



DCO Submission

Consultation Report

Appendices 21-29

Document 5.11
Rev A (Document 5.11 only)

On behalf of
Oxfordshire Railfreight Limited

Prepared by Oxalis Planning
May 2026

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Consultation Report

Appendix 21 – Stage 2 – draft SoCC email to CDC and OCC on 25th July 2025

App 21 – response to OCC and CDC SoCC comments

OxSRFI - CDC & OCC response to SoCC July 2025

Comment number	Topic of comment	Key Comment or suggestion from Councils	Applicant Response	Suggested action to be taken	Update to SoCC required?
Cherwell District Council					
CDC 1	Extent of consultation area	Communities in neighbouring West Oxfordshire and South Northamptonshire would likely be affected at both an operational and construction stages and should therefore be included in the consultation area for the SoCC.	Both West Oxfordshire and West Northants Councils will be consulted as neighbouring authorities (as they were for the Stage 1 consultation). The proposed 'core consultation area' as was agreed with CDC and OCC at the time of the first SoCC, already includes parts of the parishes of Tackley and Rousham (both in West Oxfordshire) so some rural properties in those Parishes will receive newsletters. These areas were informed at Stage 1 and are proposed to be informed again at Stage 2. In addition, these two Parish Councils will again receive letters and information about the consultation process. The relevant West Oxfordshire ward Councillors for these areas will also be contacted with information about the consultation process (as at Stage1). On this basis the relevant West Oxfordshire communities are already covered. Re: West Northamptonshire - as is the case for Tackley and Rousham there are no works proposed in their patch and there are very few properties close to our proposed works on the A43. The CDC/WNC boundary is somewhat north up the A43, and the nearest communities in WNC's area are around RAF Croughton (remote from the A43), or Evenley further north (close to Brackley).	The relevant West Oxfordshire communities are already covered. The CDC/ West Northamptonshire boundary, and the location of communities in WNC's area is such that the rationale for extending the core consultation area so far north along the A43 (remote from our closest works) is unclear. Our core consultation area did not extend that far for Stage 1, and we don't propose to include communities in WNC in the Consultation Area, but will compromise by adding Evenley Parish Council to our consultation list for information by letter (email). The A43 runs through Evenley Parish to the edge of Brackley. <i>(note: also see comment OCC 14)</i>	Yes - updated list of Parish Councils to be consulted (around SoCC Table 2 and para 3.3; para 4.4 and 4.20)
CDC 2	Consultation method	The proposed methods of consultation including updates via the project website, public exhibitions, webinar sessions, community awareness leaflets and social media are all supported	Support noted for the overall consultation method.	No	No
CDC 3	Consultation webinars	Given the scale of the proposals and the likely impact on surrounding communities, it is suggested that at least 3 webinar sessions ought to be conducted	x3 webinar sessions seems excessive given less than 10 people attended each webinar session for Stage 1. As a compromise, an additional 2nd webinar session is proposed (consistent with Stage 1 consultation).	Yes - Amend SoCC and consultation strategy and material to include x2 webinar sessions	Yes - paras 2.5, 4.17-18, 4.23, 4.25, 4.31

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CDC 4	Consultation method - social media	We note that Facebook is the only source of social media that is proposed. It is recommended that other sources of Social Media such as 'X', for example, are used in order to ensure different platforms are used and as wide a community as possible can be engaged	The three forms of social media suggested were used in Stage 1, and there was very little engagement by respondees or interested parties on two of these platforms (e.g. one Instagram page follower) - for this reason, it was suggested that only FB be used this time, as this was the most well-used. However, in response to the comments received, in addition to Facebook both 'X' and Instagram will again also be used.	Yes - amend SoCC and consultation strategy and material to include 'X' and Instagram for social media	Yes - paras 4.20 and 4.30-33
CDC 5	Consultation material - design/clarity	It is recommended that the design should provide the reader with a clear understanding of what is proposed including an easy to understand non-technical explanation of the proposals. This should include ground and mezzanine level floorspace, the range of building sizes (lengths, widths and heights), proposed landscape and transport infrastructure mitigation.	Noted re: the design of the material (boards, leaflets, website, etc) - it's not considered something specifically for the SoCC but is noted as relevant in terms of preparing material and information to ensure clarity for readers. It will generally follow the Stage 1 format which received no notable criticisms in relation to its design. However, the request for details about building sizes (lengths and widths) overlooks the parameters based 'outline' nature of the proposal at this stage - many of the details referred to are not known or fixed. However, the consultation material can ensure it's clear that specific building designs and layout are not proposed or fixed at this stage.	Yes - as part of ongoing review of consultation material for Stage 2 be mindful of its 'accessibility'	No
CDC 6	Consultation material - format	The format of the consultation materials including a range of in-person and virtual events is considered acceptable .	Noted in relation to format of consultation (in-person and virtual events) being acceptable.	No	No
CDC 7	Consultation material - issues	The consultation material should provide a clear understanding of the issues. The issues are considered to surround the impacts of the proposals in relation to landscape, ecology and biodiversity, arboriculture, heritage, highways (strategic and local networks), residential amenities, noise, light, flood risk, loss of agricultural land and passenger rail services. The consultation material should provide details on each of these along with planning decision making timescales, construction timescales, and opening operational timescales. Details should be provided on what measures will be put in place to reduce the impact from identified issues.	Noted - these issues and the relevant mitigation proposed (where known at this stage) will be included as part of the stage 2 consultation material.	Yes - this is not considered to be a SoCC issue, but it is agreed that we should ensure all issues (including timing and mitigation) mentioned are covered in the consultation material against the list referred in the CDC response. Although not an ES issue, and not part of the proposals, the inclusion of 'passenger rail' is noted in this list.	No
CDC 8	Exhibition events	Section 4.8 identifies four locations where public exhibitions will take place as part of the stage 2 consultation. The locations and timings of these events are considered acceptable	Noted in relation to locations of exhibitions being acceptable.	No (note: also see comment OCC 14)	No

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CDC 9	Consultation bodies	Appendix 5 provides a list of consultation bodies notified by the Planning Inspectorate under Regulation 11 (1) (a) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Local Bodies and representative groups identified are considered appropriate and to accord with who should be consulted	Noted in relation to the list of consultation bodies being appropriate. The Regulation 11 list is provided by PINS (not Applicant generated), and the Applicant intends to consult more widely than only those bodies listed on this list. <i>(also see comment OCC22 below)</i>	No	No
CDC 10	Consultation timescales	The SoCC states that the Stage 2 consultation stage will last for six weeks and will be structured around public exhibitions of project material at in person events as well as one online webinar. The timescales associated with the consultation appear reasonable but, as previously mentioned there ought to be three webinars, not one.	Noted in relation to timescales being reasonable. Additional webinar suggestion responded to separately above.	No	No (see above re: 2nd webinar added)
CDC 11	Consultation issues from Stage 1	The SoCC sets out a range of measures in which the applicant can support communities to engage in the application process. However, no details have been provided on the issues raised in the stage 1 consultation undertaken between May and July 2022. Further information is required on how these issues have been responded to and addressed.	Issues raised from stage 1, and any responses to them, will be addressed within the draft Consultation Report (see SoCC para 3.10), as well as within the consultation material. Also, a summary of key themes and issues from Stage 1 which was published on the project website (in 2022).	Yes - details to be provided within the draft Consultation Report and a summary of responses to key issues will be covered in the stage 2 consultation material.	No
Oxfordshire County Council					

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OCC 12	Consultation area - including Bicester	As the Highways Authority OCC considers that the significant proposed works to Junction 10 of the M40 and the smaller, but still potentially disruptive works proposed for Junction 9 of the M40 has the potential to significantly impact residents of Bicester as these are the two main accesses to Bicester from the Strategic Road Network. Equally, unlike the Phase 1 consultation, the proposed Order Limits now extend into Bicester. Whilst Bicester is not directly 'in the vicinity' of the main body of the proposed works, the potential for a significant impact on Bicester's residents during the construction phase is significant and as such OCC would like to see Bicester included within the Core Consultation Area. (note: see also comment OCC 23)	Agree that the extended Order Limits should be reflected in the 'core' Consultation Area - however, we do not agree that posting a newsletter to every property in Bicester is proportionate or appropriate. A more appropriate and practical response would be to extend the Consultation Area to include those communities closest to Junction 9 of the M40 (Wendlebury, Little Chesterton and Weston on the Green) and write to the respective Parish Councils (NOTE - Chesterton PC is already on our list for letters and information, as is Bicester Town Council). Also, given the potential for some mitigation works at the eastern end of the B4030 (Vendee Road roundabout), the Core Area has been extended to incorporate the community in that vicinity who may be most affected by any construction works.	Yes - we will extend the core consultation area to include the closest communities to M40 J9 (i.e. deliver leaflets to residents direct) in Wendlebury, Weston on the Green, and Little Chesterton and the area in the vicinity of the B4030/Vendee Drive roundabout in case further works are ultimately considered necessary. We will also add Wendlebury PC and Weston on the Green PC into list of Parish Councils for letters and information about the proposals and consultation process.	Yes - updated list of Parish Councils to be consulted (around SoCC para 3.3, para 4.4 and 4.20). Updated 'core area' plan.
OCC 13	Consultation briefings	OCC welcomes the applicant's commitment to keeping local members informed via briefings and emails. OCC have found previously that these briefings are most effective as a briefing followed by a Q&A session either immediately before the consultation or close to the start of the consultation period. Any briefing for members should include the local members, portfolio holders and an option for the Leader of the Council to attend. OCC's officers can liaise with OxSRFI's project team to set up this briefing.	Noted in relation to support for informing and providing briefings with local members as part of the stage 2 consultation process.	Not a SoCC issue, but emails are already planned to all Councillors. Briefings can be arranged via Officers if requested by Members (timing and relevant members TBC). Email list for councillors to receive letters from the Applicant has been drafted. Member briefings - the councils, dates and locations etc to be confirmed.	No
OCC 14	Exhibition event in Bicester	OCC is of the opinion that Bicester should be included in the Core Consultation Area. Given this at least one consultation event should be held in Bicester.	As above at OCC12, agree that the extended Order Limits should be reflected in the 'core' Consultation Area - propose to extend the Consultation Area to include those communities closest to Junction 9 of the M40 (Wendlebury, Little Chesterton and Weston on the Green) and the area in the vicinity of the B4030/Vendee Drive roundabout in case further works are ultimately considered necessary. We already intend to contact Banbury Town Council with information, as we did at Stage 1. However, we do not consider it proportionate or reasonable to undertake a 5th consultation event in the town.	Yes see OCC 12 above re: additional consultation around J9 of the M40 and the area in the vicinity of the B4030/Vendee Drive roundabout in case further works are ultimately considered necessary. No additional exhibition proposed - the four events already planned are considered easily accessible from western Bicester should locals be interested.	No

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OCC 15	Community leaflet - OCC to comment	OCC welcomes the use of a community engagement leaflet as this has the ability to reach those less technologically able. However, in order to ensure this leaflet has the greatest potential to encourage members of the community to engage with the consultation, OCC would appreciate the ability to view and comment on this leaflet in advance of the consultation.	A draft can be provided for informal comments ahead of being finalised. The leaflet/newsletter is expected to be similar to that used for Stage 1. Comments would likely be required on a fairly tight turnaround (a deadline will be provided), ahead of sign-off of the final newsletter by the Applicant team.	Yes , but not a SoCC issue. Draft to be sent to OCC and CDC for information and any major comments before being finalised for printing	No
OCC 16	Use of Bicester library	In order to ensure that Bicester Library has sufficient space to accommodate the proposed deposition of the documents, and to ensure that there is an appropriate space within the library for members of the public to view the documents the applicant will need to liaise with Tom Robinson (Tom.Robinson@Oxfordshire.gov.uk) who is the Group Library Manager at Bicester Library.	The Applicant team spoke to Bicester library in July 2025, prior to the draft SoCC being sent to CDC and OCC and the library confirmed they could host the consultation material. Arrangements with the library to be confirmed closer to the start of consultation.	Yes - the library can host the consultation material and arrangements with the library to be confirmed closer to the start of consultation.	No
OCC 17	Suggested hard copy materials to be provided	OCC would recommend that the Non-Technical Summary and perhaps a Guide to the Application be included as hard copies to be deposited at the CDC offices and at Bicester Library	Agree - the Guide to the Application was already listed as a document to be deposited. The ES Non-Technical Summary (NTS) can be added.	Yes - include the NTS in the hard copy documents list	Yes - para 4.26
OCC 18	Suggested USBs to be provided	OCC would also recommend a USB stick be deposited at Bicester Library to ensure that the consultation documents can be accessed at the library even if there are issues with the internet connection at the library. That way if members of the public make the journey to the library, particularly those with mobility issues, they are more likely to be able to view the consultation documents.	A USB stick can also be provided to Bicester library	Yes - provide a USB stick to Bicester library as part of the hard copy delivery	Yes - para 4.27
OCC 19	Suggested arrangement of online materials	OCC recommend that care is taken to ensure that consultation document files are each of a manageable size and recognisable by their filenames. Other development consultations have caused problems for members of the public and officers when large files, such as maps and drawings, are grouped together. For example, OCC would recommend that PIER chapters are uploaded as separate documents.	Suggested approach to file naming/arrangements are noted - draft ES chapters to be provided/uploaded separately (as per stage 1), but some technical appendices can be large files (we will work hard to try and minimise sizes).	Yes - will be mindful of preparation of consultation material during filenames/arrangements during preparation. Not a SoCC issue	No

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OCC 20	Harder to reach groups	<p>It is noted that this paragraph states that neither Council has identified any harder to reach groups. Whilst the Strategic Planning team at OCC does not have access to demographic information which would specifically identify hard to reach groups, it is likely that certain hard to reach groups will be present within the consultation area. As such OCC would like to see how the applicant is specifically planning to reach groups such as (but not limited to):- The less mobile- The elderly- Ethnic minorities- The neurodivergent- Those who work full time or are in full time education- Those with physical and mental disabilities. The applicant will need to ensure that these groups are not only given sufficient notice of the consultation, but also that these groups are given an opportunity to respond to the consultation in a way which is tailored for each of them. Given the above OCC would like reference to OCC not identifying hard to reach groups removed from paragraph 4.29.</p>	<p>The overall consultation strategy (exhibitions, webinar, leaflets, library material, online material, length of time, etc) has been set out to cover the harder to reach groups. For example, the exhibitions run into the evenings to account for working people, but start before the school pick up time to help accommodate those with childcare responsibilities. There is also a weekend exhibition. The webinar will enable those less mobile, or with some neuro-divergence issues, to engage with the process and receive answers to questions outside of a physical exhibition. The ability to email questions or comments via the website, and the telephone line, also aids those who have particular needs around communication. Para 4.29 sets out that material can be provided as requested. The SoCC can be updated to expressly set this out.</p>	<p>Yes - SoCC to be updated to respond to OCC request and expressly set out how the strategy responds to the harder to reach groups. Having identified a list of potential groups, OCC will be asked to comment on the range of responses provided and confirm they agree they are appropriate.</p>	<p>Yes - 4.29</p>
OCC 21	Council role in the consultation	<p>OCC recommends that it is made clear that individual consultation responses will not be passed on to the councils as there may well be an assumption from some groups or individuals that the councils will be aware of them.</p>	<p>The consultation notices can confirm that all comments are only received and reviewed in full by the Applicant, and are not sent to the Council at any stage. Material to ensure it is clear that comments provided can be made public and will reach PINS.</p>	<p>Yes - consultation notices to refer to the Applicant receiving the consultation comments.</p>	<p>No</p>
OCC 22	Regulation 11 list update	<p>The contact address for OCC should be updated. All planning consultations should be addressed to planninginxfordshire@oxfordshire.gov.uk and should CC in George Gurney (george.gurney@oxfordshire.gov.uk), the NSIP Principal Planning Officer at the Council</p>	<p>Noted and to be updated on the Applicant's consultee lists - however, the Regulation 11 list was provided by PINS with the Scoping Opinion at a point in time, and can't be updated by the Applicant.</p>	<p>Yes - not a Regulation 11 list issue, but the Applicant's consultee list will be updated</p>	<p>No</p>

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OCC 23	Consultation Area Map	OCC believes that Bicester should be included within the Consultation Areas Map due to the potential impact the proposed Highways Work would have on the people of Bicester. <i>(note: see also comment OCC 12)</i>	As above at OCC12 and OCC14 , we proposed to extend the 'core' Consultation Area to include those communities closest to Junction 9 of the M40 (Wendlebury, Little Chesterton and Weston on the Green) and the area in the vicinity of the B4030/Vendee Drive roundabout in case further works are ultimately considered necessary there. We will contact the respective Parish Councils with information ahead of the Stat Consultation process.	Yes - see OCC 12 above.	Updated 'core area' plan.
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Consultation Report

Appendix 22 – Stage 2 – Consultation Documents List

**OxSRFI Stage 2 Consultation
Document List
September 2025**

Document reference number	Type of drawing/document	Regulation Number	Name of document	Author	Drawing reference
Administration					
1.3	Guide to the application	Reg 5(2)(q)	Guide to the application	Eversheds Sutherland	
Draft Plans/Drawings/Sections					
2.2	Works Plans	Reg 5(2)(j)	Works Plans Key Plan	BWB	OxSRFI-BWB-LSI-XX-DR-CH-0160_Document 2.2_Works Plans Key Plan-S3-P03
2.2A			Works Plans Sheet 01		OxSRFI-BWB-LSI-01-DR-CH-0161_Document 2.2A_Works Plans Sheet 01-S3-P02
2.2B			Works Plans Sheet 02		OxSRFI-BWB-LSI-02-DR-CH-0162_Document 2.2B_Works Plans Sheet 02-S3-P03
2.2C			Works Plans Sheet 03		OxSRFI-BWB-LSI-03-DR-CH-0163_Document 2.2C_Works Plans Sheet 03-S3-P03
2.2D			Works Plans Sheet 04		OxSRFI-BWB-LSI-04-DR-CH-0164_Document 2.2D_Works Plans Sheet 04-S3-P03
2.2E			Works Plans Sheet 05		OxSRFI-BWB-LSI-05-DR-CH-0165_Document 2.2E_Works Plans Sheet 05-S3-P03
2.2F			Works Plans Sheet 06		OxSRFI-BWB-LSI-06-DR-CH-0166_Document 2.2F_Works Plans Sheet 06-S3-P02
2.2G			Works Plans Sheet 07		OxSRFI-BWB-LSI-07-DR-CH-0167_Document 2.2G_Works Plans Sheet 07-S3-P03
2.2H			Works Plans Sheet 08		OxSRFI-BWB-LSI-08-DR-CH-0168_Document 2.2H_Works Plans Sheet 08-S3-P03
2.2I			Works Plans Sheet 09		OxSRFI-BWB-LSI-09-DR-CH-0169_Document 2.2I_Works Plans Sheet 09-S3-P03
2.2J			Works Plans Sheet 10		OxSRFI-BWB-LSI-10-DR-CH-0162A_Document 2.2J_Works Plans Sheet 10-S3-P01
2.3	Access ROW Plans	Reg 5(2)(k)	Access ROW Plan Key Plan	BWB	OxSRFI-BWB-LSI-XX-DR-CH-0170_Document 2.3_Access ROW Plan Key Plan-S3-P01
2.3A			Access and Rights of Way Sheet 01		OxSRFI-BWB-LSI-01-DR-CH-0171_Document 2.3A_Access and Rights of Way Sheet 01-S3-P02
2.3B			Access and Rights of Way Sheet 02		OxSRFI-BWB-LSI-02-DR-CH-0172_Document 2.3B_Access and Rights of Way Sheet 02-S3-P03
2.3C			Access and Rights of Way Sheet 03		OxSRFI-BWB-LSI-03-DR-CH-0173_Document 2.3C_Access and Rights of Way Sheet 03-S3-P03
2.3D			Access and Rights of Way Sheet 04		OxSRFI-BWB-LSI-04-DR-CH-0174_Document 2.3D_Access and Rights of Way Sheet 04-S3-P03
2.3E			Access and Rights of Way Sheet 05		OxSRFI-BWB-LSI-05-DR-CH-0175_Document 2.3E_Access and Rights of Way Sheet 05-S3-P03
2.3F			Access and Rights of Way Sheet 06		OxSRFI-BWB-LSI-06-DR-CH-0176_Document 2.3F_Access and Rights of Way Sheet 06-S3-P02
2.3G			Access and Rights of Way Sheet 07		OxSRFI-BWB-LSI-07-DR-CH-0177_Document 2.3G_Access and Rights of Way Sheet 07-S3-P02
2.3H	Access and Rights of Way Sheet 08	OxSRFI-BWB-LSI-08-DR-CH-0178_Document 2.3H_Access and Rights of Way Sheet 08-S3-P03			
2.4	Site Location Plan	Reg 5(2)(i)	Site Location Plan (Order Limits)	BWB	OxSRFI-BWB-LSI-XX-DR-CH-0140_Document 2.4_Location Plan (Order Limits)-S3-P03
			Site Location Plan (Order Limits)(low res)		OxSRFI-BWB-LSI-XX-DR-CH-0140_Document 2.4_Location Plan (Order Limits)(low res)-S3-P03
2.5	Parameters Plan	Reg 5(2)(o)	Parameters Plan	FPCR	08308-FPCR-ZZ-XX-DR-L-0012-P28-Parameters Plan
2.6	Illustrative Masterplan	Reg 5(2)(o)	Illustrative Masterplan	FPCR	08308-FPCR-ZZ-XX-DR-L-0002-P25.01-Illustrative Masterplan
2.7A	Highway Plans GA	Reg 5(2)(o) & Reg 6	Highway Plans GA Sheet 1	BWB	OxSRFI-BWB-LSI-01-DR-CH-0101_Document 2.7A_Highway Plans GA Sheet 1-S3-P03
2.7B			Highway Plans GA Sheet 2		OxSRFI-BWB-LSI-02-DR-CH-0102_Document 2.7B_Highway Plans GA Sheet 2-S3-P03
2.7C			Highway Plans GA Sheet 3		OxSRFI-BWB-LSI-03-DR-CH-0103_Document 2.7C_Highway Plans GA Sheet 3-S3-P03
2.7D			Highway Plans GA Sheet 4		OxSRFI-BWB-LSI-04-DR-CH-0104_Document 2.7D_Highway Plans GA Sheet 4-S3-P02
2.7E			Highway Plans GA Sheet 5		OxSRFI-BWB-LSI-05-DR-CH-0105_Document 2.7E_Highway Plans GA Sheet 5-S3-P03
2.7X			Highway Plans GA Sheet 01 Alternative		OxSRFI-BWB-LSI-01A-DR-CH-0101A_Document 2.7X_Highway Plans GA Sheet 01 Alternative-S3-P01
2.8A	Highway Classification Plans	Reg 5(2)(o)	Highway Classification Plan Sheet 01	BWB	OxSRFI-BWB-LSI-01-DR-CH-0181_Document 2.8A_Highway Classification Plan Sheet 01-S3-P01
2.8B			Highway Classification Plan Sheet 02		OxSRFI-BWB-LSI-02-DR-CH-0182_Document 2.8B_Highway Classification Plan Sheet 02-S3-P01
2.8C			Highway Classification Plan Sheet 03		OxSRFI-BWB-LSI-03-DR-CH-0185_Document 2.8C_Highway Classification Plan Sheet 03-S3-P01

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2.8D			Highway Classification Plan Sheet 04		OxSRFI-BWB-LSI-04-DR-CH-0184_Document 2.8D_Highway Classification Plan Sheet 04-S3-P01
2.8E			Highway Classification Plan Sheet 05		OxSRFI-BWB-LSI-05-DR-CH-0185_Document 2.8E_Highway Classification Plan Sheet 05-S3-P01
2.9A	Traffic Regulation Plans	Reg 5(2)(o)	Traffic Regulation Plans Sheet 01	BWB	OxSRFI-BWB-LSI-01-DR-CH-0151_Document 2.9A_Traffic Regulation Plans Sheet 01-S3-P01
2.9B			Traffic Regulation Plans Sheet 02		OxSRFI-BWB-LSI-02-DR-CH-0152_Document 2.9B_Traffic Regulation Plans Sheet 02-S3-P01
2.9C			Traffic Regulation Plans Sheet 03		OxSRFI-BWB-LSI-03-DR-CH-0153_Document 2.9C_Traffic Regulation Plans Sheet 03-S3-P01
2.9D			Traffic Regulation Plans Sheet 04		OxSRFI-BWB-LSI-04-DR-CH-0154_Document 2.9D_Traffic Regulation Plans Sheet 04-S3-P01
2.9E			Traffic Regulation Plans Sheet 05		OxSRFI-BWB-LSI-05-DR-CH-0155_Document 2.9E_Traffic Regulation Plans Sheet 05-S3-P01
2.10A	Speed Limit Plans	Reg 5(2)(o)	Speed Limit Plans Sheet 01	BWB	OxSRFI-BWB-LSI-01-DR-CH-0191_Document 2.10A_Speed Limit Plans Sheet 01-S3-P01
2.10B			Speed Limit Plans Sheet 02		OxSRFI-BWB-LSI-02-DR-CH-0192_Document 2.10B_Speed Limit Plans Sheet 02-S3-P01
2.10C			Speed Limit Plans Sheet 03		OxSRFI-BWB-LSI-03-DR-CH-0193_Document 2.10C_Speed Limit Plans Sheet 03-S3-P01
2.10D			Speed Limit Plans Sheet 04		OxSRFI-BWB-LSI-04-DR-CH-0194_Document 2.10D_Speed Limit Plans Sheet 04-S3-P02
2.10E			Speed Limit Plans Sheet 05		OxSRFI-BWB-LSI-05-DR-CH-0195_Document 2.10E_Speed Limit Plans Sheet 05-S3-P01
2.11A	Rail Plans		Railway-Plans-General-Arrangement	Intermodality	OxSRFI-IMT-TRK-01-DR-TR-00001_Doc-2.11A-Railway-Plans-General-Arrangement
2.11B			Railway-Plans-Long-Sections		OxSRFI-IMT-TRK-01-DR-TR-00002_Doc-2.11B-Railway-Plans-Long-Sections
2.11C			Railway-Plans-Cross-Sections		OxSRFI-IMT-TRK-01-DR-TR-00003_Doc-2.11C-Railway-Plans-Cross-Sections
2.11D			Illustrative-Rail-Terminal-Plan		OxSRFI-IMT-TRK-01-DR-TR-00004_Doc-2.11D-Illustrative-Rail-Terminal-Plan
2.12	Bridge Plans	Reg 5(2)(o) & Reg 6	Bridge Plans Overview Plan	BWB	OxSRFI-BWB-LSI-XX-DR-CH-0120_Document 2.12_Bridge Plans Overview Plan-S2-P02
2.12A			B430 Ardley Bypass Private Rail Overbridge (Bridge 06)		OxSRFI-BWB-SBR-06-DR-CB-0010_B430 Ardley Bypass Private Rail Overbridge (Bridge 06)-S2-P01
2.12B			B430 Ardley Bypass Chiltern Mainline Overbridge (Bridge 07)		OxSRFI-BWB-SBR-07-DR-CB-0015_B430 Ardley Bypass Chiltern Mainline Overbridge (Bridge 07)-S2-P01
2.12C			M40 - A43 Northbound M40 Overbridge (Bridge 12)		OxSRFI-BWB-SBR-12-DR-CB-0025_M40 - A43 Northbound M40 Overbridge (Bridge 12)-S2-P01
2.12D			B430 Ardley Road Overbridge (Bridge 16)-Square End Option		OxSRFI-BWB-SBR-16-DR-CB-0036_B430 Ardley Road Overbridge (Bridge 16)-Square End Option-S2-P01
2.12E			Middleton Stoney Relief Road Underpass (Bridge 19)		OxSRFI-BWB-SBR-19-DR-CB-0045_Middleton Stoney Relief Road Underpass (Bridge 19)-S2-P02
2.12F			M40 J10 Northbound Culvert (Bridge 13)		OxSRFI-BWB-SMN-13-DR-CB-0030_M40 J10 Northbound Culvert (Bridge 13)-S2-P01
2.12G			Heyford Park Link Road Culvert (Bridge 18)		OxSRFI-BWB-SMN-18-DR-CB-0040_Heyford Park Link Road Culvert (Bridge 18)-S2-P01
2.12H			Middleton Stoney Relief Road Culvert (Bridge 20)		OxSRFI-BWB-SMN-20-DR-CB-0050_Middleton Stoney Relief Road Culvert (Bridge 20)-S2-P01
2.13	Components Plan	Reg 5(2)(i)	Components of Development Plan	BWB	OxSRFI-BWB-GEN-XX-SK-CH-SK015_Document 2.13_Components of development plan-S3-P17
2.14A	Listed Building Plans	Reg 5(2)(m)	ExistingGroundFloorPlan	Donald Insall	OX.AFMS.01-DR-1021-3P-00_ExistingGroundFloorPlan
2.14B			ExistingRoofFloorPlan		OX.AFMS.01-DR-1022-3P-00_ExistingRoofFloorPlan
2.14C			LongSectionExisting		OX.AFMS.01-DR-1111-3P-00_LongSectionExisting
2.14D			ShortSectionExisting		OX.AFMS.01-DR-1112-3P-00_ShortSectionExisting
2.14E			SouthElevationExisting		OX.AFMS.01-DR-1210-3P-00_SouthElevationExisting
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2.14H			WestElevationExisting		OX.AFMS.01-DR-1213-3P-00_WestElevationExisting
2.14I			GroundFloorProposed		OX.AFMS.01-DR-2021-3P-00_GroundFloorProposed
2.14J			ProposedRoofPlan		OX.AFMS.01-DR-2022-3P-00_ProposedRoofPlan
2.14K			LongSectionProposed		OX.AFMS.01-DR-2111-3P-00_LongSectionProposed
2.14L			ShortSectionProposed		OX.AFMS.01-DR-2112-3P-00_ShortSectionProposed
2.14M			SouthElevationProposed		OX.AFMS.01-DR-2210-3P-00_SouthElevationProposed
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2.14Q			GroundFloorDemolitionPlan		OX.AFMS.01-DR-5001-00_GroundFloorDemolitionPlan
2.14R			RoofDemolitionPlan		OX.AFMS.01-DR-5002-00_RoofDemolitionPlan
2.14S			FabricRemovalLongSection		OX.AFMS.01-DR-5100-00_FabricRemovalLongSection
2.14T			FabricRemovalShortSection		OX.AFMS.01-DR-5101-00_FabricRemovalShortSection
2.14U	FabricRemovalNorthElevation	OX.AFMS.01-DR-5200-00_FabricRemovalNorthElevation			

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2.14V			FabricRemovalSouthElevation		OX.AFMS.01-DR-5201-00_FabricRemovalSouthElevation
2.14W			FabricRemovalEastElevation		OX.AFMS.01-DR-5202-00_FabricRemovalEastElevation
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2.15A	Tree and Hedgerow Retention and Removal Plans	Reg 5(2)(o)	Tree and Hedgerow Retention and Removal Plan	FPCR	8308-T-14_F Tree and Hedgerow Retention and Removal Plan
2.15B			Tree and Hedgerow Retention and Removal Plan		8308-T-15_F Tree and Hedgerow Retention and Removal Plan
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2.15L			Tree and Hedgerow Retention and Removal Plan		8308-T-25_F Tree and Hedgerow Retention and Removal Plan
2.15M			Tree and Hedgerow Retention and Removal Plan		8308-T-26_F Tree and Hedgerow Retention and Removal Plan
2.16A	Central Hub & Ashgrove Farm Cottages Illustrative Masterplan	Reg 5(2)(m)	SitePlanAsExisting	Donald Insall	OX.AFMS.01-DR-1000-3P-00_SitePlanAsExisting
2.16B			Site Plan, As Proposed		OX.AFMS.01-DR-4000-3P-00_Site Plan, As Proposed
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3.1	DCO	Reg 5(2)(b)	Draft DCO	Eversheds Sutherland	
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5.1	Consultation Report	S.37 PA 2008	Draft Consultation Report (for Stage 1)	Oxalis	
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5.6	Planning Statement	Reg 5(2)(q)	Draft Planning Statement	Ox	
5.8A	DAD	Reg 5(2)(q)	Design Approach Document	Oxalis	
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6.1	Chapter 1	Reg 5(2)(a), (e), (l) and (m)	Introduction	Oxalis	
6.2	Chapter 2		Description of Development and Alternatives	Oxalis	
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6.11A	Appendix 11.1		ES11.1: Hydrock for Oxfordshire Railfreight Ltd, March 2021. 'Oxfordshire Strategic Railfreight Interchange- Main Site, Phase 1 Geotechnical and Geoenvironmental Desk Study', Ref 15560-HYD-MS-XX-GE-RP-1001-S2-P1		
6.11B	Appendix 11.2		ES11.2: Hydrock for Oxfordshire Railfreight Ltd, July 2021. 'Oxfordshire Strategic Railfreight Interchange - Off-site Highways Phase 1 Geotechnical and Geoenvironmental Desk Study', Ref 15560-HYD-OSH-XX-GE-RP-1002-S2-P1.		
6.11C	Appendix 11.3		ES11.3: BWB Consulting Ltd for Oxfordshire Railfreight Ltd, December 2021. 'Oxfordshire RFI-Mineral Assessment', Ref OFRI-BWB-00-XX-RP-YE-0002_MA.		
6.11D	Appendix 11.4		ES11.4: BWB Consulting Ltd for Oxfordshire Railfreight Ltd, September 2024. 'Oxfordshire RFI- Phase 2 Geo-Environmental Assessment', Ref OFRI-BWB-ZZ-XX-RP-YE-0001-Ph2_P2.		
6.11E	Appendix 11.5		ES11.5: BWB Consulting Ltd for Oxfordshire Railfreight Ltd, November 2022. 'Oxfordshire RFI-New Road Corridors Phase 2 Geo-Environmental Assessment', Ref OXSRFI -BWB-ZZ-XX-RP-YE-0005-Ph2_P1.		
6.11F	Appendix 11.6		ES11.6: BWB Consulting Ltd for Oxfordshire Railfreight Ltd, February 2023. 'Ardley Landfill Ground Investigation and Geo-Environmental Assessment', Ref OXSRFI-BWB-HGT-XX-RP-CE-0007-Ph2_S0_P01.1		
6.11G	Appendix 11.7		ES11.7: BWB Consulting Ltd for Oxfordshire Strategic Railfreight Interchange, 19th October 2020. 'Main Site Isopachyte Cut and Fill Contours', Ref OXSRFI-BWB-HGT-XX-DR-CH-0610_S2-P01.		
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7.2AC1			Appendix C1 Network Rail Pathing Letter April 2022		
7.2AC2			Appendix C2 PRA Pathing Study Report May 2025		
7.2D1		Reg 5(2)(q)	Appendix D1 Rail Terminal Phase 1 Illustrative Layout	Intermodality	
7.2D2			Appendix D2 Rail Terminal Future Phase Illustrative Layout		
7.2E			Appendix E Agreed Position Statement ORL and NR		
7.2B		Reg 5(2)(q)	GB Rail Freight Statement	GBRF	

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7.3		Reg 5(2)(q)	Commitments Tracker	Oxalis	
7.6			Project Overview Document (POD)	Oxalis	

Consultation Report

Appendix 23 – Stage 2 – Map of the updated Core Consultation Area



Consultation Report

Appendix 24 – Stage 2 – Example letter sent to Councillors and Members within the Core Consultation Area, with notes confirming the Clerks sent USBs

Clerk/Chair NAME
PARISH COUNCIL. etc

By EMAIL

DATE September 2025

Dear **NAME**,

Proposed Strategic Rail Freight Interchange (SRFI) at land east of Heyford Park and south of the Chiltern Railway line – Statutory Consultation (stage 2 of consultation)

Oxfordshire Railfreight Limited ('the Applicant') is proposing a Strategic Rail Freight Interchange (SRFI) close to Junction 10 of the M40 motorway, referred to as 'OxSRFI'. The OxSRFI scheme is a Nationally Significant Infrastructure Scheme (NSIP). You may recall that an initial, non-statutory consultation process was undertaken in 2022 about these proposals. Following continued technical work and engagement with various statutory bodies, this letter is to provide details about a second, statutory public consultation process beginning **on 23rd September**.

Please find an awareness raising leaflet enclosed which is being distributed across a wide area in the vicinity of the proposed development, including in areas within your Parish. The leaflet has been prepared to ensure that local communities are aware of the proposals, and of the programme of consultation and engagement activity planned over the coming weeks. The leaflet explains how to view details and make comments. I also enclose a notice which the Applicant is displaying around the area to help raise awareness. Please feel free to display this in suitable additional locations, for example on a Parish display or notice board in your community, if you are willing and able to do so.

Comments and issues raised during the earlier Stage 1 consultation process have been reflected upon and fed into the ongoing process of developing the scheme alongside ongoing technical and assessment work. Questions and issues raised in 2022 understandably included a focus on the potential effects of the proposals on the closest communities to the proposed SRFI development site or to new highways infrastructure proposed. This next statutory consultation process is supported by a more advanced set of evidence and information, including a further progressed draft Environmental Statement (ES), which helps address many of the issues we understand are of most interest to local communities and individuals. The updated draft ES chapters and various technical appendices represent the 'Preliminary Environmental Information' required by the regulations for NSIPs.

One of the most common topics for questions and requests for further information is with regard to the transport impacts, including the proposed improvements to Junction 10 of the M40. The updated consultation material presents our proposals for highways improvements intended to mitigate and minimise the impacts of the proposals on the existing road network. These proposals have evolved since 2022, directly informed by work with National Highways, Oxfordshire County Council and Cherwell District Council as part of the Transport Working Group (TWG) established in 2020. The proposals are subject to ongoing detailed modelling and testing (using the agreed transport model preferred by the TWG), but the modelling outputs and results so far provide a picture of the likely transport impacts of the proposed development.

As in 2022, the proposals include a proposed bypass to Ardley village which in part provides the new site access, and a relief road to remove traffic from the centre of Middleton Stoney,


as well as a new link road which will improve connectivity with Heyford Park, itself a focus of planned (and potentially additional) housing led growth. The analysis of data produced by the ongoing modelling process, and dialogue with the TWG, may yet see additional works proposed around the B4030 junction with Empire Rd and the A4095 Vendee Drive roundabout in Bicester. We are also consulting on other elements of the accessibility strategy for the proposals which includes extensive investment in public transport, walking and cycling infrastructure, including connections to the existing right of way network.

Although detailed building design and layout does not form part of the proposals at this stage – such details would be required to be approved by the local authority in due course should the scheme be approved by the Secretary of State – the proposals include parameters which fix the type and overall scale of development proposed, as well as the location of structural landscaping and other green infrastructure. The draft Parameters Plan forms part of the consultation process. Alongside the parameters plan are illustrative plans to help show how the site may look once developed in accordance with those parameters, and an example is shown in the enclosed leaflet. The Applicant is also committing now to delivering high-quality, energy efficient buildings (a minimum of BREEAM ‘Excellent’ standard), with EV charging within on-site car parking, and which includes on-site (PV solar) renewable energy generation.

As set out on the information provided, the consultation period **begins on 23rd September 2025** and includes four consultation exhibitions, the first of which is being held on 1st October. We are also holding two online webinars to aid those unable to attend the exhibitions or who prefer to engage in this way.

We will also be publicising the consultation process via various social media channels (as set out on the enclosed leaflet). We would welcome you sharing these details with any other online or community groups which you think may be interested in the proposals.

The issues and comments raised during this statutory consultation process will feed directly into the ongoing process of refining and finalising the proposals ahead of submission of the application for a Development Consent Order in the first quarter of 2026.

The project website will be updated with new information to coincide with the start of public consultation on 23rd September – the website address is: 

In the meantime, we remain keen to discuss the proposals, and would be happy to engage with you directly if you are interested in doing so. Please contact the team via:
consultation@oxsrfi.co.uk

Yours sincerely



On behalf of Oxfordshire Railfreight Limited

Consultation Report

Appendix 25 – Stage 2 – Section 47 Notice newspaper notices in the Bicester Advertiser and Oxford Mail

Bicester Advertiser

ublished i

ay, September 11, 2025

90p

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OVER 1,000 ENJOY TOWN'S SUCCESSFUL PRIDE EVENT

PAGE 3



MARKET SQUARE DESIGN UPGRADE APPROVED

PAGE 5



WATERPARK AND HOTEL PROJECT IS PAUSED

9,000 NEW HOMES 'TICK A LOT OF BOXES'

FULL STORY: PAGE 7



Support for huge new town 'amid growing population'

PLANS for a huge new town in Oxfordshire 'tick a lot of boxes' amid a growing population, says a councillor.

Dorchester Living has submitted an outline planning application to Cherwell District Council for the next phase of Heyford Park,

BY Charlotte Coles
charlotte.coles@newsquest.co.uk

which includes 9,000 homes and five schools.

Heyford Park is a brown-field site comprising the former RAF Upper Heyford, five miles from Bicester.



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PLANNING

SECTION 47 PLANNING ACT 2008

The Oxfordshire Rail Freight Interchange and Highways Order 202X NOTICE PUBLICISING A STATEMENT OF COMMUNITY CONSULTATION

Notice is hereby given that Oxfordshire Railfreight Limited (the "Applicant") proposes to apply to the Secretary of State (via the Planning Inspectorate) under Section 37 of the Planning Act 2008 for a Development Consent Order to authorise the construction, operation, use and maintenance of a new rail freight interchange, warehousing, highway improvements and associated infrastructure on land adjacent to the Chiltern Main Line Railway, southwest of Junction 10 of the M40 motorway, east of the former Upper Heyford Former Air Base (the "Application").

The Application is considered to require an Environmental Impact Assessment and therefore the Application will be accompanied by an Environmental Statement.

As part of the proposals, the Applicant has a duty to consult the local community pursuant to Section 47 of the Planning Act 2008. The Applicant has produced a Statement of Community Consultation ("SoCC") for this purpose. The SoCC sets out the details of how the Applicant proposes to consult the people living in the vicinity of the land about the Application.

The purpose of this Notice is to inform interested persons and members of the local community that the SoCC can be inspected free of charge on the Applicant's website at: www.oxsrfi.co.uk

The SoCC will also be available to view free of charge in hard copy in the following locations from Thursday 11 September 2025:

- 1. Cherwell District Council**, 39 Castle Quay, Banbury, OX16 5FD (Opening Times: 08:45 – 17:15 Monday to Friday);
- 2. Bicester Library**, Franklins House, Wesley Lane, Bicester, OX26 6JU (Opening Times: Monday 09:30 – 19:00, Tuesday 09:30 – 17:00, Wednesday 09:30 – 19:00, Thursday 09:30 – 19:00, Friday 09:30 – 17:00, Saturday 09:00 – 16:30);

The SoCC sets out how the Applicant intends to publicise and consult on the proposals over the coming weeks and months, which will include various draft documents including a draft of the Preliminary Environmental Information which will inform the final Environmental Statement.

Anyone having difficulty accessing the SoCC via the project website or in hard copy should contact the Applicant using the following methods:

- By email to consultation@oxsrfi.co.uk
- By telephone using the project phone line (charged at standard landline rates): **01865 989650**
- By post to: 'Freeport OxSRFI'



TRAFFIC & Roads

CHERWELL DISTRICT COUNCIL TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Notice Under Article 15 (1a) And 15 (3) Of Town And Country Planning (Development Management Procedure (England) Order 2015 Of An Application Accompanied By An Environmental Statement. The Application Is Also A Departure From The Local Plan
Proposed development at: Heyford Park Phase B1, Camp Road, Upper Heyford
I give notice that Dorchester Living Ltd has applied to Cherwell District Council on 22nd August 2025 for:

'A hybrid planning application consisting of: demolition of 222 existing buildings and structures as listed in Schedule 1. Up to 9,000 new dwellings (Class C3) comprised of: Outline planning permission for up to 8,848 dwellings (Class C3). Change of Use of Buildings 320, 345, 350, 172 for up to 152 dwellings (Class C3)

Outline planning permission for up to: 4,610 sq.m of new light industrial buildings (Class B2), 2,600 sq.m of new warehouse buildings (Class B8), 5,500 sq.m of new hotel buildings (Class C1), 40,650 sq.m of new commercial, business and service buildings (Class E), comprising of retail, restaurant/cafe, indoor sport/recreation and fitness, medical/health services, creche/nursery, and office/research & development. Learning buildings (Class F1), comprising of four primary schools (1 x 2FE and 3 x 3FE), 1 secondary school (1 x 9FE) and a Centre for Peace Studies (1,100 sq.m.), 1,770 sq.m of local community uses (Class F2), comprising of community centre and library buildings, 1,000 sq.m of Public House/restaurant (sui generis), 7,500 sq.m for datacentre buildings (sui generis). Renewable energy generation with associated infrastructure, including 3 wind turbines, solar pv and battery energy storage systems. Change of use of 98 existing buildings: Permanent change of use of buildings and structures as listed in Schedule 2

Associated infrastructure works, including surface water attenuation provision, improvements to foul drainage systems, highway and transport works, green and blue infrastructure provision"

This application is being advertised as a **Departure from the Local Plan** under The Town and Country Planning (General Development Procedure) Order 2015.

The application, plans and other documents submitted with the application are available to view at Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD between the hours of 8.45am-5.15pm Monday to Friday inclusive during the period of **30 days beginning with the date of this notice.**

Members of the public may obtain copies of the application and the Environmental Statement by prior appointment from Pegasus Group, 33 Sheep Street, Cirencester, GL7 1RQ. There may be a cost involved for obtaining a copy of the environmental statement

Details of the application are available to view through the Council's website via the Online Planning Service. Please be advised that details of the application may be amended at any time before a final decision is issued, therefore you are advised to monitor the application's progress via the Online Planning Service where amended plans will be posted. Should you wish to receive updates, please register online using the "Track an Application" option.

Anyone who wishes to make representations about this application should do so via the online Planning Register. Alternatively, please email planning@cherwell-dc.gov.uk, or write to the Assistant Director for Planning and Development, Cherwell District Council, 39 Castle Quay, Banbury, Oxfordshire, OX16 5FD by **11th October 2025**. Please quote application number **25/02190/HYBRID** on all correspondence.

Town And Country Planning (Development Management Procedure) (England) Order 2010

Notice Under Article 15 (1a) And 15 (3) Of Town And Country Planning (Development Management Procedure (England) Order 2015 Of An Application Accompanied By An Environmental Statement. The Application Is Also A Departure From The Local Plan And Would Impact Upon A Public Right Of Way.

Proposed development at: Land North And East Of Manor Farm, Bainton Road, Bucknell
I give notice that Puy du Fou UK Ltd has applied to Cherwell District Council on 29th August 2025 for: Outline application with all matters reserved for tourism development including outdoor and indoor theatres, restaurants, hotels, conference facilities, offices, warehousing and storage, security control centre, medical centre, animal facilities (including stables, aviary, animal sheds), laundry facility and workshops, and supporting infrastructure including waste management centre, wastewater treatment facility, energy centre and sub-stations, photovoltaic (pv) solar panels, water storage tanks and pumps, lakes and water management systems, structural landscaping, internal footpaths, internal vehicular routes, active travel routes, parking and access (outline masterplan). The application, plans and other documents submitted with the application are available to view at Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD between the hours of 8.45am-5.15pm Monday to Friday inclusive during the period of **30 days beginning with the date of this notice.**

Members of the public may obtain copies of the application and the Environmental Statement by prior appointment from Savills, 2 Kingsway, Cardiff, CF10 3FD. There may be a cost involved for obtaining a copy of the environmental statement.

Details of the application are available to view through the Council's website via the Online Planning Service. Please be advised that details of the application may be amended at any time before a final decision is issued, therefore you are advised to monitor the application's progress via the Online Planning Service where amended plans will be posted. Should you wish to receive updates, please register online using the "Track an Application" option.

Anyone who wishes to make representations about this application should do so via the online Planning Register. Alternatively, please email planning@cherwell-dc.gov.uk, or write to the Assistant Director for Planning and Development, Cherwell District Council, 39 Castle Quay, Banbury, Oxfordshire, OX16 5FD by **11th October 2025**. Please quote application number **25/02232/OUT** on all correspondence.

TOWN AND COUNTRY PLANNING ACTS APPLICATIONS THAT REQUIRE STATUTORY ADVERTISEMENT

25/02156/LB – North Aston – 3 Greenside Cottages Somerton Road North Aston Oxfordshire OX25 6HU – Replacement windows, two on the first floor side elevation and one to the rear (covering revisions to Listed Building planning permission reference 23/03027/LB) – R Hinzel.

25/02169/F – Launton – Jacks Barn West End Launton OX26 5DF – Conversion of redundant stables to two bedroom dwelling – Mr Richard Howson .

25/02207/DISC – Weston On The Green – Cruck Cottage Northampton Road Weston On The Green Bicester OX25 3QH – Discharge of Conditions 4 (stone sample panel), 6 (specification of roof tiles) and 8 (verge and eaves construction) of 24/00497/F – Mr Daniel Burdett.

25/02208/DISC – Weston On The Green – Cruck Cottage Northampton Road Weston On The Green Bicester OX25 3QH – Discharge of Conditions 4 (stone sample panel), 6 (specification of roof tiles) and 8 (verge and eaves construction) of 24/00498/LB – Mr Daniel Burdett.

*These are household applications: any appeal in writing against refusal for planning permission will be sent to the Secretary of State, after which you won't be able to comment further. Full details of these applications may be inspected during normal office hours at the Council Offices, or at <https://planningregister.cherwell.gov.uk/>. Alternatively, relevant applications have been sent to the respective Clerks to the Parish Councils or Meetings. Representation on applications should be sent by the expiry date listed below to the Assistant Director for Planning and Development, Bodicote House, Bodicote, Banbury OX15 4AA. Any representations received cannot be treated as confidential in view of the provisions of the Local Government (Access to Information) Act, 1985. **DAVID PECKFORD – ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT**
Expiry **02/10/2025**



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You'd want to know if someone was applying to **DIG UP THE ROAD** near you, right?

The Public Notice Portal is a free to use, online service that will tell you who is applying for what and for where. Plus, if you register, we'll tell you about any plans for your community before it's too late.

publicnoticeportal.uk



STAY INFORMED ABOUT PARKING PERMIT PLANS FOR YOUR COMMUNITY.

You'd want to know if someone was applying to **keep a LORRY NEXT TO YOUR HOUSE**, right?

The Public Notice Portal is a free to use, online service that will tell you who is applying for what and for where. Plus, if you register, we'll tell you about any plans for your community before it's too late.

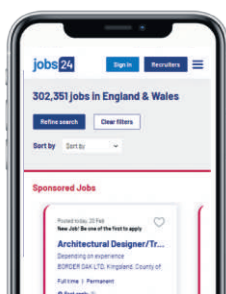
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Oxford Mail

Thursday, September 11, 2025

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COLD CASE MURDER OF NURSE ON CRIMEWATCH



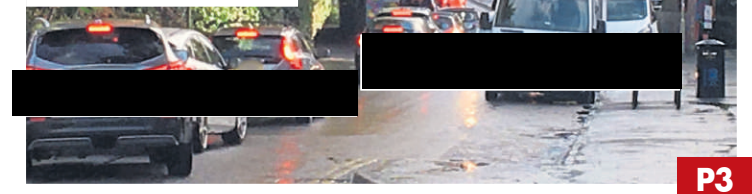
P9

CITY CONGESTION CHARGE NOW IT'S OFFICIAL



P7

CLOSING MAJOR ROAD CAUSING 'UNNECESSARY HARDSHIP'



P3

'NO 999 ISSUES' IN DEATH OF FATHER



Ambulance left man at home hours before his death

TRIBUTES have been paid to a 'caring, open-hearted' father-of-two who died at his Oxford home.

Benjamin Parker, of Oxford Road, Cowley, died after becoming unwell with chest pain and shortness of breath.

South Central Ambulance Service paramedics and an air ambulance went to his aid, but he could not be saved.

An inquest on the 42-year-old was held by senior coroner Darren Salter at Oxford Coroner's Court on Tuesday.

Georgina Sandham, Mr Parker's widow,

BY CHARLOTTE COLES

said he was 'absolutely fine' the day before he died.

When he became unwell at about midnight, an ambulance was called. It arrived at about 9.50am the next day and he was thought to have a pulled muscle.

The ambulance was called again that afternoon, but paramedics found him unresponsive.

FULL REPORT: PAGE 5

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YEAR 11 & SIXTH FORM OPEN DAY
20 September 2025

DAY SCHOLARSHIP DEADLINE
24 October 2025

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PLANNING

SECTION 47 PLANNING ACT 2008

The Oxfordshire Rail Freight Interchange and Highways Order 202X NOTICE PUBLICISING A STATEMENT OF COMMUNITY CONSULTATION

Notice is hereby given that Oxfordshire Railfreight Limited (the "Applicant") proposes to apply to the Secretary of State (via the Planning Inspectorate) under Section 37 of the Planning Act 2008 for a Development Consent Order to authorise the construction, operation, use and maintenance of a new rail freight interchange, warehousing, highway improvements and associated infrastructure on land adjacent to the Chiltern Main Line Railway, southwest of Junction 10 of the M40 motorway, east of the former Upper Heyford Former Air Base (the "Application").

The Application is considered to require an Environmental Impact Assessment and therefore the Application will be accompanied by an Environmental Statement.

As part of the proposals, the Applicant has a duty to consult the local community pursuant to Section 47 of the Planning Act 2008. The Applicant has produced a Statement of Community Consultation ("SoCC") for this purpose. The SoCC sets out the details of how the Applicant proposes to consult the people living in the vicinity of the land about the Application.

The purpose of this Notice is to inform interested persons and members of the local community that the SoCC can be inspected free of charge on the Applicant's website at: www.oxsrfi.co.uk

The SoCC will also be available to view free of charge in hard copy in the following locations from Thursday 11 September 2025:

- 1. Cherwell District Council**, 39 Castle Quay, Banbury, OX16 5FD (Opening Times: 08:45 - 17:15 Monday to Friday);
- 2. Bicester Library**, Franklins House, Wesley Lane, Bicester, OX26 6JU (Opening Times: Monday 09:30 - 19:00, Tuesday 09:30 - 17:00, Wednesday 09:30 - 19:00, Thursday 09:30 - 19:00, Friday 09:30 - 17:00, Saturday 09:00 - 16:30);

The SoCC sets out how the Applicant intends to publicise and consult on the proposals over the coming weeks and months, which will include various draft documents including a draft of the Preliminary Environmental Information which will inform the final Environmental Statement.

Anyone having difficulty accessing the SoCC via the project website or in hard copy should contact the Applicant using the following methods:

- By email to consultation@oxsrfi.co.uk
- By telephone using the project phone line (charged at standard landline rates): **01865 989650**
- By post to: 'Freepost OxsRFI'



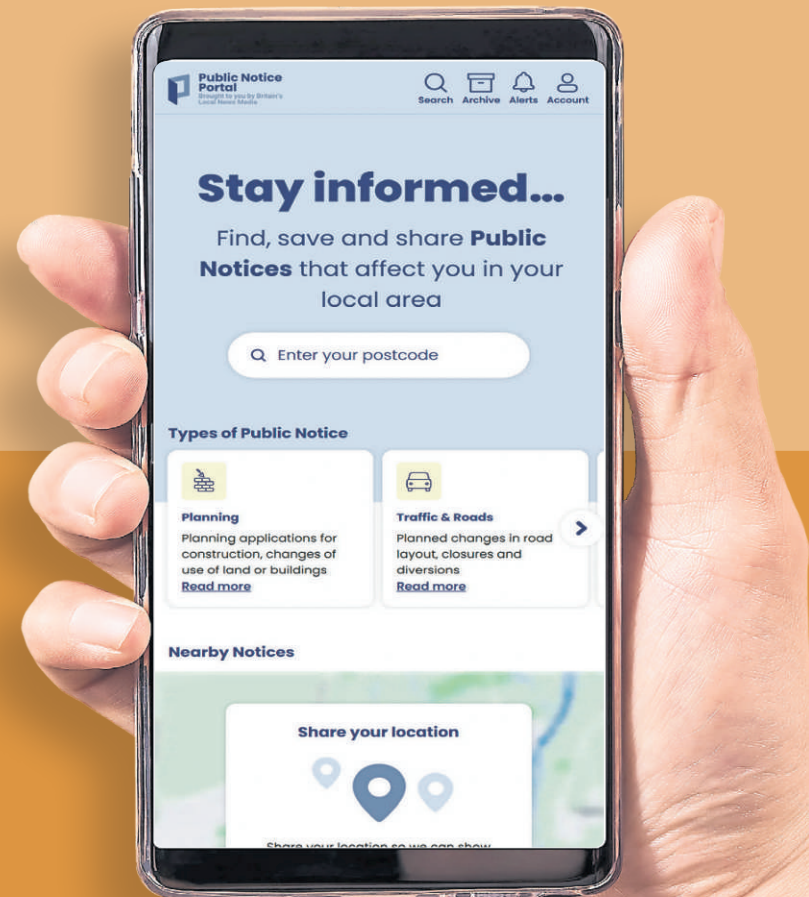
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Consultation Report

Appendix 26 – Stage 2 – General Advert newspaper notices in the Bicester Advertiser and Oxford Mail

OxSRFI Statutory Public Consultation

from 23rd September 2025



Oxfordshire Railfreight Limited are proposing a new Strategic Rail Freight Interchange (SRFI) known as 'OxSRFI' on land located adjacent to the Chiltern Main Line Railway line, south west of Junction 10 of the M40 motorway, and east of the former Upper Heyford Air Base.

The proposals respond directly to updated Government policy in the 'National Policy Statement for National Networks' which seeks to address a compelling need for an expanded network of SRFIs throughout the country, and to support the shift of freight from road to rail.

Stage 2 (statutory) Consultation Process

To ensure local people are aware of the draft proposals Oxfordshire Railfreight Limited are holding statutory consultation process from **Tuesday 23rd September** for 6-weeks until **Tuesday 4th November 2025**. This will include holding **four public consultation exhibitions**.

While some technical work is still being finalised, this will provide a chance to see and comment on the draft proposals and information about the future application, and to discuss the proposals with members of the project team.

www.oxsrfi.co.uk

Information

Further information about the proposed development, including draft preliminary environmental information in the form of Environmental Statement Chapters, Plans, and Display Boards to be shown at the exhibitions, will be made available via the project website from Tuesday 23rd September 2025 at: www.oxsrfi.co.uk

How to comment

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



Online
www.oxsrfi.co.uk via the comments form



Email
consultation@oxsrfi.co.uk



Call
01865 989650 using the project phone line (charged at standard landline rates)



Post
'Freepost OxSRFI'

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

Please be aware all responses are sent to the Applicant only (and not the local authorities) but will be made public and may be provided to the Planning Inspectorate.

Public Exhibition Dates

Middleton Stoney Village Hall, OX25 4AN
Wednesday 1st October (1.30-7.30pm)

Heyford Park Chapel, OX25 5TE
Friday 3rd October (1.30-7.30pm)

Social Media Platforms

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



Facebook -
@OxSRFI, www.facebook.com/OxSRFI



'X' (Twitter) -
@OxSRFI, www.x.com/OxSRFI



Instagram -
@OxSRFI, www.instagram.com/ox.srfi

Webinars

Oxfordshire Railfreight Limited will also host two Webinar sessions: **Tuesday 7th October - 7-8pm**
Tuesday 14th October - 7-8pm

To register for the webinar sessions, please visit the project website from 23rd September 2025 - www.oxsrfi.co.uk and click on the links provided on the website.

Ardley with Fewcott Village Hall, OX27 7PA
Saturday 11th October (12noon-5pm)

Bicester Hotel, Golf and Spa, OX26 1TH
Thursday 16th October (1.30-7.30pm)

Consultation Report

Appendix 27 – Stage 2 – community awareness leaflets

Information to be shared during the Consultation

The draft proposals are supported by a draft Environmental Statement (ES) which presents the results of the ongoing environmental assessment work undertaken so far. The draft ES assesses any likely significant environmental effects from the proposals across a range of topics and is informing decisions about appropriate design and other measures to mitigate or avoid those impacts. The ES includes a range of topics including:

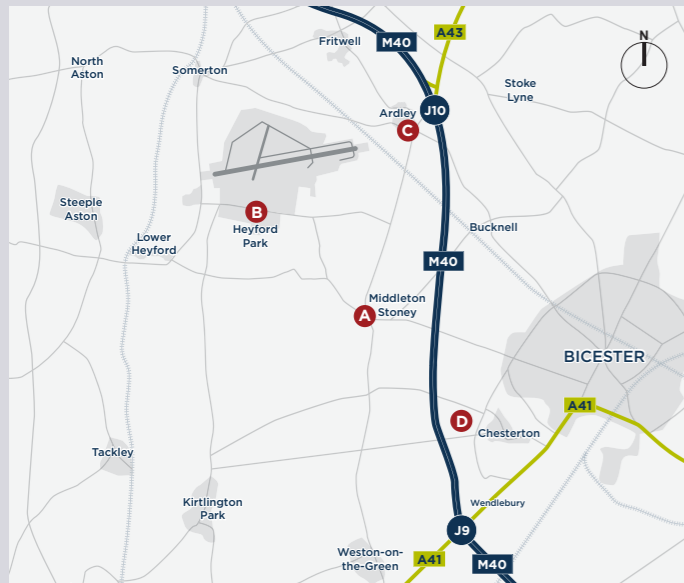
- Transport
- Landscape and Visual effects
- Ecology and Nature Conservation
- Noise and Vibration
- Air Quality
- Drainage and Flood Risk
- Lighting
- Heritage & Archaeology
- Climate Change

The ES will be finalised in the months following the statutory consultation process ahead of submission of the application, targeted for the first quarter of 2026.

The consultation material includes a draft Parameters Plan which sets out the development being applied for on the Main Site, and forms the basis of the ongoing draft ES assessments. The final Parameters Plan will fix key details and elements of the proposals, including maximum total floorspace and heights, as well as the location and size of structural landscaping and earthworks. A draft illustrative masterplan, and other illustrative plans and cross-sections show the proposed approach to landscaping around the site. Draft Highways Plans have also been produced to show the extent and nature of the works proposed, including proposed landscaping and other works, and to inform the draft ES assessment. All plans will be finalised following consultation, in tandem with the iterative ES work being completed.

Public Consultation Exhibitions and Webinars

Four public consultation exhibitions are being held. They will provide a chance to see and comment on the emerging proposals and draft information and to discuss the proposal with members of the project team.



The public exhibition dates are as follows:

- A Middleton Stoney Village Hall, OX25 4AN** – Wednesday 1st October (1.30-7.30pm)
- B Heyford Park Chapel, OX25 5TE** – Friday 3rd October (1.30-7.30pm)
- C Ardley with Fewcott Village Hall, OX27 7PA** – Saturday 11th October (12noon-5pm)
- D Bicester Hotel, Golf and Spa, OX26 1TH** – Thursday 16th October (1.30-7.30pm)

Information and how to comment

Further information about the proposed development, including draft ES chapters, plans, and display boards to be shown at the exhibitions, will be made available via the project website from Tuesday 23rd September 2025 at: www.oxsrfi.co.uk (accessible via the QR code on the leaflet).

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

- Email – consultation@oxsrfi.co.uk
- Telephone using the project phone line (charged at standard landline rates) – **01865 989650**
- Post – **'Freepost OxSRFI'**
- Website – www.oxsrfi.co.uk
Via comments form provided

Please provide comments by 11.59pm on Tuesday 4th November.

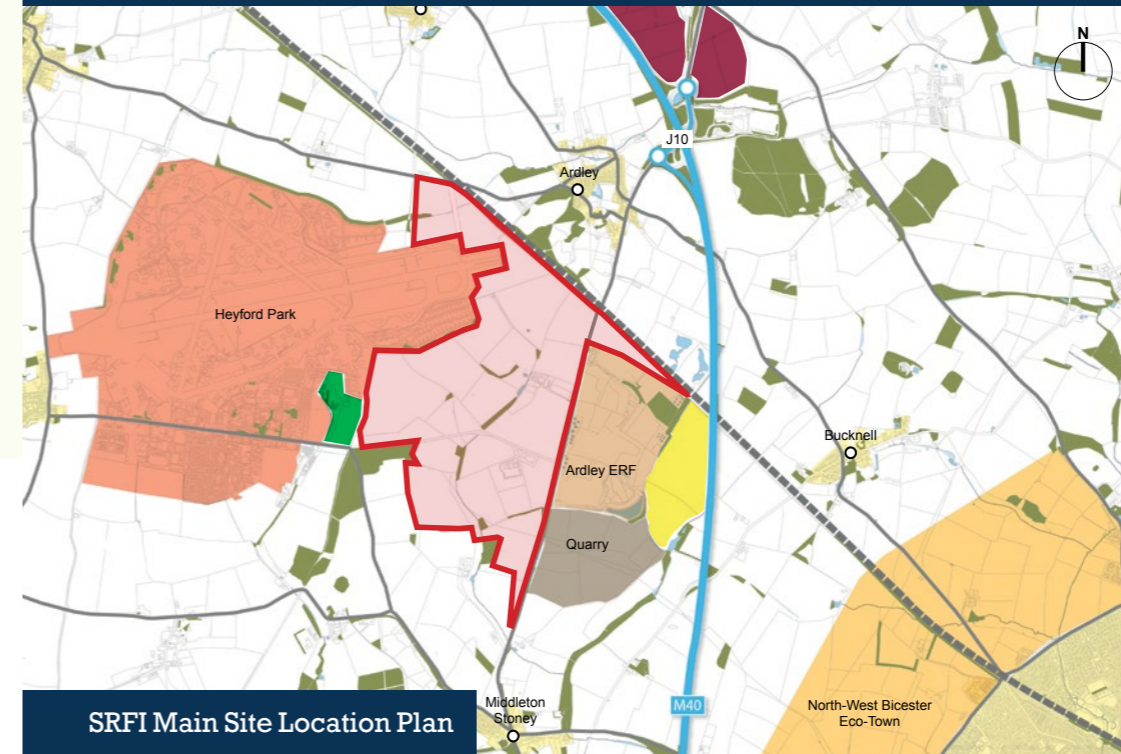
Social media will also be used to provide information. The social media accounts for each platform are:

- Facebook – [@OxSRFI](https://www.facebook.com/OxSRFI), www.facebook.com/OxSRFI
- 'X' (Twitter) – [@OxSRFI](https://www.x.com/OxSRFI), www.x.com/OxSRFI
- Instagram – [@OxSRFI](https://www.instagram.com/ox.srfi), www.instagram.com/ox.srfi

To register for the webinar sessions, please visit the project website from 23rd September 2025 – www.oxsrfi.co.uk – and click on the links provided.

OxSRFI Statutory Public Consultation

from 23rd September 2025



KEY

- Main Site Location
- Motorway
- Railway Line
- North West Bicester Eco Town (Cherwell District Local Plan)
- Heyford Park (Cherwell District Local Plan)
- Settlement Areas
- Quarry (approximate extents)
- Ardley Energy Recovery Facility (Extends as Viridor Planning Application)
- Woodlands/Tree belts
- Richborough Estates / Lone Star Land residential planning permission
- Quarry extension
- Albion Land logistics development (pending decision notice)

SRFI Main Site Location Plan

Oxfordshire Railfreight Limited are proposing a new Strategic Rail Freight Interchange (SRFI) known as 'OxSRFI' on land located adjacent to the Chiltern Main Line Railway line, southwest of Junction 10 of the M40 motorway, and east of the former Upper Heyford Air Base.

SRFIs allow the transfer of freight from road to rail, and vice versa, reducing the use of HGVs in strategic supply chains, and delivering economic and environmental benefits. The proposals respond directly to updated Government policy in the 'National Networks National Policy Statement' which identifies a compelling need for an expanded network of SRFIs throughout the country, and to support the shift of freight from road to rail.

Stage 2 (Statutory) Consultation Process

Further to a first stage of (non-statutory) consultation held in 2022, Oxfordshire Railfreight Limited are holding a statutory consultation process from **Tuesday 23rd September 2025 for 6-weeks until Tuesday 4th November 2025.**

This will include four public consultation exhibitions in October 2025 at venues within the vicinity of the site. Two online consultation webinar sessions will also be held. Members of the project team will be present at the exhibitions and on the webinars to discuss the draft proposals and to take comments and answer questions. These exhibitions are important opportunities for local people to provide input on the draft proposals and draft technical assessment work as we continue to finalise the design of the scheme.

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

- A rail freight terminal with north and south facing connections onto the Chiltern Line;
- Warehouse buildings with a footprint area of 6.5 million sq. ft., with additional mezzanine floorspace, and a max. height of up to 25.5m in parts of the site;
- A range of highways improvements (see page 3 of this leaflet);
- Significant new earthworks, landscaping and tree planting to substantially screen the site from outside view;
- Creation of around 9,600 new jobs on-site;
- High-quality buildings to minimum BREEAM 'Excellent' standards, and incorporating EV charging points and solar PV renewable energy generation;
- Biodiversity Net Gain through new habitat creation and enhancements;
- On-site HGV parking and welfare facilities;
- Retention of Grade II Listed Threshing Barn at Ashgrove Farm;
- Sustainable travel improvements, including new bus services, and improved rights of way and cycle route links.

An illustrative Masterplan is shown over the page.



Oxfordshire Railfreight Ltd will also host two Webinar sessions:

- Tuesday 7th October – 7-8pm
- Tuesday 14th October – 7-8pm

Context for the proposals

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

Ensuring that the visual effects of the development on the surrounding area are minimised underpins the proposed approach to masterplanning and earthworks. The strategy has been developed within the context of constraints and opportunities on-site and nearby, including existing topography and features in the landscape, to screen the site and buildings as much as possible from outside view. Approx. 50% of the main site total area would be 'green infrastructure' or landscaping, including biodiversity areas.



Scheme evolution since 'Stage 1'

The proposed development has evolved since the Stage 1 (non-statutory) consultation in 2022 in response to community and stakeholder engagement, and ongoing environmental assessment and design work. The changes form part of the detail being consulted upon, and include:

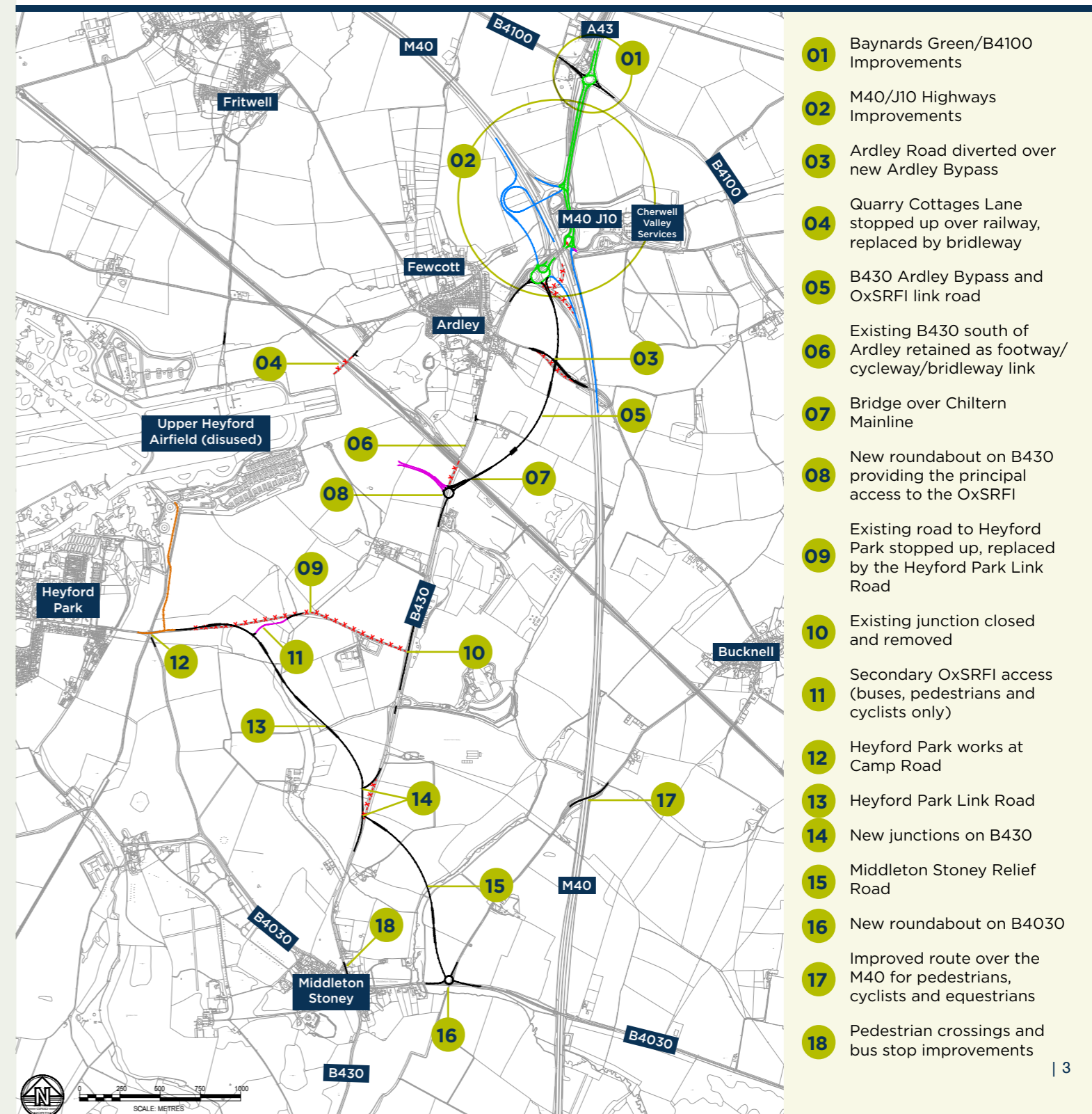
- Additional bunding south of the Heyford Park Link road to further minimise views from the south, while also providing a more pleasant route along the Link Road and improved gateway to Heyford Park;
- Amending bunding to half height to the east of the former Upper Heyford Airfield to preserve the historical context of the runway.
- Additional ecology and green infrastructure areas to strengthen biodiversity net gains.
- Further improvements to pedestrian and cycle infrastructure, particularly connections to Bicester.
- Removal of the existing IVC green waste facility from the scheme.

Highways Improvements

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

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

N.B. 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.



- 01 Baynards Green/B4100 Improvements
- 02 M40/J10 Highways Improvements
- 03 Ardley Road diverted over new Ardley Bypass
- 04 Quarry Cottages Lane stopped up over railway, replaced by bridleway
- 05 B430 Ardley Bypass and OxSRFI link road
- 06 Existing B430 south of Ardley retained as footway/cycleway/bridleway link
- 07 Bridge over Chiltern Mainline
- 08 New roundabout on B430 providing the principal access to the OxSRFI
- 09 Existing road to Heyford Park stopped up, replaced by the Heyford Park Link Road
- 10 Existing junction closed and removed
- 11 Secondary OxSRFI access (buses, pedestrians and cyclists only)
- 12 Heyford Park works at Camp Road
- 13 Heyford Park Link Road
- 14 New junctions on B430
- 15 Middleton Stoney Relief Road
- 16 New roundabout on B4030
- 17 Improved route over the M40 for pedestrians, cyclists and equestrians
- 18 Pedestrian crossings and bus stop improvements

Consultation Report

Appendix 28a – Stage 2 – Copy of posters displayed on and in the close vicinity of the OxSRFI Application Site for the exhibition events

OxSRFI Statutory Public Consultation

from 23rd September 2025



Oxfordshire Railfreight Limited are proposing a new Strategic Rail Freight Interchange (SRFI) known as 'OxSRFI' on land located adjacent to the Chiltern Main Line Railway line, south west of Junction 10 of the M40 motorway, and east of the former Upper Heyford Air Base.

The proposals respond directly to updated Government policy in the 'National Policy Statement for National Networks' which seeks to address a compelling need for an expanded network of SRFIs throughout the country, and to support the shift of freight from road to rail.

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consultation@oxsrfi.co.uk

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(charged at standard landline rates)

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'Freepost OxSRFI'


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

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@OxSRFI, www.facebook.com/OxSRFI

 'X' (Twitter) -
@OxSRFI, www.x.com/OxSRFI

 Instagram -
@OxSRFI, www.instagram.com/ox.srfi

Webinars

Oxfordshire Railfreight Limited will also host two Webinar sessions:

Tuesday 7th October - 7-8pm

Tuesday 14th October - 7-8pm

To register for the webinar sessions, please visit the project website from 23rd September 2025 - **www.oxsrfi.co.uk** and click on the links provided on the website.

Public Exhibition Dates

Middleton Stoney Village Hall, OX25 4AN
Wednesday 1st October (1.30-7.30pm)

Heyford Park Chapel, OX25 5TE
Friday 3rd October (1.30-7.30pm)

Ardley with Fewcott Village Hall, OX27 7PA
Saturday 11th October (12noon-5pm)

Bicester Hotel, Golf and Spa, OX26 1TH
Thursday 16th October (1.30-7.30pm)

Consultation Report

Appendix 28b – Stage 2 – Plan of posters displayed on and in the close vicinity of the OxSRFI Application Site for the exhibition events

OxSRFI – Stage 2 consultation notice locations

OxSRFI – Stage 2 consultation notice locations

List of locations

Area 1 – Around the Main Site and Ardley

1. Cherwell Valley Services
2. B430/Ardley Road junction
3. End of PROW 109/22
4. Ashgrove Farm entrance on B430
5. Camp Road on the OxSRFI Main Site
6. Camp Road/Chilgrove Road junction
7. Viridor ERF junction on B430
8. End of 297/3 on B4030

Area 2 – Middleton Stoney

9. Middleton Stoney Village Hall on B4030
10. Near the Jersey Arms on B430
11. B4030/B430 junction
12. B430 south of B4030/B430 junction

Area 3 – Chesterton and Bicester Hotel

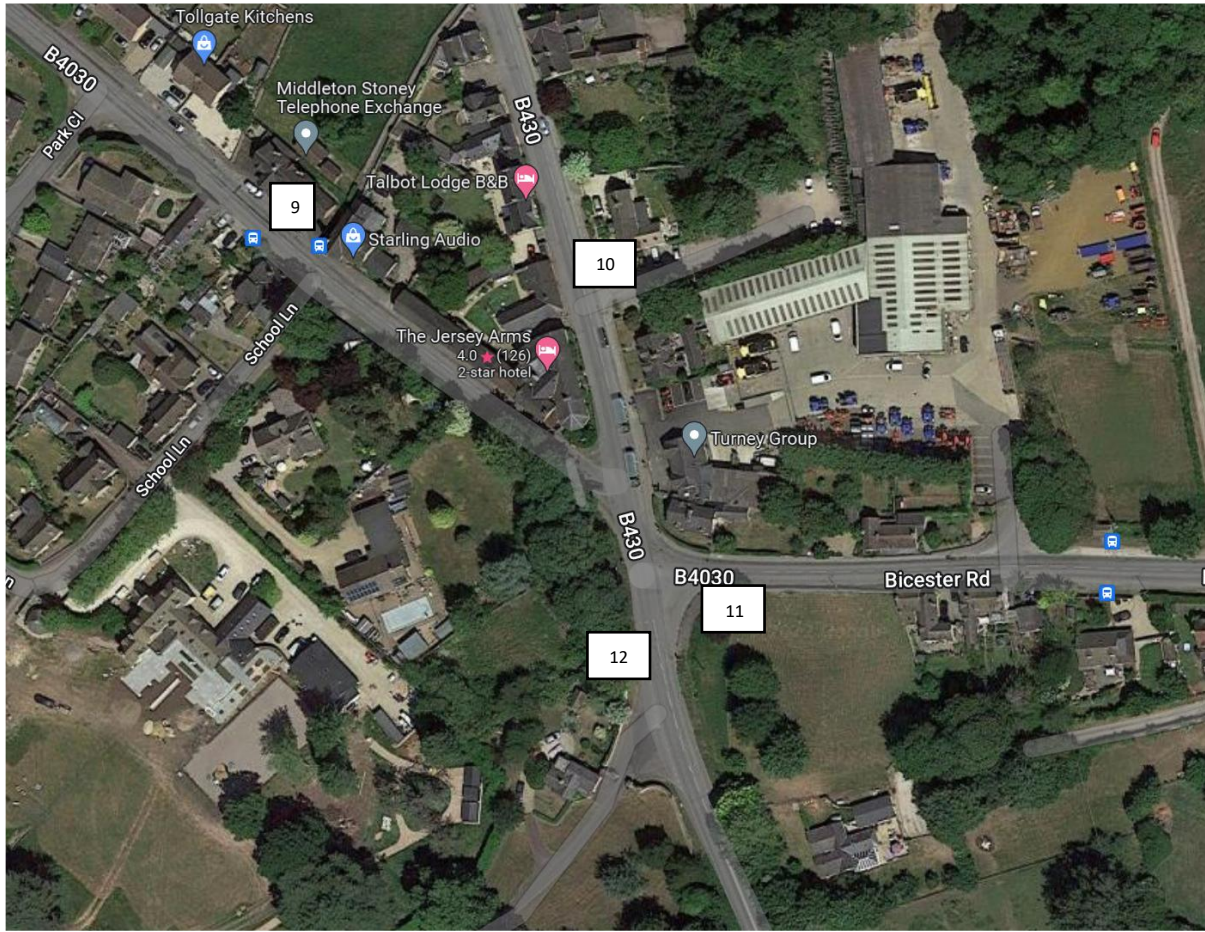
13. A4095/Alchester Road junction
14. Bicester Hotel entrance off Green Lane

Area 4 – Bicester

15. B4030/Empire Road junction
16. Middleton Stoney Road/Whitelands Way/Shakespeare Drive roundabout
17. Near end of Heaton Road with Vendee Drive
18. Pioneer Way near Kingsmere Community Centre
19. Bicester Village near Pingle Drive entrance
20. Queens Avenue near Bicester Leisure Centre Avenue

OxSRFI – Stage 2 consultation notice locations

Area 2 – Around Middleton Stoney



OxSRFI – Stage 2 consultation notice locations

Area 3 – Chesterton and Bicester Hotel



OxSRFI – Stage 2 consultation notice locations

Area 4 - Bicester



Consultation Report

Appendix 29 – Stage 2 – Comments Form

OxSRFI COMMENTS FORM DRAFT for Stage 2, Sept 2025

We are keen to get your views on the development proposals – your input will help inform the ongoing work and finalisation of the scheme before the application is submitted. Please give us your thoughts and comments below:

1. We have summarised Government Policy regarding SRFI. Do you think our explanation for proposing a Strategic Rail Freight Interchange in this location is clear? Please give reasons for your answer.

2. Since the Stage 1 consultation the highways mitigation works at Junction 10 have changed, in part in response to other development proposals nearby. Do you have any comments about the proposed improvements at M40 Junction 10?

3. The proposals include a comprehensive draft sustainable transport strategy, and public transport strategy with extensive measures to enable bus transport to the site as well as cycling and walking – do you have any comments about this element of the proposals?

4. Other changes have also been made, including removal of the relocated green waste (In-Vessel Composting) facility, and removal of the initially proposed bus-gate west of Middleton Stoney. Do you have any comments about the current proposals as now amended?

5. Our strategy for landscaping and earthworks on the Main Site includes boundary mounding/bunding and extensive tree planting and would deliver biodiversity net gain – do you have any comments about this element of the scheme?

General Comments - please give us your comments on the proposals not covered by the above questions:

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

Data Protection: Please note that your contact details will not be passed on to any other private organisation (nor the Local Authority), but comments will be used expressly in connection with this consultation including reporting in a Consultation Report and may be provided to the Planning Inspectorate.

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

Address:

Postcode:

Telephone: