



## **THE PRINCE'S FOUNDATION WELCOMES THE APPOINTMENT OF A DEVELOPER FOR THE "URBAN VILLAGE" AT COED DARCY**

Hank Dittmar, Chief Executive of The Prince's Foundation for the Built Environment has welcomed the appointment of St Modwen as the preferred developer responsible for the redevelopment of the former oil refinery site at Llandarcy. The 1000 acre (400 hectare) site is just off the M4 near Neath.

"We are excited to see this important project to restore a huge abandoned industrial site to productive use take another step toward reality", comments Mr Dittmar. "The urban village plan envisioned a socially and environmentally sustainable community reflective of local heritage and traditions where today stands a brownfield. We believe that St Modwen's has the capacity and vision to take the project forward, and we intend to stay involved to ensure Coed Darcy stays on track."

Ends

Notes to Editors:-

Full information on the appointment of St Modwyn was can be found in the partners' press release "St Modwen Named as Codd Darcy Main Site Preferred Developer" which is posted along with this statement on The Prince's Foundation web-site, and also reproduced below.

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## St Modwen Named as Coed Darcy Main Site Preferred Developer

The partners responsible for the Coed Darcy redevelopment of the former oil refinery site at Llandarcy have named St Modwen as the preferred developer for the 1000 acre (400 hectare) site just off the M4 near Neath.

The company, which specialises in regeneration and the renewal of brownfield land, was chosen after an extensive and thorough selection process involving a number of major bidders. The announcement means that the Coed Darcy project remains on course to achieve its aim of transforming the former oil refinery into an urban village community.

An estimated 4000 homes are planned for the whole site over the anticipated 20 year development period. Half of those homes are expected to be built over the next nine years - in line with the Neath Port Talbot County Borough Council Unitary Development Plan and the urban village vision of The Prince's Foundation for the Built Environment.

The ambitious redevelopment scheme has the full backing of the Welsh Assembly Government. A spokesperson for the Coed Darcy Partners said the choice of St Modwen as the preferred developer was a significant step forward to achieving the redevelopment of the entire site. He said: "Although this is by no means a "done deal" and there remain a number of issues to

resolve the project is poised to make a significant stride forward. The Coed Darcy Partners are looking forward to working with St Modwen to see their exciting proposals develop into detailed plans and to seeing the full potential of this site realised.”

The key emphasis of the development will be on producing a sustainable community. The Master Plan commissioned by the Partners seeks to set out a well crafted network of connected streets based on the Prince’s Foundation approach to traditional urbanism. The plan lays down a radical approach to the entire development with quality of design, materials and building techniques being given top priority.

The development will offer a range of residential tenures and some units are planned to incorporate space and facilities for workshops or small businesses. Community shopping, healthcare and schools will be catered for and the aim will be to create a true mixed use community where the focus is on people rather than cars whilst at the same time incorporating the practical needs of transport. There will be facilities there for residents to live, play, work and go to school in a community which echoes the human contact found in traditional communities.

The development will complement work which is already underway on a pilot part of the site, where contractors are remediating the land ready for the first phase of house building on 4.2 hectares (10 acres). The Area 1 developer will move in soon to start work on 194 housing units which will be the benchmark in respect of quality of design, build and value.

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