Planning Inspectorate

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

Agenda for issue specific hearing 3 (ISH3): on matters identified in the initial assessment of principal issues (IAPI), other environmental matters, and the draft Development Consent Order (dDCO)

Hearing	Date and Time	Location
Issue specific hearing 3 (ISH3)	**Wednesday 11 November 2026** **Hearing starts at 9.30am** Registration and seating available at venue from 9.00am and virtual registration process from 9.00am	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	**PFAS (per- and poly-fluoroalkyl substances)** The Examining Authority (ExA) will ask questions in relation to: • Recent testing by the applicant • Planned future survey and testing • Remediation • Monitoring • Pollution prevention • Residual effects • Best practice
3.2	**Transport** The ExA will ask questions in relation to: • Validity of the Bicester Transport Model (BTM) • Traffic growth forecasts, including growth attributable to operational heavy goods vehicles (HGV) movements • Robustness of the traffic peak periods assessed • Cumulative traffic effect of the proposed development

	• Specific accident-mitigation measures at M40 Junctions 9 and 10 • The road safety audits carried out, particularly in relation to M40 Junctions 9 and 10 and the Cherwell Motor Services Roundabout • The extent to which the continuous operation of nearby businesses, particularly Cherwell Motor Services, would be safeguarded throughout the construction phase
3.3	**Minerals** The ExA will ask questions in relation to: • Current planned extraction • Safeguarding mineral resources • Future planned extraction • Proposed Middleton Stoney relief road
3.4	**Waste** The ExA will ask questions in relation to: • The effect of the proposed loss of Ardley In-Vessel Composting (IVC) Facility • The strategic need for IVC facilities • Replacement capacity • Odour management • Planning consent • Need for acquisition and closure of the IVC Facility
3.5	**Ecology** The ExA will ask questions in relation to: • Effects upon the Ardley Cutting site of special scientific interest (SSSI) and compliance with National Policy Statement for National Networks (NPSNN) paragraph 5.61 • Effects upon irreplaceable habitats including ancient woodland and veteran trees and compliance with NPSNN paragraph 5.63 • Delivery of ecological mitigation including biodiversity net gain (BNG) provision
3.6	**Palaeontology** The ExA will ask questions in relation to: • Requirements in respect of the Ardley trackways
3.7	**Water Environment** The ExA will ask questions in relation to how the applicant has satisfied Environment Agency's concerns regarding: • Freeboard Allowance for Warehouse Finished Floor Levels • the proposed culvert freeboard height • hydraulic model representation for the Gagle and Ashgrove Brooks • Future Assessment of Ashgrove Brook Diversion and Culverting • 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 EA38, EA40 to EA43 • Water quality (EA44 to EA48)
4.	**Draft Development Consent Order** The ExA will ask questions in relation to: • Update on discussions with National Highways, Natural England, the Environment Agency and Oxfordshire County Council/Cherwell District Council • Requirement 5 • Update on protective provisions
5.	**Any other business**
6.	**Review of actions**
7.	**Close of the hearing**

Purpose of ISH3

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:

- Applicant's response to Smith and Sons (Bletchington) Ltd [REP1-015]
- Applicant's post hearing submissions – ISH1 ISH2 CAH1 [REP1-016]
- Oxfordshire County Council and Cherwell District Council post hearing submissions [REP1-028]
- Oxfordshire County Council and Cherwell District Council Local Impact Report [REP1-029]
- Applicant's response to Local Impact Report [REP2-025, REP2-026 and REP2-027]
- Applicant's response to other parties comments on the dDCO [REP2-023]
- Applicant's ES Appendix 11.11 PFAS contamination technical note (RevP06) [REP2-014]
- Applicant's response to ExQ1 [REP2-019, REP2-020, REP2-021 and REP2-022]
- Environment Agency written representation [REP1-020]
- Natural England written representation [REP1-026]
- Smith and Sons (Bletchington) Ltd written representation [REP1-052]
- Biffa Waste Services Ltd written representation [REP1-054]
- Gallos Brook post hearing submissions [REP1-038]
- Gallos Brook written representation [REP1-040]
- Richard Allen written representation [REP1-051]
- The draft Development Consent Order [REP1-003]

- The Explanatory Memorandum [REP1-005]

Attendees

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

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

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 **9.30am** those attending virtually should join promptly at **9.00am** 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 puts its case.