



DIDCOT TECHNOLOGY PARK
LDO PLANS

APPENDIX A

December 2025

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

OVERHEAD POWER CABLE 400kW

A4130

0

100M

Rev	Date	Description	Drawing Name
		Job Title DIDCOT TECHNOLOGY PARK Appleford, Abingdon OX14 4PJ	LDO AREA PLAN
		Drawing Status LDO	
		Drawing Scale 1:3500 @A4	
		UrbanR	Layout ID LDO PLAN 1
		Date Issued 17.06.24	Revision

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)



LEGEND:*, **

HEIGHT RESTRICTION ZONE 0 (MAX 9 M)

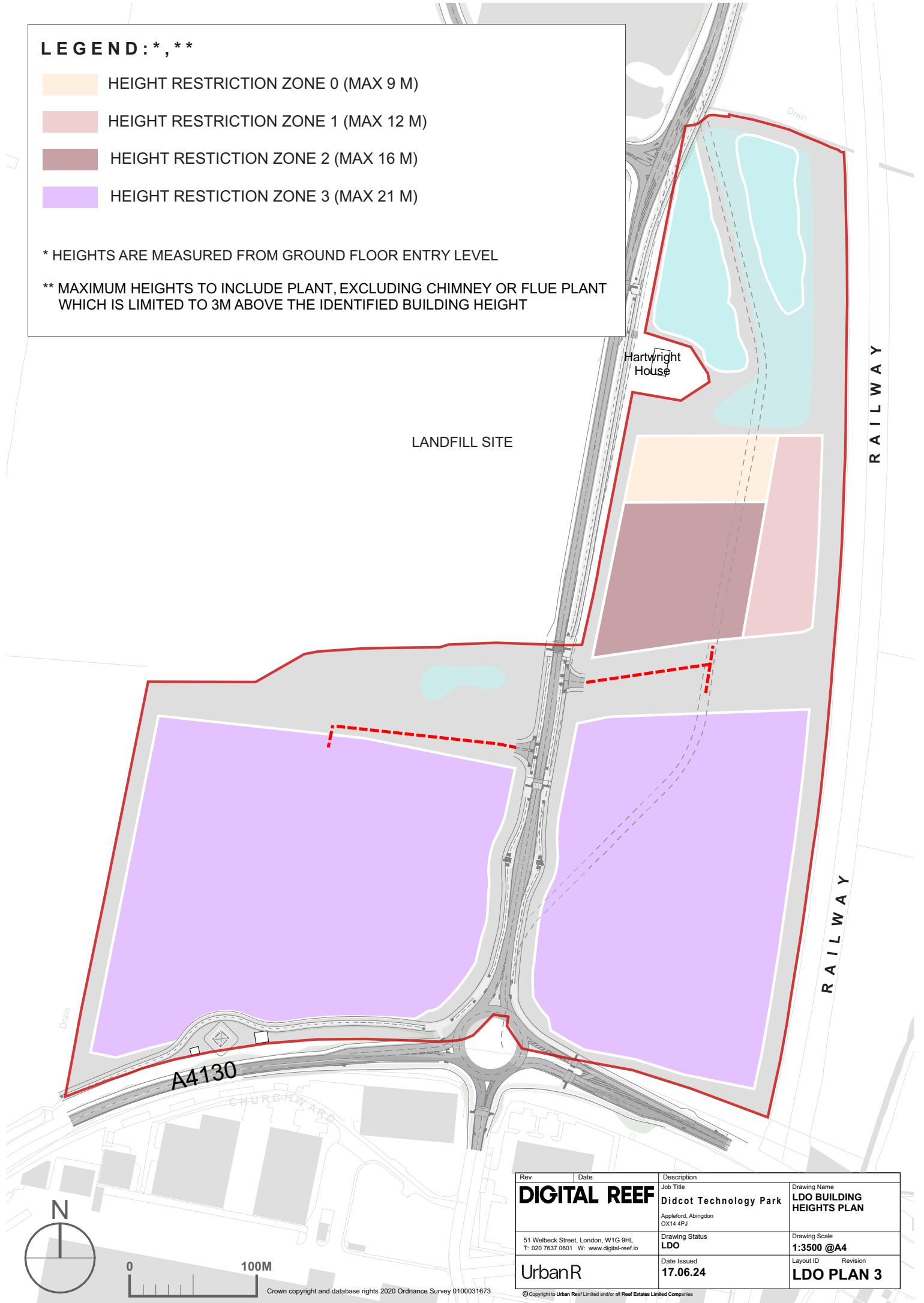
HEIGHT RESTRICTION ZONE 1 (MAX 12 M)

HEIGHT RESTRICTION ZONE 2 (MAX 16 M)

HEIGHT RESTRICTION ZONE 3 (MAX 21 M)

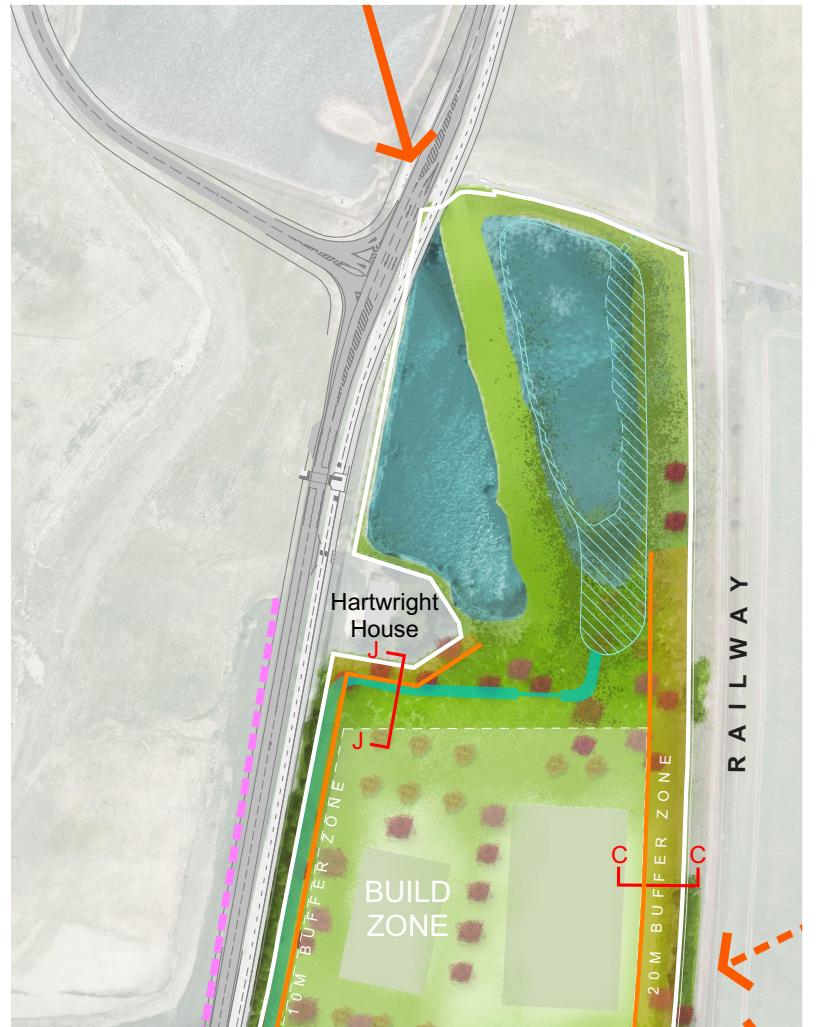
* HEIGHTS ARE MEASURED FROM GROUND FLOOR ENTRY LEVEL

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



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 Job Title Didcot Technology Park Appleford, Abingdon OX14 4PJ	LDO LANDSCAPE STRATEGY PLAN
		13-14 Welbeck Street, London, W1G 9XU W: www.digital-reef.io	Drawing Status LDO
		UrbanR	Drawing Scale 1:3500 @A4 Layout ID Revision LDO PLAN 4

LEGEND:

- 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**

