



WEXHAM
NEIGHBOURHOOD
PLAN:
DECISION STATEMENT
ON PROCEEDING TO A
REFERENDUM



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Executive summary

Following the examination of the Wexham Neighbourhood Plan, this Decision Statement sets out the modifications to the Plan which have been proposed by the Examiner in the Examiner's report, the decision to proceed to referendum and the area for the referendum.

Introduction

1.1. Under the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and all other relevant legislation, Buckinghamshire Council ("the Council") has a statutory duty to consider the Wexham Neighbourhood Plan following its examination. Pursuant to the Buckinghamshire Council constitution, the Planning Policy Manager or a Planning Policy Team Leader are responsible for making decisions relating to neighbourhood planning.

Background

- 1.2. The Wexham Neighbourhood Plan relates to the Wexham Neighbourhood Area that was designated by Buckinghamshire Council in September 2023. This area covers the whole of Wexham Parish and is entirely within the Local Planning Authority Area. Wexham Parish Council is the designated qualifying body for the Plan.
- 1.3. The Parish Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) from 16 December 2024 to 15 February 2025.
- 1.4. Following the submission of the Neighbourhood Plan and required supporting documents to the Council, Buckinghamshire Council publicised the Neighbourhood Plan from 19 June 2025 to 31 July 2025, and representations were invited in accordance with regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Independent examination

1.5. The Council, with the agreement of Wexham Parish Council, appointed Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI to undertake the examination of the Neighbourhood Plan and to prepare a report of the

independent examination.

1.6. The Examiner decided to deal with the Neighbourhood Plan via written representations and made a site visit to the Parish on 15 December 2025.

1.7. The Examiner's report was received on 4 February 2026. The report concludes that, subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning Referendum. The Examiner also recommended that the referendum area should be based on the designated Wexham Neighbourhood Area which is the same as Wexham Parish.

Reasons for the decision

1.8. The Council has reviewed the Examiner's report and concludes that the modifications proposed by the Examiner are valid in that they meet the Basic Conditions.

1.9. The Neighbourhood Planning (General) Regulations 2012 (as amended) require under Regulation 18 for the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Plan. The Regulations (13) provide that where the Council disagrees with the Examiner's decision made in his report the Council has to re-consult, however this provision is not engaged in this instance for the reasons set out in Annex 1.

1.10. Having considered each of the recommendations made by the Examiner in the Examiner's report and the reasons for them, the Council has decided to accept the Examiner's modifications to the Neighbourhood Plan.

1.11. The Parish Council have accepted the Examiner's recommendations. They will work with the Council to produce a referendum version of the neighbourhood plan by updating the submission version of the plan with the examiner's modifications.

1.12. Annex 1 below outlines the Examiner's Modifications to the Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of the 2004 Act) and Buckinghamshire Councils response to each of the Examiner's recommendations.

- 1.13. The Council is satisfied that, subject to those modifications which it considers should be made to the Plan as set out in Annex 1 below, the Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention Rights and complies with the provision made by or under 61E(2), 61J and 61L of the said Act.
- 1.14. As a result of the above, the Plan as modified should proceed to Referendum.
- 1.15. The referendum date will be set in due course.

Other information

- 1.16. The Independent Examiner's Report and the Neighbourhood Plan and supporting documents can be viewed on the Council's website:
<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/the-plans/>

Financial and Legal Implications

5.2 Financial – there are no significant costs, other than officer time, involved in the consideration of the Examiner's recommendations. However, there are costs associated with the decision to allow the plan to proceed to referendum. The costs of organising and holding the referendum are borne by the Council. The Government provides grant funding should a neighbourhood plan be produced, and the Council determines that the plan should proceed to a referendum. The grant is intended to cover the costs of the referendum and contribute to the additional costs to the Council of providing neighbourhood plan support. The grant is available per neighbourhood plan. However, it should be noted that the Government could amend the neighbourhood grants scheme or end the grants at any time and at this time has not yet confirmed continuation of funding.

5.3 Legal – as explained above the Council is legally required to consider the recommendations within a neighbourhood plan examiner's report and come to a decision on each recommendation.

Delegated authority

Part I Section 2 (Scheme of Delegation to Officers) Para 2.21 of Buckinghamshire Council's Constitution authorises the Corporate Director or Directors with Responsibility for Planning to determine all decisions relating to neighbourhood planning. The Corporate Director or Director with Responsibility for Planning has further delegated authority to the Head of Spatial Planning and Climate Resilience, the Planning Policy Manager and Planning Policy Team Leaders to make decisions relating to neighbourhood planning in a note dated 09 August 2021 titled 'Non-Financial Delegations to Officers'; 'Relating to Planning and Development Management'.

Exercise of Delegated Authority

I, Charlotte Morris, Planning Policy Manager determine that the Wexham Neighbourhood Plan meets the Basic Conditions subject to the modifications set out in Annex 1 and the Examiner's report and therefore should proceed to a referendum. I agree with the independent examiner that the referendum area should be the same as the neighbourhood area.

Signed: *C.Morris*

Dated: 24.02.2026

Background papers

- **Wexham Neighbourhood Plan Examiner's Report**
 - **Wexham Neighbourhood Plan – Submission version**
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Annex 1:**Schedule of proposed Plan Modifications made by the Examiner and Buckinghamshire Council decision.**

Proposed modification number (PM)	Page no/ other reference	Modification	Buckinghamshire Council decision
PM1	Page 16	In Policy WEX1 D.vi, provide a link to the primary movement network hierarchy. Delete "(see Policy WEX11)".	Accept Examiner's recommendations and justification.
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.	Accept Examiner's recommendations and justification.
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.	Accept Examiner's recommendations and justification.
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.	Accept Examiner's recommendations and justification.
PM5	Page 31	In Policy WEX5.C.i, add a link to the Framewood Road Conservation Area Appraisal. At the end of Clause WEX5.C.iii, add "as described in the Framewood Road Conservation Area Character Appraisal".	Accept Examiner's recommendations and justification.
PM6	Page 33	In Policy WEX6.A, replace "chains" with "interconnected biodiversity features". 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." In Clause B, replace "they should be prioritised for" with "first preference should be given to". At the end of Clause B, add "as identified in the Local Nature Recovery Strategy for Buckinghamshire and Milton Keynes and associated mapping [link]". At the end of Clause C.i, add "without appropriate mitigation or compensation". In Clause C.ii, replace "possible" with "appropriate".	Accept Examiner's recommendations and justification.
PM7	Page 43	In regard to Policy WEX7 and the supporting text, remove	Accept

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		reference to sites 1 (Demonstration Gardens) and 11 (Trenches Field).	Examiner's recommendations and justification.
PM8	Page 46	In regard to Policy WEX8 and the supporting text, remove reference to V6 (View of Vortex Sculpture).	Accept Examiner's recommendations and justification.
PM9	Page 48	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.	Accept Examiner's recommendations and justification.
PM10	Page 55	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 which will alleviate parking congestion...".	Accept Examiner's recommendations and justification.
PM11	Page 59	Delete sub-clause A.i in Policy WEX12. After sub-clause iv, add an unnumbered sentence stating: "Applicants are encouraged to engage with the Parish Council to determine local need." Change sub-clause A.iv so that it reads: "the proposals would not cause material harm to the significance of a heritage asset, including...". In Clause B, substitute "included on Figure 18" for "as shown on Figure 18".	Accept Examiner's recommendations and justification.