

Application by Oxfordshire Railfreight Limited for an order granting development consent for the Oxfordshire Strategic Rail Freight Interchange (OxSRFI)

Agenda for issue specific hearing 2 (ISH2): on matters identified in the Initial Assessment of Principal Issues (IAP), other environmental matters, and the draft Development Consent Order (dDCO)

Hearing	Date and Time	Location
Issue specific hearing 2	Wednesday 30 September 2026 Hearing starts at 10.00am Registration and seating available at venue from 9.30am and virtual registration process from 9.30am	Bicester Hotel Golf and Spa, Green Lane, Chesterton, Bicester, Oxfordshire, OX26 1TE and By virtual means using Microsoft Teams

Agenda

1.	Welcome and arrangements for the hearing
2.	Purpose of the hearing and introductions
3.	Environmental matters
3.1	Transport The Examining Authority (ExA) will ask questions in relation to: • Travel plan for the development and how the proposed travel arrangement would minimise traffic impact and car parking needs. • Safeguarding and facilitating the potential future reopening of Ardley railway station, considering the anticipated travel demand generated by the proposed development. • Proposed bus improvement measures and the extent to which these would complement, enhance and integrate with the bus service improvements secured through the adjacent Heyford Park Section 106 Agreement. • Sufficiency of the proposed loading gauge to accommodate anticipated freight and operational needs.

	• Suitability of the proposed construction and servicing HGV routes, including any operational or environmental constraints identified along those routes, proposed mitigation measures and how these would be secured.
3.2	Landscape and visual (including lighting effects) The ExA will ask questions in relation to: • applicant's approach to landscape and visual impact assessment (LVIA), the design process, and proposed mitigation • photomontages and visualisations • residual effects
3.3	Socioeconomics (including health) The ExA will ask questions in relation to: • Job creation across a range of skill levels and the mechanisms for securing these employment opportunities. • How the proposed development would support the growth and competitiveness of existing businesses in the local area. • Safeguarding existing recreational facilities while ensuring accessibility and inclusion for mobility-impaired users. • Identification of sensitive residential receptors on Middleton Stoney Road likely to be affected by night-time noise, the proposed mitigation measures, and how these would be secured.
3.4	Groundwater The ExA will ask questions about: • PFAS chemicals • remediation of known contamination • groundwater monitoring • pollution prevention measures • assessment of impacts
3.5	Minerals and waste The ExA will ask questions about: • the loss of the existing waste facility within the site • sterilisation of mineral resources
3.6	Flood Risk The ExA will ask questions in relation to how the applicant has satisfied The Environment Agency's concerns regarding: • Flood risk activity permit • the proposed culvert freeboard height • model representation for the Gagle and Ashgrove Brooks • representation of the A43 culvert within the Padbury Brook hydraulic model

	• review of conceptual site model in relation to controlled waters receptor • updates to the Outline Construction Environmental Management Plan (oCEMP) as proposed in EA34, EA41, EA42 and EA43 of Document 9.1B
4.	Draft Development Consent Order
4.1	Article 2 – Interpretation The ExA will ask questions on the definition of: • commence
4.2	Article 4 – Parameters of authorised development The ExA will ask questions about: • the purpose this article • relationship with the Environmental Statement • part 4(d)
4.3	Requirement 5 – Rail The ExA will ask questions about: • delivery of the SRFI • relationship with other articles and requirements
4.4	Requirement 13 – Earthworks The ExA will ask questions about: • explanation of the applicant's approach • submissions from Oxfordshire County Council in relation to 13(3)
4.5	Schedule 14 – Protective Provisions The ExA will seek an update from the applicant on the progress of agreeing Protective Provisions.
5.	Review of actions
6.	Any other business
7.	Closing

Purpose of ISH2

To consider the scope of the proposed development and for the ExA to ask questions and invite comments from the applicant and interested parties about environmental matters and aspects of the proposed development. The hearing will also include a high level review and questions about the applicant's proposed draft development consent order.

We are likely to be referring to the following documents:

- Environmental Statement (ES) chapter 3 Transport (APP-171)
- ES chapter 7 Landscape and Visual Impact Assessment (APP-175)
- ES chapter 9 Water Environment (APP-177)
- ES chapter 11 Ground Conditions (APP-179)
- ES chapter 12 Socio-economics – including health (APP-180)
- ES chapter 13 Materials and Waste (APP-181)
- 2.15G Tree and Hedgerow Retention and Removal Plans (APP-132)
- ES figure 7.11 Photomontages and Visualisations (APP-255)
- Cherwell District Council relevant representation (RR-024)
- Environment Agency relevant representation (RR-042)
- The Construction Environment Management Plan (APP-189)
- The draft Development Consent Order (APP-139)
- The Explanatory Memorandum (APP-140)
- Applicant's comment on Relevant Representations (PDA-007)
- Applicant's responses to RR relating to the draft DCO (PDA-008)
- Applicant's responses to the CDC/ EA/ OCC Relevant Representations (PDA-009)

Attendees

The ExA would find it helpful if the following parties could attend this hearing:

- Applicant
- Cherwell District Council
- Oxfordshire County Council
- The Environment Agency
- National Highways
- Network Rail

However, this does not indicate that other parties will not be able to contribute. All interested parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the project webpage of the National Infrastructure Planning website closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Registration process

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at **10.00am** those attending virtually should join promptly at **9.30am** to ensure that all virtual attendees can complete the registration process in good time.

Procedure at ISH

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.