

Submitted via Cherwell DC planning portal
Planning Department
Cherwell District Council
39 Castle Quay
Banbury
OX16 5FD

2 July 2026

Dear Planning Team,

Re : 25/02232/OUT Puy du Fou – CPRE Oxfordshire response

CPRE Oxfordshire currently object to this application as there has not been any adequate assessment of the cumulative impact of this development alongside others we see in the vicinity. An overall assessment and strategy is urgently needed for this area prior to this, or the other applications we see coming forward, progressing.

We highlighted this view in our response dated 11 October 2025 and our issues at this time remain unresolved.

Lack of Strategic Overview of Cumulative Impact

The scale of development in this area is escalating without cohesive strategy. In addition to Puy du Fou there is also a proposed Rail Freight Interchange (NSIP), 9,000 homes and other development of the Heyford Park new town, large scale warehousing off the M40 and several other speculative developments within the area.

There is no strategic overview of the impact in this area on the countryside, wildlife, infrastructure, traffic and services.

This is another developer led scheme, with long term implications for the area. The overall cumulative adverse impact on the environment, traffic, infrastructure and services will only increase as further speculative developments come forward in a policy vacuum, as the district lacks an up-to-date Local Plan and cannot demonstrate a five-year housing land supply. We have concerns that the

current designation of the council, where large developments are now decided at Inspector level, may only exacerbate this problem.

Developments such as this only assess cumulative impacts of developments which are outlined in Planned and draft Local Plans. E.g. This application does not assess the impact of the proposed SRFI and vice versa. This does not reflect the reality if these schemes all go ahead.

It is vital the district council, either independently or as an Inspector directive, undertake an assessment of the overall impact of these proposed schemes on all factors (traffic, infrastructure, services, environmental etc) rather than assessing each application on its only merits in isolation of the other.

Additionally, specific to this scheme we raise the following issues:

- **Loss of productive farmland:** which jeopardises food security.
CPRE Oxfordshire have called at previous consultation states for a full assessment of “ Best and Most versatile “ land loss and this has not been undertaken.
- **Coalescence:** The gap between settlements will be eroded, fundamentally altering village identity and rural setting. The countryside between Bucknell village and Stoke Wood provides visual relief, wildlife habitat and an essential sense of separation between settlements. To develop this area will change the character of this area beyond recognition
- **Flooding:** is already an issue locally. Additional hard surfaces will worsen runoff and groundwater impacts.
- **Traffic:** Rural roads are already congested. A further **1.47 million visitors per year will significantly increase vehicle movements.**
- **Impact on wildlife :** the proposed dark zones for animals and non-essential lighting to be switched off at midnight is simply not good enough and will give little relief to wildlife and human life nearby.
- **Loss of irreplaceable ancient woodland:** ancient habitat is irreplaceable and planting new trees cannot mitigate the loss of old ones.

CPRE call for a full assessment of the above issues prior to any decision on this scheme.

Yours faithfully,

Lynda Moore
Planning coordinator, CPRE Oxfordshire