Planning Inspectorate

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Planning Act 2008

TR050008 - application by Oxfordshire Railfreight Limited for an order granting development consent for the Oxfordshire Strategic Rail Freight Interchange

Accompanied site inspection itinerary – Thursday 12 November 2026

The itinerary for the accompanied site inspection can be found below.

Please note that the Examining Authority's (ExA) inspection of sites is **not** an opportunity to provide any oral representations on the project or discuss evidence. It is an opportunity for the ExA to look at the physical features that can be seen on, or from the sites. Participants may be invited by the ExA to point out specific features or sites of interest.

[If you would like to make oral representations please attend the open floor hearing on Tuesday 10 November 2026, as detailed in the hearing notification.]

Joining the site visit

The site inspection will commence at 09.00am at Bicester Hotel Golf and Spa. Participants are asked to assemble promptly as the ExA will not wait for parties who are not present at the start time.

To ensure the smooth running of the ExA's inspection, we ask that attendees notify the case team if there are any changes in attendance, and ensure The Planning Inspectorate is made aware of any special access requirements.

Clothing

Attendees are recommended to wear appropriate sturdy footwear and weather-appropriate clothing. The applicant will provide high visibility jackets, if required.

Sites on private land

Access onto private land is at all times by permission of the person controlling it; householders, occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, the ExA will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside.

Refreshments

Please note refreshments will not be provided.

Cancellations

Please note that in the unlikely event that the accompanied site inspection is cancelled, we shall endeavour to contact attendees beforehand, but we ask that you regularly check The Planning Inspectorate's website which can be viewed here: Oxfordshire Strategic Rail Freight Interchange - Project information

Detailed itinerary for accompanied site inspection

The following should be read in conjunction with the accompanying marked up plans (2 No. – one for the vehicle route and one for walking).

Photo Viewpoints (VPs) and Photomontages (PMs) refer to those at APP-254 (ES Figure 7.10) and REP2-009 (ES Figure 7.11) and located on APP-253 (ES Figure 7.8a and 7.8b).

Meeting point: **Bicester Hotel Golf and Spa, Green Lane, Chesterton, Bicester, OX26 1TH at 09:00**

The ASI Route and Notes (for both walking and driving) are below. A plan of the Vehicle route (in red) and a plan of the Walking sections of the route (in black) are enclosed.

Ref	Directions for visit	Features to be observed	Reason for suggested location
Vehicular Route (VR) A	Transport to depart from the Bicester Hotel Golf and Spa. Travel eastwards for approx. 2km before turning right on Northampton Road (B430). Travel northwards approx. 2.5km towards Middleton Stoney. At Middleton Stoney Crossroads bear left onto the B4030.		ExA requested starting location.
VR B	Stop temporarily on north western edge of the settlement and remain in vehicle.	View north towards Main Site from settlement edge and PROW. VP and PM 29	To understand the likely nature of views from the north western edge of Middleton Stoney north towards the Main Site/ Scheme and the role/ effectiveness of the proposed off site planting in relation to the views from the settlement edge.
VR C	Along Camp Road towards Heyford Park / Upper Heyford. Stop at Heyford Park Centre (remain in vehicle).	Ongoing Heyford Park development and centre VPs 27 and 28 and PM 27	To view the ongoing Heyford Park development area and its general relationship to the Main Site and wider landscape.
VR D	From VR C continue driving eastwards along Camp Road and access airfield using junction before Kirtlington Road. Park at eastern point of the airfield to start Walking Route A.		

Ref	Directions for visit	Features to be observed	Reason for suggested location
Walking Route (WR) A	Walking route along eastern part of the airfield and return.	Views from closest eastern part of the airfield (and future potential New Town development area) towards the Main Site / Scheme VPs and PMs 34 and 35	To understand the likely nature of views towards and relationship between the eastern part of the airfield (and potential future New Town development area) and the Main Site/ Scheme. Also to appreciate the general character, appearance and features of the airfield.
VR E	Exit airfield using the same route. Turn left onto Camp Road and travel through Heyford Park. At the junction with Chilgrove Drive bear left onto Upper Heyford Road and travel eastwards before turning right into the in-vessel composting facility (IVC).		
WR B	Vehicle to park at IVC. Exit vehicle and walk around the outside of the IVC.	IVC.	Requested by the ExA.
VR F	Turn right out of the IVC onto Upper Heyford Road, at the T-junction turn left onto the B430, after approx. 500m turn left into Ashgrove Farm.	VPs 23 and 24 along Upper Heyford Road.	To understand the general character, appearance and features of the Main Site; including the location and extent of existing woodland and the general visibility of other features within the locality.

Ref	Directions for visit	Features to be observed	Reason for suggested location
WR C	View Ashgrove Farm complex; including existing farm / buildings and Listed Building to be retained. Walking loop from Farm around central part of the Main Site (part PROW/ part private land) with access to Public Rights of Way 109/28; 109/29 and 109/30. Return to Ashgrove Farm.	Existing farm/buildings and landscape/ features of the Main Site	To gain an understanding of the nature of the existing farm and the existing buildings (including the listed building) to be conserved and re used as part of the Proposed Development. To also understand the general character, appearance and features present within the Main Site; including the existing watercourse and woodland/ trees and hedgerows within the Main Site; and the Public Rights of Way within the Main Site
VR G	Leave Ashgrove Farm and turn left onto the B430 towards Ardley. Once in Ardley turn left onto Ardley Road and follow it towards Fritwell. On Fritwell Road stop south east of settlement (remain in vehicle).	Views towards Main Site and Junction 10. VP 10	To understand relative position of Fritwell and nature of longer views from beyond the settlement edge to the south east (on Fritwell Road).
VR H	Continue towards Fritwell and turn left onto East Street at the T-junction. Travel southwards along East Street and then Raghouse Lane until the crossroads with Ardley Road and Somerton Road. Travel straight at the crossroads down the unnamed road and stop. Potential vehicle exit if the ExA requires.	View north western part of Site and gun club location. VP 8	To view north west part of the Main Site and the location of the gun club. Also, to understand the general nature and extent of the proposed landscape related works in the north west.

Ref	Directions for visit	Features to be observed	Reason for suggested location
VR I	Pass through Ardley; cross Station Rd on to Ardley Rd.	View towards Main Site and Ardley Bypass route from M40 Motorway overbridge. VP 15	To understand the likely nature of views towards the Main Site/ Scheme and the Ardley Bypass from the motorway overbridge and the area/ landscape east of the M40.
VR J	South along Ardley Road to Bucknell and south west on Middleton Rd to railway bridge crossing	View towards Main Site and landfill site VPs 17 – 19 and PM 17	To understand the likely nature of views towards the Main Site/ Scheme and the Ardley Bypass from the area/ landscape east of the M40. Stop suggested at VP 19.
VR K	Continue southwest along Middleton Rd	View towards Main Site from Motorway overbridge VP and PM 20	To understand the likely nature of views towards the Main Site/ Scheme from the motorway overbridge. View also includes Viridor ERF, landfill site and water tower.
VR L	Junction with B4030 and eastern edge of Middleton Stoney	View towards proposed junction and southern part of proposed MSRR. VP 30	To understand the likely nature of views towards the southern part of the MSRR and its relationship to the eastern edge of the settlement and existing woodland.
VR M	North along B430, through Ardley to Junction 10 (M40) and loop around Baynard's Green roundabout (A43) to return to Junction 10 and then south on M40.	Junction 10/ A43 and adjoining roads and M40 Motorway	To understand the likely nature and extent of the highway works associated with Junction 10 and Junction 9. Also to understand the likely nature of views towards the Main Site/ Scheme for motorway users, plus likely views towards the proposed Ardley Bypass and highway works.

Ref	Directions for visit	Features to be observed	Reason for suggested location
VR N	Leave M40 at Junction 9 and return to Bicester Hotel Golf and Spa.		
End	-	-	-

Yours faithfully

Adrian Hunter

Lead member of the panel of Examining Inspectors

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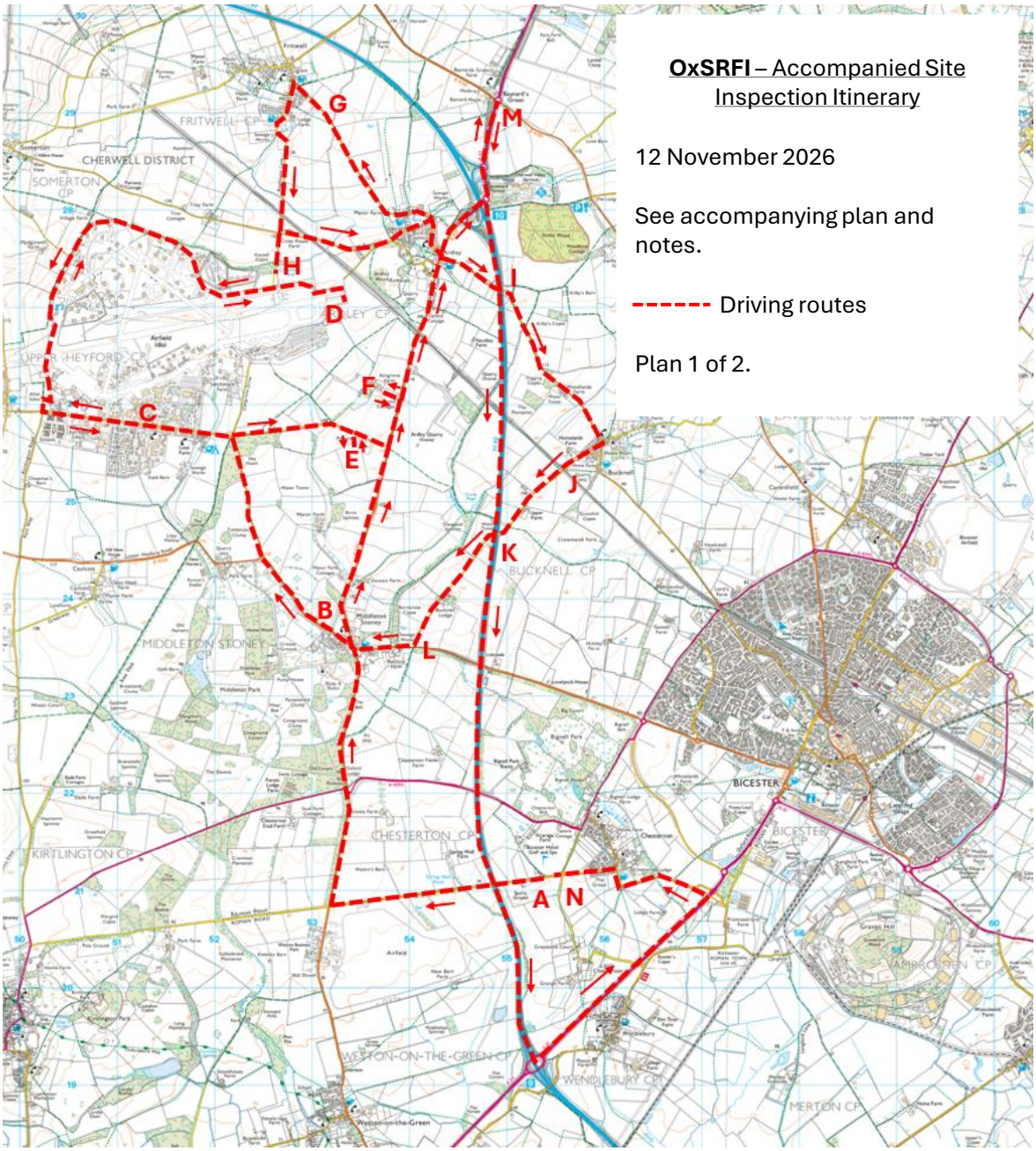

OxSRFI – Accompanied Site Inspection Itinerary

12 November 2026

See accompanying plan and notes.

------ Driving routes

Plan 1 of 2.

OxSRFI – Accompanied Site Inspection Itinerary

12 November 2026

See accompanying plan and notes.

------ Walking routes

Plan 2 of 2.

