OXFORDSHIRE
STRATEGIC RAIL FREIGHT INTERCHANGE

DCO Submission

Environmental Statement

Non Technical Summary

Appendices: 1. Parameters Plan &
2. Components of Development Plan

Document 6.30A
Rev 2

On behalf of
Oxfordshire Railfreight Limited

Prepared by Oxalis Planning Ltd
October 2026

PINS REF:	TR050008
Document Reference	6.30A
APFP Regulation	5(2)(a)
Author	Oxalis Planning
Date	October 2026
Revision	2

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

GRID NORTH

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 Quary

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:	[redacted]	Checked:	[redacted]
Approved:	[redacted]	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	Rev
DCO SUBMISSION	**P39**

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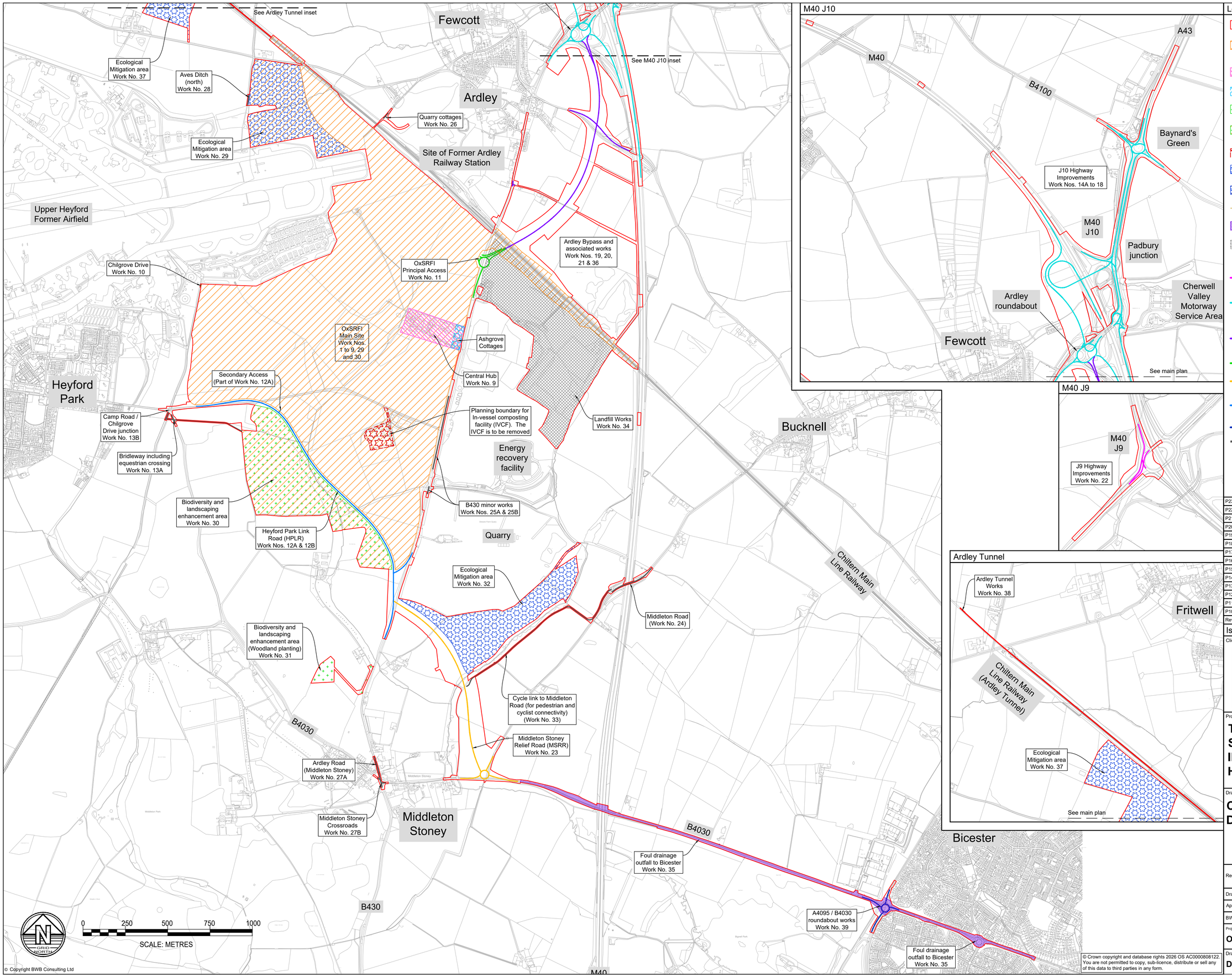

Legend

- Order Limits: the full Application Site
- Main Site: the area to be occupied principally by the Rail Terminal, the rail served warehousing, the Central Hub including Ashgrove Cottages; incorporating rail connections from the Chiltern Main Line
- Central Hub
- Ashgrove Cottages (part of the Central Hub)
- Biodiversity and Landscaping Enhancement Areas
- Biodiversity and landscaping enhancement area within the Main Site
- In-vessel composting facility (IVCF) planning boundary
- Ecological Mitigation Areas
- Ecological Mitigation Areas within the Main Site
- Ardley Tunnel Works
- Foul Drainage Outfall
- Landfill Works

Highway Works, which comprise:

- J9 Highway Improvements: the highway works to be carried out in connection with the improvement of J9 of the M40 motorway
- J10 Highway Improvements: the highway works to be carried out in connection with the improvement of J10 of the M40 motorway, including works to the A43 Baynard's Green roundabout and associated works to the local road network.
- Ardley Bypass: a bypass to the east of the village of Ardley including realignment of Ardley Road and associated works to footpaths and bridleways.
- Principal Access: the principal access to the Main Site from the B430
- Middleton Stoney Relief Road (MSRR): a relief road to the north east of the village of Middleton Stoney linking the B4030 to the B430
- Heyford Park Link Road (HPLR): the length of new road between the B430 and Heyford Park including the Secondary Access
- A4095 / B4030 roundabout works
- Other local highway works: as shown on the drawing

P23	09.10.26	IVCF added	SRH	SRH	SRH
P22	07.09.26	Revised for DCO change	SRH	SRH	SRH
P21	13.07.26	Revised for DCO change	SRH	SRH	SRH
P20	03.02.26	Order limits finalised	SRH	SRH	SRH
P19	23.01.26	Minor presentational amedment	SRH	SRH	SRH
P18	13.01.26	Updates post consultation	SRH	SRH	SRH
P17	09.09.25	Work 32 minor hatching amend	SRH	SRH	SRH
P16	08.09.25	Work 39 and 40 added	SRH	SRH	SRH
P15	28.08.25	Minor order limit amends	SRH	SRH	SRH
P14	25.07.25	Note added ref Work 28 and 37	SRH	SRH	SRH
P13	03.07.25	Various updates	SRH	SRH	SRH
P12	04.06.25	Work Nos. added	SRH	SRH	SRH
P11	21.02.25	Scheme update	SRH	SRH	SRH
P10	08.03.23	Scheme update	SRH	SRH	SRH
Rev	Date	Details of issue / revision	Drw	Ch'd	Apv

Issues & Revisions

Client

OxSRFI
OXFORDSHIRE
STRATEGIC RAIL FREIGHT INTERCHANGE

Project Title

THE OXFORDSHIRE STRATEGIC RAIL FREIGHT INTERCHANGE AND HIGHWAYS ORDER 202X

Drawing Title

COMPONENTS OF DEVELOPMENT PLAN

Regulation:	5(2) (o)	Document:	2.13
Drawn:	[redacted]	Checked:	[redacted]
Approved:	[redacted]	Date:	18.05.21
BWB Ref:	NTH2479	Scale@A1:	1:10,000

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

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Drawing Status: **DCO SUBMISSION**

Rev: **P23**

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