

The Planning Inspectorate
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Date: 22 May 2026

Our Ref:

Direct:

Email:

Sent electronically only: OxfordshireSRFI@planninginspectorate.gov.uk

Dear Sirs

Planning Act 2008 (as amended)
Oxfordshire Railfreight Limited

Application pursuant to section 37 for a Development Consent Order in respect of the construction of a Strategic Rail Freight Interchange, highways and associated development, referred to as The Oxfordshire Strategic Rail Freight Interchange and Highways Order 202X

Applicant's Response to S51 Advice

On behalf of the Applicant, Oxfordshire Railfreight Limited, please find enclosed:

1. **Appendix 1:** the Applicant's Response to the S51 advice given on Acceptance (advice dated 28 April 2026);
2. **Appendix 2:** A table of updated documents. Although the Applicant's Response to the S51 advice details all of the amendments which have been made to the various, updated submission documents, we considered that it would be helpful to provide a separate list of these documents summarising the reason for their submission.
3. Document 1.5 Navigation Document: This is a new document which details the live and superseded application documents. The Applicant will update the document on an ongoing basis and submit a version at each deadline, so that it is clear which documents are relevant for the Examination.
4. Updated and new documents as referred to in the Applicant's Response to s51 Advice and listed in the Navigation Document.

We trust the above and enclosed submissions deal satisfactorily with the advice issued on Acceptance and will be of assistance to the Examining Authority. However, please do not hesitate to contact Laura-Beth Hutton if you require any further information.

Yours faithfully

Eversheds Sutherland (International) LLP

Enclosures

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APPENDIX 1

Response to S51 Advice

OxSRFI – Applicant’s Response to PINS S51 Advice on Acceptance

Item	S51 Advice	Applicant’s Response
Section 51 Advice Letter		
1.	<p>Environmental Statement</p> <p>Environmental Statement ES Appendix 6.1 Ecological Appraisal Report (Doc 6.6A) was submitted marked ‘confidential’. Although the document contains some sensitive environmental information (regarding Schedule 1 birds and badger setts), considering the Inspectorate’s obligations under the Environment Information Regulations, it would be appropriate for those specific pieces of information to be redacted, rather than marking the entire document as confidential.</p> <p>We request a version of this document be provided with the ‘confidential’ title removed before the relevant representation period opens. The Inspectorate will redact and publish according to our redaction policy.</p>	<p>The Ecological Appraisal Report (ES Appendix 6.1) has been amended as suggested with the ‘confidential’ references removed. The Applicant understands that any redactions required will be undertaken by the Inspectorate in advance of the document being published.</p>
2.	<p>Consultation Report and appendices</p> <p>The applicant is advised to include cover pages for all appendices, for consistency and to aid comprehension and searchability. For example, document 5.1K has no cover pages separating appendices, whereas document 5.1I does.</p>	<p>Document 5.1K - Consultation Report Appendices 31-44 has been updated to include cover pages for each appendix. New Appendix 44 (s44 lists for Stage 1 and 2) has also been included as per the comment below with the Consultation Report (Document 5.1) updated to reflect this.</p> <p>In addition to the above, please also note the following amendments to the Consultation Report and its appendices:</p> <ul style="list-style-type: none"> • Consultation Report (Document 5.1) – presentational changes to paragraphs and formatting have been made to incorporate inclusion of the s44 lists, and with additional presentational errors corrected for ease of review and searchability. • Example s42/43/44 letters for Stage 1 and Stage 2 have also been added to Appendix 11 (part of Document 5.1D – with a new Document 5.1D included as part of this submission) and Appendix 33 (part of Document 5.1K).

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		<ul style="list-style-type: none"> Appendix 28b (Document 5.1I) which showed the Stage 2 'Plan of posters displayed on and in the close vicinity of the OxSRFI Application Site for the exhibition events', was missing from the submission and this has now been included as part of an updated Document 5.1I. <p>See also point 4d below.</p>
And	<p>Paragraph 7.1.2 of the report states 'The list of those consulted under s44 is not included due to Data Protection requirements.' These are not the Inspectorate's requirements and are inconsistent with other recently accepted applications, such as East Pye Solar and Lime Down Solar Project. The applicant is encouraged to review their decision to not include their list of s44 consultees.</p>	<p>The Applicant has now appended the s44 consultee lists to the updated version of the Consultation Report and made the appropriate amendments to the text within the Report (Document 5.1) to reflect this. New Appendix 44 has been inserted.</p>
3.	<p>Book of Reference</p> <p>It is suggested the applicant add a column to Part 1 of the Book of Reference (BoR) (Doc 4.3) cross-referring articles in the DCO to each related plot, as can be seen in the BoR for Portishead Branch Line - MetroWest Phase 1.</p>	<p>As indicated to the Planning Inspectorate case team on 30 April, the Applicant does not propose to amend the Book of Reference in this instance. The Applicant had amended the Book of Reference in accordance with feedback provided by the Planning Inspectorate in response to the draft documentation submission in November 2025, by adding to column two clarity in respect of the description of powers sought over each plot. Addition of article numbers is considered to be potentially problematic in the event that the article numbers are amended before the Order is made (if it is made).</p> <p>Furthermore, the Introduction to the Book of Reference sets out which articles of the DCO apply to which land (and this is also explained in the Statement of Reasons). For ease of reference, this is copied below. This can be cross-referenced with column (2) in Parts 1, 2 and 3 of the Book of Reference which describes the extent, description and situation of land or right to be acquired as one of the following:</p> <ul style="list-style-type: none"> No compulsory acquisition powers sought; Permanent acquisition of all interests; Acquisition of rights; Acquisition of rights and restrictions; Temporary use. <p>Extract from Book of Reference:</p>

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		<p><i>"1.19 Land shown shaded pink on the Land Plans is proposed to be subject to the compulsory acquisition of the freehold, leasehold, tenant and/or occupier interests as well as the acquisition of existing rights pursuant to articles 26 and 29 of the draft DCO. This land will also be subject to the general powers in Part 5 of the draft DCO such as the power to override private rights where they are inconsistent with the authorised development.</i></p> <p><i>1.20 Land shown shaded blue on the Land Plans is proposed to be subject to the compulsory creation of new rights pursuant to article 29 of the draft DCO and if necessary, this land will also be subject to the general powers in Part 5 of the draft DCO such as the power to override private rights where they are inconsistent with the authorised development.</i></p> <p><i>1.21 Land shown tinted yellow on the Land Plans is proposed to be subject to powers of temporary possession pursuant to article 35 of the DCO.</i></p> <p><i>1.22 Land shown tinted green on the Land Plans is proposed to be subject only to the powers to acquire existing rights pursuant to article 29 of the draft DCO or to override third party rights or powers to extinguish, suspend or interfere with any third party rights pursuant to articles 30 and 31 of the draft DCO.</i></p> <p><i>1.23 As explained at paragraph 1.10 above, land shown hatched black on the Land Plans is not proposed to be subject to any compulsory acquisition powers."</i></p>
Appendix A to Section 51 Advice Letter – amendments and minor errors and omissions		
4.	<p>Minor errors and omissions</p> <p>There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist, which require consideration by the applicant.</p>	See responses 4 a – g below to the matters raised in box 30 of the acceptance checklist.
a.	Plans and drawings	Document 2.11A has been amended to:

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	<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>	<ul style="list-style-type: none"> • add a north point • change the reference to 2.11C to 2.11B within the red text on the drawing • remove reference to an internal file path at the bottom of the plan <p>The plan is now revision P04. This will need to be updated in Schedule 16 (Certified Documents) of the DCO. The Applicant will make this change when a revised DCO is submitted during the Examination.</p>
b.	<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 2.11D has been amended to:</p> <ul style="list-style-type: none"> • add notes and a legend • retain reference to scale 1:2000 only • remove reference to an internal file path at the bottom of the plan <p>The plan is now revision P03. This will need to be updated in Schedule 16 (Certified Documents) of the DCO. The Applicant will make this change when a revised DCO is submitted during the Examination.</p>
c.	<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>Sheet 1.2 on Sheet 1 of the land plans shows the land affected if Work No. 16A is delivered instead of Works Nos. 16 and 17. It is not intended to be identical to the details on the main plan. The Applicant agrees that a note is required to explain and this has now been added to the plan.</p>
d.	<p>Consultation Report appendices (Doc 5.1K) Appendix 32 is either mistitled or missing.</p>	<p>Document 5.1K – consistent with the response to item 2 above, the Applicant has addressed any presentational issues and an identified missing section within an amended Document 5.1K have been provided. This comprises:</p>

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	<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>	<ul style="list-style-type: none"> the mis-titled Appendix 32 has been corrected along with the re-ordering of the Environment Agency comments to now be included clearly within Appendix 35; a missing section within Appendix 35 was the joint OCC/CDC comments and this has now been included; other general presentational issues within Appendix 35 have been amended for ease of review by the reader (i.e., removal of blank pages and tracked changes from an example consultation letter); order of cover pages and notices within Appendix 36 corrected; S44 list – new Appendix 44 has been added further to Item 2 to include the s44 lists.
e.	<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>Document 5.5A (Highways Design Approach) has been updated to include the missing Figures within the document.</p>
f.	<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>The Applicant apologises for the omission of some appendices and has addressed these comments as follows:</p> <ul style="list-style-type: none"> Document 6.32 (Scoping Opinion) – this document has been updated to correct the title of the document to be 'Scoping Opinion'. Document 6.2D (ES Appendix 2.4 Alternative Sites Assessment) – the appendices were submitted twice in error (the document titled on the PINS website as '6.2D ES Appendix 2.4 Alternative Sites Assessment – Appendix' was provided in error). Please note the two appendices to Document 6.2D are already included within the pdf file and for ease of reference these have been re-titled as Annex 1 and Annex 2. APP-191 can therefore be replaced with this updated document. The duplicate page (page 42) has been deleted. The front cover for Document 6.2D has also been updated for consistency in line with the cover used on documents for the DCO submission. Document 6.6C (ES Appendix 6.3 Bat Report) Bat Report – this document has been added to the updated submission.

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		<ul style="list-style-type: none"> Document 6.16A (ES Appendix 16.1 Cumulative Effects Assessment Matrices) – this document has been added to the updated submission Document 6.9E (ES Appendix 9.5 Water Framework Directive Assessment WFDA) – the two figures labelled as Figure 1 have been re-labelled to Figure 1a and Figure 1b.
g.	<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>The Equality Impact Statement (Document 7.4) has been amended to ensure consistency in terms of the document title. The Applicant has also removed the 'draft' reference, and the incorrect reference in the introduction section to the ExA as the decision-maker has been corrected.</p> <p>As suggested at item 24 below, paragraph numbers have also been added.</p>
5.	<p>The Inspectorate advises all documents should include a document control sheet; they are necessary to be able to track changes to documents during examination. It should be noted that an author's/supplier's document issue record, for example in document 6.11F, is not sufficient. The document control sheet should appear immediately after the cover sheet.</p>	<p>As per the Applicant's email to the Planning Inspectorate case team dated 30 April 2026, the Applicant will include a document control sheet with any documents that are updated throughout examination (and has done so for documents submitted with this submission) but is not re-submitting all application documents to include a control sheet at this stage.</p> <p>It is noted that this approach appears to be considered acceptable by the Inspectorate.</p>
6.	<p>Contents sheets across the application should show page numbers and be hyperlinked to the relevant section; this is necessary due to the size of some documents and for accessibility.</p>	<p>As per the Applicant's email to the Planning Inspectorate case team dated 30 April 2026, the Applicant notes that this has not been required on many recent and live applications and considers it could be problematic to include hyperlinks in documents which are likely to be updated numerous times. Further, it has limited value for documents that has separate appendices (and which by their nature tend to be the larger documents) because hyperlinking is only possible within one pdf/document which often has to be split for PINS submissions due to file size.</p>

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		<p>For the reasons above, the Applicant does not propose to adopt hyperlinks. It is noted that this approach appears to be considered acceptable by the Inspectorate.</p>
7.	<p>A document's revision history prior to the submission of the application is irrelevant to the examination. For example, the Land Plan Key Plan (Doc 2.1) is titled and includes a revision number within the document of 'v8.0'. All document version/revision numbers should be reset at the point of submission. We request all documents be updated to reflect this.</p>	<p>As per the Applicant's email to the Planning Inspectorate case team dated 30 April 2026, revisions were deliberately kept in sequence from consultation versions in order to avoid confusion for those (including key stakeholders) who reviewed earlier revisions during and after consultation. Those revisions are cross-referenced in various application documents and, for certified documents, listed in Sch 16 of the dDCO. To update those cross-references would not only be time consuming and, in our view unnecessary, but more importantly could cause confusion to now revert to v1 after submission.</p> <p>It is noted that this approach appears to be considered acceptable by the Inspectorate.</p>
8.	<p>Unless both a clean and tracked change version of a document is submitted to the Inspectorate, we expect all documents to be clean; free of tracked changes, comments, and draft watermarks, for example. The applicant is advised to review their application and resubmit clean versions of documents where 'working' copies have been unintentionally submitted; for example, ES appendix 15.5 Carbon Management Plan (Doc 6.15E) contains editing comments.</p>	<p>This is noted and the Applicant apologises for the submission of some draft documents in error. The Applicant has reviewed the documents within the submission and has provided clean versions of the following documents:</p> <ul style="list-style-type: none"> • Document 6.6K (ES Appendix 6.11 HMMP) – tracked comments have been removed from the document. • Document 6.14 (ES Chapter 14 – Soil Resources and Agricultural Land) tracked comments removed from the document. • Document 6.15E (ES Appendix 15.5 – Carbon Management Plan) – tracked comments removed from the document. • Document 5.1K (Consultation Report Appendices 31-43) a tracked change and comment has been removed within an example consultation letter. <p>Please also see Item 9 below.</p>

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9.	<p>The application should be reviewed to ensure all necessary documents and components of documents, such as appendices, figures, and tables, have been submitted for examination. Examples of missing documents and components can be found in Box 30 of the s55 checklist.</p>	<p>The Applicant has reviewed the application and provides the following with this submission:</p> <ul style="list-style-type: none"> • Document 5.1I (Consultation Report Appendices 21-29) has been updated within Appendix 28b to include missing plans showing the locations of site notices for the Stage 2 consultation (see also Item 2). • Document 5.1K (Consultation Report Appendices 31-44) updated to include missing comments from consultees within Appendix 35 (see also Item 4d). • Document 5.4C (Planning Statement Appendix 3) has been updated to include Appendix A. • Document 6.2A (ES Appendix 2.1 Highways Works Overview Plan) cover added to the drawing 'Highways Works Overview Plan' • Document 6.2B (ES Appendix 2.2 Footway Cycleway Rights of Way Strategy Overview) cover added to the drawing 'Footway Cycleway Rights of Way Strategy Overview'. • Document 6.5 (ES Chapter 5 – Noise and Vibration) highlight within the document removed. • Document 6.5M (ES Appendix 5.13 – Operational Noise Calculations) highlights within the document removed • Document 6.6D (ES Appendix 6.4 GCN Report) covers for Appendices A and D within Document 6.6D have been included. • Document 6.6G (ES Appendix 6.7 Butterfly Survey Report) updated to include figure 12 which was missing from Document 6.6G. • Document 6.6I.01 (ES Appendix 6.9 BNG Report – Report, Appendix A and Figures) – Document 6.6I.01 updated to include all figures. The Document is also now titled as Part 1 of 2 to help

Item	S51 Advice	Applicant's Response
		<p>differ it from the Statutory Metric Calculation Tool which is provided as Part 2 of 2.</p> <ul style="list-style-type: none"> • Document 6.6I.02 (ES Appendix 6.9 BNG Report – Appendix B (Statutory Metric Calculation Tool)) – Document is now titled as Part 2 of 2 to help differ it from the main Report, Appendix A and Figures which are included as Part 1 of 2. • Document 6.6J (ES Appendix 6.10 sHRA) – Appendix A cover added within the document. • Document 6.6K (ES Appendix 6.11 HMMP) – tracked comments have been removed from the document. • Document 6.9B (ES Appendix 9.2 – FRA) – old site boundaries have been updated within the document. • Document 6.9C (ES Appendix 9.3 – SDS-Main Site) – old site boundaries have been updated within the document. • Document 6.9D (ES Appendix 9.3 – SDS-Offsite and Highways) – old site boundaries have been updated within the document. • Document 6.11I (ES Appendix 11.9 – Ardley Trackways Note) the latest red line for the Application Site is now included within the document. • Document 6.11J (ES Appendix 11.10 – Jurassic Rock Exposure Note) the latest red line for the Application Site is now included within the document. • Document 6.14 (ES Chapter 14 – Soil Resources and Agricultural Land) tracked comments removed from the document.
10.	The Planning Inspectorate's Scoping Opinion (Doc 6.32) is incorrectly titled "Scoping Opinion Response". This is misleading, as it implies that it is the applicant's response to the Scoping Opinion, and should be amended.	As per item 5.f above, this correction has been made.

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11.	ES Appendix 3.1 Transport Assessment (Doc 6.3A) is eleven separate documents. They need to be referenced separately, for example '6.3A01'.	<p>The document numbers for ES Appendix 3.1 Transport Assessment (TA) have been amended with each part of the TA now having its own document number as set out below:</p> <ul style="list-style-type: none"> • Document 6.3A.01 - ES Appendix 3.1 Transport Assessment - part 1 of 11 – TA Report and Appendix 1 • Document 6.3A.02 - ES Appendix 3.1 Transport Assessment - part 2 of 11 - Appendices 2 - 9 • Document 6.3A.03 - ES Appendix 3.1 Transport Assessment - part 3 of 11 - Appendices 10 -13 • Document 6.3A.04 - ES Appendix 3.1 Transport Assessment - part 4 of 11 - Appendix 14 – BTM Forecasting Report - App J • Document 6.3A.05 - ES Appendix 3.1 Transport Assessment - part 5 of 11 - Appendix 14 - App K -App P • Document 6.3A.06 - ES Appendix 3.1 Transport Assessment - part 6 of 11 - Appendix 14 - App Q - App CC • Document 6.3A.07 - ES Appendix 3.1 Transport Assessment - part 7 of 11 - Appendices 15 - 23 • Document 6.3A.08 - ES Appendix 3.1 Transport Assessment - part 8 of 11 - Appendices 24 - 26 • Document 6.3A.09 - ES Appendix 3.1 Transport Assessment - part 9 of 11 - Appendices 27 - 34 • Document 6.3A.10 - ES Appendix 3.1 Transport Assessment - part 10 of 11 - Appendices 35 - 43 • Document 6.3A.11 - ES Appendix 3.1 Transport Assessment - part 11 of 11 - Appendices 44 - 76 <p>Please also note that for ES Appendix 3.1 Part 11 – now Document 6.3A.11 – appendix covers for Appendices 45 and 59 were missing and these have now been included.</p>
12.	It would benefit the reader for plans, in particular the Land Plans and Works Plans, to be submitted as single documents, rather than separating each sheet of the plans into individual documents.	The Works and Land Plans are submitted as single files rather than a separate pdf for each sheet. The Applicant assumes that the individual sheets will now be marked as superseded in the Examination Library.
13.	The Land Plan Key Plan (Doc 2.1) shows dashed purple lines which are missing from the legend. The legend should be updated to describe the dashed purple lines, as it does for the red and black	The Land Plan Key Plan has been amended so that the overall presentation style matches those for the other key plans (inclusive of addressing the comments made below on the other key plans). In so

Item	S51 Advice	Applicant's Response
	lines. Also, the red line would benefit from being more distinct, to aid visibility.	<p>doing the presentational points raised in the s51 advice have been addressed.</p> <p>The Applicant has also amended the Land Plan Key Plan so that it only refers to insets 1.1, 9.1 and 9.2. This is because these insets show an area of land outwith the land shown on the main part of the relevant plan.</p> <p>The other insets, which are not referenced on the Land Plan Key Plan, provide an extract of part of the land at a larger scale within the main part of the relevant plan, for example, where it would otherwise be difficult to see the detail. By way of example, please see Land Plan 2.1A with inset 1.2.</p>
14.	The Works Plan Key Plan (Doc 2.2) is orientated with north pointing to the left of the plan. This is different from the orientation of the individual sheets which have north pointing to the top of the sheets. It is also different from the Land Plan where the key and all sheets have north pointing to the top. It would be of considerable assistance to the reader for the Works Plan Key Plan to be orientated in the same way as the individual sheets. The applicant is encouraged to check that all key plans have north pointing to the top of the sheet.	The Works Plan Key Plan has been reorientated, as have all other key plans (save for the Land Plan Key Plan which did not need reorienting but that has been reformatted as noted above).
15.	It would greatly assist the reader if the Location Plan (Order Limits) (Doc 2.4) and any other plans showed road numbers and labelled the railways, particularly the Chiltern Main Line and the former Ardley rail station.	<p>The legend "Site of former Ardley railway station" has been added to the Location Plan (Order Limits) (Doc 2.4) and all of the Key Plans. The Location Plan (Order Limits) (Doc 2.4) has also been updated to clearly label road numbers, railways and place names.</p> <p>Whilst many of the Key Plans did already show road numbers and railway names, the Applicant has checked that this is consistent across all the plans.</p>
16.	The wording in respect of land shaded blue on the Land Plan appears to be different on the Land Plan, the Statement of Reasons and the Funding Statement. It would greatly assist the reader's understanding if the wording were clear and consistent.	The Applicant has reviewed this and the wording on the Land Plans has been updated and now states: 'Acquisition and/or creation of rights and/or imposition of restrictive covenants'. The updated Land Plans series accompanies this submission.

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17.	The Parameters Plan (Doc 2.5) file takes a long time to open due to its size. Consideration should be given to supplying a low-resolution version, as has been done with the Location Plan (Order Limits) (Doc 2.4). Also, consideration should be given to a more varied palette, for example to make the cross hatched areas of strategic mounding and hardstanding/hard landscaping/parking easier to distinguish.	<p>The Applicant has updated the Parameters Plan as follows:</p> <ul style="list-style-type: none"> Amended the cross-hatched area of 'hardstanding / hard landscaping / parking', within the Central Hub to make it easier to distinguish from the cross-hatched area of 'strategic mounding'. The resolution has been slightly reduced but maintained at a suitable level to retain the quality of the plan (any further reductions in resolution would negatively impact the quality of the plan).
18.	Documents 2.8A to 2.8E Highway Classification Plan Sheets 01 to 05: the label on the legend should include reference to the relevant schedule(s) in the DCO as is the case with documents 2.9A to 2.9E. The document could be improved by adding all road numbers and names.	Reference to Schedule 7 has been added into the legend of these plans. The individual sheets did already provide labels showing the road numbers and the like but the Key Plan has been amended as noted above.
19.	Sheet 04 of the Speed Limit Plan (Doc 2.10D) contains inset 4.1. This inset is a considerable distance from and not associated with the remainder of sheet 4 on the key plan, so a note explaining this on the inset on sheet 4 would be helpful. The relative orientations of the key plan and the inset do not help the reader - please refer to the advice concerning north points. On the key plan (Doc 2.10), presumably the note for inset 5.2 document 2.10E should refer to sheet 5 rather than sheet 4.	<p>In inset 4.1 of Sheet 04 of the Speed Limit Plan (Doc 2.10D) clear reference to M40 J9 has been added.</p> <p>The orientation of the Key Plan has been amended as noted above.</p> <p>On the Key Plan the reference to Sheet 4 inset 5.2 has been corrected to Sheet 5 inset 5.2.</p>
20.	Plan series 2.14 (Listed Building Plans) needs to have Listed Building Plans explicitly stated on each plan, in the same way as for example Works Plan and Land Plan.	<p>The title box for all drawings within the Document series 2.14 have updated as follows:</p> <ul style="list-style-type: none"> Listed building added to the front of each drawing title; The Order year amended to be '202X' rather than 2026; Drawing status is updated to be 'DCO Submission'.
21.	Plan 2.16B (Central Hub Site Plan As Proposed) shows a wildlife pond (T) but this does not appear on for example the illustrative masterplan (Doc 2.6) which would benefit from labelling of buildings and other areas such as the Central Hub and the Chiltern Mainline railway. Please check all plans to ensure that details are consistent between them and that there is sufficient labelling to	<p>The Applicant has updated the Illustrative Masterplan (Document 2.6) as follows:</p> <ul style="list-style-type: none"> Pond added to the Central Hub area to reflect the Central Hub Site Plan As Proposed (Document 2.16B). Additional labelling of buildings and other areas included.

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	<p>identify all pertinent buildings, roads, railways and other relevant features.</p>	
22.	<p>Guide to the Application</p> <p>This is a useful document: however, as the examination progresses, it will help considerably if appendix 1 becomes a separate, self-contained navigation document with its own document revision history sheet. This navigation document should preferably be an A4 document for ease of reference, be capable of revision at each deadline, and be updated as required throughout the examination. It should include a section for new documents generated during the examination and show, preferably using strikethrough and shading, the latest version and any documents which are superseded, so as to give an up to date picture of the latest position at any point in the examination and at the close. For each document, as well as details of the document number, reference and title and whether it is a certified document, it needs to show the revision number, the version (whether latest or obsolete), the submission deadline and date, and the Examination Library (EL) reference (once known). It will help considerably during the course of the examination if, when a document is revised, both a tracked and a clean version are provided. These are effectively different documents and will be given different PINS examination library references. The Navigation Document (Doc 1.4) from the Lower Thames Crossing DCO application (PINS EL references REP1-002, REP10-003) is suggested by way of example.</p>	<p>The Applicant had intended to create a live application document tracker and has prepared a 'Navigation Document' to effect this – please see Document 1.5 which accompanies this submission.</p>
23.	<p>Equalities Impact Statement</p> <p>The document should be formatted with paragraph numbers to aid referencing.</p>	<p>As referred to above at item 4g, the Applicant has amended the Equality Impact Assessment to include paragraph numbers.</p>

APPENDIX 2

Table of updated documents

Table of Document Changes in Response to S51 Advice dated 28 April 2026

Document number	Document title	Reason for update
2.1	Land Plan Key Plan	<ul style="list-style-type: none"> • The Key Plan has been changed so that it corresponds with the Works Plan Key Plan in terms of layout. • The Key Plan now only refers to insets 1.1, 9.1 and 9.2. • The legend "Site of former Ardley railway station" has been added to the Key Plan.
2.1A	Land Plan Sheet 01	<ul style="list-style-type: none"> • In respect of Land Plan Sheet 01, a note has been added to the legend explaining the relationship between Works Nos. 16, 16A and 17; • The Land Plans have also been submitted as single PDF; • The description of the blue land has been changed to: 'Acquisition and/or creation of rights and/or imposition of restrictive covenants'.
2.1B	Land Plan Sheet 02	
2.1C	Land Plan Sheet 03	
2.1D	Land Plan Sheet 04	
2.1E	Land Plan Sheet 05	
2.1F	Land Plan Sheet 06	
2.1G	Land Plan Sheet 07	
2.1H	Land Plan Sheet 08	
2.1I	Land Plan Sheet 09	
2.1J	Land Plan Sheet 10	
2.2	Works Plan Key Plan	

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Document number	Document title	Reason for update
2.2A	Works Plan Sheet 01	<ul style="list-style-type: none"> The Works Plans have been resubmitted as a single PDF – individual sheets (other than the Key Plan) remain as per the Application submission. The Key Plan has been reorientated and the legend “Site of former Ardley railway station” has been added to the Key Plan.
2.2B	Works Plan Sheet 02	
2.2C	Works Plan Sheet 03	
2.2D	Works Plan Sheet 04	
2.2E	Works Plan Sheet 05	
2.2F	Works Plan Sheet 06	
2.2G	Works Plan Sheet 07	
2.2H	Works Plan Sheet 08	
2.2I	Works Plan Sheet 09	
2.2J	Works Plan Sheet 10	
2.3	Access plan and Rights of Way plan Key Plan	
2.4	Locations Plan Order Limits	<ul style="list-style-type: none"> The legend “Site of former Ardley railway station” has been added; Updated to label road numbers, railways and place names.
2.4	Location Plan Order Limits (low res)	
2.5	Parameters Plan	<ul style="list-style-type: none"> Amended the cross-hatched area of ‘hardstanding / hard landscaping / parking’, within the Central Hub to make it

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Document number	Document title	Reason for update
		<p>easier to distinguish from the cross-hatched area of 'strategic mounding';</p> <ul style="list-style-type: none"> The resolution has been slightly reduced.
2.6	Illustrative Masterplan	<ul style="list-style-type: none"> Pond added to the Central Hub area to reflect the Central Hub Site Plan As Proposed (Document 2.16B); Additional labelling of buildings and other areas included.
2.8	Highway Classification Plans Key Plan	The legend "Site of former Ardley railway station" has been added to the Key Plan.
2.8A	Highway Classification Plans Sheet 01	Reference to 'Schedule 7' has been added to the legend.
2.8B	Highway Classification Plans Sheet 02	
2.8C	Highway Classification Plans Sheet 03	
2.8D	Highway Classification Plans Sheet 04	
2.8E	Highway Classification Plans Sheet 05	
2.9	Traffic Regulation Plans Key Plan	The legend "Site of former Ardley railway station" has been added to the Key Plan.

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Document number	Document title	Reason for update
2.10	Speed Limit Plans Key Plan	<ul style="list-style-type: none"> • The legend "Site of former Ardley railway station" has been added to the Key Plan; • The reference to Sheet 4 inset 5.2 has been corrected to Sheet 5 inset 5.2.
2.10D	Speed Limit Plans Sheet 04	In inset 4.1 of Sheet 04 of the Speed Limit Plan (Doc 2.10D) clear reference to M40 J9 has been added.
2.11A	Rail Plan General Arrangement	<p>Plan amended to:</p> <ul style="list-style-type: none"> • Add a North point; • Change the reference to 2.11C to 2.11B within the red text on the drawing; • Remove reference to an internal file path at the bottom of the plan.
2.11D	Illustrative Rail Terminal Plan	<p>Amended as follows:</p> <ul style="list-style-type: none"> • Add notes and a legend; • Retain reference to scale 1:2000 only; • Remove reference to an internal file path at the bottom of the plan.

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Document number	Document title	Reason for update
2.14A	Listed Building Plans Existing Ground Floor Plan	The title box for all drawings within the Document series 2.14 have updated as follows: <ul style="list-style-type: none"> • Listed building added to the front of each drawing title; • The Order year amended to be '202X' rather than 2026; • Drawing status is updated to be 'DCO Submission'.
2.14B	Listed Building Plans Existing Roof Floor Plan	
2.14C	Listed Building Plans Long Section Existing	
2.14D	Listed Building Plans Short Section Existing	
2.14E	Listed Building Plans South Elevation Existing	
2.14F	Listed Building Plans North Elevation Existing	
2.14G	Listed Building Plans East Elevation Existing	
2.14H	Listed Building Plans West Elevation Existing	
2.14I	Listed Building Plans Ground Floor Proposed	
2.14J	Listed Building Plans Proposed Roof Plan	

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Document number	Document title	Reason for update
2.14K	Listed Building Plans Long Section Proposed	
2.14L	Listed Building Plans Short Section Proposed	
2.14M	Listed Building Plans South Elevation Proposed	
2.14N	Listed Building Plans North Elevation Proposed	
2.14O	Listed Building Plans East Elevation Proposed	
2.14P	Listed Building Plans West Elevation Proposed	
5.1	Consultation Report	
5.1D	Consultation Report Appendices 5-12	Example s42/43/44 letters for Stage 1 and Stage 2 have also been added to Appendix 11 (part of Document 5.1D – with a new Document 5.1D included as part of this submission).
5.1I	Consultation Report Appendices 21-29	Missing Stage 2 plans identifying locations of posters displayed on and in

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Document number	Document title	Reason for update
		the close vicinity of the OxSRFI Application Site for the exhibition events, now included at Appendix 28b.
5.1K	Consultation Report Appendices 31–44	<ul style="list-style-type: none"> • Cover sheets added; • Track change and comment removed from example consultation letters; • Appendix 32 correctly titled; • Missing consultee comments and re-ordering of comments for ease of presentation (all within Appendix 35); • New Appendix 44 added to include s44 lists.
5.4C	Planning Statement Appendix 3 Passenger Rail Station Note	Updated to include Appendix A.
5.5C	Design Approach Document – Highways Design Approach	Updated to include missing Figures 4.3 and 4.5 to 4.9.
6.5	ES Chapter 5: Noise and Vibration	Highlight removed from document.
6.14	ES Chapter 14 Soil Resources and Agricultural Land	Comments removed from document.
6.2A	ES Appendix 2.1 Highways Works Overview Plan	Cover sheet added.

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Document number	Document title	Reason for update
6.2B	ES Appendix 2.2 Footway, Cycleway, Rights of Way Strategy Overview	Cover sheet added.
6.2D	ES Appendix 2.4 Alternative Sites Assessment	<ul style="list-style-type: none"> • The appendices within have been re-titled as Annex 1 and Annex 2; • The duplicate page (page 42) has been deleted; • The front cover has been updated for consistency in line with the cover used on documents for the DCO submission; • Please also note that the Appendix to this document which was submitted separately with the Application is contained within this Document and therefore APP-191 can be replaced with this updated document.
6.3A.01	ES Appendix 3.1 Transport Assessment – part 1 of 11 – TA Report and Appendix 1	The document numbers of the Transport Assessment have been amended with each part now having its own document number.
6.3A.02	ES Appendix 3.1 Transport Assessment – part 2 of 11 – Appendices 2 – 9	

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Document number	Document title	Reason for update
6.3A.03	ES Appendix 3.1 Transport Assessment – part 3 of 11 – Appendices 10 – 13	For ES Appendix 3.1 Part 11 (now Document 6.3A.11) missing appendix covers for Appendices 45 and 59 have been included.
6.3A.04	ES Appendix 3.1 Transport Assessment – part 4 of 11 – Appendix 14 – BTM Forecasting Report – App J	
6.3A.05	ES Appendix 3.1 Transport Assessment – part 5 of 11 – Appendix 14 – App K – App P	
6.3A.06	ES Appendix 3.1 Transport Assessment – part 6 of 11 – Appendix 14 – App Q – App CC	
6.3A.07	ES Appendix 3.1 Transport Assessment – part 7 of 11 – Appendices 15 – 23	
6.3A.08	ES Appendix 3.1 Transport Assessment – part 8 of 11 – Appendices 24 – 26	
6.3A.09	ES Appendix 3.1 Transport Assessment – part 9 of 11 – Appendices 27 – 34	
6.3A.10	ES Appendix 3.1 Transport Assessment – part 10 of 11 – Appendices 35 – 43	

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Document number	Document title	Reason for update
6.3A.11	ES Appendix 3.1 Transport Assessment – part 11 of 11 – Appendices 44 – 76	
6.5	ES Chapter 5 Noise and Vibration	Highlight removed.
6.5M	ES Appendix 5.13 Operation Noise Predictions	Highlights removed.
6.6A	ES Appendix 6.1 Ecological Appraisal Report	'Confidential' title removed as requested by the Planning Inspectorate in its s51 advice.
6.6D	ES Appendix 6.4 GCN Report	Cover sheets added for Appendices A and D.
6.6G	ES Appendix 6.7 Butterfly Survey Report	Figure 12 added.
6.6I.01	ES Appendix 6.9 Part 1 of 2 Biodiversity Net Gain Assessment Report, App A and Figures	<ul style="list-style-type: none"> • Updated to include all figures; • The Document is also now titled as Part 1 of 2 to help differ it from the Statutory Metric Calculation Tool which is provided as Part 2 of 2.
6.6I.02	ES Appendix 6.9 Part 2 of 2 Statutory Metric Calculation Tool	Amended to be titled Part 2 of 2 to help differ it from the main Report, Appendix A and Figures which are included as Part 1 of 2.
6.6J	ES Appendix 6.10 Shadow Habitats Regulation Assessment	<ul style="list-style-type: none"> • Cover sheet added; • Tracked changes removed.

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Document number	Document title	Reason for update
6.6K	ES Appendix 6.11 Habitat Management and Monitoring Plan – HMMP	Comments removed from document.
6.9B	ES Appendix 9.2 Flood Risk Assessment	Updated to use correct Order limits.
6.9C	ES Appendix 9.3 Sustainable Drainage Statement - Main Site	Old site boundaries have been updated within the document.
6.9D	ES Appendix 9.4 Sustainable Drainage Statement - Offsite and Highways	Old site boundaries have been updated within the document.
6.9E	ES Appendix 9.5 Water Framework Directive Assessment	The two figures labelled as Figure 1 have been re-labelled to Figure 1a and Figure 1b.
6.11I	ES Appendix 11.9 Ardley Trackways Technical Note	Updated to use correct Order limits.
6.11J	ES Appendix 11.10 Jurassic Rock Exposure Technical Note	Updated to use correct Order limits.
6.15E	ES Appendix 15.5 Carbon Management Plan	Comments removed from document.
6.32	ES Scoping Opinion	Document title updated to change the name from 'Scoping Opinion Response' to 'Scoping Opinion'.
7.4	Equality Impact Statement	<ul style="list-style-type: none"> Amended to ensure consistency in terms of the document title (change from 'Equalities' to 'Equality');

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Document number	Document title	Reason for update
		<ul style="list-style-type: none">• 'draft' reference has been removed;• Incorrect reference in the introduction section to the ExA as the decision-maker has been corrected;• Paragraph numbers have also been added.