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FAO The Examining Authority for the Oxfordshire Strategic Rail Freight Interchange and Highways Order Application
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Date: 13 October 2026
Your Ref: TR050008
Our Ref: [redacted]

[redacted]-sutherland.com

Sent electronically only via the Planning Inspectorate's 'Have your say' page

Dear Sirs

Application for The Oxfordshire Strategic Rail Freight Interchange and Highways Order Deadline 1

We refer to the letter dated 8 October 2026 issued by the Examining Authority (ExA) pursuant to Rules 8 and 9 of the Infrastructure Planning (Examination Procedure) Rules 2010 dealing with the Examination of the application for the Oxfordshire Strategic Rail Freight Interchange and Highways Order (the Rule 8 Letter (PD-007)). This letter outlines the submissions made by the Applicant at Deadline 1 of the Examination.

Applicant's Deadline 1 submissions

The Applicant encloses the following documents as tracked and clean versions where appropriate:

1. Updated DCO (Document 3.1), updated Explanatory Memorandum (Document 3.2) and a DCO Schedule of Changes (Document 3.5);

2. Updated draft Development Consent Obligations (Document 3.4). It should be noted that this updated draft includes the Applicant's amendments following interim responses from Cherwell District Council and Oxfordshire County Council and that discussions on the draft remain ongoing. Both Councils continue to seek instruction and the draft, including these Deadline 1 amendments, is not yet final or agreed;

3. Updated Land and Rights Negotiation Tracker (Document 4.4) in pdf and editable Microsoft Excel format;

4. Updated Other Consents and Licences Statement (Document 5.3) as indicated in the Applicant's Comments on Relevant Representations (Appendix B) (Document 9.1B/PDA-009);

5. Statement of Commonality (Document 10.1);

6. The Applicant's Comments on Relevant Representations submitted by Smith & Sons (Bletchington) Ltd (Document 10.2) which were not included in the Applicant's Comments on Relevant Representations submitted at Procedural Deadline A (Document 9.1/PDA-007);

7. The Applicant's Post Hearing Submissions including written summaries of the Applicant's oral submissions in ISH1, ISH2 and CAH1 (Document 10.3);

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8. The Applicant's updated draft itinerary for the Accompanied Site Inspection including those locations set out in Annex C of the Rule 8 Letter is attached to this letter at **Appendix 1**; and

9. Updated Document 1.5 Navigation Document detailing the relevant updated documentation – this document is submitted to explain the status of each document as proposed in the Applicant's Procedural Deadline A letter (PDA-001) and as requested in paragraph 6 of Annex B of the Rule 8 Letter.

Update on the proposed change application

The Applicant is pleased to confirm that discussions in respect of the land agreement required for the change to the ecological mitigation land (which the ExA will recall is the driver for the submission of all of the changes to be made so that the Applicant may submit a single change request to reduce the volume of documents that would otherwise be required should multiple change requests be needed), are progressing well and the Applicant still currently envisages being in a position to submit the formal change application request at Deadline 2. As promised during the initial hearings, the Applicant will notify the ExA immediately if that position changes.

Please do not hesitate to contact Laura-Beth Hutton whose contact details are at the top of this letter if you require any further information.

Yours faithfully

[redacted]

Eversheds Sutherland (International) LLP

Enclosures

Appendix 1

Applicant's Updated draft ASI Itinerary

~~Notes for suggested~~The Applicant's ~~ExA~~ Draft Accompanied Site ~~Visit~~ Inspection (ASI) itinerary

fpcr Environment and Design Ltd

DEADLINE 1: 13 ~~SEPTEMBER~~ OCTOBER 2026

The Applicant's proposed itinerary is set out below. This builds upon the first draft submitted at Procedural Deadline A [PDA-001] and incorporates the ExA's requested locations in the Rule 8 letter [PD-007]. The changes made to the route and plans are:

- Walking Route C extended to cover the full length of the Public Rights of Way within the Main Site
- Vehicle Route l: stop at the In-vessel composting facility added
- Vehicle Route m: potential stop at the site of the former Ardley station added

The Applicant notes that the following locations are subject to access and agreement with relevant parties. The Applicant will engage with these parties and keep the ExA updated as necessary.

- Walking Route B or Vehicle Route m: access to the site of the former Ardley station
- Walking Route D: access to the former Upper Heyford airfield
- Vehicle Route l: access to the In-vessel composting facility; and

The following should be read in conjunction with the accompanying marked up plans (2 No.).

Photo Viewpoints (VPs) and Photomontages (PMs) refer to those at Doc 6.7I (ES Figure 7.10) and Doc 6.7J (ES Figure 7.11) and located on Doc 6.7H (ES Figure 7.8a and 7.8b).

Meeting point: **Ardley with Fewcott Village Hall, Ardley Rd, Ardley, Bicester OX27 7PA.**

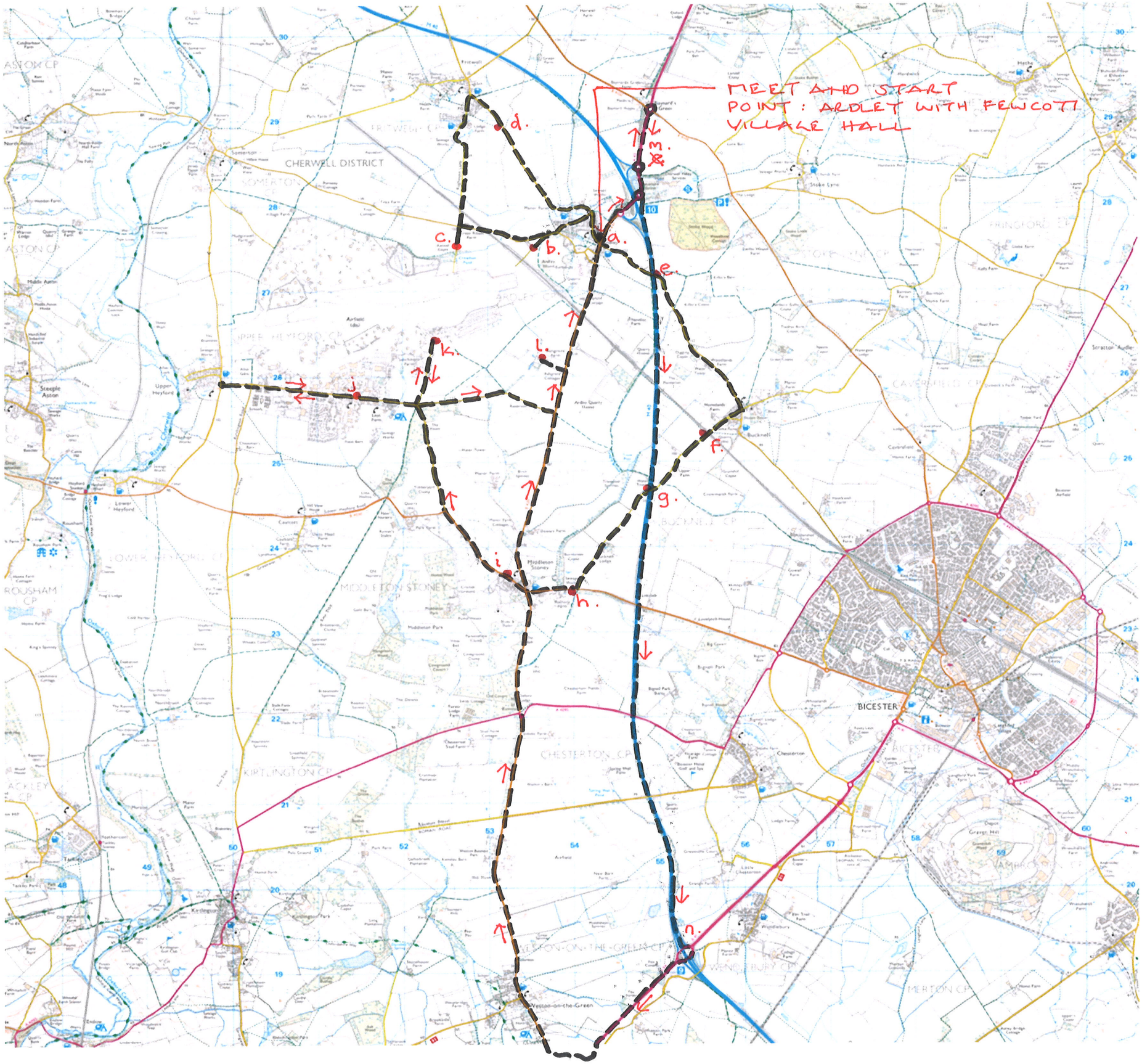
The Route and Notes are below. A plan of the Vehicle route (in black) and a plan of the ~~(~~Walking sections of the route (in red) ~~as per attached plan 2 of 2 are indicated below in Red):~~are appended.

Ref	Directions for visit	Features to be observed	Reason for suggested location
Walking Route (WR) A	North from Village Hall, past football ground to Public Rights of Way (PROW) on north eastern edge of Ardley.	Views towards Junction 10. Ref: VPs 39 and 40.	To understand likely nature of views towards Junction 10 from the northern edge of Ardley and the nature of existing woodland/ trees around this village edge and the road corridors.
	Return and walk south along Station Rd to the Church on Station Rd and then east of Station Rd on PROW. Return to Village Hall and vehicle.	Views from the Church at Ardley and views from Ardley towards the proposed Ardley Bypass VPs 6, 7 and 41 and PM7	To understand the likely nature of views towards the Main Site/ Scheme and the Ardley Bypass from the church and south eastern parts of Ardley.
Vehicular Route (VR) b	To Quarry Cottages		
WR B	From Quarry Cottages along track over rail line and return; then along PROW through Ardley Wood and along rail cutting and return to vehicle. Potential for access to the site of the Former Ardley Railway Station (subject to agreement with Network Rail which has been confirmed in principle for the ExA only on an accompanied basis – details to be finalised) ~~(NOTE; SEPARATE ACCESS FOR THE EXA TO THE STATION MAY BE AGREED WITH NETWORK RAIL)~~	Views of existing rail cutting and area for the proposed Rail Terminal/ Sidings and northerly rail connection to existing line. VPs 1 – 4 and PMs 2 & 3	To understand the likely nature of views towards the Main Site/ Scheme from Quarry Cottages, PROW, rail cutting and open areas within and around Ardley Wood and southern side of Ardley. Also to appreciate the general position/ extent of the Rail Terminal/ Sidings and related works and nature of the levels/ cutting for the rail related works.
VR c	Along Somerton Rd and stop on minor lane	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.
VR d	North to Fritwell and south along Fritwell Rd towards Ardley. Stop south east of settlement.	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).

Ref	Directions for visit	Features to be observed	Reason for suggested location
VR e	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 f	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 g	Continue south west 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 h	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 i	Pass through Middleton Stoney along B4030; cross junction with B430 and stop on north western edge of the settlement.	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 j	Along B4030 towards Heyford Park/ Upper Heyford. Stop at Heyford Park Centre	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.

Ref	Directions for visit	Features to be observed	Reason for suggested location
VR k	West along Camp Rd through Heyford Park to Upper Heyford (option to turnround/ view east from Village Hall). Return east along Camp Road and stop on Chilgrove Drive (western edge of main Site).	VPs 21 and 22	To view the ongoing Heyford Park development area and its general relationship to the Main Site and wider landscape. Chilgrove Drive on western boundary of the Main Site.
WR D	Walking route (subject to agreement/ access) across eastern part of the airfield to the centre of the runway 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 l	East along un-named road through Main Site to B430 and then Ashgrove Farm. Stop along route to view Ardley In-Vessel Composting Facility (access subject to agreement with owner of facility)	VPs 23 and 24 along the un-named 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.
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.

Ref	Directions for visit	Features to be observed	Reason for suggested location
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. Potential for access to the site of the Former Ardley Railway Station (subject to agreement with Network Rail which has been confirmed in principle for the ExA only on an accompanied basis – details to be finalised).~~No suggested stop.~~	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.
VR n	Leave M40 at Junction 9; head south west on A34 and leave at first turning on to B430 at Weston on the Green. Head north along B430 to Middleton Stoney and continue on to finish at Ardley with Fewcott Village Hall.	Junction 9 B430 principally from Middleton Stoney northwards VPs 25 and 33 and PM 33	To understand the general nature and character of the views towards the proposed development for road users travelling north along the B430 to Ardley.
End			



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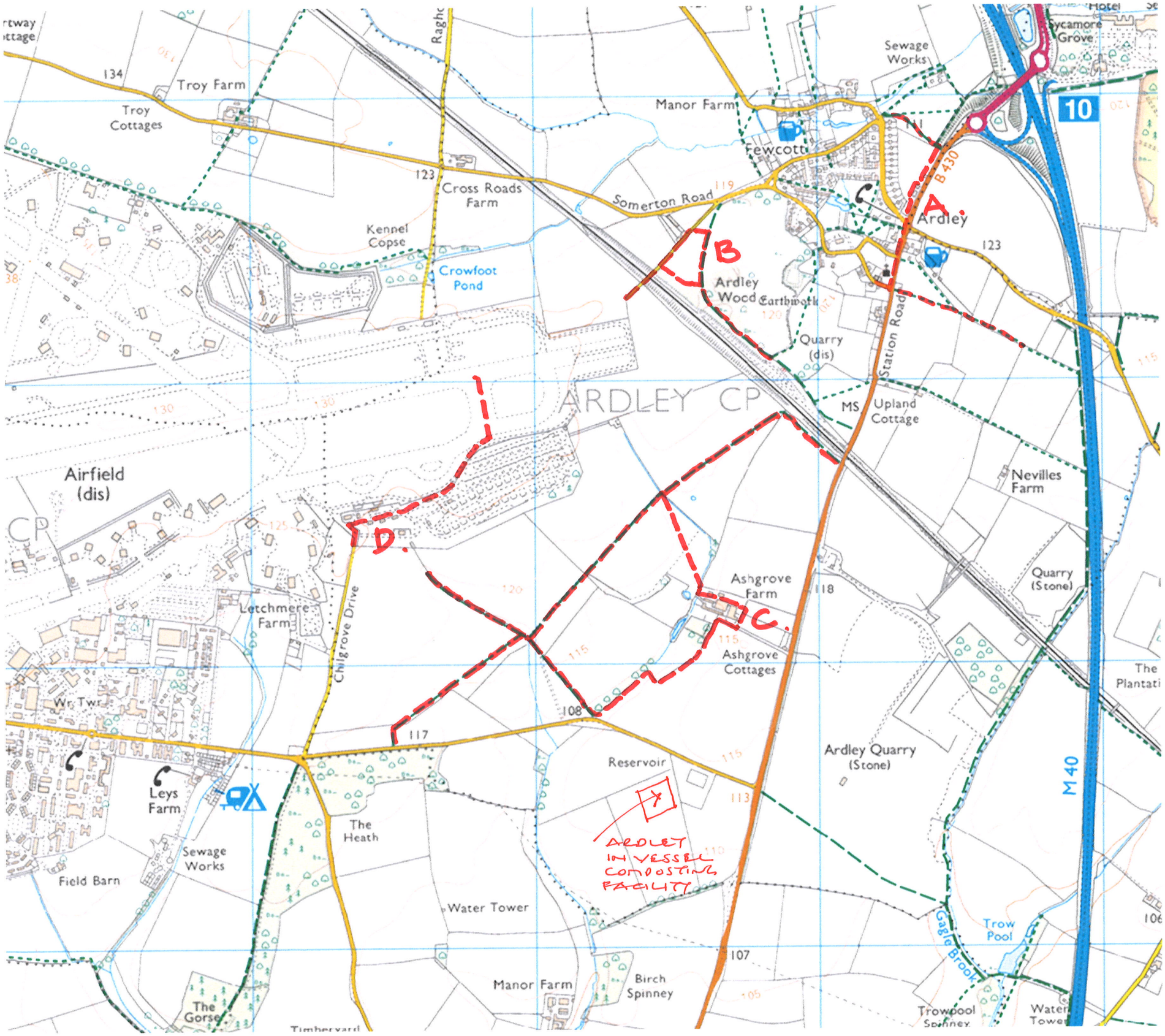
SUGGESTED SITE VISIT ITINERARY

11 SEPT 2026

SEE ACCOMPANYING PLAN AND NOTES.

--- VEHICULAR ROUTE.

PLAN 1 OF 2



OXSRF1

SUGGESTED SITE VISIT ITINERARY

11 SEPT 2026

UPDATED 12 OCTOBER 2026

SEE ACCOMPANYING PLAN AND NOTES

--- ON FOOT ROUTE

PLAN 2 OF 2.

VERSION 2.