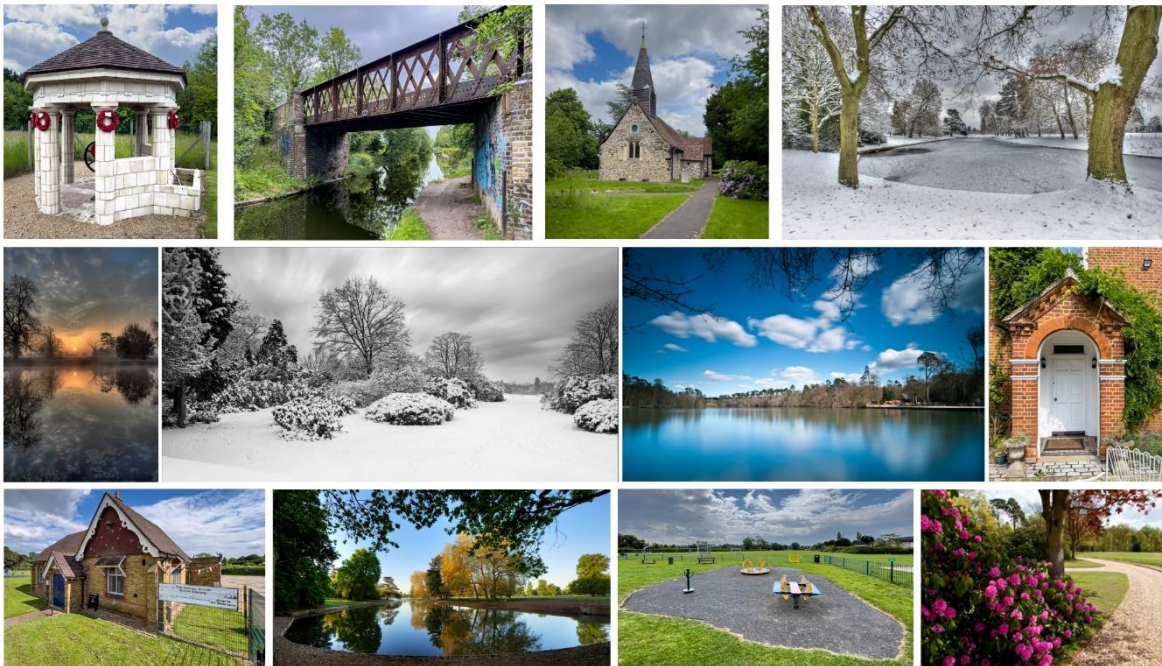


Wexham Parish Neighbourhood Plan

2024 to 2040



Basic Conditions Statement

May 2025

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

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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Wexham Parish Neighbourhood Plan (WNP).
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (as amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:
 - i. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - ii. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - iii. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - iv. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, (retained) EU obligations; and
 - v. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4. There are two further basic conditions which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.
- 1.5. This document sets out how the WNP meets the Basic Conditions.

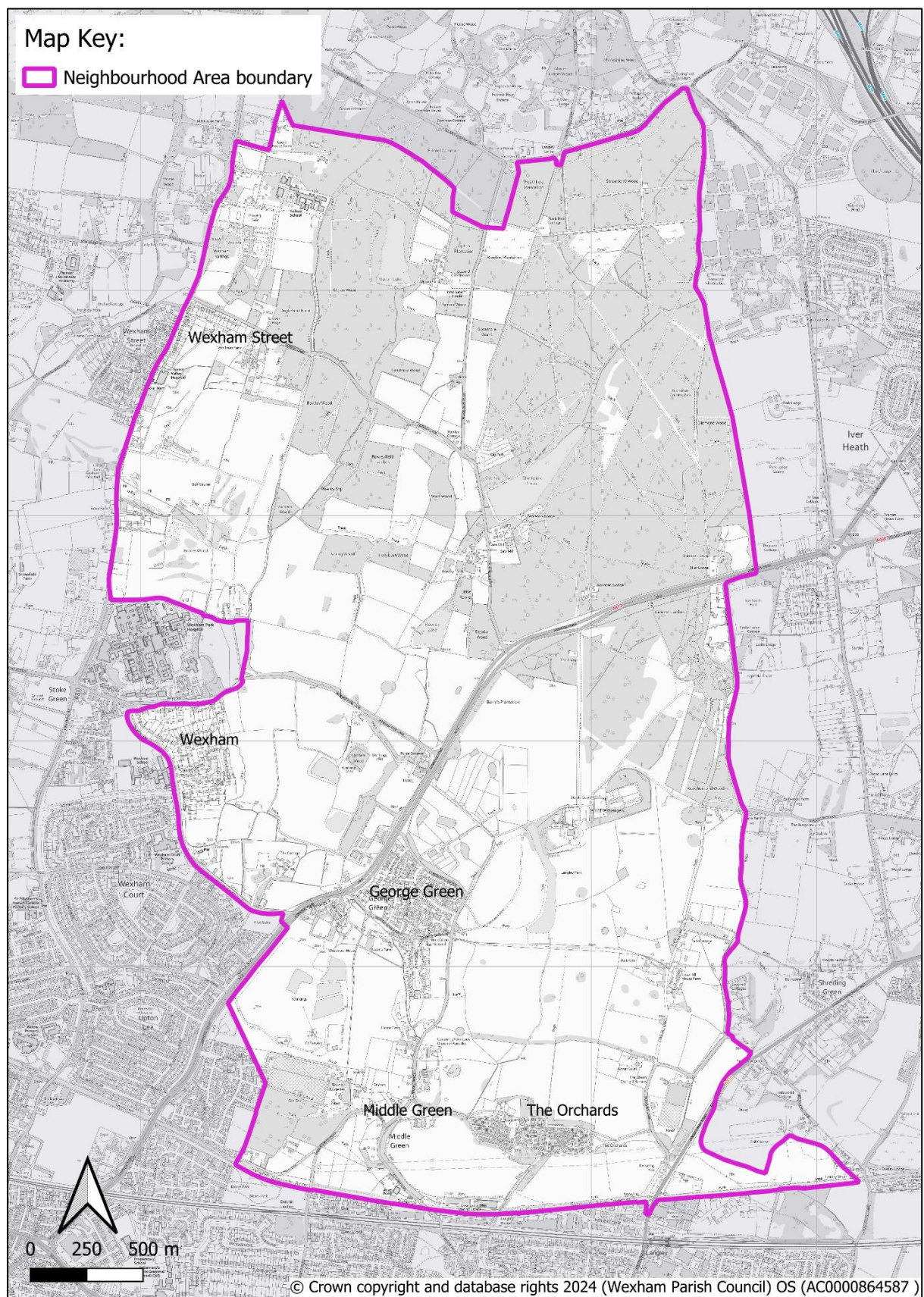
Supporting documents and evidence

- 1.6. The Submission Version WNP, with its policies, is supported by a Consultation Statement, this Basic Conditions Statement and an extensive evidence base. It has also been subject to a Screening, organised by Buckinghamshire Council (BC), to ascertain whether it requires a Strategic Environmental Assessment and/or a Habitat Regulations Assessment, and the Determination Statement is included as part of the accompanying documentation.
- 1.7. Alongside the planning policies, the WNP contains a series of projects which fall outside planning policy. These are intended to contribute towards the achievement of the Plan's vision and could form the basis of the principles for the use of any developer funding and other monies arising from other planning obligations. They complement the Neighbourhood Plan document but are not a formal part of the Development Plan.

Key statements

- 1.8. The Neighbourhood Area shares its boundary with that of the Wexham Parish (*Figure 1*).
- 1.9. BC designated the Wexham Neighbourhood Area on 25 July 2023.
- 1.10. The WNP sets out planning policies that relate to the development and use of land within the Wexham Neighbourhood Area only.
- 1.11. The WNP refers only to the administrative boundary of the parish. There are no other adopted Neighbourhood Plans that cover all or part of the Wexham Neighbourhood Area.
- 1.12. The Neighbourhood Plan Steering Group has prepared the WNP to establish a vision for the future of the parish. It has engaged with the community to set out how the vision will be realised through planning and controlling land use and development change over the plan period 2024 to 2040.
- 1.13. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

Figure 1: Wexham Neighbourhood Development Plan designated area



2. Basic condition (i) - conformity with national planning policy

- 2.1. To meet this condition, it is necessary to demonstrate that the WNP has regard to national planning policies and the advice contained in guidance issued by the Secretary of State. National policy and guidance are contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 2.2. It should be noted that the Neighbourhood Plan has been prepared in accordance with the NPPF, most recently revised in December 2024.

National Planning Policy Framework

- 2.3. The NPPF has 13 key objectives which are:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high quality communications
 - Making effective use of land
 - Achieving well-designed places
 - Protecting Green Belt land
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals
- 2.4. This Basic Conditions statement explains how the WNP policies contribute to meeting these objectives, where relevant, and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.5. The WNP vision 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.

- 2.6. There are six objectives, which collectively seek to contribute to the overall vision. These are shown in *Table 1* alongside the corresponding NPPF objective or objectives that each one seeks to address.
- 2.7. *Table 2* provides further detail by setting out the nine policies of the WNP and which specific paragraphs of the NPPF each has had regard to along with a commentary.

Table 1: Assessment of the WNP ambitions against NPPF (2024) goals

WNP ambition	Relevant NPPF goal
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.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities
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.	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment • Promoting healthy and safe communities • Achieving well-designed places • Making effective use of land
Objective 3: To support the diversity of wildlife and habitats that is found here, including within the two Country Parks.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
Objective 4: To protect the local facilities in the Parish and look at ways to improve them or provide new ones as needed.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
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.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Promoting healthy and safe communities
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.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities

Table 2: Assessment of how each policy in the WNP conforms to the NPPF

Policy Title and Reference	NPPF Ref.	Commentary
POLICY WEX1: LOCATION OF DEVELOPMENT	7, 8, 29, 61, 73, 82, 83, 84, 98, 111, 124, 125, 126, 129, 135, 142-160, 187	The principle of sustainable development lies at the heart of national planning policy. It should be noted that the WNP does not allocate sites for development. This is because the parish falls wholly within the green belt. Whilst neighbourhood plans can amend green belt boundaries, this can only be undertaken where there is a strategic provision in place to do so. The adopted South Bucks Local Plan does not enable this. Therefore, Policy WEX1 is an important overarching policy that seeks to embed a series of principles that will enable sustainable development to take place in the parish. All development proposals should carefully consider how they are meeting these principles. It is particularly important in the absence of an up-to-date local plan.
POLICY WEX2: MEETING LOCAL HOUSING NEEDS	61-68, 71, 73, 74, 76, 82-84, 155, 156	<p>The NPPF sets out that the size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Whilst the WNP does not seek to allocate housing sites, a position agreed with the BC, it does include Policy WEX2 to influence the type and mix of housing to be delivered should sites come forward. The evidence base and local engagement revealed an ageing population, with a predominance of larger-sized homes within a price band well above the average for the wider geographic area and largely out of reach financially for individuals and couples on lower quartile or even median local salaries.</p> <p>The needs of the rural parish are more defined than those set out of the wider local authority areas as a whole, which includes some more urbanised areas. The Policy seeks to ensure that all residential development proposals are adequately informed by the locally specific Housing Needs Assessment prepared for the parish that drills down to the local level as opposed to relying solely on data prepared at the strategic levels.</p>

POLICY WEX3: CHARACTER AND DESIGN OF DEVELOPMENT	96, 125, 129, 130- 139	<p>National policy encourages neighbourhood planning groups to develop policies that achieve well-designed places that reflect local aspirations and which are grounded in an understanding and evaluation of the area's defining characteristics. Policy WEX3 contributes to this aim by ensuring that development in the parish is designed to respect and contribute positively to local character of the individual community in which it is located.</p> <p>Underpinning the policy is the Wexham Parish Design Guidance and Codes, which provides detailed guidance tailored to the local circumstances. It is an integral part of the neighbourhood plan and will inform the development of any sites allocated in the emerging Local Plan as well as windfall development, extensions and speculative applications.</p>
POLICY WEX4: ENERGY EFFICIENCY AND DESIGN	136, 161-169, 182	<p>Policy WEX3 supports the national objective of designing development to mitigate the impacts of climate change. Notwithstanding the fact that such matters are largely controlled by the Building Regulations, the policy (supported by the Wexham Parish Design Guidance and Codes) identifies a series of design features which would be strongly supported where they are incorporated into development. This includes features aimed at reducing carbon emissions, energy consumption and energy loss that should be incorporated into both new development and installed retrospectively into existing, often historic buildings.</p> <p>The policy also provides support for community-scale energy schemes with locally specific criteria against which they should be considered.</p>
POLICY WEX5: CONSERVING HERITAGE ASSETS	135, 202, 203, 207, 212-217	<p>Conserving and enhancing the historic environment is a key aim of national policy. The parish has a wealth of heritage assets, some of which are already protected by way of national designation. There are also a number of locally listed assets that have been identified by BC. Policy WEX5 plans positively for the conservation and enjoyment of this heritage. It also identifies 12 non-designated heritage assets that are considered to have historic value at the community level. Each have been described in terms of why they are important from a heritage/ architectural perspective, with photographs.</p> <p>The policy takes a proactive approach to supporting development proposals in the Framewood</p>

		Road Conservation Area, in a way that will enhance it.
POLICY WEX6: LANDSCAPE, ENVIRONMENT AND BIODIVERSITY	135, 136, 187-195	<p>This policy supports the national objective of ensuring that development contributes to and enhances the natural environment and biodiversity. It maps out, at the parish level, components of wildlife-rich habitats and wider ecological networks, including the hierarchy of national and locally designated sites of importance for biodiversity. The area falls within the Colne Valley and the policy seeks to link to the management principles for this broader strategic area.</p> <p>In line with the Environment Act, the policy requires developments to deliver a biodiversity net gain of at least 10%, although at least 20% is encouraged in line with advice from the Wildlife Trusts. Where this cannot be achieved on-site, there is a desire for it to be delivered within the Parish in the first instance. A link to work on emerging habitat banks is provided in the supporting text.</p> <p>The policy identifies, at a local level, the significant landscape features, such as trees and woodland, ponds and waterways, and hedgerows that are particularly important within the parish context. These features should be retained and, where possible enhanced. There are several former quarry sites in the parish and the policy supports their enhancement for biodiversity and to improve local access. The policy also provides guidance to applicants on how they can best incorporate open space within development as well as wildlife-friendly features. Finally, it includes clauses relating to multi-functional sustainable urban drainage.</p>
POLICY WEX7: LOCAL GREEN SPACE	106-108, 153 to 160	The NPPF enables communities to designate spaces that are demonstrably special to them as Local Green Space. The policy identifies 14 such spaces in the parish. It provides the justification as to how each meets the NPPF criteria. This will ensure that these spaces are protected against inappropriate development.
POLICY WEX8: LOCALLY	131 to 135, 187	The NPPF states that neighbourhood planning groups can play an important role in identifying the special qualities of their area and explaining how these should be reflected in

SIGNIFICANT VIEWS		<p>development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>Whilst there are many significant views in and across the parish, this policy identifies six views/viewpoints that are considered by the community to be particularly locally distinctive – either because they encompass a local/important landmark or notable landscape. The policy seeks to ensure that any development that takes place within the view ‘arcs’ limits its impact on the view itself and, where possible, enhances it.</p>
POLICY WEX9: DARK SKIES	198	<p>The NPPF recognises the impact that light pollution from artificial light can have on local amenity, intrinsically dark landscapes and nature conservation. Despite its proximity to Slough, parts of the parish have remained largely free from major light pollution. This is particularly the case in the country park areas, which also provide important habitats for a range of flora and fauna. The policy seeks to ensure that development proposals limit light pollution in order to safeguard this important resource.</p>
POLICY WEX10: WALKING/ WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES	96, 103, 105, 109-111, 115-117, 135	<p>This policy supports the NPPF objective of encouraging sustainable modes of transport by supporting the improvement of movement routes within the parish that would enable people to access local facilities and the wider countryside more easily and directly by foot (and, to a lesser extent by bike), rather than relying on less sustainable modes of transport. It also considers accessibility for those less mobile. Equestrian movement in the parish is popular and this is also considered, particularly in terms of access to the wider surrounding countryside and the country parks. The Grand Union canal towpath is a further important route crossing east-west at the southern end of the parish. The policy seeks to ensure that development proposals would link up to the existing movement route network, protect existing public rights of way, and, where feasible, enhance access to encourage greater and safer usage. It follows the ‘walkable’ neighbourhood concept, as promoted by a number of national bodies including the Town and Country Planning Association.</p> <p>The policy is supported by a series of associated projects to improve the network that could</p>

		be discussed with the Highways Authority and landowners. These have been informed through the community consultation and also link across to similar aspirations contained in the neighbourhood plans of neighbouring parishes.
POLICY WEX11: PUBLICLY ACCESSIBLE PARKING	96, 109	Whilst the WNP seeks to promote 'active travel' first and foremost, it is inevitable that many people will need to / choose to use their private vehicles to access facilities in the parish. This chimes with the NPPF in terms of ensuring a range of transport choices are enabled. The need for adequate (off-road) car parking to serve local facilities was expressed in the engagement phase, not only for residents but also visitors (e.g. to the Country Parks) and those working in the parish (the Country Parks is frequently used by Pinewood Studio for filming). The policy would support improvements to car parking availability to serve these 'hotspots' in the parish. As part of this, and with a view to encouraging more sustainable transport, it also supports the provision of EV charging points and cycle storage.
POLICY WEX12: IMPROVING OPPORTUNITIES FOR COMMUNITY AND CULTURAL FACILITIES, SPORT AND RECREATION	96, 98, 100, 103, 104	The NPPF encourages policies that contribute to healthy, inclusive communities. The parish benefits from a limited range of local facilities, which are highly valued by the community. An audit of the local facilities has been undertaken with a commentary as to how each might be improved. The engagement has also revealed additional facilities that would be needed should major development take place in the parish. The policy supports the provision of new/improved facilities as evidenced by the community engagement. These could form the basis of an infrastructure improvement plan for the parish.

3. Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 7 that *'the purpose of the planning system is to contribute to the achievement of sustainable development.'*
- 3.2. For the WNP, sustainable development has provided the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *'sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions'* (Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306).
- 3.3. Table 3 summarises how the overarching ambitions and policies in the WNP contribute towards economic, social and environmental sustainable development, as defined in the NPPF. Many of the ambitions of the WNP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3: Assessment of the WNP ambitions and policies against sustainable development

Deliver economic sustainability
NPPF definition – <i>'to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.'</i>
WNP Objectives: Objective 4: To protect the local facilities in the Parish and look at ways to improve them or provide new ones as needed.
NP Policies: No policy
Commentary: An audit of local businesses was drawn up early on in the process and these were approached directly to complete the Key Issues Survey and also to attend the community events. It was considered that there were no specific issues raised that would be facilitated by a planning policy, but the work has helped to engage local businesses and create a better understanding of who is operating in the Parish and their specific needs.

Deliver social sustainability
NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’
<p>WNP Objectives:</p> <p>Objective 4: To protect the local facilities in the Parish and look at ways to improve them or provide new ones as needed.</p> <p>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.</p> <p>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.</p>
<p>NP Policies:</p> <p>Policy WEX1: Location of development</p> <p>Policy WEX2: Meeting local housing needs</p> <p>Policy WEX10: Improving walking/wheeling, cycling and equestrian opportunities</p> <p>Policy WEX11: Publicly accessible parking</p> <p>Policy WEX12: Improving opportunities for community, cultural, sporting and recreational facilities</p>
<p>Commentary:</p> <p>The NPPF underlines the importance of supporting strong, vibrant, inclusive and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.</p> <p>The WNP has been developed following community engagement to understand local priorities to contribute to this national objective. Whilst the Plan does not seek to allocate homes at this time, it does focus on the type, mix, size, tenure and affordability of housing that should be supported in the parish, based on the findings of the local housing needs assessment, which offers a more nuanced picture compared to the wider strategic area.</p> <p>The Plan includes a policy to provide the social, recreational and cultural facilities and services to address the community’s needs.</p> <p>A key principle of the WNP is to support the sustainable location of new development. It supports active travel principles, whereby residents and visitors should have the opportunity to walk (and ‘wheel’), cycle and ride safely if they choose. This will support healthier lifestyles and could also help to reduce local traffic on the roads.</p> <p>In these ways, the Plan aims to support social sustainability.</p>
Deliver environmental sustainability
NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy,’
<p>WNP Objectives:</p> <p>Objective 1: To safeguard the rural character of the parish. This includes improving access to our Country</p>

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.

NP Policies:

Policy WEX3: Character and Design of development

Policy WEX4: Energy efficiency and design

Policy WEX5: Conserving heritage assets

Policy WEX6: Landscape, environment and biodiversity

Policy WEX7: Local Green Space

Policy WEX8: Locally significant views

Policy WEX9: Dark skies

Commentary:

Policies to celebrate, protect and enhance the natural and built environment of the parish is an important element of the WNP and conforms to the national aims set out in the NPPF.

A locally distinctive Wexham Parish Design Guidance and Codes has been developed and forms an integral part of the plan, underpinning many of the policies. It sets out expectations including in relation to local character, design, biodiversity and environmental considerations.

In terms of local character, the plan seeks to consolidate all those elements that make the parish – and its individual communities distinctive. Alongside existing designations, this includes the identification of non-designated heritage assets and locally important views and viewpoints.

Natural features – both protected and not - distinctive to the parish are identified, to encourage their protection and for inclusion in the design of new development. This links to the desire to rewild former quarry sites and enable greater wildlife corridors within the parish and linking to the wider nature recover network. In addition, a series of Local Green Spaces, considered to be demonstrably special to the community, are designated. The dark skies, which contribute not only to the enjoyment of the area but also the wellbeing of some native animals, are a focus for protection against light pollution.

The Plan emphasises the need to promote more sustainable modes of transport in order to reduce traffic congestion and carbon emissions, while supporting healthy lifestyles.

In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of the neighbourhood area.

- 3.4. As demonstrated in *Table 3*, the strategic objectives of the Plan are considered to comprise a balance of social, economic, and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4 Basic condition (v) - general conformity with the strategic policies of the development plan

- 4.1. The policies of the WNP must be in general conformity with the strategic policies of the adopted Development Plan for BC, excluding other Neighbourhood Plans.
- 4.2. 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 adopted 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). Work on a new local plan for Buckinghamshire is underway.
- 4.3. Until the new Buckinghamshire Local Plan is adopted, the Wexham 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
- 4.4. It is confirmed that there are no policies in the strategic documents relating to minerals and waste that are of relevance to the WNP.
- 4.5. *Table 4* sets out which adopted Local Plan/ Core Strategy policies each WNP policy conforms to. Strategic policies (in the Core Strategy) are prefixed with 'Core Policy'. The commentary includes reference to the LPR where relevant.

Table 4: Relevant strategic policies

Policy Title and Reference	Adopted Development Plan policy	Commentary
POLICY WEX1: LOCATION OF DEVELOPMENT	South Bucks Local Plan: GB1-GB5, GB9-GB13; South Bucks Core Strategy: Spatial Strategy Core Policy 1	The adopted (retained) Local Plan policies support the ongoing protection of green belt land. Notwithstanding changes to national policy on this matter, Policy WEX1 supports this, notably where it helps to restrict coalescence between the individual communities within the parish and notably from nearby settlements such as Slough. The Core Strategy sets out a spatial policy, to which Policy WEX1 conforms. Additional criteria area provided in the policy to ensure that any development proposals are considered in a way that will be sustainable in the local context.
POLICY WEX2: MEETING LOCAL HOUSING NEEDS	South Bucks Core Strategy: Core Policy 2, Core Policy 3	The Core Strategy promotes mixed and sustainable communities, and encourages a range of housing types and sizes. Policy WEX2 supports this, adding additional detail in the context of local need within the parish itself, evidenced through the Wexham Housing Needs Assessment.
POLICY WEX3: CHARACTER AND DESIGN OF DEVELOPMENT	South Bucks Local Plan: H9; South Bucks Core Strategy: Core Policy 8	The Core Strategy requires all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area. Policy WEX3 conforms to this and adds additional local detail by way of the Wexham Design Guidance and Codes, which sets out detailed design guidance to address four design objectives for the Neighbourhood Area. (LA : Local Architecture; RV : Rural Village; LD : Landscape Design; SU : Sustainable Design).
POLICY WEX4: ENERGY EFFICIENCY AND DESIGN	South Bucks Local Plan: H9; South Bucks Core Strategy: Core Policy 8, Core Policy 12;	The Core Strategy states that new development should be designed to help tackle the causes of, and be resilient to the effects of, climate change. It promotes and encourages energy efficiency and renewable / low carbon energy in all new development through a range of measures in order to contribute towards meeting national targets for reducing

		CO ₂ emissions. Policy WEX3 conforms with this and sets out additional detail as to how this could practically be achieved in the parish.
POLICY WEX5: CONSERVING HERITAGE ASSETS	South Bucks Local Plan: C1, C6; South Bucks Core Strategy: Core Policy 8	Local policy states that locally important heritage features and their settings also make an important contribution to the creation of distinctive and sustainable places and will also be protected, conserved and enhanced where appropriate. Policy WEX5 identifies 12 non-designated heritage assets that are locally important to the community, adding greater local detail to the Core Strategy policy. It also emphasises the need for a sympathetic approach to design in the Framewood Road Conservation Area.
POLICY WEX6: LANDSCAPE, ENVIRONMENT AND BIODIVERSITY	South Bucks Local Plan: L10; South Bucks Core Strategy: Core Policy 9	The Core Strategy recognises the importance of the landscape across the area, including the Colne Valley Park, which provides the first taste of countryside to the west of London and which the parish partially falls within. Policy WEX6 embellishes the strategic policies by setting out additional detail as to the natural features of the area that are particularly important from a landscape and biodiversity perspective.
POLICY WEX7: LOCAL GREEN SPACE	South Bucks Core Strategy: Core Policy 9	The concept of 'local green space' as a designation has been introduced since the Core Strategy was published. The WNP identifies 14 such spaces in the parish.
POLICY WEX8: LOCALLY SIGNIFICANT VIEWS	South Bucks Core Strategy: Core Policy 9	Six viewpoints are identified as being of local significance, which confirm to the strategic aim of conserving and enhancing landscape and heritage characteristics.
POLICY WEX9: DARK SKIES	South Bucks Local Plan: L10, R8; South Bucks Core Strategy: Core Policy 9	The policy contributes to the strategic aims in relation to supporting biodiversity and local character as well as restricting lighting in areas including green belt.

POLICY WEX10: WALKING/ WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES	South Bucks Local Plan: TR5; South Bucks Core Strategy: Core Policy 7	The policy supports the strategic aim of improving accessibility to services and ensure a safe and sustainable transport network by supporting the rebalancing of the transport system in favour of more sustainable modes of transport. It sets out in detail where specific interventions to enable this would be helpful.
POLICY WEX11: PUBLICLY ACCESSIBLE PARKING	South Bucks Local Plan: TR6; South Bucks Core Strategy: Core Policy 7	Notwithstanding the aims of Policy WEX10, as noted in the Core Strategy, it is recognised that in rural parts of the District, the car will remain the primary mode of travel. This is particularly relevant in Wexham, where visitors from outside the parish frequently visit by car to access the country parks (both for leisure and work). The policy identifies particular parking 'hotspots' that might be improved through the planning system.
POLICY WEX12: IMPROVING OPPORTUNITIES FOR COMMUNITY AND CULTURAL FACILITIES, SPORT AND RECREATION	South Bucks Local Plan: COM1, COM2; South Bucks Core Strategy: Core Policy 6	Strategic policy supports the safeguarding of existing facilities and the provision of new ones. The policy sees to add additional detail to this by identifying the important community facilities in the parish and how these may be improved. It also requires applicants to work with the Parish Council to identify priorities for new provision.

5 Basic Condition (vi) - conformity with retained EU obligations

- 5.1 The WNP, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 In accordance with Regulation 9 of the SEA Regulations 2004, the BC Council, as the responsible authority, determined in November 2024 that a Strategic Environmental Assessment (SEA) is not required as the WNP's policies – individually or collectively - are unlikely to have significant environmental effects.
- 5.3 A copy of the body of the report of the Screening Statement is contained within the evidence base submitted alongside the Submission Version WNP.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora'), it must be ascertained whether the WNP is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulations Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether it is necessary to undertake an assessment, a screening process is followed.
- 6.2 The BC, as the responsible authority, determined in November 2024 that the WNP is unlikely to have significant impact on European sites and therefore does not require a full HRA to be undertaken.
- 6.3 In addition to conforming to its EU obligations, the WNP does not breach and is not otherwise incompatible with the European Convention on Human Rights. An Equalities Impact Assessment has been prepared and forms part of the Evidence Base for the Plan.
- 6.4 A copy of the body of the report of the Screening Statement is contained within the evidence base submitted alongside the Submission Version WNP.

7 Conclusion

- 7.1. The relevant basic conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Wexham Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the WNP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.