



DCO Submission

Consultation Report

Appendices 18-19

Document 5.1G

On behalf of  
Oxfordshire Railfreight Limited

Prepared by Oxalis Planning  
March 2026

Consultation Report – March 2026

Appendix 18 – Stage 2 – Final SoCC



# Statement of Community Consultation

On behalf of  
**Oxfordshire Railfreight Limited**

Prepared by Oxalis Planning Limited

**September 2025**

---

## **CONTENTS**

### **1.0 INTRODUCTION**

### **2.0 CONSULTATION STRATEGY – EXPLANATION AND OVERALL APPROACH**

### **3.0 NON-STATUTORY (STAGE 1) CONSULTATION PROCESS**

### **4.0 STATUTORY CONSULTATION STRATEGY (STAGE 2)**

#### **Appendices**

**Appendix One** – Site Location Plan (draft Order Limits Plan)

**Appendix Two** – draft Development Components Plan

**Appendix Three** – draft Parameters Plan

**Appendix Four** – draft Illustrative Masterplan

**Appendix Five** – List of Scoping Opinion Consultees

**Appendix Six** – Core Consultation Area Map

## 1.0 INTRODUCTION

- 1.1 This Statement of Community Consultation ('SoCC') sets out the proposed multi-stage approach to community consultation for the proposed Oxfordshire Strategic Rail Freight Interchange (OxSRFI) being brought forward by Oxfordshire Railfreight Limited ('the Applicant'). The SoCC is prepared in accordance with (Section 47(1) of the Planning Act 2008 ("the Act"))<sup>1</sup> which requires Applicants for Nationally Significant Infrastructure Projects (NSIPs) to produce a SoCC to describe how they will consult the local communities about the project. The Applicant, in preparing of this SoCC has also taken into account the Pre-Application Guidance<sup>2</sup> produced by the Ministry of Housing, Communities and Local Government and the Department for Levelling Up, Housing and Communities ("the Pre-Application Guidance").
- 1.2 This updated SoCC follows that agreed in April 2022 ahead of the Stage 1 Consultation which was undertaken that same year. After the Stage 1 Consultation, the preparation of the Stage 2 Consultation and formal preparation of the OxSRFI NSIP application was 'paused' by the Applicant in order for a review of the scheme, and particularly highways infrastructure, to be undertaken. During that time, the Applicant undertook a review of the proposals to ensure that the highway works in particular were appropriate. Ecological surveys were also undertaken to ensure consistent baseline information was gathered. As a result of that exercise, and comments received during the Stage 1 Consultation, the proposals have fundamentally remained similar but with some elements having evolved and updated. With work on the NSIP application re-starting in September 2024, the SoCC is being updated to reflect the new programme, and to include details of the approach taken to the statutory consultation process. The Applicant has consulted with Cherwell District Council and Oxfordshire County Council in relation to the proposals for the Stage 2 Consultation and has included some amendments to its proposals take account of the Councils' comments; the updated consultation proposals are reflected in this SoCC.
- 1.3 The proposed Strategic Rail Freight Interchange (SRFI) is on land south of the Chiltern Railway line, and west of the B430, east of Upper Heyford Former Airfield, and south of the village of Ardley in Cherwell District, Oxfordshire. There are also highway works proposed as part of the proposals. The Site Location Plan showing the draft Order Limits including the SRFI and the highway works is included at **Appendix One**.
- 1.4 The OxSRFI development consists of a proposed SRFI (including distribution warehousing), highway works including a highway NSIP and other associated development which meets the definition of a Nationally Significant Infrastructure Project as defined by the Act – the different elements of the scheme referred to throughout the SoCC are set out in Table 1 below and are shown on the plan contained in **Appendix Two**. The draft Parameters Plan (see **Appendix Three**) sets out the parameters proposed for the OxSRFI scheme and will form the basis of the Environmental Impact Assessment. A draft Illustrative Masterplan (see **Appendix Four**) is also provided to demonstrate how the site could be developed in accordance with those draft parameters, although it should be noted that the detailed layout of the scheme, including the number and dimensions of buildings (except maximum height) is not proposed or fixed now.

<sup>1</sup> Available to view at: <https://www.legislation.gov.uk/ukpga/2008/29/contents>

<sup>2</sup> April 2024, available to view at: [Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects - GOV.UK](#)

Such design detail would be secured through subsequent approvals by the local authority in accordance with the Development Consent Order (“DCO”), if approved.

Table 1 – Glossary of terms describing the Scheme

Development Element	Description
Application Site	the land encompassed within a red line boundary being all the land affected by the proposals to be described as the “Order Limits”. This is the maximum extent of the land likely to be affected by the Proposed Development and will be reviewed as the scheme proceeds through consultation and engagement with stakeholders.
Ardley Bypass	a bypass to the east of the village of Ardley, including realignment of Ardley Road and associated works to footpaths and bridleways.
Ardley Tunnel Works	works to provide W8 gauge through the tunnel
Ashgrove Cottages	the retention of the existing cottages and their re-use for rail and estate management and other facilities
Central Hub	the development within the central part of the Main Site, centered around the listed building, which is to be used for a potential range of estate management and other facilities for workers and visitors on the Main Site
Foul Drainage Outfall	the provision of foul drainage outfalls to Bicester and Ardley
Heyford Park Link Road (HPLR)	the length of new road between the B430 and Heyford Park including the Secondary Access.
Highway Works	the J9 Highway Improvements, J10 Highway Improvements, Ardley Bypass, Principal Access, Middleton Stoney Relief Road, Heyford Park Link Road, Secondary Access, Other Local Highway Works and Active Travel Works. <sup>3</sup>
J9 Highway Improvements	the highway works to be carried out in connection with the improvement of J9 of the M40 motorway.
J10 Highway Improvements	the highway works to be carried out in connection with the improvement of J10 of the M40 motorway, including works to the A43 Baynard’s Green roundabout and associated works to the local road network.
Landfill	the area adjacent to the Chiltern Main Line Railway which will include highways works, an opening to allow a rail connection into the Main Site and the reprofiling of landfill material.
Main Site	the area to be occupied principally by the Rail Terminal, the rail served warehousing and the

<sup>3</sup> The final list of off-site highways works will be confirmed through to highways modelling.

	Central Hub, incorporating rail connections from the Chiltern main line.
Middleton Stoney Relief Road (MSRR)	a relief road to the north east of the village of Middleton Stoney linking the B4030 to the B430.
Order Limits	this is the maximum extent of the land likely to be affected by the Proposed Development and will be reviewed as the scheme proceeds through consultation and engagement with stakeholders
Other Local Highway Works	the highway works to be carried out at the junction of Camp Road and Chilgrove Drive, Middleton Road, the B430 west of the Main Site, Quarry Cottages, Middleton Stoney Crossroads and Aves Ditch.
Principal Access	the principal access to the Main Site from the B430.
Proposed Development	the entirety of the OxSRFI development for which approval is sought.
Rail Terminal	the terminal which deals with the transfer of containers from rail to HGV and vice versa.
Secondary Access	the secondary access to the Main Site for buses, emergency vehicles and pedestrians/cyclists only from the Heyford Park Link Road.

1.5 As an NSIP the proposals are dealt with via a different process to other major planning proposals. Rather than submitting a planning application to the local authority the Applicant is required to submit an application for a DCO to the Planning Inspectorate. The application will ultimately be determined by the Secretary of State for Transport following consideration of a report from the Examining Authority. It is currently anticipated that the OxSRFI development will include three NSIPs together with associated development:

- The SRFI (including warehousing) (section 26 of the Act);
- Motorway construction works to M40 Junction 10 (section 22 of the Act);
- Alteration of a trunk road (A43) (section 22 of the Act);

1.6 Further details about the process are provided below.

1.7 Section 2 of this SoCC explains and sets out the overall approach to the consultation strategy with a focus on consultation and engagement with “*people living in the vicinity of the land*” where the proposed development will be located (section 47 of the Act), as well as other obligations to consult with statutory bodies and consultees (under section 42) and to publicise the proposed application (under section 48).

1.8 By way of background and context, Section 3 provides an explanation of the consultation work previously undertaken as part of the non-statutory Stage 1 Consultation process. Section 4 of the SoCC explains the proposed consultation strategy for the remainder of the consultation process, in accordance with the relevant sections of the Act. This includes the proposed strategy for the statutory Stage 2 Consultation that will commence on 23<sup>rd</sup> September 2025.

1.9 The proposed multi-stage approach to section 47 community consultation seeks to ensure that information, and the opportunity to comment, is provided to those most likely to be affected by

the proposed development at the appropriate times and by the appropriate means. In keeping with the relevant guidance, the proposed approach to consultation set out in this SoCC seeks to satisfy the requirement to ensure information and opportunity to comment is provided to those most affected, while also being reasonable and proportionate.

### The Planning Process

- 1.10 The rail freight interchange element of the OxSRFI development is an NSIP because it meets the criteria set out in section 26 of the Act, as it will, when constructed:
- Be in England, and have a site area in excess of 60ha;
  - Be part of the railway network in England;
  - Be capable of handling consignments of goods from more than one consignor and to more than one consignee; and
  - Be capable of handling at least 4 goods trains per day;
  - Include warehouses to which goods can be delivered from the railway network in England either directly or by means of another form of transport.
- 1.11 As noted above, the proposed development is anticipated to include two highway NSIPs, these are:
- the **construction** of new motorway, being works to junction 10 of the M40 Motorway. These works meet the thresholds in section 22 of the Act because the Secretary of State<sup>4</sup> will be the highway authority and the area of development exceeds 15ha (the area of the construction works is expected to be 17.9ha); and
  - the **alteration** of an all-purpose trunk road, being the A43. These works meet the thresholds in section 22 of the Act because the speed limit is expected to be 50 mph or greater and the area of development exceeds 12.5 ha (the area of the alteration works is expected to be 13.8ha).
- 1.12 Information about the planning process which applies to the OxSRFI development is available on the Planning Inspectorate (PINS) website:  
<http://infrastructure.planninginspectorate.gov.uk/>
- 1.13 Following receipt of the application for development consent, PINS will consider whether the application is of a sufficient standard to be accepted. If the application is accepted then there will be the opportunity for parties to register their interest in participating in the “examination” of the proposals. In this way, the opportunity for local people and communities to engage and play an active part in the process does not end with the Applicant’s consultation. The examination, undertaken by Inspectors, known as the “Examining Authority”, is predominantly a written process but often includes some hearings on specific topics. The decision will be made by the Secretary of State following the examination and following recommendations provided by PINS.
- 1.14 It should be noted that neither Cherwell District Council or Oxfordshire County Council are decision making authorities for the OxSRFI NSIP application, but are important consultees. The

---

<sup>4</sup> Reference to Secretary of State currently is the Secretary of State for Transport and includes a strategic highway company such as National Highways.

Applicant's engagement with these authorities is set out in further detail in this SoCC. Comments submitted in response to the consultation process are received and reviewed by the Applicant, and do not reach the Councils.

- 1.15 As part of the process for determining applications for development consent for NSIPs, the Government has prepared 'National Policy Statements' on a range of infrastructure development, including various types of Energy infrastructure, Transport, Waste, and Water. In December 2014 the Government published a 'National Policy Statement for National Networks' which includes specific policy guidance on Strategic Rail Freight Interchange developments. This document was updated in March 2024, and more information can be found on the Department for Transport's website and the planning inspectorate's website quoted above. It is this updated version which is the applicable policy to the scheme.
- 1.16 Links to these documents, excluding superseded policy and guidance documents, are also available on the OxSRFI project website which is: <https://oxsrfi.co.uk/>

### **The Proposed Development and Site**

- 1.17 The proposed development currently comprises a number of elements, described in brief below. The scheme is described with reference to the rail freight interchange and distribution warehousing proposed on 'the Main Site', and with reference to the highway improvement works which involve various distinct components highlighted below **in bold** (please also refer to the draft Components Plan (**Appendix Two**), the draft Parameters Plan (**Appendix Three**) and draft Illustrative Masterplan (**Appendix Four**):
- A rail freight terminal served via new connections to the Chiltern Main Line Railway (part of the Strategic Rail Freight Network), including container storage.
  - Works within the landfill area adjacent to the Chiltern Main Line Railway to allow a rail connection into the Main Site.
  - Works to the Ardley tunnel to provide W8 gauge through the tunnel.
  - Up to 603,850 sq.m. (approx. 6.5 million square feet) of distribution and logistics (use class B8) floorspace, including ancillary office accommodation, plus up to 201,283 sq.m. of additional floorspace in the form of mezzanines.
  - Demolition of existing structures and new earthworks to create development plateau to accommodate distribution buildings and associated yard and parking areas, drainage attenuation features, and extensive perimeter earthworks bunding which will form part of the screening (landscape and visual mitigation) of the proposed development;
  - **Improvements to Junction 10 of the M40** 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 which will also form a new site access road to the Main Site.
  - **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 which links over the M40 to Bicester.
  - 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 realigned Camp Lane at the southern end of the Main Site.

- Highway works to be carried out in connection with the **improvement of J9 of the M40** motorway.
  - **Additional off-site highway works** to be carried out at the junction of Camp Road and Chilgrove Drive, Middleton Road, the B430 west of the Main Site, Quarry Cottages, Middleton Stoney Crossroads and Aves Ditch.
  - Measures to enable and encourage sustainable travel, including improvements and new links to existing Public Rights of Way, and provision of new foot and cycle links to and within the site, as well as connections to enable bus provision to serve the Main Site via the secondary access to the site from the Heyford Park Link Road.
  - Retention of the Grade II listed Threshing Barn at Ashgrove Farm as part of a 'hub' of shared and communal facilities for employees and other users of the Main Site, as well as the retention of the Ashgrove Cottages for rail and estate management related activities.
  - Retained key landscape features and new landscaping and planting, including on the proposed earthwork bunds within the Main Site, as part of a comprehensive landscaping and green infrastructure scheme across all elements of the proposed development, including habitat creation to deliver a net gain in biodiversity.
  - Associated infrastructure and engineering works including surface and foul drainage, and utilities, including a foul drainage outfall.
  - In addition to the above, assessment work is ongoing to identify if there is a need for local mitigation works at the B4030 junction with Empire Rd and the A4095 Vendee Drive roundabout in Bicester.
- 1.18 The Main Site is located to the south of the Chiltern Railway line. The B430 road runs along the Main Site's eastern boundary with the Upper Heyford Former Airbase to the west.
- 1.19 The closest settlements and communities are Ardley with Fewcott to the north of the railway line, the Heyford Park redevelopment at the former Airbase immediately to the west, and Middleton Stoney to the south of the Main Site. Further afield are Caulcott to the south-west and Upper Heyford west of Heyford Park. The village of Bucknell is located beyond the M40 motorway to the east of the Main Site. The closest communities to the proposed highways works at J10 are Stoke Lyne and Ardley with Fewcott (please see the Site Location Plan at **Appendix One**).
- 1.20 As described above, the proposed development includes a new relief road for the village of Middleton Stoney and a new Heyford Park Link Road. Preferred routes for the Middleton Stoney Relief Road and for the Heyford Park Link Road have been identified based on ongoing environmental and technical assessments. The initial results of this ongoing work formed part of the first (Stage 1) non-statutory consultation process, with more advanced work to form part of the Statutory Consultation (Stage 2). Consultee input is also being sought and received through the ongoing work of the Transport Working Group (TWG) with regard to road improvement and mitigation options being considered by the Applicant, including at Junction 10 of the M40.
- 1.21 In addition, the proposals include a new cycle way connection from the Main Site to Bicester as part of the sustainable travel strategy for the OxSRFI site.

---

### **Environmental Impact Assessment**

- 1.22 The OxSRFI proposals are considered to be an Environmental Impact Assessment (EIA) development as defined in The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, and accordingly an EIA is required.
- 1.23 That work, presented in an Environmental Statement (“ES”), will be submitted as part of the application. As progress continues in preparing the ES, a Preliminary Environmental Information Report (PEIR) in the form of draft chapters of the Environmental Statement, will be available for comment as part of the public consultation processes as set out in Sections 3 and 4 of this SoCC. The draft ES Chapters as PEIR will aid the ability of consultees to understand the scheme, the emerging mitigation proposed, and its likely environmental effects.

## 2.0 CONSULTATION STRATEGY – EXPLANATION AND OVERALL APPROACH

### Approach to the Consultation Strategy

- 2.1. This section of the SoCC sets out the approach to consultation and the overall strategy. It provides a summary of the early activity undertaken to date, as well as setting out the intended strategy for consultation over the remainder of the application preparation process which includes further non-statutory engagement and statutory consultation.
- 2.2. As is referred to in the Introduction, the Applicant is taking a multi-stage approach to consultation. This is a response to the need to consult sufficiently early to ensure awareness and to enable community input to influence the scheme, and the equally important requirement to consult people with clear and firm proposals on which they can comment
- 2.3. Under **section 47** of the Act the Applicant is required to consult with the local community, described as “*people living in the vicinity of the land*”. This SoCC details the Applicant’s proposed consultation strategy in respect of the proposed development and has been prepared in accordance with Section 47 of the Act and guidance produced by the Department for Communities and Local Government: *Guidance on the Pre-Application Process* (March 2015) (the “DCLG Guidance”). For clarity, the consultation strategy will consider people who both live and work within the local community of the proposed development.
- 2.4. Separate requirements under **section 42** of the Act, require the Applicant to consult prescribed consultee bodies and organisations, local authorities and persons with an interest in the land. Engagement and consultation with relevant consultees have been underway for some time regarding a range of technical topics and issues for scheme development and assessment purposes, but in addition to this, the Applicant will also consult with all relevant consultees more formally as part of the broader consultation and engagement process.

### Past and On-Going/Planned Activities

- 2.5. In brief, the proposed consultation strategy will see continued consultation and engagement throughout the pre-application period, including the following past and on-going/planned activities:

#### **Past Activity:**

- Briefings and discussions with key consultees, including representatives of the Local Authorities (Cherwell District Council, and Oxfordshire County Council), Network Rail, Highways England/National Highways, and the Local Enterprise Partnership;
- Creation of a Transport Working Group (TWG) which has met regularly since 2020 – also see below;
- Sharing of early information about the emerging scheme with Parish Councils (Ardley with Fewcott, Bucknall, Middleton Stoney, Heyford Park, Stoke Lyne, Upper Heyford and the Chair of the Mid-Cherwell Neighbourhood Plan Forum), including dissemination of an initial briefing document in June 2021 (see also Engagement to Date section below in paragraphs 2.6 to 2.10);
- Providing information and feedback opportunities via a specific project website established by the Applicant in early June 2021 (<https://oxsrfi.co.uk/>). The project

website also includes contact details for the Applicant, and will include ways to get in touch (by email, phone and free post) during the consultation period and beyond;

- Meetings were held to discuss the emerging scheme with OxLEP and the Oxford to Cambridge Arc in August 2020. Meetings about the emerging scheme were also held with Middleton Stoney Parish Council in September 2021 and Chesterton Parish Council in May 2022.
- An extensive, but **non-statutory, consultation was held for 8-weeks from early May to early July 2022** (referred to as “the Stage 1 Consultation”) – this included five in person exhibition events at venues in close proximity to the Main Site plus two online webinar events. The process also included Community Awareness Leaflets to local residents, letters to local representatives and stakeholders, and notices in local newspapers. A further explanation of the Stage 1 Consultation is provided below.
- Correspondence and meetings with local MPs to inform them of the public restart of the OxSRFI application.

#### **On-going/planned Activity:**

- Directing local people and consultees to the PINS project web-page – found at: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/oxfordshire-strategic-rail-freight-interchange/> for full details of the ES Scoping Report and other PINS or government guidance about the NSIP process.
- Providing information and feedback methods via the specific project website established and maintained by the Applicant in early June 2021 (<https://oxsrfi.co.uk/>). The project website also includes contact details for the Applicant, and will include ways to get in touch (by email, phone and free post) during the consultation period and beyond;
- Expanding the content and information shared via the project website to provide details about the proposals, including emerging masterplans and other draft application material as and when available as the project evolves. A Programme Document was uploaded to the website in July 2025 and will continue to be updated where necessary. The website will include clear details about the next (Stage 2) consultation and when and how to comment on the proposals;
- Briefings and discussions with key consultees, including representatives of the Local Authorities (structured around a PPA with Cherwell District Council, and Oxfordshire County Council) representatives from Network Rail, the Local Enterprise Partnership team (part of OCC – now referred to as ‘Enterprise Oxfordshire’), the Environment Agency, Thames Water, and consultation with others (which form part of the obligations and requirements under sections 42 and 43 of the Planning Act);
- Ongoing dialogue and collaborative working with the TWG regarding the Transport Assessment and associated access and transport strategies and mitigation;
- Update emails to Parish Clerks at the various Parishes surrounding the site to provide high-level updates, and ensuring awareness of how to engage with the consultation process, or with the Applicant, should there be interest in doing so from Parish Councils;
- Correspondence and meetings with local MPs to inform them about the OxSRFI application and consultation process;
- Engagement and correspondence with landowners and interested parties with an interest in the Proposed Development and in land within proximity to the Application Site to understand proposals and related environmental impacts (particularly highways);

- Holding a **statutory public consultation stage, commencing in late September 2025** (referred to as “the Stage 2 Consultation”). The Stage 2 consultation dates will be confirmed and publicised in line with paragraph 4.20 below;
- The **Stage 2 Consultation stage will last for 6 weeks** and will be structured around public exhibitions of project material at ‘in person’ events (see paragraph 4.8 to 4.16 below) as well as online webinar sessions, subject to interested parties registering in advance (see paragraph 4.17 to 4.18 below).

### **Engagement Prior to the Stage 1 Consultation**

- 2.6. Following the decision to bring forward an SRFI on this site, initial informal dialogue and engagement was first undertaken in 2019 with various bodies. This first focused on briefings provided to officers and members of Cherwell District Council and Oxfordshire County Council, and the Oxfordshire Local Enterprise Partnership (OXLEP) with informal briefings held in 2020 and 2021.
- 2.7. As referred to above, a project Transport Working Group (TWG) was established in 2020 which involves representatives from the County and District Councils as well as National Highways. A wide range of technical highways matters have, and will continue to be, discussed throughout the development of the scheme within this group, including key technical methodology, data and assumptions to underpin the Transport Assessment which will form part of the final application.
- 2.8. Initial contact was also made in early 2021 with the local MP for North Oxfordshire, and following that, with individual Parish Councils. A briefing document was prepared and used to inform discussions with local Ward Councillors and Parish Councils. This was shared with nearby Parish Councils in June 2021 to provide an overview of the emerging proposals, and followed a letter and site location plan sent to them in May 2021 to give notice of the then imminent ES Scoping process. The briefing document was also sent to the Chair of the Mid-Cherwell Neighbourhood Plan Forum which represents 11 Parish Councils<sup>5</sup> including a number within the Core Consultation Area for the Proposed Development. The Parish Councils contacted directly by the Applicant in May and June 2021 in writing and with the Briefing Document to inform them of the emerging proposals were:
- Ardley with Fewcott
  - Bucknell
  - Middleton Stoney
  - Heyford Park
  - Stoke Lyne
  - Upper Heyford
- 2.9. The project website was created and launched in June 2021 with initial project information including that relating to the ES Scoping process. The website provides a way for comments and questions to be submitted by local residents. Its content will be expanded as work to prepare the application progresses and as more information is available, including regarding

---

<sup>5</sup> The Mid-Cherwell Neighbourhood Forum area includes the Heyford Park area plus 11 Parish Councils that comprise: Duns Tew, North Aston, Somerton, Fritwell, Ardley with Fewcott, Upper Heyford, Middle Aston, Steeple Aston, Lower Heyford, Middleton Stoney, Kirtlington

---

public consultation and engagement and so the project website forms part of the consultation strategy.

- 2.10. A Scoping Opinion request for the proposed SRFI was submitted to the Planning Inspectorate in June 2021. As part of the process, several consultees provided comments to the Planning Inspectorate before the Scoping Opinion was given in July 2021. These consultees included the District and County Councils, two local Parish Councils, statutory consultees such as the Environment Agency and Historic England, and non-statutory interested parties such as the Royal Mail. A full list of consultees is provided in **Appendix Five**.

### 3.0 NON-STATUTORY STAGE 1 CONSULTATION PROCESS

3.1 The non-statutory Stage 1 Consultation process began on 9<sup>th</sup> May 2022 and ended on 4<sup>th</sup> July 2022. The community and stakeholders were given eight weeks from the start of both the Stage 1 Consultation processes to provide comments. A detail summary of the consultation process is provided below.

#### Core Consultation Area

3.2 In advance of beginning the Stage 1 consultation, the Applicant identified a 'Core Consultation Area' for the community consultation. This was shared for comment with the District and County Councils in advance of the Stage 1 consultation, and represents the area in which direct contact and awareness raising was to be made with residents and businesses through a posted leaflet. The County Council were satisfied with the area presented as a Core Consultation Area for postal communications, however the District Council suggested a wider Core Consultation Area to include additional communities. The Applicant agreed to this wider area and the Core Consultation Area was increased for the Stage 1 consultation. For ease of reference, the Core Consultation Area included all or part of the communities shown in Table 2 below:

Table 2: Communities within the Core Consultation Area

<p>Cherwell:</p> <ul style="list-style-type: none"><li>• Ardley with Fewcott</li><li>• North Aston</li><li>• Middle Aston</li><li>• Steeple Aston</li><li>• Bucknell</li><li>• Fritwell</li><li>• Lower Heyford and Caulcott</li><li>• Middleton Stony</li><li>• Upper Heyford</li><li>• Somerton</li><li>• Stoke Lyne</li><li>• Chesterton</li><li>• Hardwick with Tusmore</li><li>• Souldern</li><li>• Fringford</li><li>• Kirtlington</li><li>• Hethe</li></ul> <p>West Oxfordshire:</p> <ul style="list-style-type: none"><li>• Rousham Parish</li><li>• Tackley Parish</li></ul>
---

3.3 The Parish Councils within the Core Consultation Area<sup>6</sup> were used as a key point of contact to help ensure wider awareness in the local communities, in addition to measures and activity to

<sup>6</sup> Parish Councils (all or in part) within the Stage 1 Core Consultation Area comprise: North Aston, Somerton, Fritwell, Ardley with Fewcott, Upper Heyford, Middle Aston, Steeple Aston, Lower Heyford, Middleton Stony, Stoke Lyne, Chesterton, Hardwick with Tusmore, Souldern, Fringford, Caversfield, Kirtlington, Hethe, Deddington, Bicester Town, Rousham, Tackley

engage directly with local people and communities. Local elected members (and District and County Councillors whose divisions include part of the Core Consultation Area) and Parish Councillors within the Core Consultation Area were also informed of progress at relevant stages of the scheme prior to the pause in the project. While a similar approach is proposed, as set out below in the context of the Stage 2 consultation process, the Core Consultation Area has been further extended in 2025.

### **Project Website**

- 3.4 All material used as part of the non-statutory (Stage 1) consultation process was made available via the website from the beginning of the consultation period. In addition, a pdf copy of the consultation exhibition boards and a recording of the second webinar were also added to the website during the consultation process.
- 3.5 During the Stage 1 consultation members of the public and all consultees were able to use the comments form on the website to leave comments or ask questions – this form replicated the same hard copy form made available during the in-person exhibition events. The website also included an email address and phone number for members of the public and consultees to leave comments or ask questions. The project website address is: <https://oxsrfi.co.uk/>

### **Public Exhibitions**

- 3.6 The Applicant held the following in-person exhibition events during the Stage 1 (2022) consultation:
- Thursday 12<sup>th</sup> May, 13:30 – 19:30: Heyford Park Chapel, OX25 5TE;
  - Saturday 14<sup>th</sup> May, 12noon – 17:00: Ardley with Fewcott Village Hall, OX27 7PA;
  - Friday 20<sup>th</sup> May, 13:30 – 19:30: Heyford Park Chapel, OX25 5TE;
  - Wednesday 25<sup>th</sup> May, 13:30 – 19:30: Upper Heyford Village Hall, OX25 5LB;
  - Tuesday 21<sup>st</sup> June, 13:30 – 19:30: Middleton Stoney Village Hall, OX25 4AN.
- 3.7 Originally four exhibition events were planned at the venues in Ardley with Fewcott, Heyford Park and Upper Heyford. These above venues were chosen given their proximity to the application site, as well as their size, suitable parking arrangements and available on-site amenities. The hall at Middleton Stoney was slightly more constrained in size and with regard to car parking but on request by Middleton Stoney Parish Council, the Applicant agreed to an additional exhibition (Exhibition 5) targeted specifically at people who live in the village.
- 3.8 These exhibitions provided an opportunity for people to see details of the emerging proposals, ask questions from representatives of the project team, and provide comments and feedback. Exhibition material was prepared and displayed on large-scale boards at each public exhibition and included draft plans and drawings required as part of the DCO process. As stated above, a copy of these exhibition boards was also included on the project website.
- 3.9 A digital (computer based) model was also on display to show a range of viewpoints of the site and proposals.
- 3.10 Representatives of the project team were available to answer questions by visitors to the exhibitions. People were asked to leave written comments and suggestions at the exhibitions via a paper feedback form, or provide comments afterwards by letter or via the website/email. All comments were requested within the 8-week consultation timeframe. Comments received

from the Stage 1 Consultation were considered by the Applicant to inform the evolution of the scheme. Comments were recorded and will be summarised in the ‘Consultation Report’ which will be submitted to the Secretary of State as part of the DCO application (also see later references to the Consultation Report). A summary report of the main themes arising from consultation with the local community at Stage 1 was published on the project website within 6 weeks of the consultation period closing in 2022.

### **Webinar Sessions**

3.14 With the Stage 1 Consultation occurring relatively soon after the Covid-19 pandemic, the Applicant decided to hold two webinar sessions to help provide remote access to the project team. A registration link for each webinar session was provided on the project website and the Community Awareness Leaflet directed residents to the project website in order for them to register in advance to participate in the webinar session.

3.15 The webinar process used the following format:

- A weblink that the local community could use to register in advance for the webinar;
- The project team email address and project website where questions in advance of the webinar could be submitted by members of the public;
- An email link sent to registrants in order to access the webinar;
- A brief presentation on key elements of the proposals by representatives of the project team from a range of disciplines;
- Questions posed prior to the webinar were then answered by the project team;
- Webinar participants were provided the opportunity to ask further questions of the project team, in the form of a written “question and answer” function during the event. These comments were recorded and will be reported on in the Consultation Report submitted to the Secretary of State as part of the DCO;
- A recording of the second webinar session was included on the project website in case additional interested parties wanted to view the session.

### **Documents for the Stage 1 Consultation**

3.16 For the Stage 1 Consultation the Applicant consulted on the latest PEIR available at that time.

3.17 The Stage 1 PEIR provided an overview of the site characteristics and findings regarding the existing ‘baseline’, and set out the ongoing range and scope of works being undertaken and planned to inform the ES in due course. The PEIR was prepared in the context of the Environmental Statement Scoping Opinion provided by the Planning Inspectorate in July 2021, and various comments made as part of the Scoping process by other consultees. The Report was based on the work undertaken prior to that stage, and was intended to provide a sound overview of the baseline conditions, and an underpinning to enable some early judgements about the most likely potential effects, and initial descriptions of likely or emerging mitigation measures, as well as early indications, if available, of potential effects. In addition to the PEIR, other documents and drawings were also consulted on for the Stage 1 Consultation and made available on the project website. The set of draft documents and drawings consulted on for the Stage 1 Consultation is set out below.

Table 3 – Draft Documents included in the Stage 1 Consultations

Draft Document/Plan	Included in the Stage 1 (non-statutory) consultation
<b>1. Plans / Drawings</b>	
Works Plans	Y
Access and Rights of Way Plans	Y (in the form of a draft public rights of way strategy plan)
Location Plan	Y
Parameters Plan	Y
Illustrative Masterplan	Y
Highway Plans	Y
Rail Plans	Y
Bridge Plans	N
<b>2. Draft Development Consent Order</b>	
Draft Development Consent Order	Y
Explanatory Memorandum	Y
<b>3. Environmental Impact Assessment</b>	
Scoping Report	Y
Scoping Opinion	Y
Environmental Statement	Y (in the form of a working draft Preliminary Environmental Information Report (PEIR))
Transport and Access	
Air Quality and Odour	
Noise and Vibration	
Landscape and Visual Impacts	
Lighting	
Water Environment (Flood Risk, Drainage and Water Quality)	
Cultural Heritage	
Ground Conditions	
Socio-Economic Impacts	
Waste	
Agricultural Land	
Climate Change	
Cumulative Effects	N
Non-Technical Summary	N (but there was a Briefing Document which included a high level non-technical summary of the working draft PEIR)
<b>4. Other Supporting Documents</b>	
Planning Statement	N
Rail Report	N
Design and Access Statement	N
Mitigation Tracker	N

### Advertising the Stage 1 Consultation

3.20 The Stage 1 Consultation was advertised in the following way:

- **Issued a community awareness raising leaflet to all households and businesses** within the Core Consultation Area containing key information which summarise the proposed development and provided information on how individuals could communicate with the Applicant and make representations.

- **Written contact with all County, District and Parish Councillors** representing communities within the identified Core Consultation Area, making them aware of how, where, and when they and their constituents could access the project information, and comment upon it.
  - **Published a notice** in the Oxford Mail and Bicester Advertiser (local press) to advise the start of each consultation stage two weeks before it commenced, and details of the public exhibitions and online webinars. A notice was also published pursuant to section 47 of the Act to advise where this SoCC could be inspected online on the project website, and how hard copies could be viewed at the exhibitions or requested on deposit.
  - **Site notices (or similar notices)** informing residents of the upcoming exhibitions and online webinars, as well as details of the project website, phone number and contact email address were displayed in locations around the site, two weeks to the start of the consultation. Copies of the notices were also provided to the Parish Councils in the Core Consultation Area in case they wanted to display them locally.
  - **Social Media platforms** Facebook, Twitter and Instagram, were utilised to promote and provide details on the consultation events and ensure wider awareness of both the proposals and the process for commenting on them by directing them to the project website.
  - **Information about the consultation** was uploaded on to the project website two weeks in advance of the first exhibition event.
- 3.21 The above approach ensured that notices appeared in the local press in the immediate vicinity of the proposed development, but also in other communities well beyond that immediate area.
- 3.22 Respondeees were able to submit representations and comments via the following methods:
- By hand (or post – see below) via a printed comments form available at the public exhibitions;
  - Online via the comments form on the project website;
  - By email;
  - By telephone using the project phone line (charged at standard landline rates);
  - By post;
  - In person at the public exhibitions described above;
  - During the online webinar sessions.

### **Community awareness leaflet**

- 3.23 Two weeks before the Stage 1 Consultation began, a community awareness leaflet was delivered to every residential and business address within the Core Consultation Area.
- 3.24 The leaflet provided a summary of the development proposals, gave details of where documents and information can be viewed, including the exhibitions and online webinar events. It also included the website address, as well as a phone number and email address for residents

who wished to contact the project team with any queries. Community awareness leaflets were also made available at the public exhibitions.

### **Consultation documents placed in accessible public locations**

3.25 Copies of the consultation documents were deposited at:

- a) **Hard copies of documents, including the SoCC, were available at** the Cherwell District Council offices, Bicester Library, which is the nearest library to the site, and Oxfordshire County Council offices:

<b>Cherwell District Council</b>	<b>Bicester Library</b>	<b>Oxfordshire County Council</b>
Bodicote House	Bicester Library	County Hall
Bodicote	Franklins House	New Road
Banbury	Wesley Lane	Oxford
Oxon	Bicester	OX1 1ND
OX15 4AA	OX26 6JU	

- b) **Five USB sticks** which included all the application consultation documents were provided to each of the **Parish Councils in the Core Consultation Area**, both for use by the Parish Council, but also with a view to them being made available to the local community at the Parish Council's office or at a village hall where practical to do so.
- c) Consultation documents were also available on request via a suitable file sharing website link or to be printed and posted (at discretion of the Applicant and for a small printing charge).

### **Taking account of responses to the consultation and publicity (Consultation Report)**

3.26 Representations received during the non-statutory Stage 1 Consultation were properly recorded, considered and summarised, to form part of the future '**Consultation Report**'. Where appropriate the project team responded directly to the points made, particularly where specific proposals or amendments were suggested. An explanation of how consultation input and representations received have shaped and influenced the proposed development will be provided in the Consultation Report required as part of the final application submission to PINS.

## **4.0 PROPOSED CONSULTATION STRATEGY – STAGE 2**

### **Introduction**

- 4.1 This section of the SoCC sets out the intended strategy for the remainder of the consultation process prior to the submission of the scheme to the Secretary of State. In particular, it explains the strategy for the statutory Stage 2 Consultation process which **commences on 23<sup>rd</sup> September 2025** (as set out below).
- 4.2 It should be noted that the Consultation Strategy for the Stage 2 consultation is purposely generally similar in approach to the Stage 1 consultation, with the majority of elements the same. Any differences in the statutory Stage 2 Consultation from the Stage 1 Consultation are

noted below. One notable difference is the wider political context for when the different stages of consultation were undertaken, with the preparation for Stage 1 influenced by the Covid-19 pandemic and aftermath of ongoing guidance at the time which does not apply for Stage 2.

- 4.3 The proposed strategy for Stage 2 is to present the draft proposals in the context of the latest national strategic policies, as well as key local and site-specific issues and opportunities.

#### **Core Consultation Area**

- 4.4 In accordance with section 47 of the Act, and the DCLG Guidance, the Applicant's proposed approach to community consultation seeks to ensure information and opportunity to comment is provided to those most likely to be affected by the proposed development. Following dialogue with CDC and OCC in preparing this SoCC, and to reflect changes to the site location (Order Limits), an extended Core Consultation Area is to be used for Stage 2. In addition to the communities listed in Table 2 above, the Core Consultation Area will also see leaflets delivered to addresses in Wendlebury (part of Wendlebury Parish), Little Chesterton (part of Chesterton Parish), and Weston on the Green (part of Weston on the Green Parish) to reflect the proposal for highway works at Junction 9 of the M40. In addition, given the potential for additional highways mitigation to be required in the area of the Middleton Stoney Road/Vendee Drive roundabout on the western edge of Bicester, the Core Area has been extended to ensure leaflets are delivered in the communities closest to that area too. Although not confirmed that physical works will be required in that location, with decisions and judgements subject to both ongoing highways modelling and analysis, and dialogue with OCC as Local Highways Authority (and the wider TWG), inclusion of these areas is considered appropriate and robust at this stage given the uncertainty, and the inclusion of land potentially required within the draft Order Limits for the statutory consultation process. The Core Consultation area (the area in which leaflets will be delivered direct to properties) is at Appendix 6.

- 4.5 The Applicant also intends that during the Stage 2 Consultation (as per the Stage 1 Consultation), Parish Councils within the Core Consultation Area, will again be used as a key point of contact to help ensure wider awareness in the local communities in addition to measures and activity to engage directly with local people and communities. As part of the approach, we will also inform local elected members (and District and County Councillors whose divisions include part of the Core Consultation Area) and Parish Councillors within the Core Consultation Area as a part of our ongoing consultation and awareness raising. This will be done by providing updated information and offering briefings through email correspondence.

#### **Updates via the project website**

- 4.6 As used for Stage 1, the website will be updated with information about the proposals in general, including details about the Stage 2 Consultation process (including dates and venues). The Consultation material, such as the notices and Community Awareness Leaflets, will also direct all interested parties to the project website for further information.
- 4.7 All the consultation documents and plans for Stage 2, including the exhibition boards, will again be made available on the project website.

## **Public Exhibitions**

- 4.8 Three of the same venues as used during Stage 1 – Heyford Park Chapel, Ardley with Fewcott Village Hall, and Middleton Stoney Village Hall – which are within the closest proximity to the OxSRFI Main Site, and the majority of the proposed highways works, will be used for the Stage 2 Consultation process. To reflect the addition of proposed works at Junction 9 of the M40, and the potential for additional works in western Bicester at the B4030 junction with Vendee Drive/Middleton Stoney Road, and/or at Empire Road, the core consultation (leaflet distribution are) has been expanded to incorporate the communities closest to those works. In addition, an exhibition is proposed to be held in western Bicester in proximity to both these areas. The dates and venues for the consultation events proposed are set out below:
- Wednesday 1st October – Middleton Stoney Village Hall, OX25 4AN
  - Friday 3rd October – Heyford Park Chapel, OX25 5TE
  - Saturday 11th October – Ardley with Fewcott Village Hall, OX27 7PA
  - Thursday 16th October – Bicester Hotel, Golf and Spa, OX26 1TH
- 4.9 These venues are in the communities with the closest direct relationship with the Main Site and proposed highways works, and all have sufficient space to accommodate groups of people safely while also accommodating the large-scale exhibition boards (see below). Similar to Stage 1, the exhibitions will run during the afternoon and through to the early evening for each event over a period of around 5-6 hours, typically for around 6 hours – for example, 1.30pm until 7.30pm on a weekday or 12noon until 5pm on a Saturday. Details of the public exhibition events times, will be publicised in advance and in line with paragraph 4.20 below.
- 4.10 The Upper Heyford Village Hall is not proposed to be included for the Stage 2 Consultation as it is further away from the OxSRFI and was only included as part of the Stage 1 Consultation because the Middleton Stoney Village Hall was initially not considered an appropriately sized venue for an exhibition event. In addition, it was clear from feedback during the attendance at the Stage 1 exhibition that the Upper Heyford event did not attract a high-number of new attendees but rather attracted a relatively large number of repeat visitors from the Heyford Park exhibition. With an event having been held in Middleton Stoney during Stage 1 without any concern, and given its more proximate relationship with the proposals, it is intended to use this venue again, and instead of an event in Upper Heyford.
- 4.11 It is proposed to hold four exhibition events in total. This approach is on the basis that all venues are within close proximity to the OxSRFI development and that the Applicant considers this number of events to provide a sufficient opportunity for people to see details of the proposals, ask questions from representatives of the project team, and provide comments and feedback in person. The addition of the event in western Bicester is considered relevant to residents closest to the proposed highways works at Junction 9 of the M40, and the potential works at the eastern end of the B4030, and in a location accessible from nearby villages in the core consultation area and beyond.
- 4.12 Exhibition material will again be prepared and displayed on large-scale boards at each public exhibition and will include draft plans and drawings required as part of the DCO pre-application process. These display boards will be available in a digital format on the project website. The consultation material for Stage 2 will provide information to help explain decisions made or changes incorporated into the scheme since the Stage 1 Consultation.

- 4.13 The digital (computer based) model will again be on display to show a range of viewpoints of the site and proposals – this model will also be available online via the project website.
- 4.14 Representatives of the project team will be available to answer questions by visitors to the exhibitions. People will be asked to leave written comments and suggestions at the exhibitions via a paper feedback form, or provide comments afterwards by letter or via the website/email. They will be asked to respond within the consultation timeframe which will extend to 6 weeks for Stage 2 – the **consultation period is due to commence on 23<sup>rd</sup> September 2025 and will run for 6 weeks to 4<sup>th</sup> November 2025.**
- 4.15 It is proposed that informal community consultation and engagement will continue following the initial exhibitions through meetings and discussions as appropriate to help inform the progress of the proposals.
- 4.16 Comments received from the Stage 2 Consultation will be considered by the Applicant to inform the final evolution of the scheme prior to submission to the Secretary of State. Comments from the Stage 2 Consultation (along with those from Stage 1) will be recorded and reported in the ‘Consultation Report’ which will be submitted to the Secretary of State as part of the DCO application (also see later references to the Consultation Report). A summary of main themes arising from consultation with the local community at Stage 2 will also be published in respect of the relevant Stage on the project website within 6 weeks of the consultation period closing.

### **Webinar Sessions**

- 4.17 Webinars provide the opportunity to increase accessibility for those unable to attend physical events, however attendance at both webinar sessions during the Stage 1 Consultation were relatively low with less than 10 attendees for both sessions, despite the post-Covid context at the time. This relatively low level of interest notwithstanding, to ensure an accessible process which may assist people less able or willing to attend in person events, the Applicant is again proposing two online ‘webinar’ sessions. One will be held on 7th October, with the 2<sup>nd</sup> on the 14<sup>th</sup> October.
- 4.18 The process for the Stage 2 webinar session will follow the same process as during Stage 1 (see paragraph 3.15), including pre-registration by attendees. Naturally, where there are no registered attendees, the webinars will not be held. Details and the time of the Stage 2 Consultation webinar will be publicised in accordance with paragraph 2.42 below.

### **Documents for the Stage 2 Consultation**

- 4.19 For the Stage 2 Consultation the Applicant will consult on an updated PEIR (in the form of draft ES chapters) which will contain further progressed results or conclusions from the EIA process. This will help inform local residents and other consultees in making comments. The PEIR will contain an updated draft assessment of likely impacts as well as information about the proposed mitigation measures to reduce or eliminate them.

Table 4 – Draft Documents proposed to be included in the Stage 2 Consultations

<b>Draft Document/Plan</b>
<b>Site Location Plan</b>
<b>Works Plans</b>

<b>Draft Document/Plan</b>
<b>Access and Rights of Way Plans</b>
<b>Parameters Plan</b>
<b>Illustrative Masterplan</b>
<b>Highway General Arrangement Plans</b>
<b>Other Highways Plans (Classification Plans, Speed Limit, and Traffic Regulation Plans)</b>
<b>Rail Plans</b>
<b>Bridge Plans</b>
<b>Hedgerow Removal Plan</b>
<b>Components of Development Plan</b>
<b>Draft Development Consent Order</b>
<b>Explanatory Memorandum</b>
<b>Guide to the Application</b>
<b>EIA Scoping Report</b>
<b>EIA Scoping Opinion (from PINS)</b>
<b>Environmental Statement – draft ES Chapters with associated technical appendices:</b>
Transport and Access
Air Quality and Odour
Noise and Vibration
Landscape and Visual Impacts
Lighting
Water Environment (Flood Risk, Drainage and Water Quality)
Cultural Heritage
Ground Conditions
Socio-Economic Impacts
Waste
Agricultural Land
Climate Change
Cumulative Effects
<b>Non-Technical Summary</b>
<b>Planning Statement</b>
<b>Rail Report</b>
<b>Design Approach Document ('DAD') including Design Code</b>
<b>Commitments Tracker</b>
<b>Alternative Sites Assessment</b>
<b>Project Overview Document</b>

#### **Advertising the Stage 2 Consultation**

4.20 The Stage 2 Consultation will be advertised in a similar way as the Stage 1 consultation as described in Section 3. As a summary, this comprises the following steps:

- **Issue a community awareness raising leaflet (see more information below) to all households and businesses** within the Core Consultation Area containing key information to summarise the proposed development and providing information on how individuals can communicate with the Applicant and make representations. Fundamentally the scheme for the Stage 2 Consultation resembles the scheme from the Stage 1 Consultation, but the community awareness leaflet will also include a brief

update informing local residents and stakeholders on how the work to inform progress on the scheme since the Stage 1 Consultation.

- **Written contact with all County and District Councillors and Parish Councils** representing communities within the identified Core Consultation Area (including Bicester Town Council), making them aware of how, where, and when they and their constituents can access the project information, and comment upon it.
  - **Publicise** our intention to submit an application for this Nationally Significant Infrastructure Project in accordance with the requirements of the Act. This will include writing to statutory consultees pursuant to section 42 of the Act (including prescribed consultees, local authorities listed under section 43 of the Act and persons with an interest in the land as described in section 44 of the Act) as well as publishing notices in local newspapers, a national newspaper and the London Gazette pursuant to section 48 of the Act.
  - **Publish a notice** in the Oxford Mail and Bicester Advertiser (local press) to advise the start of the Stage 2 Consultation before it commences. These notices will also include details of the public exhibitions and online webinar, and help ensure wider awareness of the proposals (beyond the ‘core’ area where leaflets are distributed).
  - **Site notices (or similar notices/posters)** informing residents of the upcoming exhibitions and online webinars, as well as details of the project website, phone number and contact email address will also be displayed by the Applicant in locations around the Application site. These notices will be displayed before the start of the Stage 2 consultation commencing, and the Applicant will ensure Parish Councils receive copies of notices with a view to them displaying them in additional locations if they are able.
  - **Facebook, Instagram, and ‘X’ pages** will be utilised to promote significant milestones and events during the consultation and planning process with the local community and ensure wider awareness of both the proposals and the process for commenting on them. These social media channels/pages will provide details on the public consultations, with links to or posts including key plans such as the site location plan and illustrative masterplan, and links directing visitors to the project website and an explanation for how comments can be provided. Also see details below.
  - **Information about the consultation** will also be uploaded on to the project website at the start of the Stage 2 Consultation and at least one week in advance of the first exhibition event.
- 4.21 The above approach will ensure notices appear in the local press in the immediate vicinity of the proposed development, but also in other communities well beyond that immediate area. This is likely to also include the notice being included in the newspaper publications online if possible.
- 4.22 In addition, as referred to above, all consultation information, including details of exhibitions will be available to the public on the project website. This website will be kept live and refreshed, with new information or documentation added to it.
- 4.23 Respondee will be able to submit representations and comments via the following methods:

- By hand (or post – see below) via a printed comments form available at the public exhibitions.
- Online via the comments form on the project website: <https://oxsrfi.co.uk/>
- By email: [consultation@oxsrfi.co.uk](mailto:consultation@oxsrfi.co.uk)
- By telephone using a project phone line (charged at standard landline rates): **01865 989650**
- By post to: 'Freepost OxSRFI'
- In person at the public exhibitions described above.
- During the online webinar sessions.

### **Community awareness leaflet**

- 4.24 The awareness raising leaflet will be delivered to every residential and business address within the extended Core Consultation Area prior to the consultation commencing. As referred to above, in addition to those communities which received leaflets during Stage 1, this will include additional communities closest to the proposed works around Junction 9 of the M40 and to reflect the potential for additional highway mitigation works at the eastern end of the B4030 at the Middleton Stoney Road/A4095/Vendee Drive roundabout, and/or Empire Road in Bicester.
- 4.25 This leaflet will provide a summary of the development proposals, give details of where documents and information can be viewed, including the forthcoming exhibitions and online webinar event. They will also include the website address as well as a phone number and email address for residents who wish to contact the project team. A number of leaflets will also be available at the public exhibitions.

### **Availability of consultation material – including hard copies and USBs**

- 4.26 Given the availability of the internet, and access to the online consultation material, it is not proposed to provide a hard-copy deposit of the consultation material as previously provided in Stage 1. It is instead proposed that hard copies of the following consultation documents which help to explain the proposals: the SoCC, draft ES Non-Technical Summary, Project Overview Document, Guide to the Application, Parameters Plan, and Site Location Plan, will be deposited at the follow locations:

**Cherwell District  
Council**  
39 Castle Quay  
Banbury  
OX16 5FD

**Bicester Library**  
Bicester Library  
Franklins House  
Wesley Lane  
Bicester  
OX26 6JU

- 4.27 Bicester Library has been chosen as a location due to it being the nearest library to the OxSRFI site. At the request of OCC, a USB containing the full suite of consultation documents will also be deposited at Bicester Library. No deposit is proposed at the Oxfordshire County Council offices in Oxfordshire for the Stage 2 Consultation due to the distance from the OxSRFI development which is considered less likely to be visited by local residents.
- 4.28 In addition to the above, copies of the consultation material will be provided as set out below:
- a) **Subject to their agreement, 5 USB sticks** which include all the application consultation documents will also be provided to each of the **Parish Councils in the**

**Core Consultation Area** both for use by the Parish Council, but also with a view to them being made available to the local community, including any hard to reach local groups, at the Parish Council's office or at a village hall where practical to do so. **More USBs can be made available to Parish Councils on request.**

- b) In addition, if requested, consultation documents can be provided by the Applicant via a suitable file sharing website link, such as *wetransfer*. If there are particular issues with printing documents or viewing online, at the discretion of the Applicant hard copies of any specific documents requested can be made available subject to a small printing charge (50p per A4 sheet, 75p per A3 sheet and if plans are requested at a larger scale, a charge of £5 per plan will be made). Cases of hardship will be considered on their individual basis, and the Applicant may use its discretion on whether or not to charge for hard copies.

### **'Hard to reach' groups**

- 4.29 The Applicant will work with the local authorities and Parish Councils to ensure all documentation (including the leaflet) is accessible to any identified harder to reach groups which represent people with protected characteristics under equalities law within the Core Consultation Area. Dialogue with CDC and OCC in preparing this SoCC identified the following potential hard to reach groups which may be relevant:
- *The less mobile, including physical and mental disabilities*
  - *The elderly*
  - *Those who are less IT literate*
  - *Ethnic minorities*
  - *The neurodivergent*
  - *Those who work full time or are in full time education*
- 4.30 The Applicant is aware of a specific individual with protected characteristics who lives relatively close to the site, and who has already been in dialogue with the project team. Efforts will be made to ensure this individual is again contacted directly as part of the statutory consultation process.
- 4.31 Measures taken for others including in the various groups above could include the provision of documents being made available in other formats, if required, such as hard copies for those without computer access, large text format, or in braille. As referred to above, for those with limited internet access, consultation documents will be available on a USB stick on request at the exhibitions, and by contacting the project team with name and address details. Parish Clerks will also have multiple USBs and these are intended to help those locally who may want to a USB. As above (paragraph 4.28 b), those who have no access to a computer can request hard copies of documents, and will endeavour to provide consultation materials in alternative languages, upon reasonable request.
- 4.32 With regard to those with mobility issues, the location of events within communities in the vicinity of the proposed development is intended to directly aid those local interested parties who are less able to travel or with limited mobility. The buildings selected are village halls and a hotel which are subject to requirements to be accessible to wheelchair users and other groups. In direct response to a suggestion made by OCC, the Applicant will consider on an individual basis genuine and reasonable requests for assistance with transport to attend the exhibition events upon receipt of a written request five days in advance.

- 4.33 The use of webinars as well as in person events is also intended to directly help address the needs of those who want to engage in the process but have mobility challenges, and those who prefer to engage remotely as opposed to via a public in person event (for example due to neurodivergence, or simply due to personal preference).
- 4.34 The timing of the exhibitions, which extend into the evenings and include a weekend event, is a direct response to ensuring the needs of those working or studying full-time are met. The exhibitions would extend or be held beyond standard working or school/college hours. In addition, video recordings of the webinars, and the exhibition display boards, will be available on the project website as a resource for those who cannot attend either the in person or online events,
- 4.35 The above range of measures follows dialogue with the Councils and is considered an appropriate response to ensure the requirements of potentially hard to reach groups are met.

### **Social Media**

- 4.36 For the Stage 2 Consultation, Facebook, 'X' and Instagram will again be used to engage with the local community, including with a wider audience beyond the Core Consultation Area. This is intended to allow for a wider reach both geographically, but also demographically, with social media more likely to reach many younger groups and communities than traditional press adverts or notices.
- 4.37 The social media pages and channels will be used to publicise the consultation, exhibitions and webinars, and key milestones in the process. Social media users will have the option to "follow" these channels to be kept up to date about the proposals.
- 4.38 Efforts will also be made to ensure that existing Facebook (or similar) online groups in the community are made aware of the social media accounts, and encouraged to share details where possible in order to help increase local awareness of, and participation in, the consultation process – e.g. Parish Councils often maintain or participate in local online groups or fora, and where these exist Parish Clerks may be able to provide suggestions to the Applicant, or pass on the project and consultation details to those groups.
- 4.39 The social media accounts for each platform are:
- Facebook – @OxSRFI, [www.facebook.com/OxSRFI](http://www.facebook.com/OxSRFI)
  - 'X' (Twitter) – @OxSRFI, [www.x.com/OxSRFI](http://www.x.com/OxSRFI)
  - Instagram - @OxSRFI, [www.instagram.com/ox.srfi](http://www.instagram.com/ox.srfi)

### **Timescales of the consultations**

- 4.40 The statutory Stage 2 consultation is planned to commence on **23<sup>rd</sup> September 2025 and will run for 6 weeks to 4<sup>th</sup> November 2025.**
- 4.41 This will again exceed the statutory minimum requirement of a 28-day period. Respondees will be given 6-weeks from the start of the Stage 2 Consultation processes to provide comments.

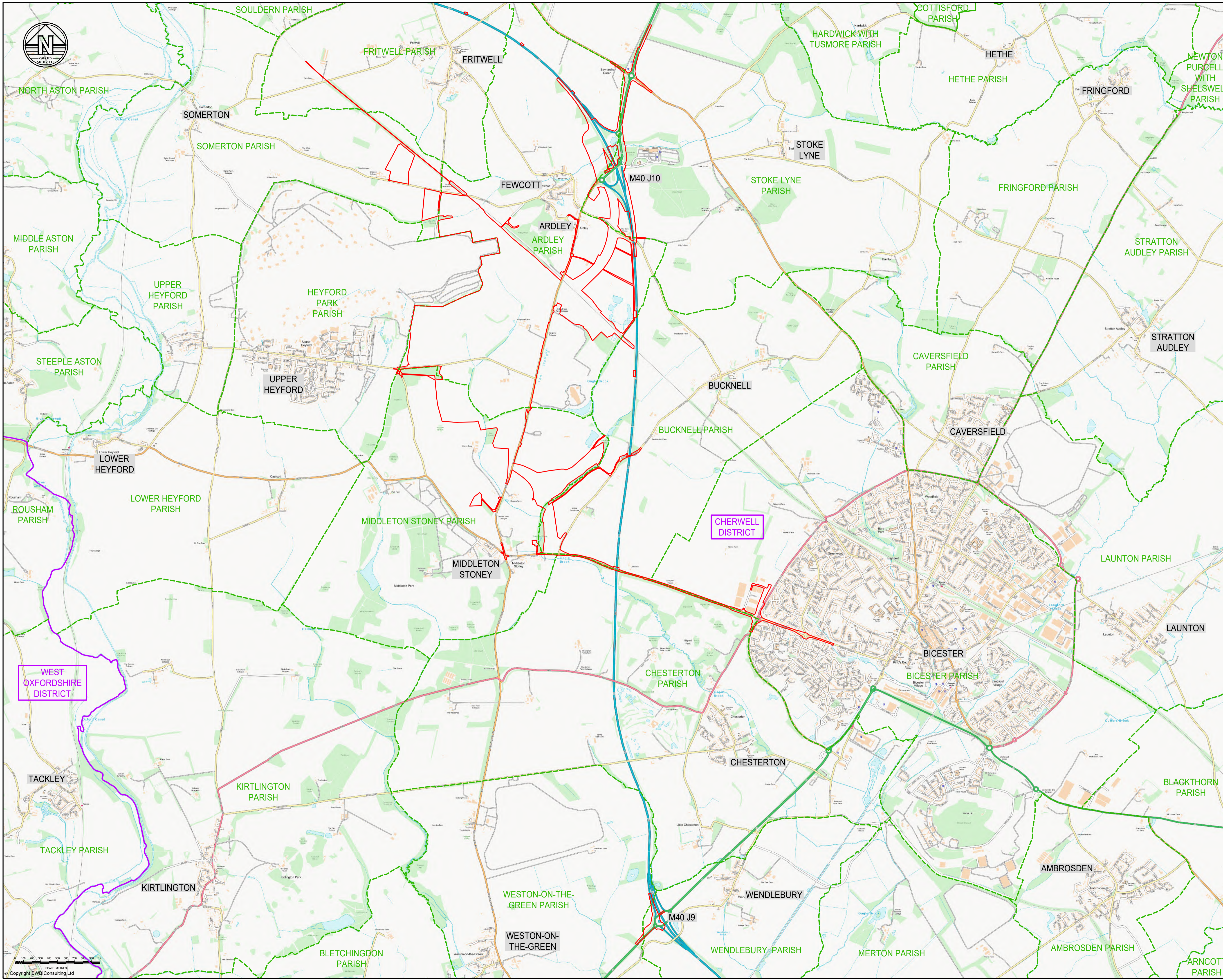
### **Other meetings**

- 4.42 As and where appropriate opportunities arise the Applicant will attend local meetings to discuss the proposals, such as those held by local authorities or Parish Councils, particularly where this would supplement the consultation process. This would represent a continuation of the engagement activity already underway and could include online/virtual and in person meetings.

### **Taking account of responses to the consultation and publicity (Consultation Report)**

- 4.43 Dialogue and consultation with a wide range of parties and stakeholders will continue throughout the period in advance of, and beyond, the statutory consultation process described in this SoCC and these will be summarised in a '**Consultation Report**' which is required by the Act to accompany the application for a DCO and which will be submitted to the Secretary of State.
- 4.44 This informal initial consultation has already directly informed some key aspects of the emerging design and composition of the scheme which has evolved and developed in response to the early views and ideas or preferences of local organisations and individuals.
- 4.45 Representations received during the statutory Stage 2 Consultation will be properly recorded, considered and summarised in the Consultation Report. Where appropriate the project team will respond specifically to the points that people make, particularly where specific proposals or amendments are suggested. An explanation of how consultation input and representations received have shaped and influenced the proposed development will be provided in the Consultation Report.
- 4.46 If, following the statutory consultation, the Applicant considers it is necessary to undertake further statutory (or non-statutory) consultation, this would be undertaken, so far as relevant, practicable and proportionate, in accordance with the principles set out in this SoCC.





**Legend**

- DISTRICT BOUNDARY
- PARISH BOUNDARY
- DRAFT ORDER LIMITS

ALL OF THIS MAP IS WITHIN OXFORDSHIRE COUNTY

P03	08.09.25	Issued for consultation	SRH	SRH	SRH
P02	28.08.25	Presentational updates	SRH	SRH	SRH
P01	27.08.25	Preliminary Issue	SRH	SRH	SRH
Rev	Date	Details of issue / revision	Drw	CRG	APV

**Issues & Revisions**

Client

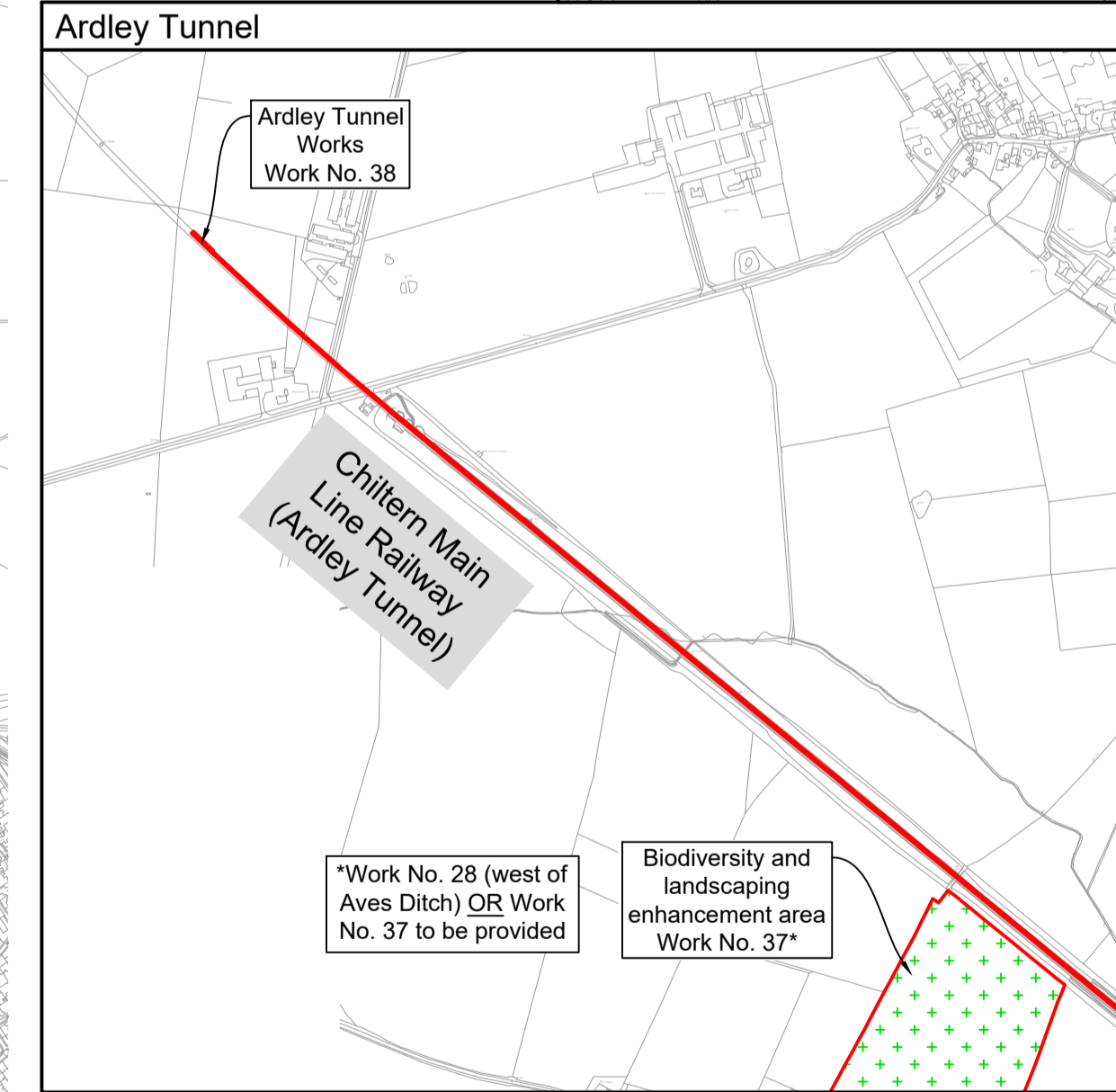
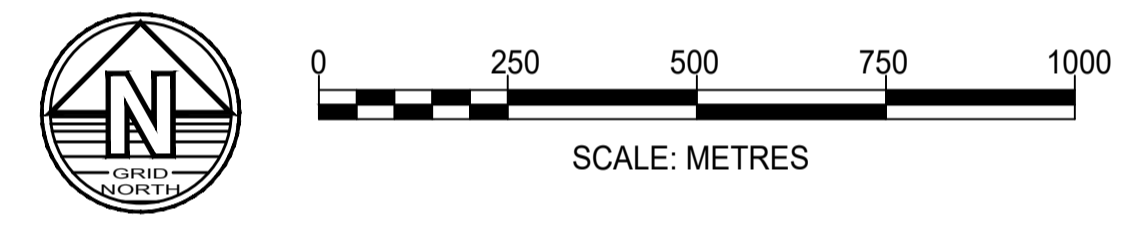
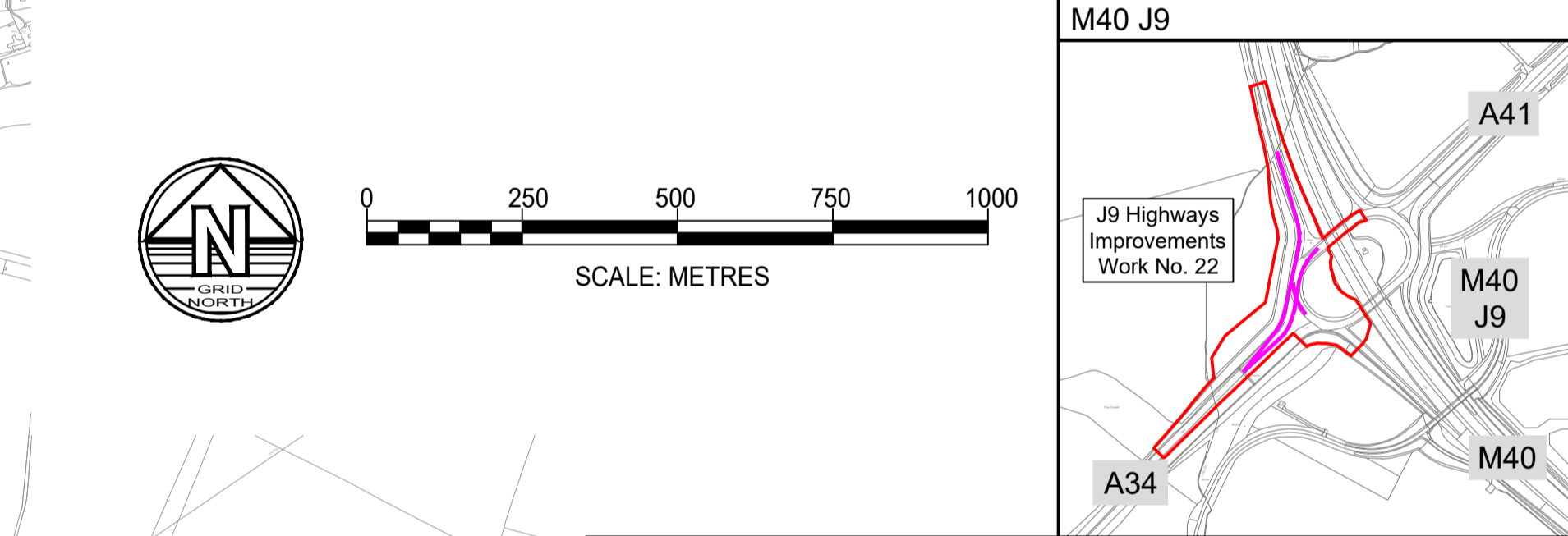
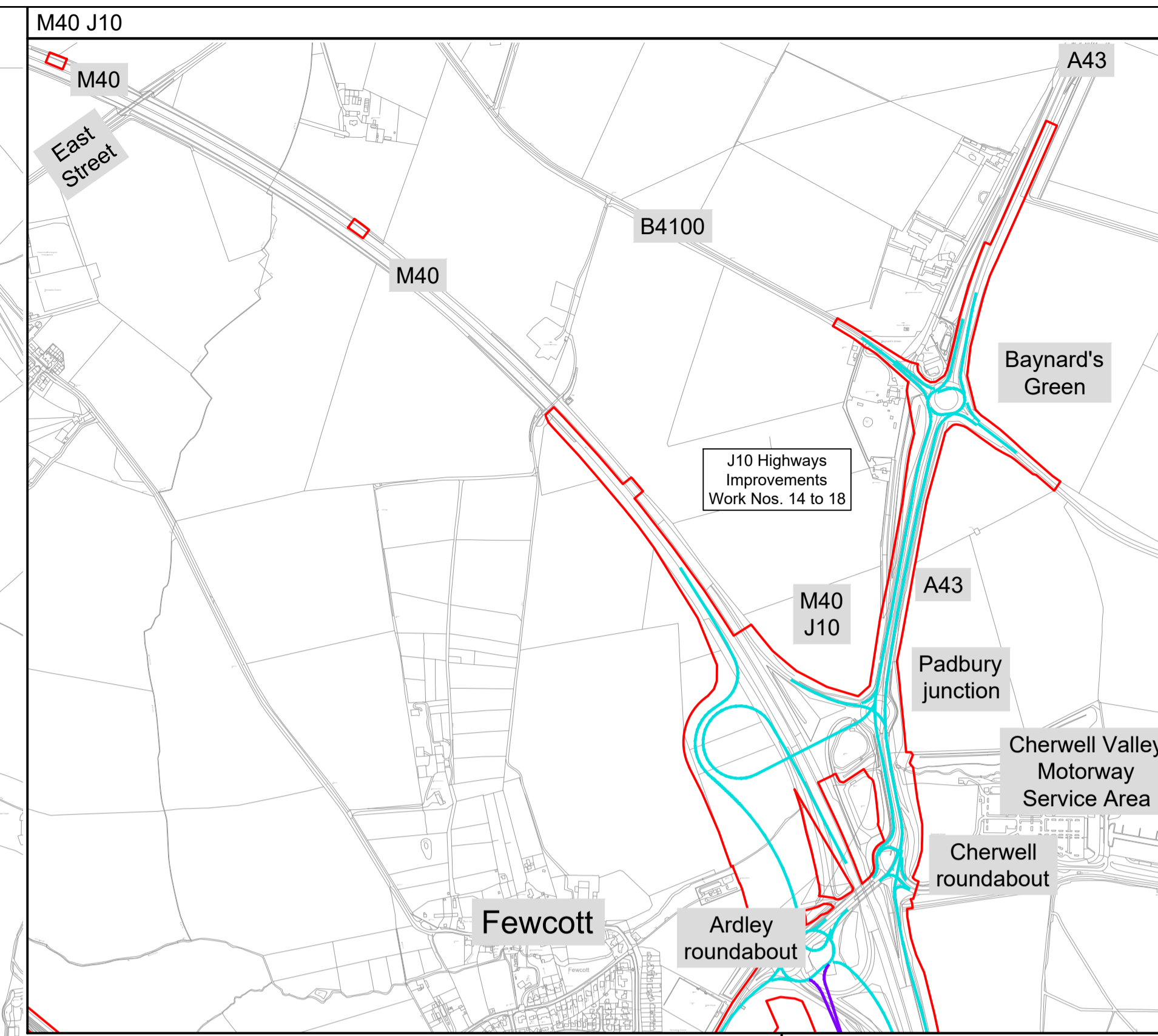
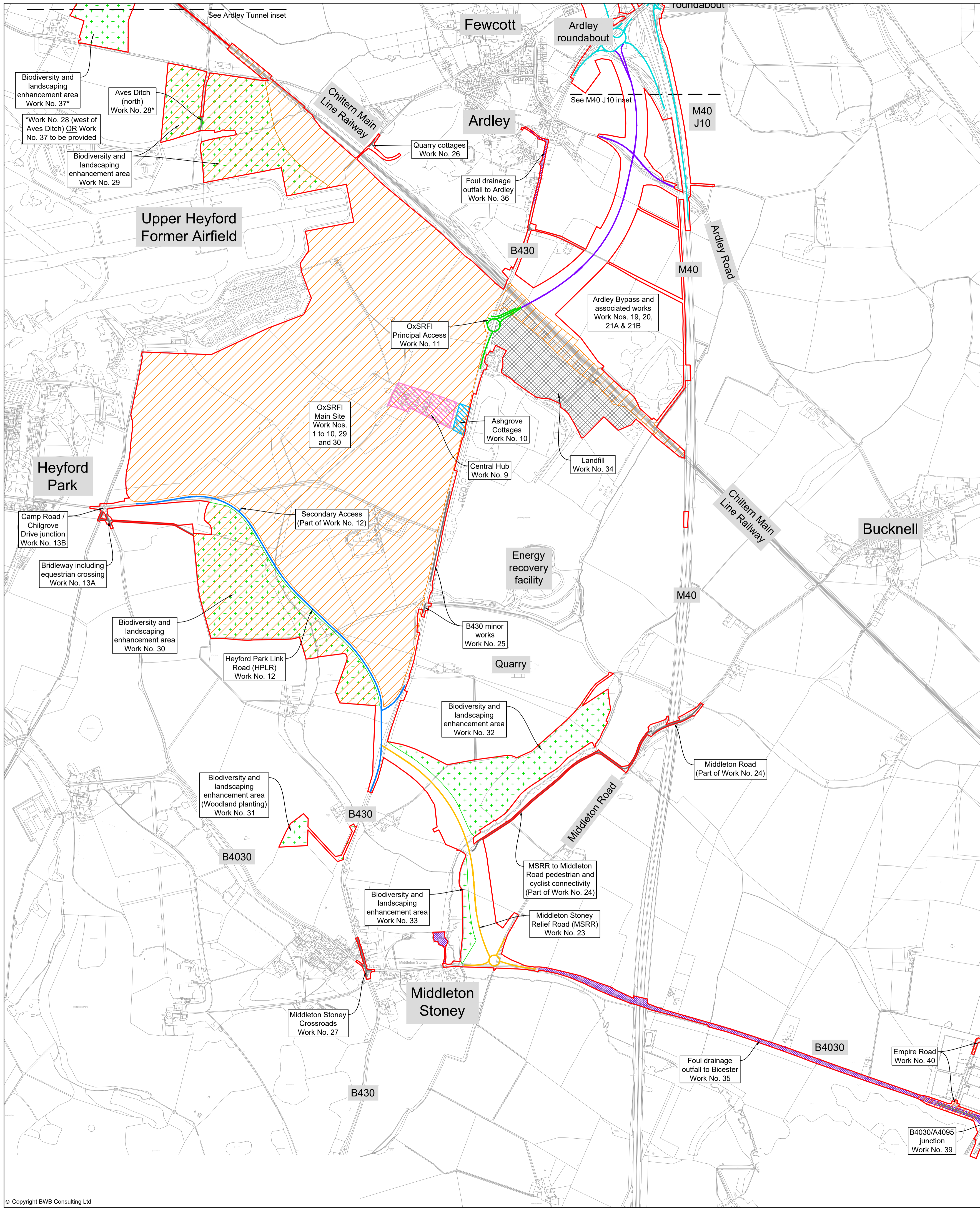
**OxSRFI**  
OXFORDSHIRE  
STRATEGIC RAIL FREIGHT INTERCHANGE

**THE OXFORDSHIRE STRATEGIC RAIL FREIGHT INTERCHANGE AND HIGHWAYS ORDER 202X**

**LOCATION PLAN (ORDER LIMITS)**

Regulation:	5(2) (o)	Document:	2.4
Drawn:	S. Hilditch	Checked:	S. Hilditch
Approved:	S. Hilditch	Date:	27.08.25
BWB Ref:	NTH2479	Scale@A1:	1:20,000
Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number			
<b>OxSRFI-BWB-LSI-XX-DR-CH-0140</b>			
Drawing Status	S3 - FOR COMMENT		Rev
			<b>P03</b>





**Legend**

- Draft Order Limits: the full Application Site
- Main Site: the area to be occupied principally by the Rail Terminal, the rail served warehousing, the Central Hub and Ashgrove Cottages, incorporating rail connections from the Chiltern Main Line
- Central Hub
- Ashgrove Cottages
- Biodiversity and Landscaping Enhancement Areas
- Biodiversity and landscaping enhancement area within the Main Site
- Ardley Tunnel Works
- Foul Drainage Outfall
- Landfill Works

Highway works, which comprise:

- J9 Highway Improvements: the highway works to be carried out in connection with the improvement of J9 of the M40 motorway
- J10 Highway Improvements: the highway works to be carried out in connection with the improvement of J10 of the M40 motorway
- Ardley Bypass: a bypass to the east of the village of Ardley
- Principal Access: the principal access to the Main Site
- Middleton Stoney Relief Road (MSRR): a relief road to the north east of the village of Middleton Stoney linking the B4030 to the B430
- Heyford Park Link Road (HPLR): the length of new road between the B430 and Heyford Park including the Secondary Access and Chilgrove Drive Works
- Other local highway works: as shown on the drawing

P17	09.09.25	Work 32 minor hatching amend	SRH	SRH	SRH
P16	08.09.25	Work 39 and 40 added	SRH	SRH	SRH
P15	28.08.25	Minor order limit amends	SRH	SRH	SRH
P14	25.07.25	Note added ref Work 28 and 37	SRH	SRH	SRH
P13	03.07.25	Various updates	SRH	SRH	SRH
P12	04.06.25	Work Nos. added	SRH	SRH	SRH
P11	21.02.25	Scheme update	SRH	SRH	SRH
P10	08.03.23	Scheme update	SRH	SRH	SRH
P09	08.09.22	Updated following glossary	SRH	SRH	SRH
P08	07.09.22	Amended following Stage 1 consultation	SRH	SRH	SRH
P07	14.04.22	Minor Presentational Amendment	SC	SC	SC
P06	14.04.22	Minor Presentational Amendment	SC	SC	SC
P05	14.04.22	Highway Works Amended	SC	SC	SC
P04	19.05.21	Minor presentational amendment	SRH	SRH	SRH
P03	19.05.21	Logo added	SRH	SRH	SRH
P02	19.05.21	Updated following team comments	SRH	SRH	SRH
P01	18.05.21	Draft for comment	SRH	SRH	SRH
Rev	Date	Details of issue / revision	Drw	CRG	APV

**Issues & Revisions**

Client

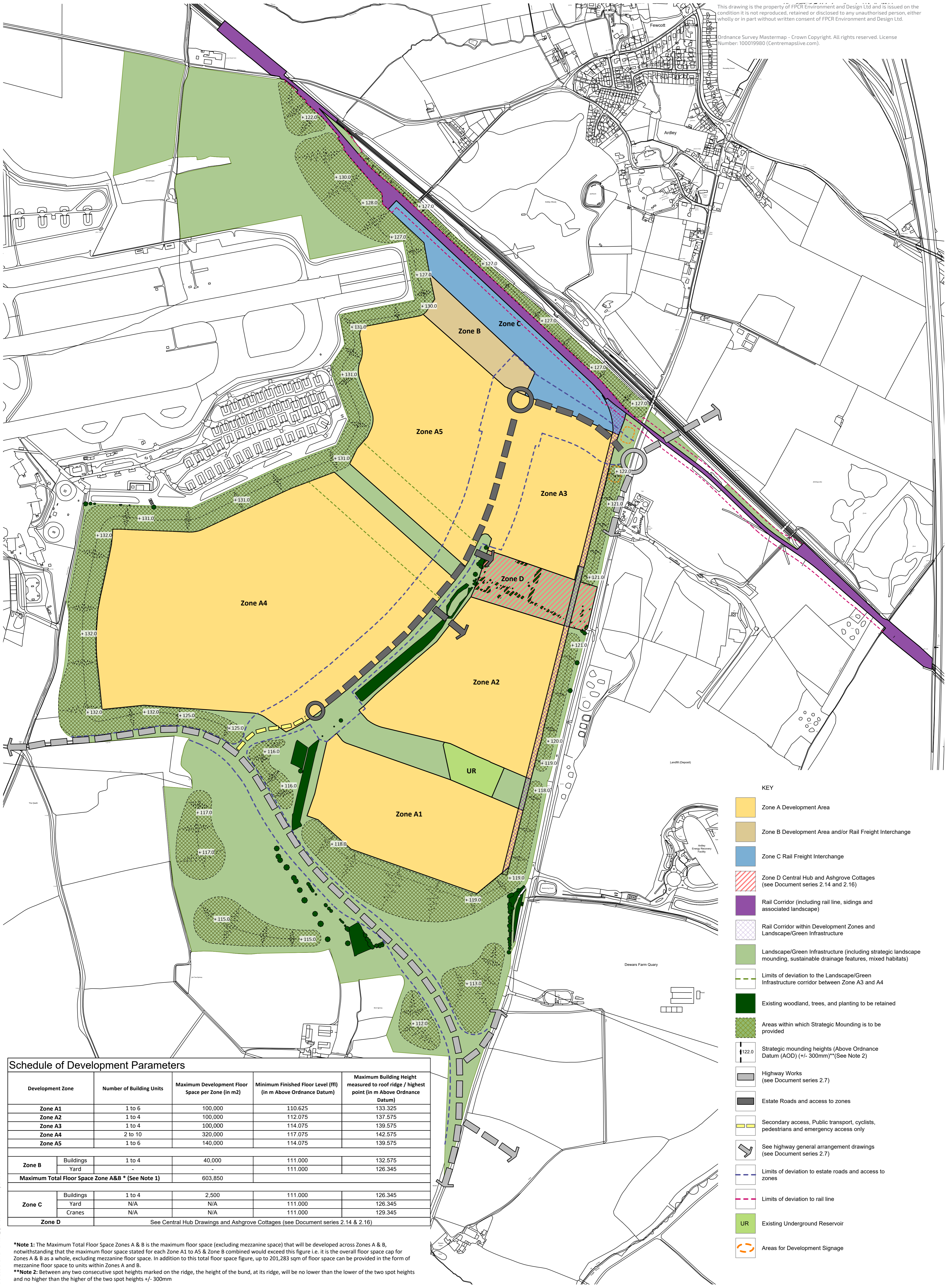
**OXFORDSHIRE**  
STRATEGIC RAIL FREIGHT INTERCHANGE

Project Title  
**THE OXFORDSHIRE STRATEGIC RAIL FREIGHT INTERCHANGE AND HIGHWAYS ORDER 202X**

Drawing Title  
**COMPONENTS OF DEVELOPMENT PLAN**

Regulation:	5(2) (o)	Document:	2.13
Drawn:	S.Hilditch	Checked:	S.Hilditch
Approved:	S.Hilditch	Date:	18.05.21
BWB Ref:	NTH2479	Scale@A1:	1:10,000
Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number			
<b>OxSRFI-BWB-GEN-ZZ-SK-C-SK015</b>			
Drawing Status	S3 - FOR COMMENT		Rev
			P17





- KEY**
- Zone A Development Area
  - Zone B Development Area and/or Rail Freight Interchange
  - Zone C Rail Freight Interchange
  - Zone D Central Hub and Ashgrove Cottages (see Document series 2.14 and 2.16)
  - Rail Corridor (including rail line, sidings and associated landscape)
  - Rail Corridor within Development Zones and Landscape/Green Infrastructure
  - Landscape/Green Infrastructure (including strategic landscape mounding, sustainable drainage features, mixed habitats)
  - Limits of deviation to the Landscape/Green Infrastructure corridor between Zone A3 and A4
  - Existing woodland, trees, and planting to be retained
  - Areas within which Strategic Mounding is to be provided
  - Strategic mounding heights (Above Ordnance Datum (AOD) (+/- 300mm)\*\*(See Note 2)
  - Highway Works (see Document series 2.7)
  - Estate Roads and access to zones
  - Secondary access, Public transport, cyclists, pedestrians and emergency access only
  - See highway general arrangement drawings (see Document series 2.7)
  - Limits of deviation to estate roads and access to zones
  - Limits of deviation to rail line
  - UR Existing Underground Reservoir
  - Areas for Development Signage

**Schedule of Development Parameters**








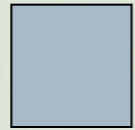
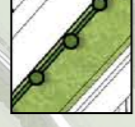
Development Zone	Number of Building Units	Maximum Development Floor Space per Zone (in m <sup>2</sup> )	Minimum Finished Floor Level (ffl) (in m Above Ordnance Datum)	Maximum Building Height measured to roof ridge / highest point (in m Above Ordnance Datum)
<b>Zone A1</b>	1 to 6	100,000	110.625	133.325
<b>Zone A2</b>	1 to 4	100,000	112.075	137.575
<b>Zone A3</b>	1 to 4	100,000	114.075	139.575
<b>Zone A4</b>	2 to 10	320,000	117.075	142.575
<b>Zone A5</b>	1 to 6	140,000	114.075	139.575
<b>Zone B</b>				
Buildings	1 to 4	40,000	111.000	132.575
Yard	-	-	111.000	126.345
<b>Maximum Total Floor Space Zone A&amp;B * (See Note 1)</b>		603,850		
<b>Zone C</b>				
Buildings	1 to 4	2,500	111.000	126.345
Yard	N/A	N/A	111.000	126.345
Cranes	N/A	N/A	111.000	129.345
<b>Zone D</b> See Central Hub Drawings and Ashgrove Cottages (see Document series 2.14 & 2.16)				

**\*Note 1:** The Maximum Total Floor Space Zones A & B is the maximum floor space (excluding mezzanine space) that will be developed across Zones A & B, notwithstanding that the maximum floor space stated for each Zone A1 to A5 & Zone B combined would exceed this figure i.e. it is the overall floor space cap for Zones A & B as a whole, excluding mezzanine floor space. In addition to this total floor space figure, up to 201,283 sqm of floor space can be provided in the form of mezzanine floor space to units within Zones A and B.  
**\*\*Note 2:** Between any two consecutive spot heights marked on the ridge, the height of the bund, at its ridge, will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights +/- 300mm






**KEY**

	Existing Trees and Woodlands		Public Right of Way (Existing or Proposed by Others)
	Existing Hedgerows and Other Planting		Proposed Footways and/or Redirected PROW and/or Cycleways (Off-Road Routes)
	Grassland and Open Space (Existing and Proposed)		Proposed Woodland and Structural Planting and Scrub
	Existing Ponds and Water Features (Including Offsite)		Proposed Ponds, Wetlands and Drainage Features
			Proposed Individual, Hedgerow Trees and Small Tree Groups

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

	drawn/chkd	scale	date
	CMW / CEP	1:5000 @ A1	10/09/2025
	number		status rev
	08308-FPCR-ZZ-XX-DR-L-0002		S3 P25

0 100 200 300 400 500m

client  
**Oxfordshire Railfreight Limited**

project  
**Oxfordshire Strategic Rail Freight Interchange, Oxfordshire**

title  
**ILLUSTRATIVE MASTERPLAN**



**PROPOSED Oxfordshire Strategic Railfreight Interchange**

**PROJECT REFERENCE: TR050008**

**LIST OF CONSULTATION BODIES NOTIFIED BY THE PLANNING INSPECTORATE UNDER REGULATION 11(1)(a) OF THE INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')**

**16 June 2021**

This information has been provided in accordance with Regulation 11(1)(b) of the the EIA Regulations in response to a Regulation 8 notification received from Oxfordshire Strategic Railfreight Limited on 04 June 2021. The table below lists the bodies that the Planning Inspectorate on behalf of the Secretary of State has notified under Regulation 11(1)(a) of the EIA Regulations. They have been identified based on the red line boundary provided by the Applicant as a shapefile in the correspondence dated 14 May 2021.

When meeting its statutory pre-application obligations, the Applicant must make diligent inquiries, carry out its own investigations and take legal advice, as appropriate. Whilst the list of bodies identified by the Planning Inspectorate can inform the Applicant's own consultation, it should not be relied upon for that purpose. The Applicant should also have regard to the relevant guidance prepared by the Planning Inspectorate, which is available via our website<sup>1</sup>.

Please note that the consultation bodies have been identified and notified in accordance with the Planning Inspectorate's Advice Note three: EIA Notification and Consultation (version 7, August 2017), which is available on our website<sup>1</sup>.

The consultation bodies are identified in the following tables:

<b>Table 1: Prescribed Consultation Bodies</b> .....	<b>2</b>
<b>Table 2: Relevant Statutory Undertakers</b> .....	<b>5</b>
<b>Table 3: Section 43 Consultees (for the purposes of Section 42(1)(b))</b> .....	<b>13</b>

---

<sup>1</sup> <http://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/>



Schedule 1 Description	Organisation	Contact
The Historic Buildings and Monuments Commission for England	Historic England	<p>██████████  ██  ██</p>
Natural England	Natural England	<p>Natural England  Consultation Service  Hornbeam House  Electra Way  Crewe Business Park  Crewe  Cheshire  CW1 6GJ  consultations@naturalengland.org.uk</p>
The relevant Clinical Commissioning Group	NHS Oxfordshire Clinical Commissioning Group	<p>Oxford Clinical Commissioning Group  Jubilee House  John Smith Drive  Oxford Business Park South  Oxford  OX4 2LH  oxon.gpc@nhs.net</p>
The National Health Service Commissioning Board	NHS England	<p>NHS England  NHS Commissioning Board  PO Box 16728  Redditch  B97 9PT    england.contactus@nhs.net</p>
The Health and Safety Executive	Health and Safety Executive	<p>██  NSIP Consultations  Health and Safety Executive  Building 2.2  Redgrave Court</p>

Schedule 1 Description	Organisation	Contact
		Merton Road Bootle Merseyside L20 7HS NSIP.applications@hse.gov.uk
The Relevant Highways Authority	Oxfordshire County Council	Head of Highways highways.enquiries@oxfordshire.gov.uk
The Forestry Commission	The Forestry Commission	planningconsultationSEL@forestrycommission.gov.uk
The Crown Estate Commissioners	The Crown Estate	The Crown Estate Commissioners The Crown Estate 1 St James's Market London SW1Y 4AH NSIP@thecrownestate.co.uk
The Canal and River Trust	The Canal and River Trust	[REDACTED] planning@canalrivertrust.org.uk [REDACTED]
The relevant internal drainage board	Buckingham and River Ouzel Internal Drainage Board	contact@idbs.org.uk

**Table 2: Relevant Statutory Undertakers**

<b>Statutory Undertaker<sup>3</sup></b>	<b>Organisation</b>	<b>Contact</b>
The relevant Clinical Commissioning Group	NHS Oxfordshire Clinical Commissioning Group	Oxford Clinical Commissioning Group Jubilee House John Smith Drive Oxford Business Park South Oxford OX4 2LH oxon.gpc@nhs.net
The relevant NHS Foundation Trust	South Central Ambulance Service NHS Foundation Trust	company.secretary@scas.nhs.uk
Railways	Network Rail Infrastructure Ltd	██████████ ██████████ Network Rail Infrastructure Ltd Floor 5 1 Eversholt Street London NW1 2DN TownPlanningLNW@networkrail.co.uk ██
	Highways England Historical Railways Estate	FAO: ██████████ ██████████ Highways England Historical Railways Estate 37 Tanner Row York Yo1 6WP hreenquiries@highwaysengland.co.uk
Universal Service Provider	Royal Mail Group	██ ██
The relevant Environment Agency	The Environment Agency	██

<sup>3</sup> 'Statutory Undertaker' is defined in the APFP Regulations as having the same meaning as in Section 127 of the Planning Act 2008 (PA2008)

Statutory Undertaker <sup>3</sup>	Organisation	Contact
The relevant water and sewage undertaker	Thames Water Commercial Services	Thames Water Clearwater Court Vastern Road Reading RG1 8DB developer.services@thameswater.co.uk
The relevant public gas transporter	Leep Gas Networks Limited	Leep Gas Networks Limited The Greenhouse 101-110 Broadway MediaCityUK Salford M50 2EQ
	Indigo Pipelines Limited	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> Indigo Pipelines Ltd 15 Diddenham Court Lambwood Hill Grazeley Reading RG7 1JQ enquiries@indigopipelines.co.uk <div style="background-color: black; width: 200px; height: 15px; margin-top: 5px;"></div>
	Independent Pipelines Limited	Independent Pipelines Limited Synergy House, Windmill Avenue Woolpit Bury St Edmunds Suffolk IP30 9UP Daniel.Worman@gtc-uk.co.uk Joseph.Nolan@gtc-uk.co.uk
	GTC Pipelines Limited	GTC Pipelines Limited Synergy House, Windmill Avenue

Statutory Undertaker <sup>3</sup>	Organisation	Contact
		Woolpit Bury St Edmunds Suffolk IP30 9UP [REDACTED] [REDACTED]
	Southern Gas Networks Plc	customer@sgn.co.uk
	Scotland Gas Networks Plc	customer@sgn.co.uk
	National Grid Gas Plc	box.landandacquisitions@nationalgrid.com [REDACTED]
	ESP Pipelines Ltd	[REDACTED] [REDACTED] [REDACTED] Operations@espug.com CustomerServices@espug.com
	Murphy Gas Networks limited	Murphy Gas Networks limited Hiview House Highgate Road London NW5 1TN mail@murphygroup.co.uk
	Harlaxton Gas Networks Limited	Harlaxton Gas Networks Limited Toll Bar Road Marston Grantham Lincolnshire NG32 2HT info@harlaxtonenergynetworks.com
	Fulcrum Pipelines Limited	FPLPlant@fulcrum.co.uk
	Quadrant Pipelines Limited	Quadrant Pipelines Limited Synergy House, Windmill Avenue

Statutory Undertaker <sup>3</sup>	Organisation	Contact
		Woolpit Bury St Edmunds Suffolk IP30 9UP [REDACTED] [REDACTED]
	ESP Networks Ltd	[REDACTED] [REDACTED] Operations@espug.com CustomerServices@espug.com
	ESP Connections Ltd	PlantResponses@espipelines.com
	ES Pipelines Ltd	[REDACTED] [REDACTED] Operations@espug.com CustomerServices@espug.com
	Last Mile Gas Ltd	Last Mile Gas Limited Asset Management Fenick House Lister Way Hamilton International Technology Park Glasgow G72 0FT info@lastmile-uk.com
	Energy Assets Pipelines Limited	Energy Assets Pipelines Limited Ship Canal House 98 King Street Manchester M2 4WU info@energyassetsnetworks.co.uk
	Cadent Gas Limited	Cadent Gas Limited Ashbrook Court Central Boulevard Prologis Park

Statutory Undertaker <sup>3</sup>	Organisation	Contact
		Coventry CV7 8PE [REDACTED]
The relevant electricity generator with CPO Powers	Viridor	enquiries@viridor.co.uk
The relevant electricity transmitter with CPO Powers	National Grid Electricity Transmission Plc	[REDACTED] box.landandacquisitions@nationalgrid.com [REDACTED]
The relevant electricity distributor with CPO Powers	Eclipse Power Network Limited	Eclipse Power Network Olney Office Park 1 Osier Way Olney Buckinghamshire MK46 5FP enquiries@eclipsepower.co.uk
	Leep Electricity Networks Limited	Leep Electricity Networks Limited Pod 53, The Greenhouse 101-110 Broadway MediaCityUK Salford M50 2EQ electricity@leeputilities.co.uk
	ESP Electricity Limited	[REDACTED] [REDACTED] Operations@espug.com CustomerServices@espug.com
	Southern Electric Power Distribution Plc	Southern Electric Power Distribution Plc No1 Forbury Place 43 Forbury Road Reading RG1 3JH

Statutory Undertaker <sup>3</sup>	Organisation	Contact
		GE@ssen.co.uk
	Vattenfall Networks Limited	Vattenfall Networks Limited First Floor 1 Tudor Street London EC4Y OAH UK-networks@vattenfall.com
	Utility Assets Limited	Utility Assets Limited 7 Laxton Close Attleborough Norfolk NR17 1QY distributionmanager@utilityassets.co.uk
	UK Power Distribution Limited	UK Power Distribution Limited 22-26 King Street Kings Lynn Norfolk PE30 1HJ newconnections@ukpowerdistribution.co.uk
	Last Mile Electricity Ltd	Last Mile Electricity Ltd Asset Management Fenick House Lister Way Hamilton International Technology Park Glasgow G72 0FT info@lastmile-uk.com
	Murphy Power Distribution Limited	Murphy Power Distribution Limited Hiview House Highgate Road London NW5 1TN

Statutory Undertaker <sup>3</sup>	Organisation	Contact
		mail@murphygroup.co.uk
	Energy Assets Networks Limited	Energy Assets Networks Limited Ship Canal House 98 King Street Manchester M2 4WU info@energyassetsnetworks.co.uk
	Indigo Power Limited	IndigoPower@indigopipelines.co.uk
	Independent Power Networks Limited	Independent Power Networks Limited Energy House Woolpit Business Park Woolpit Bury St Edmunds Suffolk IP30 9UP [REDACTED] [REDACTED] [REDACTED]
	Harlaxton Energy Networks Limited	Harlaxton Energy Networks Limited Toll Bar Road Marston Grantham Lincs NG32 2HT info@harlaxtonenergynetworks.com
	Fulcrum Electricity Assets Limited	Fulcrum Electricity Assets Limited 2 Europa View Sheffield Business Park Sheffield S9 1 XH enquiries@fulcrum.co.uk
Forbury Assets Limited	enquiries@sseenterprise.co.uk	

Statutory Undertaker <sup>3</sup>	Organisation	Contact
	The Electricity Network Company Limited	The Electricity Network Company Limited Energy House Woolpit Business Park Woolpit Bury St Edmonds Suffolk IP30 9UP [REDACTED] [REDACTED]

**Table 3: Section 43 Consultees (for the purposes of Section 42(1)(b))<sup>4</sup>**

Local Authority <sup>5</sup>	Contact
Cherwell District Council	Head of Planning planning@cherwell-dc.gov.uk
Oxfordshire County Council	Head of Planning planning@oxfordshire.gov.uk
Northamptonshire County Council	Head of Planning developmentcontrol@northamptonshire.gov.uk
Stratford on Avon District Council	Head of Planning planning.applications@stratford-dc.gov.uk
Wokingham Borough Council	Head of Planning development.control@wokingham.gov.uk
West Berkshire Council	Head of Planning planapps@westberks.gov.uk
Reading Borough Council	Head of Planning plgadmin@reading.gov.uk
Wiltshire County Council	Head of Planning developmentmanagement@wiltshire.gov.uk
Swindon Borough Council	Head of Planning validation@swindon.gov.uk

<sup>4</sup> Sections 43(3) and 42(b) of the PA2008

<sup>5</sup> As defined in Section 43(3) of the PA2008

<b>Local Authority<sup>5</sup></b>	<b>Contact</b>
Warwickshire County Council	Head of Planning planningstrategy@warwickshire.gov.uk
Vale of White Horse District Council	Head of Planning registration@southandvale.gov.uk
Oxford City Council	Head of Planning planning@oxford.gov.uk
Buckinghamshire Unitary Authority	Head of Planning planning.csb@buckinghamshire.gov.uk
South Oxfordshire District Council	Head of Planning registration@southandvale.gov.uk
Gloucestershire County Council	Head of Planning planningdc@gloucestershire.gov.uk
West Oxfordshire District Council	Head of Planning planning.registration@westoxon.gov.uk
West Northamptonshire Council South Northamptonshire Area	Head of Planning planning.snc@westnorthants.gov.uk







North  
Aston

Somerton

Fritwell

M40

Baynards  
Green

Hardwick

J10

Stoke  
Lyne

Ardley

Bainton

Middle  
Aston

Steeple  
Aston

Upper  
Heyford

Heyford  
Park

M40

Bucknell

Lower  
Heyford

Rousham

Caulcott

Middleton  
Stoney

BICESTER

Northbrook

Little  
Chesterton

J9

Wendlebury

Weston-on-  
the-Green

Consultation Report – March 2026

Appendix 19 – Stage 2 – SoCC Compliance Table

**App 19 – SoCC Compliance Tracker**

Main Task	Sub-Task	SoCC Paragraph	Date completed	Comments
Public Exhibitions	Venue management	4.8	<ul style="list-style-type: none"> <li>- 1st October – Middleton Stoney Village Hall</li> <li>- 3rd October – Heyford Park Chapel</li> <li>- 11th October – Ardley with Fewcott Village Hall</li> <li>- 16th October – Bicester Hotel, Golf and Spa</li> </ul>	Four exhibitions were held initially as stated in the SoCC.
	Display of exhibition boards	4.9	16 <sup>th</sup> October 2025	14 large scale exhibition boards were displayed during the exhibitions which explained the proposals and covered the assessment work undertaken within the draft Environmental Statement prior to the Stage 2 consultation
	Digital model available during the exhibitions	4.13	16 <sup>th</sup> October 2025	A digital modal of the proposals was available for each of the exhibitions which allowed members of the public to view the OxSRFI site from a variety of positions to better understand indicative views of the scheme
	Project team representatives	4.14	16 <sup>th</sup> October 2025	Representatives from the project team attended each of the exhibitions covering rail, planning, infrastructure design, highways and landscape. The Applicant was also in attendance.
	Parish/Town Councils as a point of contact	2.5	10 <sup>th</sup> November 2025	Correspondence with Parish Councils continued after notice of the Stage 2 consultation was made. This included emailed queries and discussions at exhibitions events. The Applicant was also invited and attended two Parish/Town Council meetings – <ul style="list-style-type: none"> <li>- Bicester Town Council on 13<sup>th</sup> October 2025</li> <li>- Ardley with Fewcott Parish Council on 10<sup>th</sup> November 2025.</li> </ul>
	Recording of comments at the exhibitions	4.8	16 <sup>th</sup> October 2025	Attendees at the exhibitions were invited to fill out comments forms and to either leave them in a secure comments box or post them to the Applicant at a later date, or respond to the comments form on the OxSRFI website. These comments have been recorded and are found in Appendix 35 of the Consultation Report.
	Consultation Report	4.16 and 4.43 to 4.46	31 <sup>st</sup> March 2026	The Consultation Report, which sets out the approach to the consultation process, has been updated and is submitted with the DCO application.
	Summary of main themes arising from consultation	4.16	15 <sup>th</sup> December 2026	A summary of the main themes arising from the Stage 2 consultation was posted on the OxSRFI website on 15 <sup>th</sup> December which is within the 6 weeks of the Stage 2 consultation closing.
Webinars	Set up registration link	3.15	30 <sup>th</sup> September 2025	A registration link for the webinars was included on the OxSRFI website.
	Two webinars	3.15	7 <sup>th</sup> and 14 <sup>th</sup> October 2025	Two webinars were held during the Stage 1 consultation.
	Questions in advance of the webinar	3.15	7 <sup>th</sup> and 14 <sup>th</sup> October 2025	Any questions provided by attendees in advance of the webinar were addressed by the project team during the webinar session.
	Email link sent to registrants		7 <sup>th</sup> and 14 <sup>th</sup> October 2025	An email link was sent by the project team in advance of the start of each webinar session.
	Preparation of presentations		7 <sup>th</sup> and 14 <sup>th</sup> October 2025	Each webinar session began with a presentation by the project team.
	Further questions during webinar		7 <sup>th</sup> and 14 <sup>th</sup> October 2025	Attendees during the webinar sessions were invited to ask further questions as part of the chat format.
	Recording of the webinars	4.34	8 <sup>th</sup> and 15 <sup>th</sup> October 2025	The project team provided a recording of each webinar session on the OxSRFI website within 24 hours of the webinar ending, for those who could not attend to view proceedings.
	No registered attendees at the webinars	4.17	7 <sup>th</sup> and 14 <sup>th</sup> October 2025	Interested parties registered and attended both sessions – even if the numbers were relatively low

**App 19 – SoCC Compliance Tracker**

Documents for consultation	Preparation of PEIR & associated documents	4.19 / Table 4	4th July 2022	All documents listed in Table 4 were consulted on during the Stage 2 consultation.
	Hard copies of documents at Bicester Library, and the CDC offices	4.26	22 <sup>nd</sup> September 2025	Hard copies of the consultation material were delivered at the start of the Stage 1 consultation
	Posting of x5 USBs to each Parish Council in the Core Area	4.28	17 <sup>th</sup> September to 3 <sup>rd</sup> October	x5 USBs were sent to Parish Councils with communities in the Core Consultation Area (as referenced in para 4.18 of the Stage 2 SoCC (see Appendix 18 of the Consultation Report)). Where there was no address for a Parish Council, they were handed to the relevant member of the Council at an exhibition event (i.e, Middleton Stoney Parish)
	Documents sent via wetransfer		As and when requested	Any of the consultation documents requested to be sent via WeTransfer were provided during the consultation process.
Advertising the consultation	Printing & posting the community awareness leaflet	4.20 and 4.24	18th September 2025	The community awareness leaflet was delivered to properties within the Core Consultation Area prior to the start of the Stage 2 Consultation.
	Written contact with Councillors	4.20	18 <sup>th</sup> September 2025	All County, District and Parish Councillors representing communities within the identified Core Consultation Area were emailed with a letter informing them of the upcoming Stage 2 consultation event. For Parish Councils, an email was sent to the clerk.
	Newspapers notices in the Oxford Mail, Bicester Advertiser, Guardian and London Gazette		S48 notices were published in the following papers on 18 <sup>th</sup> September 2025: Oxford Mail, Bicester Advertiser, Guardian, and London Gazette	Notices were published as set out. Please also note the following: In finalising the application for submission, copies of the s48 notices published in the Oxford Mail and Bicester Advertiser were collated to append to the Consultation Report. In doing so, it transpired that the notices were published in the local press on 18 September 2025, but unfortunately were not published for a second time on the intended date of 25 September, being one week after initial publication. This was due to human error as although the two dates were requested in the initial enquiries to the local press, when the proformas were issued for payment on 8 September, they only contained one date (the 18 <sup>th</sup> ). This was not noticed at the time and therefore the Applicant settled payment for one publication only.  The notices were published once in the two local newspapers (Oxford Mail and Bicester Advertiser) and were also published online versions of those newspapers for a period of 31 days beginning on 18 September and ending on 18 October, which would have extended the reach of the adverts. As stated above, the Applicant is not aware of any responses being made directly to the s48 notices. However, it has carried out a full and through consultation and as explained in this Report including the extensive consultation leaflet drop, s.47 notices that were issued on 11 September, social media and website updates publicising the application, posters and site notices and directly notifying parish clerks. In light of this, the Applicant considers that no prejudice has been caused to the consultation process as a result of not fully complying with Regulation 4(2)(a).  For further details please see the Consultation Report.
	Displaying notices around the site		17 <sup>th</sup> to 18 <sup>th</sup> September 2025	The notices were displayed in the locations shown in Appendix 28 (a and b) of the Consultation Report.