



Planning Inspectorate
Arolygiaeth Gynllunio

Section 55

Acceptance of Applications Checklist

Appendix 2 of [Advice on the preparation and submission of application documents](#)

Oxfordshire Strategic Rail Freight Interchange Section 55 Acceptance of Applications Checklist

Relevant sections of the Planning Act 2008 can be viewed at legislation.gov.uk, here: <http://www.legislation.gov.uk/ukpga/2008/>

All other secondary legislation referred to in this checklist is searchable, here: <https://www.legislation.gov.uk/>

DISCLAIMER: This checklist is a non-statutory checklist for The Planning Inspectorate to complete. Completion or self-assessment by the applicant does not hold weight at the acceptance stage. Unless specified, all references to The Planning Inspectorate are made in relation to functions being carried out on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government.

Section 55(2) Acceptance of applications				
1	Within 28 days (starting day after receipt) The Planning Inspectorate must decide whether or not to accept the application for examination.	Date received	28-day due date	Date of decision
		31 March 2026	28 April 2026	28 April 2026
Section 55(3) – the Planning Inspectorate may only accept an application if it concludes that:		Planning Inspectorate comments		
Section 55(3)(a) and s55(3)(c): It is an application for an order granting development consent				
2	In accordance with sections(s) 14 to 30 of the Planning Act 2008 (the PA2008), is the development a Nationally Significant Infrastructure Project (NSIP) (or does it form part of an NSIP); and does the application state on the face of it that, in accordance with s31 of the PA2008, it is an application for a development consent order (DCO) under the PA2008, or equivalent words? Does the application specify the development to which it	<p>Yes</p> <p>The proposed development set out in schedule 1 of the Draft DCO (Doc 3.1) includes development falling within the categories in section 14 of the PA2008. The development is for the construction of a rail freight interchange and satisfies section 26 of the PA2008, the alteration of a motorway within section 22 of the PA2008 and the alteration of a trunk road within section 22 of the PA2008.</p>		

	<p>relates, meaning which category or categories in s14 to 30 does the proposed development fall?</p> <p>If the development does not fall within the categories in s14 to 30, has a direction been given by the Secretary of State under s35 of the PA2008 for the development to be treated as development for which development consent is required?</p>	<p>This is consistent with the summary provided in section 4 of the Application Form (Doc 1.1) which states that the application is for an NSIP.</p>
3	<p>Summary: Section 55(3)(a) and s55(3)(c)</p>	<p>The Planning Inspectorate is satisfied that the Draft DCO (Doc 3.1) includes development for which development consent is required.</p>
<p>Section 55(3)(e): The applicant in relation to the application made has complied with chapter 2 of part 5 (pre-application procedure)</p>		
4	<p>In accordance with regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), did the applicant (prior to carrying out consultation in accordance with s42) either (a) request The Planning Inspectorate adopt a screening opinion in respect of the development to which the application relates, or (b) notify The Planning Inspectorate in writing that it proposed to provide an environmental statement in respect of that development?</p>	<p>Yes</p> <p>The applicant notified the Planning Inspectorate on 7 June 2021, pursuant to Regulation 8(1)(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations), that an environmental statement would be submitted with the application.</p> <p>The applicant issued a Scoping Report (Doc 6.31) to the Planning Inspectorate under regulation 10 of the EIA Regulations requesting that the Planning Inspectorate provides a Scoping Opinion in respect of the environmental statement. The Planning Inspectorate adopted a Scoping Opinion (Doc 6.32) on 15 July 2021.</p> <p>A sample letter, provided in appendix 33 to the Consultation Report (Doc 5.1K), indicates that the s42 consultation commenced on 23 September 2025.</p>

<p>5</p>	<p>Have any Adequacy of Consultation Representations (AoCR) been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they confirm that the applicant has complied with the duties under s42, s47 and s48?</p> <p>Section 55(4) of the PA2008 provides that the Planning Inspectorate must have regard to the Consultation Report, and any Adequacy of Consultation Representations received.</p>	<p>There are 16 host and neighbouring authorities, of which 9 responded to the Planning Inspectorate's invitation to make an AoCR dated 8 April 2026.</p> <p>7 responding authorities confirmed in their AoCR that either the applicant had complied with its duties under s42, s47 and s48 of the PA2008 and/ or that their authority had no comments/ objections to make. These local authorities were:</p> <ul style="list-style-type: none"> • South Oxfordshire District Council (A Authority) • Stratford-on-Avon District Council (A Authority) • Vale of White Horse District Council (A Authority) • Cherwell District Council (B Authority) • Oxfordshire County Council (C Authority) • Gloucestershire County Council (D Authority) • Swindon Borough Council (D Authority) <p>1 responding authority noted in their AoCR that the applicant had not fully complied with its duties under s42, s47 and s48 of the PA2008. This local authority was:</p> <ul style="list-style-type: none"> • Warwickshire County Council (D Authority) <p>Warwickshire County Council state emails were not received from the applicant regarding their consultation and also note the applicant's failure to meet regulation 4(2)(a) of the APFP regulations 2009, though also note this failure does not directly affect their interests. Warwickshire County Council does confirm the applicant performed their necessary duties regarding section 47 of PA2008, and therefore must have been consulted appropriately.</p> <p>1 responding authority noted that they will not seek to be involved in the examination process and will not be submitting an AoCR. This local authority was:</p> <ul style="list-style-type: none"> • Wiltshire County Council (D Authority)
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		All AoCRs received have been carefully considered and are available to view on the Find a National Infrastructure Project website: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR050008
Section 42: Duty to consult		
Did the applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?		
6	<p>Section 42(1)(a) persons prescribed?</p> <p>The persons prescribed are the statutory consultees set out in schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP regulations).</p>	<p>Yes</p> <p>The applicant has provided a list of persons consulted under s42(1)(a) on 23 September 2025 at appendix 32 of the Consultation Report (Doc 5.1K).</p> <p>A sample of the letter sent to s42(1)(a) consultees is provided at appendix 33 of the Consultation Report (Doc 5.1K).</p>
7	<p>Section 42(1)(aa) the Marine Management Organisation(MMO)?</p> <p>The MMO must be consulted in any case where the proposed development would affect, or would be likely to affect, any of the areas specified in s42(2) of the PA2008.</p>	n/a
8	<p>Section 42(1)(b) each local authority within s43?</p> <p>Definition of 'local authority' in s43(3) of the PA2008: The 'B' authority where the application land is in the authority's area; the 'A' authority where any part of the boundary of A's area is also a part of the boundary of</p>	<p>Yes</p> <p>Table 11 of the Consultation Report (Doc 5.1D) and appendix 32 of the Consultation Report (Doc 5.1K) lists the relevant local authorities that were identified and consulted under s43 and s42(1)(b) on 23 September 2025.</p>

	<p>B's area; the 'C' authority (upper tier) where the application land is in that authority's area; the 'D' authority (upper tier) where such an authority shares a boundary with a 'C' authority.</p>	<p>The host 'B' authority was consulted:</p> <ul style="list-style-type: none"> • Cherwell District Council <p>The host 'C' authority was consulted:</p> <ul style="list-style-type: none"> • Oxfordshire County Council <p>The boundary 'A' authorities were consulted:</p> <ul style="list-style-type: none"> • Oxford City Council • Vale of White Horse District Council • West Oxfordshire District Council • Stratford-on-Avon District Council • South Oxfordshire District Council • West Northamptonshire Council • Buckinghamshire Council <p>The boundary 'D' authorities were consulted:</p> <ul style="list-style-type: none"> • Gloucestershire County Council • Warwickshire County Council • Wokingham Borough Council • Reading Borough Council • West Berkshire Council • Wiltshire Council • Swindon Borough Council <p>A sample of the letter sent to s42(1)(b) relevant authorities is provided at appendix 33 of the Consultation Report (Doc 5.1K).</p>
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9	Section 42(1)(c) the Greater London Authority (if in Greater London area)?	n/a
10	<p>Section 42(1)(d) each person in one or more of s44 categories?</p> <p>Category 1: owner, lessee, tenant or occupier of land</p> <p>Category 2: person interested in the land or has power to sell and convey the land or to release the land</p> <p>Category 3: persons who would or might be entitled to make a relevant claim</p>	<p>Yes</p> <p>Paragraph 7.1.2 of the Consultation Report (Doc 5.1) states that all persons identified under s42(1)(d) were consulted on 23 September 2025.</p> <p>Paragraph 7.1.2 of the Consultation Report (Doc 5.1) demonstrates that the applicant carried out an extensive land referencing exercise to seek to identify all persons with an interest in lands affected by the Draft DCO (Doc 3.1). Where interests were unknown, site notices were erected.</p> <p>Paragraph 8.3 also explains how the applicant has continued to consult parties where they have been identified as a result of land referencing refresh exercises and updated data.</p> <p>The applicant declined to provide a list of persons consulted under s42(1)(d) as part of their Consultation Report (Doc 5.1).</p> <p>A sample of the letter is provided at appendix 33 of the Consultation Report (Doc 5.1K).</p>
Section 45: Timetable for s42 consultation		
11	Did the applicant notify s42 consultees of the deadline for receipt of consultation responses; and if so was the deadline notified by the applicant 28 days or more starting with the day after receipt of the consultation documents?	<p>Yes</p> <p>A sample of the letter sent to s42 consultees is provided at appendix 33 of the Consultation Report (Doc 5.1K).</p> <p>The sample letter dated 22 September 2025 confirmed that consultation commenced on 23 September 2025 and closed on 4 November 2025, providing more than the required minimum time for receipt of response.</p>

Section 46: Duty to notify The Planning Inspectorate of proposed application

12	Did the applicant supply information to notify The Planning Inspectorate of the proposed application; and if so, was the information supplied to The Planning Inspectorate on or before the date it was sent to the s42 consultees? Was this done on or before commencing consultation under s42?	<p>Yes</p> <p>The applicant gave notice under s46 on 22 September 2025, which was before the beginning of s42 consultation.</p> <p>A copy of the s46 notification letter is provided at appendix 34 of the Consultation Report (Doc 5.1K) and a copy of the s46 notification acknowledgement letter from The Planning Inspectorate can be found on the National Infrastructure website at: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR050008.</p>
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Section 47: Duty to consult local community

13	Did the applicant prepare a statement of community consultation (SoCC) on how it intended to consult people living in the vicinity of the land?	<p>Yes</p> <p>A copy of the applicant's final SoCC is provided at appendix 18 of the Consultation Report (Doc 5.1G).</p>
14	Were 'B' and (where relevant) 'C' authorities consulted about the content of the SoCC; and if so, was the deadline for receipt of responses 28 days beginning with the day after the day that 'B' and, where applicable, 'C' authorities received the consultation documents?	<p>Yes</p> <p>The applicant sent the draft SoCC to Cherwell District Council ('B Authority') and Oxfordshire County Council ('C' authority) on 25 July 2025. A copy of this correspondence is contained in appendix 21 of the Consultation Report (Doc 5.1I). The applicant provided more than the required minimum time for responses to be received.</p> <p>The Consultation Report (Doc 5.1) sets out how the applicant consulted with the host authorities.</p>
15	Has the applicant had regard to any responses received when preparing the SoCC?	<p>Yes</p>

		<p>Appendix 21 of the Consultation Report (Doc 5.11) provides a summary of the consultation responses from Cherwell District Council and Oxfordshire County Council in respect of the draft SoCC and demonstrates how the applicant had regard to their content.</p> <p>Examples of changes from the draft SoCC to the final SoCC include:</p> <ul style="list-style-type: none"> • updated list of Parish Councils to be consulted (around SoCC Table 2 and para 3.3; para 4.4 and 4.20) • paras 2.5, 4.17-18, 4.23, 4.25, 4.31 • updated list of Parish Councils to be consulted (around SoCC para 3.3, para 4.4 and 4.20). Updated 'core area' plan <p>The Planning Inspectorate is satisfied that the applicant had regard to the responses received when preparing the SoCC.</p>
16	<p>Has the SoCC been made available for inspection on a website maintained by or on behalf of the applicant; and has a notice been published in a newspaper circulating in the vicinity of the land which states where and when the SoCC can be inspected?</p>	<p>Yes</p> <p>The final SoCC was made available at the following locations, which are reasonably convenient having regard to the location of the proposed development:</p> <ul style="list-style-type: none"> • Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD • Bicester Library, Franklins House, Wesley Lane, Bicester, OX26 6JU. • applicant's website: https://oxsrfi.co.uk/ <p>A notice stating when and where the final SoCC could be inspected was published in:</p> <ul style="list-style-type: none"> • Oxford Mail 11 September 2025 • Bicester Advertiser 11 September 2025

		<p>The published SoCC notice, provided at appendix 18 of the Consultation Report (Doc 5.1G), states where and when the final SoCC was available for inspection.</p> <p>Clippings of the published advertisements are provided at Copies of Newspaper Notices (Doc 1.4).</p>
17	In accordance with regulation 12 of the EIA regulations, does the SoCC set out whether the development is EIA development; and does it set out how the applicant intends to publicise and consult on the preliminary environmental information?	<p>Yes</p> <p>Paragraphs 1.22 and 1.23 of the final SoCC at appendix 18 of the Consultation Report (Doc 5.1G) set out that the development is EIA development and set out how the applicant intended to publicise and consult on the preliminary environmental information.</p>
18	Has the applicant carried out the consultation in accordance with the SoCC?	<p>Yes</p> <p>Paragraphs 3.1.1 to 4.4.33 of the Consultation Report (Doc 5.1) set out how the community consultation was carried out in line with the final SoCC.</p> <p>Appendix 19 of the Consultation Report (Doc 5.1G) sets out how the applicant has complied with the commitments set out in the final SoCC.</p> <p>Appendices 1, 2, 18 and 19 of the Consultation Report (Doc 5.1A and 5.1G) provide evidence that the commitments within the final SoCC have been carried out.</p>
Section 48: Duty to publicise the proposed application		
19	Did the applicant publicise the proposed application in the prescribed manner set out in regulation 4(2) of the (as amended) APFP regulations?	<p>No – regulation 4(2)(a) of APFP 2009 requires an applicant to publish notices in two local newspapers for at least two successive weeks. This is acknowledged by the applicant and is set out in further detail below.</p> <p>Paragraph 9.0.1 of the Consultation Report (Doc 5.1) states:</p>

		<p>“The Applicant publicised the proposals pursuant to s48 of the Act and regulation 4 of the Infrastructure Planning (Applications and Prescribed Forms and Procedure) Regulations 2009 by placing a public notice in local newspapers the Oxford Mail and Bicester Advertiser on 18th September 2025 (as explained below at paragraph 9.0.6, the notices were published only once in the local press).”</p> <p>Section 9.0 of the Consultation Report (Doc 5.1) displays the newspapers and dates of s48 publicity as set out below.</p> <p>A copy of the s48 notice is provided at appendix 36 of the Consultation Report (Doc 5.1K).</p> <p>Clippings of the published notices set out below are provided at appendix 36 of the Consultation Report (Doc 5.1K).</p> <p>Paragraphs 9.0.8 and 9.0.9 of the Consultation Report (Doc 5.1) outline other methods the applicant used to notify the public of their statutory consultation, including publishing notices “on the Public Notice Portal website for a period of 31 days beginning on 18 September and ending on 18 October”, a leaflet drop, erecting posters and site notices, and directly notifying Parish clerks.</p> <p>The applicant did not meet the statutory minimum period for publishing notices in two local newspapers: however, their methods of informing the public of their consultation went beyond the prescribed methods, evidencing their intent to engage with the public and encourage participation.</p>			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 60%; text-align: center;">Newspaper(s)</th> <th style="width: 30%; text-align: center;">Date</th> </tr> </thead> </table>				Newspaper(s)	Date
	Newspaper(s)	Date			
a)	for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the proposed development would be situated;	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <ul style="list-style-type: none"> • Oxford Mail • Bicester Advertiser </td> <td style="width: 30%; text-align: center; vertical-align: top;">18 September 2025</td> </tr> </table>	<ul style="list-style-type: none"> • Oxford Mail • Bicester Advertiser 	18 September 2025	
<ul style="list-style-type: none"> • Oxford Mail • Bicester Advertiser 	18 September 2025				

b)	once in a national newspaper;	<ul style="list-style-type: none"> The Guardian 	18 September 2025										
c)	once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and	<ul style="list-style-type: none"> London Gazette 	18 September 2025										
d)	where the proposed application relates to offshore development – (i) once in Lloyds List; and (ii) once in an appropriate fishing trade journal?	N/A	N/A										
20	Did the s48 notice include the required information set out in regulation 4(3) of the (as amended) APFP regulations?	Yes The published s48 notice, supplied at appendix 36 of the Consultation Report (Doc 5.1K) , contains the required information as set out below:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 25%; text-align: center;">Information</th> <th style="width: 25%; text-align: center;">Paragraph</th> <th style="width: 25%; text-align: center;">Information</th> <th style="width: 25%; text-align: center;">Paragraph</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">a)</td> <td style="vertical-align: top;">the name and address of the applicant.</td> <td style="vertical-align: top;"> Yes Paragraph 1 of the s48 notice details the name and address of the applicant. </td> <td style="vertical-align: top;">b)</td> <td style="vertical-align: top;"> a statement that the applicant intends to make an application for development consent to the Secretary of State Yes Paragraph 1 of the s48 notice states that the applicant proposes to apply to the Secretary of State (via the Planning Inspectorate). </td> </tr> </tbody> </table>					Information	Paragraph	Information	Paragraph	a)	the name and address of the applicant.	Yes Paragraph 1 of the s48 notice details the name and address of the applicant.	b)	a statement that the applicant intends to make an application for development consent to the Secretary of State Yes Paragraph 1 of the s48 notice states that the applicant proposes to apply to the Secretary of State (via the Planning Inspectorate).
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a)	the name and address of the applicant.	Yes Paragraph 1 of the s48 notice details the name and address of the applicant.	b)	a statement that the applicant intends to make an application for development consent to the Secretary of State Yes Paragraph 1 of the s48 notice states that the applicant proposes to apply to the Secretary of State (via the Planning Inspectorate).									

c)	a statement as to whether the application is EIA development	<p>Yes</p> <p>Paragraph 2 of the s48 notice states that the application is EIA development.</p>	d)	a summary of the main proposals, specifying the location or route of the proposed development	<p>Yes</p> <p>Paragraph 3 of the s48 notice summarises the main proposals, specifying the location of the proposed development.</p>
e)	<p>a statement that the documents, plans and maps were available on a website maintained by or on behalf of the applicant. The statement must include:</p> <ul style="list-style-type: none"> • the nature and location of the proposed development • the address of the website • the place on the website • a telephone number which can be used to contact the applicant for enquiries in relation to the documents, plans and maps 	<p>Yes</p> <p>Paragraph 4 of the s48 notice covers the availability of the documents for inspection.</p>	f)	the latest date on which those documents, plans and maps will be available for inspection	<p>Yes</p> <p>Paragraph 4 of the s48 notice details the latest date. The documents were available for inspection from 23 September 2025 to 4 November 2025.</p>

g)	whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge	<p>Yes</p> <p>Paragraph 5 of the s48 notice details the charges. Documents were available free of charge on the applicant's website, and on memory stick and were inspected at specified public locations. A cost of 50p per A4 sheet, 75p per A3 sheet and a charge of £5 per large plan for paper copies was identified.</p>	h)	details of how to respond to the publicity	<p>Yes</p> <p>Paragraph 6 of the s48 notice details how to respond.</p>
i)	a deadline for receipt of those responses by the applicant, being not less than 28 days following the date when the notice is last published	<p>Yes</p> <p>Paragraph 6 of the s48 notice gave the deadline for receipt of</p>			

		<p>responses. The deadline given was 4 November 2025, which provided 42 days from 23 September</p>	
21	<p>Are there any observations in respect of the s48 notice provided above?</p> <p>s48 notices were only published once, for 1 week, in local papers.</p> <p>Box 19 of the Applicant's section 55 Checklist (appendix 2) states:</p> <p>"In finalising the application for submission, the Applicant became aware that unfortunately section 48 notices were only published for one week in hard copy local newspapers. The Applicant understands that this is a technical breach of s48 of the 2008 Act and the APFP Regulations..."</p>		
22	<p>Has a copy of the s48 notice been sent to the EIA consultation bodies and to any person notified to the applicant in accordance with regulation 13 of the EIA regulations?</p>	<p>Yes</p> <p>A copy of the s48 notice was sent to the EIA consultation bodies as part of the s42 consultation, as confirmed in paragraph 7.3.18 of the Consultation Report (Doc 5.1). This is also confirmed in box 14 of the Application Form (Doc 1.1).</p> <p>A sample of the s42 consultation letter provided at appendix 33 of the Consultation Report (Doc 5.1K) confirms a copy of the s48 notice was enclosed.</p>	
<p>s49: Duty to take account of responses to consultation and publicity</p>			

23	<p>Has the applicant had regard to any relevant responses to the s42, s47 and s48 consultation?</p>	<p>Yes</p> <p>Paragraph 7.4 and appendices 20 and 35 of the Consultation Report (Doc 5.1) sets out how the applicant had regard to the consultation responses received; including whether or not responses led to changes to the application.</p> <p>The actions informed by the consultation responses appear to be reflected in the final form of the application as submitted. Where a particular response has not led to a change in the application, it is sufficiently clear that regard was had to it.</p>
<p>S50(3) Regard to guidance about pre-application procedure</p>		
24	<p>To what extent has the applicant had regard to statutory guidance ‘Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects’?</p> <p>The Planning Inspectorate must have regard to the extent to which the applicant has had regard to guidance issued under s50.</p>	<p>Paragraph 1.4.1 of the Consultation Report (Doc 5.1) states that the applicant has had regard to all relevant statutory guidance.</p> <p>The applicant submitted an adequacy of consultation milestone statement on 07 November 2025. The applicant has demonstrated that it has had regard to the advice issued by The Planning Inspectorate in relation to the statement in table 11 of the Consultation Report (Doc 5.1) and appendix 21 of the Consultation Report (Doc 5.1I).</p> <p>Having reviewed the application, The Planning Inspectorate is satisfied that the applicant has identified and had regard to the relevant statutory guidance.</p>
25	<p>Summary: Section 55(3)(e)</p>	<p>In considering the application, the Secretary of State noted that the application did not fully comply with the publicity requirements of section 48 of the Act and Regulation 4(2)(a) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.</p> <p>Notwithstanding this, and having regard to the specific circumstances of this case, including the applicant’s clear intent to comply with the statutory consultation framework and the consultation activity otherwise undertaken,</p>

		the Secretary of State has decided, on balance, to accept the application for examination.
s55(3)(f) and s55(5A): The application (including accompaniments) achieves a satisfactory standard having regard to the extent to which it complies with section 37(3) (form and contents of application) and with any standards set under section 37(5) and follows any applicable guidance under section 37(4)		
26	<p>Is it made in the prescribed form as set out in schedule 2 of the APFP regulations, and does it include:</p> <ul style="list-style-type: none"> • a brief statement which explains why it falls within the remit of The Planning Inspectorate; and • a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme? 	<p>Yes</p> <p>Box 4 of the Application Form (Doc 1.1) explains why the development falls within the remit of The Planning Inspectorate.</p> <p>Box 5 of the Application Form (Doc 1.1) provides a brief non-technical description of the site and section 6 provides the location of the proposed development.</p> <p>A Location Plan (Doc 2.4) has been provided.</p>
27	Is it accompanied by a consultation report?	<p>Yes</p> <p>The application is accompanied by a Consultation Report (Doc 5.1) and Consultation Report appendices (Doc 5.1A to 5.1J).</p>
28	In accordance with regulation 5(4) of the APFP regulations, where a plan comprises three or more separate sheets, has a key plan been provided showing the relationship between the different sheets?	<p>Yes</p>
29	Is it accompanied by the documents and information set out in APFP regulation 5(2)?	The documents and information required by APFP regulation 5(2) are set out in the documents and locations within the application as listed below:
<p>Information Document</p>		<p>Information Document</p>

a)	Where applicable, an environmental statement required under the EIA regulations and any scoping or screening opinions or directions	Environmental Statement <ul style="list-style-type: none"> - Chapters 1 to 17 (Docs 6.1 to 6.17) - Associated figures and appendices - Non-technical summary (Doc 6.30) Scoping Report (Doc 6.31) Scoping Opinion Response (Doc 6.32)	b)	a draft development consent order (DCO)	Draft DCO (Doc 3.1)
	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)		Is this of a satisfactory standard?	Yes
c)	An explanatory memorandum explaining the purpose and effect of provisions in the draft DCO	Explanatory Memorandum (Doc 3.2)	d)	Where applicable, a book of reference	Book of Reference (Doc 4.3)
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes
e)	A copy of any flood risk assessment	Flood Risk Assessment (Doc 9.2)	f)	A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental Protection Act 1990 (statutory nuisances)	Statutory Nuisance Statement (Doc 5.2)

				and if so, how the applicant proposes to mitigate or limit them	
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes
h)	A statement of reasons and a funding statement (where the application involves any compulsory acquisition)	Statement of Reasons (Doc 4.1) Funding Statement (Doc 4.2)	i)	A land plan identifying: <ul style="list-style-type: none"> • the land required for, or affected by, the proposed development • where applicable, any land over which it is proposed to exercise powers of compulsory acquisition or any rights to use land • any land in relation to which it is proposed to extinguish easements, servitudes and other private rights; and • any special category land and replacement land 	Land Plans (Doc 2.1 and 2.1A to 2.1J).

	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes (with minor discrepancies, see Box 30).
j)	<p>A works plan showing, in relation to existing features:</p> <ul style="list-style-type: none"> the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; and the limits within which the development and works may be carried out and any limits of deviation provided for in the draft DCO 	Works Plans (Doc 2.2 and 2.2A to 2.2J).	k)	Where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation	Access and Rights of Way Plans (Doc 2.3, 2.3A and 2.3H).
	Is this of a satisfactory standard?	Yes (with minor discrepancies, see Box 30).		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in box 30)
l)	<p>Where applicable, a plan with accompanying information identifying:</p> <ul style="list-style-type: none"> any statutory or non-statutory sites 	<p><u>Statutory and non-statutory features of nature conservation importance:</u></p> <p>Environmental Statement (ES) Figure 7.3 Environmental Designations and Features (Doc</p>	m)	Where applicable, a plan with accompanying information identifying any statutory or non-statutory sites or	Environmental Statement (ES) Figure 7.3 Environmental Designations and Features includes Conservation

<p>or features of nature conservation, for example sites of geological or landscape importance</p> <ul style="list-style-type: none"> • habitats of protected species, important habitats or other diversity features; and • water bodies in a river basin management plan; <p>together with an assessment of any effects on such sites, features, habitats or bodies likely to be caused by the proposed development</p>	<p>6.7H) (includes ancient woodlands, Sites of Special Scientific Interest and Local Nature Reserves)</p> <p><u>Features of landscape importance:</u></p> <p>ES Figure 7.4 Landscape Character National and County (Doc 6.7H) and;</p> <p>ES Figure 7.5 Landscape Character District (Doc 6.7H)</p> <p><u>Habitats of protected species, important habitats or other diversity features:</u></p> <p>ES Appendix 6.1 Ecological Appraisal Report Figures 1a to 1e (Doc 6.6A)</p> <p><u>Waterbodies in a river basin management plan:</u></p> <p>ES Figure 9.7 Receptors (Doc 6.9M)</p> <p>ES Appendix 9.5 Water Framework Directive Assessment Figure 1 (Doc 6.9E)</p> <p><u>Assessment of effects on sites, features, habitats or bodies:</u></p> <p>ES Chapter 6 Ecology including arboriculture (Doc 6.6)</p>	<p>features of the historic environment, (for example scheduled monuments, world heritage sites, listed buildings, archaeological sites and registered battlefields) together with an assessment of any effects on such sites, features or structures likely to be caused by the proposed development</p>	<p>Areas, Parks and Gardens and Listed Buildings (Doc 6.7H)</p> <p>ES Figure 7.6 Landscape Character – Historic (Doc 6.7H)</p> <p>ES Figure 10.1 Archaeology Receptors (Doc 6.10J)</p> <p>Environmental Statement Figure 10.2 Built Heritage Receptors (Doc 6.10J)</p> <p><u>An assessment of any effects on such sites, features or structures:</u></p> <p>ES Chapter 10 Heritage – Built and Archaeology (Doc 6.10)</p>
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		<p>ES Chapter 7 Landscape and Visual Impact Assessment (Doc 6.7)</p> <p>ES Chapter 9 Water Environment (Doc 6.9)</p>			
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes
n)	Where applicable, a plan with any accompanying information identifying any Crown land	n/a	o)	Any other plans, drawings and sections necessary to describe the development consent proposal showing details of design, external appearance, and the preferred layout of buildings, structures, drainage, surface water management, means of vehicular and pedestrian access, any car parking and landscaping	<p>Parameters Plan (Doc 2.5)</p> <p>Illustrative Masterplan (Doc 2.6)</p> <p>Highways Plans (Docs 2.7 and 2.7A to 2.7V)</p> <p>Highway Classification Plans (Docs 2.8 and 2.8A to 2.8E)</p> <p>Traffic Regulation Plans (Docs 2.9 and 2.9A to 2.9E)</p> <p>Speed Limit Plans (Docs 2.10 and 2.10A to 2.10F)</p> <p>Rail Plans (Docs 2.11A to 2.11D)</p> <p>Bridge Plans (Docs 2.12 and 2.12A to 2.12I)</p>

				Tree and Hedgerow Retention and Removal Plans (Doc 2.15 and 2.15A to 2.15J) Demolition Plans (Docs 2.17A and 2.17B)
	Is this of a satisfactory standard?	n/a		Are they of a satisfactory standard? Yes (with minor discrepancies as noted in box 30)
p)	Any of the documents prescribed by regulation 6 of the APFP regulations	Bridge Plans Overview Plan (Doc 2.12) Bridge Plans M40 - A43 Northbound M40 Overbridge (Bridge 12) (Doc 2.12C) Bridge Plans M40 J10 Northbound Culvert (Bridge 13) (Doc 2.12FB) Bridge Plans M40 J10 NB & A43 Southbound Gantry (Structures B, C & I) (Doc 2.12I)	q)	Any other documents considered necessary to support the application Market Analysis Report (Doc 7.1) Rail Report (Doc 7.2A) GB Rail Freight Supporting Statement (Doc 7.2B) GB Rail Freight Capacity Report (Doc 7.2C) PINS Commitments Tracker (Doc 7.3) Equalities Impact Statement (Doc 7.4)

		Highways Plans GA Key Plan and Sheets (Docs 2.7 and 2.7A, B, C, F, G, H, N, O, P, Q, R)		
	Are they of a satisfactory standard?	Yes		Are they of a satisfactory standard? Yes (with minor discrepancies as noted in box 30)
30	Are there any observations in respect of the documents provided at box 29 (a) to (q) above?			
	<p>Plans and drawings</p> <p>Document 2.11A Railway Plans Illustrative General Arrangement has no north point. Also, the plan notes, in red, “See document 2.11c for unit sidings long section”. Document 2.11B appears to be the correct reference.</p> <p>Document 2.11D Illustrative Rail Terminal Plan does not contain any notes or legend. It also shows two scales in the bottom right-hand corner (“1:2000 (P)” and “1:400 (XS)) with no explanation of what they relate to.</p> <p>Document 2.1A Land Plan Sheet 1 of 10: the details on the inset plans do not match the details provided on the main plan. For example, in Inset 1.2, the land identified for acquisition to the north-west and south-east of the roundabout is not shown, neither is the hatching along the B4100. The inset plans need to accurately reflect the details on the main plan, including a brief note to explain the “either/or” status of sheet 1.2 (Work 16A on inset 1.2 on Works Plan Sheet 1 of 10).</p> <p>Consultation Report appendices (Doc 5.1K)</p> <p>Appendix 32 is either mistitled or missing.</p> <p>Table of Environment Agency comments appears out of place between appendix 35 and 36.</p> <p>Appendix 36 includes s48 notices advertised in local newspapers. The notices and newspaper front pages are incorrectly ordered.</p> <p>Design Approach Document - Highways Design Approach (Doc 5.5C)</p> <p>Figures 4.3 and 4.5 to 4.9 appear to be missing from the document.</p> <p>Environmental Statement</p>			

	<p>The Planning Inspectorate’s Scoping Opinion (Doc 6.32) is incorrectly titled “Scoping Opinion Response”.</p> <p>Document 6.2D There appear to be two documents. One is an appendix with no identifying document number or title on the cover sheet: it contains two appendices which should be retitled as annexes to avoid confusion. Page 38 of this document is effectively a duplicate and should be deleted to avoid confusion. The other is listed as an appendix to this appendix. It has no cover sheet and duplicates information in the first document.</p> <p>Document 6.6C Appendix 6.3 Bat Report and Document 6.16A Appendix 16.1 appear to be missing.</p> <p>Document 6.9E Water Framework Directive Assessment contains two figures labelled ‘Figure 1’.</p> <p>Equalities Impact Statement (Doc 7.4)</p> <p>The document is titled both ‘Equality Impact Statement’ and ‘Equalities Impact Statement’; the former is most appropriate. The author’s title page is marked ‘DRAFT’. The document incorrectly labels the Examining Authority as a decision maker.</p> <p>Section 51 advice has been issued to the applicant and is available to view on the Find a National Infrastructure Project website: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/tr050008</p>	
31	<p>In accordance with regulation 5(2)(g) of the APFP regulations, is the application accompanied by a report identifying any European site(s) to which regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994 applies; or any Ramsar site(s), which may be affected by the proposed development, together with sufficient information that will enable the Secretary of State to make an appropriate assessment of the implications for the site if required by regulation 48(1)?</p>	<p>Yes</p> <p>A Habitats Regulations Assessment (HRA) report is provided: ES Appendix 6.10: Shadow Habitats Regulations Assessment (Doc 6.6J)</p> <p>The HRA Report identifies relevant European sites and the likely effects on those sites. It is considered that the information provided in the report is adequate for acceptance.</p> <p>Note: The Examining Authority will be able to ask questions during the examination. This may result in additional information being required to inform the HRA Report and the competent authority. Depending upon the type and availability of information required it may not be possible to obtain this during the statutory timetable of the examination.</p>

32	In accordance with regulation 5(2)(r) of the APFP regulations, if requested by The Planning Inspectorate, have two paper copies of the application form and other supporting documents and plans been provided?	No hard copies requested.
33	Has the applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance'?	<p>Yes</p> <p>Box 33 of the Applicant's section 55 checklist (Appendix 2) explains how the applicant has had regard to statutory guidance on the application form.</p> <p>The Planning Inspectorate is satisfied that the applicant has demonstrated regard to the guidance principles.</p>
34	Summary - s55(3)(f) and s55(5A)	<p>The Planning Inspectorate concludes that the application (including accompaniments) has been prepared to a standard that it considers satisfactory.</p> <p>In respect of the discrepancies identified in box 30 of this checklist, to help facilitate an efficient and effective examination of the application s51 advice has been provided to the applicant in conjunction with the decision to accept the application. That advice is published on the Find a National Infrastructure Project website, here: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR050008.</p>
The Infrastructure Planning (Fees) Regulations 2010		
Pre-application fee		

35	<p>Were all pre-application fees paid before the application was made?</p> <p>Pre-application services for which a fee can be charged is defined in regulation 2A(8) and includes services listed within schedule 1 of the Infrastructure Planning (Fees) Regulations 2010. Fees for pre-application services apply to all proposed applications, from the inception meeting. These fees must be paid within 28 days of the notice. If the applicant fails to pay the fee within 28 days, The Planning Inspectorate will not provide the applicant with any further pre-application services or take any further steps in relation to the proposed application.</p>	<p>The fees for providing the applicant with standard pre-application services were received on 29 May 2025 and 30 October 2025; before the application was made.</p>
Fees to accompany an application		
36	<p>Was the fee paid at the same time that the application was made?</p> <p>The Planning Inspectorate must charge the applicant a fee in respect of the decision by the Planning Inspectorate under section 55 of the PA2008. If the applicant fails to pay the fee, The Planning Inspectorate need not consider the application until payment is received. The fee must be paid at the same time that the application is made</p>	<p>The fee was received on 06 March 2026; before the application was made.</p>

Role	Electronic signature	Date
Case Manager	Matthew Sheard	27 April 2026
Acceptance Inspector	Guy Rigby	27 April 2026