



DCO Submission

Ref: TR050008

Potential Main Issues for the Examination

On behalf of
Oxfordshire Railfreight Limited

Prepared by Oxalis Planning Ltd
March 2026

OxSRFI - Potential Main Issues for the Examination, March 2026

Ref	Description of issue	Affected stakeholder(s)	Signposting (to application evidence)	RAG	Likelihood of the issue being resolved during the Examination
1	<p>Works (reprofiling) to the former Ardley Landfill – procedural issues relating to proposed amendments to existing EA permit, and CPO issues relating to shared use of/access to existing landfill site infrastructure (regarding leachate and ground gas).</p>	<p>Environment Agency. Valencia Waste Management Ltd.</p>	<p>ES Chapter 13 Materials & Waste, including Appendix 13.1 (Landfill Reprofiling Technical Note); ES Chapter 11 Ground Conditions</p>	G	<p>EA permitting approach agreed in principle – SoCG should further help define any scope for discussion during Examination.</p> <p>Applicant has a clear position regarding likely environmental effects, informed by technical assessments and engineering work.</p>
2	<p>Highways impacts and potential mitigation at remote off-site locations – key examples are:</p> <ul style="list-style-type: none"> - proposed S106 contribution at A4095/B4030/Vendee Dr/Middleton Stoney Rd in Bicester. - 'Monitor and manage' approach, with S106 contribution should works be required, at the A43 'Barley Mow' roundabout. 	<p>OCC Highways. National Highways.</p>	<p>ES Chapter 3 Transport, and appendix 3.1 Transport Assessment;</p>	G	<p>Positive dialogue with OCC and NH has established in principle agreement to the approach set out. SoCGs expected to confirm this.</p>
3	<p>Local interest in potential cumulative effects with emerging (not committed) development proposals including Puy du Fou leisure proposals, and Heyford Park 'new town'. Also employment proposals (Albion Land and Tritax) expected to be subject to appeal proceedings during 2026.</p> <p>Focus is on potential cumulative transport and traffic, and infrastructure requirements (but not limited only to transport and traffic).</p>	<p>Cherwell DC (as LPA). OCC Highways. National Highways. Various Parish Councils and communities/residents</p>	<p>ES Chapter 3 Transport, and appendix 3.1 Transport Assessment – cumulative assessment is provided; ES as a whole, including Chapter 16 Cumulative Effects.</p>	A	<p>Ongoing live applications for other nearby schemes mean this will not be resolved in full by start of Examination. More certainty may emerge during the Examination, subject to separate planning processes on these other applications.</p> <p>The submitted TA has considered likely transport issues and identifies no likely significant cumulative traffic effects, albeit without additional mitigation associated with these live schemes, some reduction in OxSRFI benefits is likely with additional schemes traffic added.</p> <p>The live applications involve ongoing or planned additional work relating to cumulative effects which</p>

					may improve overall understanding of issues and any likely effects.
4	<p>Compulsory Acquisition</p> <p>The majority of land required for the proposed development is under the control of the Applicant through voluntary option agreements with the landowners. The Applicant has sought to progress voluntary agreements to acquire the required land or interests where possible and it is continuing to engage with the relevant landowners and affected parties to further acquire by voluntary arrangement the necessary interests for the development.</p> <p>This includes Valencia Waste Management Limited and various owners of farmland/agricultural land required for highways and ecological mitigation.</p>	Third party landowners	<p>Land Plans (Document series 2.1)</p> <p>Book of Reference (Document 4.3)</p> <p>Statement of Reasons (Document 4.1)</p> <p>Land and Rights Negotiation Tracker (Document 4.4)</p> <p>Draft DCO (Document 3.1)</p>	A	The Applicant is continuing to engage with affected landowners. There is, however, a significant risk that it will not be possible to secure all land interests required to deliver the development and that compulsory acquisition will be necessary.
5	<p>Potential on-site minerals resources, and opportunities (encouraged by Policies) to extract or re-use site-won materials in construction processes.</p>	OCC Mineral Planning Authority	<p>ES Chapter 11 Ground Conditions, including Appendix 11.3 Minerals Impact Assessment.</p> <p>Planning Statement</p>	G	SoCG should establish positions of OCC and Applicant and extent of any disagreement re: scale or significance of any effects (harm) to Local Waste Plan policies.
6	<p>Proposed loss of existing IVC green waste facility within the scheme – facility will cease operations when current land lease ends in 2030 (if OxSRFI is approved). Potential conflict with OCC Waste Local Plan.</p>	<p>OCC Waste Planning Authority.</p> <p>Biffa (operator of IVC).</p>	ES Chapter 13 Materials & Waste	A	<p>ES Chapter provides assessment demonstrating lack of impact on County's ability to meet green waste processing and capacity requirements.</p> <p>Narrative and judgements in the ES, and Planning Statement address and weigh up OCC concerns regarding harm to Waste Core Strategy.</p>
7	<p>Potential impacts on SSSI adjacent to the site (northern boundary) – is primarily geological rather than ecological, linked to calcareous grassland.</p>	Natural England	ES Chapter 6 Ecology including Arboriculture, including Appendix 6.2 Ardley Cutting & Quarry SSSI Botanical Survey	G	The Applicant has engaged closely with Natural England, and proposes a comprehensive mitigation strategy to compensate and mitigate for losses, with extensive new areas of calcareous grassland

			and 6.10 Shadow Habitats Regulation Assessment;		proposed as part of the OxSRFI scheme.
8	Potential landscape and visual residual effects and extent and effectiveness of proposed mitigation.	Cherwell DC as LPA. OCC. Various Parish Councils and communities/residents.	ES Chapter 7 Landscape & Visual; Parameters Plan (Document 2.5), and Illustrative Masterplan (Document 2.6)	A	The submitted application sets out the Applicants position regarding likely residual effects and the extent to which they have been minimised. Engagement with consultees over extended period regarding methodology for assessment. SoCGs will help define extent of agreement and disagreement regarding assessment and judgements.
9	Local aspirations and interest in the potential for a future new rail passenger station near Ardley and queries as to the potential interactions by OxSRFI in its future delivery.	OCC Highways/Transport; Various Parish Councils	Rail Reports (documents series 7.2), and the Passenger Rail Station Note at Appendix 3 to the Planning Statement (Document 5.4C). Planning Statement.	G	Applicant has a clear position regarding likely interactions should a new Station be demonstrated to be feasible and deliverable in the future, informed by technical assessments which form part of the submitted application. The submitted material underlines positive interactions and potential advantages for future delivery of a new Station (if located on the site of the former Ardley Station).
10	Noise insulation measures at remote locations relating to potential road traffic noise changes from altered traffic patterns once highways works are implemented	Cherwell DC as LPA Affected properties	ES Chapter 5 Noise Draft Section 106 Agreement Statement of Reasons section 10	G	The principle of the Applicant's proposed mitigation has been discussed with Cherwell DC which indicated that the proposal to provide financial provision for noise insulation was appropriate.