



Application by Oxfordshire Railfreight Limited (the applicant) for Oxfordshire Strategic Rail Freight Interchange

Case reference: TR050008

Examining Authority's note of unaccompanied site inspection (USI) on 20 and 21 July 2026

Examining Inspectors Adrian Hunter (Panel Lead), Alex Oyebade and Guy Rigby (the panel appointed as the Examining Authority (ExA) for the application for Oxfordshire Strategic Rail Freight Interchange) undertook the inspection on 20 and 21 July 2026.

The site inspection enabled the ExA to view and generally familiarise themselves with the application site and its surroundings from numerous public vantage points and from different directions. It is therefore important to note that it was not intended to amount to a full site inspection covering all specific locations and views of the site and its surroundings. As such, the ExA may carry out further site inspections as the examination progresses, taking into account any suggestions made by interested parties and matters that arise during the examination.

The inspection was undertaken by car and on foot using public roads and footpaths. A route was planned having regard to the application documents, along with issues raised in relevant representations. Stops were made at regular intervals to observe the site, its surroundings and any receptors, including residential properties.

The main purpose of this note is:

- to inform the applicant and interested parties of the locations visited and viewed as part of the USI
- to enable the applicant and interested parties to consider any further locations that the ExA might wish to visit and inspect

20 July 2026 (Figure 1)

The ExA undertook the following:

- Met at Bicester Village train station at 12:00.
- Drove out of Bicester along the B4030, over the M40, to the junction with Middleton Road and the location of the proposed roundabout to access the Middleton Stoney Relief Road (MSRR) (Point 1).
- Drove to Manor Farm (Point 2). Parked the car and walked along the footpath to Gagle Brook and the approximate location of the centre line of the proposed MSRR (Point 3).
- Drove to Ardley IVC composting facility on Camp Road (Point 4).
- Drove to the location of the proposed roundabout on Camp Road (Point 5).
- Drove to Chilgrove Drive (south of Upper Heyford Airfield) (Point 6).
- There was a temporary road closure on Camp Road, so the ExA drove south to Lower Heyford Road, then along Lower Heyford Road to Station Road in Lower Heyford,

along Station Road to Upper Heyford, then back along Camp Road to the Sainsbury's car park (Point 7).

- Drove along Camp Road to Upper Heyford (Point 8), along Station Road to Somerton (Point 9), then along Ardley Road to Chilgrove Drive (north of Upper Heyford Airfield). Walked to the end of Chilgrove Drive adjacent to Upper Heyford Airfield (Point 10).
- Drove along Somerton Road, over the Chiltern Main Line (CML) to Quarry Cottages (Point 11).
- Walked to the Quarry Cottages bridge over the CML (Point 12).
- Drove to the junction of Ardley Road and Station Road (Point 13).
- Drove to the Station Road bridge over CML and to the locked entrance to the former Ardley railway station (Point 14).
- Drove along the B430 to junction 10 of the M40 (Point 15) (approximately 16:30).
- Drove to the roundabout connecting the junction 10 southbound slip road to the A43 (Point 16).
- Drove along the A43, through Baynards Green Roundabout to Tusmore Road and Ockley Brook (Point 17).
- Drove along the A43 to Barleymow Roundabout (Point 18) (17:00).
- Drove south to Ardley Road, then along Ardley Road to Bucknell (Point 19), and then along Middleton Road to its end at the B4030 (Point 1).
- Returned to Bicester along the B4030, where the day's inspection ended at approximately 18:00.

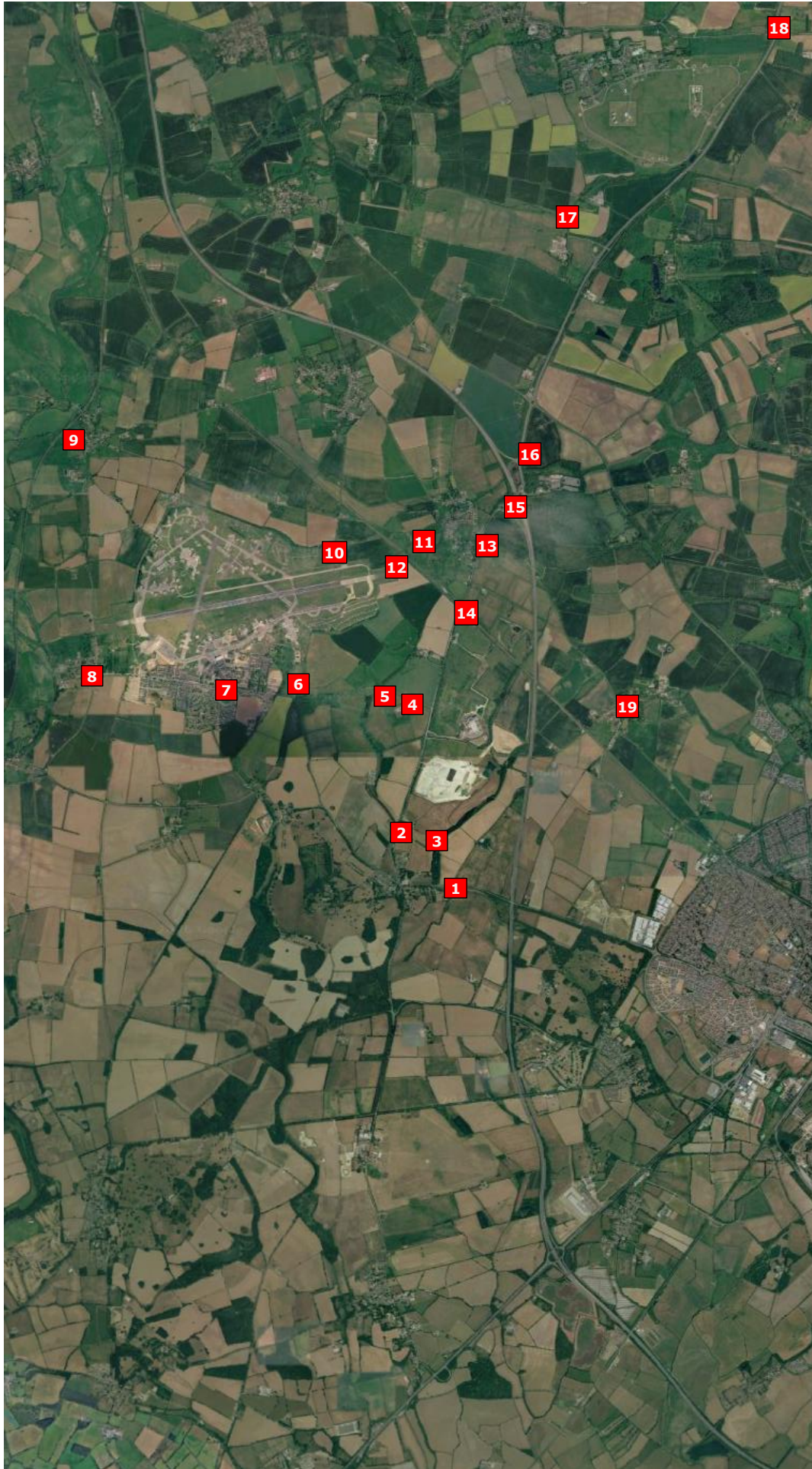


Figure 1: USI Day 1 - 20/07/26

21 July 2026 (Figure 2)

The ExA undertook the following:

- Met at 07:50.
- Drove from Bicester, along the A41, to junction 9 of the M40 (Point 20).
- Drove along the A34, turned at Weston-on-the-Green, and returned towards junction 9 of the M40.
- Entered the M40 northbound at junction 9.
- Exited the M40 at junction 10 (Point 21) (08:10).
- Drove along the A43 to Baynards Green Roundabout (Point 22) (08:15). There had been a vehicle collision on the roundabout at the southbound A43 exit, blocking vehicle movement south along the A43 towards junction 10 of the M40, as such the ExA returned to Ardley via Fritwell.
- Drove to Ardley Road and parked at the public footpath entrance adjacent to the Ardley Road bridge over the M40 (Point 23).
- Walked along the footpath to Gagle Brook (Point 24).
- Walked to the level crossing on the CML (Point 25).
- Walked along the footpath adjacent to the former Ardley landfill (Point 26).
- Walked to the rear of Ardley Energy Recovery Facility (ERF) (Point 27).
- Walked to the Ardley Trackway SSSI (South) (Point 28).
- Walked back along the same footpath to the car.
- Drove to the entrance to Ashgrove Farm (Point 29).
- Drove back along Ardley Road and the B4030 to Bicester Village train station, where the USI concluded at approximately 13:00.



Figure 2: USI Day 2 - 21/07/26