



Defence Infrastructure Organisation

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Our reference: 10069403_Rev1

www.mod.uk/DIO

22 July 2026

Oxfordshire Railfreight Limited
2nd Floor
Gaspé House
66-72 Esplanade
St Helier

Dear Oxfordshire Railfreight Limited,

Re: Oxfordshire Strategic Rail Freight Interchange

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on the 28th of May 2026

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System.

The applicant Oxfordshire Railfreight Limited has submitted a NSIP pre-application that comprises of a major rail-served strategic logistics hub; container storage, with up to 603,850 sq.m. of commercial floorspace and associated soft and hard infrastructure works.

The proposed development site occupies the statutory safeguarding zones surrounding RAF Weston-On-The-Green. In particular, the aerodrome height and birdstrike safeguarding zones surrounding the aerodrome.

Aerodrome Height

The proposed development site occupies the statutory height and technical safeguarding zones that ensure air traffic approaches, and the line of sight of navigational aids and transmitters/receivers are not impeded. The airspace above and around aerodromes is safeguarded to maintain an assured, obstacle

free environment for aircraft manoeuvre. This development site sits beneath a piece of protected airspace called the Obstacle Limitation Surface (OLS). The OLS needs to be kept free of obstruction from tall structures to ensure that aircraft transiting to and from or circuiting the aerodrome can do so safely. It will therefore be necessary for a condition be applied to any consent, if granted, The MOD would likely require a construction management plan to be submitted to the MOD prior to the construction beginning.

Birdstrike

The proposed site falls within the statutory birdstrike safeguarding zone. After an initial review of the documents submitted at this outline stage of the proposal, the MoD is able to provide the following advice to assist the applicant with their designs, to minimize the creation of an environment attractive to those large and/or flocking bird species hazardous to aviation safety:

- The MOD has concerns with the scale of the flat roofs in this proposed development will likely require subject to further information a robust BHMP as all useable roof place will have solar PV situated on it, the roofs will propose extensive areas for roosting and nesting for hazardous birds and the proposed solar PV panels can provide additional security for nesting under or against them.
- The MOD has concerns with the land fill as it is possible without mitigating evidence that it can expose invertebrates and buried organic matter which, depending on its state of decomposition, may be attractive to hazardous birds. Therefore, it is likely subject to further information the MOD will require a robust BHMP.
- The MOD has further concerned to the development, at this stage, relating to the proposed SuDs, which include attenuation ponds, swale and water channels. As currently proposed, the attenuation ponds will be bodies of permanent standing water managed to maintain areas of open water with aquatic and marginal vegetation planting. Bodies of additional standing water may attract birds such as gulls, herons and waterfowl, known to be hazardous to aviation. In this location attenuation ponds, should be designed to drain away within 48 hours. If there is a requirement for permanent water to be present, ponds should be designed to be as unattractive to these birds as possible. The MOD require to review more detailed designs before any final plans are approved.

In summary, with the limited information submitted by the applicant at this pre- application stage of the proposal, the MOD advises that it has concerns relating to the proposed development at this location.

As a statutory consultee within the UK planning and energy consenting systems, the MOD must be consulted on any future applications at this site which would include any reserved matters application(s) that may be submitted, in order to review and perform the necessary safeguarding assessments. Consultations should be emailed to DIO-safeguarding statutory@mod.gov.uk.

The MOD must emphasise that the advice provided within this letter is in response to the data and/or information detailed above/in the developer's letter/document titled examination library dated April 2026. Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD

should be consulted and provided with adequate time to carry out assessments and provide a formal response.

It is important that the conditions requested in this response are included in any planning permission granted. As per Planning Circular 01/03: Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas, if Oxfordshire Railfreight Limited decides to grant planning permission contrary to our advice, then we must be notified 28 days prior to a decision being made.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

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Assistant Safeguarding Manager
DIO safeguarding