

PLANNING ACT 2008

**THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND
PROCEDURE) REGULATIONS 2009**

CERTIFICATE OF COMPLIANCE WITH SECTION 56 OF THE PLANNING ACT 2008

I HEREBY certify that, in compliance with the requirements of Section 56 of the Planning Act 2008 –

(a) notice of the accepted application was given to the required persons identified in accordance with Section 56;

(b) a copy of the accepted application and accompanying documents and information was made available to the required persons; and

(c) the accepted application was published in the required manner.

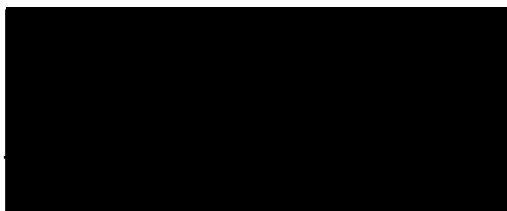
in relation to the application for an order to grant development consent for the Oxfordshire Rail Freight Interchange consisting of the construction, operation, use and maintenance of a new rail freight interchange, warehousing and associated infrastructure on land adjacent to the Chiltern Main Line Railway, southwest of Junction 10 of the M40 motorway, east of the Upper Heyford Former Air Base, together with highway improvement works to J10 of the M40 motorway, the provision of a bypass to Ardley and a relief road for Middleton Stoney and a new Heyford Park Link Road in Oxfordshire at the location of east of the former Upper Heyford Air Base, south of the Chiltern Main Line, and southwest of Junction 10 of the M40 motorway.

The deadline date for all representations to be received by the Planning Inspectorate under Section 56 was 11:59pm on **19 July 2026**, save in the case of those persons listed in the **Schedule** hereto, for whom the revised deadlines are either **10 August 2026** or **17 August 2026** as notified to those persons by letters on the dates set out in the **Schedule**.

(Completed certificate to be received by the Planning Inspectorate on behalf of the Secretary of State no later than 10 working days after the deadline date stating the applicant has fulfilled all the requirements at (a), (b) and (c) above)

Planning Inspectorate Reference No: TR050008

Signed:



, Partner, Eversheds Sutherland (International) LLP on behalf of the
Applicant: Oxfordshire Railfreight Limited

Name in capitals: 

Date: 30/7/2026

Warning:

Section 127 of the Magistrates' Court Act 1980 (c. 43) has effect under Section 58 of the Planning Act 2008 subject to section 58(6).

It is an offence if a person issues this certificate as a certificate under section 58 of the Planning Act 2008 if it contains a statement which the person knows to be false or misleading in a material particular.

It is an offence if a person recklessly issues this certificate under section 58 of the Planning Act 2008, if it contains a statement which is false or misleading in a material particular.

Party to whom notification was re-issued	Address(es)	Book of Reference Part and/or Plot Number (where applicable)	Category of Persons pursuant to Section 57 of the Planning Act 2008 (where applicable)	Comment	Date Further/New Notice Issued as appropriate	Extended Representation period to:
The Owner and Occupier	Linkslade, Middleton, Stoney, Bicester, OX25 4AA	9/8	Category 1	Addressee () has gone away, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
()	55 Banim St, London, W6 0DN	3/37, 3/38, 3/39, 3/41, 3/65	Category 1	Correspondence sent to Owner's updated address at 55 Banim St, London, W6 0DN as notified via land agent.	8 July 2026	10 August 2026
The Owner and Occupier	1 Cemetery Road, Bicester, OX26 6BB	5/39, 5/39a, 5/40	Category 2	Addressee () has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	106A Oxford Road, Kidlington, OX5 1BL	3/2, 3/6, 3/6a, 3/6b	Category 2	Addressee () not at this address, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	1 Izzard Road, Upper Heyford, Bicester, OX25 5AB	2/23	Category 2	Addressee () not at this address, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	2 Goldman Drive, Upper Heyford,	2/23	Category 2	Addressee () not at the address, resent	8 July 2026	10 August 2026

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	Bicester, OX25 5AW			<i>and re-addressed to the Occupier/Owner</i>		
The Owner and Occupier	2 Goldman Drive, Upper Heyford, Bicester, OX25 5AW	2/23	Category 2	Addressee [REDACTED] not at the address, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	Flat 12, Tollgate House, North Street, Bicester, OX26 6NX	2/23	Category 2	Addressee [REDACTED] Baker) has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	6 Colne Close, Bicester, OX26 2AW	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	6 Colne Close, Bicester, OX26 2AW	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026

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The Owner and Occupier	26 Dacey Drive, Upper Heyford, Bicester, OX25 5AA	2/23	Category 2	Addressee [REDACTED] [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	26 Dacey Drive, Upper Heyford, Bicester, OX25 5AA	2/23	Category 2	Addressee [REDACTED] [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	25 Gordon Road, Upper Heyford, Bicester, OX25 5TF	2/23	Category 2	Addressee [REDACTED] [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	1 Wellesley Close, Upper Heyford, Bicester, OX25 5AP	2/23	Category 2	Addressee [REDACTED] [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	1 Wellesley Close, Upper Heyford,	2/23	Category 2	Addressee [REDACTED] [REDACTED] has gone away and not collected	8 July 2026	10 August 2026

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	Bicester, OX25 5AP			<i>correspondence, resent and re-addressed to the Occupier/Owner</i>		
The Owner and Occupier	59 Broad Way, Upper Heyford, Bicester, OX25 5AD	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	59 Broad Way, Upper Heyford, Bicester, OX25 5AD	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	Foxfields House, Ardley, Bicester, OX27 7PD	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	Foxfields House, Ardley, Bicester, OX27 7PD	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026

Party to whom notification was re-issued	Address(es)	Book of Reference Part and/or Plot Number (where applicable)	Category of Persons pursuant to Section 57 of the Planning Act 2008 (where applicable)	Comment	Date Further/New Notice Issued as appropriate	Extended Representation period to:
The Owner and Occupier	3 Fynn Court, Upper Heyford, Bicester, OX25 5AR	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	5 Howard Road, Upper Heyford, Bicester, OX25 5BD	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	5 Barrat Road, Bicester, OX25 5BQ	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	21 Lally Drive, Upper Heyford, Bicester, OX25 5BN	2/23	Category 2	Addressee [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
The Owner and Occupier	Flat 6, The Gate House, West Castle Street,	2/23	Category 2	Addressee [REDACTED] not known at this address, resent and re-	8 July 2026	10 August 2026

Party to whom notification was re-issued	Address(es)	Book of Reference Part and/or Plot Number (where applicable)	Category of Persons pursuant to Section 57 of the Planning Act 2008 (where applicable)	Comment	Date Further/New Notice Issued as appropriate	Extended Representation period to:
	Upper Heyford, Bicester, OX25 5BX			<i>addressed to the Occupier/Owner</i>		
The Owner and Occupier	Flat 6, The Gate House, West Castle Street, Bicester, OX25 5BX	2/23	Category 2	<i>Addressee [REDACTED] [REDACTED] not known at this address, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
The Owner and Occupier	Astley Bridge Farm, Merton, Bicester, OX25 2ND	4/9, 6/13, 6/13a	Category 2	<i>Addressee (Personal Representative to the Estate of [REDACTED] not known at this address, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
The Owner and Occupier	37 Lapwing Close, Bicester, OX26 6XR	8/7	Category 1	<i>Addressee [REDACTED] as gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
The Owner and Occupier	29 Lime Grove, London, W12 8EE	8/7	Category 1	<i>Addressee [REDACTED] [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
The Owner and Occupier	Corner Cottage, Bicester Road, Middleton Stoney,	8/7	Category 1	<i>Addressee ("The Owner") has gone away and not collected correspondence,</i>	8 July 2026	10 August 2026

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	Bicester, OX25 4TD			<i>resent and re-addressed to the Occupier/Owner</i>		
The Owner and Occupier	10 Lawyers Close, Evenley, Brackley, NN13 5SJ	1/16	Category 1	<i>Addressee [REDACTED] [REDACTED] has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
The Owner and Occupier	White Cottage, Station Road, Ardley, Bicester, OX27 7PQ	3/73	Category 1	<i>Addressee (Personal Representative to the Estate of [REDACTED]) has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
The Owner and Occupier	White Cottage, Station Road, Ardley, Bicester, OX27 7PQ	3/73	Category 1	<i>Addressee ([REDACTED]) has gone away and not collected correspondence, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026
CIVF VII - GB2M01, GB2W01 & GB2W02, LLC	31 St. George Street, London, W1S 2FJ	9/12, 9/12a, 9/14, 9/21	Category 2	<i>The address on the register of title was the address used for the purposes of notifying of the relevant representation deadline. It was returned a 'address</i>	8 July 2026	10 August 2026

Party to whom notification was re-issued	Address(es)	Book of Reference Part and/or Plot Number (where applicable)	Category of Persons pursuant to Section 57 of the Planning Act 2008 (where applicable)	Comment	Date Further/New Notice Issued as appropriate	Extended Representation period to:
				<i>incomplete'. Correspondence was re-sent but marked 'c/o Cabot Partners Limited' as per the register of title.</i>		
The Owner and Occupier	4 Bugloss Walk, Bicester, OX26 3EB	9/12, 9/12a, 9/14, 9/21	Category 2	<i>Correspondence originally addressed to NJS Properties Oxon Limited but was not collected; it was resent and re-addressed to the Occupier/Owner.</i>	8 July 2026	10 August 2026
The Owner and Occupier	Dolphin House, Market Place, Deddington, Banbury, OX15 0SE	9/12, 9/12a, 9/14, 9/21	Category 2	<i>Correspondence originally addressed to Stolford Limited but it was not collected; it was resent and re-addressed to the Occupier/Owner.</i>	8 July 2026	10 August 2026
The Owner and Occupier	28 Foxwell Drive, Headington, Oxford, OX3 9QD	3/52, 3/54, 3/63, 3/64, 3/64a, 3/66, 3/67, 3/68, 3/69, 3/70, 5/39a, 5/40	Category 2	<i>Address [REDACTED] did not collect correspondence; it was resent and re-addressed to the Occupier/Owner.</i>	8 July 2026	10 August 2026
The Owner and Occupier	Blagrove Farm, Fox Lane, Abingdon, OX13 6DE	9/35	Category 2	<i>Addressee [REDACTED] has gone away, resent and re-addressed to the Occupier/Owner</i>	8 July 2026	10 August 2026

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The Owner and Occupier	Caulcott Lodge, South Street, Caulcott, Bicester, OX25 4NE	9/9, 9/9a	Category 2	Addressee [REDACTED] gone away, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
[REDACTED]	39 Paterson Road, Aylesbury, HP21 8LN	N/A	Category 3	Addressee [REDACTED] has gone away, resent and re-addressed to the Occupier/Owner	8 July 2026	10 August 2026
Middle Aston Parish Council	Holly Cottage, Middle Aston, Oxon, Bicester, OX25 5PZ	N/A	N/A	Addressee has gone away, resent and re-addressed to the Occupier	8 July 2026	10 August 2026
Eclipse Power Networks Limited	100 Avebury Boulevard, Milton Keynes, MK9 1FH	N/A	N/A	Addressee has gone away, resent and re-addressed to the Occupier	8 July 2026	10 August 2026
GTT Communications	Waterfront House, Beeston Business Park Technology Drive, Beeston, Nottingham, United Kingdom, NG9 1LA	N/A	N/A	A search on Companies House shows that GTT EMEA Ltd (company registration number 03580993) has updated its registered office address. Correspondence to the registered office address in column 2	8 July 2026	10 August 2026
Buckinghamshire, Oxfordshire and Berkshire	First Floor, Unipart House,	N/A	N/A	The ICB has now closed and has been replaced with the Thames Valley ICB.	8 July 2026	10 August 2026

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West Integrated Care Board	Garsington Road, Cowley, OX4 2PG			<i>Correspondence sent to the address on the Thames Valley ICB website: NHS Thames Valley Integrated Care Board at the address in column 2</i>		
Harlaxton Energy Networks Limited	Toll Bar Road, Marston, Grantham, NG32 2HT	N/A	N/A	<i>Address still up to date on Companies House, therefore correspondence resent and re-addressed to the Occupier</i>	8 July 2026	10 August 2026
ESP Electricity Limited	First Floor Kings Court, 41-51 Kingston Road, Leatherhead, Surrey, United Kingdom, KT22 7SL.	N/A	N/A	<i>Correspondence sent to the registered office address as per column 2</i>	8 July 2026	10 August 2026
Engie Power Limited	No. 1 Leeds, 26 Whitehall Road, Leeds, LS12 1BE	N/A	N/A	<i>No reason given for return, therefore correspondence re-sent first class delivery addressed to 'Company Secretary' and via email queryhub@engie.com</i>	8 July 2026	10 August 2026
Cadent Gas Limited	Pilot Way, Ansty, Coventry, CV7 9JU	N/A	N/A	<i>Address still up to date on Companies House, therefore correspondence resent and re-addressed to the</i>	8 July 2026	10 August 2026

Party to whom notification was re-issued	Address(es)	Book of Reference Part and/or Plot Number (where applicable)	Category of Persons pursuant to Section 57 of the Planning Act 2008 (where applicable)	Comment	Date Further/New Notice Issued as appropriate	Extended Representation period to:
				'Company Secretary' and sent via email.		
GB Railfreight Ltd, Ian Kapur, Head of Strategic Access Planning	5th Floor 62 - 64 Cornhill, London, England, EC3V 3NH.	N/A	N/A	Correspondence returned. Correspondence sent by first class delivery to the address in column 2.	8 July 2026	10 August 2026
Great Western Railway	Milford House 1 Milford Street, Swindon, Wiltshire, SN1 1HL	N/A	N/A	An internet search confirms [REDACTED] is now Head of Public Affairs. Correspondence sent to the registered office address in column 2 and via email	8 July 2026	10 August 2026
Bicester Vision	2 Minton Place, Victoria Road, Bicester, OX26 6QB	N/A	N/A	The address used is stated as the current address on Bicester Vision website. 'Bicester Vision CIC' is registered on Companies House with number 12481914 and therefore correspondence sent to the registered office address.	8 July 2026	10 August 2026
Personal Representative to the Estate of [REDACTED]	Rose Lodge Middleton Stoney Bicester OX25 4TA	7/36	Category 2	Correspondence initially re-sent addressed to the Owner/Occupier on 10 July 2016 but this was returned. Investigations suggest that	17 July 2026	17 August 2026

Party to whom notification was re-issued	Address(es)	Book of Reference Part and/or Plot Number (where applicable)	Category of Persons pursuant to Section 57 of the Planning Act 2008 (where applicable)	Comment	Date Further/New Notice Issued as appropriate	Extended Representation period to:
				<i>property is in ruins and unoccupied.</i> <i>Correspondence sent to The Wills Associates Asset Management Limited, Old Magistrates Court, Cheshire Street, Market Drayton, TF9 1PH as the address published in a notice as dealing with claims against the estate.</i>		