The Great Haseley Parish Neighbourhood Development Plan Exhibition

Welcome

Thank you for attending this exhibition which provides information on and contained in, the Great Haseley Parish Neighbourhood Development Plan (NDP) – the Plan. Great Haseley Parish Council is inviting your comments on the 'Pre-Submission Version' of the Plan. Through existing and future community engagement, we have and will gather insight and feedback from residents to shape our vision for the future.

We extend our gratitude to those who have already contributed their time and ideas in making this Plan and look forward to receiving your feedback. We want the Plan to be a true reflection of our collective aspirations.

Members of the team who have prepared the Plan are available to take your questions and assist you with clarification on any matter.

The Consultation on the Plan will run 5th October – 16th November 2026.

You can view the Plan document in full at this exhibition and also complete the survey using forms which are also available at this exhibition. Alternatively, you can view the Plan and complete the survey by visiting:

https://tinyurl.com/277uxjak

or by scanning the QR code below:

About the Plan

The Great Haseley Parish Neighbourhood Development Plan (the Plan) has been created to help guide development and future growth across our parish, aiming to enhance the quality of life for all residents, to protect the quality of its built and natural environment and support appropriate sustainable development.

The Plan is significant allowing our community to have a say over its future as part of the planning process.

The Localism Act 2011, along with the Neighbourhood Planning (General) Regulations 2012 (as amended), established neighbourhood planning within England's planning framework, empowering communities to have a say in local development.

Once a Neighbourhood Plan is approved through a referendum, it becomes part of the Development Plan which has official status and is utilised by South Oxfordshire District Council to evaluate and determine planning applications. It aligns with and supports the strategic policies outlined in the Adopted Local Plan, containing specific planning policies for the development and use of land.

Broader community aspirations, while important and reflected in the Plan, are not planning policies and are addressed separately in the relevant sections of The Plan.

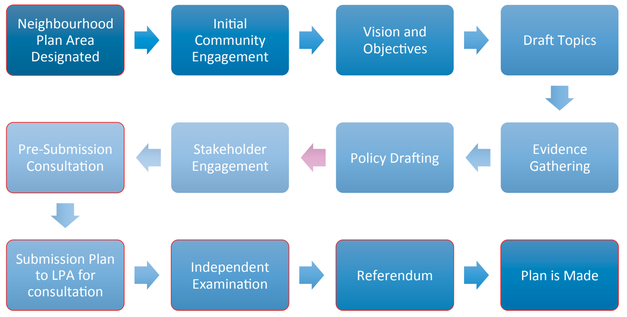
Plan Period, Monitoring and Review

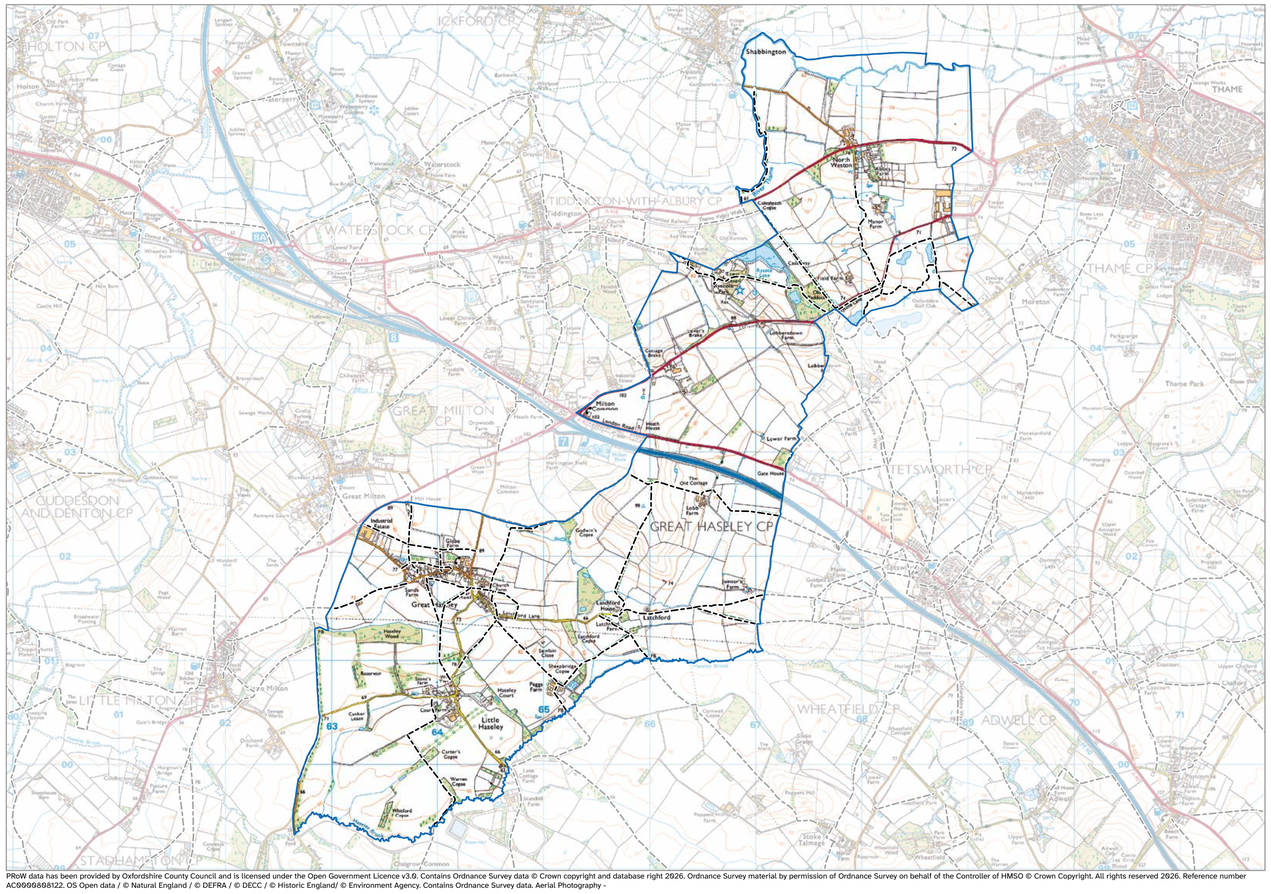
The Plan has been produced to cover the period 2026-2035. It is important to recognise that this plan will evolve over time to address changing needs and requirements. Through regular review processes, we are committed to monitoring the effectiveness of the document. An annual review will evaluate the Plan's relevance and highlight areas for enhancement. This commitment to ongoing assessment ensures that the Plan remains effective in fostering a vibrant future for Great Haseley Parish.

Neighbourhood Plan Stages

The diagram (to the right) depicts the progression of this Neighbourhood Plan from its initial conception to its eventual implementation. We are currently at the 'Pre-Submission Draft Consultation Stage', with one more draft to be consulted on prior to independent assessment. We anticipate the entire process to the 'Plan is Made' stage to take until Summer 2027.

Please note, not all stages shown in the diagram are compulsory. Statutory stages, meaning they are legally required under The Neighbourhood Planning (General) Regulations 2012 (as amended), are distinguished by a red border.





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Overview of Great Haseley Parish

Great Haseley Parish is a large rural parish. It incorporates the settlements of Great Haseley, Little Haseley, Latchford and North Weston, along with sections of Milton Common and Moreton. Great Haseley Parish is bordered by the Civil Parishes of Thame and Testsworth to the East; Stoke Talmage, Pyrton and Chalgrove to the South; Little Milton to the West; and Great Milton, Tiddington-with-Albuty and Shabington to the North. Some of these other parishes also have Neighbourhood Plans.

All settlement areas within Great Haseley Parish are recognised as 'Other Villages' in South Oxfordshire Local Plan -2035, and lie within a setting that features gently undulating lowland farmland interspersed with stands of woodland and small, distinct, nucleated villages, contributing to the Parish's distinct local character.

Neighbourhood Priorities

To understand the needs of Great Haseley Parish an initial consultation was undertaken over the period spanning 2023 and 2024 and a Parish meeting held to identify neighbourhood priorities in preparation for a Neighbourhood Priorities Statement (NPS) – a process now abandon by government.

As a result of the initial consultation four key areas were identified as being of concern to residents:

- Protection of key views and green spaces
- Sustaining the character of the Parish
- Access to community facilities
- Physical connections to other villages and towns

The following additional areas of concern were highlighted by respondents as being of key importance:

- Traffic management/calming
- Biodiversity and Nature Recovery
- Settlement Boundaries
- Noise and air pollution
- Renewable energy developments (both domestic and large scale)
- Protection of non-registered historic assets

Vision and Objectives

Great Haseley Parish Council decided to build on the work already undertaken in preparing the NPS and uplift it to produce a full Neighbourhood Development Plan, using the identified neighbourhood priorities as a basis for the Vision and Objectives and policy development.

The proposed vision statement below was developed and ratified Great Haseley Parish Council. Every effort has been made to ensure that it reflects the views expressed.

The Great Haseley Parish Neighbourhood Plan seeks to sustain Great Haseley parish as a collection of vibrant, inclusive, rural communities where residents want to live, which maintain their character, and which look to an active and sustainable future.

Objectives

Following public consultation, a list of 8 objectives was established. These objectives are grouped into two categories:

Objectives for the Natural Environment

To preserve the green spaces within and adjacent to the village settlements and the key views into and from the villages.

To protect the rural landscape character and setting of Great Haseley Parish while supporting and enhancing local amenities and environmental assets.

To maintain and enhance wildlife habitats and biodiversity in the Parish.

Objectives for the Built Environment

To maintain the settlement character of Great and Little Haseley and other settlements within the parish area, respecting their current nucleated boundaries: supporting, where appropriate, high quality infill housing that:

- *reflects the housing types and tenures;*
- *satisfies the local community housing need; and*
- *is in proportion with the size and rural character of the Parish.*

To protect and enhance the villages' heritage assets and their settings.

To identify and support service improvements and infrastructure initiatives which could enhance the sustainability of Great Haseley Parish and the wellbeing of its residents.

Proposed Policies

The Plan identifies a number of proposed policies that have been prepared in accordance with best practice and that support the Vision and Objectives.

The Polices are described under two headings: Natural Environment and Built Environment on the following exhibition panels and are supported where relevant with supporting information and plans to aid understanding. These plans can be viewed at this exhibition and online at a large scale if required.

The policies comprise:

The Natural Environment

Policy 1: Key Views
Policy 2: Local Green Spaces
Policy 3: Biodiversity and the Natural Environment
Policy 4: Dark Skies
Policy 5: Settlement Boundary - Great Haseley

The Built Environment

Policy 6: Non-Designated Heritage Assets
Policy 7: Character and Design
Policy 8: Sustainable Construction, Resources and Climate Change
Policy 9: Renewable Energy
Policy 10: Housing, Infill and Redevelopment
Policy 11: Dwelling Extensions
Policy 12: Local Economy and Commercial Development
Policy 13: Community Facilities
Policy 14: Transport and Infrastructure

The Natural Environment

The policies and supporting text covers important topics such as biodiversity, green spaces, key views and dark skies.

The policies seek to preserving and enhance these natural assets, ensuring that future development respects the ecological and environmental value of the area.



The Built Environment

The built environment shapes the character, identity and everyday experience of Great Haseley Parish. The policies and supporting seek to guide future development in a way that enhances the quality, sustainability and distinctiveness of our area.



Key Views

Policy 1- Key Views

The Neighbourhood Plan identifies Key Views, as shown on Figure 8, as valued sightlines into and out of the Parish.

Development proposals should preserve or enhance the local character of the landscape and village scape.

Through their design, height and massing, development proposals should not have an unacceptable adverse impact on the identified Key Views.

Development proposals which would have an unacceptable impact on an identified Key View will not be supported.

Great Haseley Parish is characterised by a wide variety of key views.

This policy identifies 9 views within Great Haseley Parish established through extensive consultations with residents and stakeholders, that are considered as especially important in defining the place and special character of the villages of Great Haseley and Little Haseley, their countryside setting and context.

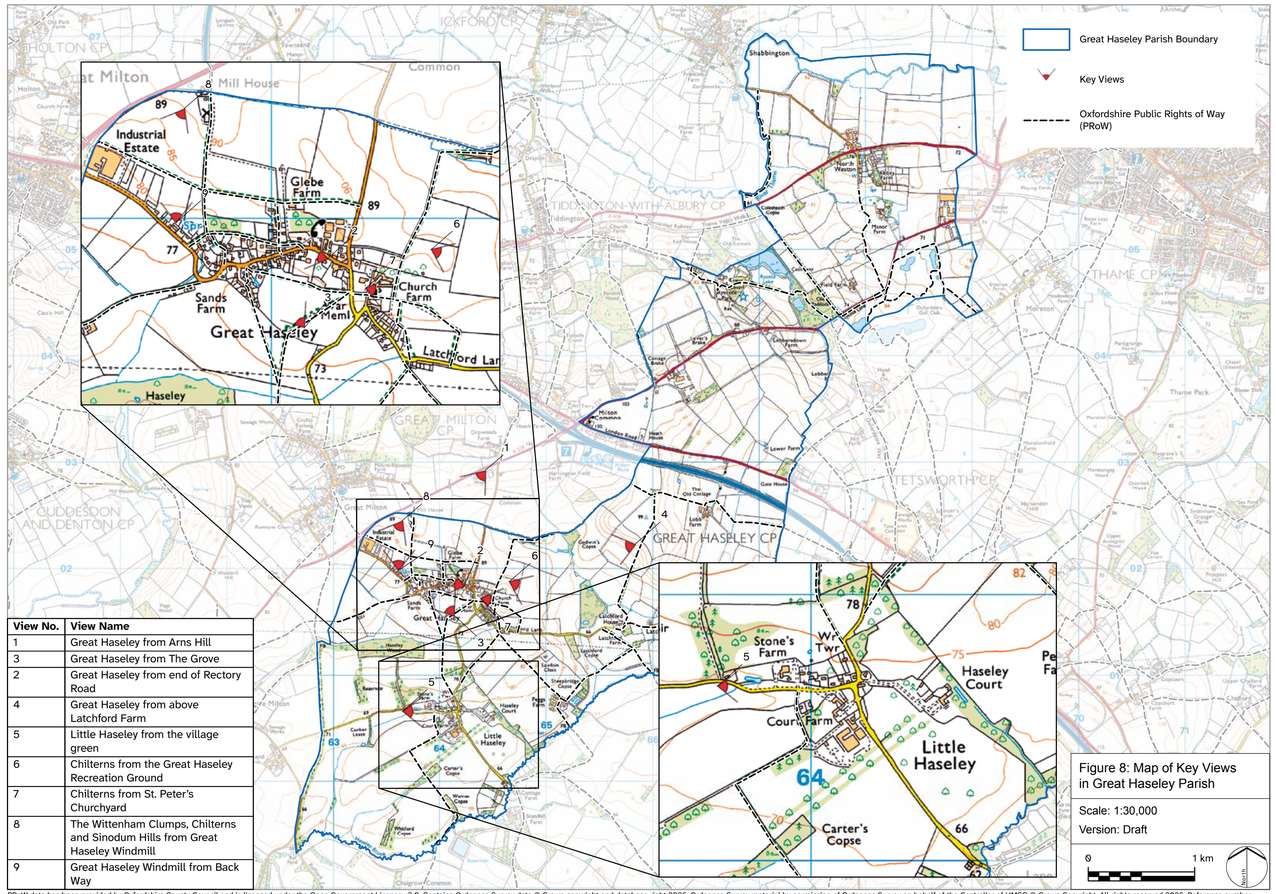
These views have been deemed significant due to their contribution to:

- Landscape and Built Character: Preserving the unique character of individual settlements and the landscape between them within the plan area.
- Heritage Assets: Recognising the proximity to designated heritage assets.
- Visual Amenity: The aesthetic value of the landscape setting with a number of views gained from elevated points.

Conservation of such views is an important element of preserving the character of the villages and the surrounding landscape. The recognition of key views, as identified in the Key Views Report, will help to conserve the Parish's character and sense of place.

When considering development proposals within the plan area, careful consideration must be given to the potential impact on the following identified significant views. In each case, the extent of the panorama is the minimum necessary to define the view.

These views are particularly distinctive of the rural landscape setting. This policy does not seek to prevent all development within the view but to ensure that the design, scale, massing and height of proposals do not result in the integrity of the view being undermined and that the nature of any change is not significant.



View No.	View Name
1	Great Haseley from Arns Hill
3	Great Haseley from The Grove
2	Great Haseley from end of Rectory Road
4	Great Haseley from above Latchford Farm
5	Little Haseley from the village green
6	Chilterns from the Great Haseley Recreation Ground
7	Chilterns from St. Peter's Churchyard
8	The Wittenham Clumps, Chilterns and Sinodum Hills from Great Haseley Windmill
9	Great Haseley Windmill from Back Way

Figure 8: Map of Key Views in Great Haseley Parish

Scale: 1:30,000

Version: Draft

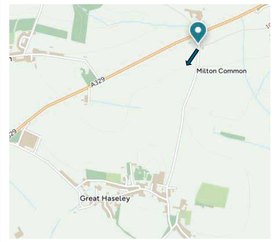
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VIEW: 1
Great Haseley from Arns Hill

Location Information:
Coordinates:
51°43'15" N 1°4'2" W
Direction of view: 219°W
///cycle.isolated.lotteries

Date:23/08/2026







VIEW: 2
Great Haseley from end of Rectory Road

Location Information:
Coordinates:
51°42'40" N 1°4'13" W
Direction of view: 285°W
///shaky.feast.defectors

Date:22/08/2026



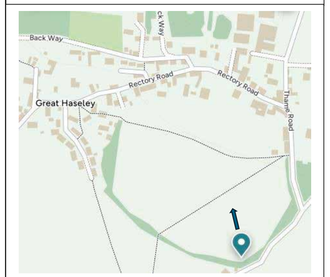




VIEW: 3
Great Haseley from The Grove

Location Information:
Coordinates:
51°42’31” N 1°4’18” W
Direction of view: 325°NW
///clots.plump.cornfield

Date:23/08/2026







VIEW: 4
Great Haseley from above Latchford Farm

Location Information:
Coordinates:
51°42’52” N 1°2’49” W
Direction of view: 255°W
///screening.reddish.propelled

Date:23/08/2026







VIEW: 5
Little Haseley from the village green

Location Information:
Coordinates:
51°42’2” N 1°4’44” W
Direction of view: 91°E
///artichoke.rejected.cursing

Date:23/08/2026







VIEW: 6
Chilterns from the Great Haseley Recreation Ground

Location Information:
Coordinates:
51°42’41” N 1°3’51” W
Direction of view: 114°SE
///certainly.rationing.villager

Date:23/08/2026







VIEW: 7
Chilterns from St. Peter's Churchyard

Location Information:
Coordinates:
51°42'36" N 1°4'5" W
Direction of view: 104°E
///grades.tilts.downcast

Date:23/08/2026







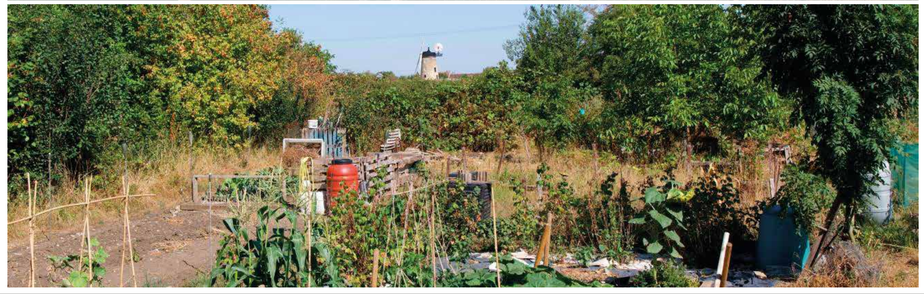
VIEW: 8
The Wittenham Clumps, Chilterns and Sinodum Hills from Great Haseley Windmill

Location Information:
Coordinates:
51°42'60" N 1°4'43" W
Direction of view: 210°SW
///begin.dislikes.physics
Date:21/08/2026









VIEW: 9
Great Haseley Windmill from Back Way

Location Information:
Coordinates:
51°42'45" N 1°4'45" W
Direction of view: 1°N
///cowboy.mailboxes.hammer
///hazel.tender.void
Date:21/08/2026





Local Green Spaces

Policy 2 - Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces:

Great Haseley

- *Great Haseley Allotments and Miss Cross Field*
- *Great Haseley Recreation Ground*
- *St Peter's Churchyard*

Little Haseley

- *Little Haseley Village Green*

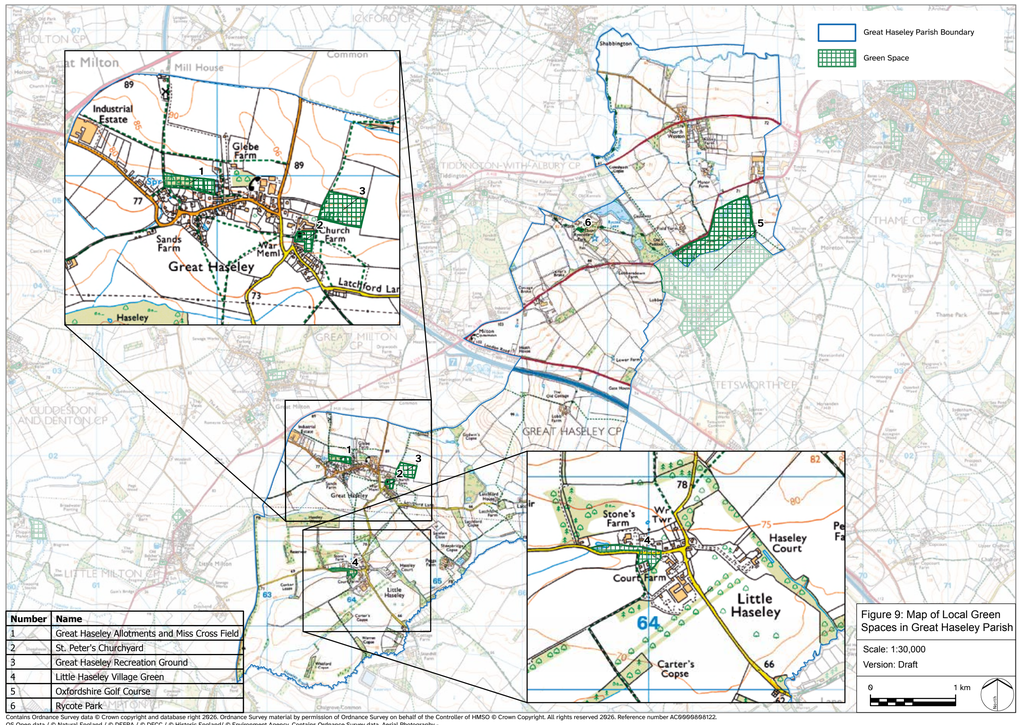
Proposals for development within designated Local Green Space will only be supported in very special circumstances.

This policy proposes four Local Green Spaces in and on the edge of the settlements of Great Haseley and Little Haseley, which are identified as important green areas within the community. These are to be protected from development by their designation as Local Green Spaces in accordance with national policy - National Planning Policy Framework (NPPF).

Public consultation nominated important green spaces that informed the final proposed list of Local Green Spaces.

Each space has been individually assessed in accordance with the NPPF criteria and found to be demonstrably special to the local community. They have also been deemed to be local in character and not an extensive tract of land.

Local Green Space designations are subject to the same development restrictions as Green Belt, significantly reducing development potential on the site. This will mean that the land will remain open and continue to contribute to the character of the area.



Number	Name
1	Great Haseley Allotments and Miss Cross Field
2	St. Peter's Churchyard
3	Great Haseley Recreation Ground
4	Little Haseley Village Green
5	Oxfordshire Golf Course
6	Rycote Park

Figure 9: Map of Local Green Spaces in Great Haseley Parish

Scale: 1:30,000

Version: Draft

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Biodiversity and the Natural Environment

Policy 3 - Biodiversity and the Natural Environment

Development proposals should ensure that:

- *existing wildlife habitats are not unacceptably affected and where practicable, enhanced (including providing net gains in biodiversity); and*
- *existing elements of green and blue infrastructure are preserved and where practicable, enhanced.*

Development proposals on land within or adjacent to Spartum Fen Site of Special Scientific Interest, areas of Ancient Woodland and the Thame Valley Conservation Target Area, and/or which are likely to have an adverse effect on any of them (either individually or in combination with other developments), will not be supported.

Development proposals will be supported, where appropriate to their scale and context and where they are consistent with all other relevant policies of the development plan, where they demonstrate a clear contribution to biodiversity or nature recovery through one or more of the following:

- *Priority Habitats within Great Haseley Parish are to be protected and, where possible, enhanced;*
- *Watercourses and bodies of water (including ponds, streams and the springs / groundwater sources of the streams) are to be protected and, where possible, enhanced;*
- *Demonstrate a clear increase in biodiversity through the enactment of the identified Local Nature Recovery Recommendations, as listed in Figure 12 and detailed in Oxfordshire's Local Nature Recovery Strategy;*
- *Create or strengthen wildlife corridors, identified on Figure 11 as those areas that could become of particular importance to biodiversity, linking fragmented habitats and supporting species movement.*

Proposals that would lead to an unacceptable loss of green and blue infrastructure or biodiversity assets, particularly in Priority Habitats, areas of particular importance to biodiversity or areas that could become of particular importance to biodiversity, as illustrated in Figure 11 and 13, will not be supported.

Great Haseley Parish contains a variety of important green and blue infrastructure. This includes pockets of ancient woodland (including, but not limited to, Haseley Wood, Whitford Copse, Warren Copse, Carter's Copse, Sheepbridge Copse, Latchford Copse, Godwin's Copse and Lever's Brake), species rich grassland, over 56km of hedgerow, the Haseley and Latchford brooks and a small section of the River Thame, as well as multiple freshwater springs, ponds and lakes.

Additionally, the Parish contains two Designated Wildlife Sites; Spartum Fen Sight of Special Scientific Interest (SSSI) and part of the Thame Valley Conservation Target Area (CTA)

The variety of habitats found in Great Haseley Parish, especially identified Priority Habitats (Deciduous Woodland, Lowland Fen and Traditional Orchards) are critical for supporting local ecosystems, providing essential resources for a wide range of plants and animals. This includes 178 recorded Protected and Notifiable Species[1], many of which are identified as priority species on Oxfordshire's Local Nature Recovery Strategy (LNRS) Species Priorities List. This includes:

- Amphibians: Great Crested Newt
- Birds: Curlew, Swift, House Martin, Tawny Owl, Turtle Dove, and a variety of farmland birds including Corn bunting, Grey Partridge, Lapwing, Linnet, Skylark, Yellowhammer and Yellow Wagtail
- Butterflies: White letter hairstreak
- Mammals: Hedgehog, Otter and 7 species of Bat (Barbastelle, Brown Long-eared, Common Pipistrelle, Myotis, Noctule, Serotine and Soprano Pipistrelle)
- Plants, flowers and trees: Devil's-bit Scabious,

There are opportunities for habitat restoration, management of invasive species and the creation of buffer zones in and around important habitats.

Of the recommendations for Local Nature Recovery identified in Oxfordshire's LNRS, 20 Habitat Potential Measures and 6 Species Potential Measures, have been identified as being applicable to Great Haseley Parish. The plan highlights those areas of particular importance/areas that could become of particular importance to biodiversity, where the greatest opportunities for habitat creation and restoration lie, enabling the efficient focusing of resources to where they will have the greatest positive conservation impact.

We understand the local community is keen to ensure that existing nature and wildlife resources in the plan are safeguarded to encourage and maintain wildlife and biodiversity. The protection of existing hedgerows, flora and fauna and other natural habitats of significance is particularly important.

The neighbourhood plan policy highlights that the relationship between any new development and the surrounding natural environment is an important consideration within Great Haseley Parish. Existing biodiversity features make a significant contribution to local character, ecological connectivity and landscape quality. Retaining such features wherever possible helps to maintain habitat value and minimise ecological disruption.

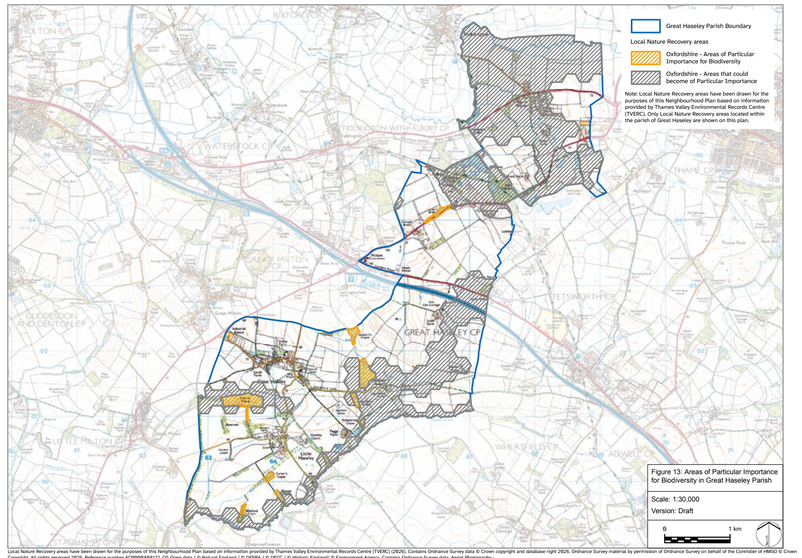


Figure 13: Areas of Particular Importance for Biodiversity in Great Haseley Parish

Scale: 1:30,000

Version: Draft

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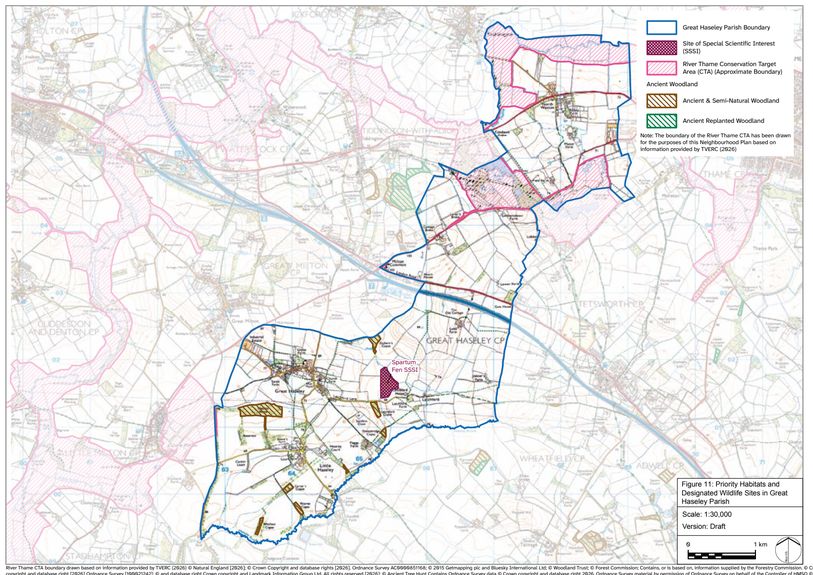


Figure 11: Priority Habitats and Designated Wildlife Sites in Great Haseley Parish

Scale: 1:30,000

Version: Draft

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Dark Skies

Policy 4 - Dark Skies

All proposals for development should be designed to minimise light pollution, both from external lighting and as a consequence of light leakage from the interior of buildings, to conserve and enhance relative tranquillity in relation to light pollution and dark night skies. Proposals should be accompanied by a lighting design proportionate to the scale of the development.

Proposals will only be supported where they adhere to the following criteria:

a. *they satisfy requirements set out in the South Oxfordshire and Vale of White Horse Lighting Design Guidance, and demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations), or any equivalent replacement/updated guidance, for lighting within an E1 environmental light control zone;*

b. *the lighting shows a clear need and justification;*

c. *it is demonstrated that the lighting proposed is the minimum appropriate for its purpose;*

d. *it is demonstrated that the lighting scheme would not be visually detrimental to its immediate or wider setting or to local character;*

e. *the lighting scheme is not a nuisance and does not adversely impact living conditions;*

f. *the lighting scheme is designed to minimise disturbance to wildlife, biodiversity and their food sources;*

g. *it is demonstrated that the lighting scheme would not have an adverse impact on the Key Views identified in Policy 1.*

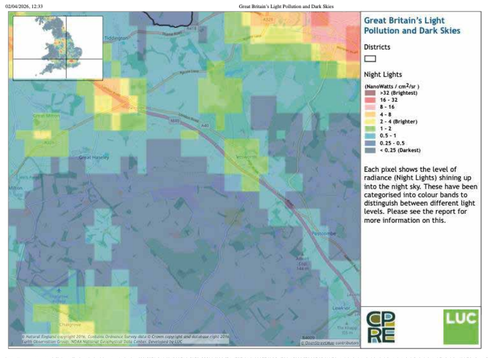
h. *building designs avoid large areas of glazing which would result in light spillage into rural and unlit areas.*

[Development proposals are encouraged to support the restoration and improvement of areas to enhance and or extend dark skies, and/or upgrade existing sources of light pollution on, and/or in, the vicinity of the development to reduce light pollution in the area.]

The CPRE Dark Skies Mapping provides a map indicating the level of light pollution within Great Haseley Parish. As most of the roads in the Parish have no lighting, and the villages themselves are small and widely dispersed throughout the Parish. The entirety of the Parish lies within an 'E1 Dark Light Environment Zone', benefitting from the lowest levels of light pollution which is consistent with its rural setting and an important contributor to the character of the Parish.

Light pollution has a proven deleterious effect on wildlife and humans alike, as is referenced in the South Oxfordshire and Vale of White Horse Lighting Design Guidance. Conversely, the benefits of a dark night sky are wide-ranging and 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.



The dark skies are largely considered to be a valued asset by residents and development proposals should avoid degrading it. The policy therefore sets out criteria to ensure that new development seeks to protect the dark night sky.

Settlement Boundary - Great Haseley

Policy 5 - Settlement Boundary - Great Haseley

The Neighbourhood Plan defines the settlement boundary of Great Haseley, as shown on the map in Figure 15, which distinguishes between the built-up areas of the village and the surrounding countryside.

Within the settlement boundary housing infill development will be supported where it contributes positively to local character and reflects the scale of the village, in compliance with Policy 10 of this Neighbourhood Plan.

Proposals for development outside the settlement boundary will only be supported where they are considered appropriate rural development as defined by the NPPF, accord with the policies of the Local Plan that manage development in the countryside, and are consistent with the other policies in this Neighbourhood Plan.

Consultation has demonstrated strong support for defining a settlement boundary to distinguish between the built-up area of Great Haseley from the surrounding countryside.

The settlement boundary is intended to ensure that future development occurs within the built-up area of Great Haseley, preventing development creep into the surrounding countryside and protecting the rural character, historic environment and landscape setting of the village.

A review of recent development within the settlement has highlighted pressures for expansion beyond the built-up area, including proposals that could extend development into open countryside. The settlement boundary aims to manage growth in a way that is proportionate to local needs while maintaining the integrity of the village settings.

Proposals for new development of an appropriate scale for Great Haseley will be supported where they are within the settlement boundary and accord with the policies of this Neighbourhood Plan and the Local Plan. This includes housing, shops, businesses and other commercial activities that are suitable to the size, services and infrastructure of the settlement.

The settlement boundary is shown on the plan. It generally follows natural and historic edges of the settlement providing a clear and definitive basis for directing future development within the plan area.

Non Designated Heritage Assets

Policy 6 - Non - Designated Heritage Assets

The Neighbourhood Plan identifies a series of non-designated heritage assets within the plan area

Development proposals that affect an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset and its contribution to local character and distinctiveness.

Where a proposal would result in harm to a non-designated heritage asset, the level of harm should be clearly justified and will be weighed against the public benefits of the proposed development, having regard to the impact on the identity and character of the area.

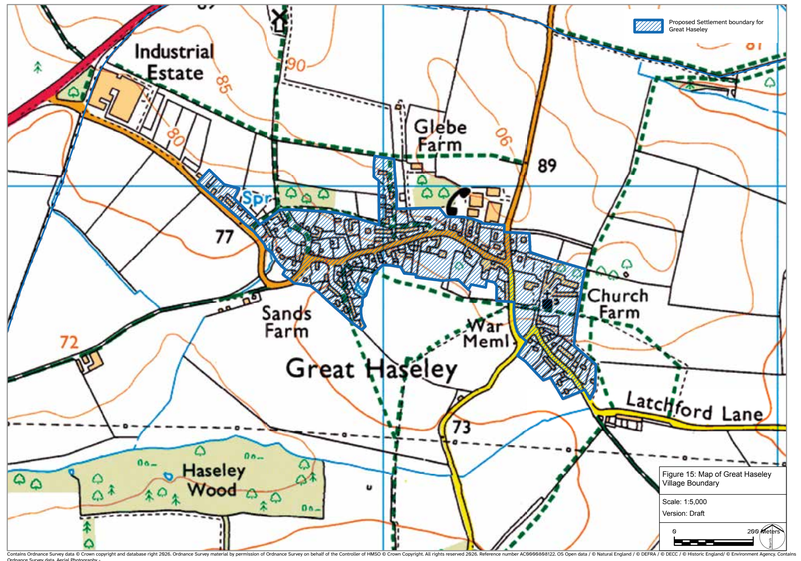
Historic Environment

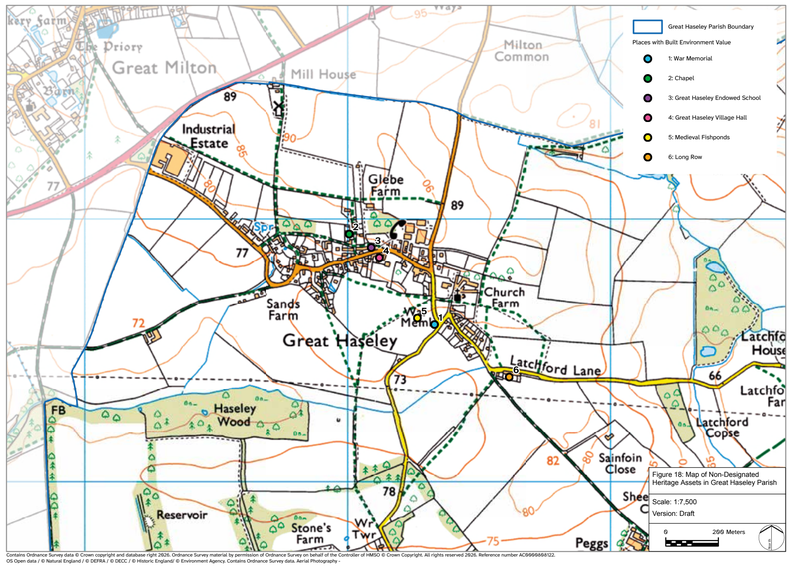
In Great Haseley Parish there are 83 listed buildings, including residential buildings, community spaces (such as the church and pub), outbuildings, walls and gates, headstones, gardens, and a fountain. Of these, 73 are Grade II listed, 6 are Grade II*, and 4 are Grade I. There are also two Conservation Areas in Great Haseley Parish – Great Haseley Conservation Area and Little Haseley Conservation Area – one of which contains the last remnant of Common Land within Great Haseley Parish.

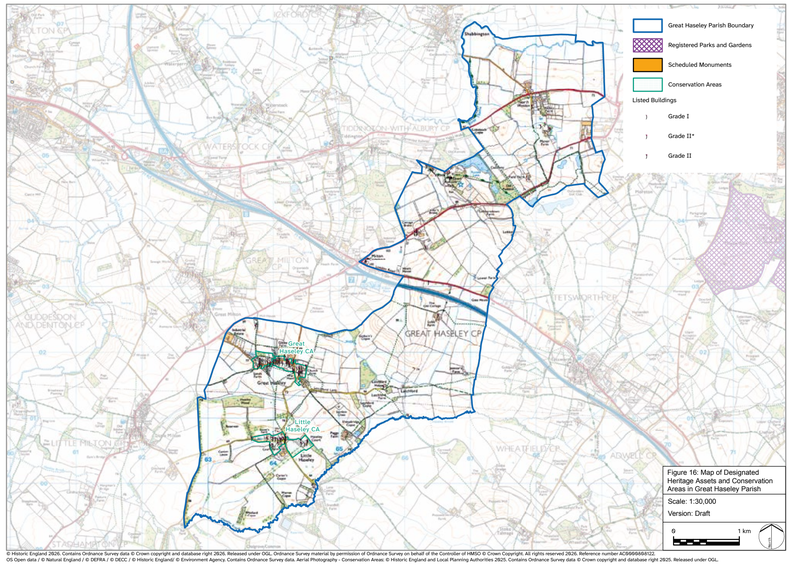
Understanding the heritage of a settlement is essential to shaping its successful future. It is crucial that the significance of listed buildings and their settings is recognised, as this awareness supports their ongoing maintenance and protection. Increased knowledge also enables the architectural and historic value of these buildings to be celebrated and reflected in future development across Great Haseley Parish.

The Plan has also identified 6 'non-designated' heritage assets across Great Haseley Parish. Non-designated heritage assets are locally identified '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 assets'. Although non-designated heritage assets carry less statutory weight than designated assets, they remain important components of the local historic environment. The NPPF requires that the significance of non-designated heritage assets be considered when determining planning applications that may affect them. Where harm to or loss of such assets is proposed, a balanced judgment must be made, considering both the scale of the harm or loss and the heritage value of the asset.

The assets which have been identified within Great Haseley Parish are considered to be of local importance, owing to their age, character, appearance or historical associations.







Character and Design

Policy 7 - Character and Design

In addition to the other policies of the Development Plan, proposals for new residential development, within the identified boundaries of Great Haseley Parish's existing settlements, will be supported where they demonstrate:

i. scale, density, height, layout, landscape design and choice of materials preserve or enhance local character and distinctiveness, having regard to the Joint Design Guide, the Great Haseley Conservation Area Character Appraisal and the Great Haseley Conservation Area Management Plan [and the Great Haseley Parish Local Character Assessment]

j. impacts on the natural environment are minimised and proposals deliver net gains for biodiversity, in line with relevant local and national policy;

k. the unnecessary loss of trees is avoided, particularly those which:

- *i. have high amenity value and make an important contribution to local character; and*
- *ii. represent valuable natural capital and contribute to health and wellbeing;*

l. care is taken to avoid unacceptable harm to the significance of designated and non-designated heritage assets and their settings;

m. unacceptable impacts arising from noise, odour, air pollution and light pollution are avoided; and

n. sufficient outdoor space is provided for refuse and recycling storage, as well as for residential amenity and the safe and convenient parking of cars and bicycles.

Where proposals require the establishment of new property boundaries, these should incorporate, where possible, boundary treatments using native or biodiversity-enhancing hedgerow species. The use of fencing or walls, where necessary, should reflect the local character and rural context of the settlement and be of a height and form that preserves openness and key views.

A series of documents inform design guidance for the Parish comprising: National Design Guide; The National Model Design Code; and the South Oxfordshire and Vale of White Horse Joint Design Guide; and the Design Guide for New Development contained within the existing Great Haseley Conservation Area Management Plan. Together these documents form the Design Principles that should be followed for all new development in the Parish



Sustainable Construction, Resources and Climate Change

Policy 8 - Sustainable Construction, Resources and Climate Change

New development should demonstrate a high standard of sustainable design and construction. Proposals should be designed to minimise carbon emissions, maximise water and energy efficiency, and be capable of meeting future regulatory standards, including being Future Homes Standard ready where applicable.

Development will be supported where it makes efficient use of land through high-quality design and incorporates the following principles, where appropriate to the site and its context:

a) buildings are orientated, subject to topography and layout, to optimise solar gain while maintaining good urban design and a coherent relationship with the street;
b) solar access is maximised, particularly to principal elevations, with appropriate use of shading, passive design measures and opportunities for natural ventilation;
c) renewable and low-carbon energy technologies are incorporated, such as photovoltaic panels, solar thermal systems, air-source or ground-source heat pumps or equivalent technologies, where they are sensitively designed and respond positively to local character;
d) the use of low embodied-carbon materials is encouraged, supported by proportionate life-cycle assessment where appropriate; and
e) measures are included to reduce water consumption, including efficient fittings and appliances. Residential development should seek to achieve a high level of water efficiency and non-residential development should aim to meet high recognised sustainability standards, such as BREEAM "Excellent" for water use, where applicable.

Innovative construction methods and approaches to delivering low-carbon development, including but not limited to Passivhaus or equivalent standards, will be supported where proposals otherwise comply with the Development Plan.

Sustainability is a cornerstone of both national and local planning policy. The Joint Nature and Climate Action Plan 2025-29 presents a set of actions to help the district achieve their goal of carbon neutrality by 2030 (district-wide).

As a result of this initiative and in recognition of the significance of climate change and its effects to the public health and environment, sustainable development is a key focus of this neighbourhood plan.

The Joint Nature and Climate Action Plan 2025-29 sets out several actions for the District Council to implement to help businesses and members of the community ensure that the carbon neutrality targets are met. These include providing advice and guidance on:

- reducing carbon emissions to businesses and residents;
- energy efficient operations;
- climate friendly lifestyle changes, including ways of making homes more energy efficient;
- climate funding opportunities for businesses; and
- relevant housing energy efficiency schemes.

It will be important to ensure that measures to mitigate the effects of climate change are incorporated into the design of new development in the plan area, as this will help the district with meeting their carbon neutral targets.

Special consideration should also be given to the design of new development within the Conservation Area or that could affect the setting or significance of a historic asset.

Therefore, proposals for individual renewable energy systems will be supported, provided they align with relevant development policies and the Plan.

New developments should be designed to minimise both embodied carbon during construction and operational carbon emissions, following a 'Fabric First' approach.

Renewable Energy

Policy 9 - Renewable Energy

Proposals for small-scale household or business renewable/low-carbon energy generation will be supported subject to the following criteria:

a) the siting and scale of the proposed development does not detract from local Character, the setting and its position in the wider landscape

b) the siting and scale of the proposed development does not detract from the historic environment (both designated and non-designated assets)

c) the proposed development does not have an unacceptable impact on the amenities of local residents

d) the proposed development does not have an unacceptable impact on any feature of natural and biodiversity importance

e) the siting and scale of the proposed development does not have an unacceptable impact to the views detailed in Policy 1 (Key Views).

Proposals for community renewable or low-carbon energy generation schemes will only be supported subject to the criteria mentioned above, including cumulative and cross-boundary impacts, as well as the following additional criteria:

a) the proposed development does not impact water quality or increase flood risk

b) the proposed development is not sited on the best and most versatile agricultural land (Grades 1, 2, and 3a)

c) the proposed development does not have an unacceptable impact on the safe movement of pedestrians, traffic, and the enjoyment of public rights of way

Proposals for large-scale renewable or low-carbon energy generation schemes will not be supported due to the cumulative impact of existing developments within, or adjacent to, Great Haseley Parish.

Proposals for tall structures associated with renewable energy, including wind turbines or changes required to existing electricity transmission pylons (location/height/type), will not be supported. This is to preserve the silhouette of the settlements and the visual prominence of key historical assets such as the church spire of St Peters and the windmill.

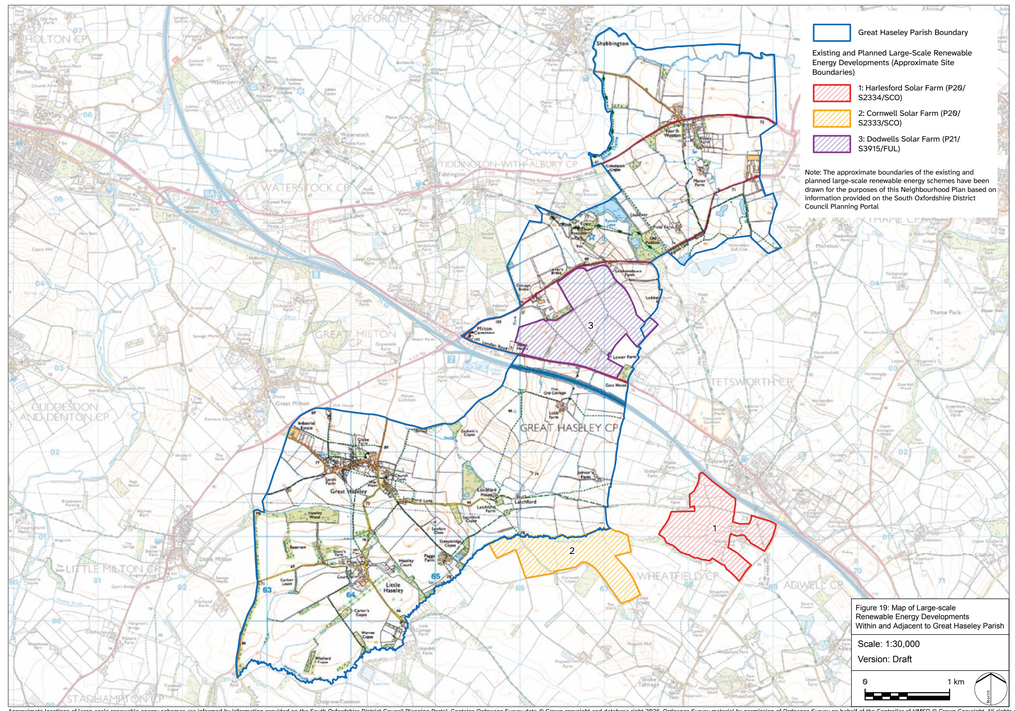
The South Oxfordshire Local Plan 2035, states 'To help increase the use of renewable and low carbon energy the Council will promote the use of energy from renewable and low carbon sources, including community-led initiatives, and will develop policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.'

This policy is broadly supportive of renewable energy proposals, with energy saving encouraged, and energy generation welcomed when it can be demonstrated that it represents good design and is sited in visually unobtrusive locations. However, this plan recognises that large-scale installations - either in height or extent (including sub stations and transmission assets) - have the potential to cause harmful impact on landscape character and sense of place, either individually or through cumulative impact..

There are already several large-scale renewable developments (either already built or with extant planning permission) within or immediately adjacent to Great Haseley Parish. Due to the potential for adverse effects on local character due to cumulative impact of further developments, proposals for additional large-scale renewable energy developments within Great Haseley Parish will not be supported.

All applications for renewable energy installations will need to demonstrate that they represent good design, that any impact arising does not detract from the rural character of the Parish and the surrounding landscape, that they are not sited the highest grades of agricultural land and do not adversely impact key views.

Compliance with the design principles relating to renewable energy set out in The South Oxfordshire and Vale of White Horse Joint Design Guide and in national guidance on good design for energy and linear infrastructure should be required.



Approximate locations of large-scale renewable energy schemes are informed by information provided on the South Oxfordshire District Council Planning Portal. Contains Ordnance Survey data © Crown copyright and database right 2026. Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of HMSO © Crown Copyright. All rights reserved 2026. Reference number AC0000868122. OS Open data / © Natural England / © DEFRA / © DECC / © Historic England/ © Environment Agency. Contains Ordnance Survey data. Aerial Photography -

Housing

Policy 10 - Housing, Infill and Redevelopment

Within the settlement boundary of Great Haseley (as identified on Figure 15), along with the other settlement areas within the Parish (Little Haseley, Milton Common, North Weston, Latchford and Moreton), infill development, the redevelopment of previously developed land or buildings and backfill development will be supported where such proposals accord with relevant policies in the Development Plan.

Within the Conservation Areas of Great Haseley and Little Haseley, infill development will not be supported unless it conserves or enhances the special architectural and historic character of these areas. This is to preserve the open spaces and gaps between buildings that are considered essential to the character of each area.

In addition to the approach set out in the Local Plan, proposals should respond positively to the following principles:

a) the proposal respects and responds to the local character of the area;

b) the development is of an appropriate and proportionate scale, bulk, height, density, plot coverage, siting, layout and mass in keeping with the immediate locality and reflects the design characteristics identified in any relevant design guidance or codes;

c) the proposal provides suitably sized front and rear gardens, together with adequate soft and hard landscaping, in line with local design guidance;

d) the development can be safely accommodated within the local highways and transport network; and

e) any natural landscape features, including trees, hedgerows and other ecological assets, are retained, integrated and enhanced as part of the development.

The South Oxfordshire Local Plan 2035 sets out an approach to housing growth across the district's settlement hierarchy. All settlements within Great Haseley Parish are classed as 'Other Villages'. The Local Plan has no defined requirement for 'Smaller' and 'Other Villages' to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire.

In line with national and local planning policy, infill development may be appropriate in Smaller and Other Villages where it is in keeping with the character of the area and proportionate in scale.

It is important to note that many open spaces and gaps between buildings contribute positively to the character and setting of the settlement, including views of and from designated and non-designated heritage assets. This is of particular importance within the two Conservation Areas (Great Haseley Conservation Area and Little Haseley Conservation Area). Significant infill development has already occurred over the years, particularly in and around the Great Haseley Conservation Area, and it is important that the remaining open spaces are, as far as possible, preserved. Where appropriate, other policies in the Neighbourhood Plan have sought to protect these important spaces. Inappropriate development in these areas may result in significant harm to the local character.

Any proposals for infill or redevelopment must demonstrate high-quality design and be sympathetic to their surroundings. Key considerations should include the siting, scale, massing, form and appearance of new buildings, ensuring they reflect the established character of the area.

Through the introduction of a Settlement Boundary (Policy 5) the Plan seeks to add a local level of knowledge to the infill policy context. The Settlement Boundary identifies the extent of the main built-up area in the main settlement of Great Haseley, and provides clarity on where infill development under Local Plan Policy H16 may be appropriate.

Dwelling Extensions

Policy 11 - Dwelling Extensions

Development proposals for residential extensions will be supported where they accord with relevant Development Plan policies and take account of any applicable design guidance or codes, such as the Joint Design Guide and local design guidance.

Extensions should be designed in scale and form to retain appropriate spacing between buildings, including provision for landscaping, to maintain the character and appearance of the surrounding area.

Extensions should be subservient to the main dwelling in both scale and design. This approach helps maintain the character and architectural integrity of the original dwelling and prevents over-development that could dominate the street scene or harm visual amenity. Extensions should preserve the established built form to plot size ratio characteristic of the surrounding area.

The design of extensions should be sympathetic to the original dwelling, using a complementary palette of materials and architectural details.

Where possible, care should be taken to retain sufficient stock of 1 bedroom to 2 bedroom sized homes. Ideally, proposed extensions should not result in a significant increase in the overall size of the dwelling, to maintain housing mix and affordability within the community.

Local Economy and Commercial Development

Policy 12 - Local Economy and Commercial Development

Proposals for new or expanded commercial development to support existing or new small-scale businesses will be supported where they comply with relevant Development Plan policies and:

a) can be safely and satisfactorily accommodated within the local transport and highway network; and

b) can be integrated into the surrounding area without causing unacceptable impacts on light, noise or the general amenity of the locality; and

c) is proportionate in scale and character with any adjoining buildings and with the character of the local landscape; and

d) are located in one of the existing employment centres (as per Figure 20) or a suitable brownfield location.

Proposals which promote the sustainable development and diversification of agricultural and other land-based rural businesses will be supported, subject to there being no adverse impact on historical assets or local character, and that the proposal does not involve the loss of Best and Most Versatile (BMV) agricultural land (grades 1 to 3a) as shown in Figure 3.

Proposals for new commercial or industrial development on greenfield sites will not be supported unless in exceptional circumstances.

Great Haseley Parish recognises the importance of a diverse and resilient local economy that supports a range of employment opportunities. Local businesses, services and community enterprises play a crucial role in providing accessible jobs and sustaining the vitality of the area. Great Haseley Parish has a diverse range of employment areas for what is a predominantly rural parish. Whilst the village of Great Haseley itself no longer supports the variety of employment opportunities that it once did, it still hosts a pub/restaurant and a variety of small, private businesses. The wider Parish not only hosts a number of agricultural farm businesses, but also contains several small to large commercial and industrial areas that provide employment opportunities to an area far beyond the Parish boundaries.

Development proposals are most effective when they make good use of existing employment sites where possible, are appropriately scaled and designed to reflect their surroundings and avoid adverse impacts on neighbouring residential properties. Providing suitable access, parking and servicing arrangements, aligned with Oxfordshire County Council standards, also helps ensure the safe and efficient operation of employment uses within the Neighbourhood Plan area.

Community Facilities

Policy 13 Community Facilities

1. The Neighbourhood Plan identifies the following community facilities within Great Haseley Parish:

a. Great Haseley Village Hall;

b. Great Haseley Cricket Pavilion; and

c. Great Haseley Village Pub (formerly 'The Plough' pub, now renamed 'Le Secret Garden' pub and restaurant).

2. Proposals involving the loss of existing community facilities will only be supported where they result in:

a) significant improvements to an existing facility, or

b) replacement with a facility of equal or greater convenience and quality, or

c) demonstrable evidence that the facility is no longer required.

3. Proposals for new or improved community facilities, and locally beneficial services, will be supported where they:

a) provide flexible space, where appropriate, to accommodate a range of community uses;

b) are located within the Parish settlement areas, making the most of opportunities to encourage walking, cycling and use of public transport;

c) are easily accessible to all members of the community; and

d) respond positively to local character, design policies and any relevant guidance in the Neighbourhood Plan.

Community services and facilities play a vital role in supporting the social, spiritual and physical well-being of residents. They are central to the vitality and long-term viability of Great Haseley Parish, contributing to a strong sense of place and enhancing overall quality of life. These spaces often serve as key hubs for social interaction and community cohesion.

New or enhanced community facilities have the potential to make a valuable contribution to local quality of life, particularly where they respond to an identified need within the Neighbourhood Plan area. Ensuring that such facilities reflect the local character of the Neighbourhood Plan area will help maintain consistency with the area's built and natural context and supports well-integrated, locally appropriate development.

Great Haseley Parish contains a range of services and facilities, of which the following facilities are considered important to the community:

- Great Haseley Village Hall,
- Great Haseley Cricket Pavilion, and
- Great Haseley Village Pub (formerly 'The Plough' pub, now 'Le Secret Garden' pub and restaurant).

The services these facilities provide are greatly valued by the community. Therefore, any proposals which are submitted which would enhance provision of, and create better accessibility to, these services would be supported in principle.

Transport and Infrastructure

Policy 14 - Transport and Infrastructure

As appropriate to their scale, nature and location, development proposals should:

a) be designed to avoid adverse impacts on road safety within the neighbourhood area;

b) Include provision for adequate off-road parking, in line with the parking standards set out by Oxfordshire County Council, to prevent additional on-street parking problems;

c) where practicable, provide for car parking requirements (including the need for parking solutions for visitors) on site or, where on-site parking solutions are neither practicable nor appropriate, provide an effective and sensitive approach to mitigate the impact of additional on-street parking;

d) be accompanied by sufficient information to demonstrate how any increase in traffic, including HGV movements, can be safely accommodated, together with appropriate mitigation measures; and

e) maximise opportunities for sustainable travel within and between settlements and the surrounding area, including improvements to public rights of way and pedestrian/cycle networks.

Proposals will be supported where appropriate measures for EV charging for on-street parking have been included.

Proposals will be supported where adequate traffic management plans are submitted, which take a sensitive approach to their impact on unavoidable on-street parking.

Proposals for new pedestrian or cycle links that improve connectivity between settlements will be supported, subject to compliance with other relevant Development Plan policies.

Great Haseley Parish is rural in character with many country lanes, one arterial A road (A329) and a major crossing/junction off the M40 motorway.

Community consultation has highlighted the level of concern over traffic safety within the village, particularly that caused by on-street parking.

Because of the rural character of the area and infrequency of public transport, car ownership is very high. The housing in the main settlement of Great Haseley was mostly developed before the advent of cars and therefore before parking was an issue. This has led to a long-standing problem of congested parking, compounded by the fact that the main community assets (Church, Village Hall) either do not have or have insufficient parking of their own. New development should ensure adequate off-street parking is provided for residents and visitors so as to not put additional strain on the existing road network.

Balancing the need for residents to park outside their own properties with leaving sufficient space for large vehicles – e.g. school buses, delivery lorries and the seasonal passage of heavy farm machinery – unavoidably leads to parking over the kerb, reducing space for pedestrians and making particular difficulties for people with buggies or wheelchairs, and the visually impaired. The laying of EV charging cables on pavements also creates problems for these groups of people.

At present, there is also a lack of safe walking and cycling routes towards neighbouring settlements (particularly to Great Milton and Thame). The Parish support the opportunities for the provision of improved connections.

Thank you for attending this exhibition. We look forward to receiving your comments on the survey by the 16 November.

You can view the Great Haseley Parish Neighbourhood Development Plan (The Plan) document in full at this exhibition and also complete the survey using forms which are also available at this exhibition. Alternatively you can view The Plan and complete the survey by visiting:

https://tinyurl.com/277uxjak

or by scanning the QR code below:

GREAT HASELEY PARISH COUNCIL