

Coed Darcy Masterplan

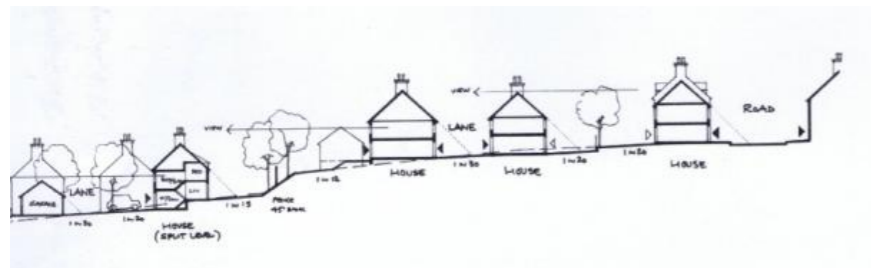
Client: Welsh Development Agency, Neath Port Talbot Council, BP

The Llandarcy (now Coed Darcy) masterplan was commissioned to see how the former oil refinery near Neath in South Wales could be developed as a mixed use new community. This community of hillside homes, offices, shops, community and employment uses would satisfy the housing allocations for the borough in a sustainable way and incorporate a small industrial park established previously.

The masterplanning process involved extensive technical investigation due to the nature of the environmental, infrastructural and contamination constraints both on site and adjacent to it. The site itself is a steep hillside with large terraces cut into it for the former industrial works now demolished. In addition the site sits adjacent to a large marshland designated as a national and international wildlife site. The plan, developed in consultation with a wide set of stakeholders and market tested with developers, developed a strong sense of place through developing key sites as characterful destinations, using the strong topography to good effect. The transport connections were a major part of the design proposals with bus routes and a future rail station incorporated.

Coed Darcy incorporates 4,000 new homes of mixed price and tenure, 3,000 jobs, open space and an integrated land use pattern supported by a full range of services including 4 new schools, health and community facilities.

The plan is illustrated in CABI's document 'Creating Successful Masterplans' as an exemplar.



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