CAVERSFIELD PARISH COUNCIL

Mrs Jane Olds, Parish Clerk
13 Oak Close, BICESTER, Oxfordshire OX26 3XD
07307 381425 clerk@caversfield-pc.gov.uk www.caversfield-pc.gov.uk

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Planning Application Reference: 25/02232/OUT

Caversfield Parish Council met on 17 September and considered planning application reference 25/02232/OUT at Land North And East Of Manor Farm, Bainton Road, Bucknell for "Outline application with all matters reserved for tourism development Including outdoor and indoor theatres, restaurants, hotels, conference facilities, offices, warehousing and storage, security control centre, medical centre, animal facilities (including stables, aviary, animal sheds), laundry facility and workshops, and supporting infrastructure including waste management centre, wastewater treatment facility, energy centre and sub-stations, photovoltaic (pv) solar panels, water storage tanks and pumps, lakes and water management systems, structural landscaping, internal footpaths, internal vehicular routes, active travel routes, parking and access (outline masterplan)."

While the Council had no objections to the proposal, it did have concerns regarding the traffic impact, infrastructure and the noise / light pollution.

The developers have assured the Council that the visiting traffic will be directed to use Junction 10 of the M40. However, there is no guarantee that this will happen and any additional traffic using the Banbury Road from Bicester will have an impact on Caversfield; particularly the junction of Aunt Em's Lane and the Banbury Road.

Furthermore, Junction 10 and the Baynards Green roundabout are known to be at capacity and are prone to vehicle collisions. The Council acknowledges that the M40 Junction 10 is scheduled for remedial work, but has concerns about whether the road network will be fit for purpose, particularly with the other works scheduled for the area including the warehousing and the freight terminal. The ideal solution would be a completely separate entrance from Junction 10 directly into the site, thus avoiding any traffic impact.

Should the Council be minded to approve the application, the Parish Council requests that Travel Plan agreements are included which will ensure that the route for the rail transfer buses does not impact the surrounding area and that Caversfield is protected from traffic.

The developers have indicated that 50% of visitors will be expected to arrive by public transport. The Parish Council requests that enforceable measures are included in any

agreement. Should these targets not be met within five years of the site's opening, the Council requests the inclusion of financial penalties or other binding consequences.

The Construction Plan should also ensure that there is no material impact on the surrounding neighbourhoods, Junction 10 of the M40 or the Baynards Green roundabout.

The current services infrastructure, including water, sewerage and electricity is also extremely limited. The development must not impact any of the existing villages or inhabitants.

Any lighting from the development must not cause light pollution which would be of detriment to the fauna and flora of the area.

All noise and light pollution must be limited to prescribed levels at points radiating from the site and must be independently monitored.

The Council had a further concern regarding the developers' attempts to influence the Councillors' decisions. It did not feel that it was acceptable – or appropriate – to be offered expenses paid trips to France to experience the current offering, or to attend an event at Broughton Castle prior to the application being submitted. None of the Caversfield Parish Councillors took up the offers.

I trust that this is of help to the Planning Officer and Committee.

Jane Olds
Parish Clerk