OXFORDSHIRE
STRATEGIC RAIL FREIGHT INTERCHANGE

Other Consents and Licences Statement

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On behalf of
Oxfordshire Railfreight Limited

October 2026

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THE OXFORDSHIRE STRATEGIC RAIL FREIGHT INTERCHANGE AND HIGHWAYS ORDER 202X

OTHER CONSENTS AND LICENCES STATEMENT

October 2026

Planning Act 2008
Regulation 5(2)(q) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

Document 5.3

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1. INTRODUCTION

1.1 This Other Consents and Licences Statement has been prepared on behalf of Oxfordshire Railfreight Limited ("the Applicant") as part of its application to the Secretary of State pursuant to section 37 of the Planning Act 2008 ("the 2008 Act") for development consent to authorise the Oxfordshire Strategic Rail Freight Interchange and Highways Order 202X ("the DCO").

2. THE PROPOSED DEVELOPMENT

2.1 The application seeks consent for the construction, operation, maintenance and use of a new rail freight interchange, warehousing, highway improvements and associated infrastructure on land adjacent to the Chiltern Main Line Railway, southwest of Junction 10 of the M40 motorway, west of the former Upper Heyford Former Air Base and to the east of the B430 in Cherwell District and the county of Oxfordshire (the "Proposed Development").

2.2 The Proposed Development comprises, in summary, the following:

2.2.1 A rail freight terminal served via new connections to the Chiltern Main Line Railway (part of the Strategic Rail Freight Network), including container storage.

2.2.2 Works within the landfill area adjacent to the Chiltern Main Line Railway to allow a rail connection into the Main Site and the Principal Access to the site.

2.2.3 Works to the Ardley tunnel to provide W8 gauge through the tunnel.

2.2.4 Up to 603,850 sq.m. (approx. 6.5 million square feet) of distribution and logistics (use class B8) floorspace, including ancillary office accommodation, plus up to 201,283 sq.m. of additional floorspace in the form of mezzanines.

2.2.5 Demolition of existing structures and new earthworks to create development plateau to accommodate distribution buildings and associated yard and parking areas, drainage attenuation features, and extensive perimeter earthworks bunding which will form part of the screening (landscape and visual mitigation) of the proposed development;

2.2.6 Improvements to Junction 10 of the M40 involving works on the A43 east of the M40, new slip roads to and from the M40, and including an Ardley Bypass to the east of Ardley which will also form a new site access road to the Main Site.

2.2.7 A Heyford Park Link Road which runs from Camp Road south-east of Heyford Park and south of the proposed development to a new junction on the B430.

2.2.8 A Middleton Stoney Relief Road around the north-eastern side of the village connecting from a new junction on the B430 to the existing B4030 which links over the M40 to Bicester.

2.2.9 The principal access to the Main Site will be from the new Ardley bypass and from a new roundabout on the B430 in the north-eastern corner of the Main Site, south of the railway line. This primary access will serve all HGV traffic accessing the site. A secondary access into the Main Site for bus, pedestrian and cycles will be via the re-aligned Camp Lane at the southern end of the Main Site.

2.2.10 Highway works to be carried out in connection with the improvement of J9 of the M40 motorway.

2.2.11 Additional off-site highway works to be carried out at the junction of Camp Road and Chilgrove Drive, Middleton Road, the B430 west of the Main Site, Quarry Cottages, Middleton Stoney Crossroads and Aves Ditch and including improvements to the B4030/A4095/Vendee Drive/Middleton Stoney Road roundabout[1].

2.2.12 Measures to enable and encourage sustainable travel, including improvements and new links to existing Public Rights of Way, and provision of new foot and cycle links to and within the site, as well as connections to enable bus provision to serve the Main Site via the secondary access to the site from the Heyford Park Link Road.

2.2.13 Retention of the Grade II listed Threshing Barn at Ashgrove Farm as part of a 'hub' of shared and communal facilities for employees and other users of the Main Site, as well as the retention of the Ashgrove Cottages for rail and estate management related activities.

2.2.14 Retained key landscape features and new landscaping and planting, including on the proposed earthwork bunds within the Main Site, as part of a comprehensive landscaping and green infrastructure scheme across all elements of the proposed development, including habitat creation to deliver a net gain in biodiversity.

2.2.15 Associated infrastructure and engineering works including surface and foul drainage, and utilities, including a foul drainage outfall.

2.3 Further detail on the description of the development can be found in Chapter 2 of the Environmental Statement (Document series 6) and Schedule 1 of the draft DCO (Document 3.1).

3. THE APPLICANT

3.1 The Applicant is Oxfordshire Railfreight Limited (company registration number FC040538), which is a company set up to promote and develop the Proposed Development.

3.2 If approved, the development will be delivered by Mountpark Properties Limited ("Mountpark") – a leading developer with a proven track record in delivering high quality logistics developments across the UK/Ireland and Europe.

4. PURPOSE OF THIS DOCUMENT

4.1 The purpose of the Other Consents and Licences Statement is to describe what consents, licences and other agreements are anticipated to be required for the construction and operation of the Proposed Development which will not be sought through the DCO, along with the Applicant's intended strategy for obtaining those consents, licences and associated

[1] The A4095/B4030 roundabout works are currently included within the Proposed Development but ongoing discussions are being held with Oxfordshire County Council whereby the Applicant will instead provide a financial contribution towards works proposed at the junction to be delivered by the Council or others. This will be secured through a Section 106 Agreement once the level of contribution has been agreed with the Council.

agreements. Such consents may include environmental permits for example which are subject to a different consenting regime.

4.2 This Other Consents and Licences Statement has been prepared and submitted in compliance with Regulation 5(2)(q) of the Infrastructure Planning (Prescribed Forms and Procedure) Regulations 2009 (the "2009 Regulations"), which states that the application must be accompanied by *"(q) any other documents considered necessary to support the application*".

5. CONSENTS AND LICENCES

5.1 The principal consent for the Proposed Development will be a DCO. The DCO provides development consent for the works and enables land acquisition and temporary possession of land, along with other consents and powers to be dealt with at the same time.

5.2 However, the DCO application may need to be supplemented by other consents, licences, and agreements because:

5.2.1 A specific consent cannot be contained in the DCO;

5.2.2 A consenting authority declines to allow a consent to be contained within the DCO; or

5.2.3 It is not desirable, or it is inappropriate, to include a consent within a DCO due to the stage of design development meaning the detail required is unavailable.

5.3 At this point of the DCO application most consents and all the powers required have been included, or addressed, within the DCO as permitted by the relevant provisions of the 2008 Act. These fall into the following categories:

5.3.1 Authorisation of all permanent and temporary works including such powers as are necessary to replace the requirement for separate listed building consent;

5.3.2 Compulsory acquisition of land and / or rights over land such as easements, restrictive covenants, and the temporary possession of land;

5.3.3 Consent to carry out street works and to stop up highways permanently or temporarily;

5.3.4 Highways matters such as designating and classifying types of highway;

5.3.5 Traffic regulation matters(such as speed limits, clearways and restrictions on use;

5.3.6 Consent to stop and divert public and private rights of way;

5.3.7 Rights under or over streets;

5.3.8 Consent to carry out tree works;

5.3.9 Consent to remove hedgerows (including any 'important hedgerows');

5.3.10 Powers to carry out utility diversions (subject to protective provisions); and

5.3.11 Consent to carry out any required utility diversion (subject to protective

provisions).

5.4 The consents, licences and agreements that may need to be sought separately from the DCO are identified in Appendix A.

5.5 The content of Appendix A is dependent on the final detailed design, the detailed construction site set up and methodologies, and discussions with the consenting authorities from whom consents may be required. These are not sufficiently developed at this stage to confirm the requirements and therefore it is not practicable to include them within the DCO.

5.6 Two of the consents included in the DCO are prescribed in the Infrastructure Planning (Interested Parties and Miscellaneous Provisions) Regulations 2015. As a result, under Section 150 of the 2008 Act, the relevant consenting body must agree to the inclusion (i.e. disapplication) of these consents within the DCO. Discussions between the Applicant and the relevant consenting bodies are ongoing, and the Applicant's aim is that agreement for inclusion of disapplication will be provided during the examination of this application. These specific consents are included in Appendix A as consent has not yet been obtained.

Appendix A: Consents, Licences and Permits Table

Item/Nature of Consent	Legislation	Consenting Authority	Content of Consent/Licence/Other agreement	Anticipated Application	Relationship to DCO
European Protected Species Licensing Bats	Conservation of Habitats & Species Regulations 2017 (as amended) The Wildlife and Countryside Act 1981	Natural England	European Protected Species Licence required as a result of activity that affects a protected species e.g. disturb or remove wildlife or damage habitats A licence would be required for the disturbance or removal of bat roosts in certain buildings being refurbished as part of the Proposed Development.	Detailed discussions have been held to date with Natural England regarding the requirements for a licence. The Applicant has submitted a draft licence application to Natural England for review, to obtain a Letter of No Impediment (LONI). Natural England has requested some further information which the Applicant is providing.	The Applicant is not seeking to disapply the requirement for this consent under the DCO.
Translocation of meadow clary	Schedule 8 species under the Wildlife and Countryside Act 1981	Natural England	A conservation translocation licence pursuant to section 16 of the Wildlife and Countryside Act 1981 would be required for any translocation of meadow clary.	Chapter 6 Ecology including Arboriculture of the Environmental Statement ("ES") (Document Reference 6.6) identifies that a small population of meadow clary is located within two fenced-off areas within the Ardley Road Verge Nature Reserve District Wildlife Site, which sit outside of but adjacent to the Application Site. It is concluded in ES Chapter 6 that no direct impacts to the meadow clary population are anticipated. However, it is noted that there remains potential for the species to have	The Applicant is not seeking to disapply the requirement for this consent under the DCO.

Item/Nature of Consent	Legislation	Consenting Authority	Content of Consent/Licence/Other agreement	Anticipated Application	Relationship to DCO
				colonised adjacent Proposed Development areas subsequent to the most recent survey undertaken. Accordingly, the Habitat Management and Monitoring Plan (ES Appendix 6.11) (Document Reference 6.6K) to be secured by requirement to the DCO provides for an updating survey to be undertaken of habitats within and adjacent to the Ardley Road Verge Nature Reserve prior to the commencement of construction in the adjacent phase. Should any meadow clary be present within the footprint of the Proposed Development then it would be translocated prior to the commencement of works to calcareous grassland habitat within the Application Site green infrastructure. A conservation translocation licence would be sought from Natural England and obtained prior to translocation of the plants.	
Great Crested Newts (GCN)	Conservation of Habitats & Species	Natural England	European Protected Species Licence required as a result of activity that affects a protected species	Natural England has issued a Letter of No Impediment (LONI) confirming that the GCN mitigation proposals are generally acceptable.	The Applicant is not seeking to disapply the requirement for

Item/Nature of Consent	Legislation	Consenting Authority	Content of Consent/Licence/Other agreement	Anticipated Application	Relationship to DCO
	Regulations 2017 (as amended) The Wildlife and Countryside Act 1981		e.g. disturb or remove wildlife or damage habitats A licence would be required to ensure that GCN are not harmed or disturbed during construction.		this consent under the DCO.
NatureSpace Great Crested Newt District Level Licence Scheme	Conservation of Habitats & Species Regulations 2017 (as amended) The Wildlife and Countryside Act 1981	NatureSpace	This is required in relation to cumulative effects on GCN breeding ponds of the Proposed Development with the consented residential development North of Camp Road and west of Chilgrove Drive.	Application to join NatureSpace's District Level Licensing Scheme will be made to NatureSpace.	The Applicant is not seeking to disapply the requirement for this consent under the DCO.
Badger licence	Section 10 of the Protection of Badgers Act 1992	Natural England	A Natural England Badger licence is required as a result of construction activity that could lead to the loss and likely disturbance of badger setts and the loss of foraging habitat.	Natural England has issued a Letter of No Impediment (LONI) confirming that the badger mitigation proposals are generally acceptable.	The Applicant is not seeking to disapply the requirement for this consent under the DCO.

Item/Nature of Consent	Legislation	Consenting Authority	Content of Consent/Licence/Other agreement	Anticipated Application	Relationship to DCO
Land Drainage Consent	Section 23 Land Drainage Act 1991[2]	LLFA	A consent application will be required to allow for any temporary works that will affect the flow of water or cross-sectional area of an ordinary watercourse.	If OCC does not agree to the disapplication section 23 then separate applications for land drainage consent will be required outside of the DCO process.	The Applicant is in discussions with the LLFA regarding disapplying the requirement to obtain these consents separately from the DCO.
Foul Water Sewer Requisition	Section 98 Water Industry Act 1991	Thames Water	This consent is required to enable connection of the Proposed Development to the foul sewer network.		Applications will be submitted to the water utility provider prior to construction.
Section 61 Consent	Section 61 of the Control of Pollution Act 1974 (as amended) (COPA)	Local Authority	Section 61 Consent offers the Applicant protection from any subsequent action by the Local Authority under Section 60 of the Control of Pollution Act 1974 or under Section 80 of the Environmental Protection Act 1990 to	Whether an application for a Section 61 consent would be submitted will be decided by the contractor appointed to undertake the relevant work package.	The Applicant is not seeking to disapply the requirement for this consent under the DCO, however the DCO does include a statutory defence and

[2] This is a prescribed consent under s150 Planning Act 2008. OCC as LLFA has not yet consented to disapply this section in relation to watercourses for which OCC is the drainage board concerned.

Item/Nature of Consent	Legislation	Consenting Authority	Content of Consent/Licence/Other agreement	Anticipated Application	Relationship to DCO
			impose further controls on noise from the site.		disapplies s61(9) COPA 1974.
Notification of Construction Works	Notification of Construction Works -The Construction (Design and Management) Regulations 2015	Health and Safety Executive	A construction project is notifiable if the construction work is expected to: - last longer than 30 working days and have more than 20 workers working at the same time at any point on the project; or - exceed 500 person days.	Applications will be made by the nominated contractor a minimum of 28 days before all construction commences	Not seeking to disapply this consent within the DCO
Building Regulations Approval	Building Regulations 2010	An independent, accredited Approved Inspector	Buildings are required to meet minimum design requirements and given that buildings are being constructed pursuant to the Proposed Development these regulations are relevant.	Certificates will be obtained upon completion of construction.	Not seeking to disapply this consent within the DCO
Petroleum Storage Licence	The Petroleum (Consolidation) Regulations 2014	Oxfordshire County Council (OCC)	Required where commercial vehicles will be able to refuel on site.	Apply to OCC following construction.	Not seeking to disapply this

Item/Nature of Consent	Legislation	Consenting Authority	Content of Consent/Licence/Other agreement	Anticipated Application	Relationship to DCO
					consent within the DCO
Variation of an existing environmental permit/ partial surrender of an environmental permit.	The Environmental Permitting (England and Wales) Regulations 2016[3]	Environment Agency (EA)	Required should the Applicant need to exercise the acquisition powers sought over the Ardley Landfill site.	The Applicant is in discussions with the EA in relation to Article 52 of the draft DCO (Document 3.1). Should the EA not consent to the article's inclusion in the draft DCO, the Applicant will need to deal with the permit arrangements outside of the Order.	The Applicant is in discussions with the Environment Agency regarding disapplying the requirement to deal with the permit arrangements separately from the DCO.
Flood Risk Activity Permit	Environmental Permitting (England and Wales) Regulations 2016	Environment Agency (EA)	The consent is anticipated to be required due to the proposed foul sewer outfall crossing a culverted main river	Application will be submitted prior to construction.	Not seeking to disapply this consent within the DCO
Water Discharge Activity Permits	The Environmental Permitting (England and Wales) Regulations 2016	Environment Agency (EA)	May be required for activities during the construction phase, for example dewatering or temporary discharges of treated water.	The Applicant's contractor will, if needed, apply for the relevant permit if any such activities are required during construction prior to such activities taking place.	Not seeking to disapply this consent within the DCO

[3] This is a prescribed consent under s150 Planning Act 2008. The EA has not yet consented to the Applicant's propose variations to the Regulations which would allow the permitting arrangements to be dealt with through the DCO.