

Moston Vale Harpurhey, Manchester







Regeneration benefits The Moston Vale project will deliver:

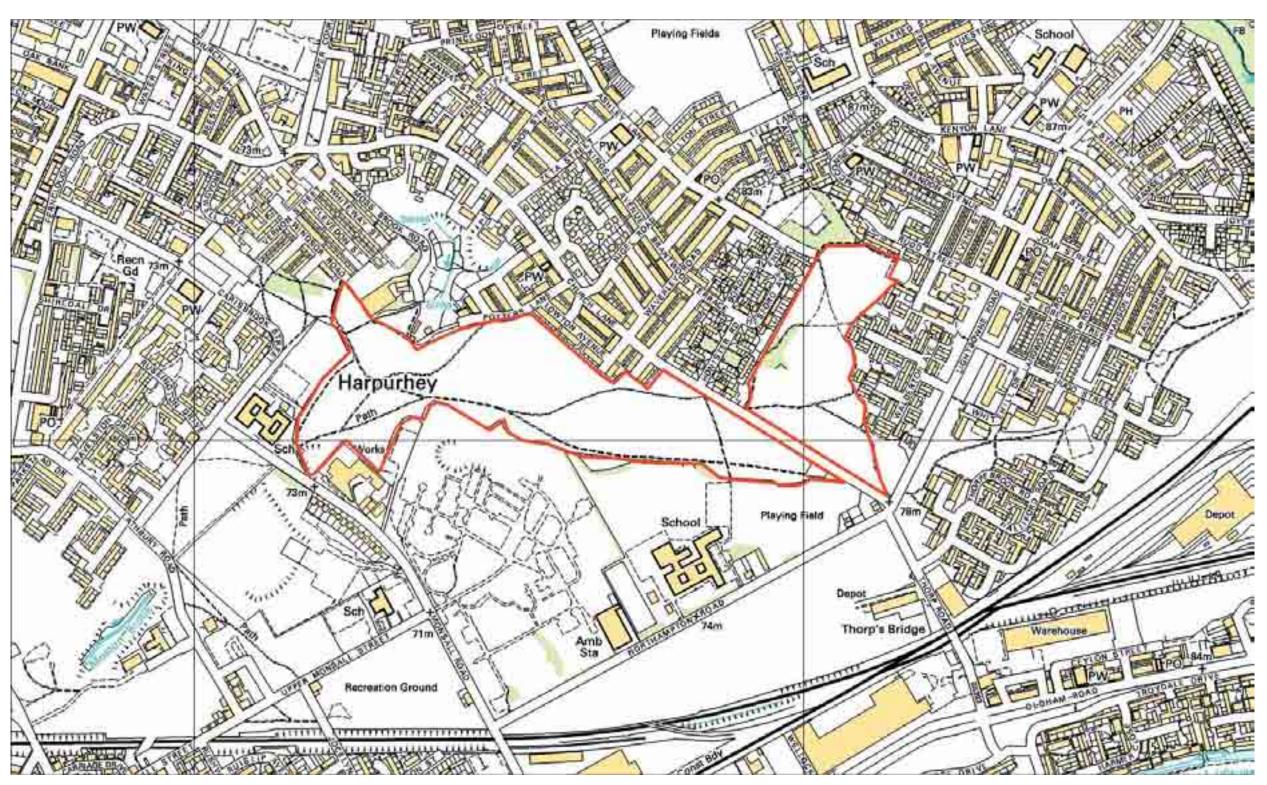
- Improvements to the prospects for inward investment into the developing Central Park; a designated Strategic Regional Site in the Regional Economic Strategy helping to create new jobs and diversify employment opportunities
- Enhancements to NWDA investments in New East Manchester
- Building on investments made in the area through Manchester City Council's Housing Marketing Renewal Pathfinder scheme and assist the improvement of an area of high social deprivation
- Transformation of 21 hectares of brownfield land into community woodland, including managed access to the whole site
- Involvement of business and engagement with communities
- Creation of new managed woodland that will contribute to regional biodiversity and help meet Greater Manchester Biodiversity Action Plan targets







Project location



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Strategic investment map





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Site biography

Site: Moston Vale Where: Harpurhey, North Manchester

Size: 21 hectares

The site is the interface between the regionally strategic site, Central Park, and the Housing Market Renewal Pathfinder area. Originally the valley of Moston Brook, the area was once at the centre of the city's industrial development and has enjoyed a colourful past. At one time overlooked by the employees and patients of the now demolished Manchester Fever Hospital, in the 20th century the stream was culverted to create space for the site to be used as a domestic waste tip.

Once filled, the site was resurfaced for use as public open space, but to historic standards. In places the open featureless landscape has suffered from subsidence with manhole covers now standing some feet into the

air. In others the soil cover is wearing thin with glass and other materials emerging at the surface; just part of the site's legacy leading to under use and neglect. More recently this has attracted serious antisocial behaviour including fly tippers and joy riders. Investing in further reclamation has been a long-standing priority for the local community and Manchester City Council and Newlands has physically secured the boundaries of the site to limit further abuses whilst arrangements are finalised.

Moston Vale will be a recreation, leisure and amenity asset creating a quality setting and encouraging further investment into the Strategic Regional Site, Central Park to enable it's success (Central Park has

already secured developments for the new regional HQ of Fujitsu and the Manchester Science & Enterprise Centre) and to support the activities of the Housing Market Renewal Pathfinder in the adjoining residential area. A new landscape with enhanced security, management, maintenance and community involvement are key to turning this damaged land into a benchmark for quality 'urban countryside'.

Partners:

Manchester City Council, New East Manchester Ltd, Ask Akeler, Red Rose Forest, Irk Valley Project, Groundwork Manchester Salford & Trafford







Project design Option 1









Cost estimates

For reclamation and establishment Option 1

	PHASE III RECLAMATION COSTS	Unit	Quantity	Rate	Amount
	HARD LANDSCAPING				
	Footpaths				
1	Excavate, supply materials and construct granular	m	1470	£20.00	£29,400.00
Ľ.	footpath with re-cycled topping - 1.5m	l	1170	220.00	227,100.00
2	Excavate, supply materials and construct granular footpath with re-cycled topping and side boarding (in ravine) - 1.5m	m	480	£27.00	£12,960.00
3	Excavate, supply materials and construct edged footpath 2.5m wide - Bitmac with recycled blue glass chippings	m	1210	£85.00	£102,850.00
4	Excavate, supply materials and construct narrow Bridleway with re-cycled materials - 1m	m	200	£35.20	£7,040.00
	Lighting				
5	Supply materials and install ducts for lighting alongside main spine path - 2-way	m	1250	£22.00	£27,500.00
6	Excavate, supply install (including footings) and set to work lighting - solar powered standards	nr	40	£2,600.00	£104,000.00
7	Supply install and set to work lighting - low level LEDs	nr	80	£220.00	£17,600.00
	Sports Pitches				
8	Supply and install dog proof fence to existing grass sports pitch with kissing gate	ml	330	£70.00	£23,100.00
9	Supply materials and construct suitable size sports pitch (60x40m also to be used as 2 smaller pitches) with associated facilities	itm			£140,260.00
	Site Furniture				
10	Supply and install street furniture about the site - litter bins	nr	7	£300.00	£2,100.00
11	Supply and install street furniture about the site - dog litter bins	nr	3	£300.00	£900.00
12	Supply and install street furniture about the site - bench seats	nr	10	£600.00	£6,000.00
13	Picnic Benches	nr	6	£500.00	£3,000.00
	Fencing & Access Control				
14	Supply and install Bow Top fencing - 1.8m	m	63	£70.00	£4,410.00
15	Re-position knee-rail at Potters Lane	m	120	£22.75	£2,730.00
16	Boundary knee-rail north of Church Lane to match existing	m	360	£35.00	£12,600.00
17	Supply and install access (kissing gates) barriers to entrances	nr	18	£725.00	£13,050.00
18	Supply and erect horse stile at entrance	nr	1	£500.00	£500.00
19	Deal with raised chambers - Lower existing concrete and construct stone chambers.	nr	6	£1,500.00	£9,000.00

	PHASE III RECLAMATION COSTS				
	HARD LANDSCAPING				
	Earth / Hardworks	Unit	Quantity	Rate	Amount
20	Supply and construct culvert in ravine	nr	2	£2,000.00	£4,000.00
21	Remove all contaminated and general waste from site to a licensed tip. All excavated material from footpaths, lighting excavations etc.	tonnes	300	£100.00	£30,000.00
22	Construct earth banks and mounds	itm	1	£2,000.00	£2,000.00
23	Drainage of wet areas - French drains	m2	600	£15.00	£9,000.00
24	Supply and install close boarded timber pile retaining wall structure to footpath	ml	180	£40.00	£7,200.00
	TOTAL HARD LANDSCAPING				£571,200.00
	SOFT LANDSCAPING				
25	Woodland planting area - Soil import, transportation, placement, remediation rotivation and 5 year maintenance. 0.75ha to be covered with soil as specified. Minimum depth for imported soil to be 1m for tree / woodland planting.	tonnes	19,000	£13.00	£247,000.00
26	Wildflower meadow area - Soil import, transportation, placement, remediation rotivation and 5 year maintenance. 4ha to be covered with soil as specified. Minimum depth for imported soil to be 250mm for wildflower seeding.	tonnes	6000	£13.00	£78,000.00
27	Invasive species management over 5 years	itm	1	£10,000.00	£10,000.00
	TOTAL SOFT LANDSCAPING				£335,000.00
	Design Planning and FC time				£71,691.46
	SUB TOTAL PHASE III RECLAMATION COSTS				£977,891.46
	PHASE IV ESTABLISHMENT COSTS				
28	Cultivate, prepare and seed areas for Wildflower establishment	m2	40560	£0.80	£32,448.00
29	Extra heavy standard trees	nr	50	£320.00	£16,000.00
80	Standard Trees	nr	100	£50.00	£5,000.00
1	Woodland planting mix (including parkland, woodland edge, screening, conifer and wet woodland mixes)	ha	0.75	£20,000.00	£15,000.00
32	Specimen street trees - Church Lane	nr	26	£800.00	£20,800.00
	Works Supervisor for Establishment Phase				£36,000.00







Cost estimates

Moston Vale Expenditure Profile Option 1

Site Name	Phase	Activity	Newlands Business Plan 2002 Est Total	Newlands Business Plan Average Cost Per Ha	Option 1 Proposals & Sunk Expenditure	Committed and Proposed Expenditure & LTM 05/06 Option 1	Lifetime Expenditure	Average Actual Cost Per Ha		
			£31,500.00	£1,500.00						
	l	Stage 2 Survey	£31,300.00		£108,507.00	£13,967.56	£122,474.56	£5,832.12		
		Design Planning	£16,800.00	£800.00	£24,408.88	£7,808.00	£32,216.88	£1,534.14		
		Community Consultation	£18,900.00	£900.00	£17,674.00		£17,674.00	£841.62		
Moston Vale	II	Acquisition & Legal	£26,481.00	£1,261.00	£21,382.00	£5,920.00	£27,302.00	£1,300.01		
21 Ha	III	Reclamation	£441,000.00	£21,000.00	£101,181.00	£956,124.00	£1,057,305.00	£50,347.86		
	IV	Establishment	£134,400.00	£6,400.00		£125,248.00	£125,248.00	£5,964.19		
	V	Long Term Management	£347,907.00	£16,567.00		£347,907.00	£347,907.00	£16,567.00		
		*Contingency 2.5%				£43,304.83	£43,304.83	£2,062.13		
		Total	£1,016,988.00	£48,428.00	£275,218.88	£1,500,279.39	£1,775,498.27	£84,547.54		
*Contingency	*Contingency applies only to reclamation and establishment phases and not to sunk costs or long term management									

Site Name	Phase	Activity	Lifetime Expenditure Option 1	Lifetime Expenditure Option 1 b	Lifetime Expenditure Option 1 c	Lifetime Expenditure Option 1 d	Lifetime Expenditure Option 2	Lifetime Expenditure Option 3	Lifetime Expenditure Option 4
		Stage 1 Survey	£2,066.00	£2,066.00	£2,066.00	£2,066.00	£2,281.74	£2,281.74	£2,066.00
		Stage 2 Survey	£122,474.56	£122,474.56	£122,474.56	£122,474.56	£130,579.79	£122,474.56	£122,474.56
	I	Design Planning	£32,216.88	£32,216.88	£32,216.88	£32,216.88	£31,109.96	£32,216.88	£32,216.88
		Community Consultation	£17,674.00	£17,674.00	£17,674.00	£17,674.00	£16,152.54	£17,674.00	£17,674.00
Moston Vale	Ш	Acquisition & Legal	£27,302.00	£27,302.00	£27,302.00	£27,302.00	£22,546.98	£27,302.00	£27,302.00
21 Ha	III	Reclamation	£1,057,305.00	£1,157,305.00	£1,057,305.00	£1,457,305.00	£1,063,145.80	£101,273.87	£549,635.00
	IV	Establishment	£125,248.00	£125,248.00	£125,248.00	£225,248.00	£119,500.00	£0.00	£125,248.00
	V	Long Term Management	£347,907.00	£347,907.00	£420,000.00	£420,000.00	£347,907.00	£0.00	£347,907.00
		*Contingency 2.5%	£43,304.83	£45,804.84	£45,107.16	£57,607.16	£43,330.60	£0.00	£30,613.09
		Total	£1,775,498.27	£1,877,998.28	£1,849,393.60	£2,361,893.60	£1,776,554.41	£303,223.05	£1,255,136.53







Artist impressions

Site overview



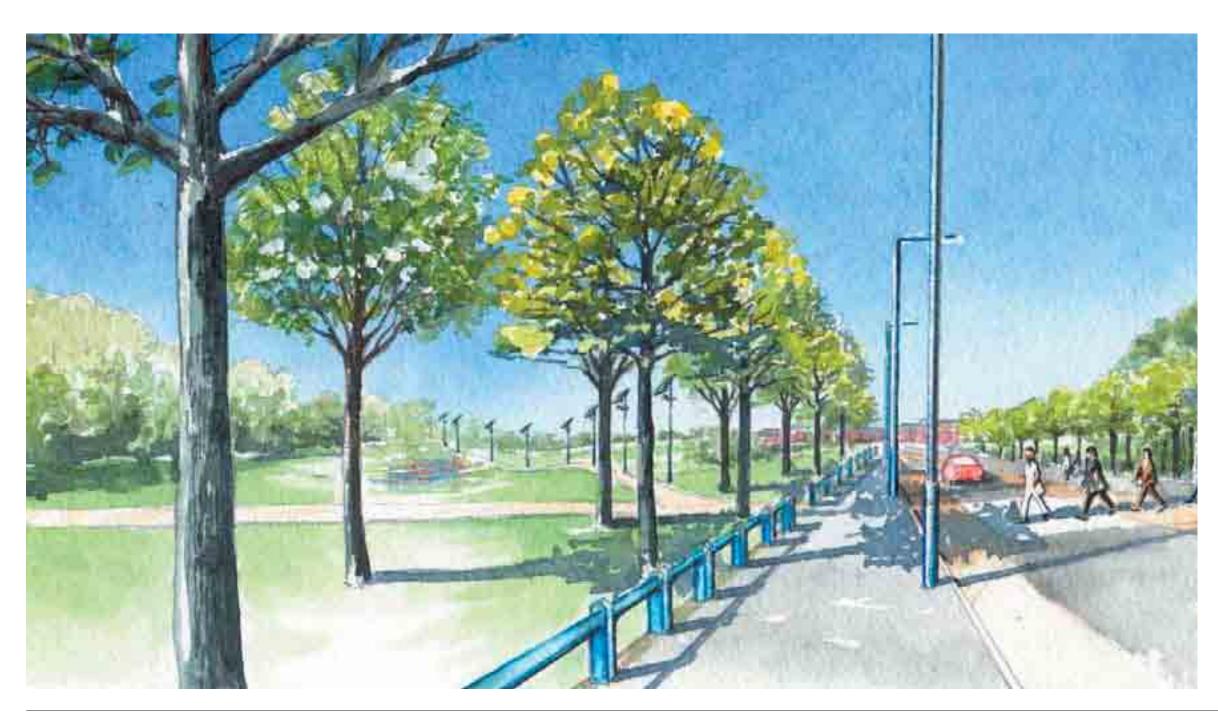






Artist impressions

View from Church Lane, looking west









Artist impressions

View from Waverley Road West, looking south









Local community aspirational plan



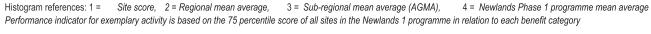






Additional Values Assessment (AVA)

PBRS BENEFIT CATEGORY	PRBS CRITERIA	COMMENTS		
	Category Score Threshold			
Social	SOC-1: Health Action Zone	1 .	1	MOSTON VALE IS AN AMENITY RESOURCE FOR AN EXPANSIVE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	SOC-2: Education Action Zone	1 ,	1	RESIDENTIAL POPULATION. THE LOCAL HOUSING STOCK CONVEYS SIGNS OF AN UNSTABLE AND DEPRIVED POPULATION. EDUCATION
1	SOC-3: School Catchment	2	1	AND HEALTH A KEY ISSUES OF LOCAL CONCERN, WHILST THE SIZE
Performance indicator for exemplar activity	SOC-4: Residential Catchment	3		AND LAYOUT OF THE SITE OFFERS OPPORTUNITIES FOR A RANGE OF FUNCTIONAL FEATURES.
2	SOC-5: Site Size	4	√	
3	SOC-6: IMD Percentile (District)	3	√	
4	SOC-7: IMD Percentile (Sub-region)	4 .	√	
	SOC-8: IMD Percentile (Northwest)	4 ,	√	
Economic	ECO-1: Housing Composition			MOSTON VALE IS ADJACENT AN EMERGING RETAIL AND
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	ECO-2: House Prices	1	1	COMMERCIAL DEVELOPMENT. THE SITE PROVIDES A BUFFER BETWEEN THE RESIDENTIAL AND COMMERCIAL LAND USES, BUT
Performance indicator for exemplar activity	ECO-3: Proximity to Industry	3		ALSO HAS THE POTENTIAL TO PROVIDE A GREEN LINK BETWEEN
2	ECO-4: Proximity to Employment	3		THEM.
3	ECO-5: Proximity to Proposed Employment	3	1	
4	ECO-6: Proximity to Retail	3		
	ECO-7: Proximity of Transport Corridor	2	1	
Environmental	ENV-1: Proximity of Transport Corridor	2	1	DUE TO ITS SIZE, THE SITE HAS THE CAPACITY TO SUPPORT A
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	ENV-2: Proximity of Woodland	2		RANGE OF HABITATS AND WILDLIFE. THE SITE IS PRESENTLY COMPRISED OF OPEN GRASSLAND WITH ISOLATED SCRUB. THE
Performance indicator for exemplar activity	ENV-3: Proximity of Ecologically Important Area	2		OPPORTUNITY THEREFORE EXISTS TO ENHANCE THE ECOLOGICAL
2	ENV-4: Proximity of Ancient Woodland	2		DIVERSITY OF THE SITE AND TO BRING WILDLIFE CLOSER TO LOCAL PEOPLE.
3	ENV-5: Proximity of Waterbody	3	1	
4	ENV-6: Air Quality Management Area	1	1	
•	ENV-7: Site Size	1	1	
Access	ACC-1: Proximity of Bus Route	1 .	1	THE SITE IS NOT LOCATED DIRECTLY ADJACENT ANY STRATEGIC
1 2 3 4 5 6 7 8 9	ACC-2: Proximity of PROW	1 .	1	TRANSPORT BUT IS LOCALLY VERY ACCESSIBLE DUE TO ITS OPEN ASPECT TO LOCAL RESIDENTIAL AREAS. ACCESS IS PRESENTLY
Performance indicator for exemplar activity	ACC-3: Proximity of Public Recreational Area	3		POORLY CONTROLLED AND INAPPROPRIATE USE OF THE SITE
2	ACC-4: Proximity of A-Road	1		IS CONSEQUENTLY PREVALENT.
3	ACC-5: Proximity of Rail Station	1		
4	ACC-6: Proximity of Cycle Route	1 ,	1	

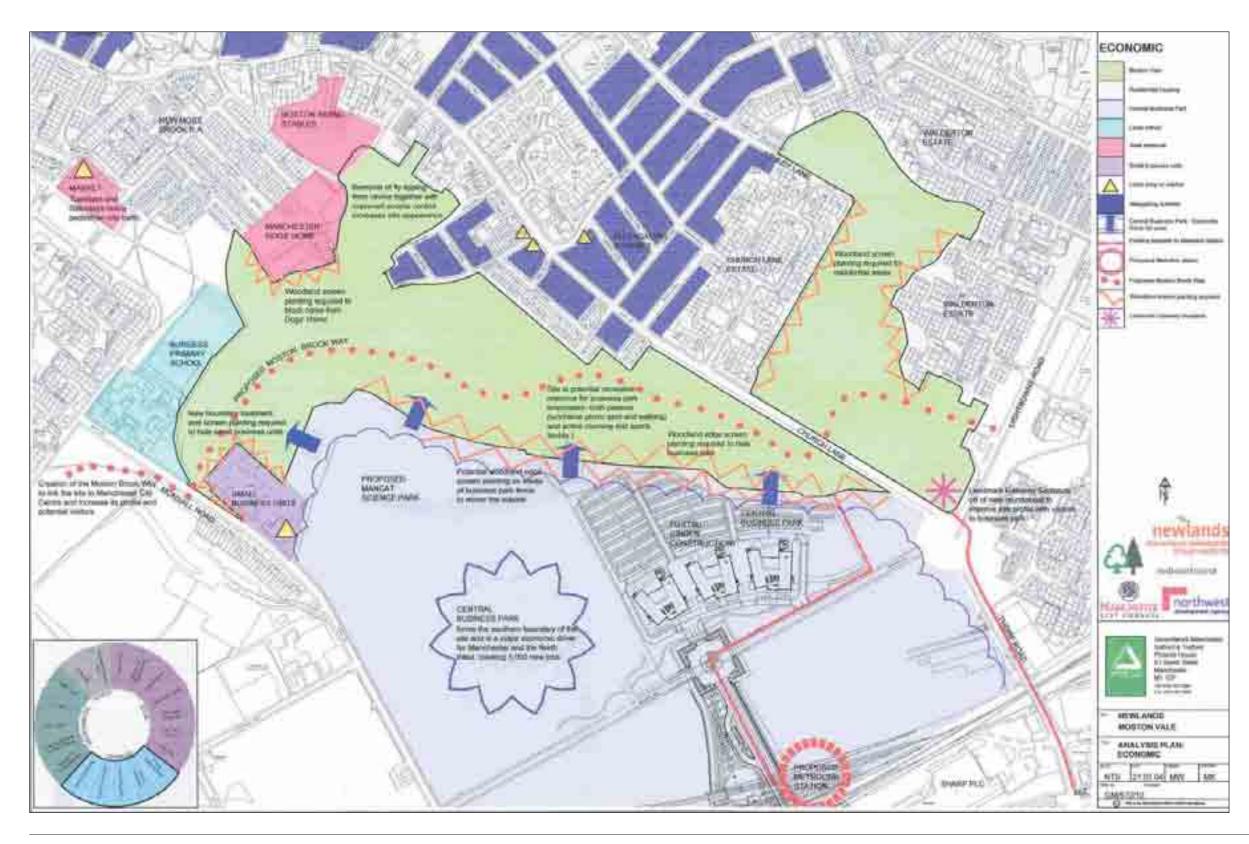








AVA economic

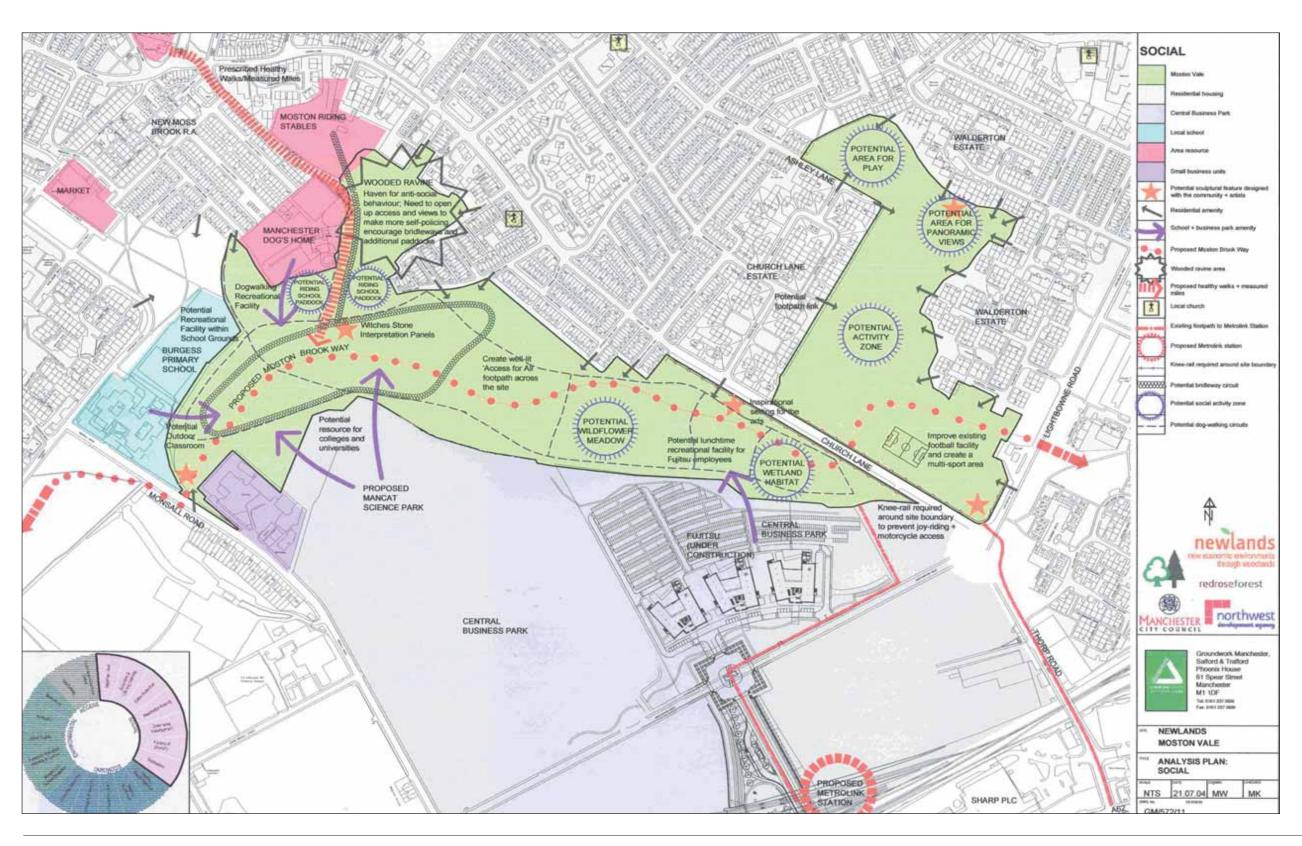








AVA social

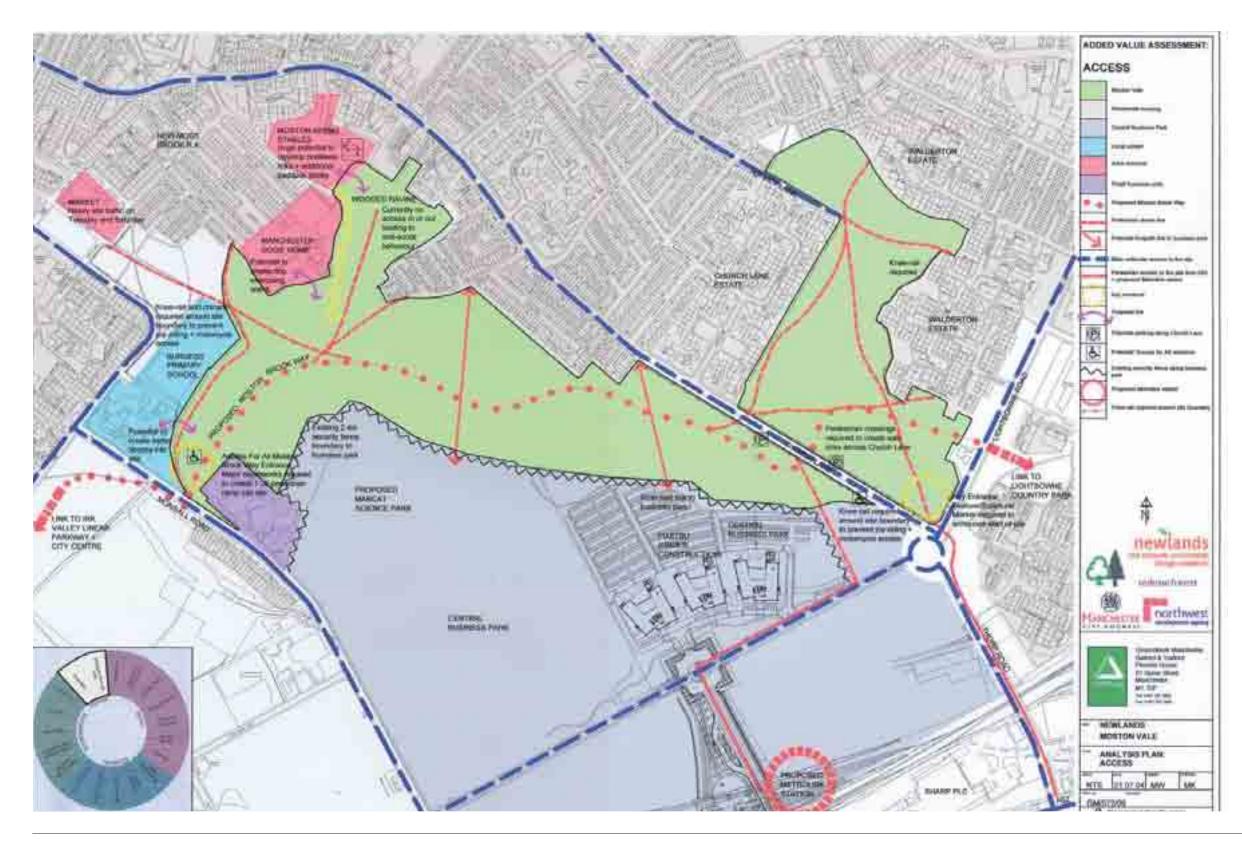








AVA access

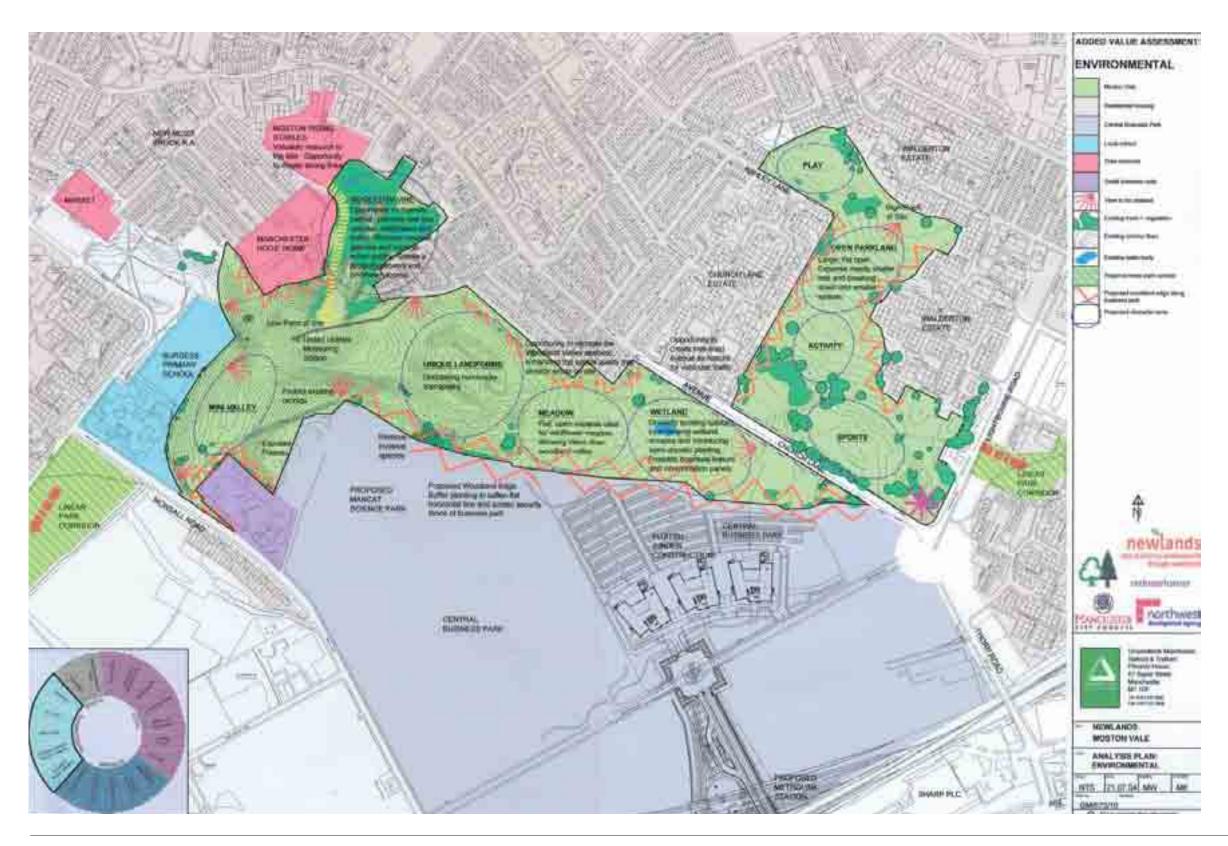








AVA environmental









Project partners

redroseforest

MERSEY BASIN CAMPAIGN

communityforests**northwest**



















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