for the area of the authority proposing that **less housing** is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made; and
- F. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with **assimilated obligations**.
- FA. Any requirements imposed in relation to the Neighbourhood Development Plan by or under Part 6 of the Levelling Up and Regeneration Act 2023 (environmental outcomes reports) have been complied with; and
- G. **Prescribed conditions** are met in relation to the Neighbourhood Development Plan and **prescribed matters** have been complied with in connection with the proposal for the Neighbourhood Development Plan.

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in October 2023. The key driver of this decision was a sense of wanting to plan positively for the future of the Parish, with the encouragement of the District Council to local communities to prepare Neighbourhood Plans. Although comprised of two small settlements, 'Dormansland' and 'Dormans Park' with few services and relatively remote to the major centres of population in and around the District, the Parish Council considered having a Plan would improve the way in which future development proposals, however modest, are managed.

2.2 A steering group was formed comprising the residents and Parish Council representatives. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission plan in July 2025 and the Submission Plan now.

2.3 The Parish Council has consulted local communities extensively over the duration of the project. It has also worked closely with officers of the District Council since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the Tandridge Local Plan.

3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY

3.1 It is noted that a consultation for a revised National Planning Policy Framework (NPPF) is currently running until March 2025. Its transitional arrangements include provisions which confirm that neighbourhood plans submitted to the local planning authority, on or before, the date of publication of a new NPPF should be prepared in accordance with the NPPF published in December 2024. It is anticipated that this neighbourhood plan will be submitted prior to the publication of any revised NPPF and has therefore been prepared with full regard to national policies as set out in the 2024 NPPF) and is mindful of the PPG in respect of formulating Neighbourhood Plans. In overall terms, there are four 2024 NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.2 The Parish Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§29).

3.3 The Parish Council considers that its Neighbourhood Plan has provided its communities the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. The Neighbourhood Plan contains no site allocation proposals nor any other policies that will result in less development than set out in the strategic policies for the area (§30). In this regard, the NPPF provisions of meeting local housing needs (as per §69/§70) are therefore not relevant to this Neighbourhood Plan. The Plan is underpinned by relevant and up-to-date evidence. This is considered to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned (§32).

Specific Paragraphs

3.4 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

Table A: Neighbourhood Plan & NPPF Conformity Summary

Policy No.	Policy Title	Commentary
DNP1	A Spatial Plan for the Parish	DNP1 has full regard to the NPPF, particularly paragraphs 154–156 (regarding exceptions to inappropriate development in the Green Belt) and paragraph 189 (regarding development in National Landscapes). The policy’s focus on reusing brownfield land and prioritising development within the defined village envelope aligns with the NPPF’s approach to sustainable development, efficient use of land, and protection of the Green Belt and National Landscapes. This ensures that development is directed to the most sustainable locations, avoids unsustainable patterns of growth, and protects valued landscapes, as required by national policy.
DNP2	Supporting Good Design	DNP2 is directly informed by NPPF paragraph 134, which clarifies that design codes can be prepared as part of a plan and should carry full weight in decision-making. The policy’s requirement for development to reflect local character and design preferences, and to accord with the Dormansland Design Code, is fully consistent with the NPPF’s emphasis on achieving well-designed places and setting out clear design expectations. This approach ensures that new development is sympathetic to local character and history, while also allowing for innovation and high-quality design.
DNP3	Education Provision	The policy aligns with NPPF paragraph 100 which requires planning policies to ensure sufficient provision of school places and to support the development of education infrastructure. DNP3’s support for the expansion and improvement of educational facilities is consistent with the NPPF’s proactive approach to meeting the needs of schools and other community facilities, and its encouragement of co-location of services to promote strong neighbourhood centres.
DNP4	Promoting the Natural Environment	DNP4 has full regard to the NPPF, particularly paragraphs 187 and 192. These paragraphs require plans to protect and enhance biodiversity, identify and safeguard ecological networks, and secure measurable net gains for biodiversity. DNP4’s focus on conserving habitats, supporting biodiversity net gain, and protecting ecological networks directly reflects these national policy requirements. The policy also aligns with the requirement for the minimisation of impacts on biodiversity, the provision of net gains, and the protection of sites of biodiversity importance. By embedding these principles, DNP4 supports the NPPF’s overarching aim to achieve sustainable development while protecting and enhancing the natural environment.
DNP5	Dormansland ‘Green Corridor’	DNP5 has full regard to the NPPF, particularly paragraphs 187 and 192. These paragraphs require the identification, mapping, and safeguarding of local wildlife-rich habitats and ecological networks, and

		the minimisation of impacts on biodiversity. DNP5's designation and protection of a strategic green corridor through Dormansland directly supports the NPPF's objectives for maintaining and enhancing ecological networks and green infrastructure. The policy also aligns with paragraph 98, which encourages the provision of accessible green spaces for health and well-being. By safeguarding the Green Corridor, DNP5 supports both biodiversity and community well-being in accordance with national policy.
DNP6	Local Green Spaces	DNP6 designates Local Green Spaces in accordance with paragraphs 106-108, having demonstrated each space meets the criteria in paragraph 107. The policy resists all development proposals that will undermine the essential character of designated areas, unless there are very special circumstances as set out in paragraph 153, to justify why consent should be granted.
DNP8	Community Facilities	DNP8 has full regard to the NPPF, particularly paragraph 98. This requires planning policies to ensure that communities have access to the services and facilities they need, and to guard against the unnecessary loss of valued facilities and services. DNP8's approach to protecting and enhancing community facilities directly reflects these national policy requirements. DNP8 supports the NPPF's objectives for creating healthy, inclusive, and sustainable communities.
DNP9	Local Heritage Assets	DNP9 has full regard to the NPPF, particularly paragraph 203. This requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment. The policy also aligns with paragraph 216, which requires that the significance of a non-designated heritage asset should be taken into account in weighing applications. By recognising and protecting local heritage, DNP9 supports the NPPF's objectives for sustaining and enhancing the significance of heritage assets.
DNP10	Ashdown Forest SPA Mitigation	DNP10 has full regard to the NPPF, particularly paragraphs 187, 192 and 193. These paragraphs require the protection and mitigation of effects to internationally designated sites. DNP10's requirement for mitigation of effects upon Ashdown Forest SPA and the potential provision of Suitable Alternative Natural Greenspace (SANG) measures directly reflects these national policy requirements. By ensuring that new development does not adversely affect the integrity of the Ashdown Forest SPA, DNP10 supports the NPPF's approach to safeguarding internationally important habitats.

4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 As neither a Sustainability Appraisal nor Strategic Environmental Assessment Report have been required of the Neighbourhood Plan, the Statement sets out in Table B below how each of the policies contribute to the achievements of sustainable development. It does so by identifying the potential of each policy to lead to positive (green), neutral (yellow), adverse (red) effects, taking into account the proposed mitigation measures.

Table B: Neighbourhood Plan & Sustainable Development					
Policy		Social	Economic	Environmental	Commentary
DNP1	A Spatial Plan for the Parish	Green	Yellow	Green	DNP1 delivers positive social and environmental outcomes by directing development to sustainable locations, supporting community cohesion, and protecting valued countryside, National Landscape and Green Belt. While it does not directly drive economic growth, it provides a stable framework for sustainable development, which can indirectly support local businesses. The policy's focus on sustainable patterns of growth ensures that new development is well-integrated, accessible, and minimises environmental harm, thereby supporting the long-term well-being of the community and the natural environment.
DNP2	Supporting Good Design	Green	Yellow	Green	DNP2 has a positive social impact by promoting high-quality, safe, and inclusive environments that enhance residents' quality of life. Environmentally, it encourages sustainable design and the sensitive integration of new development with the local landscape and built character. While the economic impact is neutral, good design can indirectly support the attractiveness of the area for investment. Overall, the policy ensures that new development contributes positively to Dormansland's character and sustainability.
DNP3	Education Provision	Green	Green	Yellow	DNP3 is socially and economically beneficial, supporting access to high-quality education, which is vital for families and community well-being, and can attract new residents and support local employment. The policy is environmentally neutral, as it does not directly affect natural resources or habitats. By facilitating the expansion or improvement of educational facilities, DNP3 underpins the long-term sustainability and resilience of the parish.

DNP4	Promoting the Natural Environment	Green	Yellow	Green	DNP4 provides strong environmental benefits by protecting and enhancing biodiversity, habitats, and ecological networks. Socially, it improves access to nature and green spaces, supporting health and well-being for residents. The economic impact is neutral, though a high-quality natural environment can make the area more attractive for residents and visitors. The policy ensures that development proposals contribute positively to Dormansland's natural assets.
DNP5	Dormansland 'Green Corridor'	Green	Yellow	Green	DNP5 delivers positive social and environmental outcomes by safeguarding a strategic green corridor that supports wildlife movement and provides recreational opportunities for residents. While the economic impact is neutral, the policy may enhance the area's attractiveness. By maintaining and enhancing green infrastructure, DNP5 supports biodiversity, landscape quality, and community well-being.
DNP6	Local Green Spaces	Green	Yellow	Green	DNP6 has a positive social impact by protecting spaces valued for recreation and community activities, and a positive environmental impact by safeguarding open spaces and supporting biodiversity. The economic impact is neutral, though protected green spaces can enhance local property values and the attractiveness of the area. The policy ensures that important local green spaces are preserved for current and future generations.
DNP8	Community Facilities	Green	Green	Yellow	DNP8 is socially and economically positive, protecting and enhancing facilities that are vital for community life and supporting local services and employment. The environmental impact is neutral, as the policy does not directly affect natural resources. By prioritising the retention and improvement of community infrastructure, DNP8 helps maintain Dormansland's vibrancy and resilience.
DNP9	Local Heritage Assets	Green	Yellow	Green	DNP9 will have a positive environmental effect and a positive social effect in ensuring that features of local historic and/or architectural value are understood and kept as far as possible in new development proposals as part of retaining the character of the parish, for the enjoyment of the local community. Its economic effect is neutral.
DNP10	Ashdown Forest SPA Mitigation	Yellow	Yellow	Green	DNP10 is environmentally positive, ensuring that development does not adversely affect the Ashdown Forest Special Protection Area and securing necessary mitigation. The social and economic impacts are neutral, as the policy does not directly affect community facilities or economic activity, but it supports the wider community interest in environmental stewardship and compliance with statutory obligations.

5. CONDITION (EA): HOUSING PROVISIONS AND THE DEVELOPMENT PLAN

5.1 The new Basic Condition EA replaces the previous Condition (E) that required a neighbourhood plan to demonstrate that its policies were in general conformity with the strategic policies of the adopted development plan as a whole. As such, it is no longer necessary to identify those strategic policies or to assess the extent to which each neighbourhood plan policy is in conformity, other than in relation their effect on the adopted housing policies.

5.2 Instead, the Parish Council only has to demonstrate that the policies will not result in the development plan for the Parish proposing that less housing is provided by means of development taking place than if the plan were not to be made. This is a simple condition to meet as there are no adopted housing site policies in the Tandridge District Core Strategy 2008, the Tandridge Local Plan Part 2: Detailed Policies 2014-2029 and the Surrey Waste and Minerals Plans. Nor has the emerging Tandridge District Local Plan 2024-2044 progressed far enough to propose any new housing sites. This is demonstrated in the Table C below.

5.3 In any event, overall the Neighbourhood Plan contains policies that seek to manage the scale, location and design of new homes in line with the advice received from the local planning authority that would not lead to fewer homes being planned for in the Parish. Instead, the approach taken to direct new homes towards brownfield and other suitable opportunities within the defined village envelope whilst ensuring proposals meet local design and environmental expectations should enable those new homes to be of an appropriate scale and sustainably located.

Table C: Neighbourhood Plan & development plan housing policies Summary		
Policy No.	Policy Title	Commentary
DNP1	A Spatial Plan for the Parish	Policy DNP1 would not prevent housing proposed in the development plan because it follows, rather than frustrates, Core Strategy CSP1 and Local Plan Part 2 DP10/DP12 by focusing development within the defined Dormansland village envelope, where DP12 already permits limited infilling, previously developed land redevelopment and affordable housing allocations, while still allowing development outside the envelope where it accords with national and development-plan Green Belt and High Weald National Landscape policies, including CSP5 rural exceptions where applicable.
DNP2	Supporting Good Design	Policy DNP2 does not prevent development-plan housing from coming forward, because it regulates the design quality of proposals rather than restricting the principle or location of any housing allocation.
DNP3	Education Provision	Policy DNP3 does not prevent development-plan housing because it supports school/nursery provision

		and manages loss of education land, rather than placing any restriction on the principle or location of any housing allocation.
DNP4	Promoting the Natural Environment	Policy DNP4 does not prevent development-plan housing because it supports development where green/blue infrastructure, biodiversity, rights of way and climate measures are properly addressed.
DNP5	Dormansland 'Green Corridor'	Policy DNP5 does not prevent development-plan housing because it expressly operates subject to Green Belt policy and seeks ecological enhancement within the corridor, not a blanket prohibition on development.
DNP6	Local Green Spaces	Policy DNP6 does not prevent development-plan housing because the Local Green Space designations apply only to identified green spaces which meet the relevant tests and no adopted housing allocation in Dormansland is displaced by those designations.
DNP8	Community Facilities	Policy DNP8 does not prevent development-plan housing because it identifies community facilities and potential Assets of Community Value, rather than allocating or withholding land needed for housing.
DNP9	Local Heritage Assets	Policy DNP9 does not prevent development-plan housing because it requires regard to the significance of identified non-designated heritage assets, rather than preventing housing development in principle.
DNP10	Ashdown Forest SPA Mitigation	Policy DNP10 does not prevent development-plan housing because it enables relevant residential development to proceed where necessary Ashdown Forest SPA mitigation is secured.

6. CONDITION (F), (FA), & (G): OTHER OBLIGATIONS AND CONDITIONS

6.1 In respect of Condition F, the District provided a screening opinion in September 2024 that has determined that a Strategic Environmental Assessment, in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended), is not required, following consultation with statutory bodies as per those Regulations. A copy of the final screening opinion is published separately.

6.2 As set out in Section 4 the Parish Council has met its obligations in relation to the EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan.

6.3 The Parish Council has also met its obligations in relation to the habitats provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)). In this regard, the Parish Council provided the District with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment if one was required. The District's Habitats Regulations Screening Assessment concludes that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.4 In respect of Directive 2008/98/EC – the Waste Framework Directive – the Neighbourhood Plan does not include any policies in relation to the management of waste, nor does the area include a waste management site. On that basis, this Directive is not considered relevant to the Neighbourhood Plan and therefore could not be breached.

6.5 In respect of Directive 2008/50/EC – the Air Quality Directive – the Neighbourhood Plan includes some policies relevant to Air Quality. These policies are tested in accordance with national policy and guidance relevant to their content. The policies are not considered to breach the requirements of the Air Quality Directive as they comprise small-scale interventions and do not negate from the framework for measurement and improvement of air quality set in the Directive.

6.6 In respect of Condition FA, the Environmental Outcome Report system provided for by the Levelling Up & Regeneration Act 2023 has not yet been implemented.

6.7 In respect of Condition G, the Parish Council has carried out the designation, preparation and consultation of the Neighbourhood Plan in accordance with all the necessary Regulations. It has also been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to

extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.

7. SUMMARY

7.1 In Section 3 it is considered that each of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (A).

7.2 In Section 4 it is considered that each of the policies either contributes to the achievement of sustainable development or is neutral in its impact on one of more of the three sustainability themes. As a result, the Neighbourhood Plan, as a whole, meets Condition (D).

7.3 In Section 5 it is considered that the policies will not result in the development plan for the Parish proposing that less housing is provided by means of development taking place than if the plan were not to be made. As a result, the Neighbourhood Plan meets Condition (EA).

7.4 In Section 6 it is considered the making of the Neighbourhood Plan accords with all assimilated obligations and conditions. As a result, the Neighbourhood Plan meets Conditions (F), (FA) and (G).