

To: Planning Inspectorate

14th September 2026

TR050008 OXSRFI Examination

Dear Sirs

Interested Party [REDACTED]

It is our intention to attend the Preliminary Meeting (PM) on the morning of Tuesday 29th September and subsequent issue-specific hearings, and we have registered accordingly.

We note that item 3 on the PM agenda is for discussion of the IAPI list provided in Annex C of the Rule 6 letter. We would like to raise the following points in respect of the list:

1. **Ecology and biodiversity:** Although SSSIs are mentioned, we propose to present evidence that the Jurassic layers, and in particular the discovery of dinosaur trackways which are of international importance, are endangered by the proposals.
2. **Landscape and visual (including lighting).** We wish to draw particular attention to the relevant policies of the made Mid-Cherwell Neighbourhood Plan.
3. **Socio-economics and Health:**
 - There are particular concerns in the local community regarding disruption during the very long period of construction (7 years), and regarding noise emanating from the site once operational, especially at night-time.
 - We wish to highlight specific concerns regarding health impact of the proposals on the local community – including air quality and odour, noise and vibration, mental health, PFAS chemicals and other hazardous materials.
 - We also wish the ExA to consider the effect on current Government strategy for regional growth of locating an NSIP of this nature in an area of low unemployment and high housing costs.
4. **Traffic and transport:** we fundamentally disagree with the applicants regarding the cumulative impact of this and several other large developments proposed in the area, and we propose to present evidence of harm to local communities in this regard.

In addition, we consider that the following should be added to the IAPI list:

5. **Utilities and Services:** With an estimated additional 31,000 residents coming to the area with other adjacent developments (17,000 total from OxSRFI), there will be increased demands on GP and hospital services, policing, supply of water, water treatment and power. There appears to be no mention of these important issues in the IAPI, despite objections received from water suppliers, and numerous expressions of concern in RRs. We aim to provide evidence on the scale of shortfalls resulting from the cumulative impact of several large development proposals locally.

6. **RAF Weston-on-the-Green:** there is no reference to the expression of concern from the MoD.

Finally, we wish to request an **Accompanied Site Inspection** of the principal routes through the villages of Ardley, Fritwell and Somerton. The aim of this request is to bring to the attention of the ExA the frequent single-lane width and condition of roads, and the absence of pavements and consequent inability of these local roads to deal safely with traffic volumes that are regularly generated by closure of the M40 or A43.

We hope to present data on the numbers of vehicles passing through the villages in these situations (which would of course be far greater as a result of the proposals), and on the number of adjacent homes and other properties affected. So far as we can see, the USI carried out by the ExA did not include these locations.

Many thanks



Chair, MCNP Forum