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Date: 26 October 2026
Your Ref: TR050008
Our Ref: HUTTONL\347803-000004
Direct: [redacted]
Email: [redacted]

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 2

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). This letter outlines the submissions made by the Applicant at Deadline 2 of the Examination.

Applicant's Deadline 2 submissions

The Applicant encloses the following documents:

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

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

3. Statement of Commonality (Document 11.1);

4. The Change Report (Document 11.2) and associated documents relevant to the Applicant's Change Application. The Report contains a schedule which details all documents which are relevant/where a change has been made to reflect the changes and all documents are listed in the updated Navigation Document (Document 1.5);

5. The Applicant's Responses to ExQ1 (Document 11.3) and Appendices (Documents 11.3A, 11.3B and 11.3C);

6. The Applicant's Responses to other Parties' Comments on the dDCO (Document 11.4);

7. The Applicant's Responses to Written Representations (Document 11.5);

8. The Applicant's Responses to the Local Impact Report (Document 11.6) and Appendices (Documents 11.6A and 11.6B); and

9. Updated Document 1.5 Navigation Document detailing the relevant updated documentation.

[redacted]

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In addition, changes have been made to various other documents not related to the change application, either in response to other parties' comments, in response to ExQ1 or as indicated in various other Applicant's Deadline 1 and 2 submissions. A number of the documents submitted with the change application also pick up some of the changes (for example, the dDCO includes a number of changes, not only those relevant to the change application). The schedule at **Appendix 1** of this letter identifies those documents with a brief explanation of the reason for the 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

[redacted]

Appendix 1

Other documents submitted to address amendments/updates not relevant to the Change Application

[redacted]

Document/drawing	Applicant Document Number	Amendments (outside of those relevant to the change application which are detailed in the Change Report (Document 11.2))
Land Plans: • Key Plan • Sheet 02 • Sheet 05 • Sheet 09 • Sheet 10	2.1 2.1B 2.1E 2.1I 2.1J	Reduction of powers on plot 5/11 as per Land and Rights Negotiation Tracker update
Parameters Plan	2.5	Relevant changes as per ExQ1 (Document 11.3)
Illustrative Masterplan	2.6	Updates in response to comments from OCC and CDC
Components of Development Plan	2.13	Changes as per ExQ1 (Document 11.3)
Tree and Hedgerow Retention and Removal Plans Key Plan	2.15	Tree updates
Tree and Hedgerow Retention and Removal Plans Sheet 4	2.15D	Veteran tree updates as explained in the response to RR-109 from CPRE Oxfordshire.
Tree and Hedgerow Retention and Removal Plans Sheet 6	2.15F	Veteran tree updates as explained in the response to RR-109 from CPRE Oxfordshire.
Draft development consent order	3.1	Further amendments not related to the change application as explained the DCO Schedule of Changes (Document 3.5) including relevant changes as per ExQ1 (Document 11.3) and responses to Other Parties Comments on the dDCO (Document 11.4)
Explanatory memorandum	3.2	Updates to the Explanatory Memorandum to reflect the changes made to the draft DCO
Statement of Reasons	4.1	Updates to paragraph 7 and Appendix 1 Replacement LRN Tracker
Book of Reference	4.3	Plot description discrepancies Address/Party changes as per s59 certificate Utilities and title data review and updates
LRN Tracker	4.4	Updates on negotiations Addition of plots inadvertently omitted as explained in ExQ1 (Document 11.3)
Schedule of Changes to the Book of Reference	4.5	To describe the changes made to the Book of Reference at Deadline 2.
Planning Statement	5.4	Updates to description of SSSI references / other minor corrections.

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Document/drawing	Applicant Document Number	Amendments (outside of those relevant to the change application which are detailed in the Change Report (Document 11.2))
Planning Statement Appendix 2 NPS Policy Compliance Tracker	5.4B	To reflect updates to policy.
ES Addendum to reflect the revised mitigation and Order limit changes.	6.18	Specific replacement Chapters and Appendices which require more substantive changes (not covered in the ES Addendum), as listed below. Some of these relate to the Order limits but others reflect wider matters, which is explained below where relevant.
• Replacement full ES Chapter 6 Ecology including Arboriculture	6.6	Other changes to correctly capture commitments.
• Replacement full ES Chapter 10 Built Heritage and Archaeology	6.10	Updated in response to Historic England (HE) RR-058 to include the Turf Maze at Troy Farm Scheduled Ancient Monument and amend minor errors as highlighted by HE.
• Replacement full ES Chapter 11 Ground Conditions	6.9	New document provided to include PFAS and clarify groundwater receptors.
• ES Appendix 2.3 Construction Environmental Management Plan	6.2C	Various other updates following the Applicant's responses to RRs.
• ES Appendix 5.12 Operational Road Traffic Noise Predictions and Assessment	6.5L	With other minor corrections also updated.
• ES Appendix 6.1 Ecological Appraisal Report	6.6A	Reflecting tree survey updates further to ongoing dialogue with OCC and CDC.
• ES Appendix 6.8 Arboricultural Assessment	6.6H	To capture tree classification changes further to ongoing dialogue with OCC and CDC.
• ES Appendix 6.9 Biodiversity Net Gain Assessment (Part 1)	6.6I	Ecological mitigation, updates to tree plans and updates to BNG/HMMP assessments.
• ES Appendix 6.9 Statutory Metric Calculation Tool (Part 2a)	6.6I	Ecological mitigation, updates to tree plans and updates to BNG/HMMP assessments. Now divided into three parts to reflect updates to the latest metric (excel document cannot be merged).

Document/drawing	Applicant Document Number	Amendments (outside of those relevant to the change application which are detailed in the Change Report (Document 11.2))
• ES Appendix 6.9 Statutory Metric Calculation Tool (Part 2b)	6.6I	
• ES Appendix 6.9 Statutory Metric Calculation Tool (Part 2c)	6.6I	
• ES Appendix 6.10 Shadow Habitats Regulation Assessment	6.6J	Ecological mitigation, updates to tree plans and updates to BNG/HMMP assessments.
• ES Appendix 6.11 Habitat Management and Monitoring Plan – HMMP	6.6K	Updates to correctly capture commitments.
• ES Appendix 7.4 Zone of Theoretical Visibility - Operation and Construction Stages	6.7D	Updated further to ongoing dialogue with OCC and CDC and in response to ExQ1 (Document 11.3).
• ES Figure 7.11 Photomontages and Visualisations	6.7J	Updated further to ongoing dialogue with OCC and CDC and in response to ExQ1 (Document 11.3).
• ES Appendix 9.2 Flood Risk Assessment	6.9B.01	Additional information added to the FRA and appendices (hydraulic modelling) to address EA comments. Now in two parts due to file size.
• ES Appendix 9.2 Flood Risk Assessment	6.9B.02	Additional information added to address EA comments (RR-042) and ongoing dialogue.
• ES Appendix 9.3 Sustainable Drainage Statement - Main Site	6.9C	Updates to the foul section of the report and associated drawing to remove the erroneous inclusion of the historic potential for the foul drainage outfall to Ardley. Report updated to acknowledge that OCC have recently updated their own guidance. Following ExQ1.
• ES Appendix 9.4 Sustainable Drainage Statement - Offsite and Highways	6.9D	Report updated to acknowledge that OCC have recently updated their own guidance. Report updated to reference climate change allowances to be applied to lower return period events (below the critical design event) at the request of OCC.

Document/drawing	Applicant Document Number	Amendments (outside of those relevant to the change application which are detailed in the Change Report (Document 11.2))
		For areas of existing highway, the calculation of the existing runoff rates will be provided for lower return periods to demonstrate compliance with OCC's request for 40% betterment to flows. Drainage design around J10 to be updated to account for a short section of Motorway to drain via the proposed attenuation.
• ES Appendix 9.5 Water Framework Directive Assessment	6.9E	Minor updates to address the Applicant's responses to RR comments regarding groundwater bodies.
• ES Appendix 10.9 Assessment of Setting and Significance (Troy Maze)	*6.10K*	Assessment of Troy Farm Maze (SM3) as requested by Natural England.
• ES Figure 10.1 Archaeology Receptors	6.10I	Includes Troy Farm Maze (SM3) on the plan as referred to in the updated ES Chapter.
• ES Appendix 11.8 National and Local Policy Extracts	6.11H	To reflect the latest NPPF (2026)
• ES Appendix 11.9 Ardley Trackways Technical Note	6.11I	Clarifications on items raised in response to ExQ1 (Document 11.3).
• ES Appendix 11.10 Jurassic Rock Exposure Technical Note	6.11J	Additional commentary and clarifications in response to ExQ1 (Document 11.3)
• ES Appendix 11.11 PFAS Contamination Technical Note	*6.11K*	In response to ExQ1 (Document 11.3) and further to discussions with the LPA
• ES Appendix 15.5 Carbon Management Plan	6.15E	Clarifications on items raised in response to ExQ1 (Document 11.3).
• ES Non-Technical Summary	6.30	Further minor updates reflecting other changes and corrections reflecting the ES Addendum, as well as the inclusion of a separate cumulative impacts section.

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