



DCO Submission

Environmental Statement

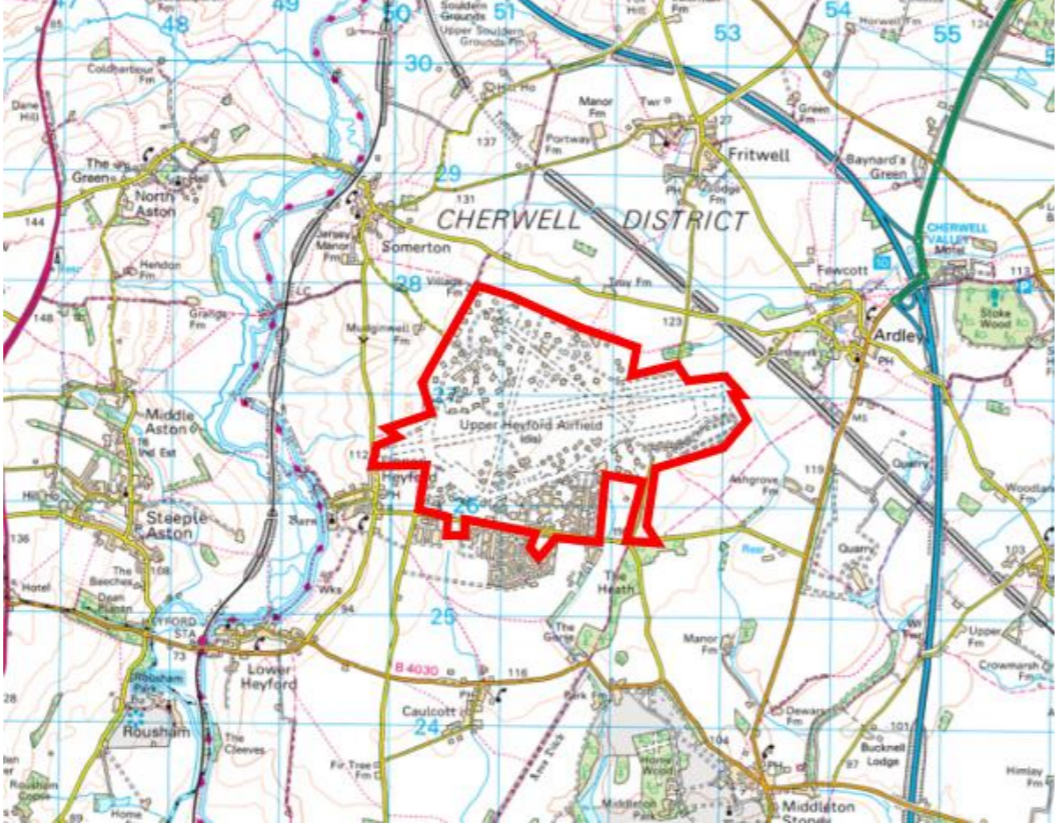
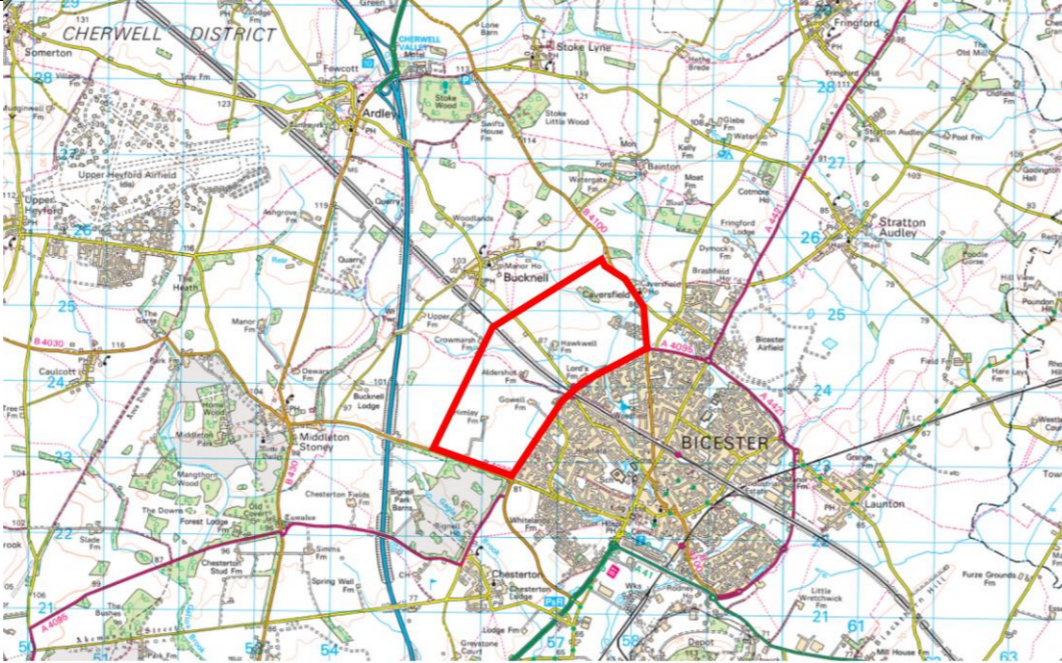
**Chapter 1:** Introduction  
**Appendix 1.1:** Cumulative Sites Location Plans

Document 6.1A

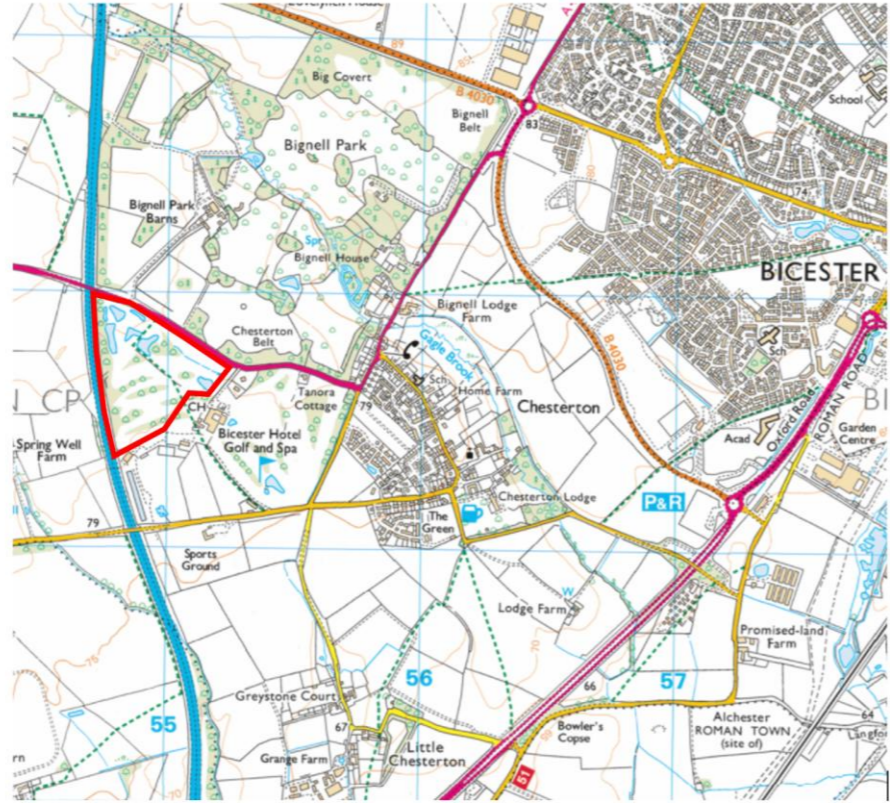
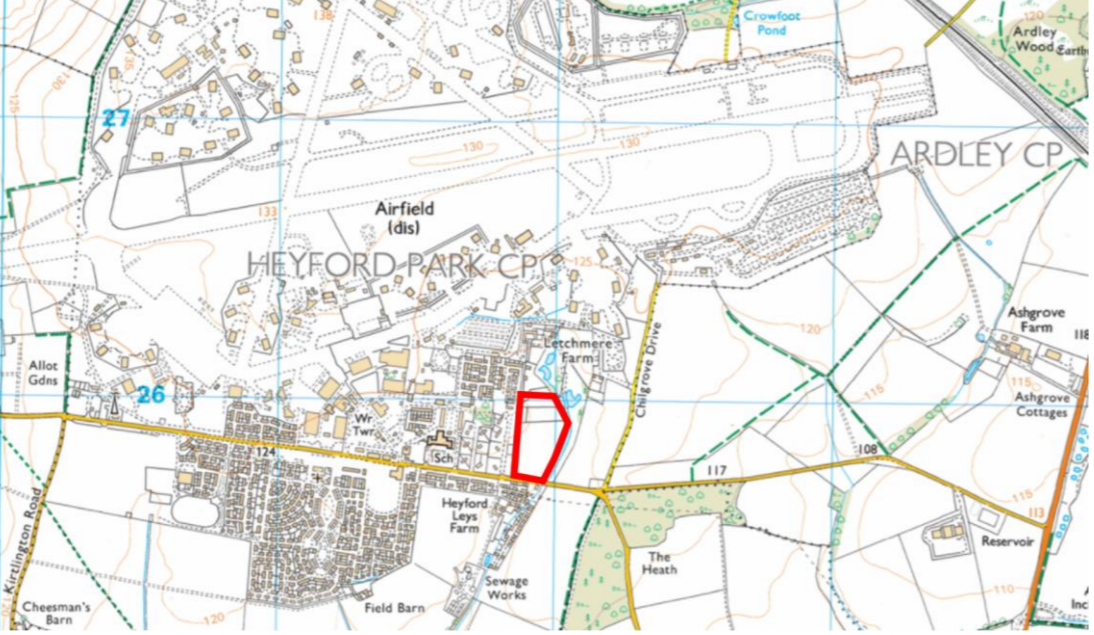
On behalf of  
**Oxfordshire Railfreight Limited**

Prepared by Oxalis Planning Ltd.  
**March 2026**

**ES Appendix 1.1 – Cumulative Sites Location Plans (provided for information purposes to the reader)**

REFERENCE/S	<p align="center"><b>Red line boundary</b> (note: not exact boundaries – please check the relevant red line boundary plan)</p>	DESCRIPTION & ADDRESS
<p><b>Heyford Park</b></p> <p>10/01642/OUT (Approved 22/12/2011)</p> <p>18/00825/HYBRID (Approved 09/09/2022)</p> <p><i>Hybrid application boundary shown to the right</i></p> <p>Recently submitted application, ref. 25/02190/HYBRID</p> <p>Local Plan ref: Policy Villages 5, Former RAF Upper Heyford (forms the majority of the allocation)</p> <p>Draft Local Plan ref: Policy HEY 1 Heyford Park Strategy</p>		<p><b>Description:</b> Redevelopment to deliver a new settlement of approx. 2,300 dwellings (1,600 dwellings allocated, and 761 dwellings already permitted), employment uses (approx. 120k sqm), primary school, and a range of other community facilities.</p> <p><b>Address:</b> Heyford Park, Camp Road, Upper Heyford, Bicester</p>
<p><b>Bicester expansion/eco-town – key consents include:</b></p> <p>14/02121/OUT (Approved 30/01/2020)</p> <p>14/01675/OUT as varied by 19/00347/OUT (Approved 18/07/2019)</p> <p>21/04275/OUT (under consideration)</p> <p>22/01070/SCOP (Issued)</p> <p>Adopted Local Plan ref: Policy Bicester 1, NW Bicester Eco-Town</p> <p>Draft Local Plan ref: Policy BIC H1 NW of Bicester</p> <p><i>Local Plan adopted allocation boundary shown to the right</i></p>		<p><b>Description (allocation):</b> 6,000 homes total, local centre hubs, 4 primary and 1 secondary school and other community facilities, and 10ha (min.) employment. – allocated in 2015.</p> <p>Additional 1500 homes proposed in emerging new Reg 19 Plan. 3200 to be delivered within period to 2042, further 4300 beyond 2042,</p> <p>3500 jobs expected (min), but many “already committed” (i.e. happened) – assume 3000 jobs over plan period to 2042.</p> <p><b>Address:</b> Land north-west of Bicester (land between north of the B0430 and south of the B4100)</p>

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<p><b>Great Wolf leisure resort</b></p> <p>19/02550/F (Approved at appeal 16/03/2020)</p> <p>Varied through: 21/04158/F (approved 29/03/2022)</p>		<p><b>Description:</b> New leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping.</p> <p><b>Address:</b> Land adjacent village of Chesterton, east of the M40, south of the A4095.</p>
<p><b>David Wilson homes residential site (was Pye Homes)</b></p> <p>15/01357/F (Phase 1 – south) (approved 14/09/2023)</p> <p>21/03523/OUT (Phase 2 – north) (approved 14/09/2023)</p> <p>22/03063/F (new application for the whole site) (approved 12/03/2025)</p> <p>Local Plan ref: Policy Villages 5, Former RAF Upper Heyford (a smaller part of the allocation)</p> <p><i>Plan to the right shows the whole site</i></p>		<p><b>Description:</b> Residential development for 123 homes (22/03063/F approved Mar.'25)</p> <p><b>Address:</b> Land north of Camp Road and east of Larsen Road, Heyford Park</p>

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<p><b>Distribution development proposals (by Albion Land and Tritax) in the vicinity of the A43, north of M40 Junction 10</b></p> <p>Albion Land applications: 21/03266/F (infrastructure only), 21/03267/OUT (east of the A43), 21/03268/OUT (west of the A43)</p> <p>Tritax application (also known as Symmetry Park): 22/01340/OUT</p> <p>(all applications recently refused in January 2026)</p> <p><i>Plan to the right shows both the Tritax and Albion Land schemes</i></p>		<p><b>Description:</b> Total 580,000 sqm (GIA) of logistics floorspace between the Albion Land and Tritax proposals, broken down as follows:</p> <p><i>Albion Land</i> – 280,000 sqm (GIA) of logistics floorspace between the two sites, <b>proposed to meet national/regional needs.</b> <i>Tritax</i> – 300,000 sqm (GIA) of logistics floorspace, <b>proposed to meet local/sub-regional needs.</b></p> <p><b>Address:</b> Land in the vicinity of the A43, north of M40 J10 <i>Albion Land</i> – east and west of the A43, south of the B4100 <i>Tritax</i> – east of the A43 and Baynards Green, predominantly north of the B4100</p>
<p><b>M40 J9, associated with Tritax development (for Siemens), and wider proposed (draft) allocations</b></p> <p>22/01144/F – red line (Approved 16/02/2023)</p> <p>25/00284/F – purple line (under consideration)</p> <p>Draft Reg 19 allocation <b>Policy BIC E1</b>, Land east of J9 M40 – 45.8 gross, 30ha deliverable employment land</p>		<p><b>Description:</b></p> <ol style="list-style-type: none"> <li>(1) Up to 56,162 sqm (GIA) of B2 floor space and ancillary uses (red) <b>(22/01144/F)</b></li> <li>(2) Up to 163,337 sqm of B2 and B8 floor space (purple) <b>(25/00284/F)</b></li> </ol> <p>Proposed allocation also relates to (2) – <b>also see 'south of Chesterton and Lodge Farm, below.</b></p> <p><b>Address:</b> Land adjacent to M40 J9, north of the A41 and west of Little Chesterton</p>

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<p><b>Richborough Estates</b></p> <p>21/04289/OUT (Appeal allowed 05/03/2024)</p>		<p><b>Description:</b> Residential development for up to 230 homes <b>(21/04289/OUT approved Mar.'24)</b></p> <p><b>Address:</b> North of Camp Road and west of Chilgrove Drive</p>
<p><b>South of Chesterton and Lodge Farm</b> (east of Tritax at J9)</p> <p><b>Draft allocation:</b> <b>Policy BIC E2, South of Chesterton</b> <b>Policy BIC E3, Lodge Farm</b></p> <p><i>See purple area</i></p> <p>(excludes, but is close to approved Siemens site, and forms part of a wider employment allocation east of J9, draft policy BIC E1 – see above).</p>		<p><b>Description:</b> Employment development Policy BIC E2, South of Chesterton – 9ha (net) Policy BIC E3, Lodge Farm – 25ha (net)</p> <p><b>Address:</b> 2 sites: South of Chesterton, and Lodge Farm</p>

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**Puy du Fou leisure resort  
Land south of Cherwell Valley  
Services (M40 J10) and north of  
Bucknell village**

25/02232/OUT  
(under consideration)



**Description:**

Tourism development inc theatres, live outdoor shows, restaurants, hotels, conferencing, access, parking and landscaping  
**152.8 ha**

**Address:**

Land north and east of Manor Farm  
Bainton Road  
Bucknell