

KENNINGTON OVAL AND VAUXHALL NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

19th December 2024

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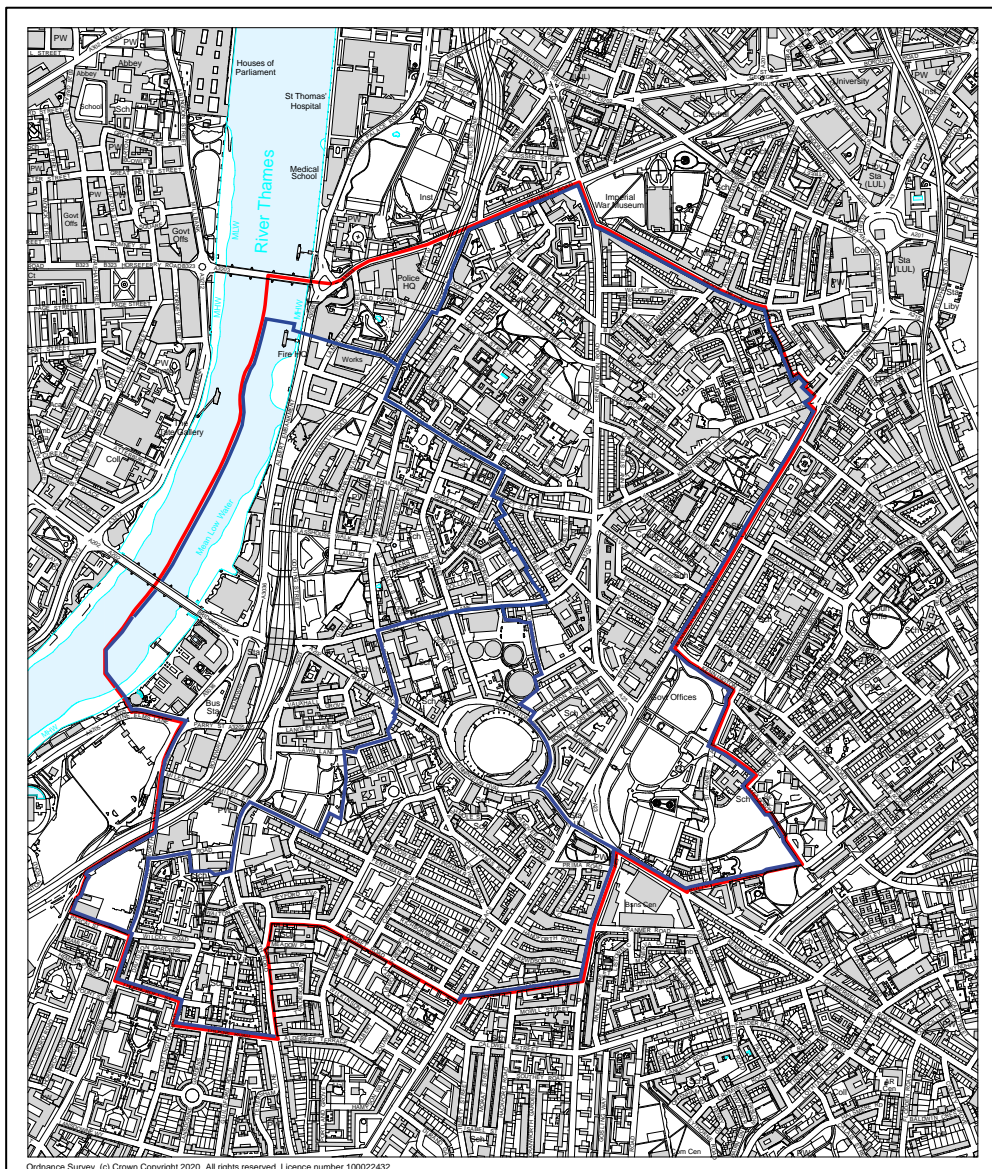
1.INTRODUCTION

The Neighbourhood Plan

1.1 This Statement has been prepared by ONH on behalf of Kennington, Oval and Vauxhall Neighbourhood Forum (“the Forum”) to accompany its submission of the Kennington, Oval and Vauxhall Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, Lambeth Borough Council (“the Council”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the Neighbourhood Forum, the ‘Qualifying Body’, for the Neighbourhood Area (“the Area”), shown on Plan A below. The Council designated the Forum and the Area on 13th July 2015 and redesignated the Forum on the 11th June 2021

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



Plan A: Kennington, Oval and Vauxhall Designated Neighbourhood Area
(with ward boundaries in blue)

1.4 The Neighbourhood Plan contains 5 land use policies, which are defined on the Policies Map where they apply to a specific part of the Area. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is to 2035, which corresponds with the plan period of the Lambeth Local Plan (2020-2035)

1.5 The Plan has deliberately avoided containing policies that duplicate saved or forthcoming 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 allocations or other proposals and of development management matters that seek to refine and/or update existing policies.

The Basic Conditions

1.6 The statement addresses each of the four '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.

1.7 The Regulations state that a Neighbourhood Plan will be considered to have met the Conditions if:

- 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;
- E. The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- F. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.

1.8 It is noted that the Levelling Up & Regeneration Act 2023 has made provision for Condition E to be amended by replacing the current requirement with a narrower condition in respect of not undermining the housing site allocation provisions in an adopted Local Plan. However, at the time of the expected examination of the Neighbourhood Plan, the regulations enabling that part of the Act have not been made.

Meeting and Examining the Basic Conditions

1.9 The responsibility for determining if a Neighbourhood Plan has had regard to national policy and is in general conformity with strategic policy rests with a combination of the qualifying body, the local planning authority and the independent examiner (Planning Practice Guidance (PPG) §41-070 and §410-074). In this respect, the Forum has been mindful of the case law, established in the Tattenhall Neighbourhood Plan in 2014 (see §82 of EWHC 1470) but endorsed by the Courts on a number of occasions since, which makes clear that:

*"... the only statutory requirement imposed by Condition (e) is that the Neighbourhood Plan as a whole should be in general conformity with the adopted Development Plan **as a whole** ... any tension between one policy in the Neighbourhood Plan and one element of the ... Local Plan (is) not a matter for the Examiner to determine."* (our emphasis)

1.10 The Courts have acknowledged that there will often be tensions between different strategic policies when considered against the non-strategic policies of a specific local area covered by a Neighbourhood Plan. They have sensibly concluded that such tensions can only be resolved by the

qualifying body using its planning judgement to strike an appropriate balance across the plan as a whole. The examination tests the extent to which the qualifying body has exercised its judgement in a reasonable and consistent way.

1.11 The Forum considers that although case law has not yet explicitly established the same principle for Condition A in respect of the regard to national policy, it is reasonable to expect the Courts would reach the same conclusion, given there will also often be a number of national policies that may be in tension. Qualifying bodies must therefore expect that the examination of this Condition will take the same approach as Condition E.

1.12 In this respect, the Forum acknowledges that the Planning Practice Guidance (§41-053) states that “it is only after the independent examination has taken place and after the examiner’s report has been received that the local planning authority comes to its formal view on whether the draft neighbourhood plan meets the basic conditions.” However, it is also mindful that, once submitted for examination, it has no further opportunity to modify the Neighbourhood Plan, other than through its withdrawal and resubmission.

1.13 Further, s13(5) of the Town & Country Planning Act 1990 defines the local planning authority as the decision maker in respect of determining if the basic conditions have been met in order to make a neighbourhood plan, with modifications to the submitted plan as necessary. But the Planning Practice Guidance regards the task of arriving at a planning judgement to be shared by the local planning authority, the qualifying body and examiner during the examination, in collectively considering if the basic conditions have been met (§41-070 and §41-074).

1.14 In which case, it is vital that both the qualifying body and the examiner are left in no doubt of the position of the local planning authority. But it is also important that the examiner’s position is also properly understood, most especially if the examiner intends to come to a different planning judgement to that shared by the local planning authority and the qualifying body. In this regard, the Forum notes the advice to the examiner in §2.9.6 of the NPIERS ‘Guidance to service users and examiners’ (2018) in respect of the standard of proof that the examiner must apply in reaching a planning judgement and in its §2.14.1 in respect of the requirement for accuracy, clarity and simplicity.

1.15 For these reasons, sections 3 and 5 of this Basic Conditions Statement highlight which policies of the Neighbourhood Plan are considered to meet Conditions A and/or E and, if any, those that do not. Where they do not, the Statement explains how the Forum has reached its judgement in those cases “where different parts of national policy need to be balanced” (PPG §070) and how it has taken into account the criteria of PPG §074 on general conformity. Finally, it summarises in Section 7 how the Neighbourhood Plan as a whole meets Conditions A and E and the other conditions.

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Forum in 2015. The key driver of this decision was a sense of wanting to plan positively for the future of the area, with the encouragement of the Council to local communities to prepare Neighbourhood Plans.

2.2 A steering group was formed comprising the residents and Forum representatives. The group has been delegated authority by the Forum to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Forum approved the publication of the Pre-Submission plan February 2024 and the Submission Plan now.

2.3 The Forum has consulted local communities extensively over the duration of the project. It has also worked with officers of the Borough 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 Lambeth Local Plan. A schedule of the policies showing the position of the Borough Council in respect of whether or not in its planning judgement each policy meets the basic conditions of conformity with the Local Development Plan is included in the Consultation Statement.

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

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the PPG in respect of formulating Neighbourhood Plans. As demonstrated in Table A, this plan has taken to opportunity to revise development plan policies to reflect the amendments to the Use Classes Order introduced in September 2020 as they apply to this Area (PPG 13-009c). In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.2 The Forum 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” (§28).

3.3 The Forum 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 (as proposed in the Local Plan Review) (§29). In this regard, the NPPF provisions of meeting local housing needs (as per §67/§68) 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 (§31).

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
KOV1	Local Green Spaces	<p>This Policy proposes ten locally important green spaces in the KOV area, to be protected from development by affording them the designation as Local Green Spaces in the Neighbourhood Plan in accordance with §105 NPPF and through adherence to the criteria set out in §106 of the NPPF. There is a very high value placed on these spaces by the community in an increasingly built up environment for their positive physical and mental wellbeing impacts.</p>
KOV2	Improving Air Quality	<p>This Policy supports the NPPF in promoting sustainable transport, at a local level, ensuring development adheres to §108 in promoting walking, cycling and public transport and that transport considerations are integral to the design of schemes to contribute to making high quality places.</p> <p>This Policy accords with §109 NPPF, in focusing development on locations which are or can be made sustainable to help <i>'reduce congestion and emissions and improve air quality and public health.'</i></p> <p>The policy supports §110 NPPF in identifying the local greenways and supporting secure cycle parking: <i>'provide for attractive and well-design walking and cycling networks with supporting facilities such as secure cycle parking'</i> §110 (d) and promotes §192 NPPF which states <i>'Opportunities to improve air quality or mitigate negative impacts should be identified, such as...green infrastructure provision and enhancement'</i></p> <p>The Policy is also aligned with §111 NPPF in responding to the local levels of car ownership, the availability of public transport and the inclusion of adequate charging points. It also accords with §191 by setting local criteria for development near greenways to ensure air quality improvement and reduction in noise levels (§191a and b)</p>
KOV3	Local Shops	<p>This Policy provides local definition to §96 and 97 of the NPPF in identifying a cluster of local retail shops and recognising their importance in promoting social interaction, providing opportunities for high quality public spaces and to plan positively for <i>'community facilities such as..local shops..and other local services to enhance the sustainability of communities and residential environments'</i>; (§97a)</p>

		The Policy aims to <i>'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs'</i> (§97c) as well as ensuring that <i>'established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community'</i> (§97d)
KOV4	Community Infrastructure	<p>This Policy is consistent with §28 of the NPPF as a non-strategic policy which sets out the provision of community facilities at a local level.</p> <p>In identifying 13 key community facilities in the KOV Neighbourhood Plan the Policy also accords with §97 NPPF as set out in KOV 3 above. This policy recognises not just established community centres and cultural buildings (including libraries) within this policy but also (as defined in §97a) acknowledges the community value placed upon certain key identified public houses which serve a wider social role as a community facility.</p>
KOV5	Important Local Views	<p>This Policy identifies four locally important views to ensure that development responds to and respects local character. This support §132 of the NPPF in achieving well-designed and beautiful places by reflecting <i>"local aspirations [which] are grounded in an understanding and evaluation of each areas defining characteristics."</i></p> <p>In according with §135 c), this Policy seeks to ensure developments" <i>'are sympathetic to local character and history, including the surrounding built environment'</i> as well as <i>aligning with §196 through identifying these key views, which highlight the "the desirability of new development making a positive contribution to local character and distinctiveness' and 'opportunities to draw on the contribution made by the historic environment to the character of a place' (§196, c and d)</i></p>

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 significantly positive (++), minor positive (+), neutral (0), minor adverse (-) or significant adverse (--) effects, taking into account the proposed mitigation measures.

Table B: Neighbourhood Plan & Sustainable Development					
Policy		Social	Economic	Environmental	Commentary
KOV1	Local Green Spaces	++	0	++	This Policy proposes a number of important local green spaces, valued by the local community in the neighbourhood plan area to be protected from development by the designation as Local Green Spaces. The policy therefore has a social and environment positive effect in providing protection for outdoor spaces which are well supported and valued by the community as places to interact and to enjoy as recreational spaces. The economic effects are generally neutral.
KOV2	Improving Air Quality	++	+	++	This Policy seeks to ensure that new development improves air quality through a number of measures including promotion of sustainable travel opportunities, the promotion of electric vehicles charging points, secure cycle storage and protection for the identified greenways. As a result this police has significantly positive environmental potential through seeking to improve air quality. This also has a positive economic impact through the opportunity to improve health and wellbeing outcomes, reducing the financial cost of the adverse impacts of ill health through seeking to minimise public exposure to pollution sources.

					Finally, there is a positive social impact in that, through implementing these policies, the KOV neighbourhood area air quality is improved, and people will want to be outside, interacting in the greenways and using local cycle hire schemes and public transport, rather than staying indoors due to the poor air quality.
KOV3	Local Shops	++	++	+	This Policy has strong economic and social effects through the protection of local shops and services which enables local people to spend money locally to aid the local economy and help provide community cohesion through the identification of centres which bring people together who may not otherwise meet and provide them with a sense of place. The environmental effects are also positive; through the retention of local shops the community does not need to travel beyond the neighbourhood area for day-to-day goods and essential services and can access by foot or by bicycle which are more sustainable for the environment than other transport modes.
KOV4	Community Infrastructure	++	+	+	This Policy seeks to safeguard identified community assets from inappropriate changes of use. It therefore has a positive social effect in maintaining and building local community cohesion through access to important local facilities. It also potentially has a positive environmental effect, as the loss of local facilities would result in increased vehicle trips outside of the area to access equivalent community facilities elsewhere. These facilities also include seeking to safeguard local public houses which provide employment opportunities as well as places to meet and as such have a positive economic effect for the neighbourhood area.
KOV5	Important Local Views	++	+	+	This Policy seeks to ensure the local character of the neighbourhood area is recognised and protected through the safeguarding of landscape views which are highly valued by the community. Identifying key landmarks and buildings which are seen in the area create a sense of place which adds to the cohesion of the community, thus having a positive social impact. Protecting the built and historic environment is important locally. There is a positive environmental and economic effect in seeking to preserve and prevent the erosion of local views which, if lost would undermine the character and visual connections of the area.

5. CONDITION (E): GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the Borough Council, that is the Lambeth Local Plan (2020- 2035) and the London Plan (2021), both of which the Council considers to be of a strategic nature (as per Planning Practice Guidance (§41-076)).

5.2 In accordance with Planning Practice Guidance (§ 41-009), this Statement does not seek to demonstrate general conformity with the policies of any emerging Development Plan Documents. However, it is noted that the evidence base for emerging Development Plan Documents is important to informing the Neighbourhood Plan and conformity with emerging policies is crucial for the long-term success of the Neighbourhood Plan given that in the event of any future conflict the most recent policy will take precedent.

5.3 The Neighbourhood Plan has sought to fit its policies with the vision and grain of the Lambeth Local Plan and the London Plan in a complementary way.

5.4 An assessment of the general conformity of each policy, and its relationship with emerging policy where relevant, is contained in Table B/C below.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
KOV1	Local Green Spaces	<p>This Policy provides local definition to London Plan Policy G4(2) which states that development plans should include <i>“appropriate designations and policies for the protection of open space to meet needs and address deficiencies”</i>. Policy KOV1 does this through affording Local Green Space protection to ten named sites.</p> <p>This Policy also accords with London Plan Policy GG3 (Creating a healthy city) which states that those involved in development should <i>“plan for improved access to and quality of green spaces, the provision of new green infrastructure and spaces for play, recreation and sport”</i> (GG3(G)) by asking the community to identify important local green spaces which should be protected and enhanced to help safeguard opportunities for improved health and wellbeing.</p> <p>As KOV1 provides the same level of protection as Green Belt, the policy supports and upholds the principle of London Plan Policy G2 (London’s Green Belt)</p> <p>The Policy also complements Local Plan Policy EN1(Open Space, green infrastructure and biodiversity) by providing identifying named local green spaces to assist in their protection.</p>
KOV2	Improving Air Quality	<p>This first part of this Policy supports London Plan Policy SI1 (A) which states <i>“Development Plans, through relevant strategic, site specific and area-based policies, should see opportunities to identify and deliver further improvements to air quality”</i> KOV2 seeks to reduce both pollutants and exposure to pollutants locally.</p> <p>The Policy also provides local context to London Plan Policy GG3 (F) which seeks <i>“to improve London’s air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution”</i>. KOV2 seeks to achieve this through a series of measures to contribute to the improvement of air quality within the KOV</p>

		<p>neighbourhood area. It also supports London Plan Policy D14 (Noise) by seeking to reduce noise levels.</p> <p>The second part of the Policy also provides local details to London Plan Policy T2 (Healthy Streets) in promoting opportunities to make short, regular trips by walking or cycling.)</p> <p>In respect of the Lambeth Local Plan, Vauxhall is designated as one of Lambeth’s air quality focus areas due to high level of pollution and human exposure to it. Kennington Oval and Kennington Park Road also has the same designation. The Policy therefore supports Policies PN2 (Vauxhall) and PN8 (Kennington /Oval) in seeking the improvement of traffic, air quality and environmental conditions and seeking improvements to green infrastructure (such as the greenways). It is also in conformity with Policy T1 (Sustainable Travel), T2 (Walking) and T3 (Cycling) by prioritising active travel locally including walking and cycling, ensuring that development must contribute to their improvement and delivery.</p>
KOV3	Local Shops	<p>This Policy provides local detail to London Plan Policy E9 (Retail, markets and hot food takeaways) which states that <i>“development plans and proposals should support convenience retail in... Neighbourhood Centres, to secure inclusive neighbourhoods and a sustainable pattern of provision where there is less need to travel.”</i> E9(C2)</p> <p>Further E9(C3) states that they <i>“shall provide a policy framework to enhance local and neighbourhood shopping facilities and prevent the loss of retail and related facilities that provide essential convenience”</i></p> <p>KOV3 does this by identifying a key area of dispersed local shops, valued by the community and not already identified by the Lambeth Local Plan, to safeguard provision of access to shops and services locally.</p> <p>The second part of this policy also supports London Plan Policy T2 (Healthy Streets) which states that development plans should <i>‘identify opportunities to improve the balance of space given to people to dwell....so space is used more efficiently and streets are greener and more pleasant’</i></p> <p>KOV3 also accords with Local Plan Policy ED11 (Local centres and dispersed local shops) to support and protect the role of local centres and shops within the community. This area is not already identified as a local centre within the Lambeth Plan, being <i>“smaller parades and solitary shops throughout the borough which are not designated centres” (supported text 6.78)</i></p>

KOV4	Community Infrastructure.	<p>Through the identification of specified buildings including local community centres, public houses and libraries as community assets, this Policy seek to provide local definition to support Lambeth Local Plan Policy S1 (Safeguarding existing social infrastructure) to safeguard existing community premises.</p> <p>KOV4 details the local importance of these assets, which supports London Plan Policy S1 (Developing London’s social infrastructure) which only permits the loss of such existing facilities where they are re-provided for elsewhere in the neighbourhood.</p> <p>It is noted that in relation to the public houses identified within KOV4, there are specific policies with the Lambeth Local Plan Policy ED9 (Public Houses) as London Plan Policy HC7 (Protecting public houses) to support their retention which seeks to <i>“protect public houses from loss where they have a heritage, economic, social or cultural value to local communities”</i> HC7(A1)</p>
KOV5	Important Local Views	<p>This Policy is in accord with and provides local context to, London Plan Policy HC3 (Strategic and Local Views) and HC4 (London View Management Framework) in identifying three important local views to ensure future development does not harm the appreciation of the view or the silhouette of landmark buildings within the view.</p> <p>This Policy also complements Local Plan Policy Q25 (views) which seeks to protect the general composition and character of views of local interest, from harm. The policy recognises and is set out in the same format, as the revised draft Lambeth Local Views SPD, incorporating viewing points, view cones, co-ordinates and view assessment.</p> <p>The Policy also accords with Lambeth Local Plan Policy Q26 (Tall and Large Buildings) Q5 Local Distinctiveness, PN2 (Vauxhall) and PN8 (Kennington/Oval)</p> <p>It is acknowledged that a small element of the View D viewing cone sits within the Borough of Southwark and as such Southwark Plan (2022) Policy P17 (Tall Buildings) applies within this area. In order to ensure the policy does not conflict with this KOV 5 view D applies within the area shown on the policies map and as detailed on the View D viewing place which is within the KOV neighbourhood area and Lambeth Borough area. It is anticipated that P17 will ensure exemplary architectural design to complement the existing landmark of the Elephant and Castle tall building cluster on the eastern edge of this view.</p>

6. CONDITION (F): COMPATABILITY WITH EU-DERIVED OBLIGATIONS

6.1 The Borough Council provided a screening opinion July 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 Forum 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 Forum 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 Forum provided the Borough Council 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 Borough Council 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 The Forum has 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.

6.5 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.

6.6 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.

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 Forum 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 all of the policies are in general conformity with the strategic policies of the adopted and emerging development plan, with no incidence of two or more strategic policies being in tension, nor of the Forum having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

7.4 In Section 6 it is considered the making of the Neighbourhood Plan accords with all EU-derived environmental and other obligations. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).