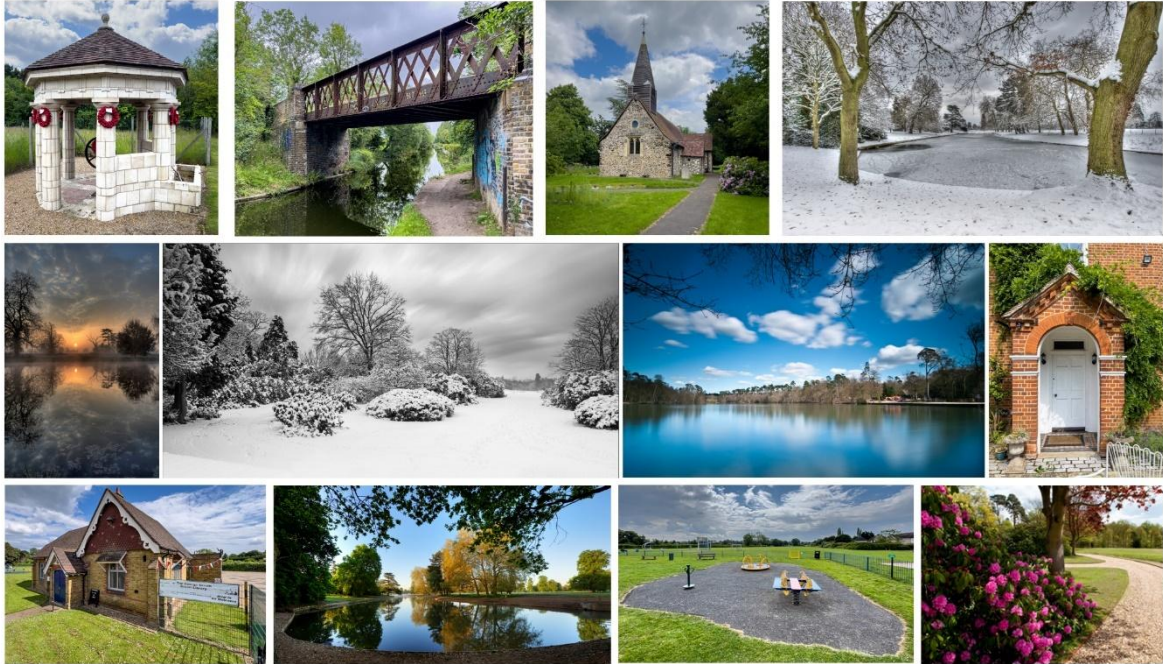


# Wexham Parish Neighbourhood Plan 2024 to 2040



**Referendum Version**

**February 2026**

**Prepared by the Wexham Parish Neighbourhood Plan Steering  
Committee on behalf of Wexham Parish Council**

## Foreword

### Dear Wexham Resident

I welcome you to this Referendum Version of Wexham Parish Neighbourhood Plan (WNP), which has been drawn up based on the views of you, the Wexham community, and led by the Wexham Parish Neighbourhood Plan Steering Committee. Wexham Parish Council decided that following feedback from a questionnaire, in spring 2023, that it would use the provisions of the Localism Act 2011, which gave local communities more control over the ways in which their neighbourhoods developed. Therefore, in May 2023 it was agreed that a Neighbourhood Development Plan be prepared, and a Steering Committee group was set up.

We have been working on the Plan since 2023. We prepared a Pre-Submission Draft Plan in late 2024, which went to consultation. The Steering Committee carefully considered the comments received and amended the document accordingly. This Submission Version was submitted to Buckinghamshire Council, in May 2025 and underwent a second consultation, providing a further opportunity for parishioners to give their views. The Plan has now been independently examined and the examiner recommended a series of modifications to the policies to ensure that the Plan is compliant with national and local policy.

The Plan is now ready to be taken to the final stage, which is a public referendum for those registered in the Parish to take part in. A simple majority is required to enable the Plan to be 'made' by Buckinghamshire Council. This means that it will become part of the Development Plan for Buckinghamshire Council and that the policies which it contains will be used to determine planning applications and land use in the Parish for the future.

Although some Councillors have been involved, much of the framework has been carried out by local residents, who have freely given of their time to produce the plan you are about to read. It has been a very demanding task, and I would like to record my thanks, to all of them for the terrific work they have done.

The Neighbourhood Plan received financial support from government grants administered by Locality in the financial years between 2023 and 2024 and from AECOM, (infrastructure consultants), who carried out the Local Housing Needs survey and drew up the Wexham Guidance and Codes, which form an integral part of the Neighbourhood Plan and its policies. The project has also received financial and administrative support from Wexham Parish Council since the Neighbourhood Plan Area was first designated, in Spring, 2023. The work was supported by our consultant, Alison Eardley, without whom this document would not have been possible.

The Parish Council is grateful to the Steering Committee members, for all their hard work and dedication over the past year. Currently they are: Colin Austin, Jenny Brumby, Peter Blinco, Aman Dhatt, Justin Roux & Nicky Yiasoumi alongside Parish Councillors Melvin Pearce, John Phipps, John Whitby and Angela Galvin (Clerk to Wexham Parish Council). Thanks are due to others who have helped with the production and distribution of the questionnaires, as well as helping with production, including photographs for the Neighbourhood Plan. These include Jerry Lake and Parish Councillors: Tracy Buhain, Richard Gallagher, Geoff Spring and Barbara Slone.

Finally, on behalf of Wexham Parish Council I would like to thank everyone who contributed to this Neighbourhood Plan. Their feedback on the initial Vision for the Neighbourhood Plan and their attendance at our Neighbourhood Plan feedback meetings. It was crucial, in helping us to define the objectives and policies for the Neighbourhood Plan. We are grateful for your support and that of the community.

Best wishes

**Melvin Pearce**

**Chair Wexham Parish Council and Neighbourhood Plan Steering Committee**

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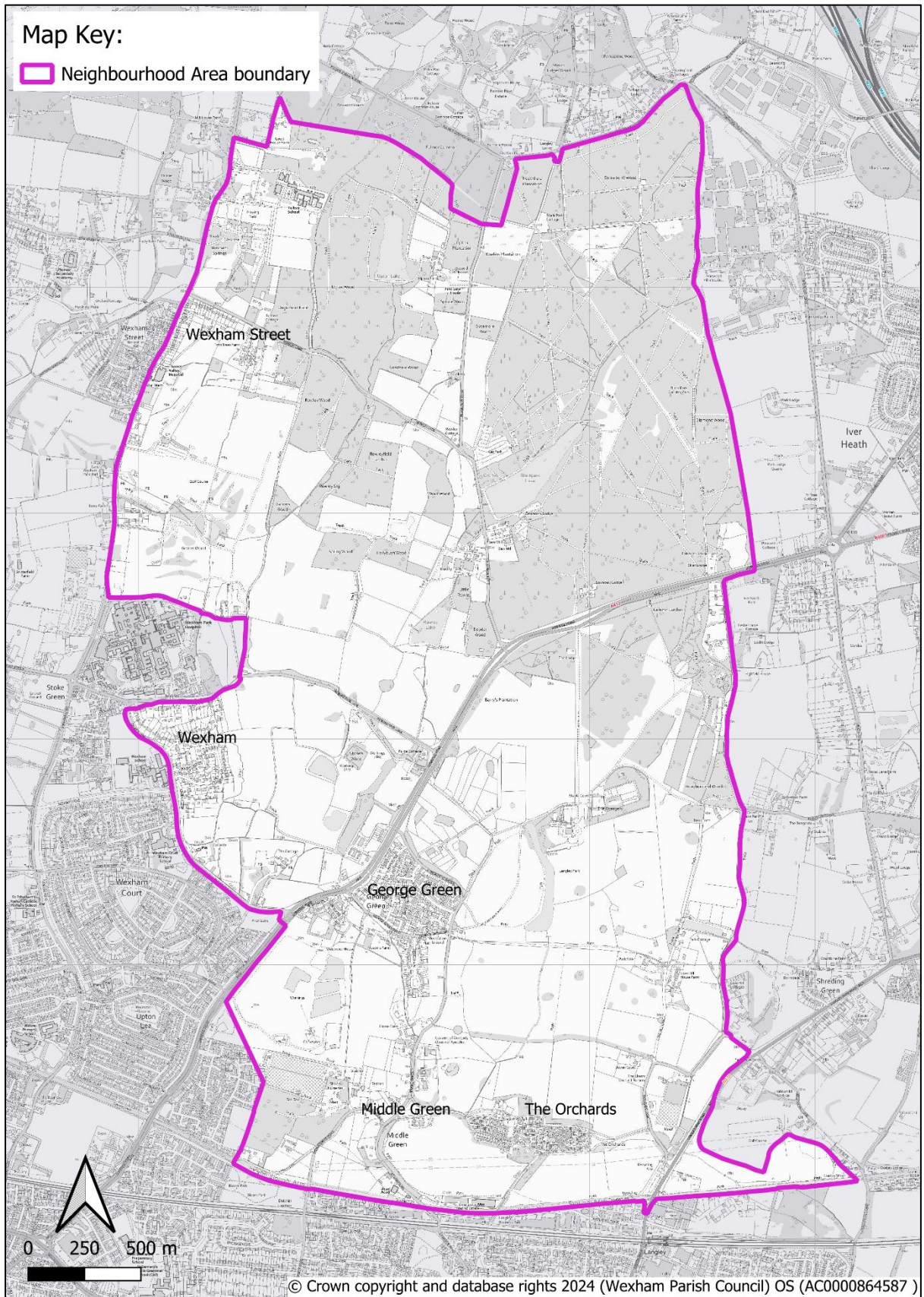
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## 1. INTRODUCTION

- 1.1 This document is the Wexham Parish Neighbourhood Plan (WNP). It sets out planning and land-use policy for the neighbourhood area, over the period 2024 to 2040, sitting alongside and in compliance with the adopted strategic policies of the South Bucks Local Plan and South Bucks Core Strategy (until the adoption of the Buckinghamshire Local Plan, which will replace the current development plan documents). The WNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). Buckinghamshire Council (BC), as the local planning authority, designated the Wexham Neighbourhood Area on 25 July 2023. The neighbourhood area shares its boundary with that of the parish (*Figure 1*).
- 1.2 This document sets out planning policies only. Issues relating to highways fall outside its scope, as they are dealt with by the Highways Authority (BC and/or National Highways). Equally BC is also responsible for minerals and waste. Potential projects and aspirations are captured in Section 12 of this document (Non-Policy Actions). A Neighbourhood Plan Steering Committee, comprising local councillors and volunteers from the community, was established by the Parish Council to prepare the WNP. In consultation with the community and local businesses it has established a vision and framework for the future of the designated area and sets out how that vision will be realised through planning land use and development change to 2040.
- 1.3 The WNP policies form part of the development Plan for BC and must be considered by any interested parties wishing to submit planning applications for development within the Wexham Parish (the designated neighbourhood area). The policies also set out how land should be considered locally in planning terms and are a material planning consideration in the determination of applications alongside the policies of the local development plan.
- 1.4 The process of producing the plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in Wexham. Within each section there is a summary of what each policy seeks to achieve and a justification, providing the necessary understanding of the policy and how it should be applied. The policies themselves are presented in the green boxes and these will be used to assist in the determination of planning applications. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text. Additional background evidence information is also available within the relevant evidence base documents that support the policy approaches. Beneath each policy is a conformity reference, listing the policies in both the adopted and emerging BC Local Plan documents and paragraphs of the National Planning Policy Framework (NPPF) (December 2024, and amended in February 2025) that the policy conforms to.
- 1.5 The WNP identifies projects that are not met through the planning system, but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations.
- 1.6 The Wexham Design Guidance and Codes is a formal part of the WNP and informs a number of the policies. It also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

Figure 1: Map of the neighbourhood area



## The Planning Policy Context

### National Planning Policy

1.7 The WNP has been prepared in accordance with the NPPF (most recently revised in December 2024). It states:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*

*Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.**”*

### Local Planning Policy

- 1.8 Wexham parish is located in Buckinghamshire. Buckinghamshire Council (BC) is a unitary authority that came into being on 1 April 2020, comprising the former Council areas of Aylesbury Vale, Chiltern, South Bucks and Wycombe and Buckinghamshire County Council. The Development Plan for Buckinghamshire currently includes all current Local Plans and the remaining Core Strategies (from those former areas), the Minerals and Waste Local Plan; and any ‘made’ Neighbourhood Development Plans (NDPs).
- 1.9 Work on a new local plan for Buckinghamshire is underway. Until the government’s proposed reforms to the planning system have been finalised and put in place, BC have set out an indicative timescale for its production (*Figure 2*).

*Figure 2: Local Plan proposed timescales*

Timescales for local plan production	
Local plan stage	Timescale
Vision and Objectives Consultation	June 2023
Growth Scenarios	Early Summer 2024
Plan Shaping	October 2024 to April 2025
Plan preparation	April 2025 to April 2026
Publication and Submission	January 2026 to August 2026
Examination	2026
Adoption	2027

1.10 Until the new Buckinghamshire Local Plan is adopted, the Wexham Parish Neighbourhood Plan policies must be in conformity with the adopted strategic policies of the:

- [South Bucks Local Plan](#) - adopted March 1999 Consolidated September 2007 and February 2011
- [South Bucks Core Strategy](#) – adopted 2011

1.11 However, both of these documents are considered to be out of date in planning terms. Therefore, the WNP will carefully consider the direction of travel from the emerging Local Plan. An early review of the WNP may be helpful within a six-month period of the adoption of the new Local Plan.

1.12 Key issues for Wexham expressed in the adopted Local Plan include:

- Wexham (Church Lane/Wexham Park Lane), Wexham Street are classified as ‘Rural Settlements’ in the Core Strategy (2011). Such settlements contain a very limited range of shops and community facilities, in some cases, none at all. Almost all of the settlements have poor access to public transport, particularly at weekends. Limited infilling may be acceptable.
- The parish is washed over by the Green Belt (Local Plan Policy GB3) and in such locations limited infill is supported. Amendments to national policy may lead to a reconsideration of the Green Belt boundaries within Wexham Parish, notably to consider whether any ‘grey belt’ areas may exist, for example the former quarry sites.
- Wexham Springs, in the north of the parish, comprises a business area.

### Community engagement

1.13 From the beginning, work on the WNP has been guided by engagement with the local community. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions included presentations, walkabouts, a parish survey and exhibitions. These were set out in the Consultation Statement, which accompanied the Submission Version Neighbourhood Plan. A timeline of activity is summarised in *Table 1*.

*Table 1: Key milestones for the WNP*

Date	Milestone	Key activities
2023	WPC decides to prepare a Neighbourhood Plan	<ul style="list-style-type: none"> <li>• Neighbourhood area designated to align with the parish boundary.</li> </ul>
2024	Engagement and evidence gathering	<ul style="list-style-type: none"> <li>• Community Survey undertaken.</li> <li>• Design Guidance and Codes commissioned</li> <li>• Audit of potential Local Green Spaces and viewpoints undertaken.</li> <li>• Housing Needs Assessment prepared.</li> <li>• Public engagement event to consult on options for the WNP.</li> </ul>

	Pre-Submission Plan prepared and consulted on	<ul style="list-style-type: none"> <li>• BC screening of the Plan to ascertain environmental impacts</li> <li>• First formal consultation undertaken and Submission Plan submitted to BC (continues into 2025)</li> </ul>
2025 to 2026	Submission Consultation Examination Referendum	<ul style="list-style-type: none"> <li>• Following the second formal consultation, BC organises the independent examination and referendum.</li> <li>• WNP is 'made' (adopted)</li> </ul>

### Sustainability of the Neighbourhood Plan

- 1.14 To be 'made', a Neighbourhood Plan must meet certain Basic Conditions. These include that the making of the plan "does not breach, and is otherwise compatible with, EU obligations". One of these obligations relates to Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the strategic environmental assessment (SEA) Directive. The SEA Directive seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. The SEA Directive is transposed into English law through the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') and it is these regulations that the plan will need to be compatible with.
- 1.15 The WNP has been screened to ascertain whether a strategic environmental assessment (SEA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency for five weeks.
- 1.16 The screening determination statement published in November 2024, has concluded that the WNP is *unlikely to result in* significant environmental effects and therefore does not require an SEA. Nevertheless, environmental matters and the potential impacts of the policies have been considered throughout the plan-making process.
- 1.17 Another element of the basic conditions relates to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, often referred to as the Habitats Directive. Under the Habitats Regulations which implement the Directive, an assessment referred to as an appropriate assessment must be undertaken if the plan in question is likely to have a significant effect on a European protected wildlife site.
- 1.18 The determination statement determines that the WNP is unlikely to result in significant effects on any European sites and consequently the plan does not require habitats regulations assessment (HRA).
- 1.19 A copy of the screening determination letter can be found on the [Parish Council website](#). Further information about the SEA and Habitats Regulations can be found on the [Locality website](#).

## 2. ABOUT WEXHAM

- 2.1. **Background to Wexham:** Wexham is a civil Parish of 2764.8 acres (4.32 square miles) in the County of Buckinghamshire and was part of the South Buckinghamshire area of Buckinghamshire until April 2020. It is now part of the Buckinghamshire Council which is a new County wide Unitary Local Authority.
- 2.2. Wexham civil parish was divided under the Local Government Act 1972, with the southern part becoming part of Slough and the northern part becoming part of the present district. The northern part now constitutes the civil parish of Wexham, with the southern part having been a parish called Wexham Court. It is situated north of Slough, Berkshire and is four miles south of Gerrards Cross.
- 2.3. Today Wexham remains a rural parish with settlements covering Wexham Street to the west, George Green to the east and Middle Green and Orchards in the south. It has protected green spaces comprising woodland, Langley Park and Black Park Country Park. Wexham has farming, hotels and country parks being the predominant businesses with also a large number of small businesses, including retail.
- 2.4. As well as having 971 occupied households with 2,382 residents according to 2021 census. Wexham has a 12th Century St Mary's Church, the church hall, Harvey Memorial Hall (The village hall) with a children's play area, small garden and recreational field.
- 2.5. **History and Heritage:** Many Palaeolithic implements have been found in Wexham parish. Lots of hand axes, flint flakes and cleavers were found at the Marble Head pit and in the pits at Langley brickworks. These were collected in the nineteenth and early twentieth century. Similar artefacts were found in a canal cutting at Langley.
- 2.6. Several cropmarks have been seen on aerial photographs. These include an enclosure at Rowley Farm that may date to any time between the Iron Age and the medieval period. Two enclosures near Wexham Park Lane are of an unknown date.
- 2.7. Some Roman artefacts have been found at All Saint's Farm and there is thought to be a Roman road that runs from Chorleywood to the Langley Park area. A bank in Strawberry Wood, Black Park may be this Roman road or it could be the medieval parish boundary.
- 2.8. Other medieval remains include medieval fishponds and a moat at Trenches Farm and another fishpond in Stone's Wood. Langley Park is first mentioned as a deer park attached to Langley Marish Manor in 1202. Recent surveys have identified some of the remains of the medieval structure of the park. There were other manors in this area, such as Groves and Southend Manors at Middle Green, recorded from the fifteenth and sixteenth centuries. Langley Park belonged to the crown but was given to one of its stewards, John Kederminster, in the early seventeenth century. A manor house of this date is somewhere in the grounds but was later demolished and replaced with the present mansion, designed by Stiff Leadbetter in the eighteenth century. The deer park was turned into a landscape park and many garden

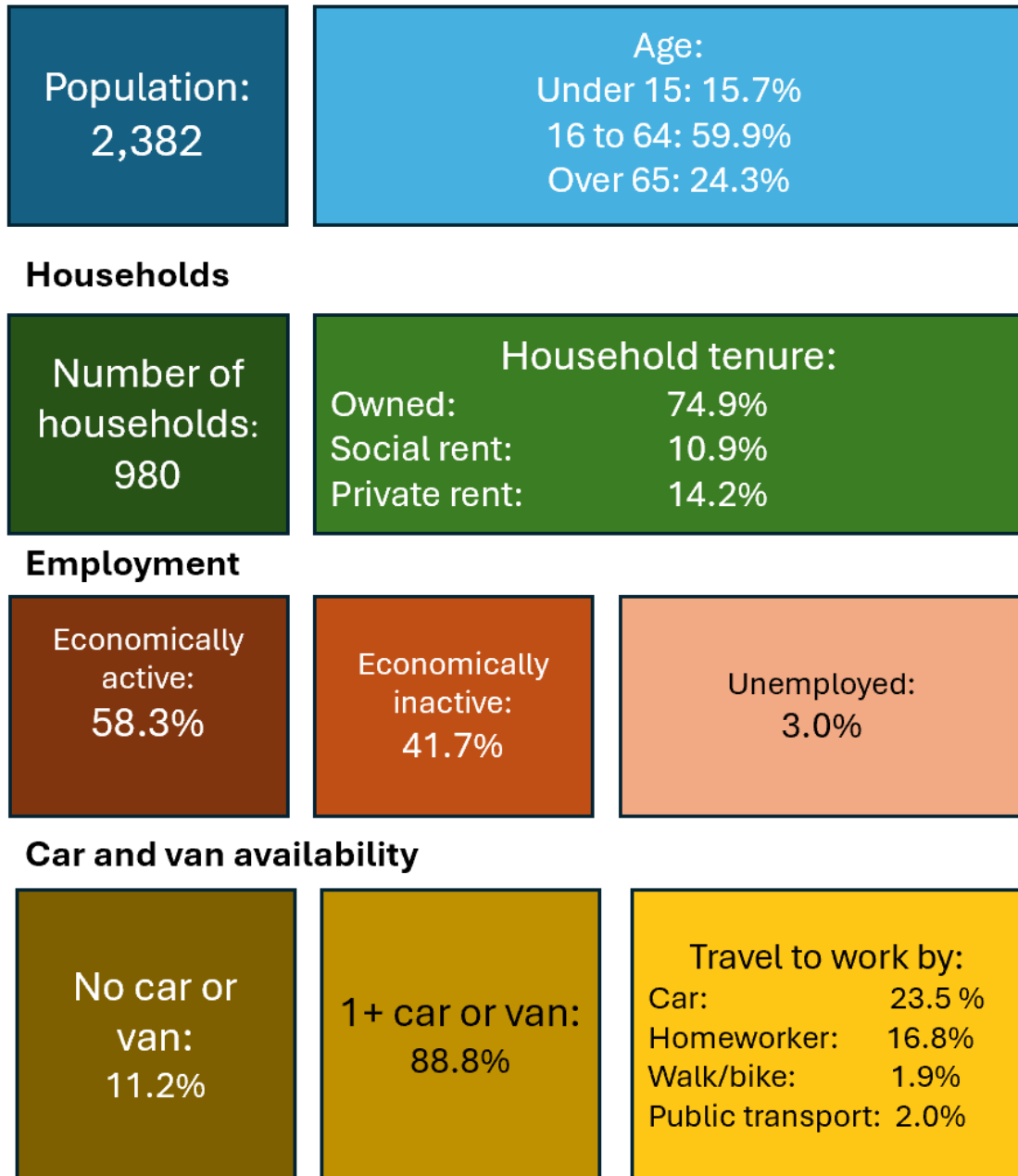
buildings survive, such as an orangery, aviary and dovecote. Some service buildings, like the stables, have been changed into dwellings. There was a Palladian garden temple in the garden, but this was taken down and an obelisk put up in 1865. This was then demolished in 1959 so all that remains is a concrete base.

- 2.9. There are a number of listed buildings in the parish, many of which are eighteenth century in date. These include Westmoor House, The Marish in Middle Green and Burnes Cottage. Elizabeth Cottage and The Lodge are slightly earlier, being sixteenth to seventeenth century in date. The oldest building is, of course, the parish church, St Mary's. It was built in the twelfth century though has seen alterations since then.
- 2.10. The nineteenth century saw a lot of mineral extraction, and this is when the prehistoric artefacts were found, as mentioned above. The Slough Arm of the Grand Union Canal also runs through this parish and was opened in 1882. The British Cement Association also constructed a demonstration garden of concrete sculptures and garden features at Wexham Springs, some of which survives. The area saw a lot of activity in the Second World War, including Langley Park being used as the south-east regional headquarters of the Home Guard until 1944 and then for Polish troops preparing for D-Day. Black Park was also used as an ammunition depot and white stripes can still be seen on trees next to the lake to guide drivers who had to have very low lights during blackout. Because of all this activity there were a few anti-aircraft batteries nearby, one at Stoke Green in Wexham Street. Others were probably stationed around the parks.
- 2.11. **Landscape:** Wexham covers an area of 2,764.8 acres (4.32 square miles) of which over two-thirds are permanent grass with the remaining third covered by woodland including the country parks. The soil is loam and clay, the subsoil gravel, with farming mainly arable. Gravel is worked just south of George Green. The land rises gradually from 98 ft. above sea level in the south of Wexham to 228 ft. in the north. There is a fine view from Langley Park over Berkshire.
- 2.12. **Services and Facilities:** There is the Harvey Memorial Hall which is also the village hall in George Green Road as well as St Mary's Church with its Church Hall in Church Lane. One pub, the George, in Uxbridge Road (A412) although not operating as a pub at the moment. On the east side of the Uxbridge Road (A412) there are general stores and an Asian take away as well as garage and a car wash facility. On the west side of the Uxbridge Road (A412) there is a car hire and an HGV vehicle driving school and a hotel on the other side of Uxbridge Road. There is also an office block containing small businesses between the car hire covering and a 4-star hotel along the Uxbridge Road. There is also a 5-star hotel in the recently renovated Langley Park House just off Uxbridge Road. A private hospital (the Spire) and a golf course (Wexham Park Golf Centre) is on the east side of Wexham Street. On the extremities of the parish there are three schools being the Teikyo School, a Japanese school, to the north, a Sikh Heritage Girls School in Middle Green and Langley Hall Primary Academy by the boundary to the south on the Langley border. On the southern boundary is the Grand Union Canal.

**Opportunities and challenges facing Wexham**

2.13. Information drawn from the 2021 Census is shown in *Figure 3*:

*Figure 3: Census data relating to Wexham Parish*



2.14. In consultation with the community, including the village surveys and visioning and objectives workshop, the WNP seeks to address, as far as is possible, the challenges that face the community. In summary these challenges are:

- Meeting the demands of an ageing population in terms of providing homes that are suited to their needs.
- Providing homes in the parish that are financially accessible to younger people, especially young families and those stepping onto the property ladder for the first time as well older folk who need to downsize.
- Safeguarding the rural, tranquil character, biodiversity and green spaces of the parish.
- Protecting the individual identity of Wexham and its individual settlement areas, notably to ensure that encroachment with neighbouring Slough is minimised by maintaining the current inter-settlement gap.
- Maintaining and protecting Wexham's heritage assets (designated and non-designated) and the importance of their setting when considering future development.
- Supporting Wexham's existing employment, retail, hotel and catering (Country Parks) offer and, where possible, helping to offer new opportunities.
- Ensuring that tourism activity is sustainable and in keeping with the values of the two country parks.
- Seeking to mitigate climate change with initiatives including solar power and rewilding the countryside.
- Improving the pedestrian and cycle routes locally – for instance to connect the parks and to nearby settlements such as Slough, and between the parish settlements too
- Improving public transport provision.
- Identifying spaces in the parish that could be enhance from a wildlife and biodiversity perspective.
- Communicating more effectively with residents about what the parish offers.

### 3. A VISION AND OBJECTIVES FOR WEXHAM

3.1. In consultation with the community, the vision for Wexham up to 2040 is:

**Wexham Parish, and the individual settlements within it, will retain its rural character and community spirit. Any new development will be directed to the most sustainable parts of the parish and its design will respect the natural environment and our heritage whilst meeting the needs of all age groups in the community.**

**We will strive to conserve and enhance the natural beauty, wildlife and cultural heritage of the parish, notably Langley and Black County Parks. We will support opportunities that enable our residents and visitors to access our natural spaces more easily, such as through a heritage trail and information boards.**

**Community facilities such as Harvey Memorial Hall (the village hall) and the St Mary's Church and Hall will remain focal points for the community and they will, where possible, be improved to become more attractive to residents. New facilities will be supported to meet our community needs.**

3.2. The six objectives of the WNP are as follows:

**Objective 1:** To safeguard the rural character of the parish. This includes improving access to our Country Parks, protecting the Green Belt, safeguarding the important views into and out of the villages and across the wider landscape and protecting trees, hedgerows and ponds.

**Objective 2:** To preserve and celebrate our built heritage and the identities of the individual settlements. All new development must be carefully and sustainably designed to enhance what exists already. The merging of the villages and neighbouring settlements—for instance Slough—will be guarded against.

**Objective 3:** To support the diversity of wildlife and habitats that is found here, including within the two Country Parks.

**Objective 4:** To protect the local facilities in the Parish and look at ways to improve them or provide new ones as needed.

**Objective 5:** To support limited housing growth that helps to meet the needs of residents in terms of size, tenure (to buy/to rent) and affordability of homes.

**Objective 6:** To improve and better connect our network of footpaths, cycle ways and bridleways so that people can access local and nearby facilities and the country parks more easily. We also lobby for funds and projects that help to alleviate traffic-related concerns locally.

## 4. SPATIAL STRATEGY

### Policy WEX1: Location of development

#### Purpose

- 4.1. This policy sets out approach to the location of development within the parish. It emphasises the importance of new development being directed to the most sustainable locations, near to local services and amenities, which will help to protect the Metropolitan Green Belt, and important green spaces and green corridors in the area. It will help to avoid sprawl and (further) coalescence notably with Slough and between individual parish settlements.

#### **POLICY WEX1: LOCATION OF DEVELOPMENT**

- A. The Neighbourhood Plan supports the continued washing over of the individual settlements and wider parish by the Green Belt, as shown in *Figure 5* and on the Policies Map.**
- B. Development proposals for limited infill will be supported within the defined Rural Settlements of George Green, Wexham (Church Lane/Wexham Park Lane) and that part of Wexham Street within the neighbourhood area.**
- C. Development proposals outside the defined Rural Settlements (as shown in the most recent development plan) will only be supported where they involve development supported in such locations in national and local planning policy and meet the following criteria:**
  - i. it is an exception to inappropriate development in the Green Belt as set out in the National Planning Policy Framework; or**
  - ii. it demonstrates very special circumstances, as set out in the National Planning Policy Framework; or**
  - iii. it is a strategic allocation in the existing Local Plan or its successor.**
- D. All development proposals must:**
  - i. restrict, individually or cumulatively, physical and/or visual coalescence and loss of separate identity of the individual communities within Wexham Parish (Wexham Street, George Green, Middle Green, and The Orchards). Further coalescence between these settlements and Slough will be strongly resisted; and**
  - ii. maintain and, where possible, contribute to and enhance the natural environment;**
  - iii. sustain or enhance the significance of heritage assets; and**
  - iv. be of a scale and nature appropriate to the character of the area and respond well to surrounding land uses; and**
  - v. where appropriate, bring redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into optimal viable use consistent with their conservation in a manner that does not cause severe impacts on the road network; and**
  - vi. be capable of connecting to the primary movement network hierarchy (*Figure 16*); and**
  - vii. ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity. Infrastructure improvements should be phased alongside development; and**
  - viii. avoid areas at risk of flooding.**

Conformity Reference: WNP objective: 1; South Bucks Local Plan: GB1-GB5, GB9-GB13; South Bucks Core Strategy: Spatial Strategy Core Policy 1; NPPF (2024): 7, 8, 29, 61, 73, 82, 83, 84, 98, 111, 124, 125, 126, 129, 135, 142-160, 187

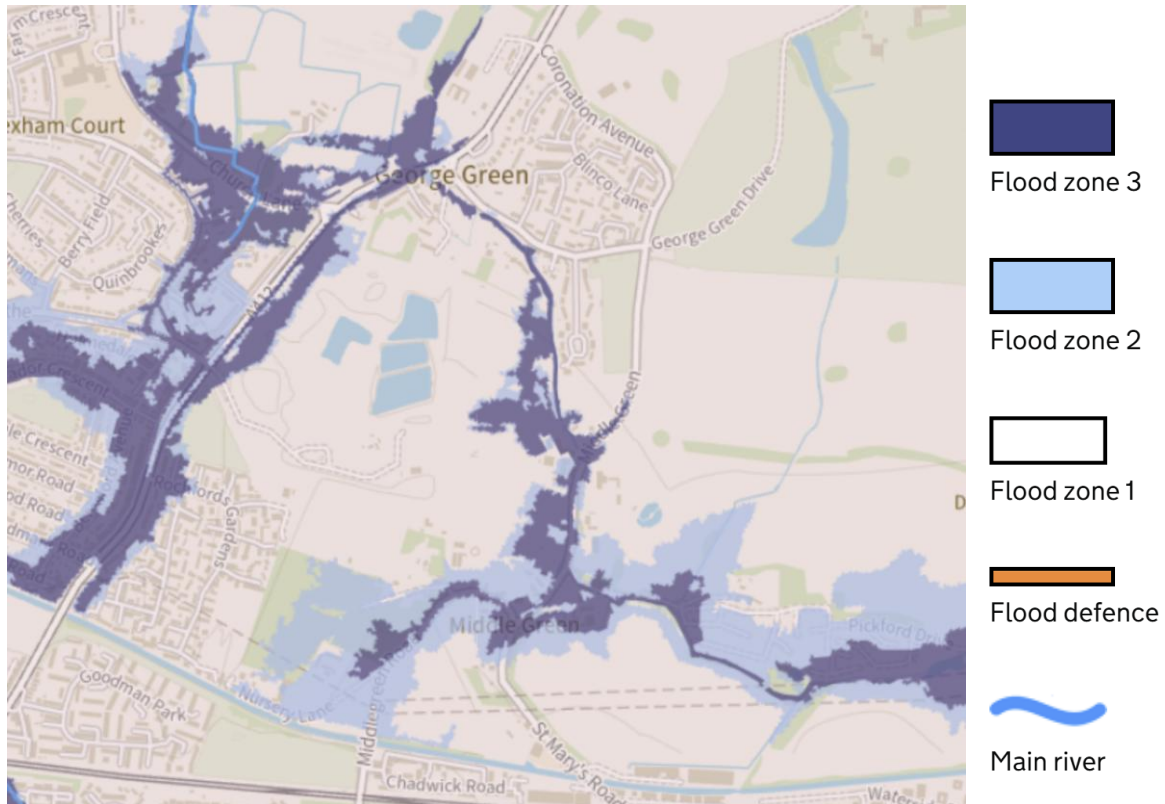
## Justification

- 4.2. The adopted [Core Strategy for South Bucks](#) identifies George Green, Wexham (Church Lane/Wexham Park Lane) and Wexham Street (partially in the parish) as “Rural Settlements”. These are shown on *Figure 5*.
- 4.3. Such settlements are defined as having a very limited range of shops and community facilities. In some cases, they contain none at all. They often have poor access to public transport, particularly at weekends. It is considered that this description continues to reflect the nature of facility provision in the parish.
- 4.4. As a consequence of this, the adopted Core Strategy states that only limited infilling may be acceptable in George Green, Wexham (Church Lane/Wexham Park Lane) and Wexham Street. George Green is further compromised by way of being in an area at risk of flooding.
- 4.5. A further area of residential development is The Orchards, a residential area that is largely self-contained and located wholly within the Green Belt and not defined within the settlement hierarchy.
- 4.6. Beyond the settlements themselves, the parish is rural in nature, with much agricultural land and Black and Langley Parks on the eastern side.
- 4.7. Policy WEX1, supported by other policies in this Neighbourhood Plan, seeks to ensure that any development in the parish continues to be sustainable. To achieve this, Policy WEX1 emphasises the following:
- 4.8. Protecting the existing extent of the Green Belt – The Parish falls wholly within the Green Belt. The community commented strongly that this designation should be retained, not least due to the significant development pressures from neighbouring areas and the need to prevent urban sprawl by keeping land permanently open. As such it is considered necessary to continue to retain the villages in the Green Belt because of the important contribution which the open character of each village makes to the openness of the Green Belt. This is notwithstanding the fact that the emerging Local Plan may consider reviewing Green Belt boundaries and identifying potential areas of grey belt. Such releases would be subject to the ‘Golden Rules’ as set out in national policy.
- 4.9. Supporting only limited infill development in the Rural Settlements - the Rural Settlement boundaries are shown on *Figure 5* alongside other statutory natural designations in the Parish. Limited infill is supported in these locations.
- 4.10. Restricting coalescence between the individual settlements of the Parish - the premise that each settlement in the broader area has its own distinct character and identity is embedded in adopted policy: “*South Bucks comprises a number of separate and distinctive settlements each with their own local character*” (South Bucks Core Strategy, para 3.3.2). Wexham has seen encroachment on its villages, notably in the west of the parish as Slough has continued to expand. Indeed in 2018, a change to boundaries saw the shift of Wexham Park into Slough Borough. Restricting coalescence is an important ambition of the Plan.
- 4.11. Rural settlement boundaries not only protect encroachment into the open countryside from inappropriate (infill) development but also ensure a clear break between settlements. This

helps maintain a “sense of place” for residents and visitors. In the parish, a priority is to maintain a clear distinction between George Green and Slough to the west.

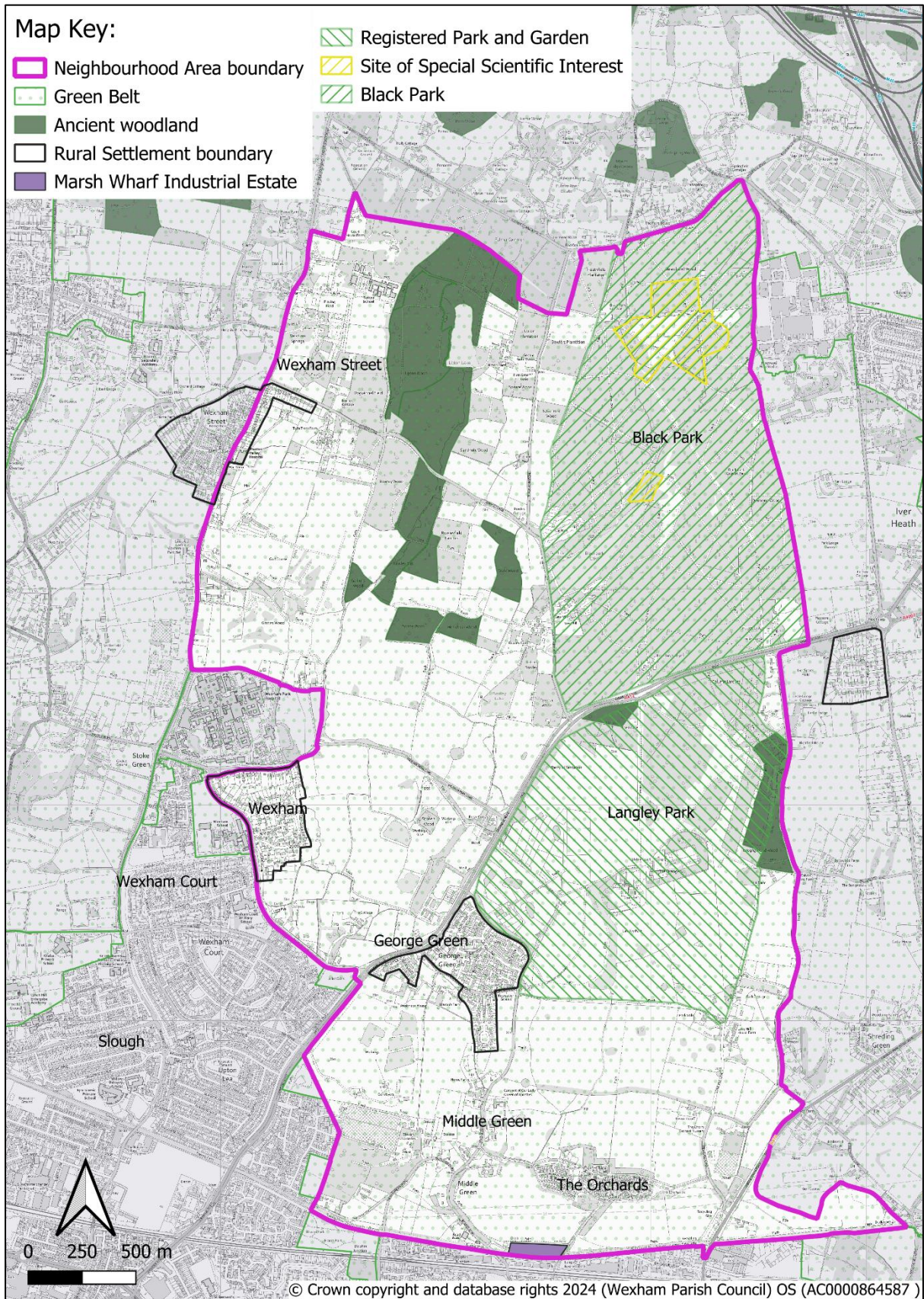
- 4.12. Prioritising the use of previously developed (brownfield) sites in preference to undeveloped greenfield sites - there are few brownfield sites in the parish but, as per national legislation, these should be prioritised for any development to safeguard greenfield land. It should be noted that some brownfield sites may support priority habitats (NERC Act Section 41 Habitats of Principal Importance) such as Open Mosaic Habitat on Previously Developed Land (OMHPDL).
- 4.13. Conserving and enhancing the historic and natural environment - the Parish is home to a wealth of natural features including the two country parks and a number of areas of ancient woodland. Alongside these natural features, elements of the historic environment also need protecting. These include the Framewood Road, Wexham Conservation Area and numerous designated and non-designated assets.
- 4.14. Ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity - much of the infrastructure planning (e.g. schools, GPs) sits outside the scope of the WNP as it is the responsibility of other organisations, however the WNP seeks to ensure that any future development is carefully planned, with community involvement, to ensure that adequate facilities are provided that meet the needs of the local community.
- 4.15. Areas at risk of flooding should be avoided - parts of George Green and Middle Green fall within Flood Zones 2 and 3. As per the NPPF, development should avoid areas at highest risk (existing or future) of flooding.

Figure 4: Flood zones in the area



4.16. Ensuring that new development is well-connected to the existing movement network - Improving and adding to this network where possible, to provide accessible, safe and pleasant pedestrian and, where feasible, cycle links. The Town and Country Planning Association supports “Walkable Neighbourhoods” and a 10-minute journey time (one-way from home to destination) is considered optimal. For the WNP, the emphasis is on connectivity and ensuring that should any major new development (as defined in the NPPF, see Glossary) be proposed it improves the accessibility as described in Policy WEX11 of this Plan.

Figure 5: Map showing Rural Settlements and other key designations



## 5. HOUSING

### Policy WEX2: Meeting local housing needs

#### Purpose

5.1. This policy seeks to ensure that housing delivered in the Parish meets the specific housing needs of the Parish in terms of size, tenure, affordability and the needs of people at different stages of their lives. Core Policy 3 of the South Bucks Core Strategy requires at least 40% of all dwellings in schemes of 5 units and above (gross), or on sites of 0.16 hectares and above (where there is a net gain in the number of dwellings be delivered as affordable homes.

5.2. Definitions of the different types of affordable housing are contained in the Glossary.

#### **POLICY WEX2: MEETING LOCAL HOUSING NEEDS**

**A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Wexham Housing Needs Assessment. As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to the following principles:**

**i. the delivery of smaller dwellings (2- and 3-bedroom homes) with an indicative mix as follows:**

- 30% 1- to 2-bedroom homes;
- 50% 3-bedroom homes; and
- 20% 4+ bedroom homes

**ii. the provision of affordable housing which meets the requirements in the national planning policy framework (if located in Green Belt including sites released from Green Belt and/or grey belt) and/ or in the adopted Core Strategy or successor plans as they come forward. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the parish as evidenced by the Wexham Housing Needs Assessment.**

**iii. proposals that are designed to facilitate greater affordability uplifts and prioritise local residents (see Glossary) and key workers when it comes to allocating housing (such as the use of First Homes or provision of social housing).**

**B. Residential development proposals should demonstrate how it has reflected the [“Housing our Ageing Population Panel for Innovation”](#) (HAPPI) principles and the guidance contained in the RTPI’s [“Dementia and town planning: Creating better environments for people living with dementia”](#).**

**C. Development proposals for self- and custom build housing will be supported where they otherwise comply with development plan policies.**

Conformity Reference: WNP objective: 1; South Bucks Core Strategy: Core Policy 2, Core Policy 3; NPPF (2024): 61, 63, 64, 65, 66, 67, 68, 71, 73, 82-84, 155, 156

## Justification

- 5.3. It is important that any new residential development within the neighbourhood area addresses local housing needs.
- 5.4. The Steering Committee commissioned a Housing Needs Assessment (HNA) by independent planning consultants, AECOM, which can be found in the Evidence Base. The findings reveal the following for the Parish:
- 5.5. In terms of affordability, AECOM recommends that the tenure mix of affordable housing secured in future years gives priority to affordable rented provision (66%) over affordable home ownership options (33%), in line with adopted South Bucks policy – which appears to remain appropriate for Wexham. A further proposed breakdown is provided in the HNA. Some affordable rented housing would help diversify the area’s tenure offering and support lower earning households despite the relatively small scale of need. The delivery of affordable home ownership would help to meet modest potential demand in a context where home ownership through the open market is very unaffordable.
- 5.6. The introduction of First Homes presents an opportunity for planning authorities to require higher discounts on these affordable homes (intermediate housing) for sale, where the need can be evidenced locally. Whilst there is no national requirement to deliver First Homes, within the Parish, the HNA reveals that where these are included, there would be a benefit to raising discounts on some or all of the First Homes element (up to 50%) delivered and to prioritise keyworkers. Other housing tenures that enable such discounts should be supported.
- 5.7. The NPPF provides guidance on Green Belt and grey belt development and the application of the ‘Golden Rules’, which could apply to development in the parish.
- 5.8. In terms of the size of new homes, the HNA suggests that future housing delivery should focus particularly on 2 to 3-bedroom homes. This could help to achieve two key outcomes: improving affordability, and meeting the needs suggested by demographic trends (notably ageing and counteracting the decline in younger families). One potential option, based on AECOM’s professional judgement of the model results alongside such additional evidence, would be the following mix:
- 30% 1 to 2-bedroom homes;
  - 50% 3-bedroom homes; and
  - 20% 4+ bedroom homes.
- 5.9. The population data presented by AECOM suggests a clear trend toward ageing in Wexham, with the oldest two age groups (65 to 84 years and 85 years and over) being the only cohorts to expand (and at significant rates of 30% and 13% respectively) while all other age groups contract or remain stable. Long-term disability and health needs are strongly correlated to increasing age.

5.10. Improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable) in the Parish. The "[Housing our Ageing Population Panel for Innovation \(HAPPI\)](#)" has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons' housing. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

5.11. Good design to deliver these criteria is particularly important for smaller dwellings including apartments and bungalows.

5.12. Housing should also be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance "[Dementia and town planning: Creating better environments for people living with dementia](#)" should inform planning applications.

*Examples of housing in the area*



## 6. CHARACTER, HERITAGE, AND DESIGN

### Policy WEX3: Character and Design of development

#### Purpose

- 6.1. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The policy seeks to encourage development proposals within the Parish to comply with the highest design standards and the locally specific Wexham Design Guidance and Codes, which form an integral part of the WNP.
- 6.2. The policy and its supporting text add greater detail to the Local Plan policies, in particular Core Policy 8 of the Core Strategy, which requires development to be of a high standard of design and make a positive contribution to the character of the surrounding area.

#### **POLICY WEX3: CHARACTER AND DESIGN OF DEVELOPMENT**

- A. As appropriate to their scale, nature and location, development proposals should have a landscape-led and, where relevant, a heritage-led approach and demonstrate a high-quality of design which responds and integrates well with its context and surroundings and meets the changing needs of its residents.**
- B. Development proposals should reflect local architecture and scale, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the built form of development and the way in which it functions.**
- C. As appropriate to their scale, nature and location, development proposals should demonstrate how they have sought to address the following matters:**
  - i. the guidance contained in the Wexham Design Guidance and Codes; and**
  - ii. make a positive contribution to the visual appearance of the main highway approaches into the settlements (A412, Wexham Park Lane, Fulmer Common Road). Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting and street trees), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary; and**
  - iii. incorporate soft landscaping, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments recognising the desire for active frontages; and**
  - iv. promote the use of sustainable transport and active travel through adopting a [Healthy Streets Approach](#) to street design;**
  - v. be in accordance with the adopted [Buckinghamshire Vehicle Parking Standards](#), or their successors;**
  - vi. ensure there is no unacceptable loss of amenity for neighbouring areas through the loss of privacy, loss of light or visual intrusion; and**

vii. ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety.

D. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:

- i. the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;
- ii. the inclusion of meaningful and characteristic landscape buffers to help ensure an appropriate transition from built development to open countryside; and
- iii. a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

Conformity Reference: WNP objective: 2; South Bucks Local Plan: H9; South Bucks Core Strategy: Core Policy 8; NPPF (2024): 96, 125, 129, 130, 131, 132, 133, 134, 135, 136, 137, 139

### Justification

- 6.3. Past generations of people and development, combined with the underlying geology of the area, have created the features that give the Parish its identity today.
- 6.4. Strategic Design Guidance: In October 2019 a [National Design Guide](#) was launched. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The guide [Building for a Healthy Life 2020](#) is the industry standard for the design of new housing developments. The criteria also link to other standards for example the [Secured by Design](#) Initiative. They should be used to inform development proposals along with other policies contained within this plan.
- 6.5. The report [Distinctively Local](#) aims to show in detail 'what good looks like'. Additionally, development must be guided by [Building with Nature 12 guiding principles](#).
- 6.6. Wexham Design Guidance and Codes: The NPPF encourages neighbourhood planning groups to take an active role in identifying the special qualities of their area's defining characteristics. The Steering Committee commissioned the consultancy, AECOM, to develop a local set of design guidance and codes to influence development proposals. The Design Guidance and Codes (Appendix A) is an integral part of the WNP and must be used to inform development proposals in the Parish. Applicants are directed to consult the Wexham Design Guidance and Codes for further detail and practical examples.
- 6.7. The Wexham Design Guidance and Codes set out four design objectives (*Figure 6*), which should be applied to the whole area. New development needs to strike a balance between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside. All development should be designed to a high quality to reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context and lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.

Figure 6: Design objectives for Wexham Parish

Code	Prefix	When to use the code
<b>Built Form (BF)</b>	BF1	<b>Building height, scale and roofscape.</b> Code to be applied when determining the height and roofscape of development in the Neighbourhood Area.
	BF2	<b>Fenestration and architectural details.</b> Code to be applied when determining the fenestration and architectural details of development in the Neighbourhood Area.
	BF3	<b>Architectural materials and colour palette.</b> Code to be applied when determining the architectural materials and colour palette of development in the Neighbourhood Area.
	BF4	<b>Building modifications, extensions, and plot infills.</b> Code to be applied when determining the building of infills, modifications and extensions in the Neighbourhood Area.
<b>Rural Village (RV)</b>	RV1	<b>Village streets.</b> Code to be applied to development that proposes new streets in the Neighbourhood Area.
	RV2	<b>Plot and building layout.</b> Code to be applied to development that proposes new plots, new buildings or extensions in the Neighbourhood Area.
<b>Landscape Design (LD)</b>	LD1	<b>Landscaping.</b> Code to be applied to development in the Neighbourhood Area to ensure locally distinctive and wildlife friendly landscape design.
	LD2	<b>Boundary treatments.</b> Code to be applied to development in the Neighbourhood Area to ensure locally distinctive boundary treatments.
	LD3	<b>Country Parks.</b> Code to be applied to development in the Neighbourhood Area to ensure that the Country Parks and the character that they impose onto the parish is retained.
<b>Sustainability (SU04)</b>	SU1	<b>Building fabric thermal mass.</b> Code to be applied when determining the thermal mass of development in the Neighbourhood Area.
	SU2	<b>Insulation.</b> Code to be applied when determining the insulation of development in the Neighbourhood Area.
	SU3	<b>Airtightness.</b> Code to be applied to ensure airtightness of development in the Neighbourhood Area.
	SU4	<b>Permeable pavement.</b> Code to be applied to ensure permeable pavement for development in the Neighbourhood Area.
	SU5	<b>EV Parking.</b> Code to be applied to encourage electric vehicle parking in the Neighbourhood Area.

## Policy WEX4: Energy efficiency and design

### Purpose

- 6.8. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

### **POLICY WEX4: ENERGY EFFICIENCY AND DESIGN**

- A. Development proposals which incorporate measures and standards to adapt to, and mitigate, the impacts of predicted climate change will be supported, subject to compliance with other policies in this Plan.**
- B. As appropriate to their scale, nature and location, proposals which incorporate the following sustainable design features will be strongly supported, where measures will not have a detrimental impact on character, appearance, features, interest, setting, landscape, and views**
- i. Siting and orientation to optimise passive solar gain.**
  - ii. The use of high quality, thermally efficient building materials.**
  - iii. Installation of energy efficiency measures e.g. loft and wall insulation and double glazing.**
  - iv. Incorporating on-site energy generation from renewable sources such as solar panels, ground, and air source heating.**
  - v. Reducing water consumption through the use of water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.**
  - vi. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
  - vii. Providing the infrastructure for adequate electric vehicle charging points for each development, where new parking provision is expected to be made.**
  - viii. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.**
- C. Proposals for the retrofitting of historic buildings, including listed buildings and non-designated heritage assets, to reduce energy demand and to generate renewable energy will be supported where they safeguard the character, appearance, features, interest, and setting of the building concerned.**
- D. Proposals for individual and community scale energy schemes, for instance the installation of solar panels on community and public sector buildings, will be supported subject to the following criteria:**
- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
  - ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
  - iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: WNP objective: 2; South Bucks Local Plan: H9; South Bucks Core Strategy: Core Policy 8, Core Policy 12; NPPF (2024): 136, 161-169,

## Justification

- 6.9. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.
- 6.10. The Future Homes Standard to be enforced from 2025 will require CO<sub>2</sub> emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.
- 6.11. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions over the year. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The WNP can however strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.
- 6.12. BC has published a [Climate Change and Air Quality Strategy](#), which details how they are working towards making Buckinghamshire carbon neutral by 2050 and ensuring that concentrations of air pollutants are at safe levels. They aim to reduce emissions by 75% by 2030, compared to their 1990 baseline, on the way to achieving net zero no later than 2050.

*Examples of discreet solar panels (source: Historic England)*



- 6.13. The community in Wexham have strongly supported the need for development to mitigate the impacts of climate change. There are many opportunities to improve and promote sustainability in the parish, which would help to deliver national climate change targets by:
- following basic passivhaus (net zero) environmental design including use of efficient and insulative materials;

- integrating renewable energy systems into new development (including existing and new public buildings) such as photovoltaics, air and ground source heat pumps;
  - reducing water consumption including through grey water systems;
  - reducing the risk of overheating in warmer months by designing in features such as trees and shutters for shading, appropriate fenestration, orientation of development and ventilation;
  - promoting sustainable transport through priority systems for pedestrians and cyclists;
  - Supporting individual and community scale (green) energy schemes;
  - Supporting the use of solar lighting in public areas. This is discussed further in Policy WEX10.
- 6.14. Within Policy WEX4, the term ‘features’ refers to the physical attributes of the building or asset in question, including its height, materials, architectural features. The term ‘interest’ refers to the overall quality of an area and living conditions for occupiers, such as privacy, sunlight, and potential for noise or disruption.

## Policy WEX5: Conserving heritage assets

### Purpose

6.16. This policy recognises the important contribution that the Conservation Area and heritage assets – designated and non-designated – make to the local character and distinctiveness of Wexham Parish, both individually and collectively. Where possible, they should be conserved or enhanced and celebrated.

#### **POLICY WEX5: CONSERVING HERITAGE ASSETS**

##### **A. Designated Heritage Assets**

Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.

In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above the ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.

##### **B. Non-designated Heritage Assets**

The following buildings and structures as shown on *Figure 7* and detailed in Appendix B are identified as non-designated heritage assets:

1. Teikyo School (formerly Fulmer Grange) and former residential and training blocks
2. North Lodge and South Lodge
3. Sculpture at Wexham Springs
4. Wexham Place
5. Remains of Wexham Mill in the grounds of Mill Cottage
6. Pinewood
7. Houses in Withycroft Road (numbers 1-4, 9-12, 48 and 49)
8. St Mary's Church Hall
9. Wexham Springs
10. Trenches, Langley Marish (archaeological)
11. Trenches Farm (archaeological)
12. Harvey Memorial Hall

Proposals affecting the non-designated heritage assets will be determined based on national planning policy.

##### **C. Conservation Areas**

Development proposals in the Framewood Road Conservation Area should ensure that alterations and new developments contribute to the enhancement of the historic environment. Development within this area and its settings should:

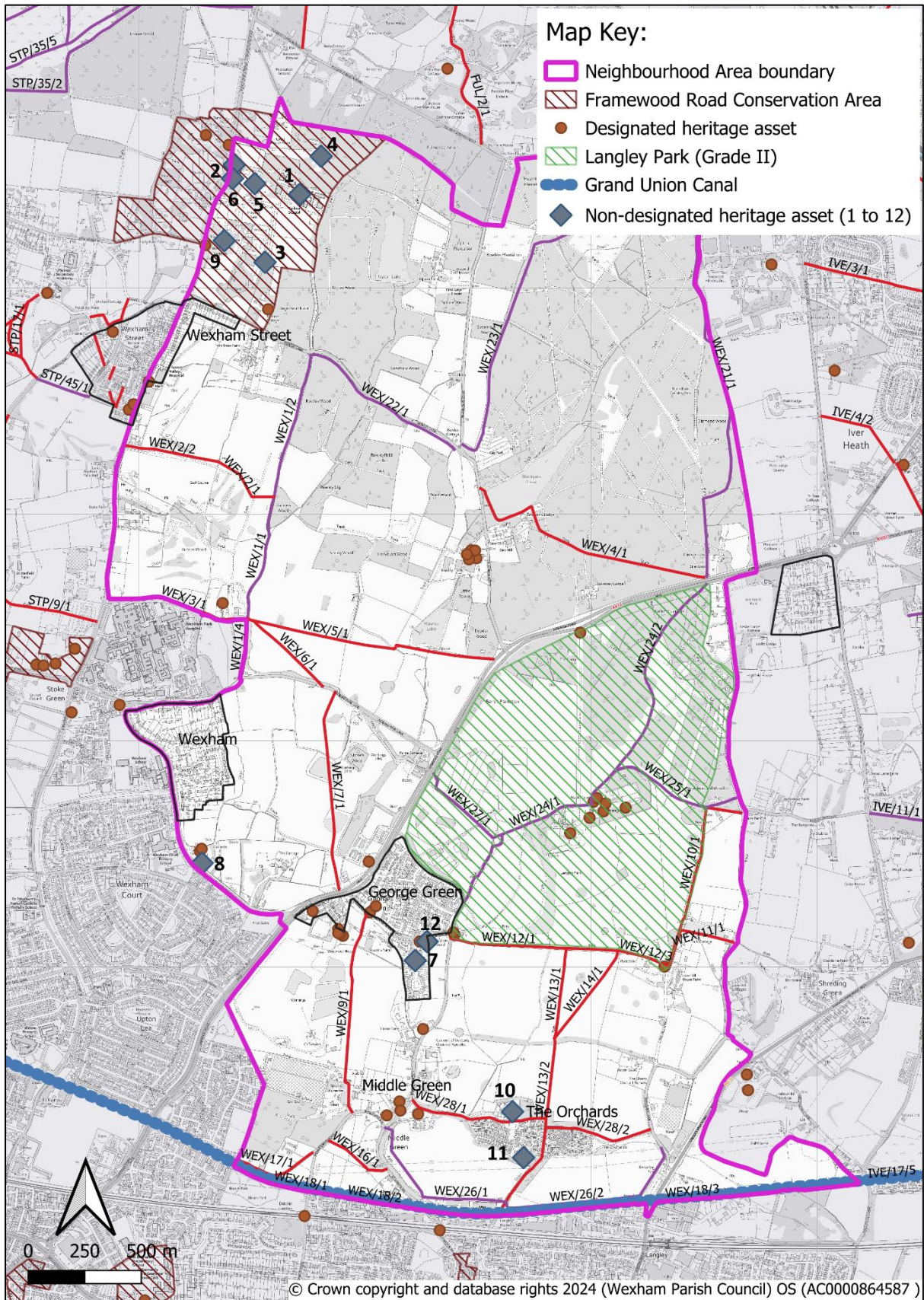
- i. be guided by the [Framework Road Conservation Area Character Appraisal](#); and
- ii. be designed to a high quality and preserve and enhance the character of the Conservation Area and its settings; and
- iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the Conservation Area; and protect open spaces and vistas important to the character and setting of the Conservation Area as described in the [Framework Road Character Area Appraisal](#).

Conformity Reference: WNP objective: 2; South Bucks Local Plan: C1, C6; South Bucks Core Strategy: Core Policy 8; NPPF (2024): 135, 202, 203, 207, 213, 214, 215, 216, 217

### Justification

- 6.17. The parish has a rich heritage, some of which is protected already through planning policy. *Figure 7* maps the heritage assets:
- 6.18. Conservation Area: Part of the Framework Road Conservation Area lies in the northeastern part of the Parish, with the remainder located in Stoke Poges Parish. The [Framework Road Character Appraisal](#) provides further information about the history and character of the area, alongside enhancement opportunities. The document also provides details of six ‘unlisted and curtilage buildings which make a positive contribution to the special interest of the conservation area’.
- 6.19. Designated heritage assets: There are 35sdesignated heritage assets in the Parish, recognised at a national level for their heritage importance.
- 6.20. Non-designated heritage assets: The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood development planning process ([Paragraph 018-039](#)). These are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.
- 6.21. Such assets can be recorded by the Local Authority within their Local List. BC is in the process of developing a [Local List](#). In the meantime, in consultation with the local community and drawing on the advice contained in [Historic England’s Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage](#) and the non-listed heritage assets identified in the Conservation Area Appraisal, the Steering Committee has undertaken an audit of assets that hold local historic and/or architectural significance. The additional heritage assets identified are listed in Policy WEX5 and shown on *Figure 7*. Further descriptions and photographs are provided in Appendix B.
- 6.22. In parallel with this policy, it is proposed that newly identified non-designated assets are considered by BC for inclusion on their list of local heritage assets, as and when it is updated. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.
- 6.23. Furthermore, there are numerous recorded areas of archaeological importance in the Parish and there may be further as yet undiscovered assets. Major development proposals and those outside the settlement policy boundary should prepare a Heritage Statement.

Figure 7: Heritage Assets (see Policy for names of Non-designated heritage assets)



## 7. ENVIRONMENT AND GREEN SPACE

### Policy WEX6: Landscape, environment and biodiversity

#### Purpose

- 7.1. This policy seeks to ensure that the multiple benefits of the Parish's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. It supports the requirement to conserve and provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.
- 7.2. In addition, the policy identifies natural areas and features in the Parish which should be protected and integrated, as appropriate, into the design and layout of development.
- 7.3. Finally, the policy sets out some design factors relating to the provision of green space that should be considered within proposals.

#### **WEX6: LANDSCAPE, ENVIRONMENT AND BIODIVERSITY**

- A. As appropriate to their scale and nature, development proposals should be designed to create, conserve, enhance and manage green spaces and connect interconnected biodiversity features of green and blue infrastructure, as identified on *Figure 9*. Development proposals should seek to improve the connectivity between these spaces.**
- B. Proposals should seek to deliver a measurable biodiversity net gain of 10%. A net gain of 20%, where possible, is encouraged. Where biodiversity net gain units cannot be delivered on site, first preference should be given to use within the Parish, focusing on contributing to and enhancing identified biodiversity opportunity areas as identified in the [Local Nature Recovery Strategy for Buckinghamshire and Milton Keynes](#) and associated mapping.**
- C. Development proposals should maintain and, where possible, enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to incorporate natural features typical of the parish, for instance trees, hedgerows, ponds and verges. As appropriate to their scale, nature and location, development proposals should respond positively to the [Building with Nature](#) 12 Standards and demonstrate that they have addressed the following matters:**

#### **Trees and woodland:**

- i. there is no loss of, or damage to, existing trees or woodlands during or as a result of development without appropriate mitigation or compensation.**
- ii. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used. Where appropriate, at least two trees should be planted for every tree removed.**

#### **Hedgerows:**

- iii. natural boundaries (i.e. hedgerows in preference to fencing) are supported.**

- iv. the loss of, or deterioration in the quality of, hedgerows without appropriate mitigation development that would result in the loss of, or the deterioration in the quality of hedgerows without appropriate mitigation or compensation will not be supported.
- v. the restoration of, and additions of new, hedgerows will be supported including linking up with existing hedgerows. Hedgerows need to be characteristic and comprise a mix of native species.

**Ponds, lakes and waterways:**

- vi. the provision of communal and private ponds will be supported.

**Fauna:**

- vii. the provision of suitable integrated wildlife-friendly features (such as swift boxes, bee bricks, hedgehog holes and bird and bat nesting boxes) will be supported in new and existing buildings subject to development works.

**Sustainable drainage (SuDs) and flooding:**

- viii. where it is practicable to do so, SuDS provision should demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding.
- ix. opportunities for the introduction of natural flood alleviation measures to reduce flooding in the parish or downstream will be supported.

**D. Disused quarry workings:** Proposals for the restoration and the implementation of aftercare proposal for former quarries will be supported where they deliver restoration for wildlife, biodiversity and public access and are consistent with other Plan policies. Opportunities for natural flood alleviation at these sites will be supported. Proposals for any residential development will only be supported on quarries not set aside for biodiversity, where can demonstrate nutrient neutrality, both in relation to phosphorus and nitrogen.

**E. Wherever practicable development proposals should seek to incorporate open space that:**

- is in usable parcels of land and not fragmented;
- is safe, easily accessible to the public, and not severed by any physical barrier;
- creates a safe environment considering lighting and layout; and
- is complemented by high quality landscaping.

Conformity Reference: WNP objective: 3; South Bucks Local Plan: L10; South Bucks Core Strategy: Core Policy 9; NPPF (2024): 135, 136, 187, 188, 189, 190, 192, 195

**Justification**

7.4. Wexham Parish is a rare jewel located wholly within the Metropolitan Green Belt. It has an enviable rural landscape character with three disparate small settlements set within the broader landscape. Two country parks, Black and Langley Park, large areas of farmland, woodland, lakes and streams provide the backdrop to a rich mosaic of biodiversity, public access, local food production that is unparalleled in the region. This is particularly important as Wexham has an area of an Alder Carr Site of Special Scientific Interest (SSSI) Alder Carr and a local nature reserve amongst over 500 acres of Black Park.

- 7.5. The parish's green and blue spaces are the lungs of surrounding more urban settlements, such as Slough and West London. These spaces present a vital resource that should be retained and enhanced. They provide the space and views for residents and many visitors alike with an opportunity to connect with nature and enhance their well-being. Certain green spaces and landscapes also have historical significance and any future development or changes in these areas should respect their heritage value.
- 7.6. The local community places a high importance on the natural landscape and environmental features of the Parish, with 84% of respondents to the Community Survey keen to ensure that the natural environment and its features should be protected. Such features contribute to the network of corridors for many animals and birds, especially those migrating, to safely navigate around their domains. Black Park has a varied fauna, and insects include the nationally rare Roesel's bush cricket. The SSS1 2018 report records sightings within the area of a variety of protected species including eighteen species of butterfly including the Purple Hairstreak, Silver-washed Fritillary, White Admiral, and Purple Emperor, birds including hobbies and nightjars, and snakes, including slow-worm and grass snakes, lizards, roe and muntjac deer, fox and various bats. In the ponds and lake, they have found Starfruit *Damasonium alisma*, a critically endangered aquatic plant, the great crested newts, dragonflies as well as pike, perch, carp, roach, rudd, bream, and tench.
- 7.7. The wide and open green fields and woodland of the Parish are an important backdrop as they fulfil one of the principal tenets of Green Belt: preventing urban sprawl. The following "green spaces" are particularly notable in the area: Black Park, Rowley Woods, Rowley Farm, Langley Park, Langley Park Farmland, All Souls Farm Farmland and Upon Wood Farmland. Local Blue Spaces include Black Park Lake, Langley Lake, Rowley Lake, Upton Wood Lake and Horton Brook. The Grand Union Canal runs along the southern edge of the Parish boundary.
- 7.8. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. For the Parish, these are shown on *Figure 9*. This network of spaces and corridors should be safeguarded, better connected, improved and made accessible where possible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
- 7.9. Proposals should not be supported if significant environmental harm cannot be avoided, suitably mitigated, or, as a last resort, compensated for.
- 7.10. Natural assets afforded a level of protection in the neighbourhood area are shown in *Table 2*.

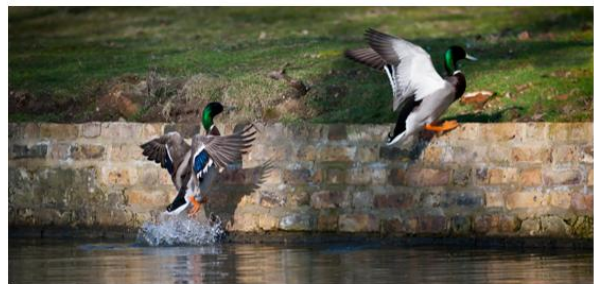
Table 2: Environmental designations in the parish

Designation	Sites in the neighbourhood area
Alder Carr SSSI	Black Park
Local Nature Reserve	Black Park
Ancient woodland	Areas of ancient woodland can be found largely in the north and east within the parish including Upton Wood, Walk Wood
Local Wildlife Sites	Including Rowley Wood. Detailed records and mapping are held by the Buckinghamshire and Milton Keynes Environmental Records Centre
Local Green Spaces	As set out in Policy WEX7 (Local Green Space)
Priority Habitats	Areas of: Lowland Heathland, Ancient Woodland, Deciduous Woodland, Traditional Orchards, Woodpasture and Parkland See <a href="#">Magic Map (Defra)</a> for latest mapping

- 7.11. The Buckinghamshire and Milton Keynes Environmental Records Centre should be consulted for records of protected, priority and locally notable species records. There are also other distinctive natural features particular to the Parish that, whilst not protected through statutory designations, provide vital habitats for flora and fauna. Although they have no statutory protection, they need to be considered in the planning process. Notable features, including how they might be improved from a biodiversity perspective, are described below.
- 7.12. **Trees and woodland:** The neighbourhood area is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.
- 7.13. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development that would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. It is also important to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, thereby providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

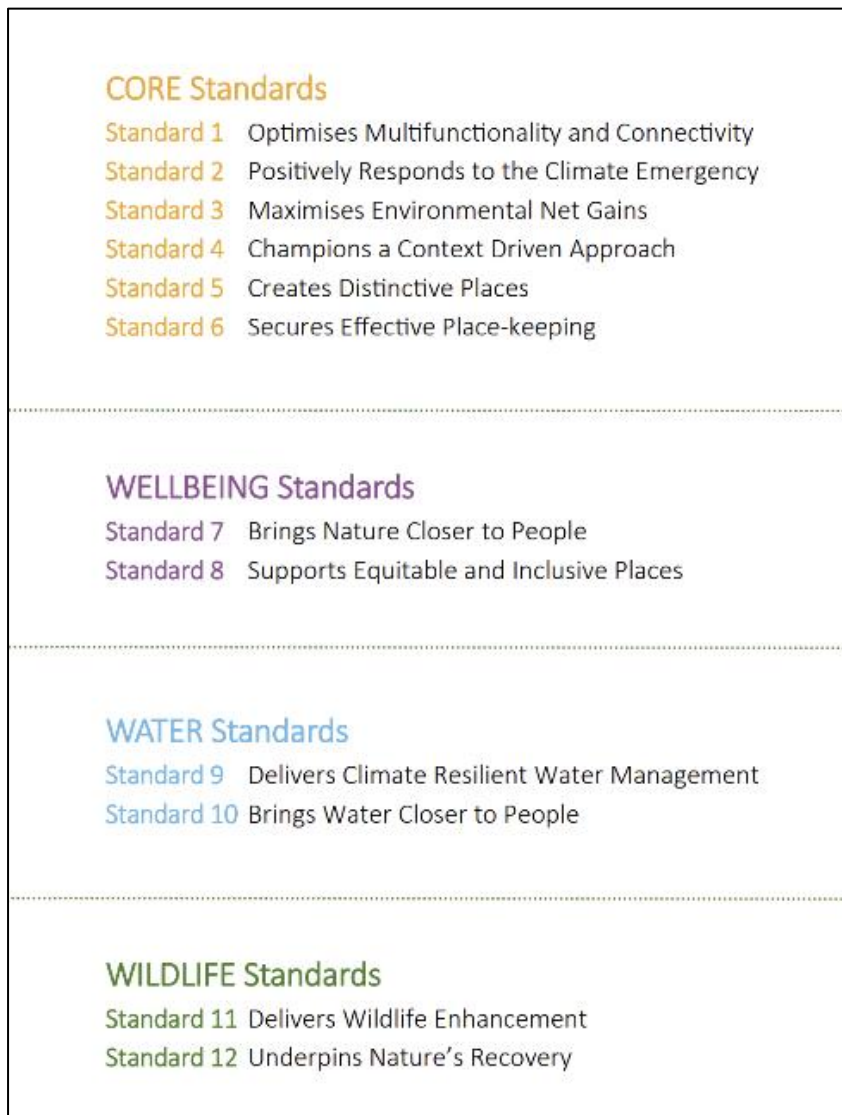
- 7.14. **Hedgerows:** Hedgerows comprising at least of 80% native species are priority habitats, listed in Section 41 of the [NERC Act as Habitats of Principal Importance](#). Species-rich hedgerows are typically found in the Parish and are an important feature to both preserve and add to. Whilst some hedgerows have been removed over the years to make way for housing, roads and other small-scale development, there are areas that remain – some undisturbed – and these provide a haven for biodiversity; they comprise many habitats including elements of woodland, pasture and meadow grassland, the latter which is often bordered by hedgerows. They can also include areas of heathland.
- 7.15. Aside from the planning system, hedgerows are offered some protection under The Hedgerow Regulations 1997 (ref. 2). This complex mechanism offers some protection for hedgerows of more than 20 metres in length or that join other hedgerows, provided that they adjoin agricultural land, forestry, paddocks, common land, village greens, a site of special scientific interest or a Local Nature Reserve.
- 7.16. Any development applicants are encouraged to prepare a landscape and visual impact assessment, including a map showing existing hedgerows on site.
- 7.17. **Ponds, lakes, waterways and the Grand Union Canal:** The neighbourhood area is home to an abundance of water environments, which provide a valuable habitat for biodiversity action plan species such as great crested newts and emerald dragonflies. The ponds provide connectivity as part of the wider freshwater ‘patchwork’. Species such as birds, amphibians and invertebrates use these waterbodies as stepping-stones across the landscape.

*Natural features typical of the Parish: The Grand Union Canal, Rowley Woods, hedgerows used as a boundary feature, Langley Park Lake*



- 7.18. Development proposals should be guided by the [Building with Nature Standards](#) to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife. The 12 Standards are shown in *Figure 8* and developers are encouraged to seek the Building with Nature Award accreditation.

*Figure 8: Building with Nature 12 Standards*



- 7.19. Applied to Wexham Parish, the following principles should be embedded in development proposals:

- 7.20. **Use of native species:** Enhancements should involve the planting of new trees and hedgerows of native species around ponds in communal areas (provided there is enough natural light entering the pond and only part of the pond is shaded) and near roadsides, where practicable, which will provide the added benefit of screening against road noise and traffic fumes. Species characteristic of the area include traditional mixed hedge of hawthorn, field maple, beech and

hornbeam, sometimes with trees such as oak, native cherry or ash. In addition, species such as laurel, hazel, holly, yew, hornbeam and beech are also typical in the parish.

- 7.21. **Provision of wildlife-friendly features:** Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, and hedgehog holes in fencing.
- 7.22. **Consideration of flooding and drainage issues:** Whilst Wexham Street, George Green and Middle Green have not suffered greatly from river flooding, the Environment Agency advises that the scope of the neighbourhood plan does include a significant area of Flood Zone 3. Slough Borough Council has cited concerns about potential flooding downstream notably from Horton Brook and Datchet Common Brook. Whilst flooding and drainage matters are largely considered at the national and strategic policy level, support for natural measures to alleviate flooding are supporting. Applicants should follow national planning policy and avoid development in the floodplain. All planning applications will be expected to take account of the latest information available and contact the water company.
- 7.23. In terms of drainage, the NPPF advises that good practice supports drainage which has multiple functions and is integrated within open space. For example biodiversity, landscape and amenity benefits can be provided through surface pond systems rather than below-ground rate attenuation.
- 7.24. **A landscape-led approach:** Wexham landscape is defined by its geomorphology of upper Thames terrace gravels. The soils are general free draining. Occasional springs occur such as at Wexham springs and those feeding Black Park lake. Streams such as the Horton Brook drain the landscape to the Thames at Staines. It has flat lowland topography, gently rising northwards and gradually becoming more undulating. The area is predominately underlain by Boyn Hill Gravel Formation, with a swathe of River Terrace Deposits along the southern periphery. A mixed use and highly settled landscape, with interspersed areas of farmland, such as rough grazing and paddocks. Parkland landscape provides important historical, ecological and recreational value, and a distinctive rural character, within an otherwise busy landscape.
- 7.25. **Enhancement and connection of the green and blue infrastructure:** Wexham Parish is partly within the Colne Valley Regional Park. The parish also endorses the following six key objectives of the Regional Park and its Green and Blue infrastructures strategy and wishes to see this approach adopted across the whole parish.

#### **Objectives of the Colne Valley Regional Park**

- 1) Promote local distinctiveness through revealing tranquil river corridors, ancient lanes and vistas over wooded hillsides. Restore historic buildings, parklands and canal bridges.
- 2) Protect and appropriately manage priority habitats and nature sites to create robust and connected wildlife corridors, building in ecological resilience. Promote a catchment scale approach to water management with an emphasis on natural flood management and nature-based solutions. Re-naturalise riverbanks and improve water quality.

- 3) Create continuous, safe routes, encouraging active travel for commuting and recreation. Create identifiable gateways from stations and local centres to access open spaces. Restore routes severed by major infrastructure barriers.
- 4) Raise community awareness of the value of local green spaces. Encourage local people to take stewardship of green spaces. Form green hubs for socialising, learning and community horticulture. Promote productive landscapes i.e. farming, woodlands and orchards.
- 5) Ensure landscapes are multi-functional, capturing carbon and purifying the air. Promote natural flood management, water storage and Sustainable Drainage Systems (SuDS). Recognise and enhance natural capital and create new woodlands and wetlands. Ensure development delivers net gain in high quality green space provision.
- 6) Enhance mental and physical health and wellbeing through access to nature. Encourage healthy lifestyles for all. Provide opportunities for recreation, natural play and sports activities.

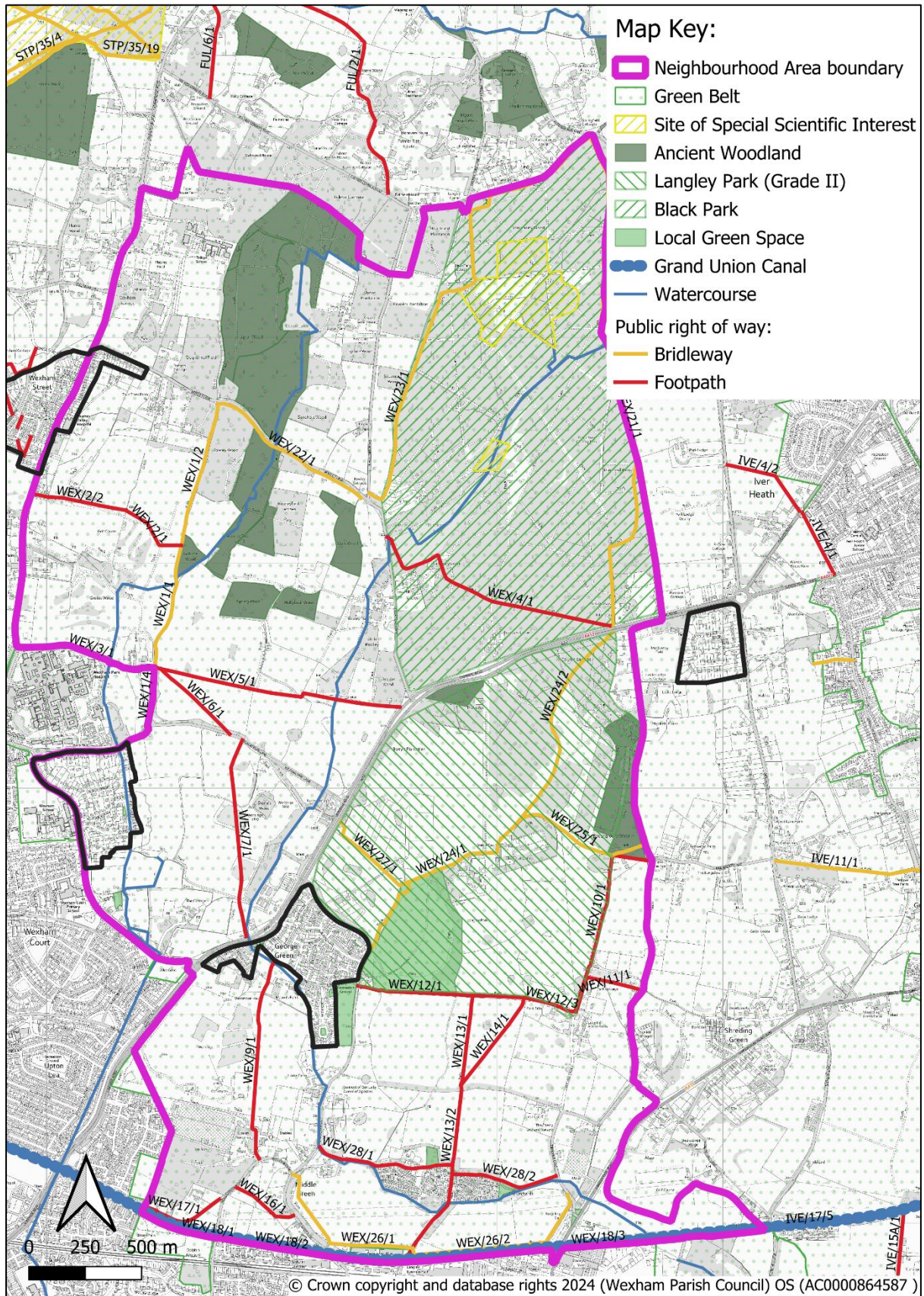
- 7.26. **Supporting biodiversity:** Key elements of the Environment Act are now in place. As such Policy WEX6 does not repeat the national requirements for biodiversity net gain (BNG). Its approach is to identify a complementary policy approach which advises about the ways in which BNG can be delivered and supports the identification of local Biodiversity Opportunity Areas.
- 7.27. The Environment Act requires a mandatory 10% BNG, although the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (and the national network of Wildlife Trusts) believes a minimum of 20% should be required to ensure an actual positive impact for wildlife, and aid nature's recovery. A 10% target could be easily missed, leaving biodiversity in a worse state. This is supported by the WNP.
- 7.28. Whilst developments are strongly encouraged to deliver their BNG on site, this is not always possible; equally there may be opportunities to enhance other parts of the Parish in need of attention. It is therefore useful to consider where 'Biodiversity Opportunity Areas' (BOA) exist within the Parish.
- 7.29. The adopted Local Plan identifies much of the parish as a Biodiversity Opportunity Area, following advice from the now obsolete South East Regional Biodiversity Strategy. This body has now been replaced by the Local Nature Partnership for Buckinghamshire and Milton Keynes. A [Buckinghamshire Pilot Draft Local Nature Recovery Strategy](#) has been published, as a first step towards an area-wide strategy to set out baseline ecological data and to identify how biodiversity might be improved locally. Notably, it recognises this part of the area as a mosaic of farmland, woodland and water (including ponds) with rivers, canals and lakes. Black and Langley parks are noted for the parkland features.
- 7.30. An exercise to identify potential spaces will be undertaken as an action with local landowners and in consultation with the emerging Nature Recovery Strategy so that opportunities can be sought with private and public landowners to enhance the recovery of nature. BC is a large landowner within the Parish, owning over approximately 50% of land. It is encouraged to work with its tenants and land managers to develop and enhance biodiversity.

- 7.31. **Disused quarry workings:** The policy offers special protection from re-use to older disused small quarry workings where no recent commercial activity has taken place.
- 7.32. The aim is to improve and enhance local biodiversity and encourage improved access to allow more local people and visitors to enjoy the unique landscape and natural environment of Wexham. This biodiversity reflects the length of time since these quarries were last worked and the natural regeneration already underway.
- 7.33. There are three quarries in the parish, with two quarries now set aside for biodiversity. The two set aside for biodiversity are located north of the Grand Union Canal and south of Wexham Park Lane. Should the quarry not set aside for biodiversity come up for development in the future, it would only be supported for housing (among other uses) if it demonstrates nutrient neutrality, both in relation to phosphorus and nitrogen.

*Bretts Quarry with wildlife on the lake*



Figure 9: Biodiversity features in the parish



## Policy WEX7: Local Green Space

### Purpose

7.34. The policy designates Local Green Space within Wexham, that are demonstrably special to the local community.

#### **POLICY WEX7: LOCAL GREEN SPACE**

**The following green spaces, mapped in *Figures 10-12* and detailed in Appendix C, are designated as Local Green Spaces:**

- 1. Rowley Lane / Wexham Street green space**
- 2. Green space in Grangewood**
- 3. Paddock behind St Mary's Church**
- 4. Green space along Uxbridge Road**
- 5. George Green Field**
- 6. George Green Recreational Field**
- 7. Green space at Withycroft**
- 8. Azalea Way green space**
- 9. Wexham Parish Council Notice Board area, The Orchards**
- 10. The Triangle**
- 11. The Spinney**
- 12. Green space at Trenches Lane/Langley Park Road**

**Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.**

Conformity Reference: WNP objective: 3; South Bucks Local Plan: L10; South Bucks Core Strategy: Core Policy 9; NPPF (2024): 106, 107, 108, 153 to 160, 198

### Justification

7.35. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. The NPPF states that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

- 7.36. A survey of green spaces in the parish was undertaken, based on feedback received from the community survey. The Steering Committee has reviewed each one to ascertain whether it might be suitable for designation as a Local Green Space.
- 7.37. *Figures 10 to 12* shows the location of each of the 12 Local Green Spaces. Detailed maps and descriptions of the spaces, including how they meet the NPPF criteria, are included in Appendix C.
- 7.38. Several green spaces that are considered important to the local community, for instance the Country Parks, have not been proposed for designation as Local Green Space. This is because they are already adequately protected from inappropriate development by other mechanisms.

Figure 10: Local Green Space 1

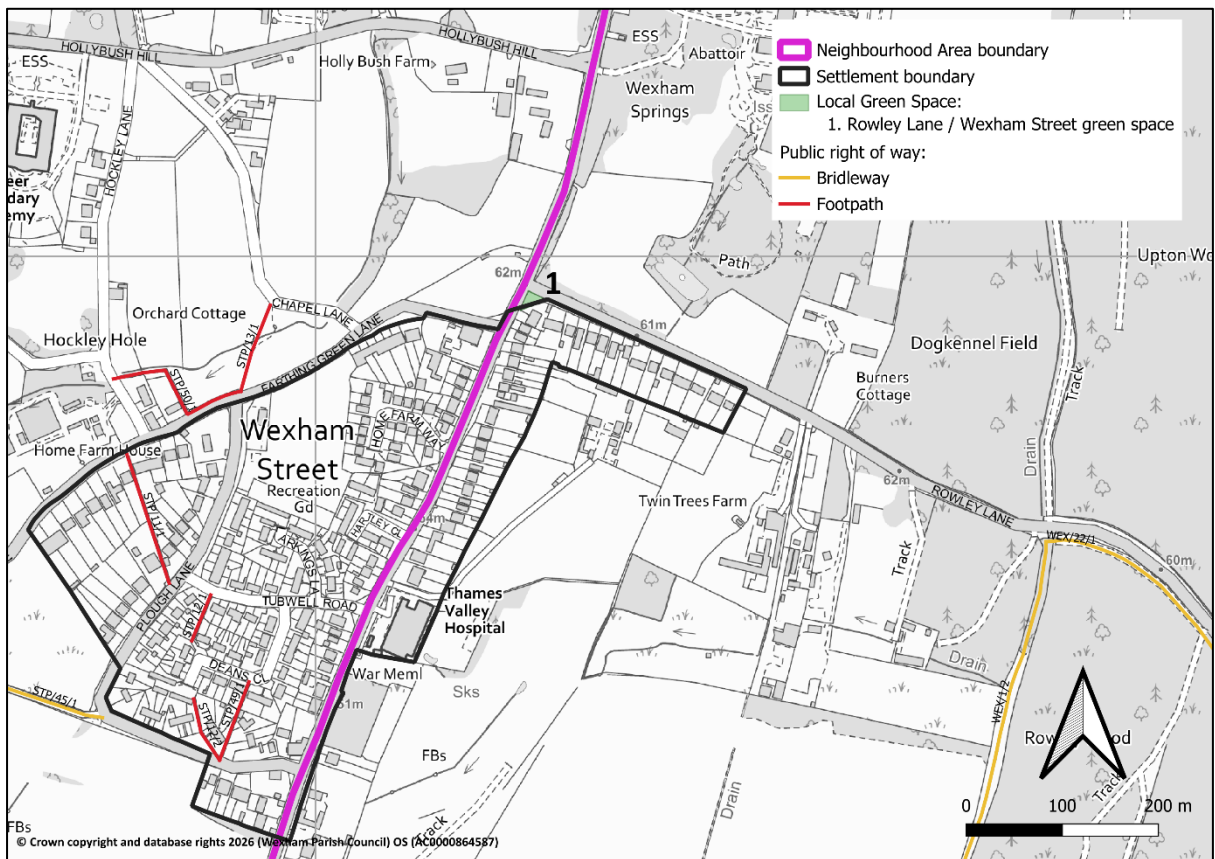


Figure 11: Local Green Spaces 2 to 8

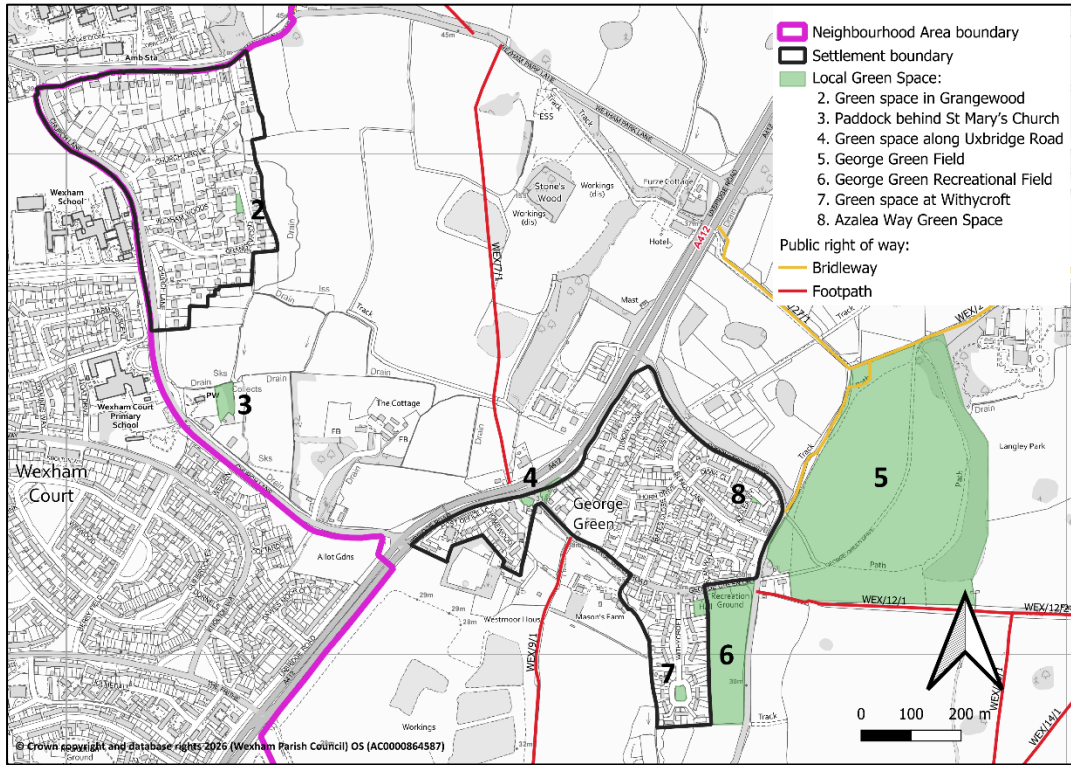
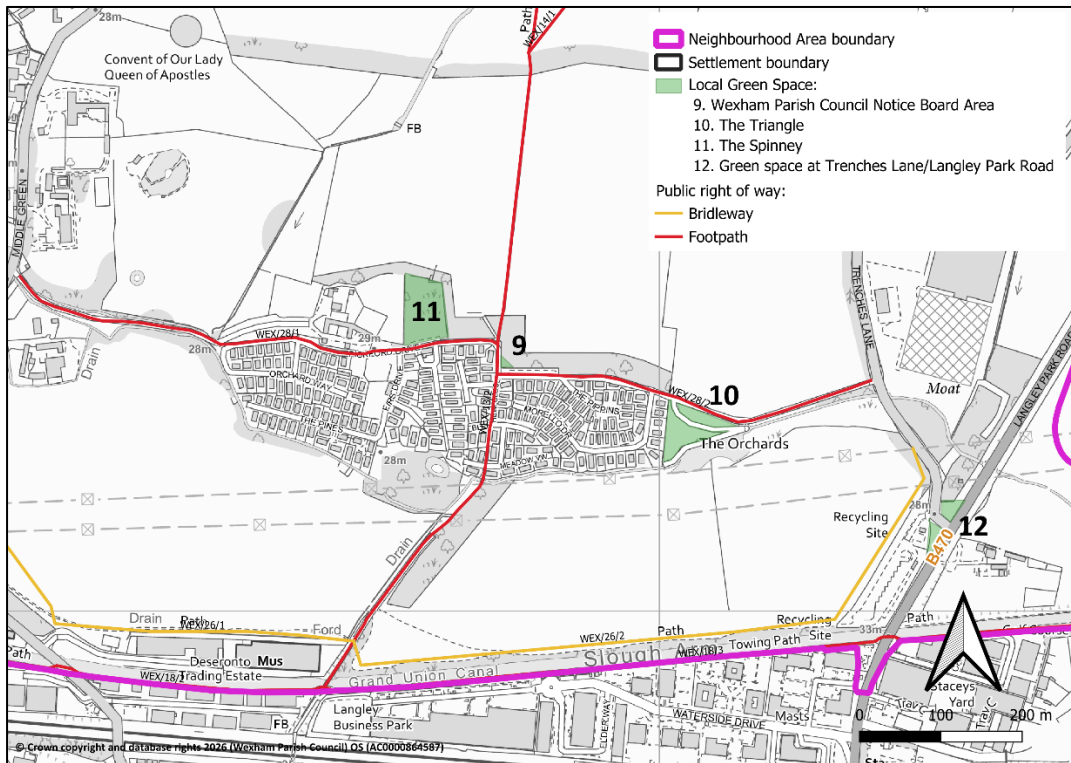


Figure 12: Local Green Spaces 9 to 12



## Policy WEX8: Locally significant views

### Purpose

7.39. This policy sets out a series of views in and across the Parish, which have been identified by the community as being important to safeguard. The policy seeks to ensure that development does not harm the identified views, but instead development is designed and informed by the identified views. This is to ensure that any potential impacts on the integrity and scenic quality of the identified views are mitigated.

#### **POLICY WEX8: PROTECTION OF LOCALLY SIGNIFICANT VIEWS**

**A. Development proposals are required to ensure that they have been informed by, and do not have a significantly detrimental impact on the views set out below:**

- **V1: Panoramic View looking south from the Temple at Langley Park**
- **V2: View looking south from Grid Reference SU992832 of the Wexham Park Golf Course**
- **V3: View looking south from the Grid Reference SU994831 of the Wexham Park Golf Course**
- **V4: View north from the public footpath Grid Reference SU993832 on the Wexham Path Golf course**
- **V5: View northwards from A412 Grid Reference TQ002818 just north of Pinewood Hotel**

**B. As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on *Figure 13* should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.**

Conformity Reference: WNP objective: 3; South Bucks Local Plan: L10; South Bucks Core Strategy: Core Policy 9; NPPF (2024): 131-135, 187

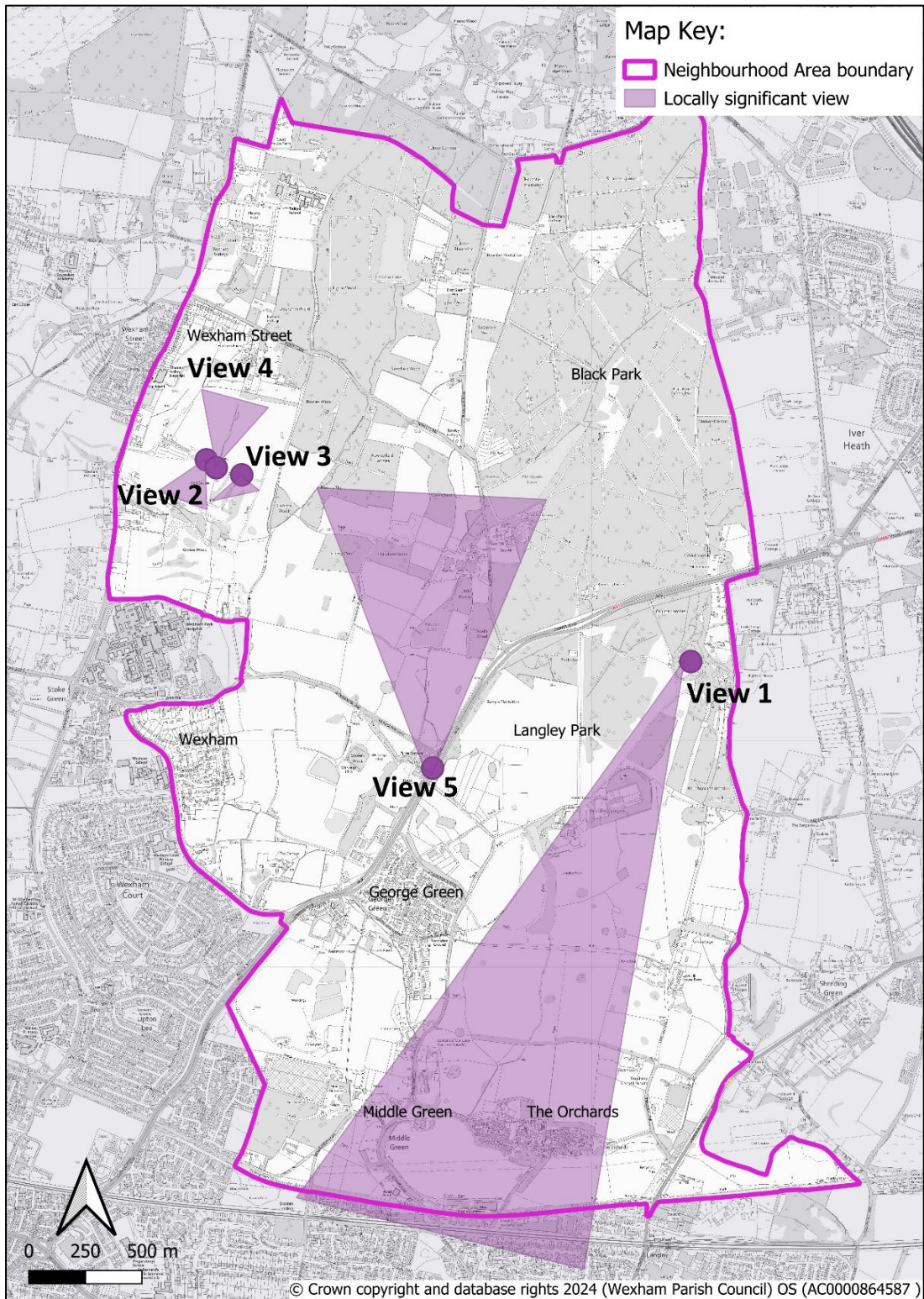
### Justification

7.40. The topography of the area means that there are some significant long-distance views which contribute to the character of the local area both for residents and increasingly for visitors.

7.41. The five views, listed in the policy box, have been identified by the community, which are considered particularly important in the parish. *Figure 13* provides a map of the views and further details about why they are important is contained in Appendix D.

7.42. There is a further view identified within the Framewood Road Conservation Area. Within Wexham Springs the Philosopher's Walk designed by Sir Geoffrey Jellicoe is a long, perfectly straight walk characteristic of his work. This terminates at the south end with a view of William Mitchell's concrete sculpture, Vortex.

Figure 13: Locally significant views



## Policy WEX9: Dark skies

### Purpose

7.43. This policy seeks to ensure that development does not encroach on this valued aspect of parish.

#### **POLICY WEX9: DARK SKIES**

**Proposals for development where lighting is required, will be supported provided it protects the night sky from light pollution, where:**

- i. the lighting is necessary for operational, safety or security reasons**
- ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing**
- iii. there is no unacceptable impact on nearby residential properties, wildlife, local heritage assets or the wider landscape**
- iv. As appropriate to their scale, nature and location, development proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, as well as lux level contour plans where appropriate. Unless it would be impracticable to do so, external lighting should correspond to the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and Guidance Note 8 Bats and Artificial Lighting (or to any subsequent revisions of these Notes). Development proposals should include baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, external lighting should be controlled by passive infrared detectors.**

Conformity Reference: WNP objective: 3; South Bucks Local Plan: L10, R8; South Bucks Core Strategy: Core Policy 9; NPPF: 198

Note: Links to the reference documents cited in the Policy can be found in Section 15 of the WNP.

### Justification

7.44. Despite its location close to Slough, large areas of the parish remain largely unlit (*Figure 14*), for instance the largely rural areas to the centre, north and south of the parish. The dark night skies in these areas are predominantly unspoilt, and it is important that they are kept that way.

Figure 14: Map showing levels of radiance for the Parish, CPRE



The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint

7.45. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

7.46. Applicants are encouraged to adhere to the guidance prepared by the Institution of Lighting Professionals (ILP).

7.47. The Parish Council also supports the transfer of street lighting to solar lighting.

## 8. TRANSPORT AND MOVEMENT

### Policy WEX10: Improving walking/ wheeling, cycling and equestrian opportunities

#### Purpose

- 8.1. This policy seeks to enhance walking/wheeling and cycling opportunities along routes which are most likely to encourage a shift away from the private car for short journeys in and around Wexham. This accords with the strategic transport priorities for the area, as set out in the [Local Transport Plan 4 2016-2036](#), which support opportunities for active travel. It will also contribute to the emerging [Local Cycling and Walking Infrastructure Plan](#) for the area.

#### **POLICY WEX10: IMPROVING WALKING/ WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES**

- A. Development which provides new transport infrastructure or improves existing transport infrastructure should be designed to maximise safe use by pedestrians, mobility impaired, and cyclists. The creation of new off-road footpath and cycle links between new development, local facilities across the Parish and into Slough and neighbouring areas, will be strongly supported.**
- B. Wherever practicable, development proposals should ensure safe access with existing footways and cycle routes.**
- C. Proposals to improve pedestrian, cycle and, where possible and safe, equestrian access will be supported, as shown on *Figure 16*. In particular, such proposals should focus on improving safe access within the existing settlements, between the settlements, and to the larger settlements nearby.**
- D. The provision of dedicated bicycle parking facilities, preferably covered and secure, will be supported.**

Conformity Reference: WNP objective: 6; South Bucks Local Plan: TR5; South Bucks Core Strategy: Core Policy 7; NPPF (2024): 96, 105, 109, 110, 111, 115, 116, 117, 135

#### Justification

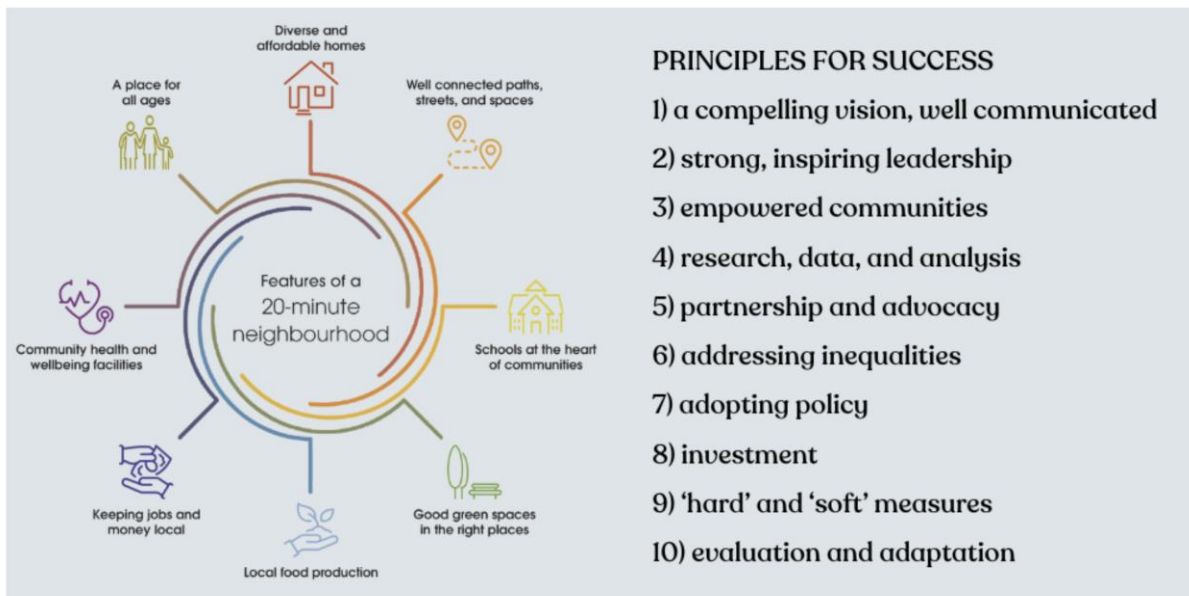
- 8.2. The community survey revealed a high level of concern about the existing amount of traffic in the Parish, which causes heavy congestion particularly at peak times. The A412 in particular cuts across the centre of the parish, between the two Country Parks. Residents have raised concerns around speeding traffic, not only on this road, but also within some of the villages. Many of the issues raised relating to traffic sit outside the scope of what the neighbourhood plan can influence. Nevertheless, certain actions are included in Section 12, where work with other partners, such as national highways and BC could help to address some of the concerns.
- 6.1. In an area such as Wexham, which has few immediately local facilities, it is inevitable that many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time.

- 6.2. Whilst such journeys may be unavoidable, it is important that active travel (i.e. walking, wheeling and cycling) is enabled and encouraged, particularly for journeys within the Parish and to nearby settlements and other key facilities. It should be noted too that the 2021 Census records that 11% of residents have no access to a private car.
- 8.3. Active travel brings health benefits, both physical and mental, and can assist in reducing congestion and air pollution whilst freeing the roads for those who are less able to give up their cars for the reasons stated above.
- 8.4. The Parish has many public rights of way, although few dedicated cycling routes. This means that walking and cycling opportunities for practical day-to-day journeys are generally reliant on some use of roads or pavements. There is a need to enhance the active travel network, to improve connections across the individual settlements within the parish, to the Country Parks and to nearby facilities and settlements that are in easy reach. This is very much in line with BC's transport vision for the wider area.

### Promoting Walking

- 8.5. An aspiration of the WNP is to promote connectivity and walkability. This is a concept promoted by the [Town and Country Planning Association \(TCPA\)](#) whereby developments are encouraged to be no more than a 10 minute walk (one-way) from key facilities (*Figure 15*).

*Figure 15: Principles of the '20 minute' neighbourhood (i.e. 10 minutes each way) (source: TCPA)*



- 8.6. The concept is not intended to stifle potential future development, rather to emphasise the importance of enabling and improving connectivity by foot and by bike. Although not currently anticipated, any new major development proposals in the Parish, which may be allocated in a future Local Plan for instance, should take account of the walkable neighbourhood concept and provide the infrastructure to link new homes to existing facilities to encourage active travel.
- 8.7. *Figure 16* shows the areas that are walkable within 10 and 20 minutes of each of the main settlements in the parish, as an illustration of how connectivity could be enhanced. Policy WEX11 does not directly comment on the 20-minute neighbourhood, however, rather it takes a

more general approach in advising that development proposals should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in *Figure 16*. Nevertheless, proposals which meet the 20-minute neighbourhood concept would be particularly supported. This approach overlaps with that taken in Policy WEX1 which focuses on limited infill development within the Rural Settlement boundaries. Should major development occur, it should certainly demonstrate how it will link to the existing settlements in a sustainable way.

### **Areas for improvement**

8.8. The Community Survey revealed the following when considering how to improve walking, cycling and equestrian opportunities locally:

#### Walking:

- More countryside rambling routes.
- Footway along Trenches Lane needs resurfacing as not safe for all users – people walking on the road instead
- Create a footpath to link to Langley
- Safer walking routes to and from the country parks and the Hospital
- More street lighting in George Green
- More footpaths
- Maintenance – e.g. hedge at end of George Green Road, SL3
- Improve links to Langley development
- Improve the canal tow path to encourage greater use
- Improve the footpaths in George Green Fields
- Road from George Green to Middle Green needs to be more pedestrian friendly
- Poor access to Black Park and Langley Park
- No safe walking route from George Green to Langley
- Need a footpath between George Green and Middle Green
- More footways- especially where none exist and speeding traffic
- Need paths to Fulmer and Stoke Poges

#### Cycling:

- Wexham is a green lung – greater connectivity for cycling
- More cycling routes
- Cycle routes to the parks and to the Hospital
- Better connected cycle path – segregated ones
- Will help to reduce pollution
- Links to the underground at Uxbridge and Elizabeth Line at Slough
- Need segregated cycle routes on the A412 to get to Black Park, Langley Park and Slough
- Need cycle path to Fulmer and Stoke Poges

Equestrian:

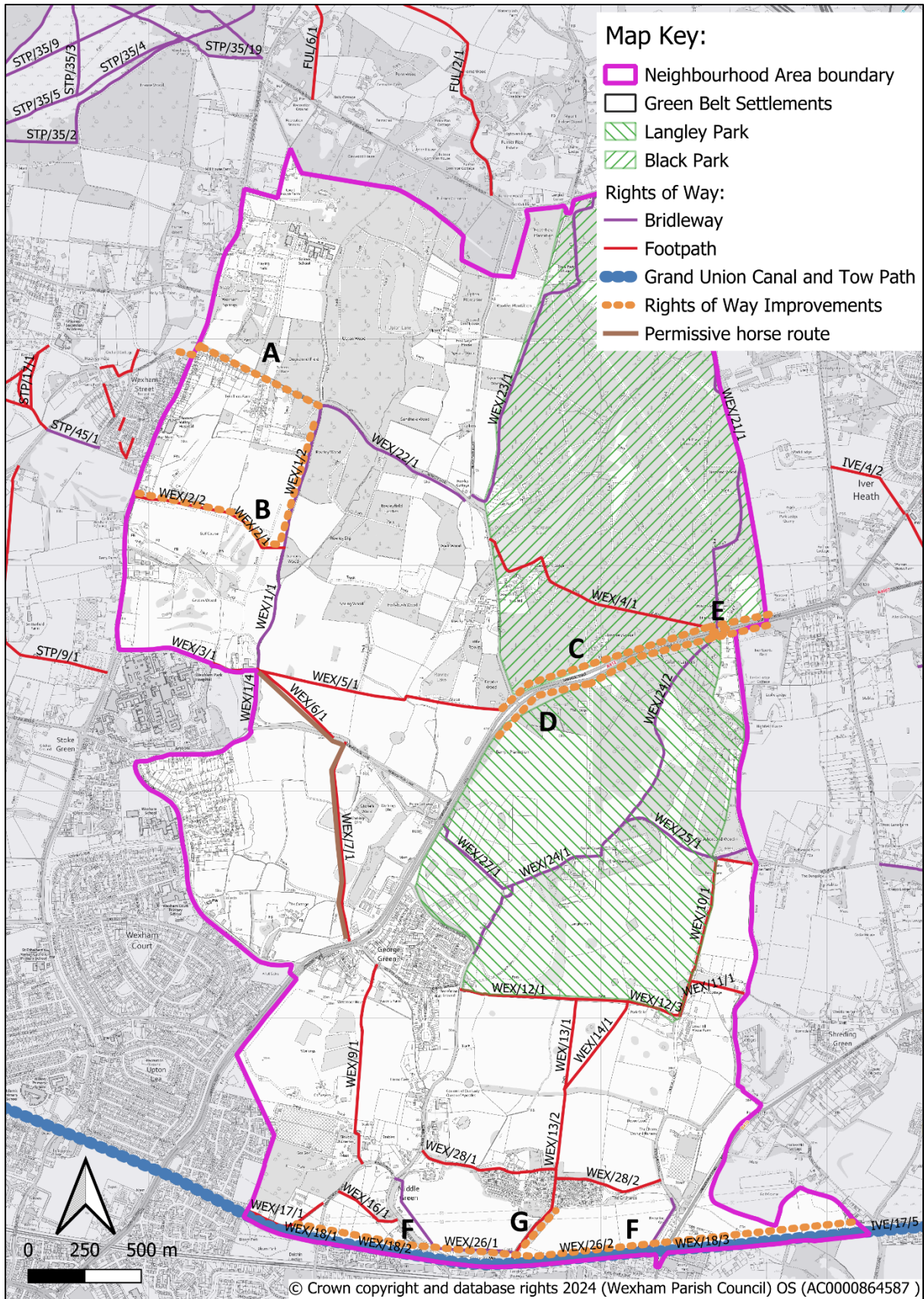
- Challenging for riders along Galleon Lane
- Where bridleways exist, the lack of maintenance means that horse riders have difficulty navigating them due to fallen trees etc.

8.9. Some of these issues fall outside the scope of planning policy and are picked up in Section 12.

8.10. The Working Group considered the findings of the community feedback and have identified the following priorities, should funding become available to enable them. These are also shown on *Figure 16*:

- A. To extend the bridleway along Rowley Lane to connect to the bridleway WEX/22/1. This will enable residents from Rowley Lane, Wexham Street and Framewood Road and beyond to have pedestrian and cycle access to Black Park. This would link to the aspiration of neighbouring Stoke Poges to access the Country Park too and mirrors the aspiration in their Neighbourhood Plan. There is a dangerous gap of approximately 300m length where there is no pedestrian pavement and the road here is quite dangerous with unsighted curves and fast traffic. It would require a pavement to be constructed along this stretch.
- B. The network along this stretch, enabling access to Black Park, follows a combination of footpath and bridleway. However, the exit of the PRoW from Galleons Wood at the Black Park entrance is dangerous, as the path emerges on to the road at the intersection of two busy roads on a curve. This would need to be improved.
- C. The proposal is for a new footpath on the north side of the A412 Uxbridge Road from Blackpark Road to Foresters Lodge. This will enable residents from George Green and beyond to have pedestrian access to Black Park.
- D. The proposed footpath is on the south side of the A412 Uxbridge Road from the end of the footpath to Avenue Drive. This will enable residents from George Green and beyond to have pedestrian access to Langley Park.
- E. Along this stretch should also be the introduction of a reduced speed limit from 60 mph to 40 mph where the Colne Valley Trail and connects Black Park to Langley Park for all pedestrians.
- F. Towpath improvements along the Grand Union Canal.
- G. Installation of kissing gates on the footpath near to the Orchards to prevent motorcycles and quad bikes using the footpath.

Figure 16: Public rights of way and opportunities for improvements



## Policy WEX11: Publicly accessible parking

### Purpose

8.11. The policy seeks to safeguard existing public car parking and support new parking in areas where parking is a challenge.

#### **POLICY WEX11: PUBLICLY ACCESSIBLE PARKING**

- A. Development proposals that would result in an unacceptable loss of existing publicly available off-street car parking spaces will not be supported.**
- B. Proposals that enable the provision of additional, publicly accessible off-road car parking spaces will be supported subject to the policies of this Neighbourhood Plan and in accordance with [Buckinghamshire Council Parking Guidance](#). In particular, proposals within the boundary of the Neighbourhood Area which will alleviate parking congestion at those areas shown in *Figure 17* (areas in the vicinity of Wexham Park Hospital; Black Park and Langley Park; Trenches Lane and Uxbridge Road); and where parking spaces are landscaped, ideally with native species, to minimise the visual impact of parked vehicles. They must also not exacerbate or cause additional surface-water runoff.**
- C. At existing locations and alongside any new public car parking provision, the following facilities will be strongly supported to be provided as part of that provision in accordance with [Buckinghamshire Council Parking Guidance](#):**
  - i. dedicated covered and secure bicycle parking facilities, preferably with e-bike charging points; and**
  - ii. future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities), in accordance with the [Buckinghamshire Council EV Action Plan](#).**

Conformity Reference: WNP objective: 6; South Bucks Local Plan: TR6; South Bucks Core Strategy: Core Policy 7; NPPF (2024): 96, 109

### Justification

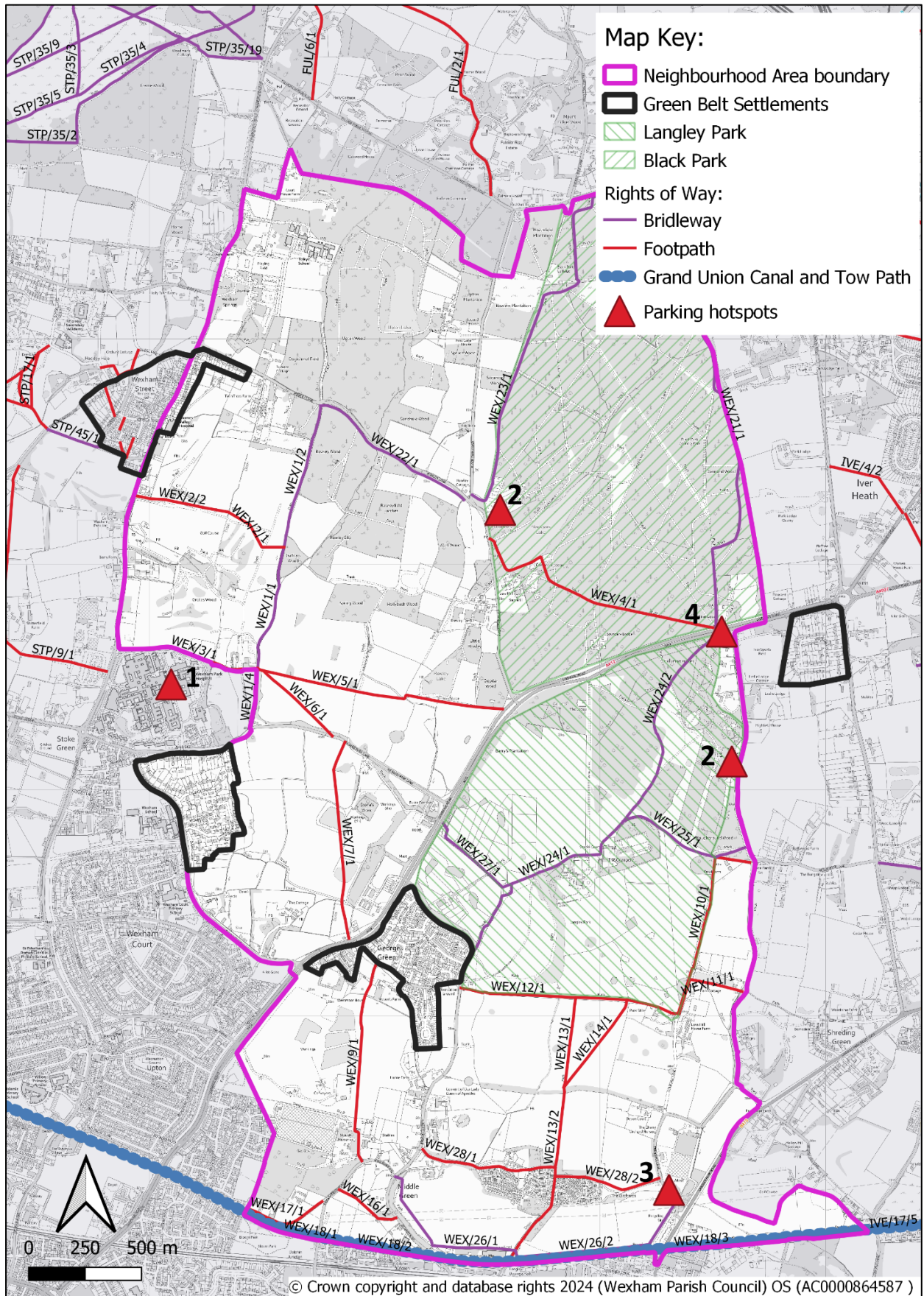
8.12. Whilst the WNP promotes active travel (walking, cycling and equestrian), parts of the Parish beyond the villages themselves are largely rural and there is a high car reliance. As noted previously, 88.8% of residents own at one car and many of the journeys into the parish stem from outside, including visitors to the country parks and key facilities such as the hospital (located outside the parish, but visitors often park inside Wexham). In addition, some journeys are not easy to make by foot or bike and therefore vehicle access to the key services and locations is essential.

8.13. The community survey identified the following issues in relation to car parking in the parish (see also *Figure 17*):

1. A call for additional parking at Wexham Park Hospital to stop people parking on the streets, notably in Wexham Park Lane and Wexham Street - As the hospital is located outside the parish, this will require engagement with the NHS. Nevertheless, any additional development in the parish located in an area within reach of the hospital would be encouraged to provide not only off-street residential car parking for residents, but also some off-street public car parking to help address this issue.

2. The need for increased parking to serve the Country Parks – there is already parking provision at both Country Parks, however at weekends, and when filming is taking place, space can fill quickly, leading to cars parking along the roads. Much of this traffic stems from outside the parish. Whilst Policy WEX11 supports improvements to walking and cycling routes, including connecting the public transport nodes to the country parks to encourage visitors to arrive using public transport, the provision of additional car parking at the Country Parks would be supported. Engagement with BC on this matter will be undertaken by the Parish Council.
  3. A call for a car parking area along Trenches Lane – this would assist in reducing the number of people parking vehicles on the road/grass verges.
  4. The need to address the vehicles parked dangerously on Uxbridge Road by Billet Lane – this is predominately visitors to the area, seeking when visiting the parks. This is largely an enforcement issue.
- 8.14. The provision of electric vehicle charging points is a national requirement for new residential dwellings. The provision of on-street electric vehicle charging points is also supported, where this would enable existing properties without off-street parking the opportunity to make a shift to less polluting electric vehicles.

Figure 17: Map showing parking 'hotspots'



## Public Transport

- 8.15. Whilst public transport sits largely outside the scope of the WNP, there is a general desire locally to improve access to, frequency and reliability of public transport serving the parish. The Community Surveys revealed that the community have concerns about the frequency of buses, particularly in the evenings and at weekends and the destinations served. The lack of frequent bus services means that parts of the community, particularly the elderly and those without access to a car (approx. 11% of households according to the 2021 Census) are isolated. It also means that teenagers and younger people are unable to access nearby facilities. The following points were raised:
- Re-establish bus links to Uxbridge
  - Provide a bus from Slough along the A412 to serve George Green, Iver Heath and Uxbridge
  - Buses needed serving Slough and Langley
  - Improvements to bus shelters
  - Buses serving Slough from George Green at school times would alleviate car traffic locally
  - Buses linking to the underground railway station at Uxbridge
- 8.16. A knock-on effect of the lack of buses from George Green to Slough or Uxbridge is that there are no public transport links to the overground or underground railway services.
- 8.17. Whilst such improvements sit outside the scope of the neighbourhood plan itself, they are noted within the Non-Policy Actions section as activities for the Parish Council and wider community to pursue with private operators and the highways authority.

## 9. COMMUNITY FACILITIES

### Policy WEX12: Improving opportunities for community and cultural facilities, sport and recreation

#### Purpose

9.1. There are currently very limited community facilities within the parish, but those that do exist provide an important resource for residents, both old and young. They enable a range of activities and services to be run, which are important for people's wellbeing and day-to-day needs. This Policy seeks to protect against the loss of these important services, for instance through a change of use. It also provides support for the improvement of existing facilities and the introduction of new ones.

#### **POLICY WEX12: IMPORTANT COMMUNITY FACILITIES**

**A. Development proposals for new community, recreational, cultural and leisure facilities, or the improvement of existing facilities will be supported where:**

- i. the proposal would not have significant harmful impacts on the amenity of surrounding residents and the local environment; and**
- ii. the proposal would not have significant adverse impacts upon the local road network; and**
- iii. the proposals would not cause material harm to the significance of a heritage asset, including the setting, of the facility.**

**Applicants are encouraged to engage with the Parish Council to determine local need.**

**B. Proposals that would result in the loss of local community and learning uses (Use Class F), as shown on *Figure 18*, will not be supported unless it can be demonstrated that:**

- i. suitable and/or comparable alternative provision is available within the locality;**
- ii. For commercial uses, it is:**
  - a. not viable, or unlikely to become commercially viable, to operate the number of existing services/facilities within the locality;**
  - b. it has been the subject of appropriate marketing for a period of at least 18 months and consideration has been given to other alternative commercial uses.**

Conformity Reference: WNP objective: 4; South Bucks Local Plan: COM1, COM2; South Bucks Core Strategy: Core Policy 6; NPPF (2024): 96, 98, 100, 101, 103, 104

#### Justification

9.2. An audit of community facilities in terms of both current provision and future need, was undertaken by the Steering Committee. This explored the current status, necessary protections, upgrades, and future developments of community facilities to ensure they meet the evolving needs of residents. *Figure 18* maps out the current facilities in the parish.

9.3. The following priorities were identified as a result of local engagement:

**Existing facilities to safeguard and opportunities to improve:**

Local Facility	Commentary
Harvey Memorial Hall	Owned and operated by the Parish Council, this is the only village hall in the parish and is considered an important asset for community gatherings and events, including the Social Library and Garden. Proposals to upgrade the hall to meet modern standards and optimise its usability for a wider range of activities would be supported. Use of this buildings for additional community events helps preserve these structures and the reuse is low in embodied carbon.
Recreation Field and Playground at Harvey Memorial Hall	The existing playground is well-used. There is scope to upgrade equipment, including for those with disabilities and to add facilities suited to older children and teenagers. Scope to introduce a footpath around the recreational field adjoining Harvey Hall. Scope to embellish the centre as a local hub with community information.
St Mary's Church and Church Hall	A historical and cultural landmark, the church provides a community space for residents of Wexham. There is a play area for toddlers, activities for older children, and a range of local events throughout the year. The Friends of the Church fundraise to enable the upkeep of the building. The WNP would be supportive of works to improve the site where this would offer additional opportunities for community use. Use of this buildings for additional community events helps preserve these structures and the reuse is low in embodied carbon
Wexham Park Golf Centre	This is a privately-owned golf club providing both a 9- and 18-hole course, chipping & putting practice facilities and a 32-bay driving range. An 18-hole pitch and putt adventure course has recently been added. It is well-used by parts of the local community. The site is currently under development, focusing on modernising and expanding its facilities. There is a brasserie on site, which is used for private functions. Its continued presence in the parish is supported.
Lakeside Café & Café near the GoApe facilities within Black Park	Privately operated cafés located within the Country Park.
George Green Grocery Store/ cafe	This is an important source especially for those who can walk to the shop particularly from George Green and Church Lane.
Langley Park Café	Privately operated café located within the Country Park.
Schools	Langley Hall Academy Sikh Heritage Girls School, George Green Teikyo Japanese School – this school has a swimming pool and other facilities on site and there may be opportunities to work with the school to enable community access.

9.4. Within these existing facilities, there may be scope to deliver the following activities, which were highlighted as important to the community:

- **Post Office Service:** Ensuring essential postal services are available locally.
- **Youth Club:** Providing a safe and engaging space for young people.
- **Art and Crafts Facilities:** Supporting local creativity and cultural expression.

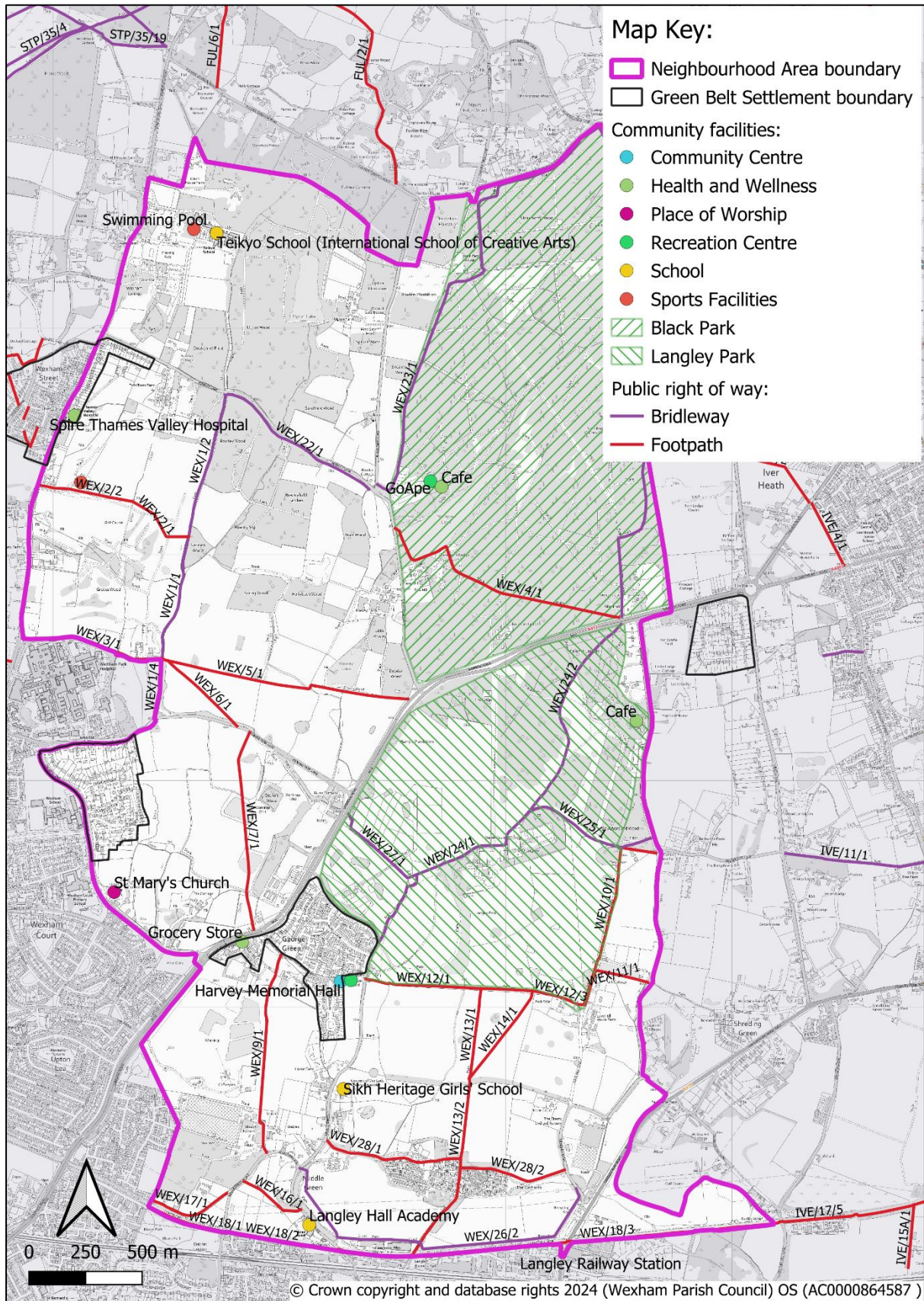
9.5. Children and teenagers in the Parish particularly called for:

- An art/graffiti wall in the Park
- Gym equipment in the Park
- Additional sports / clubs including art, rugby and tennis
- A mountain biking area

9.6. Should there be major development within the parish, this could bring further opportunities to provide additional community facilities to meet the needs of a growing population. Developers are strongly encouraged to engage with the Parish Council to determine need. The following have been highlighted as priorities by the local community:

- **Senior Centre/ community hub:** Dedicated facilities to support the well-being and social engagement of older adults.
- **Youth Centre/Recreational Grounds and Sports Facilities:** Comprehensive spaces for youth activities and sports.
- **Library/Culture and Arts Centre:** A central hub for learning, cultural activities, and community gatherings.
- **Local Shop:** Providing convenient access to everyday necessities.
- **Pub:** A social venue to foster community spirit.
- **Chemist:** Ensuring access to pharmacy services.

Figure 18: Local community and learning facilities



## 10. IMPLEMENTATION AND PLAN REVIEW

- 10.1. Wexham Parish Council is the qualifying body responsible for the Neighbourhood Plan.
- 10.2. Once the Plan has been 'made', there will be a series of actions that need to be undertaken to ensure that the policies within the WNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.
- 10.3. Specific actions to be undertaken are as follows:
  - Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 12, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
  - Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the WNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at BC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
  - Monitoring the application of the WNP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
  - Maintaining a dialogue with BC regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the WNP policies. The adoption of the new Local Plan may trigger a light-touch review of the WNP.
  - Maintaining a dialogue with BC and the promoter/developers of the sites allocated within the Local Plan.

- 10.4. Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
- Maintaining a dialogue with neighbouring parishes on cross-boundary projects.
  - Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.
- 10.5. Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
- 10.6. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.
- 10.7. The Parish Council will consider how best to progress these actions.

## 11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 11.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.
- 11.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
  - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
  - The Community Infrastructure Levy (CIL), adopted by BC, is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by BC. Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community benefits from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.
- 11.3. Spending and infrastructure priorities for Wexham Parish, which would form the basis of developer contribution negotiations, are:
- the provision of an accessible footpath around the recreational field adjoining Harvey Hall
  - the installation of new play equipment and redevelopment of the playground adjoining Harvey Hall, adding footpaths on Rowley Lane to connect to Black Park and adding a footpath and cycle lanes along the A412 connecting George Green to Black Park and Langley Parks. Play equipment should serve all age groups (younger children, older children and teen, including for use by those with disabilities, and prioritise 'natural play').
- 11.4. The Parish Council intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the [Parish Council website](#) and in relevant literature.

## 12. NON POLICY ACTIONS

The following issues were raised during the consultation, which fall outside planning policy, but are nevertheless important to address:

Issue	Possible actions	Partners
<p>Tackling traffic issues in the parish:</p> <ul style="list-style-type: none"> <li>• A412 speeding traffic</li> <li>• Wexham Park Lane speeding</li> <li>• Speeding traffic on Coronation Way</li> <li>• Potholes</li> <li>• Better road maintenance</li> <li>• Heavy Goods Vehicles cutting through the villages</li> </ul>	<ul style="list-style-type: none"> <li>• Explore ways to slow down traffic, for instance through traffic calming measures in key areas</li> <li>• Report potholes to the Highways Authority</li> <li>• Explore potential for crossing points/ lower speeds along the A412</li> <li>• Develop a Safe Animal Road Guide</li> <li>• Explore potential to divert lorries away from the villages.</li> <li>• Explore opportunities to introduce vehicle weight limits, e.g. in Church Lane</li> <li>• Support the installation of EV charging points in public locations.</li> </ul>	<p>Buckinghamshire Council Wexham Parish Council National Highways SatNav companies</p>
<p>The need for additional community facilities</p>	<ul style="list-style-type: none"> <li>• Engage further with children and teenagers to understand what sort of facilities they would like locally</li> <li>• Identify additional sports facilities – including working with existing providers to enable community use of facilities</li> </ul>	<p>Wexham Parish Council Schools Youth groups Church Groups Residents Groups Teikyo School</p>

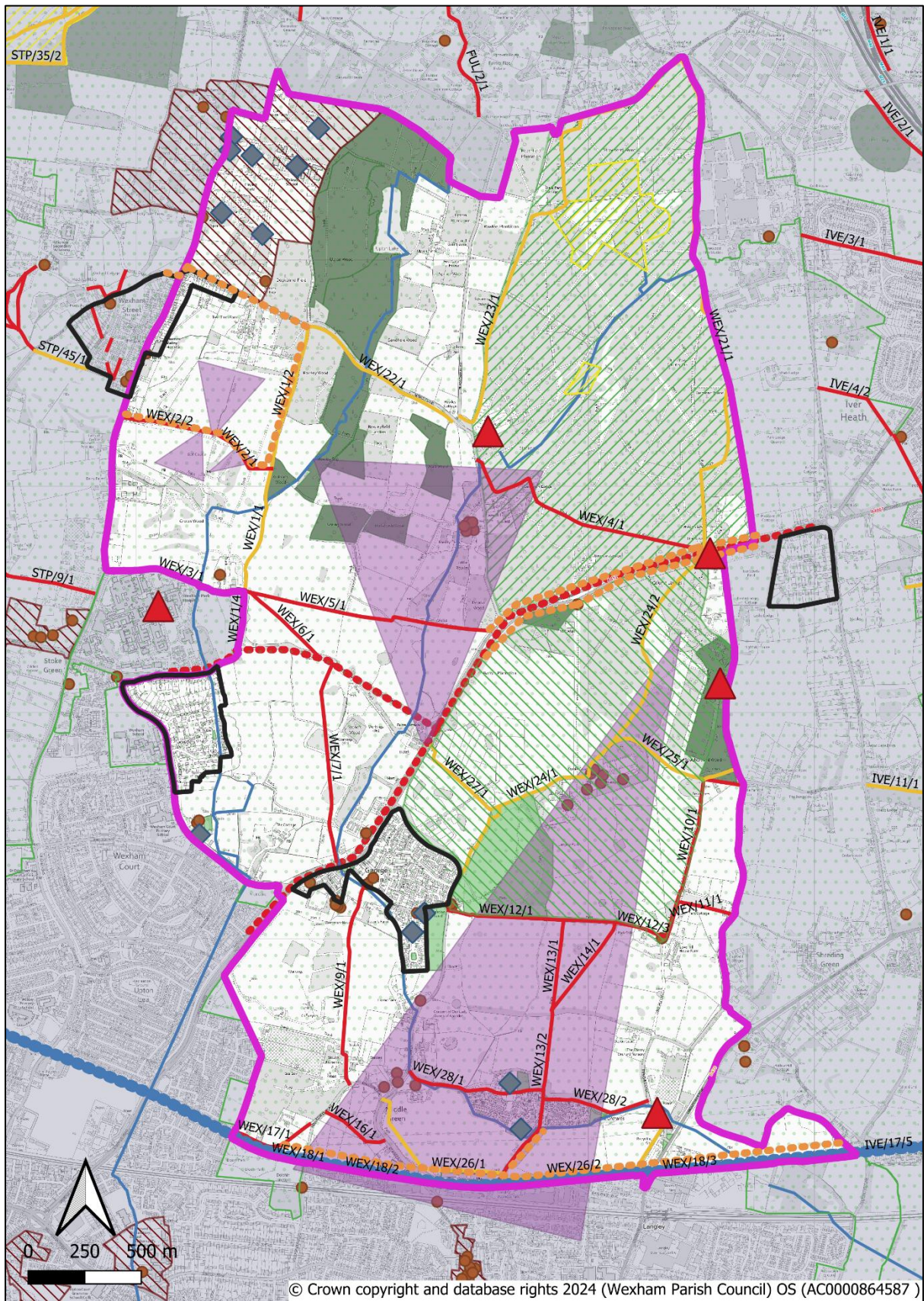
<p>The need for improved bus services</p>	<ul style="list-style-type: none"> <li>• Work with the Highways Agency and private bus companies to explore the provision of additional routes, notably to and from the major three settlements as well as Black Park and Langley Park from Slough and Langley railway stations and Uxbridge underground station. As part of this, lobby for extended timetables.</li> <li>• Explore option to operate a ‘hopper bus’ locally.</li> </ul>	<p>Wexham Parish Council Buckinghamshire Council Bus companies</p>
<p>Flooding at George Green</p>	<ul style="list-style-type: none"> <li>• Ensure that any future development does not exacerbate existing flooding issues or cause new ones.</li> <li>• Flood relief scheme at Tarmac site should not be compromised by development.</li> <li>• Utilise the water for an innovative hydro scheme at Black Park/Rowley Farm</li> </ul>	<p>Wexham Parish Council Buckinghamshire Council Environment Agency Landowners</p>
<p>Support biodiversity locally</p>	<ul style="list-style-type: none"> <li>• Identify local biodiversity opportunity areas to input into the Nature Recovery Network project.</li> <li>• Potential to undertake ecological survey of Trenches Field to inform future management</li> </ul>	<p>Wexham Parish Council Local Wildlife Trust Landowners</p>

### 13. POLICIES MAPS

Key to Figure 19

Map Key:	
	Neighbourhood Area boundary
	Green Belt Settlement (Policy WEX1)
	Green Belt
	Site of Special Scientific Interest
	Ancient Woodland
	Langley Park (Grade II)
	Black Park
	Grand Union Canal
	Watercourse
	Framework Road Conservation Area (Policy WEX5)
	Designated heritage asset (Policy WEX5)
	Non-designated heritage asset (Policy WEX5)
	Local Green Space (Policy WEX8)
	Locally significant view (Policy WEX9)
	Rights of Way Improvements (Policy WEX11)
	Parking hotspots (Policy WEX12)
	Traffic hotspots (Policy WEX12)
Public right of way:	
	Bridleway
	Footpath
	Permissive horse route

Figure 19: Policies map



## 14. GLOSSARY

- **Active travel:** as defined in the Bucks Active Travel Strategy: Active Travel means walking or cycling as a means of transport, in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog (Welsh Government (2014) Active Travel: Walking and Cycling [www.gov.uk/government/statistics/active-travel-financial-year-ending-march-2015](http://www.gov.uk/government/statistics/active-travel-financial-year-ending-march-2015))
- **Affordable housing:** Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:
  - a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
  - b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
  - c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
  - d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that would be made by new development. It is chargeable on each net additional square metre of development built and is set BC.

- **Conservation area:** An area of special architectural or historic interest, the character of which is considered worthy of preservation or enhancement.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the BC's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the parish of Wexham at the time of occupation.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied. This version of the Neighbourhood Plan conforms to the NPPF updated in the December 2024.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-designated heritage asset:** A heritage asset that is locally important but not significant enough to warrant a national listing.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

## 15. LIST OF EVIDENCE DOCUMENTS

All links correct in February 2026.

Document/ Evidence	Author	Year
<a href="#">20-Minute Neighbourhoods</a>	Town and Country Planning Association	ongoing
<a href="#">Ancient tree guide 4: What are ancient, veteran and other trees of special interest?</a>	The Woodland Trust	2008
<a href="#">Brownfield Register</a>	Buckinghamshire Council	2024
<a href="#">Buckinghamshire Electric Vehicle Action Plan 2022-2027</a>	Buckinghamshire Council	2022
<a href="#">Buckinghamshire Pilot Draft Local Nature Recovery Strategy</a>	Consortium	no date
<a href="#">Building for a Healthy Life 2020</a>	BHL	2020
<a href="#">Building with Nature</a>	Building with Nature	ongoing
<a href="#">Census 2021</a>	ONS	2021
<a href="#">Climate Change Act 2008</a>	HM Government	2008
<a href="#">Climate Change and Air Quality Strategy</a>	Buckinghamshire Council	2021
<a href="#">Countryside and Rights of Way Act</a>	HM Government	2000
<a href="#">Defra Biodiversity Metric Guidance</a>	Department for Environment, Food & Rural Affairs and Natural England	2021
<a href="#">Dementia and town planning: Creating better environments for people living with dementia</a>	Royal Town Planning Institute	2020
<a href="#">Distinctively Local</a>	Collaboration of architectural practices	No date
<a href="#">Environment Act 2021</a>	HM Government	2021
<a href="#">Framewood Road Character Appraisal</a>	South Bucks District Council	2011
<a href="#">Good Practice Guidance for Habitats and Species</a>	Chartered Institute of Ecology and Environmental Management	2021
<a href="#">Guidance Note 1: The reduction of obtrusive light</a>	Institution of Lighting Professionals	2021
<a href="#">Guidance Note 8: Bats and Artificial Lighting</a>	Institution of Lighting Professionals	2023
<a href="#">Historic Environment Record</a>	Historic England and Local Authorities	ongoing
<a href="#">Housing our Ageing Population Panel for Innovation (HAPPI)</a>	Communities and Local Government,	2009

	Department of Health, Homes and Communities Agency	
<a href="#">Localism Act 2011</a>	HM Government	2011
<a href="#">Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition)</a>	Historic England	2021
<a href="#">Local List</a>	Buckinghamshire Council	ongoing
<a href="#">Local Transport Plan 4</a>	Buckinghamshire Council	2016-2036
<a href="#">Local Cycling and Walking Infrastructure Plans</a>	Buckinghamshire Council	ongoing
<a href="#">Making local green space designations in your neighbourhood plan</a>	Locality	2021
<a href="#">National Design Guide</a>	HM Government	2019
<a href="#">National Model Design Guide</a>	HM Government	2021
<a href="#">National Planning Policy Framework</a>	HM Government	2024
<a href="#">Neighbourhood Development Planning (General) Regulations 2012 (as amended)</a>	HM Government	2012
<a href="#">Parking guidance for new development</a>	Buckinghamshire Council	2022
<a href="#">Planning &amp; Compulsory Purchase Act 2004</a>	HM Government	2004
<a href="#">Planners' Manual for Ancient Woodland and Veteran Trees</a>	Woodland Trust	2019
<a href="#">Red List Birds of the UK</a>	RSPB	No date
<a href="#">Secured by Design</a>	SbD	Ongoing
<a href="#">South Bucks Core Strategy</a>	South Buckinghamshire District Council (now part of BC)	2011
<a href="#">South Bucks Local Plan</a>	South Buckinghamshire District Council (now part of BC)	1999 (amended 2007, 2011)
<a href="#">Streets for All: South East</a>	Historic England	2018
<a href="#">Ten Dark Sky Policies for the Government</a>	Government All Party Parliamentary Group for Dark Skies	2021
<a href="#">Town &amp; Country Planning Act 1990</a>	HM Government	1990
Wexham Design Guidance and Codes <a href="#">Available on the Wexham Parish Council Page (click Neighbourhood Plan)</a>	AECOM	2024
Wexham Housing Needs Assessment	AECOM	2024

<a href="#">Available on the Wexham Parish Council Page (click Neighbourhood Plan)</a>		
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## **APPENDIX A – WEXHAM DESIGN GUIDANCE AND CODES**

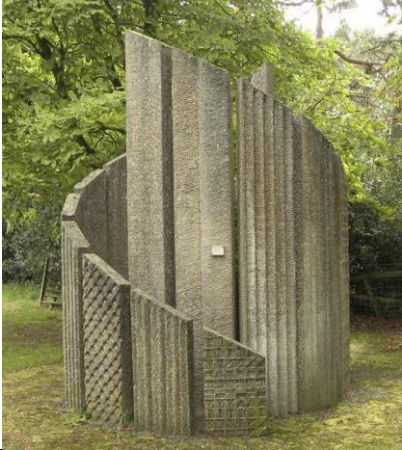


The Design Guidance and Codes for Wexham forms an integral part of the Wexham Parish Neighbourhood Plan, underpinning a number of the policies.


The document can be accessed on the [Parish Council website](#).

## APPENDIX B – NON-DESIGNATED HERITAGE ASSETS

The following buildings and structures are identified as non-designated heritage assets in the Framewood Road Character Appraisal:

Ref:	Name and address, description and photo	Significance
1	<p>Teikyo School (formerly Fulmer Grange), Framewood Road, Principal building (formerly Fulmer Grange).</p> <p>Residential and training blocks built for the training centre of the former Cement and Concrete Association.</p>  <p><i>Photograph of one of the CCA residential blocks at Teikyo School (taken from <a href="http://avengerland.theavengers.tv/h.htm">http://avengerland.theavengers.tv/h.htm</a>)</i></p>	<p>Designed by the architect Charles Henry Biddulph-Pinchard F.R.I.B.A. (1876-1944) of 9 Staple Inn, London WC for Henry James Buckmaster and built by Frank Perfect and Sons of Penn. See Eton R.D.C. plans at the Centre for Bucks Studies (Box 13, no.1851) approved 5th September 1910. Listed buildings designed by Biddulph-Pinchard include the War Memorial Chapel at Wellington School and Jevington House at Knotty Green, Penn, Bucks. The house was completed in October 1911 but contains much older wood panelling and stained glass. Unusually for a house of this date the bricks are laid in stretcher, rather than the more usual Flemish bond, and presumably indicate early cavity wall construction. See also page 27 and 28 of <a href="#">Conservation Area Appraisal</a>.</p>
2	<p>North Lodge and South Lodge, Framewood Road</p> <p>Landmark building on Framewood Road. 2-storey gabled building with wide central carriage arch, in half-timbered Tudor style.</p> 	<p>Built c.1911 as one building, the lodge and gatehouse to Fulmer Grange. Probably also designed by architect of Fulmer grange, CH Biddulph-Pinchard. See also page 21 of <a href="#">Conservation Area Appraisal</a>.</p>
3	<p>Sculpture at Wexham Springs, Framewood Road</p> <p>Sculpture by William Mitchell called "Vortex". Located at eastern end of the Philosophers' Walk.</p>	<p>Cast in Faircrete, a type of fibre and air-entrained concrete produced by John Laing Concrete Limited. Erected in 1971. On his website the sculptor William Mitchell says that Faircrete "could be cut and formed</p>

		<p>whilst in a wet state and retained its shape whilst in the process of drying”.</p>
<p><b>4</b></p>	<p>Wexham Place, Framewood Road Wexham Place, built in 1860, seems to be the oldest surviving example and is shown on the 1876 map set at some distance from the road in heavily wooded grounds. It is in a plain Italianate style with classical detailing over some of the sash windows, stuccoed walls and a shallow, hipped Welsh slate roof.</p>  <p>Wexham Place in May 1983. ©Crown copyright. NMR</p>	<p>Once the home of Eustace H. Wilding. His wife Essie was the daughter of Asher Wertheimer, a wealthy Jewish art dealer, and friend of the famous portrait painter, John Singer Sargent. There are several of Sargent’s portraits of the family including one set at Wexham Place. Unfortunately, it does not show the building, only a balustrade in the grounds.</p>
<p><b>5</b></p>	<p>Remains of Wexham Mill in the grounds of Mill Cottage, Framewood Road The cut-down tower mill now in the grounds of Mill Cottage.</p> 	<p>The walls are rendered and topped with crenellations, quite a common treatment for redundant windmills. It was painted by the eccentric Lincolnshire artist Karl Salsbury Wood (1888-1958), (“Windmill Wood”) during his ambitious, but ultimately unfinished, attempt to paint all the windmills in the country. The original painting is held by the Usher Gallery, Lincoln.</p>

	Karl Wood's painting of Wexham Mill (THE COLLECTION: Art and Archaeology in Lincolnshire (Usher Gallery, Lincoln), reproduced in the Conservation Area Appraisal by permission of the Benedictines of Pluscarden Abbey)	
<b>6</b>	<p>Pinewood, Framewood Road</p> <p>Pinewood is a stuccoed, slate roofed, villa of later date, perhaps 1890s, although its origins are not clear; a house is shown on the site as early as the 1846 parish map.</p> 	<p>The detailing is classically inspired with three-arched window reminiscent of a Venetian window and the bracketed cornice over the ground floor window.</p>

Furthermore, BC's Local List also contains the following non-designated assets:

- **Wexham Springs**
- **Trenches, Langley Marish (archaeological)**
- **Trenches Farm (archaeological)**
- **Harvey Memorial Hall**

The following additional non-designated heritage assets have been identified through the Neighbourhood Plan process. The Parish Council will work with BC to add them to the Local List:

Ref	Name and why important
<b>7</b>	<p><b><u>Name of asset:</u> Houses no 1,2 3,4,9,10,11,12, 48 and 49 Withycroft Road</b></p> <p><b>Address:</b> Withycroft Road, George Green, Wexham, SL3 6BH which have retained their original features.</p> <p><b>Ownership:</b> L&amp;Q Housing Association and local residents</p> <p><b>Age:</b> Est. 1930s</p> <p><b>Type:</b> Residential properties</p> <p><b>Description:</b> Houses which have retained their original features including hanging tiles.</p> <p><b>Architectural significance:</b> This particular row of houses in Withycroft are traditional cottage style and have retained original tile cladding. The Wexham Design Guidance and Codes notes that there are a range of architectural features and detailing in the Neighbourhood Area. For example, sash and casements windows, hung tiles, porches and dormer windows.</p>

The intricacies of the architectural features and detailing in the Neighbourhood Area are locally distinctive. They provide visual interest and mitigate the scale and bulk of buildings. The use of architectural features and detailing is of particular importance given the discrete architectural material palette that is distinctive of the Neighbourhood Area.

**Photos:**



Numbers 10 and 9

Nos 11 & 12



Nos 1 & 2



Nos 4 & 3



Nos 48 and 49

Ref	Name and why important
8	<p><b>Name of asset:</b> St Mary's Church Hall</p> <p><b>Address:</b> Church Lane. Wexham, SL3 6LH</p> <p><b>Ownership:</b> Diocese of Oxford, Church House, Oxford, Langford Locks, Kidlington, Oxford, OX5 1GF. The Diocese supports the Church Hall as a non-designated heritage asset, which demonstrates their commitment to preserving genuine heritage assets while maintaining reasonable flexibility in land management.</p> <p><b>Age:</b> The Church itself is a Grade II* listed asset. The Church Hall was added in the 1960s.</p> <p><b>Type:</b> Building – church hall</p> <p><b>Description:</b> A church hall providing facilities for the church and the local community.</p> <p><b>Historic Significance:</b> The hall has become a recognisable feature locally.</p> <p><b>Social and Economic Significance:</b> The hall has been in place for over 60 years and serves the church and local community with meeting space.</p> <p><b>Photo:</b></p>



## APPENDIX C – LOCAL GREEN SPACES

One of the distinctive features of the Parish identified in the Community Survey and at the Exhibitions undertaken for the Neighbourhood Plan is the importance of open spaces within the built-up areas.

Through neighbourhood plans, local communities may identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances.

Local Green Spaces should only be designated when a plan is prepared and should be capable of enduring beyond the end of the Plan period.

The Local Green Space designation should only be used where the following reasons apply:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- the green area concerned is local in character and is not an extensive tract of land


#### **How were the spaces identified?**

A number of open spaces were identified during the course of public consultation, for instance via the community survey or at the drop-in event held in the Harvey Memorial Hall. In addition, the Steering Committee carefully audited potential sites from local knowledge and using a map. This created a long-list of suggestions.

The Steering Committee undertook a number of field surveys to assess the open spaces put forward. The majority of the spaces are located within the village built-up confines with a small number outside this. During the site visit, notes were taken alongside photographs. The majority of spaces are publicly accessible and in public ownership, with a few exceptions.

The shortlist of sites is shown below, with reasons provided as to how they meet the NPPF criteria.

**LGS1: Rowley Lane / Wexham Street green space**

<b>Name Address and location</b>	Corner of Rowley Lane / Wexham Street, Wexham, SL3 6PB
<b>Ownership details</b>	Buckinghamshire Council, the Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF
<b>Description and purpose / current use</b>	A verge of grassland.
<b>Any designations</b>	On the edge of a Conservation Area.
<b>Site allocations in Local Plan</b>	No.
<b>Planning permissions?</b>	None
<b>Access &amp; proximity including how close to the community it serves</b>	It is surrounded by Houses on two sides
<b>Demonstrably Special?</b>	<p><b>Tranquillity:</b> The site offers access to an area of green space within the otherwise fairly dense residential area of Wexham Street.</p> <p><b>Beauty:</b> The site contributes positively to the rural character of the village, leading into the wider countryside.</p>
<b>Local in character?</b>	Yes. Approx. 150 square metres
<b>Photo(s)</b>	



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**LGS2: Green space in Grangewood**



<p><b>Name Address and location</b></p>	<p>Land right of number 9, Grangewood, Wexham, SL3 6LP</p>
<p><b>Ownership details</b></p>	<p>Privately owned</p>
<p><b>Description and purpose / current use</b></p>	<p>It is a grassy area and is used by dog walkers.</p>
<p><b>Any designations</b></p>	<p>None</p>
<p><b>Site allocations in Local Plan</b></p>	<p>No</p>
<p><b>Planning permissions?</b></p>	<p>No</p>
<p><b>Access &amp; proximity including how close to the community it serves</b></p>	<p>It is surrounded by the houses in Grangewood.</p>
<p><b>Demonstrably Special?</b></p>	<p><b>Tranquillity:</b> The site offers access to an area of green space within the otherwise fairly dense residential area of Wexham. <b>Recreation:</b> The grassy area provides an important area of green space for use by the residents of Grangewood.</p>
<p><b>Local in character?</b></p>	<p>Yes. Approx. ½ acre</p>

<p><b>Photo(s)</b></p>	
<p><b>Map</b></p>	

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**LGS3: Paddock behind St Mary's Church**

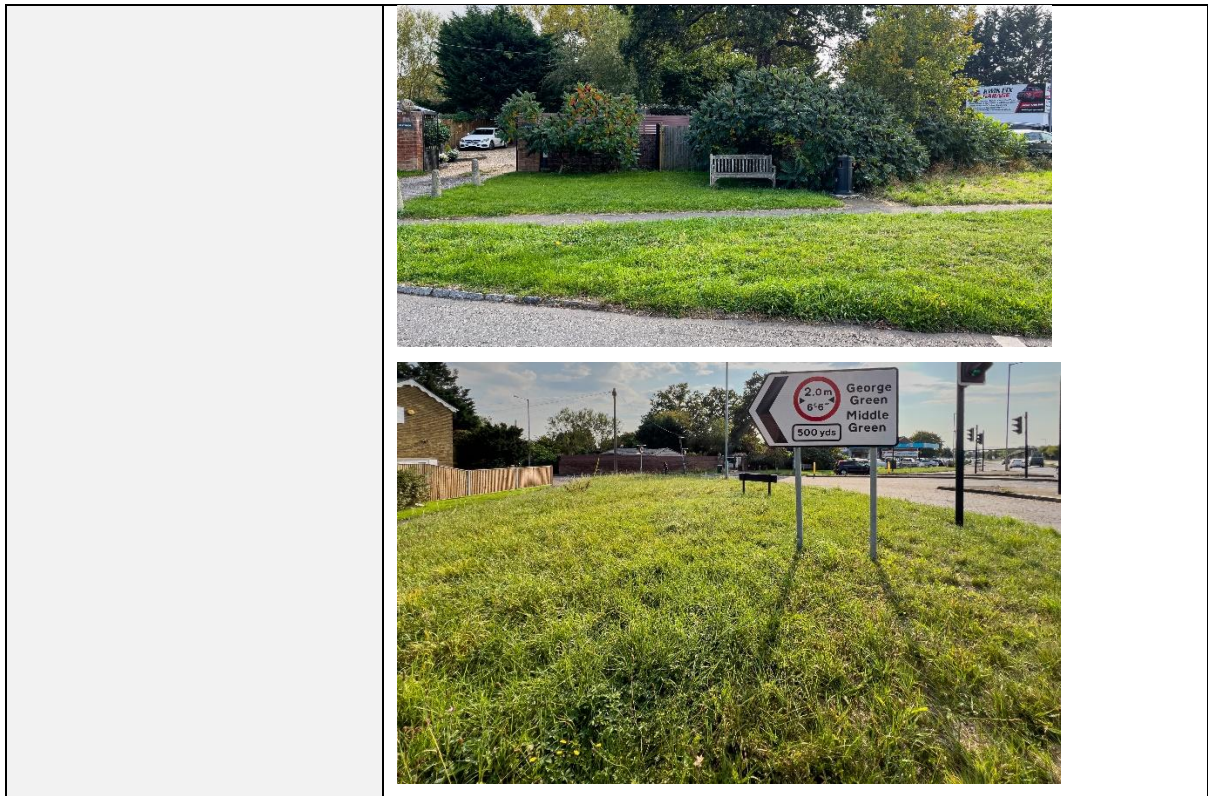
<p><b>Address and location</b></p>	<p>Church Lane, Wexham</p>
<p><b>Ownership details</b></p>	<p>Diocese of Oxford, Church House, Oxford, Langford Locks, Kidlington, Oxford, OX5 1GF</p>
<p><b>Description and purpose / current use</b></p>	<p>It is used by dog walkers and others.</p>

Any designations	None
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	The paddock is close to residents of Church Lane, Wexham.
Demonstrably Special?	<p><b>Tranquillity:</b> The site offers access to an area of green space within the otherwise fairly dense residential area of Wexham</p> <p><b>Recreation:</b> The grassy area provides an important area of green space for use by the residents of Wexham.</p> <p><b>Beauty:</b> The site contributes positively to the rural character of the village, leading into the wider countryside.</p> <p><b>Wildlife:</b> There are mature trees surrounding the paddock.</p>
Local in character?	Yes. Approx. 1 Acre
Photo(s)	
Map	

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**LGS4: Green spaces at Uxbridge Road/George Green Road junction**

<b>Name Address and location</b>	Uxbridge Road/George Green Road junction, George Green, SL3 6AT
<b>Ownership details</b>	Buckinghamshire Council, the Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF
<b>Description and purpose / current use</b>	Used by the local community to sit down on the bench to view passing traffic.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	It is located close to George Green settlement with houses adjoining the site.
<b>Demonstrably Special?</b>	<b>Tranquillity:</b> The bench provides a welcome relief for the George Green community. <b>Beauty:</b> Partially covered with trees, with make for an attractive setting.
<b>Local in character?</b>	Yes. Approx. 1,000 square metres
<b>Photo(s)</b>	



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**LGS5: George Green Field**

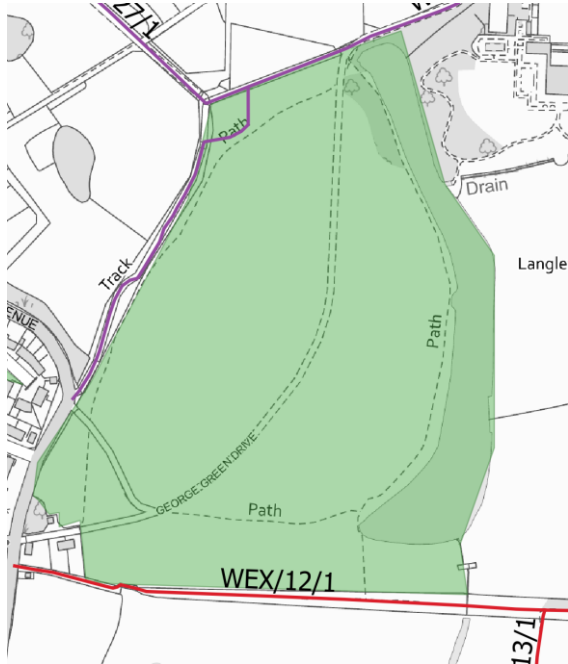
<b>Address and location</b>	George Green, Wexham
<b>Ownership details</b>	Buckinghamshire Council, the Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF

<b>Description and purpose / current use</b>	Grazing but with people having roaming rights
<b>Any designations</b>	None
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The area is on the edge of George Green. The landowner here has confirmed the George Green Fields is not part of Langley Park. It is agricultural land, used for grazing.
<b>Demonstrably Special?</b>	<p><b>Tranquillity:</b> The site offers access to an area of green space within the otherwise fairly dense residential area of George Green</p> <p><b>Recreation:</b> The grassy area provides an important area of green space for use by the residents of George Green.</p> <p><b>Beauty:</b> The site contributes positively to the rural character of the village, leading into the wider countryside.</p>
<b>Local in character?</b>	Yes. Approx. 10 acres


Photo(s)

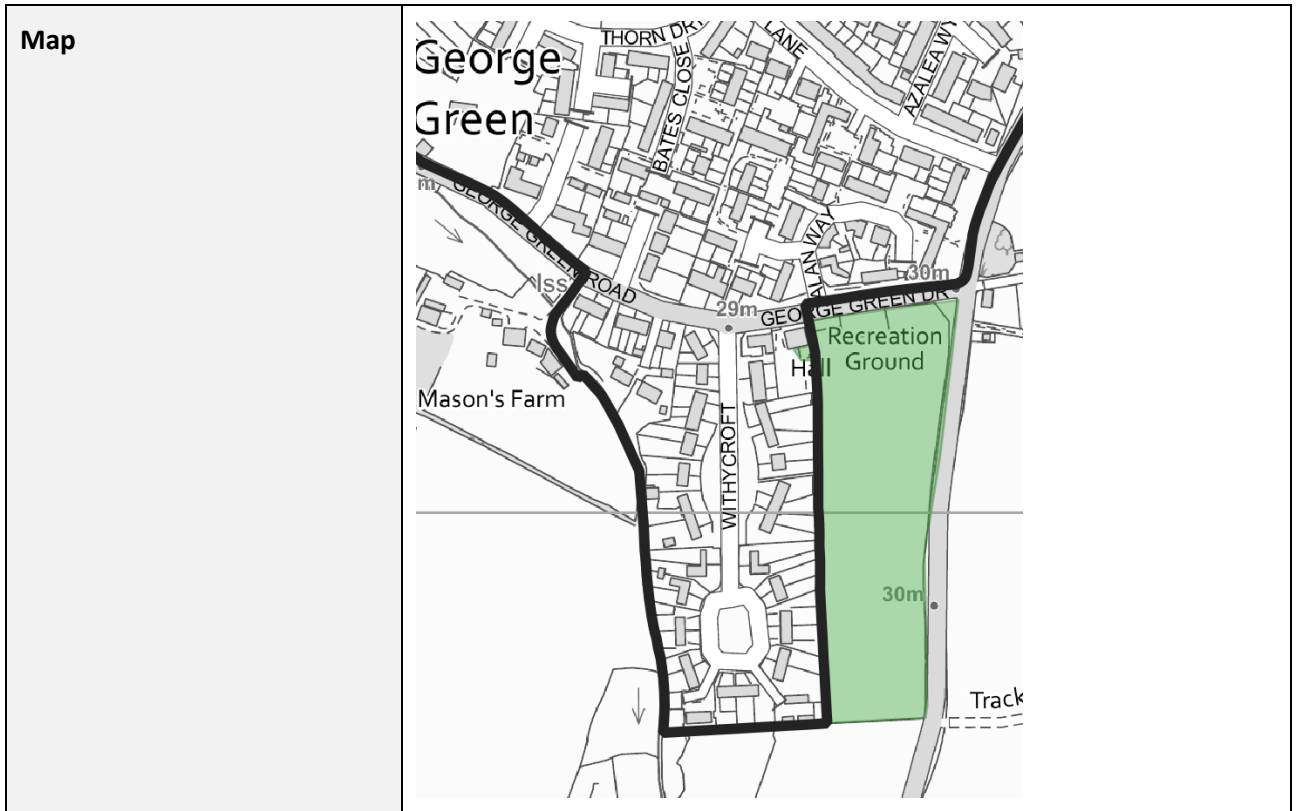


Map




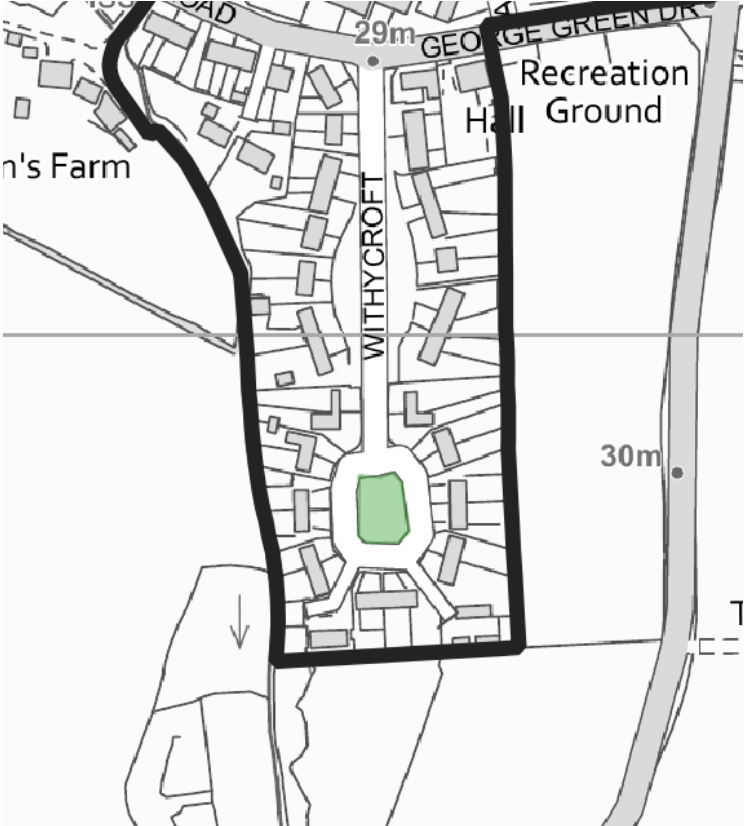
**LGS6: George Green Recreational Field**

<b>Address and location</b>	George Green, Wexham
<b>Ownership details</b>	Wexham Parish Council, Harvey Memorial Hall, George Green Road, George Green, Wexham, Buckinghamshire SL3 6BJ
<b>Description and purpose / current use</b>	Recreational use with a playground and football pitches.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Houses surround two sides of the field and it's accessible to the George Green village.
<b>Demonstrably Special?</b>	<b>Recreation:</b> It is a playground used by the local community with a local football club using at the weekends and used by local schools during term time.
<b>Local in character?</b>	Yes. 4 Acres
<b>Photo(s)</b>	



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**LGS7: Green space at Withcroft**


<b>Address and location</b>	Withcroft, George Green
<b>Ownership details</b>	Buckinghamshire Council
<b>Description and purpose / current use</b>	A grassed area situated among the houses on this road.
<b>Any designations</b>	Green Belt
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Within a residential area
<b>Demonstrably Special?</b>	<b>Recreation:</b> The large space is located among housing and is used for informal recreation by local families and children.
<b>Local in character?</b>	Yes, approximately ¼ acre

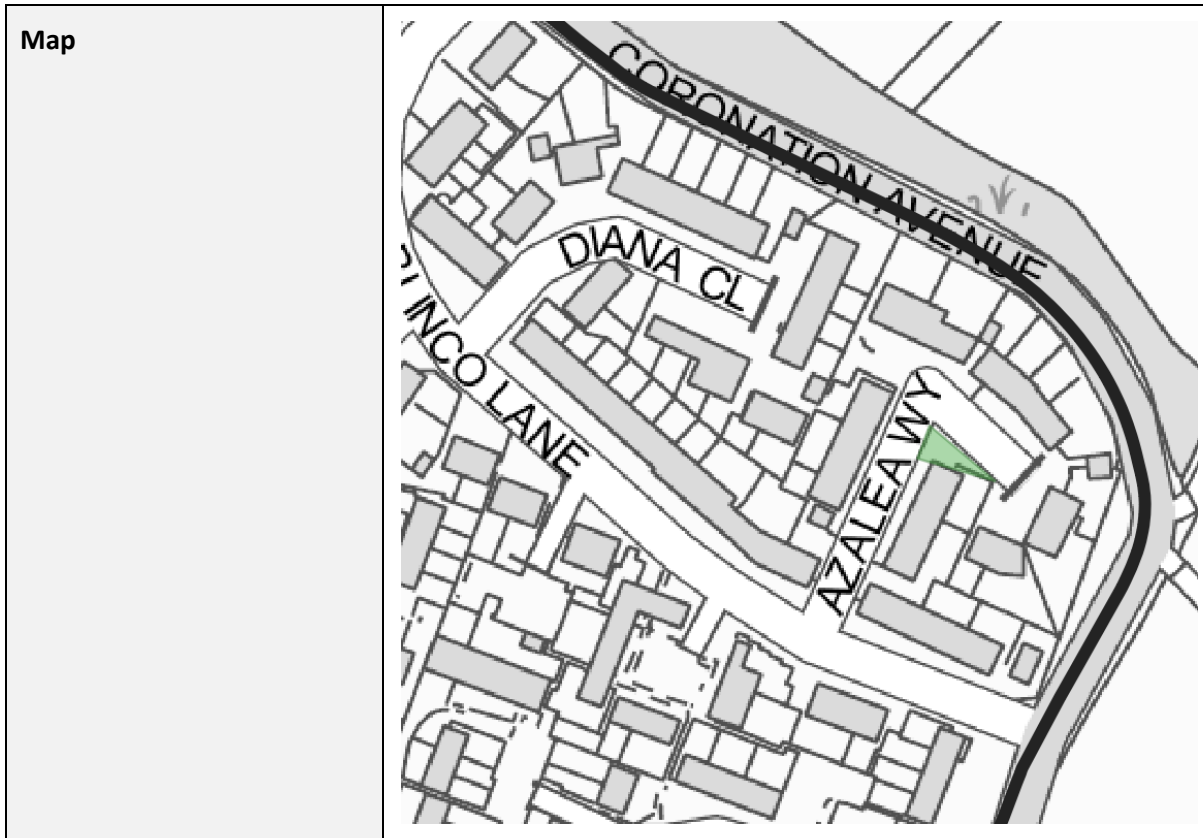
<p><b>Photo(s)</b></p>	
<p><b>Map</b></p>	

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**LGS8: Azalea Way Green Space**

<p><b>Name Address and location</b></p>	<p>9 Azalea Way, George Green, Wexham</p>
<p><b>Ownership details</b></p>	<p>Buckinghamshire Council, the Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF</p>



<b>Description and purpose / current use</b>	Recreational uses by local residents in George Green
<b>Any designations</b>	None
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The grassy area is surrounded by houses.
<b>Demonstrably Special?</b>	<p><b>Tranquillity:</b> The site offers access to an area of green space within the otherwise fairly dense residential area of George Green</p> <p><b>Recreation:</b> The grassy area provides an important area of green space for use by the residents of George Green. The site is laid to grass with a kick about area.</p>
<b>Local in character?</b>	Yes. Approx. 300 sq metres
<b>Photo(s)</b>	



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**LGS9: Wexham Parish Council Notice Board Area**


<p><b>Address and location</b></p>	<p>The Orchards, Middle Green, Wexham SL3 6QE</p>
<p><b>Ownership details</b></p>	<p>Tingdene Parks Ltd, Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northamptonshire, NN8 4HB</p>
<p><b>Description and purpose / current use</b></p>	<p>Area of grass with a bench and notice boards.</p>
<p><b>Any designations</b></p>	<p>No</p>
<p><b>Site allocations in Local Plan</b></p>	<p>No</p>
<p><b>Planning permissions?</b></p>	<p>No</p>
<p><b>Access &amp; proximity including how close to the community it serves</b></p>	<p>It is very close to 210 mobile homes that it serves.</p>

<p><b>Demonstrably Special?</b></p>	<p><b>Tranquillity:</b> The site offers access to an area of green space with a bench within the otherwise fairly dense residential area of mobile homes.</p> <p><b>Recreation:</b> The grassy area provides an important area of green space for use by the residents of Orchards.</p> <p><b>Beauty:</b> The site contributes positively to the rural character of the area, leading into the wider countryside.</p>
<p><b>Local in character?</b></p>	<p>Yes. Approx. 200 sq metres</p>
<p><b>Photo</b></p>	
<p><b>Location map</b></p>	

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**LGS10: The Triangle**

<p><b>Name Address and location</b></p>	<p>The Orchards, Middle Green, Wexham, SL3 6QE</p>
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<b>Ownership details</b>	Tingdene Parks Ltd, Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northamptonshire, NN8 4HB
<b>Description and purpose / current use</b>	Grass land, mature trees and a lake. It is used by dog walkers and for recreation by the 210 homes in the Orchards for fishing in the lake and for sitting on the benches.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	It is close to the 210 homes on the Orchards
<b>Demonstrably Special?</b>	<p><b>Tranquillity:</b> The site offers a tranquil place with people to sit on benches.</p> <p><b>Recreation:</b> The grassy area with it lake provides an important area of green space for use by the residents of the Orchards.</p> <p><b>Beauty:</b> The site contributes positively to the rural character of the Orchards development.</p> <p><b>Wildlife:</b> There are mature trees etc.</p>
<b>Local in character?</b>	Yes. Approx. 1 Acre
<b>Photo(s)</b>	



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**LGS11: The Spinney**


<p><b>Name Address and location</b></p>	<p>The Orchards, Middle Green, Wexham, SL3 6QE</p>
<p><b>Ownership details</b></p>	<p>Tingdene Parks Ltd, Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northamptonshire, NN8 4HB</p>
<p><b>Description and purpose / current use</b></p>	<p>It is used by dog walkers and the benches for quick reflection.</p>
<p><b>Any designations</b></p>	<p>No</p>
<p><b>Site allocations in Local Plan</b></p>	<p>No</p>
<p><b>Planning permissions?</b></p>	<p>None</p>
<p><b>Access &amp; proximity including how close to the community it serves</b></p>	<p>The spinney borders the 210 homes in the Orchards</p>
<p><b>Demonstrably Special?</b></p>	<p><b>Tranquillity:</b> The site offers access to an area of green space within the otherwise fairly dense residential area of the Orchards</p> <p><b>Recreation:</b> The grassy area provides an important area of green space for use by the residents of the Orchards.</p> <p><b>Beauty:</b> The site contributes positively to the rural character of the Orchards, leading into the wider countryside.</p> <p><b>Wildlife:</b> There are mature trees on the edges.</p>
<p><b>Local in character?</b></p>	<p>Yes. Approx. 1/2 acre</p>

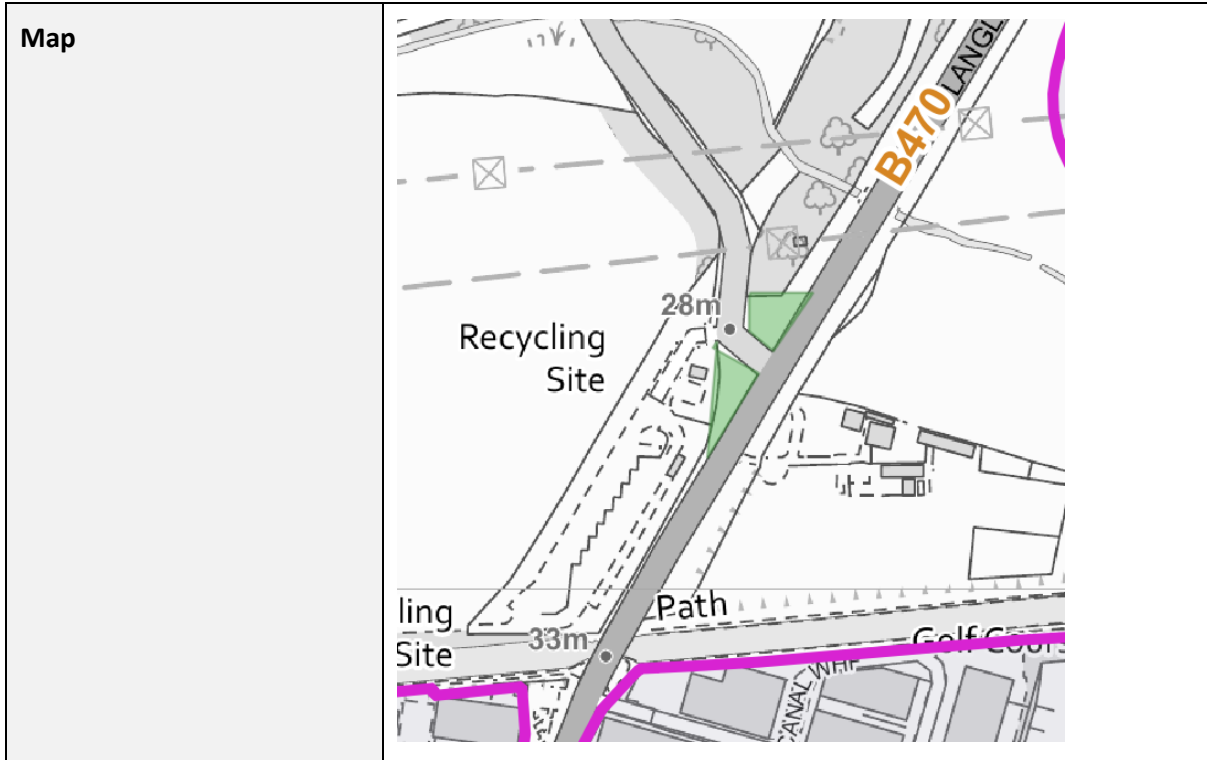
<p><b>Photo(s)</b></p>	
<p><b>Map</b></p>	

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**LGS12: Green space at Trenches Lane/Langley Park Road**

<p><b>Name Address and location</b></p>	<p>Corner of Trenches Lane and Langley Park Road, Wexham</p>
<p><b>Ownership details</b></p>	<p>Buckinghamshire Council</p>
<p><b>Description and purpose / current use</b></p>	<p>Small areas laid to grass, with public access routes effectively acting as a conduit between The Orchards and small wooded areas.</p>
<p><b>Any designations</b></p>	<p>Green Belt</p>
<p><b>Site allocations in Local Plan</b></p>	<p>No</p>
<p><b>Planning permissions?</b></p>	<p>None</p>

<p><b>Access &amp; proximity including how close to the community it serves</b></p>	<p>It is located near to The Orchards.</p>
<p><b>Demonstrably Special?</b></p>	<p><b>Recreation:</b> Despite having the appearance of a verge, the space is well-used by dogwalkers and has always been a valued green space linking other spaces. It has been slowly eroded as it has not been looked after. The community would like to reinstate it as a usable walking spot and access point.</p>
<p><b>Local in character?</b></p>	<p>Yes. Approx. 100 sq metres.</p>
<p><b>Photo(s)</b></p>	



## APPENDIX D – LOCALLY SIGNIFICANT VIEWS

One of the distinctive features of the Parish is the visual connectivity with the surrounding countryside from public places.

The Community Survey undertaken for the Neighbourhood Plan and feedback during the drop-in events have highlighted that parishioners value highly the visual connection between the villages and the surrounding countryside.

It is recognised that whilst there are a significant number of views across beautiful countryside within the Parish, it would be impossible to list them all. Rather, it is important to protect and enhance the natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it.

**How the views were identified:** Several important views were identified during the course of public consultation at meetings held in the Harvey Memorial Hall, where residents were asked to identify what was important to the parish and also to draw preferred views on maps of the Parish. In addition, the Community Survey provided an opportunity for people to nominate special views.

Members of the Steering Committee undertook a number of visits to assess the views put forward. The identified views were examined in more detail, in particular where those views formed an integral part of a Character Area or approach/setting. The Steering Committee first ensured that the views were public, rather than private views, and visible either from the public highway, public footpaths, bridleways, public open spaces or space to which the public has access. They were carefully recorded and mapped and assessed using set criteria consistently. All views met one or more of the following criteria:

- a. important to the character of the Conservation Area
- b. important to the setting of a listed building(s)
- c. important to a Character Area (as defined in the Wexham Design Guidance and Code)
- d. important to the village approach and setting
- e. important to the feeling of openness and countryside
- f. important view of landmark feature, such as a listed building or woodland

The views and overarching reasons for identifying are set out below:

Ref.	Name	Reason for importance of view
V1	Panoramic View looking south-west from the Gird Reference Temple at Langley Park	b, e, f
V2	View looking south from public footpath WEX/2/2 the of the Wexham Park Golf Course	e, f
V3	View looking south from further east along the public footpath WEX/2/2 of the Wexham Park Golf Course	e, f
V4	View north from the public footpath WEX/2/2 on the Wexham Path Golf course	e, f

V5	View northwards from A412, at the end of WEX/24/1, just north of Pinewood Hotel	c, e, f
V6	View of Vortex Sculpture within the Framewood Road Conservation Area as described in Character Appraisal and Management Plan	a, b, c, f

**V1: Panoramic View looking south-west from the Gird Reference Temple at Langley Park**



This beautiful view is taken from the temple area of Langley Park looking south/southwest towards Windsor Castle. It is an historic view as the Duke of Marlborough used to have dinner parties where the guest's looking south would have the same view. There are mature trees in the foreground.

**V2: View looking south from public footpath WEX/2/2 (Grid Ref: SU992832) the of the Wexham Park Golf Course**



This beautiful view is taken from the public footpath, of Wexham Park Golf course looking south. The mature trees attract wildlife.

**V3: View looking south from further east along the public footpath WEX/2/2 (Grid Ref: SU994831)  
of the Wexham Park Golf Course**



This beautiful view is taken from the footpath southwards. The mature trees attract wildlife.

**V4: View north from the public footpath WEX/2/2 (Grid Ref: SU993832) on the Wexham Path Golf course**



View north from the public footpath on the Wexham Path Golf course. The mature trees attract wildlife.

**V5: View northwards from A412, at the end of WEX/24/1 (Grid Ref: TQ002818), just north of Pinewood Hotel**



View northwards from A412 just north of Pinewood Hotel. There are mature trees which attract wildlife.