GRID NORTH

Notes

1. All dimensions in metres unless noted otherwise. All levels in metres unless noted otherwise.

Key:

- Zone A Development Area
- Zone B Rail Freight Interchange and/or Development Area
- Zone C Rail Freight Interchange
- Zone D Central Hub (see Document series 2.14 and 2.16)
- Hardstanding, hard landscaping and parking
- Existing Central Hub track
- Rail Corridor (including rail line, sidings and associated landscape)
- Rail Corridor / Development Zones / Landscape / Green Infrastructure
- Landscape/Green Infrastructure (including strategic landscape mounding, sustainable drainage features, mixed habitats, biodiversity enhancements)
- Limits of deviation to the Landscape / Green Infrastructure corridor between Zone A4 and A5
- Existing woodland, trees, and planting to be retained
- Areas within which Strategic Mounding is to be provided
- 122.0 Strategic mounding heights (Above Ordnance Datum (AOD) (+/- 300mm)**(See Note 2)
- Highway Works (see Document series 2.7)
- Estate Roads and access to zones
- Secondary access, Public transport, cyclists, pedestrians and emergency access only
- See highway general arrangement drawings (see Document series 2.7)
- Limits of deviation to estate roads, access to zones and Highway Works
- Limits of deviation to rail line
- UR Existing Underground Reservoir
- Areas for Development Signage
- Existing buildings to be retained

Fewcott
Ardley
Ardley Wood
Zone A1
Zone A2
Zone A3
Zone A4a
Zone A4b
Zone A4c
Zone A5
Zone B
Zone C
Zone D
UR
Landfill (Deposit)
Ardley Energy Recovery Facility
Dewars Farm Quarry
The Heath

Schedule of Development Parameters

Development Zone		Number of Building Units	Maximum Development Floor Space per Zone (in m2)	Minimum Finished Floor Level (ffl) (in m Above Ordnance Datum)	Maximum Building Height measured to roof ridge / highest point (in m Above Ordnance Datum)
Zone A1		1 to 6	100,000	110.6	133.4
Zone A2		1 to 4	100,000	112.1	137.6
Zone A3		1 to 4	100,000	114.1	139.6
Zone A4 (a,b,c)		2 to 10	320,000	116.6	
	Zone A4a				142.6
	Zone A4b				138.1
	Zone A4c				135.6
Zone A5		1 to 6	140,000	114.1	139.6
Zone B	Buildings	1 to 4	25,000	110.0	132.6
	Yard	N/A	N/A	110.0	126.4
Maximum Total Floor Space Zone A&B * (See Note 1)			603,850		
Zone C	Buildings	1 to 4	2,500	110.0	126.4
	Yard	N/A	N/A	110.0	126.4
	Cranes	N/A	N/A	110.0	130.0
Zone D		See Central Hub Drawings (see Document series 2.14 & 2.16)			

***Note 1:** The Maximum Total Floor Space Zones A & B is the maximum floor space (excluding mezzanine space) that will be developed across Zones A & B, notwithstanding that the maximum floor space stated for each Zone A1 to A5 & Zone B combined would exceed this figure i.e. it is the overall floor space cap for Zones A & B as a whole, excluding mezzanine floor space. In addition to this total floor space figure, up to 201,283 sqm of floor space can be provided in the form of mezzanine floor space to units within Zones A and B.

****Note 2:** Between any two consecutive spot heights marked on the ridge, the height of the bund, at its ridge, will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights +/- 300mm

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0 100 200 300 400 500m
SCALE 1:5000

Rev	Date	Details of issue / revision	Drw	Ch'd	Apv
P39.01	08.10.26	Amendment to GI area of order limits	CMW	CEP	CEP

Issues & Revisions

OxSRFI OXFORDSHIRE STRATEGIC RAIL FREIGHT INTERCHANGE

THE OXFORDSHIRE STRATEGIC RAIL FREIGHT INTERCHANGE AND HIGHWAYS ORDER 202X

Drawing Title

PARAMETERS PLAN

Regulation:	5(2)(o)	Document:	2.5
Drawn:	C. Warner	Checked:	C. Payne
Approved:	C. Payne	Date:	08.10.26
FPCR Ref:	8308-0012	Scale@A1:	1:5000

Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number

OxSRFI-FPCR-ZZ-XX-DR-L-0012

Drawing Status: **DCO SUBMISSION** | Rev: **P39**

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