

Coypool Park: A city community in a woodland setting

Coypool is a flagship Homes England development in Plymouth, Situated on the site of a former china clay drying factory, the area's industrial legacy stretches back 100 years.

LDA Design has developed a landscape-led masterplan to create a distinct new neighbourhood, providing a mix of high-quality homes to suit all needs. Coypool demonstrates how the landscape can be used to define the character of a new development, generating value, creating a distinctive offer in the market and providing for the needs of existing and new communities in an imaginative way.

Coypool Park's identity is driven by its natural setting, which works with the grain of the valley topography and surrounding woodland. The woodland itself will be retained and enhanced for net biodiversity gain and to provide public space that's open for all. Access to the woodland and its connections to the National Cycle Routes will be opened up to existing residents in the surrounding neighbourhoods. A new community hub is set to be located in the centre of the development providing a café, nursery, small shop and flexible multi-use space for local clubs, health clinics and community use.



Client
Homes England

Location
Plymouth, Devon

Partners
Campbell Reith, TEP, GVA

Services
Planning, Masterplanning, Environmental Planning,
EIA Coordination

Area
16 ha

Schedule
2014 - ongoing

¹ Coypool masterplan

1



2



- 1 3D Model - neighbourhood street
- 2 3D Model - woodland edge