



Application for Development Consent for Nationally Significant Infrastructure Projects under the Planning Act 2008

* required information

Application Form

Please read guidance documents relating to the submission of applications prior to completing this form including [government guidance](#) and the Planning Inspectorate's [Advice Note Six: Preparation and submission of application documents](#).

* Do you have a reference number?

Yes No

* Reference number

1. Applicant



* Organisation

Address

* Building number or name

* Street

* City or town

County or administrative area

* Postcode

* Country

* Name of contact

* Telephone number

Fax number

* Email

2. Agent



* Are you an agent acting on behalf of the Applicant?

Yes No

* Organisation

Continued from previous page...

Address

* Building number or name

* Street

* City or town

County or administrative area

* Postcode

* Country

* Name of contact

* Telephone number

Fax number

* Email

3. Fee ?

* State the arrangement for the application fee payment:

BACS CHAPS Cheque

* Please provide payment reference details

4. Confirming why the Planning Inspectorate should receive the application ?

* Brief statement to explain why this application is, or is to be treated as, a development for which development consent is required under the Planning Act 2008

The Proposed Development is a Strategic Rail Freight Interchange (SRFI), as defined in s.14(1)(l) of the Planning Act 2008 ('the Act'), and meets the criteria contained in s.26 of the Act, thereby qualifying as a nationally significant infrastructure project ("NSIP"). As an NSIP, an application for a DCO must be made as provided for in s.37 of the Act. The proposals include highway alterations which meet the thresholds set in s.22 of the Act which are therefore highway NSIPs. The application also includes associated development pursuant to s.115 of the Act.

5. Non-technical description of the Proposed Development ?

* Brief non-technical description of the Proposed Development

The proposed development consists of, in brief:

- An intermodal rail freight terminal, including rail connections and improvements to the Chiltern Main Line including works to Ardley Tunnel, rail sidings, container storage, HGV parking and associated buildings;
- Up to 603,850 sqm (approx. 6.5 million square feet) of warehousing and ancillary buildings, plus up to 201,283 sqm of additional floorspace in the form of mezzanines;
- A secure, dedicated HGV Parking area including driver welfare facilities;
- New road infrastructure and works to the existing road network, including improvements to M40 J10 and junctions on the A43 provision of the principal site access and associated works on the B430, a bypass to the village of Ardley linking the site directly with M40 J10, a relief road around the north eastern side of the village of Middleton Stoney, a link road connecting the B430 to Camp Road, improvements to M40 J9 and other highway improvements at junctions on the local highway network and related traffic management measures;

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- Demolition of existing structures within the Application Site;
- New and improved pedestrian and cycle infrastructure both on the Main Site and in the surrounding area connecting the Main Site to local communities;
- On and off site works associated with utilities including for foul drainage connections.

6. Location or route of the Proposed Development



* Description of location of application site(s), or route of development (reference to appropriate plans)

The proposed 'Main Site' is located between the B430 and the former Upper Heyford Airfield, which is located to the west of the Main Site. It is immediately south of the Chiltern Main Line. It predominantly consists of agricultural land used for mixed arable and grazing purposes and includes the Ashgrove farmstead ("Ashgrove Farm") which comprises a number of farm buildings and residences, including Ashgrove Cottages.

The Application Site as a whole (the entire scheme) has an area of approximately 470.1ha, and the Main Site alone has an area of approximately 291.1ha. The Order Limits are shown on the Site Location Plan (Document 2.4). The various components of the proposals are shown on the Components of Development Plan (Document 2.13).

The proposed Highways Works include land on both the eastern and western sides of M40 Junction 10 which is largely in agricultural use. Less substantial works are also proposed at M40 Junction 9/A43 further south from the Main Site (and the works at M40 Junction 10).

* Is the site a single site or a linear site?

- Single site Linear site

Grid reference

* Easting

* Northing

* Document reference

7. Associated Development



* Associated Development is included within this application:

- Yes No

* Document reference

* Document reference

Continued from previous page...

8. a) Consultation Report



* Document reference

8. b) Copies of newspaper notices



* Document reference

9. Draft Development Consent Order



* Document reference

10. Explanatory Memorandum



* Document reference

11. Land Plan



* Document reference

12. Works Plan



* Document reference

13. Compulsory Acquisition of land or an interest in land or right over land



* Issues are relevant for this application:

Yes No

Statement of reasons document reference

Funding statement document reference

Continued from previous page...

Book of Reference
document reference

Document 4.3

Add another reference

14. a) Environmental Impact Assessment (EIA) ?

* Environmental Statement (ES) required:

Yes No

* ES Document Reference

Add another reference

14. b) Screening Opinion/ Direction and Scoping Opinion/ Direction ?

* Screening Opinion sought, or direction received:

Yes No

* Document reference

Add another reference

* Scoping Opinion sought:

Yes No

Document reference

Add another reference

14. c) Publicity required under Regulation 13 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (or where the transitional provisions apply, Regulation 11 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009) ?

In addition to publishing the notice, a copy of the notice was sent to:

* the consultation bodies

* Yes

* the persons notified to the Applicant in accordance with Regulation 11(1)(c) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (or where the transitional provisions apply, Regulation 9(1)(c) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009):

Yes No, not applicable

15. European sites (to which Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and/ or Regulation 28 of the Conservation of Offshore Marine Habitats and Species Regulations 2017 applies) or a Ramsar site. ?

Continued from previous page...

* Report required for this application:

Yes No

* Document reference

16. A plan, with accompanying information, identifying any statutory or non statutory sites or features of nature conservation, geological or landscape importance; habitats of protected species, important habitats or other diversity features; and water bodies in a River Basin Management Plan - together with an assessment of any effects likely to be caused by the Proposed Development.



* Issues are relevant for this application:

Yes No

* Document reference

* Document reference

* Document reference

* Document reference

* Document reference

17. A plan, with accompanying information, identifying any statutory or non statutory sites or features of the historic environment such as scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields, together with an assessment of any effects likely to be caused by the Proposed Development



* Issues are relevant for this application:

Yes No

Continued from previous page...

* Document reference

* Document reference

* Document reference

* Document reference

* Document reference

* Document reference

18. Flood Risk Assessment



* Flood Risk Assessment required:

Yes No

* Document reference

19. Matters set out in section 79(1) (statutory nuisances etc) of the Environmental Protection Act 1990



* Statement required for this application:

Yes No

* Document reference

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20. A plan with any accompanying information identifying any Crown land



* Issues are relevant for this application:

- Yes No

21. A plan identifying new or altered means of access, stopping up of streets or any diversions, extinguishments or creation or rights of way or public rights of navigation



* Issues are relevant for this application:

- Yes No

* Document reference

Document 2.3 - 2.3H Access and Rights of Way Plans

Add another reference

22. Additional information for specific types of infrastructure



* Additional information is required to be submitted in accordance with Regulation 6 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009:

- Yes No

* Provide a brief description

The application includes highway related development and the construction of bridges and is therefore accompanied by plans to satisfy Regulation 6(2) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

These are:

1. Highway general arrangement plans, cross sections and long sections.
2. Bridge Plans.

References for these plans are listed below. The plans also refer to Regulation 5(2)(o) as they include highway and bridge information for non-NSIP highway works.

* Document reference

See Guide to Application (Document 1.3) for a description of the Highway NSIPs and relevant highway and bridge Regulation 6(2) information.

Add another reference

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Regulation 6 of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 requires additional information to be submitted with the following types of development.

* Please check any of the following boxes that apply:

- Construction or extension of a non offshore generating station (Reg. 6 (1a))
- Construction or extension of an offshore generating station (Reg. 6 (1b))
- Highway related development (Reg. 6 (2) (part 1))
- Construction or alteration of a railway (Reg. 6 (2) (part 2))
- Construction or alteration of harbour facilities (Reg. 6 (3))
- Construction of a pipeline (Reg. 6 (4))
- Construction or alteration of a hazardous waste facility (Reg. 6 (5))
- Construction of a dam or reservoir (Reg. 6 (6))

Highway related development (Reg. 6 (2) (part 1))

Ensure section drawings have been included as part of this application, with suitable horizontal and vertical scales, which show the levels, proposed works including in particular and where relevant by reference to Ordnance Survey or Chart datum

* Document reference

* Document reference

* Document reference

* Document reference

* Document reference

* Document reference

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* Document reference

Bridge Plans (M40 Northbound VMS and A43 Southbound Signage Gantry - Structures B, C & I) (Document 2.12I)

Remove this reference

Add another reference

Provide the levels of the proposed works, in particular and where relevant:

* Ground levels

The ground levels for the highway works are shown on the highway plans long sections (Documents 2.7N, 2.7O, 2.7P, 2.7Q and 2.7R)

* The height of every proposed bridge, viaduct, aqueduct, embankment and elevated guide way

The heights of the bridges are shown on the bridge plans (Documents 2.12C, 2.12F and 2.12I) and the heights of the embankments are shown on the highway plans long sections (Documents 2.7N, 2.7O, 2.7P, 2.7Q and 2.7R).

* The depth of every proposed cutting and tunnel

The depth of the cuttings for the highway works are shown on the highway plans long sections (Documents 2.7N, 2.7O, 2.7P, 2.7Q and 2.7R)

* The levels of the bed of any tidal waters or inland waterway in which it is proposed that any works should be situated

N/A

* The height of every structure or device intended to be erected above, on or below the surface of, or on or beneath the bed of tidal waters or inland waterway

N/A

* Drainage outfall details for highways

The drainage outfall details for the relevant highway works are shown on the following highway general arrangement plans: Document 2.7A, 2.7B and 2.7C.

Provide a cross section of every intended tunnel and any altered gradient of a carriageway or a way forming part of a guided transport system on either side of every level crossing, bridge tunnel or underpass which would carry the carriageway or way or through which it would pass

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* Document reference

* Document reference

* Document reference

* Document reference

* Document reference

23. Any other plans, drawings and sections necessary to describe the proposal for which development consent is sought, and any other documents, reports or information to support the application



Provide a brief description of any other plans, drawings and sections that are being submitted with this application

- Location Plan
- Parameters Plan
- Illustrative Masterplan
- Highway General Arrangement Plans
- Highway Cross Sections
- Highway Long Sections
- Highway Classification Plans
- Traffic Regulation Plans
- Speed Limit Plans
- Rail Plans
- Bridge Plans
- Components of Developments Plan
- Listed Building Plans
- Tree and Hedgerow Removal and Retention Plans
- Central Hub Plans
- Demolition Plans

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Provide a brief description of any other documents considered necessary to support the application

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Provide a brief description of any other information provided that is in support of the application, but which has not been explicitly required

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Equalities Impact Statement

Document reference Document 1.3 Guide to Application

Document reference Document 7.3 PINS Commitments Tracker

Remove this reference

Document reference Document 7.4 Equalities Impact Statement

Remove this reference

Add another reference

24. Other consents/ licences required under other legislation



* Other consents/ licences are required:

Yes No

* Provide a list of consents/licences

As set out in Document 5.3 - Other Consents and Licenses Statement.

You must cite the document references as appropriate

* Document reference Document 5.3 - Other Consents and Licenses Statement

Add another reference

25. Declaration



I declare to the best of my knowledge that the information given in this form and enclosed maps, plans and other documents are true.

Please note there is a requirement for one hard copy of the form to be signed. Please ensure that when you submit you include at least one signed copy. Further copies do not require the hand written signature.

Signature

(For and on behalf of the Applicant)

* Name

(In block letters)

* Date

31 / 03 / 2026
dd mm yyyy

* Organisation

Eversheds Sutherland (International) LLP

* Position within the organisation

Partner

