

Newlands Moston Vale Project Briefing

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Launched in the summer of 2003, Newlands is a £59 million scheme that is reclaiming large areas of brownfield land across England's Northwest; responding to local and regional economic and social needs by transforming sites into thriving, durable, community woodlands.

Newlands is a partnership of the Northwest Regional Development Agency (who provide the funding) and the Forestry Commission (who manage and deliver the projects) as well as a range of delivery partners, which include the region's local authorities, Community Forest Northwest, BTCV and the Groundwork Trusts of the region.

Moston Vale



Moston Vale after Newlands, May 2006

Location

Moston Vale is in Harpurhey, North Manchester

Size of site

Twenty-one hectares of brownfield land transformed into community woodland

Timeline

On-site work started in May 2005 and was completed one year later, in May 2006

Investment

NWDA have invested £1.7 million in the Moston Vale scheme

Key economic benefits

Moston Vale has been transformed into an 'urban countryside' – quality area for recreation and an attractive community woodland.

- Enhances the Central Park Business Park
- Assists the transformation of a strategic Regional site
- Assists in tackling the needs of an area in the top 5% of the national IMD
- Helps to increase inward investment
- Adds value to an HMR area
- Addresses worklessness through economic inclusion projects
- Contributes to Greater Manchester's Biodiversity Action Plan

Native woodland, wildflower meadows and recycled gravel footpath are all in place. A new sports pitch and changing facilities for Moston Valley football club establish the area as a valuable recreation space. Solar powered lighting line Moston Valley Way to form an eco-friendly safety measure. Street trees planted with assistance from local communities and the Green Streets project complement the major improvements on site.

Benefiting all

Newlands is now fully established as an exemplar of brownfield land regeneration and a key initiative for tackling the environmental deficit in the Northwest.



Local school pupils helping with the planting, spring 2006

Thanks to Newlands, Moston Vale now provides many benefits for the local community – it is certainly a major improvement from the closed landfill that once existed. A place to meet, relax and play now exists for people to use as they wish – it's green space that can provide enjoyment, education and inspiration.

Moston Vale was designed and created in full consultation with the local community. The work carried out has created a quality setting for new investment. In the Housing Market Renewal area, Moston Vale is now a significant contributor to its economic regeneration.

Secured for the future

With the foresight to plan for the future, the Newlands Partnership are committed to every one of their projects. The NWDA have agreed to support maintenance works at Moston Vale for 15 years after the initial capital development period. To further enhance the sustainability of the Newlands projects, the Forestry Commission have entered into 99-year management arrangements for the site.

The expansion of Newlands across the whole of the Northwest creates an unprecedented opportunity to deliver dramatic change within the region.

Partnership working

Newlands' success is partly attributed to the strong partnerships that exist. For Moston Vale, the Northwest Regional Development Agency, The Forestry Commission, Red Rose Forest, Manchester City Council, Groundwork Manchester, Salford & Trafford, Natural England, United Utilities and Biffaward have all been involved in creating the community woodland.

Moston Vale's past

With a colourful history, Moston Vale is the site of the first completed Newlands project.

Located in North Manchester's Housing Market Renewal Area, within an area in the top 5% of the national Index of Multiple Deprivation (IMD) and next to the Central Park business complex, Moston Vale was a valuable area of underused green space and a place crying out for attention.

Once home to Manchester Fever Hospital, the area was badly bombed during the Second World War and, most recently was used as a domestic landfill – the stream that once ran through the valley was covered and now runs 30ft underground.

A constantly popular area, with riding stables and Moston Valley youth football club, the site began to fall into disrepair. Fly tipping and joy riding made Moston Vale an eyesore – not the community resource it could be. Subsidence had caused manhole covers to stand several feet into the air and glass and debris from the landfill was resurfacing.

Now thanks to Newland's investment, the site has become a valuable local asset, having genuine impact on the local economy.



Local children investigate the early work on site.

How are Newlands' sites chosen?

Following a survey of brownfield land (DUN) land in the Mersey Belt area, a number of sites were identified for potential improvement.

All of these sites, including Moston Vale, were assessed using the Public Benefit Recording System (PBRS), designed to measure the public benefit that can be delivered through regeneration. This system identified the issues of public concern in the locality of each site based on social, environmental and economic criteria.

In order to maximise strategic impact, short listed sites were filtered according to the objectives, priorities and themes agreed by the NWDA. These themes included creating appealing gateways, transport corridors, settings for investment, and screening significant areas of industry. Out of the survey, the PBRS, and the sub-regional priorities, the projects that are the priority for regeneration under the Newlands scheme have been identified.

Taking forward the results of PBRS, Additional Value Assessments (AVA) act as a filtering tool by looking at the functionality of each site and ensuring designs more closely address the social, economic and environmental needs of the area. Ultimately this helps to ensure that the potential



Moston Valley youth football club after Newlands



Solar powered lighting on Moston Vale



Moston Vale's wildflower meadow after Newlands, summer 2006

benefits of each site are fully realised. The AVAs also enable Newlands to develop a much clearer picture of which elements of a site merit extra investment in terms of both time and money, in order to transform them from quality to exemplary woodlands.

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