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and examinations

Report on the Wexham Neighbourhood Plan 2024 – 2040

An Examination undertaken for Buckinghamshire Council with the support of Wexham Parish Council on the May 2025 submission version of the Plan.

Independent Examiner: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

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Intelligent Plans and Examinations (IPE) Ltd, Office 10, 5 Argyle Street, Bath BA2 4BA

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Main Findings - Executive Summary

From my examination of the Wexham Neighbourhood Plan (the Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Wexham Parish Council;
- the Plan has been prepared for an area properly designated – the Wexham Neighbourhood Area – Figure 1 on Page 7 of the Plan;
- the Plan specifies the period to which it is to take effect – 2024 - 2040; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Wexham Neighbourhood Plan 2024 - 2040

- 1.1 Wexham is a civil parish in south Buckinghamshire within the administrative area of Buckinghamshire Council. The parish is located on the northeastern outskirts of Slough, with the M40 motorway generally to the north and the M25 to the east. The village of Wexham is on the western boundary of the parish. The other principal settlements are Wexham Street, George Green, Middle Green and The Orchards. The parish includes part of the forest of Burnham Beeches.
- 1.2 The area was designated by Buckinghamshire Council in 2023. Since that time, and before, plan preparation has been carried out under the auspices of a Steering Committee comprised of parish councillors and volunteers, with assistance from consultants. Various exploratory meetings have taken place with the public, neighbouring parishes and Buckinghamshire Council. Engagement has included a variety of surveys and a mix of promotional activities. The resultant Plan has a vision, six objectives and 12 key policies.

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Wexham Neighbourhood Plan by Buckinghamshire Council, with the agreement of Wexham Parish Council.
- 1.4 I am a chartered town planner and former government Planning Inspector with over fifty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.5 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- Whether the Plan meets the Basic Conditions;
 - Whether the Plan complies with provisions under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum.

- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).
- 1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

- 1.8 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the development plan for the area;
 - be compatible with and not breach European Union (EU) obligations (under retained EU law)¹; and
 - meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.²

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of Buckinghamshire Council, not including documents relating to excluded minerals and waste development, is the South Bucks Core Strategy together with policies from the South Bucks Local Plan saved from 2011. There is an emerging Local Plan in the form of the Buckinghamshire Local Plan, but this is at an early stage of its preparation.³

¹ The existing body of environmental regulation is retained in UK law.

² This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

³ View the timetable for preparation here:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-scheme/local-development-scheme/plans-we-will-work-on/>

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2.2 Planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Wexham Neighbourhood Plan 2024 -2040, May 2025;
 - a map which identifies the area to which the proposed Neighbourhood Development Plan relates;
 - the Consultation Statement, May 2025;
 - the Basic Conditions Statement, May 2025;
 - the Wexham Neighbourhood Plan Design Guidance and Codes, September 2024;
 - the Wexham Neighbourhood Plan Housing Needs Assessment, November 2024;
 - all the representations that have been made in accordance with the Regulation 16 consultation;
 - the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening, Full Screening Outcome, November 2024, prepared by Buckinghamshire Council; and
 - the request for additional clarification sought in my letter dated 25 November 2025 and the response from Wexham Parish Council dated 8 December 2025.⁴

Site Visit

2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 13 December 2025 to familiarise myself with it and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal

⁴ View the documents at: <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/the-plans/>

requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Wexham Neighbourhood Plan has been prepared and submitted for examination by Wexham Parish Council, which is a qualifying body for an area that was designated by Buckinghamshire Council on 12 September 2023.
- 3.2 It is the only Neighbourhood Plan for the Wexham Neighbourhood Area and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2024 to 2040.

Neighbourhood Plan Preparation and Consultation

- 3.4 Details of plan preparation and consultation are set out in the Parish Council's Consultation Statement. Following designation of the parish by Buckinghamshire Council on 12 September 2023, plan preparation was progressed by a Steering Committee comprised of parish councillors and volunteers. Consultants were later appointed to prepare supporting evidence and to assist in the preparation of the draft plan.
- 3.5 Table 1 in the Consultation Statement sets out a summary timeline of the activities followed in plan preparation. There has been extensive interaction and consultation with the local community. Formal consultation under Regulation 14 took place between 16 December 2024 and 15 February 2025. Details of persons and bodies consulted are set out in Appendix A of the Consultation Statement.
- 3.6 The Consultation Statement records that nine representations were made from public or corporate bodies at the Regulation 14 stage. In addition, there were 12 responses from local residents, either in the form of emails, replies on paper or via an online survey. Three teenagers responded to a survey aimed at that age group and I particularly commend them for their engagement. Appendix B contains summary details of the issues and concerns that were raised and of how these were considered and addressed.
- 3.7 At the Regulation 16 stage which ran from 19 June 2025 to 31 July 2025, representations were received from ten parties. In addition to comments

by Buckinghamshire Council, and by one local resident, three representations were made by public bodies and five by agents acting for landowners. I have taken all those representations into account in making my recommendations.

- 3.8 I am satisfied that, at both the Regulation 14 and the Regulation 16 stages, the consultation process met the legal requirements and there has been procedural compliance. Regard has been paid to the advice on plan preparation and engagement in the PPG.

Development and Use of Land

- 3.9 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act.

Excluded Development

- 3.10 The Plan does not include provisions and policies for “excluded development”.⁵

Human Rights

- 3.11 Wexham Parish Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) by Buckinghamshire Council, which found that SEA was not required. Having read the Full Screening Outcome, I support this conclusion.
- 4.2 The Wexham Neighbourhood Plan was further screened for Habitats Regulations Assessment (HRA), which also was not triggered. Although close to European designated nature sites (for example, the Burnham Beeches Special Area of Conservation (SAC) and the Windsor Great Park and Great Park SAC), none of the policies in the Plan should have an impact on any SAC or Special Protection Area. Natural England agreed with the screening conclusion.⁶ From my independent assessment of this matter, I have no reason to disagree. Therefore, I am content that the (retained) EU obligations relevant to this Plan have been met.

⁵ See section 61K of the 1990 Act.

⁶ See email dated 8 October 2024 on Page 31 of the Full Screening Outcome.

Main Issues

- 4.3 Having regard for the Wexham Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are six main issues relating to the Basic Conditions for this examination. These concern:
- Spatial Strategy;
 - Housing;
 - Character, Heritage and Design;
 - Environment and Green Space;
 - Transport and Movement; and
 - Community Facilities.
- 4.4 Before I deal with the main issues, I have a few observations to make with regard to the representations. First, the Wexham Neighbourhood Plan should be seen in the context of the wider planning system. This includes the South Bucks Local Plan as well as the NPPF and PPG. It is not necessary to repeat in the Neighbourhood Plan matters that are quite adequately dealt with elsewhere.⁷ Having said that, there may be scope to give emphasis to matters particularly relevant in the context of Wexham.
- 4.5 Secondly, the Neighbourhood Plan does not have to deal with each and every topic raised through the consultation. In this regard, the content of the Neighbourhood Plan and the scope of the policies is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions.
- 4.6 Thirdly, my central task is to judge whether the Neighbourhood Plan satisfies the Basic Conditions. Many of the representations do not demonstrate or indicate a failure to meet those conditions or other legal requirements. Similarly, many of the suggested additions and improvements are not necessary when judged against the Basic Conditions.
- 4.7 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed modifications are factual corrections.⁸ Others are necessary in order to have closer regard to national policies and advice. In particular, plans should be succinct and contain policies that are clearly written and

⁷ See NPPF Paragraph 16 f).

⁸ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

unambiguous.⁹ A decision maker should be able to apply them consistently and with confidence when determining planning applications. In addition, the policies should be supported by appropriate evidence.¹⁰

Issue 1 – Spatial Strategy

- 4.8 Policy WEX1: Location Of Development, at Clause D.vi, refers to connecting with the primary movement network hierarchy. In this regard, there is a cross-reference to Policy WEX11. However, Policy WEX11 concerns publicly accessible parking. There is no other reference within the Plan to the primary movement network hierarchy. As such, there needs to be a link to take readers to a document where the network can be viewed (proposed modification **PM1**).

Issue 2 – Housing

- 4.9 Policy WEX2 is entitled “Meeting Local Housing Needs”. Clause A.i calls for the delivery of smaller dwellings “in terms of bedroom size” (that is, the actual bedrooms should be smaller). There is no evidence to support this requirement. Indeed, it could be seen as a requirement detrimental to living conditions. The provision should be omitted and replaced by a reference to 2- and 3- bedroom homes.¹¹
- 4.10 The policy also states that the tenure of affordable units “should meet the specific needs of the parish”. In the Parish Council’s answers to my questions¹², it is clear that these needs are evidenced in the Wexham Housing Needs Assessment. For the benefit of applicants, this source should be referenced in the Plan.
- 4.11 Clause A.iii of the policy refers to “Proposals that enable 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).” Development proposals for residential use should respond positively to this principle. Whilst it would be possible to support housing in these categories, a neighbourhood plan policy cannot govern housing allocations. Re-wording of the provision is necessary.
- 4.12 Appropriate amendments to the policy are set out in proposed modification **PM2**. The modification also requires links to two documents concerning principles and guidance which need to be reflected under Clause B of the policy; this for clarity when preparing residential planning applications.

⁹ NPPF, Paragraphs 15 and 16 d).

¹⁰ PPG Reference ID: 41-041-20140306.

¹¹ See Parish Council’s answers dated 8 December 2025 to my questions.

¹² See Parish Council’s answers dated 8 December 2025 to my questions.

Issue 3 – Character, Heritage and Design

- 4.13 Clause B of Policy WEX3 (Character And Design Of Development) says that “Development proposals should reflect the architectural variety found locally”. However, this requirement could have unintended consequences. For example, if there were a very wide variety of styles to be found locally, there would be a requirement for that very wide variety to be reflected in the scheme design. A re-wording of the provision is necessary.
- 4.14 Clause C.iii of the policy refers to providing active frontages through landscaping and boundary treatments. Although the meaning of “active frontages” is well understood, the role of landscaping and boundary treatments in the policy is not entirely clear. Clarity would be added through the proposed modification.
- 4.15 Next, Clause C.iv refers to adopting “a Healthy Streets Approach”. A link is needed to the appropriate reference document; also, to the Buckinghamshire Vehicle Parking Standards referred to in Clause C.v. This and all other points would be addressed through proposed modification **PM3**.
- 4.16 Clause B of Policy WEX4 (Energy Efficiency And Design) is supportive of sustainable design features where detrimental impact on “features, interest” and other characteristics is avoided. The same phrasing is used in Clause C. Clarity as to what is meant by “features” and “interest” would be provided under proposed modification **PM4**.
- 4.17 Policy WEX5: Conserving Heritage Assets makes reference to development proposals being guided by the Framewood Road Conservation Area Character Appraisal. For the clarity of applicants when preparing their proposals, a link to the character appraisal should be provided.
- 4.18 The policy continues with a call to “protect open spaces and vistas important to the character and setting of the Conservation Area”. For the benefit of both applicants and decision takers, it is important that such open spaces and vistas are clearly identified. Proposed modification **PM5** addresses all necessary changes.

Issue 4 – Environment and Green Space

- 4.19 The first clause of Policy WEX6 (Landscape, Environment And Biodiversity) refers to “chains” of green and blue infrastructure as identified on Figure 9. In fact, Figure 9 does not identify “chains” as such. As confirmed in the Parish Council’s answers to my questions¹³, this is a reference to inter-connected biodiversity features. A related amendment of the policy would add clarity.

¹³ See the Parish Council’s answers dated 8 December 2025 to my questions.

- 4.20 The policy continues by referencing (Clause B) "identified biodiversity opportunity areas". For the benefit of both applicants and decision takers, these opportunity areas need to be clearly identified. The clause should also be modified to indicate that off-site provision of biodiversity net gain in the parish, rather than elsewhere, is to be preferred (but this is not an overriding requirement) where on-site is not possible.
- 4.21 Under Clause C.i, various matters need to be addressed in development proposals. The first of these is "no loss of, or damage to, existing trees or woodland during or as a result of the development". In this regard, there is no evidence to suggest that, having regard to specific landscaping proposals, a certain loss may be unacceptable. Additionally, it may be possible to compensate for tree loss through compensatory planting off site.
- 4.22 Clause C.ii states that, "Where possible, at least two trees should be planted for every tree removed". Such replacement would no doubt be a possibility in a good many cases. However, there are wider considerations, such as the reasonableness of such a requirement in the circumstances. The expression "where appropriate" is to be preferred.
- 4.23 Proposed modification **PM6** applies necessary amendments to Policy WEX6.
- 4.24 Under Policy WEX7, some 14 areas are put forward for designation as Local Green Spaces. In addition to the evidence within the draft Plan, I have considered the proposed designations in the light of policy and guidance in the NPPF and the PPG.
- 4.25 Four areas in the ownership or part ownership of Redlane Sites Limited have been the subject of representations. These are LGS10: Wexham Parish Council Notice Board Area; LGS11: Trenches Field; LGS12: The Triangle; and LGS13: The Spinney. Buckinghamshire Council also owns land at Trenches Field (as the principal landowner) and has similarly objected to the designation.
- 4.26 Taking Trenches Field first, I accept that the site is in reasonably close proximity to the community it serves (at The Orchards park homes site). In addition, support for the designation through community engagement is an indication that it could be regarded as "demonstrably special to the community". Whether it has particular local significance is a different matter. In this regard, the Parish Council has referenced tranquillity, recreation and wildlife.
- 4.27 The site has a certain recreational value, principally through use of the right of way crossing the site. As to tranquillity, I did not gain the impression of tranquillity on my site visit. The site is quiet enough, but it is not, in my opinion, an area for the quiet contemplation that I associate with tranquillity. With regard to wildlife, I recognised the signs of

potential importance but there is no hard evidence of particular local significance.

- 4.28 In this particular case, I would also regard the site as an extensive tract of land. The Parish Council gives the area as 5 acres. I regard Buckinghamshire Council's calculation of 80 acres to be more accurate. This is a particularly large area where public access is restricted to movement along a single right of way. Designation as a Local Green Space is not warranted.
- 4.29 As to the other three spaces, I saw that they are all areas of amenity open space of varying sizes within the park homes site at The Orchards where open space is at a premium. I appreciate that they are on privately-owned land, and that the site has approval for use for the stationing of mobile caravans. However, I regard as significant their proximity to the community and the fact that they would have recreational value of particular local significance. Their designation is to be supported.
- 4.30 With regard to the proposed designation of Demonstration Garden, Wexham Springs, I note that the site has particular historic significance; also, a unique 20th century garden by important designers. However, on my site visit, I was unable to gain access to the site and only gain very limited impressions from certain boundaries. In such terms, I was unable to understand or appreciate the historic significance or see the gardens that have important associations. It would be the same for any member of the public. The value remains intrinsic.
- 4.31 In this instance, I believe public access is important. Without public access, it would be wrong to use Local Green Space designation as a way of safeguarding the special interests of the site. Reference to the site should be removed from the Plan. I am, however, satisfied that the other sites proposed for designation meet the NPPF criteria.
- 4.32 Necessary changes to Policy WEX7: Local Green Space are set out in proposed modification **PM7**.
- 4.33 The protection of locally significant views is the subject of Policy WEX8. Views V2, V3 and V4 are amongst views the subject of representations by Wexham Park Golf and Leisure Centre Limited. The Club is concerned that, amongst other things, the policy could restrict the ability to re-fashion the course should this be deemed appropriate.
- 4.34 I do not consider that the policy would be unduly restrictive. For example, it should be possible to re-fashion the course without significant detriment to the existing views. As it is, I consider that the views of the fairways, as seen from the public footpath, are worthy of safeguarding.
- 4.35 The extent of View V6, Views of Vortex Sculpture within the Framewood Road Conservation Area, is shown in a plan in the Parish Council's answers dated 8 December 2025 to my questions. The view is taken from a point

within the Demonstration Gardens site at Wexham Springs. As noted above, the site is not accessible to the public. There is no point in safeguarding a view, as shown, if it cannot be seen. It should be removed from the Plan as in proposed modification **PM8**.

- 4.36 Turning to Policy WEX9: Dark Skies, there is reference to two documents published by the Institution of Lighting Professionals. I note that links to the documents are provided in Section 15 of the Plan, List of Evidence Documents. For clarity, a footnote drawing attention to these links should be included within the policy. Proposed modification **PM9** refers.

Issue 5 – Transport and Movement

- 4.37 Policy WEX11 concerns Publicly Accessible Parking. Amongst other things, the policy aims to alleviate parking congestion in a number of locations, including in the vicinity of Wexham Park Hospital. I note that the hospital is outside the boundary of the Neighbourhood Area. Of necessity, the policy would have to be limited to alleviate parking congestion but only in so far as is possible within the Neighbourhood Area. This is the subject of proposed modification **PM10**.

Issue 6 – Community Facilities

- 4.38 The final policy within the Neighbourhood Plan is Policy WEX12: Important Community Facilities. Clause A of the policy sets out circumstances where development proposals would be supported. The first is that the applicant has engaged with the Parish Council to determine local need. This should be re-worded. The provision should be determined on land-use merits, not on whether or not the applicant has liaised with the Parish Council.
- 4.39 Another provision is that proposals would not have harmful impacts on heritage assets. The tests concerning the acceptability of proposals affecting heritage assets are set out in the NPPF. In this regard, reference should be made to material harm to the significance of the asset.
- 4.40 Clause C of the policy refers to “local community and learning uses (Use Class F), as shown on Figure 18”. However, Figure 18 does not indicate which community facilities are to be regarded as falling within this category. Necessary amendment of this and the other clauses in the policy is dealt with in proposed modification **PM11**.

Other Policies

- 4.41 There remains one policy that has not been the subject of scrutiny in the above report. This is Policy WEX10: Improving Walking/Wheeling, Cycling And Equestrian Opportunities. To a greater or lesser extent, this topic is covered in NPPF Section 9 (Promoting sustainable transport). I find that there has been regard for national policy and that the Basic Conditions have been met.

Other Matters

- 4.42 All policy areas have been considered in the foregoing discussion. With the modifications that I have recommended, the Plan would meet the Basic Conditions. Other minor non-material changes (that do not affect the Basic Conditions), including those suggested by Buckinghamshire Council as well as consequential amendments, corrections and up-dates, could be made prior to the referendum at the Councils' discretion.¹⁴ One such example is on page 98 of the Plan, where the reference to "Langley Court Road" should be to "Langley Park Road".

5. Conclusions

Summary

- 5.1 The Wexham Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Wexham Neighbourhood Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate those who have been involved. The Plan should prove to be a useful tool for future planning and change in Wexham over the coming years.

¹⁴ PPG Reference ID: 41-106-20190509.

Andrew S Freeman

Examiner

Appendix: Modifications

| Proposed modification number (PM) | Page no/ other reference | Modification |
|--|---------------------------------|--|
| PM1 | Page 16 | In Policy WEX1 D.vi, provide a link to the primary movement network hierarchy. Delete "(see Policy WEX11)". |
| PM2 | Page 21 | In Policy WEX2 A.i, replace "in terms of bedroom size" with "2- and 3- bedroom homes After "The tenure of affordable units should meet the specific needs of the parish" add "as evidenced by the Wexham Housing Need Assessment". In Clause WEX2 A.iii, replace "that enable" with "that are designed to facilitate". In Clause WEX2.B, provide links to the two documents referenced. |
| PM3 | Page 24 | In Policy WEX3.B, replace "the architectural variety found locally" with "local architecture and scale". In Clause WEX3.C.iii, replace "to provide active frontages" with "recognising the desire for active frontages". In Clause WEX3.C.iv, provide a link to the Active Streets Approach. In Clause WEX3.C.v, provide a link to the Buckinghamshire Vehicle Parking Standards. |
| PM4 | Page 27 | To the text supporting Policy WEX4, add an explanation of the terms "features" and "interest" in line with the response given in the Parish Council's answers dated 8 December 2025 to my questions. |

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| PM5 | Page 31 | <p>In Policy WEX5.C.i, add a link to the Framewood Road Conservation Area Appraisal.</p> <p>At the end of Clause WEX5.C.iii, add "as described in the Framewood Road Conservation Area Character Appraisal".</p> |
| PM6 | Page 33 | <p>In Policy WEX6.A, replace "chains" with "interconnected biodiversity features".</p> <p>In Clause B, replace the first sentence with the following: "Proposals should seek to deliver a measurable biodiversity net gain of at least 10%. A net gain of 20%, where possible, is encouraged."</p> <p>In Clause B, replace "they should be prioritised for" with "first preference should be given to".</p> <p>At the end of Clause B, add "as identified in the Local Nature Recovery Strategy for Buckinghamshire and Milton Keynes and associated mapping [link]".</p> <p>At the end of Clause C.i, add "without appropriate mitigation or compensation".</p> <p>In Clause C.ii, replace "possible" with "appropriate".</p> |
| PM7 | Page 43 | <p>In regard to Policy WEX7 and the supporting text, remove reference to sites 1 (Demonstration Gardens) and 11 (Trenches Field).</p> |
| PM8 | Page 46 | <p>In regard to Policy WEX8 and the supporting text, remove reference to V6 (View of Vortex Sculpture).</p> |
| PM9 | Page 48 | <p>With regard to sub-clause iv of Policy WEX9, provide a footnote to indicate that links to the reference documents are to be found in Section 15.</p> |
| PM10 | Page 55 | <p>Change the beginning of the second sentence of Policy WEX11.B so that it reads: "In particular, proposals within the boundary of the Neighbourhood Area</p> |

| | | |
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| | | which will alleviate parking congestion...". |
| PM11 | Page 59 | <p>Delete sub-clause A.i in Policy WEX12.</p> <p>After sub-clause iv, add an unnumbered sentence stating: "Applicants are encouraged to engage with the Parish Council to determine local need."</p> <p>Change sub-clause A.iv so that it reads: "the proposals would not cause material harm to the significance of a heritage asset, including...".</p> <p>In Clause B, substitute "included on Figure 18" for "as shown on Figure 18".</p> |