Planning Inspectorate

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The Applicant, all Interested Parties, Affected Persons, Category 3 Persons and Other Persons

Your Ref:

Our Ref: TR050008

Date: 24 November 2026

Dear Sir/ Madam

**Planning Act 2008**

**The Infrastructure Planning (Examination Procedure) Rules 2010 (as amended) – Rule 9**

**The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 – Regulations 4 to 19**

**Application by Oxfordshire Railfreight Limited for an Order granting Development Consent for the Oxfordshire Strategic Rail Freight Interchange - Request to Make Changes to the Original Application**

We are writing to inform you of the Procedural Decision made by the Examining Authority (ExA) following the applicant's request for the ExA to accept an amendment to the abovementioned Development Consent Order (DCO) application.

The applicant submitted a change application on 26 October 2026, the detail of which was set out in the applicant's Change Report [CR1-103]. This contained all of the information and referenced all of the documents submitted in support of the change application. These have been published under the 'Documents' tab on the project webpage and on the Examination Library.

This included updated versions of the:

- Land Plan Sheet 2 of 10 [CR1-002]
- Land Plan Sheet 5 of 10 [CR1-003]
- Land Plan Sheet 9 of 10 [CR1-004]
- Land Plan Sheet 10 of 10 [CR1-005]
- Statement of Reasons (clean and tracked) [CR1-041] and [CR1-042]
- Book of Reference (clean and tracked) [CR1-043] and [CR1-044]



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Further details on land right matters specifically in relation to Change 1 was submitted on 10 November 2026 [AS-094].

Summary of proposed changes

The proposed principal changes can be summarised as follows:

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| Change 1 - Ecological Mitigation Areas (Work Nos. 29 & 37) | • Remove plots 2/10, 2/4a and 2/5 from the mitigation area.<br>• Reduce the extent of plot 2/4.<br>• Add replacement mitigation land at plots 2/4b and 10/8. |
| Change 2 - A4095/B4030 Roundabout (Work No. 39) | • Applicant to directly deliver the roundabout works rather than relying primarily on a Section 106 contribution.<br>• Remove plots 9/12 and 9/21.<br>• Update supporting design information for the roundabout works. |
| Change 3 - Foul Sewer Outfall to Bicester (Work No. 35) | • Remove plot 9/34 from the Order limits.<br>• Amend proposed foul sewer connection to reflect updated information from Thames Water. |

The applicant also proposes a number of associated transport and access changes arising from discussions with Oxfordshire County Council (OCC) and consequential amendments resulting from the above listed principal changes. These are as follows:

- New traffic-calming gateway feature and revised speed limit arrangements on the Ardley to Bucknell Road.
- New and extended 20mph and 40mph speed limits on the Somerton-Ardley route.
- Removal of proposed private accesses AG and AK.
- Reduction of the proposed speed limit on the Bucknell-Bicester Road from 40mph to 30mph.
- Formalisation of a permissive pedestrian and cycle route through the Main Site to support active travel connectivity.

ExA's considerations

In accordance with step 5 of the relevant government guidance, the ExA has considered the applicant's change application, including the applicant's Change Report [CR1-103] which sets out the reasons for the changes, the consultation responses and any other representations made.

The question as to whether a change is material or not is for the ExA to determine. Based upon the information provided by the applicant, the ExA's view is that the proposed changes would be unlikely to result in any effects materially new or different from those reported in the Environmental Statement (ES), either alone or in combination. In addition, it is the ExA's view that the proposed changes are not so substantial, individually or cumulatively, that they would constitute a materially different project, or that they would lead to the project being different in nature or substance to that which was originally applied for.



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On this basis, the ExA concludes that the changes are non-material and they can be accepted into the examination.

With the exception of Change 1 (ecological mitigation), the ExA is satisfied that the proposed changes would not result in any greater extent of compulsory acquisition (CA) or temporary possession powers and thus would not engage the prescribed procedures of The Infrastructure Planning (Compulsory Acquisition) Regulations 2010.

In relation to Change 1 (ecological mitigation) in accordance with Regulation 6 of the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (the CA Regulations), the ExA (on behalf of the Secretary of State) has decided to accept the proposed provision for additional land as part of the application.

From the details provided, the ExA is aware that Change 1 was submitted at the request of the landowner and resulted in the removal of land (plots 2/10, 2/5 and 2/4a), the reduction of plot 2/4 and the addition of new land (plots 2/4b and 10/8).

The ExA notes that whilst the new land is within the same Land Registration Title as plot 2/4 and therefore the interests that were noted in the Book of Reference for plot 2/4 are also now included for the new plots 2/4b and 10/8, there are a number of additional third party interests. The ExA acknowledges that consultation notices were placed near that land during pre-application consultation, which related to general unknown interests, but consultation has not taken place specifically in relation to these new interests.

Consequently, the ExA considers that Change 1 triggers Regulations 5 to 19 (inclusive) of the CA Regulations. Irrespective of this, in accordance with Regulation 6 of the CA Regulations, the ExA considers that the proposed change can be accepted into the examination. In reaching this decision the ExA is satisfied that the change application complies with the requirements of Regulation 5 of the CA Regulations and has prepared a Regulation 5 ‘Proposed Provision’ Checklist in addition to this procedural decision, which is attached at Annex A of this letter.

The ExA therefore directs the applicant to carry out its duties under Regulations 7, 8 and 9 of the CA Regulations.

It is now the applicant’s responsibility to publicise the proposed changes that incorporate additional land in accordance with the CA Regulations. The applicant must advise the project case team of its proposed schedule as soon as possible, so that an appropriate form for making relevant representations about the proposed provision for the compulsory acquisition of additional rights over land can be made available on the project webpage of the National Infrastructure Planning website.

Timetable

As part of its submissions [AS-094], the applicant provided a timetable, for dealing with the necessary consultation. The timetable was based on the ExA accepting the proposed changes by 24 November 2026 and, if accepted:

- applicant’s notice to be issued on 25 November 2026 with deadline of 8 January 2027

- applicant to publish notices in newspapers pursuant to Regulation 8 with first local notice and both national notices around 3 December 2026 and second local notice around 10 December 2026, with deadline of 8 January 2027
- applicant to provide certificates of compliance for Regulation 9 by 22 January 2027

Having considered the applicant's proposed timetable, the ExA is satisfied that the proposed changes, in particular Change 1, can be examined within the timeframe of the current Examination, including the opportunity for written submissions and any oral representations to be made at any hearings that are required, along with the procedural requirements of the CA Regulations.

In compliance with Regulations 7, 8 and 9 of the CA Regulations, notifications should be carried out in accordance with the timescales set out in the applicant's suggested timetable [AS-094]. The ExA stresses the importance of meeting the above timescales, so to allow the examination to proceed promptly.

Further notification of changes

The applicant made reference during compulsory acquisition hearing 2 (CAH2) to a further change in relation to extending the 30mph limit along Camp Road following discussions with OCC.

The ExA welcomes the applicant's approach of pre-emptively highlighting the proposed change in this manner and takes the view that this proposed change falls within the broad description of changes to the draft DCO as articles are reviewed, drafting is improved, or requirements are developed. As such they are not such substantial changes that they would warrant a formal Change Request.

It should be noted that the acceptance of the proposed changes is made on the basis that all the processes can be completed in the required time prior to the close of the examination. If this is not achieved, then the ExA will not be in a position to take the change request into account in its recommendation report to the Secretary of State as it will not have complied with the relevant statutory procedures.

Please do not hesitate to contact the case team using the contact details at the start of this letter should you have any queries.

Yours faithfully

*Adrian Hunter*

**Adrian Hunter**

**Lead Member of the Examining Authority**

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**The Infrastructure Planning (Compulsory Acquisition) Regulations 2010**

**Oxfordshire Strategic Rail Freight Interchange proposed provision for the compulsory acquisition of additional land**

<table>
<tr><th colspan="4">Regulation 6(1)</th></tr>
<tr><td rowspan="2">Within 28 days (starting the day after receipt) the Secretary of State must decide whether or not to accept the proposed provision as part of the application.</td><td>Date received</td><td>28-day due date</td><td>Date of decision</td></tr>
<tr><td>26 October 2026</td><td>24 November 2026</td><td>24 November 2026</td></tr>
<tr><th>Regulation 6(2)</th><th colspan="3">Planning Inspectorate Comments</th></tr>
<tr><td colspan="4">Regulation 4 - Prescribed procedure for compulsory acquisition of land</td></tr>
<tr><td colspan="4">Regulations 5 to 19 prescribe the procedure for the purposes of the condition in subsection (4) of section 123 (land to which authorisation of compulsory acquisition can relate) and apply where—</td></tr>
<tr><td colspan="2">(a) it is proposed to include in an order granting development consent a provision authorising the compulsory acquisition of additional land;</td><td colspan="2">The change request application was received on 26 October 2026 and comprises the following changes:<br>1. Due to ongoing negotiations with a landowner, amendments to farmland bird mitigations and compensation has resulted in the removal of 3 parcels of land, reduction in the overall size of 1 parcel, and added additional land in the form of 2 new parcels.<br>2. Commit to undertaking Work No. 39 as part of the highway works as opposed to securing by means of a s106 agreement; removal of 2 plots and reduction of the Order Limits accordingly.<br>3. Removal of 1 plot of land from the Order Limits as no longer necessary for Work No. 35.<br>4. Multiple speed limit alterations, minor road and path changes, minor amendments related to highways and transport.</td></tr>
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| (b) a person with an interest in the additional land does not consent to the inclusion of the provision | The Change Report states certain parties were consulted on the proposed changes however does not include confirmation that all affected landowners were consulted or their positions. |
| **Summary – Regulation 4** | The proposed provision is one to which regulations 5 to 19 of The Infrastructure planning (Compulsory Acquisition) Regulations 2010 apply. |
| **Regulation 5 - Proposed Provision** | |
| The applicant must send to the Secretary of State details of the proposed provision which must— | |
| (a) be in the form of a book of reference or, where a book of reference has been submitted to the Secretary of State, a supplement to that book; | The applicant has submitted an updated Book of Reference |
| (b) be accompanied by—<br>(i) land plan identifying the land required as additional land, or affected by the proposed provision; and<br>(ii) a statement of reasons as to why the additional land is required and a statement to indicate how an order that contains the authorisation of the compulsory acquisition of the additional land is proposed to be funded. | i. Updated key plan and individual land plan sheets - 2, 5, 9, 10<br>ii. Updated Statement of Reasons<br><br>A funding statement was not submitted, but confirmation was provided AS-094 that the originally submitted Funding Statement remains the relevant document. |
| **Summary – Regulation 5** | A complete – rather than supplemental (as is permitted by Regulation) – updated Book of Reference was submitted.<br>Individually amended Land Plan sheets and an updated Statement of Reasons was submitted. |

| | | | |
|---|---|---|---|
| **Case Manager** | Matthew Sheard | ***Signed*** | *M Sheard* |
| | | **Date:** | 24 November 2026 |
| **Lead member of the Examining Authority** | Adrian Hunter | ***Signed*** | *Adrian Hunter* |
| | | **Date:** | 24 November 2026 |