



DIDCOT

Investment and Regeneration Information

A strategic overview of Didcot's rapid transformation growth, housing expansion and future investment opportunities across Didcot



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Didcot

Didcot is undergoing one of the most ambitious regeneration and growth programmes in Oxfordshire, supported by substantial public and private sector investment. As the heart of the Science Vale region, the town is rapidly evolving into a nationally significant centre for innovation, technology and sustainable development. Through the Didcot Garden Town initiative, major infrastructure projects, housing delivery programmes and commercial investment are transforming Didcot into a highly connected, environmentally sustainable and economically vibrant destination.

The long-term vision is to create a "super green" and highly connected town that supports significant population growth while strengthening its role as a key hub within the Oxford-Cambridge Growth Corridor.

Housing and Employment Allocations

Didcot's future focuses on expanding as a Garden Town. The two largest projects are Valley Park and Nobel Park.

Valley Park: This massive western development will eventually deliver 4,254 homes. Persimmon Homes is building new phases, and properties feature solar panels and heat pumps. The site will include two primary schools, a special needs (SEN) school, and sports facilities.

Nobel Park: Cala Homes is constructing phases 5b, 7, and 8. This adds 311 units, blending 1- to 5-bedroom houses with 24% affordable housing.

Northeast Didcot: Proposals at Willowbrook Park add community services, a care home, retail units, and a potential gastropub.

To support this housing growth, the Didcot Garden Town initiative includes major infrastructure projects. This features new bridges over the railway and River Thames, upgrades to local roads like the Northern Perimeter Road, and new schools.

Major Leisure and Tourism Investments

Didcot is rapidly transforming its leisure and tourism sectors through major green energy upgrades, facility expansions, and town-wide pedestrian projects. These investments focus on sustainability, active lifestyles, and better visitor connectivity.

Didcot Wave Leisure Centre Upgrades: The local council completed a multi-million-pound environmental upgrade to replace old gas boilers with air source heat pumps and solar panels. The centre also added new spin studios and underwent a £600,000 "dry side" changing room revamp that includes energy-saving LED lighting and water-saving devices.

Didcot Garden Town Masterplan: The broader strategy includes massive "placemaking" efforts. This initiative focuses on expanding green spaces, revamping parks like Edmonds Park, and installing vibrant wayfinding signage to make the town easier to navigate.

Didcot Central Corridor & Travel Plan: This project will improve public spaces and build over 19 km of new walking and cycling paths. The goal is to better connect the town centre to tourist hot spots like the historic Didcot Railway Centre and local science hubs.

Town Centre and Infrastructure Revamp

Didcot's long-term plan focuses on its Garden Town status, aiming to upgrade its town centre and infrastructure. Key updates include a revitalized Broadway, major transport projects to reduce traffic, and enhanced pedestrian routes like the newly updated Cow Lane underpass.

Cow Lane Underpass: Received a visual makeover including interactive art, brighter lighting, and improved safety for pedestrians and cyclists.

Broadway & Orchard Centre: Ongoing enhancements to the high street layout, public art, and wayfinding to link the town centre with surrounding developments.

Cultural Spine: Projects designed to create better walking, cycling, and aesthetic connections through the Orchard Centre, Broadway, Haydon Road, and Lydalls Road.

Didcot Central Corridor: Re-designing major local streets (like Station Road and Hitchcock Way) to better balance cars, bikes, and pedestrians.

The Garden Line: A long-term project to create a green walking, cycling, and potentially automated pod transport corridor. This ribbon aims to connect Didcot to nearby science hubs like Harwell Campus and Culham Science Centre.

Didcot 5 Year Investment Plan

Investment Sector	Key Strategic Projects	Funding Type	Financial Scope	Target Outcomes
Housing & Community	Didcot Garden Town Programme, Valley Park Development, Broadway Regeneration	Government (Garden town), Homes England, Private Developers	£500+	Delivery of 6,000+ new homes, affordable housing, facilities & schools
Leisure & Tourism	Cornerstone Arts Centre, Green Infrastructure Programme, New Sports 7 Leisure facilities	S106 Developer Community, Local Authority	£35M+	Improved cultural attractions, improved leisure facilities
Town Centre & Transport	Didcot Town Centre Regeneration, HIF1 Transport Programme, Science Vale Connectivity Improvements, Walking & Cycling Network	Homes England, Government Funding, Oxford County Council	£300M+	Major transport improvements, improved connectivity to local areas and sustainable travel.

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