

# Coed Darcy

Coed Darcy is a new urban village currently being developed adjacent to Llandarcy in Neath Port Talbot county borough, Wales.

The development is being built on brownfield land vacated by a former oil refinery, the Llandarcy Oil Refinery, owned by BP. The oil refinery was the first crude oil refinery in the UK and was constructed between 1918 and 1922. The refinery produced diesel, kerosene and other products. During the post-war period, the refinery underwent large scale development as demand for products increased to 340,000 tonnes per year. Due to economic changes, it was announced in 1997 that the site would close.



*Coed Darcy Masterplan*

The £1.2 billion planned community development will comprise of 4,500 homes, community facilities, employment space and open space covering 1,300 acres (5.3 km<sup>2</sup>). Four new schools (1 Welsh primary, 2 English primaries and 1 secondary) are planned. Part of the development proposals includes a new southern access road linking the village to the Fabian Way (A483) into Swansea – the nearest city to Coed Darcy. The construction work is expected to create 3,000 to 4,000 jobs which includes jobs created directly in the construction industry and from related support services. The village is expected to become a home to some 10,000 people once development is complete.

Work started on building the first 150 homes and 58 apartments, on 10.4 acres (42,000 m<sup>2</sup>) of the site in June 2008 on a site at old refinery main entrance designated Area 1. The first properties, designed by Robert Adam Architects, are being developed by St Modwens. Construction work on area one is expected to take approximately three years. The Prince's Foundation has taken an advisory role in the master planning process and associated building code, which was carried out by Alan Baxter and Associates and will also be involved in the guidance of the project's delivery.

Area 1 is divided into six character areas. These character areas establish a strong sense of place and local identity and link the street and pedestrian network to the existing village green.



*Character Area 2 - View from Village Road looking up Middle Street*

Currently in for delivered planning is an 'Eco-Hamlet' is conceived to test building types and methods and will inform the future development as a whole.



The site overlooks a bay which leads down to the sea and is the most diverse habitat of its kind in the UK.

The whole development is overseen by Coed Darcy Ltd. This is the board overseeing the implementation and delivering of the urban village. It comprises of the Foundation, St Modwens and Neath Port Talbot Council. The board oversees constant refinement and evaluation of the masterplan and ongoing management and delivery of commercial interests that are currently on site.