



DCO Submission

Consultation Report

Appendices 14-17

Document 5.1F

On behalf of
Oxfordshire Railfreight Limited

Prepared by Oxalis Planning
March 2026

Consultation Report – March 2026

Appendix 14 – Stage 1 – Community Leaflets

Preliminary work to be shared at the Consultation Exhibitions

The final application will include an Environmental Statement (ES) to present the results of the full Environmental Assessment, and early work is now underway to assess any likely significant environmental effects from the proposals, and to understand what design and other measures can be introduced to mitigate or prevent those effects. The ES will include assessments of a range of environmental topics, including:

- Transport
- Landscape and Visual effects
- Ecology and Nature Conservation
- Climate change
- Noise and Vibration
- Air Quality
- Drainage and Flood Risk
- Waste
- Lighting
- Ground Conditions
- Heritage & Archaeology

The ES is at an early stage and work will continue throughout the rest of 2022. Preliminary draft information is available on a number of important topics and forms part of the consultation process.

In addition an illustrative masterplan and other plans have been prepared in draft to show the emerging proposed approach to landscaping and earthworks. These will be refined further as the ES progresses.

Public Consultation Exhibitions and Webinars

Oxfordshire Railfreight Limited are holding **four public consultation exhibitions**. While there is much technical work ongoing, this will provide a chance to see and comment on the emerging proposals and draft information and to discuss the proposal with members of the project team.



The public exhibition dates are as follows:

- A Heyford Park Chapel, OX25 5TE** – Thursday 12th May (1.30-7.30pm)
- B Ardley with Fewcott Village Hall, OX27 7PA** – Saturday 14th May (12noon-5pm)
- A Heyford Park Chapel, OX25 5TE** – Friday 20th May (1.30-7.30pm)
- C Upper Heyford Village Hall, OX25 5LB** – Wednesday 25th May (1.30-7.30pm)

Information and how to comment

Further information about the proposed development, including draft ES chapters, plans, and display boards to be shown at the exhibitions, will be made available via the project website from Monday 9th May 2022 at: www.oxsrfi.co.uk

In addition to the exhibitions and webinar sessions, comments and questions can be provided in the following ways:

Email – oxsrfi@havingyoursay.co.uk

Telephone using the project phone line (charged at standard landline rates) – **0333 358 0502**

Post – **'Freepost OxSRFI'**

Website – **Via comments form provided**

Please provide comments by 11:59pm on 4th July.

Social media will also be utilised to provide information. The social media accounts for each platform are:

Facebook – [@OxSRFI](https://www.facebook.com/OxSRFI), www.facebook.com/OxSRFI

Twitter – [@OxSRFI](https://twitter.com/OxSRFI), www.twitter.com/OxSRFI

Instagram – [@OxSRFI](https://www.instagram.com/oxsrfi), www.instagram.com/oxsrfi

To register for the webinar sessions, please visit the project website from 9th May – www.oxsrfi.co.uk – and [click on the links](#) provided on the website.

Oxfordshire Railfreight Limited will also host two Webinar sessions:

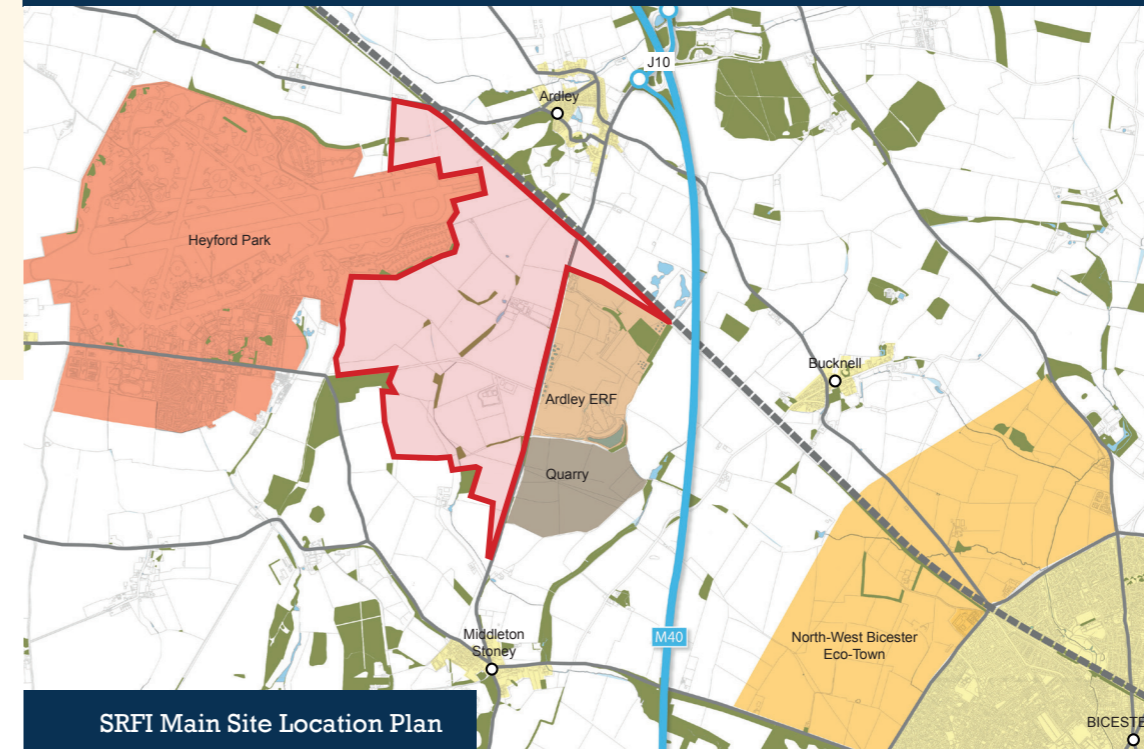
- Tuesday 17th May – 6-8pm
- Monday 23rd May – 6-8pm

OxSRFI Early Public Consultation from 9th May 2022

OxSRFI
OXFORDSHIRE
STRATEGIC RAIL FREIGHT INTERCHANGE

KEY

- Main Site Location
- Motorway
- Railway Line
- North West Bicester Eco Town (Cherwell District Local Plan)
- Heyford Park (Cherwell District Local Plan)
- Settlement Areas
- Quarry (approximate extents)
- Ardley Energy Recovery Facility (Extents as Viridor Planning Application)
- Woodlands/Tree belts



SRFI Main Site Location Plan

Oxfordshire Railfreight Limited are proposing a new Strategic Rail Freight Interchange (SRFI) known as 'OxSRFI' on land located to the east of Heyford Park, west of the B430 road, and south of the Chiltern Railway line.

The proposals respond directly to Government policy in the 'National Policy Statement for National Networks' which seeks to encourage a 'network' of new SRFIs across the UK to help meet forecasts of freight traffic growth, and to support an increasing shift from road to rail.

The proposals are for a rail freight terminal accessed via the Chiltern Main line and new warehousing. The proposals include:

- A rail freight terminal with north and south facing connections onto the Chiltern Line;
- Warehouse buildings with a footprint area of 6.5 million sq. ft., with additional floorspace in the form of mezzanines;
- A range of highways improvements (see Page 3 of this leaflet);
- Significant new earthworks, landscaping and tree planting to substantially screen the site from outside view;
- Relocation of the existing Severn Trent Green Waste Facility within the site;
- Creation of around 9,000 new jobs on-site with a further approx. 4,500 jobs in the wider regional economy;
- High-quality, sustainable buildings to BREEAM 'Excellent' standards, and incorporating EV charging points and solar PV renewable energy generation;
- Significant Biodiversity Net Gain through new habitat creation and enhancements.

Initial (non-statutory) Consultation Process

To ensure local people are aware of the emerging proposals, and to provide an opportunity to see and comment on the work undertaken to date, Oxfordshire Railfreight Limited are holding an initial consultation process from Monday 9th May 2022 for 8-weeks until **Monday 4th July 2022**.

This will include four public consultation exhibitions in May 2022 at venues within the vicinity of the site. Two online webinar sessions are also proposed during the consultation **see back page for details**. Members of the project team and Oxfordshire Railfreight Limited will be present at the exhibitions and on the webinar sessions to discuss the proposals and to take comments and questions. These initial exhibitions are important opportunities for local people to provide early input as we continue with our assessment work, and as we continue to refine and amend the design of the proposals.

A second, statutory stage of public consultation will be held in the Winter of 2022/23 when we will have a final draft version of the Environmental Statement available. Submission of the final application is not expected until early 2023.

Context for the proposals

With excellent access to the strategic highways network and a direct rail network connection, the proposals meet the Government's criteria for an SRFI. The site is strategically located for distribution activity being on the M40 corridor.

Ensuring that the visual effects of the development on the surrounding area are minimised underpins the proposed approach to masterplanning and earthworks. This strategy is being developed within the context of constraints and opportunities on-site and nearby, including existing topography and features in the landscape, to screen the site and buildings as much as possible from outside view.

The SRFI boundary will see creation of significant landscaped earthworks bunds to mitigate visual effects - more detail will be on display at the exhibition and on the website.

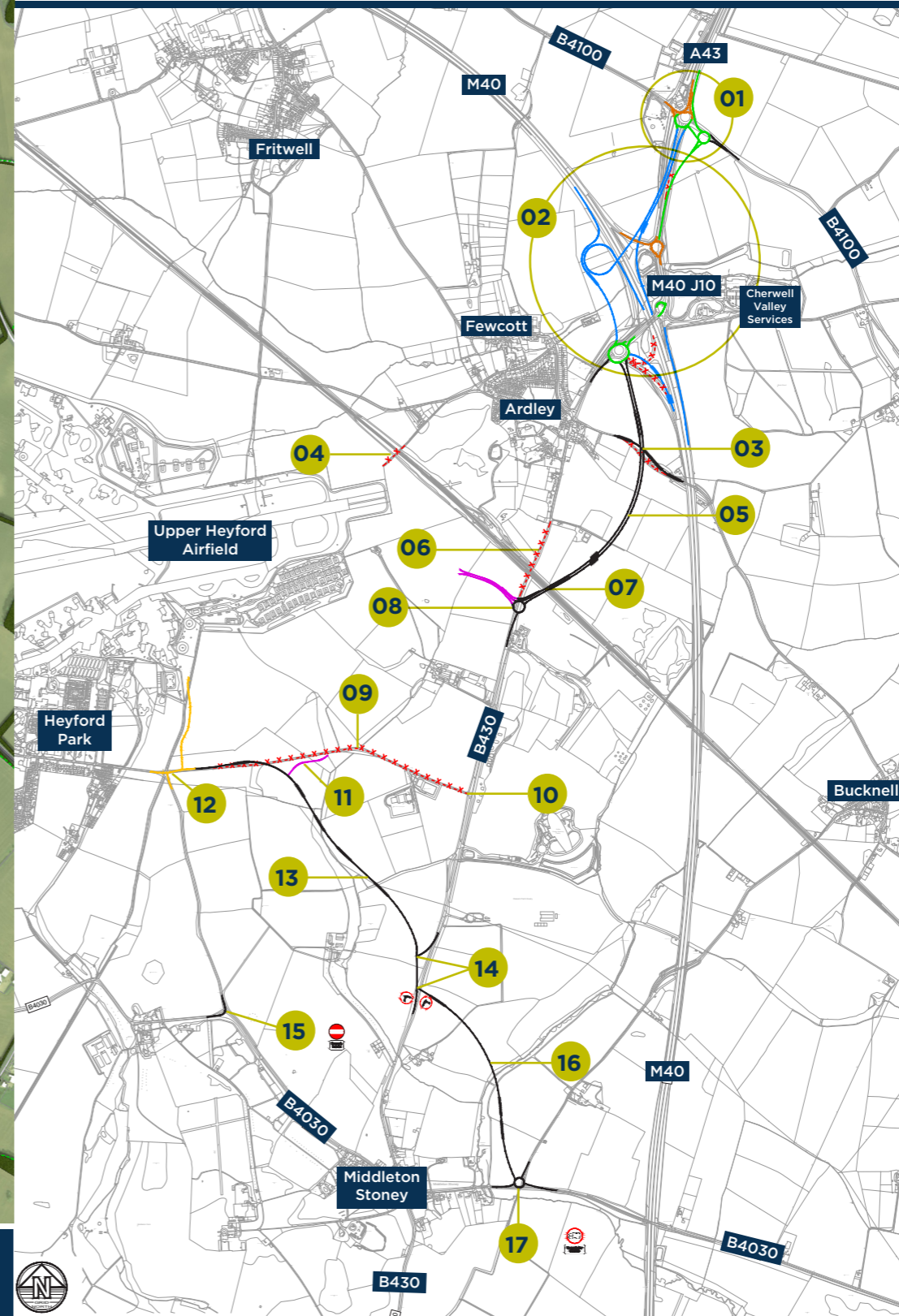
Draft Illustrative Masterplan - Main Site



Highways Improvements

The proposals will deliver significant highways improvements to the area, these will include:

- M40 Junction 10 highway improvements - involving works on the A43 east of the M40, new slip roads to and from the M40, and including an Ardley Bypass to the east of Ardley;
- A Heyford Park Link Road which runs from Camp Road south-east of Heyford Park and south of the proposed development to a new junction on the B430;
- A Middleton Stoney Relief Road around the north-eastern side of the village connecting from a new junction on the B430 to the existing B4030;
- The principal access to the Main Site will be from the new Ardley Bypass and from a new roundabout on the B430 in the north-eastern corner of the Main Site, south of the railway line;
- This primary access will serve all HGV traffic accessing the site;
- A secondary access into the Main Site for bus, pedestrian and cycles will be via the re-aligned Camp Road at the southern end of the Main Site;
- Other mitigation measures are also likely once the Transport Assessment process has progressed further.



- 01 Baynards Green/B4100 Improvements
- 02 M40/J10 Improvements
- 03 Ardley Road diverted over new Ardley Bypass
- 04 Quarry cottages lane stopped up over railway, replaced by brideway
- 05 B430 Ardley Bypass and OxSRFI link road
- 06 Existing B430 stopped up south of Ardley, replaced with footway/cycleway/brideway link
- 07 Bridge over Chiltern Mainline
- 08 New roundabout on B430 providing main access to the OxSRFI
- 09 Existing road to Heyford Park stopped up, replaced by the Heyford Park Link Road
- 10 Existing Junction closed and removed
- 11 Secondary OxSRFI access (buses and cyclists only)
- 12 Heyford Park works at Camp Road
- 13 Heyford Park Link Road
- 14 New junction on B430
- 15 Bus gate implemented by OxSRFI (unless it is delivered earlier by Heyford Park)
- 16 Middleton Stoney Relief Road
- 17 New roundabout on B4030

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Appendix 15a – Stage 1 – Copy of posters displayed on and in the close vicinity of the OXSRFI for the first four exhibitions

OxSRFI Early Public Consultation

from 9th May 2022



Oxfordshire Railfreight Limited are proposing a new Strategic Rail Freight Interchange (SRFI) known as 'OxSRFI' on land located to the east of Heyford Park, west of the B430 road, and south of the Chiltern Railway line.

The proposals respond directly to Government policy in the 'National Policy Statement for National Networks' which seeks to encourage a 'network' of new SRFIs across the UK to help meet forecasts of freight traffic growth, and to support an increasing shift from road to rail.

Initial (non-statutory) Consultation Process

To ensure local people are aware of the emerging proposals Oxfordshire Railfreight Limited are holding an initial consultation process from **Monday 9th May 2022** for 8-weeks until **Monday 4th July 2022**. This will include holding **four public consultation exhibitions**.

While there is much technical work ongoing, this will provide a chance to see and comment on the emerging proposals and draft information about the future application, and to discuss the proposal with members of the project team.

www.oxsrfi.co.uk

Information

Further information about the proposed development, including draft preliminary environmental information in the form of Environmental Statement Chapters, plans, and display boards to be shown at the exhibitions, will be made available via the project website from Monday 9th May 2022 at:

www.oxsrfi.co.uk

How to comment

In addition to the exhibitions and webinar sessions, comments and questions can be provided in the following ways:



Online

www.oxsrfi.co.uk via the comments form



Email

oxsrfi@havingyoursay.co.uk



Call

0333 358 0502 using the project phone line (charged at standard landline rates)



Post

'Freepost OxSRFI'

Please provide comments by 11:59pm on 4th July.

Social Media Platforms

Social media will also be utilised to provide information. The social media accounts for each platform are:



Facebook -

[@OxSRFI, www.facebook.com/OxSRFI](https://www.facebook.com/OxSRFI)



Twitter -

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Instagram -

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WEBINARS

Oxfordshire Railfreight Limited will also host two Webinar sessions: **Tuesday 17th May - 6-8pm**
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To register for the webinar sessions, please visit the project website from 9th May - www.oxsrfi.co.uk and click on the links provided on the website.

Public Exhibition Dates

Heyford Park Chapel, OX25 5TE
Thursday 12th May (1.30-7.30pm)

Ardley with Fewcott Village Hall, OX27 7PA
Saturday 14th May (12noon-5pm)

Heyford Park Chapel, OX25 5TE
Friday 20th May (1.30-7.30pm)

Upper Heyford Village Hall, OX25 5LB
Wednesday 25th May (1.30-7.30pm)

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Appendix 15b – Stage 1 – Copy of posters displayed within Middleton Stoney for the fifth exhibition

OxSRFI Early Public Consultation Exhibition Event Update

Oxfordshire Railfreight Limited are proposing a new Strategic Rail Freight Interchange (SRFI) known as 'OxSRFI' on land located to the east of Heyford Park, west of the B430 road, and south of the Chiltern Railway line.

The proposals respond directly to Government policy in the 'National Policy Statement for National Networks' which seeks to encourage a 'network' of new SRFIs across the UK to help meet forecasts of freight traffic growth, and to support an increasing shift from road to rail.

Initial (non-statutory) Consultation Process

To ensure local people are aware of the emerging proposals Oxfordshire Railfreight Limited are holding an initial consultation process from **Monday 9th May 2022** for 8-weeks until **Monday 4th July 2022**. This will include holding **five public consultation exhibitions**.

While there is much technical work ongoing, this will provide a chance to see and comment on the emerging proposals and draft information about the future application, and to discuss the proposal with members of the project team.

Information

Further information about the proposed development, including draft preliminary environmental information in the form of Environmental Statement Chapters, plans, and display boards to be shown at the exhibitions, will be made available via the project website from Monday 9th May 2022 at:

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Twitter -

[@OxSRFI, www.twitter.com/OxSRFI](https://www.twitter.com/OxSRFI)



Instagram -

[@OxSRFI, www.instagram.com/oxsrfi](https://www.instagram.com/oxsrfi)

Please provide comments by 11:59pm on 4th July.

Public Exhibition Date

New Additional Consultation Event in Middleton Stoney:

Middleton Stoney Village Hall, Heyford Road, OX25 4AN

Tuesday 21st June 2022 (1.30 - 7.30pm).

This additional event has been inserted to the programme following discussions with the parish council, and in light of the proposal for a relief road to the village which is of particular local interest. The Village Hall is small with very limited on-street car parking, and the exhibition is targeted at local residents only who are able to walk or cycle to the venue.




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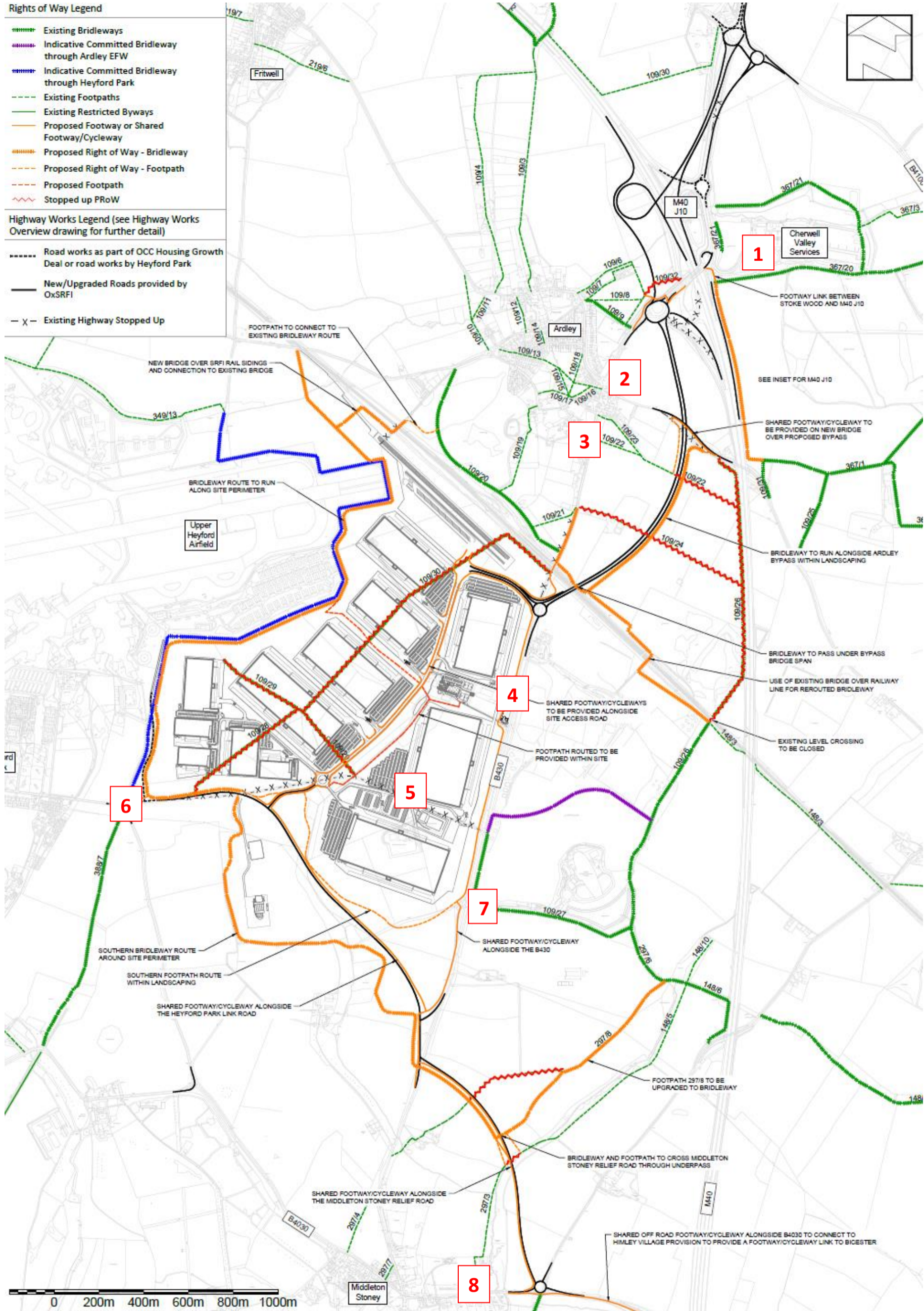
Appendix 15c – Stage 1 – Plan of site notices displayed on and in the close vicinity of the OxSRFI for the first four exhibitions

Rights of Way Legend

-  Existing Bridleways
-  Indicative Committed Bridleway through Ardley EFW
-  Indicative Committed Bridleway through Heyford Park
-  Existing Footpaths
-  Existing Restricted Byways
-  Proposed Footway or Shared Footway/Cycleway
-  Proposed Right of Way - Bridleway
-  Proposed Right of Way - Footpath
-  Proposed Footpath
-  Stopped up PRow

Highway Works Legend (see Highway Works Overview drawing for further detail)

-  Road works as part of OCC Housing Growth Deal or road works by Heyford Park
-  New/Upgraded Roads provided by OxSRFI
-  Existing Highway Stopped Up



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Appendix 15d – Stage 1 – Plan of site notices displayed within Middleton Stoney for the fifth exhibition



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Appendix 16 – Stage 1 – Comments Form

OxSRFI COMMENTS FORM (May 2022)

As part of this initial consultation process we are keen to get your views on the emerging proposals – your input will help inform our ongoing work and future consultation activity:

<p>1. Do you think the reasons for proposing a Strategic Rail Freight Interchange in this location are clearly explained? Please give reasons for your answer.</p>
<p>2. What do you think of the emerging proposals for improvements to M40 Junction 10?</p>
<p>3. Do you have any comments about other elements of the Highways Works proposed, including the Ardley Bypass or Middleton Stoney Relief Road?</p>
<p>4. What do you think of the emerging landscaping and earthworks strategy for the Main Site including the boundary mounding/bunding and extensive tree planting?</p>

5. We will be holding further consultation planned for late 2022 when the technical work has progressed – is there any specific information you would find helpful at the next exhibitions?

General Comments

Please give us your comments on the proposals

It would be helpful in reporting the consultation process if you could provide your details.

Data Protection: Please note that your contact details will not be passed on to any other private organisation and will only be used expressly in connection with this consultation.

Name: Mr/Mrs/Miss/Ms/Dr/Cllr

Address:

Postcode:

Telephone:

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Appendix 17 – Stage 1 – List of consultation documents

OxSRFI Documentation for Stage 1 Consultation				
Document	Title	Author	Number	Revision
Briefing Document		Oxalis Planning Ltd		
Outline Draft Development Consent Order		Eversheds Sutherland (International) LLP and Morag Thomson (Freelance Solicitor)		
Outline Explanatory Memorandum		Eversheds Sutherland (International) LLP and Morag Thomson (Freelance Solicitor)		
Working Draft Preliminary Environmental Information Report		Oxalis Planning Ltd and ES Team		
Components of Proposed Development Plan		BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK015	P07
Works Plans	Works Key Plan	BWB	None	-
Rights of Way Strategy Plan	Footway Cycleway Rights of Way Strategy Overview	ADC	DR-042	P3
Location Plan	Location Plan	BWB	OxSRFI-BWB-LSI-XX-DR-CH-00001	P05
Parameters Plan	Development Parameters Plan: Main Site (Draft)	FPCR	8308-L-12	S
Illustrative Masterplan	Illustrative Masterplan (Draft)	FPCR	8308-L-23	K
Highway Plans	Highway Works Overview	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK041	P03
	M40 Junction 10 Overall General Arrangement	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK042	P01
	Ardley Bypass General Arrangement and Vertical Alignment	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK038	P02
	Heyford Park Link Road East and B430 Junction General Arrangement	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK026	P01
	Middleton Stoney Relief Road General Arrangement	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK025	P03
	Heyford Park Link Road West General Arrangement	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK023	P03
	OxSRFI Principal Access Roundabout General Arrangement	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK018	P03

Rail Plans	Rail Terminal Illustrative Layout	Intermodality Limited	D5.33	-
	Indicative Longitudinal Section – Sheet 1	Trust Rail Solutions	19036-TRS-INT-RD-TRK-DRG-00002	P05
	Indicative Longitudinal Section – Sheet 2	Trust Rail Solutions	19036-TRS-INT-RD-TRK-DRG-00003	P03