

DIDCOT TECHNOLOGY PARK
LDO PLANS

APPENDIX A

D e c e m b e r 2 0 2 5

DIGITAL REEF

EXISTING HAUL ROAD ACCESS TO BE MAINTAINED DURING NEW ROAD AND ROUNDABOUT WORKS

HAUL ROAD EXTENDED FOR TEMPORARY ACCESS ONTO A4130 DURING CONSTRUCTION OF NEW ROUNDABOUT. FULL DETAILS TO BE SUBMITTED TO OXFORD COUNTY COUNCIL FOR AGREEMENT.

HIGH PRESSURE GAS MAINS WITH EASEMENT ZONE

LANDFILL SITE

LDO AREA:

234,145 m²

23.4 HECTARES

57.8 ACRES

A4130

OVERHEAD POWER CABLE 400kW PER LEG

CHURCH FLD

Hartwright House

Drain

RAILWAY

RAILWAY



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Rev	Date	Description	Drawing Name
DIGITAL REEF		Job Title	LDO AREA PLAN
		Didcot Technology Park	
		Appleford, Abingdon	
		OX14 4PJ	
51 Welbeck Street, London, W1G 9HL		Drawing Status	Drawing Scale
T: 020 7637 0601 W: www.digital-reef.io		LDO	1:3500 @A4
UrbanR		Date Issued	Layout ID Revision
		17.06.24	LDO PLAN 1

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LEGEND:

- DEVELOPMENT ZONES
- ACCESS AND STRATEGIC LANDSCAPE ZONE
- NEW HIF SCHEME DIDCOT-CULHAM RIVER CROSSING ROAD AND ASSOCIATED PEDESTRIAN AND CYCLE LANES
- SECONDARY ACCESS ROAD (INDICATIVE LOCATIONS)



Rev	Date	Description	Drawing Name
		DIGITAL REEF	LDO LAND USE PLAN
		Job Title Didcot Technology Park Appelford, Abingdon OX14 4PJ	
		Drawing Status LDO	Drawing Scale 1:3500 @A4
		Date Issued 17.06.24	Layout ID Revision LDO PLAN 2
UrbanR			

LEGEND: *, **

- HEIGHT RESTRICTION ZONE 0 (MAX 9 M)
- HEIGHT RESTRICTION ZONE 1 (MAX 12 M)
- HEIGHT RESTICTION ZONE 2 (MAX 16 M)
- HEIGHT RESTICTION ZONE 3 (MAX 21 M)

* HEIGHTS ARE MEASURED FROM GROUND FLOOR ENTRY LEVEL

** MAXIMUM HEIGHTS TO INCLUDE PLANT, EXCLUDING CHIMNEY OR FLUE PLANT WHICH IS LIMITED TO 3M ABOVE THE IDENTIFIED BUILDING HEIGHT

LANDFILL SITE

Hartwright House

Drain

RAILWAY

RAILWAY

A4130

CHURCHWARD



0 100M

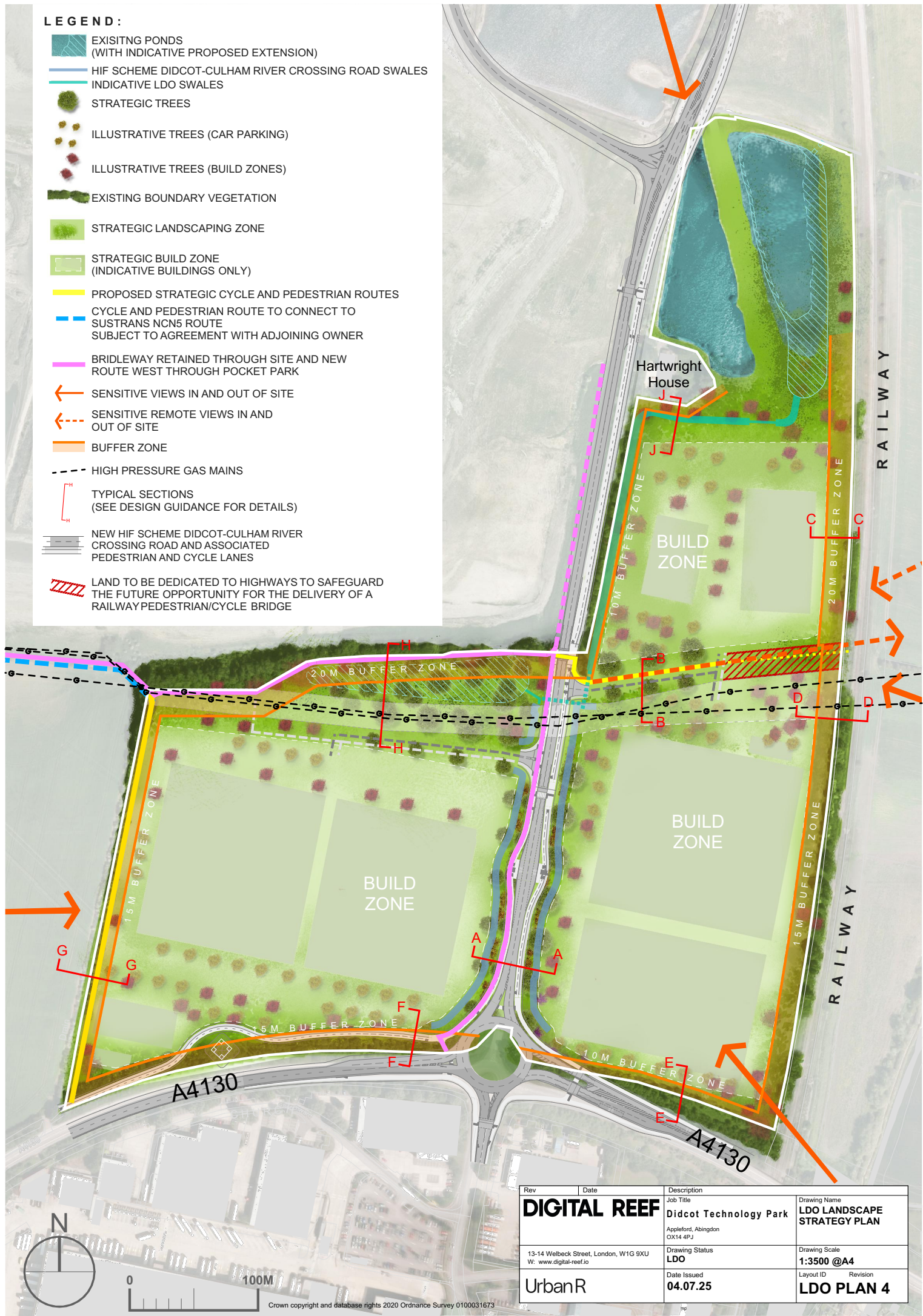
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Rev	Date	Description	Drawing Name
		DIGITAL REEF	Didcot Technology Park
		51 Welbeck Street, London, W1G 9HL T: 020 7637 0601 W: www.digital-reef.io	Appleford, Abingdon OX14 4PJ
		UrbanR	
		Date Issued 17.06.24	Drawing Scale 1:3500 @A4
			Layout ID Revision LDO PLAN 3

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LEGEND :

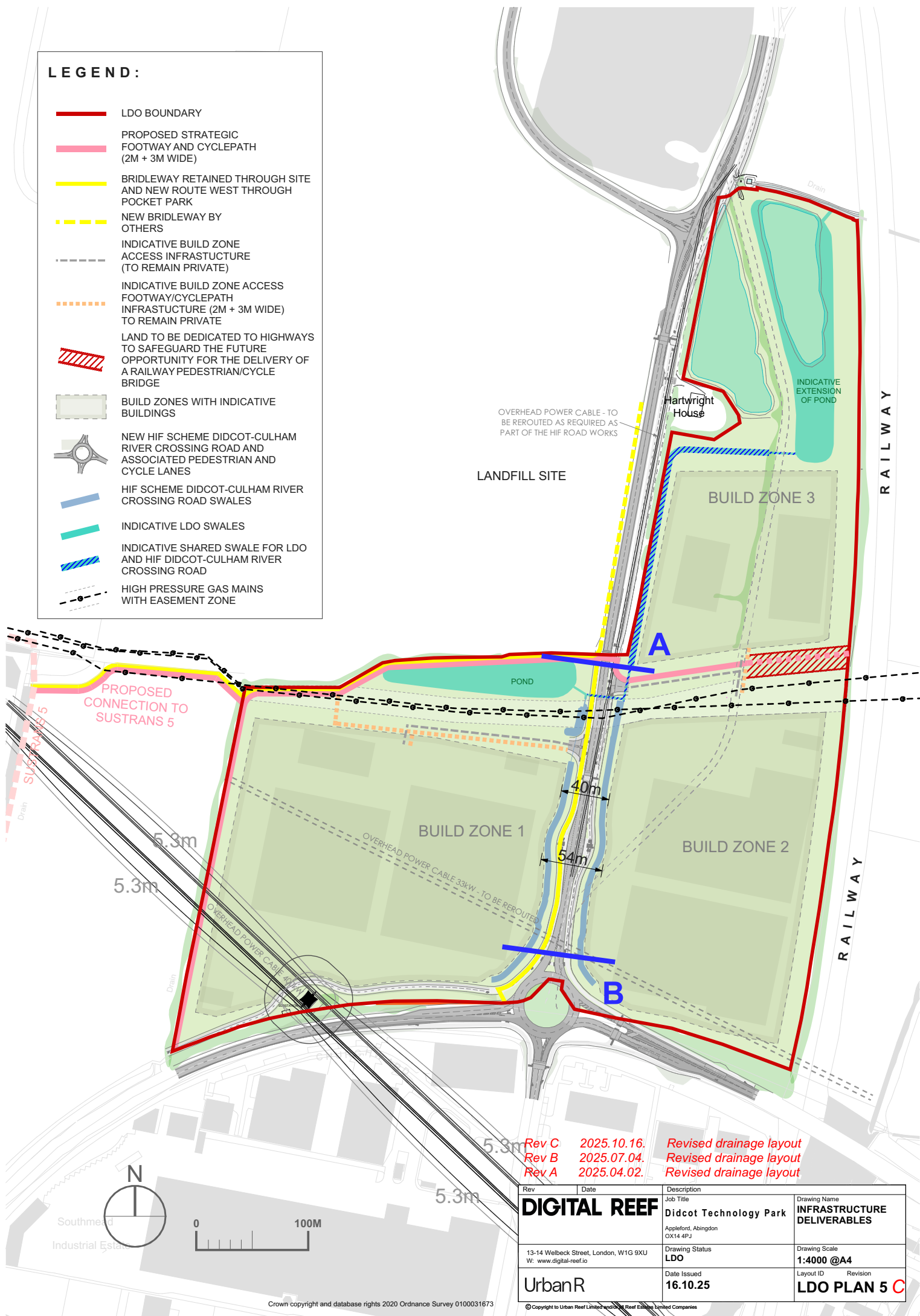
- EXISTING PONDS (WITH INDICATIVE PROPOSED EXTENSION)
- HIF SCHEME DIDCOT-CULHAM RIVER CROSSING ROAD SWALES
- INDICATIVE LDO SWALES
- STRATEGIC TREES
- ILLUSTRATIVE TREES (CAR PARKING)
- ILLUSTRATIVE TREES (BUILD ZONES)
- EXISTING BOUNDARY VEGETATION
- STRATEGIC LANDSCAPING ZONE
- STRATEGIC BUILD ZONE (INDICATIVE BUILDINGS ONLY)
- PROPOSED STRATEGIC CYCLE AND PEDESTRIAN ROUTES
- CYCLE AND PEDESTRIAN ROUTE TO CONNECT TO Sustrans NCN5 ROUTE SUBJECT TO AGREEMENT WITH ADJOINING OWNER
- BRIDLEWAY RETAINED THROUGH SITE AND NEW ROUTE WEST THROUGH POCKET PARK
- SENSITIVE VIEWS IN AND OUT OF SITE
- SENSITIVE REMOTE VIEWS IN AND OUT OF SITE
- BUFFER ZONE
- HIGH PRESSURE GAS MAINS
- TYPICAL SECTIONS (SEE DESIGN GUIDANCE FOR DETAILS)
- NEW HIF SCHEME DIDCOT-CULHAM RIVER CROSSING ROAD AND ASSOCIATED PEDESTRIAN AND CYCLE LANES
- LAND TO BE DEDICATED TO HIGHWAYS TO SAFEGUARD THE FUTURE OPPORTUNITY FOR THE DELIVERY OF A RAILWAY PEDESTRIAN/CYCLE BRIDGE



Rev	Date	Description	Drawing Name
		DIGITAL REEF	LDO LANDSCAPE STRATEGY PLAN
		Job Title Didcot Technology Park Appleford, Abingdon OX14 4PJ	
		Drawing Status LDO	Drawing Scale 1:3500 @A4
		Date Issued 04.07.25	Layout ID Revision
		UrbanR	LDO PLAN 4

LEGEND:

- | | |
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| | LDO BOUNDARY |
| | PROPOSED STRATEGIC FOOTWAY AND CYCLEPATH (2M + 3M WIDE) |
| | BRIDLEWAY RETAINED THROUGH SITE AND NEW ROUTE WEST THROUGH POCKET PARK |
| | NEW BRIDLEWAY BY OTHERS |
| | INDICATIVE BUILD ZONE ACCESS INFRASTRUCTURE (TO REMAIN PRIVATE) |
| | INDICATIVE BUILD ZONE ACCESS FOOTWAY/CYCLEPATH INFRASTRUCTURE (2M + 3M WIDE) TO REMAIN PRIVATE |
| | LAND TO BE DEDICATED TO HIGHWAYS TO SAFEGUARD THE FUTURE OPPORTUNITY FOR THE DELIVERY OF A RAILWAY PEDESTRIAN/CYCLE BRIDGE |
| | BUILD ZONES WITH INDICATIVE BUILDINGS |
| | NEW HIF SCHEME DIDCOT-CULHAM RIVER CROSSING ROAD AND ASSOCIATED PEDESTRIAN AND CYCLE LANES |
| | HIF SCHEME DIDCOT-CULHAM RIVER CROSSING ROAD SWALES |
| | INDICATIVE LDO SWALES |
| | INDICATIVE SHARED SWALE FOR LDO AND HIF DIDCOT-CULHAM RIVER CROSSING ROAD |
| | HIGH PRESSURE GAS MAINS WITH EASEMENT ZONE |



Rev C 2025.10.16. Revised drainage layout
Rev B 2025.07.04. Revised drainage layout
Rev A 2025.04.02. Revised drainage layout

Rev	Date	Description	
DIGITAL REEF		Job Title	Drawing Name
		Ditcot Technology Park	INFRASTRUCTURE DELIVERABLES
		Appleford, Abingdon OX14 4PJ	
13-14 Welbeck Street, London, W1G 9XU W: www.digital-reef.io		Drawing Status	Drawing Scale
		LDO	1:4000 @A4
UrbanR		Date Issued	Layout ID Revision
		16.10.25	LDO PLAN 5