

15 September 2026

Submission on the examination procedure and information set out in the rule 6 letter and annexes

To the Examining Authority,

We have examined the *Summary of Principal Issues* listed in the Annex C of the Rule 6 letter published 24th August 2024.

We commend the Examining Authority for having identified “need” and “size and scale” as central topics for examination. Our position on those matters is that the project’s size and scale (particularly the size of scale of warehouses proposed) is grossly disproportionate to likely rail traffic, and grossly disproportionate to the need to support distribution within this region.

From the size and scale of the proposals, it is obvious to us that the OxSRFI project is a *trojan horse* for creating an extra-large warehouse estate that will serve a national (rather than regional) market and be overwhelmingly served by lorries. In other words, the proposed design of the OxSRFI goes directly against the objective of the National Policy Statement, which aims to create regional rail hubs for local/regional onwards distribution of goods.

In addition to the many important issues already highlighted in Annex C, we urge the Examining Authority to carefully analyse two additional matters:

1: The proposed OxSRFI site is likely to be contaminated with carcinogenic PFAS chemicals

Concentrations of PFAS (carcinogenic chemicals) 43,000 times above safe levels have recently been detected in a stream from the old airbase plateau, likely linked to the use of fire-suppressant foam over many decades. The proposed SRFI area (approximately 115 meters above mean sea level) is located immediately downstream from the Eastern parts of the old airbase plateau (approximately 130 meters a.m.s.l.) as well as the highly contaminated “fire pit” area (approximately 140 meters a.m.s.l.). It is thus highly likely that PFAS chemicals previously used on the airbase are continuously flowing into streams within the proposed SRFI area. The developer has undertaken no testing for the presence of PFAS within the area, and no mitigation plans have been developed for PFAS deposited in soil within the SRFI area. We urge the planning authority to carefully examine the topic of PFAS as part of its “Ecology and biodiversity”, “Groundwater”, and “Soils” topics.

2: Limestone layers below proposed SRFI site is likely to contain invaluable archaeological materials

In nearby Dewars Farm Quarry, just East of the proposed SRFI site, one of the longest dinosaur tracks in the world, dating back 166 million years, has recently been discovered. Based on the geographic proximity to the proposed SRFI site (less than 500 meters), it is highly likely that similar limestone deposits exist below the proposed SRFI site. While the site at Dewars Farm has been carefully excavated by archaeologists, no similar excavations have been conducted underneath the SRFI site. The construction of warehouses and other permanent infrastructure on the site thus carries the risk that invaluable archaeological finds may be permanently damaged or lost.

Best regards,

Philip Norstrand
Founder of the *Stop the Trojan Horse* community group

