


Site Context Plan

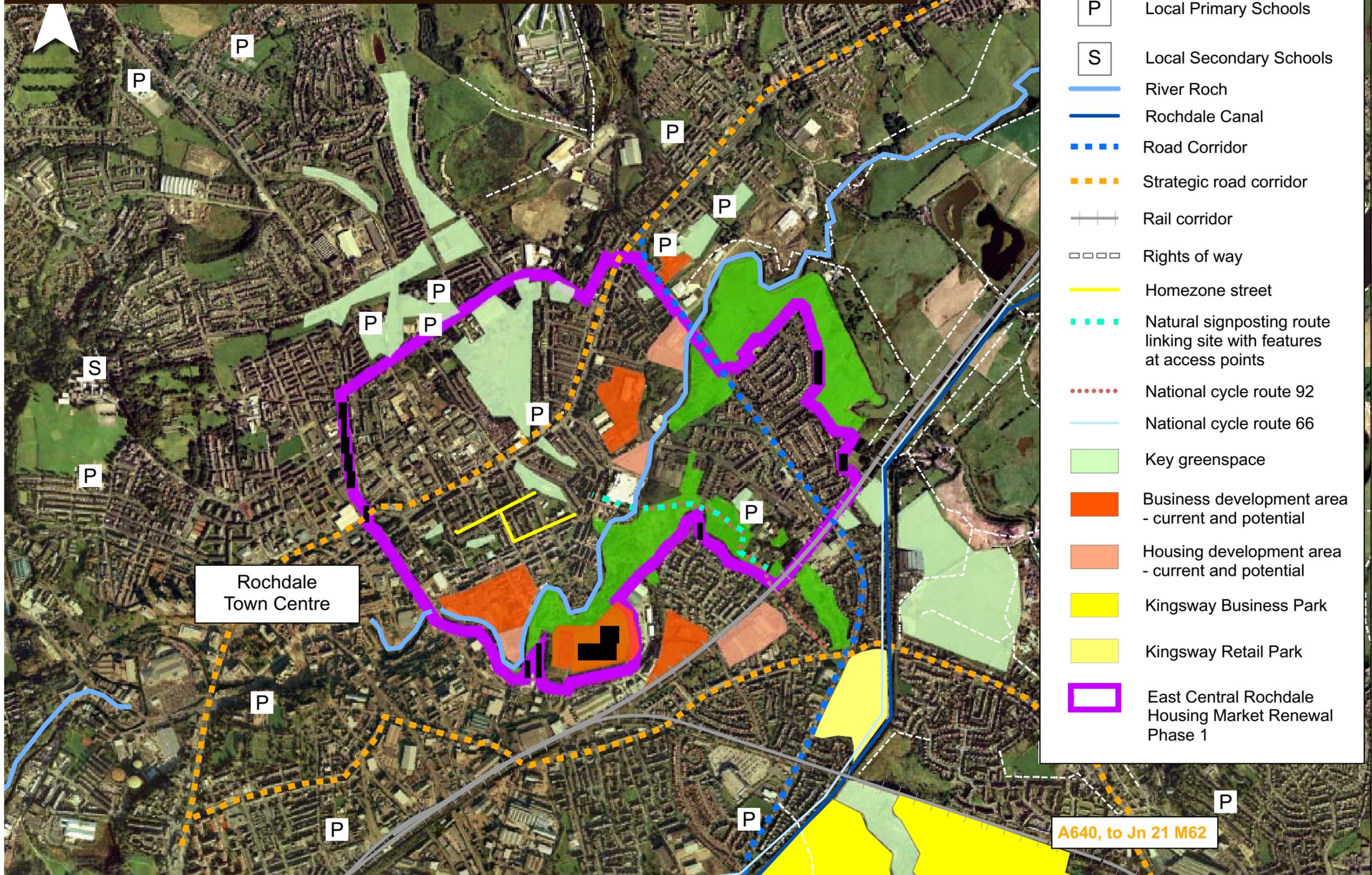
The Belfield Project
Rochdale, Greater Manchester



Regeneration Benefits Belfield Project

- Transform 37 hectares of damaged and neglected, previously developed brownfield land (DUNL PDL) in to community woodland, managed in perpetuity by the Forestry Commission
- Improve 14 SOA's in Rochdale that are within the top 5% of the National Index of Multiple Deprivation (IMD) through environmental change
- Deliver environmental improvements on DUN land within the East Central Rochdale Housing Market Renewal Pathfinder
- Contribute to changing regional and local perceptions of Rochdale
- Create a zone of influence around the project area that will make it a more competitive choice for business investment
- Improve and create safe, non-vehicular access routes to local businesses, schools and residential areas by creating and improving the green infrastructure into Rochdale Town Centre
- Improve the visual impact of derelict land within major transport corridors in Rochdale
- Contribute to the image enhancement of the strategic sphere of influence around the Kingsway Business Park and the Stanney Brook Corridor
- Encourage greater participation in healthy lifestyle activities by providing and supporting health related features and activities
- Contribute to Greater Manchester's Biodiversity Action Plan (GMBAP) targets

Belfield Project Strategic Location Plan



Site Biography

Belfield Project

The Belfield project area is located to the east of Rochdale Town Centre, adjacent to the River Roch. The project is made up of four blocks; Clover Hall, Mayfield, Newbold Brow and Newbold, with mixed ownership between Rochdale Metropolitan Borough Council and Greater Manchester Waste Disposal Authority.

Clover Hall is made up of rough grassland, some of which is grazed and backs onto the low quality housing stock of Clover Hall Estate. This area is being regenerated in Phase one of the Oldham and Rochdale Housing Market Renewal Pathfinder. The estate has little public open space provision other than playing fields.

The land adjacent to Albert Royds Street forms a potential gateway into Rochdale. The Clover Hall area can be seen from the railway line and the A664. It is low lying, sloping at varying gradients towards the canalised River Beal.

Mayfield is an area owned by Rochdale MBC and links Clover Hall with other derelict, neglected and underused land. It is situated between residential areas and small industrial business units to the south of the A664. Presently it is of particularly poor quality consisting of patchy wet woodland and rough grassland. Both Mayfield and Clover Hall suffer from fly tipping, misuse and anti-social behaviour with no clear access for users.

Newbold Brow is an extensive area of land, adjacent to the south side of the River Roch close to Rochdale Town and Centre. The south eastern section adjacent to Belfield Community School and housing consists of mature woodland within the Stanney Brook Corridor.

The central section of Newbold Brow within the Stanney Brook Corridor is relatively open with patches of woodland and isolated trees within rough grassland. The two footbridges over the River Roch are important links for local people allowing access to the project area.

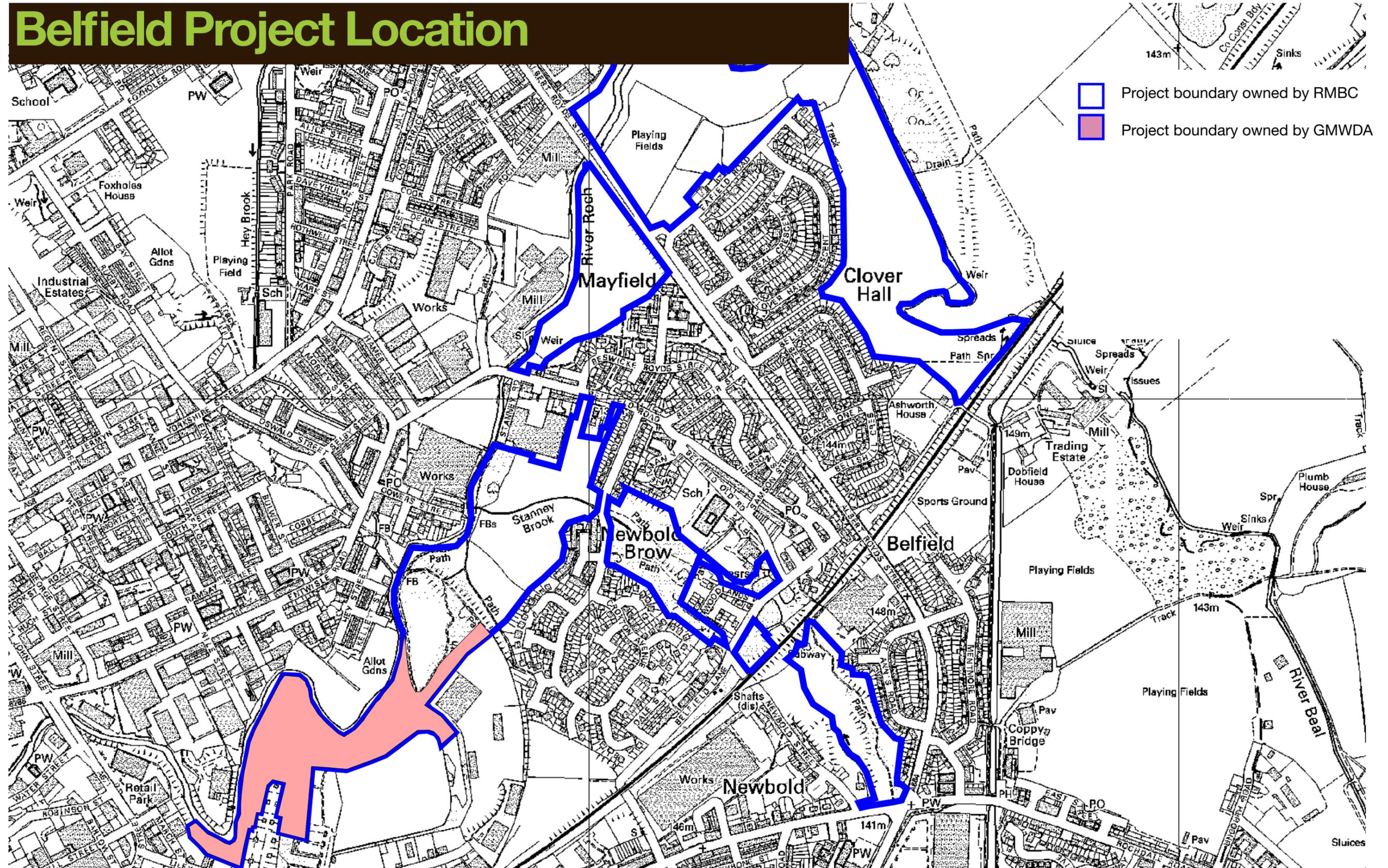
Roch Wood is owned by Greater Manchester Waste Disposal Authority. The flat topped area is a former landfill site with wooded steep slopes leading down to the River Roch. A deteriorating network of paths through under managed woodland contains interesting wetland areas.

Newbold lies south of Belfield Lane with a mainline train route running through its northern section. The lodges are unsightly and have a detrimental effect on the image of the area.

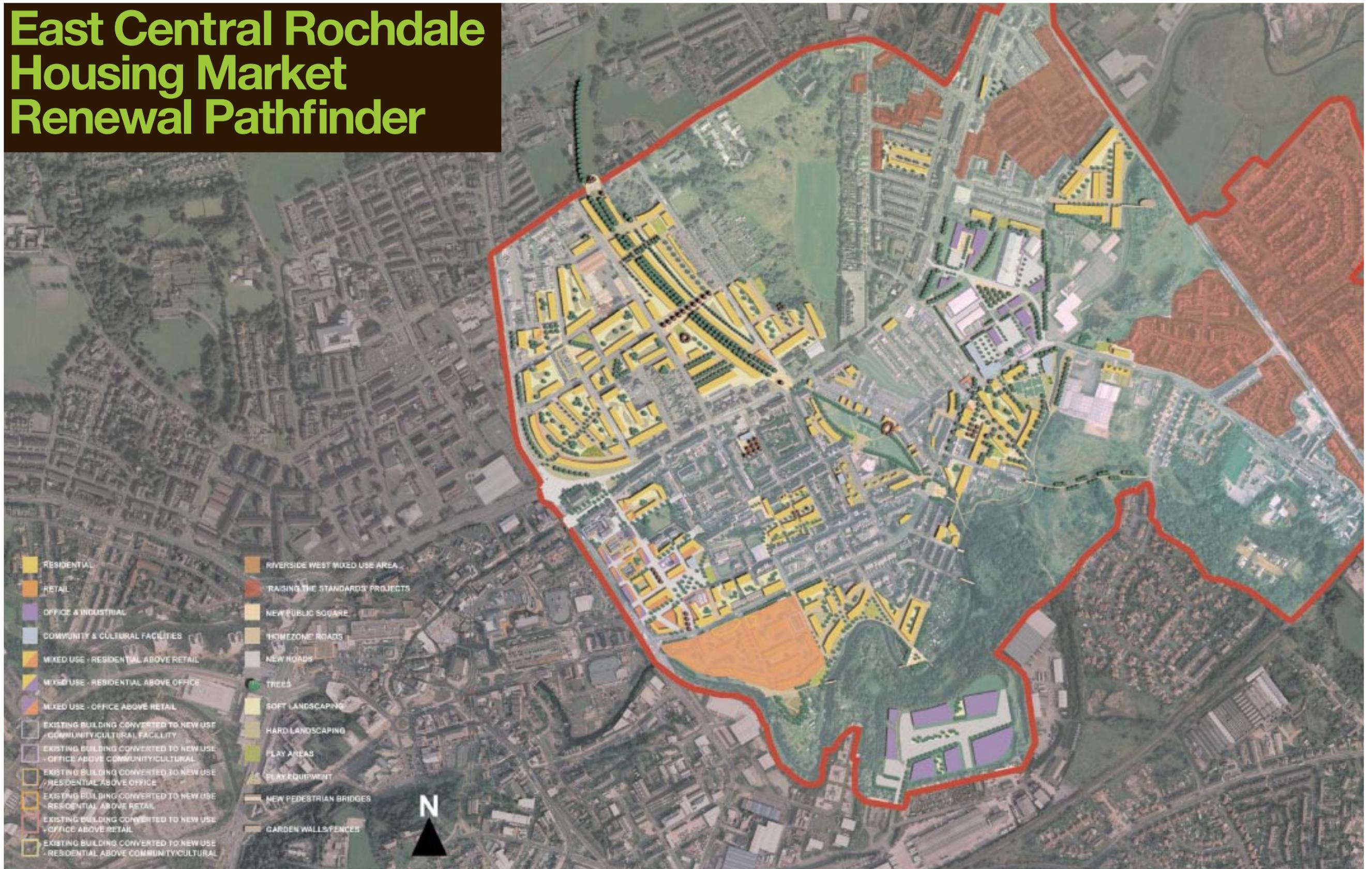
The southern section is set within the small valley of Stanney Brook. The grass football pitch is water logged and not used to its full potential. The area suffers from fly tipping, littering and anti-social behaviour.



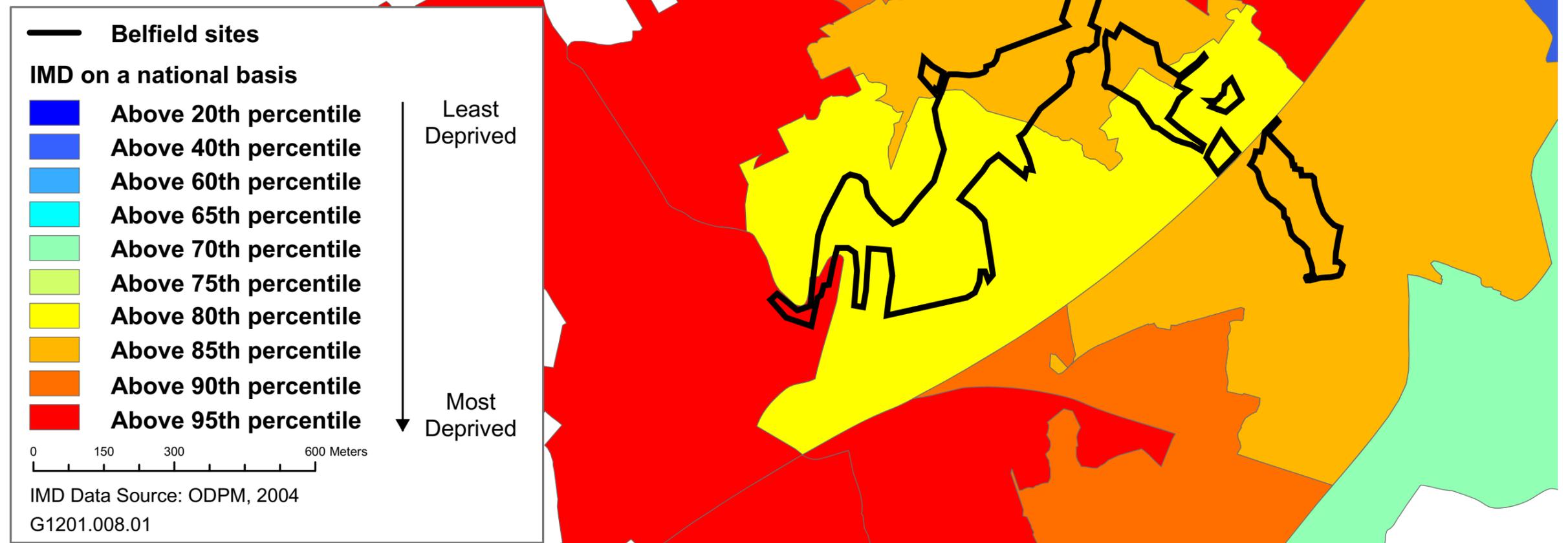
Belfield Project Location



East Central Rochdale Housing Market Renewal Pathfinder



Super Output Areas Located Within 300m of the Belfield Project



Aspirational Project Layout

NEWLANDS

- Groundwork Oldham & Rochdale have been working in partnership with local residents, tenants groups, statutory bodies and local primary schools in order to develop initial ideas and plans for the Rochdale to Belfield site.
- The ideas and sketches shown on this plan are only suggestions. You are the community that know and use the site and we want to know what you think, how you use the site at present and your comments and ideas for its future use.
- From what you tell us today and all the information we collect from the overall consultation process with the surrounding community groups and schools we shall put together a Final Layout Drawing (Masterplan) for the site which shall be presented to Newlands



Detail of Site at Albert Royd Street
Showing possible location for Green Bridge and Community Park including improved drainage to playing field, children's play area, soft landscaping, entrance improvements, access barriers, physical separation of different activities, such as the motor cross facility, while improving access and safety to pedestrian site users



KEY

- HOUSING AREAS** Residents adjacent to the site are helping by providing information about the sites main problems and issues
- PROVISIONAL BOUNDARY** The site boundary is not fixed and may vary due to consultation outcomes
- IMPROVEMENTS TO PUBLIC OPEN SPACE** Including landscaping, benches, interpretation signs and access improvements
- GREEN BRIDGE** The site will be connected via a green pedestrian bridge crossing Albert Royds Street
- VIEWING PLATFORM** The viewing platform will be a focal point allowing long ranging views across Rochdale
- EARTHWORKS** Possible large scale earthworks creating interesting landscape features that can be viewed from a far
- RIVER WALKWAYS AND SCULPTURE TRAILS** Paths with woodland edges, interpretation and sculpture reflecting the areas industrial past
- OUTDOOR CLASSROOM** Requested by Belfield Community School for summertime lessons and environmental activities
- ENTRANCE FEATURES** Site identification and interpretation features of the main site entrances, design input from local schools
- IMPROVED AND ADDITIONAL FOOTPATHS** A footpath network, with suitable surfacing, wide paths and shallow gradients, will connect up the site
- CONNECTIONS TO GREEN ROUTES** The site can be connected to new and existing footpaths, cycle and bridle ways and Rochdale town centre
- BRIDGES** Improved existing and additional bridges will connect up the site. Local schools and community groups can input into the bridge designs
- ACCESS BARRIERS** Visually pleasing access barriers such as bollards and fencing will segregate the different uses of the site
- COMMUNITY RECYCLING AREA AND TRIM TRAIL** A green composting facility, children's trim trail and site entranceway
- ACTIVITY ZONE** A sports activity zone is proposed including Astro turf five a side pitches with improved connections into the site
- COMMUNITY PARK** Drainage improvements to playing field, defined motor cross area, landscaping and children's play area
- BUSINESS PARKLAND** Improved landscaping and layout of business areas encouraging habitat creation and shelter belt planting
- RIVERSTREAM/STANDING WATER** Improvements to the river, ponds and wetland areas will ensure that they become central features of the site
- TREE PLANTING** Woodland management, native tree planting, wet woodland, establishment of understorey and herbaceous layers
- WETLAND HABITAT ENHANCEMENT** Rotational clearance to create open water and introduction of Phragmites (Common) Reed
- FORMAL LANDSCAPING** Areas of more formal soft landscaping including perennial and grass planting
- LIVE STOCK GRAZING** Appropriately fenced or hedged off areas of the site will be set aside in order to carry on the traditional use of live stock grazing



0 100 200 300 400 500 metres

Scale 1:5,000

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Belfield Project



STONE SEATING



MOVEABLE LOGS



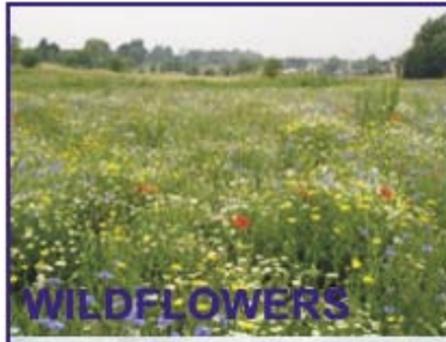
FORMAL SEATING



LOG SEATING



LOG WALL SEATING



WILDFLOWERS



WOODLAND WALKS



WOODLAND

Outdoor Classroom

DESIGN PRINCIPALS

Consultation:

- Consultation should be carried out with Belfield School.
- Consultation should have an element of involvement, e.g. workshops with an artist, bulb and wildflower planting.

Access:

- The access needs of all users should be considered. Clever design can allow access for most disabilities, there should always be provision made for people with differing abilities.

Natural Materials:

- Bark, gravel, stone and grass should be used for surfaces.
- Stone, boulders, logs and timber should be used for seating.

Landform:

- Earth banks and mounds are ideal for scrambling and games.
- Topography can add interest to the landscape.

Natural Features:

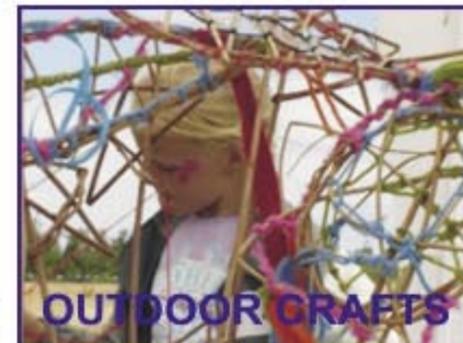
- The classroom area / woodland boundary should generally be blurred.

- Any existing natural feature on the site that could be incorporated into the classroom space should be designed in.

Vegetation Management:

- Vegetation should be retained and managed to create a 'wild' environment, this will usually entail managing vegetation less frequently. Deliberately creating enclosure by vegetation management should not immediately be regarded as a risk for antisocial behaviour.

- Vegetation can also be used effectively in the creation of outdoor rooms (woven willow structures, fruit trees, mazes etc.)



OUTDOOR CRAFTS



CHILD LEAD DESIGN



PLAYFUL FEATURES

Aspirational Ideas



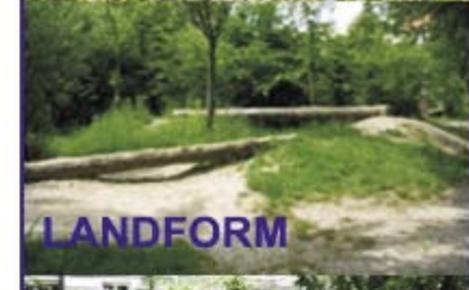
LEARNING SPACE



BOULDERS



SHELTER



LANDFORM



ENCLOSURE

Entrance Features Gateways



Identifying and encouraging local people and the wider population into the community woodland. Reference will be made to the industrial history of the site, local materials and stone as well as the local heritage of the area.

Consultation will be carried out amongst the local communities to help identify the most appropriate approach to the site entrances.

There will be larger scale entrance features at Albert Royd Street and Newbold and smaller entrance features will echo these at Entwistle Road



Suggestions for GATEWAY FEATURES at main entrances to site. Large scale ironworks linking to boundary fence at entrance to the community park at Albert Royd Street



Suggestions for IRON and/or STONE WORK gateway feature at Kingsway/ Albert Royd Street entrance with curved stone wall boundary treatment



COMMUNITY INVOLVEMENT
Local groups and school children getting to know the site

EXISTING ENTRANCES TO SITE at Albert Royd Street

NEWLANDS : Belfield Project

Cost Estimates

Reclamation and Establishment

Belfield to Rochdale Project Detailed Cost Estimates for Reclamation and Establishment Phases					
RECLAMATION PHASE COST ESTIMATES					
HARD LANDSCAPING					
		Unit	Quantity	Rate	Amount
1	Routes (footpaths, cycle and bridleways)				
1a	Path realignment due to river bank erosion in Roch Wood. Move path up bank within woodland. Excavate, supply materials and construct granular footpath with re-cycled topping	m	100.00	35.00	3,500.00
1b	Make good existing steps within Roch Wood	m	80.00	25.00	2,000.00
1c	Make good existing steps and provide handrail on raised area between Roch Wood & EA flood bund.	m	40.00	25.00	1,000.00
1d	Supply materials and resurface existing path on raised area between Roch Wood & EA flood bund.	m	267.00	15.00	4,005.00
1e	New main access point off Belfield Road beside Electricity Sub-Station to Gower St Bridge. Excavate, supply materials and construct granular footpath 2.5m wide. Including construction on top of flood bund	m	313.00	35.00	10,955.00
1f	Fishing Lodge improvements - Excavate, supply materials and construct granular footpath with re-cycled topping, including access ramp	m	218.00	35.00	7,630.00
1g	Footpath around community park area to link features. Excavate, supply materials and construct granular footpath with re-cycled topping 1.5m wide	m	500.00	35.00	17,500.00
1h	Associated drainage works for path construction	m	213.00	30.00	6,394.00
	Sub Total				52,984.00
2	Entrance & access point features				
	Roch Wood Area				
2a	Pedestrian access barriers	itm	2.00	1,500.00	3,000.00
2b	Vehicular access barrier off Chichester St boundary	itm	1.00	3,300.00	3,300.00
	Belfield School - Milnrow Road Area				
2c	Pedestrian access barriers	itm	1.00	2,000.00	2,000.00
2d	Vehicular access barrier	itm	2.00	4,300.00	8,600.00
2e	Pedestrian access control to tie in with artistic fence and gateway feature along Albert Royds St.	itm	3.00	1,500.00	4,500.00
	Mayfield Area				
2f	Vehicular access barrier	itm	1.00	3,300.00	3,300.00
2g	Pedestrian access barrier	itm	1.00	3,000.00	3,000.00
	Sub Total				27,700.00
3	Fencing & Walling				
3a	Excavate, supply and install stepped gabion baskets filled with local stone to make banks of fishing lodges safe	m	70.00	210.00	14,700.00
3b	Re-build existing stone retaining wall between Belfield Lane & fishing lodges as a mortered stone wall	m	50.00	250.00	12,500.00
3c	Excavate, supply materials and construct stone wall at end of recreation ground off Milnrow Road to match existing stone wall	m	52.00	150.00	7,800.00
3d	Remove, store and replace fence around woodland adjacent to Rochdale Council's fishing lodges above re-built retaining wall	m	111.00	20.00	2,220.00
3e	Supply and install fence around electricity sub-station and alongside Belfield Road	m	73.00	105.00	7,617.00
	Sub Total				44,837.00
4	Signage				
4a	Supply and install threshold signs as specified in locations shown on plan to tie in with Natural Signposting themes & community art workshops	nr	6.00	3,000.00	18,000.00

4b	Supply and install minor threshold and waymarker signs as specified at locations shown on plan. To tie in with Natural Signposting themes	nr	6.00	1,000.00	6,000.00
	Sub Total				24,000.00
5	Gateway Features				
5a	Supply and install major gateway feature along Albert Royds Street as specified	itm	1.00	30,000.00	30,000.00
5b	Improvements to bridge over River Roch from Entwhistle Road to Roch Wood	itm	1.00	1,162.00	1,162.00
	Sub Total				31,162.00
6	Community Park Areas				
6a	Drainage to recreation area off Albert Royds Street to encourage community to use the space for events, play, walks and kickabouts	ml	1,100.00	12.50	13,750.00
6b	Improve existing kick pitch in Jubilee Park	itm	1.00	4,990.00	4,990.00
	Sub Total				18,740.00
7	Outdoor Classroom				
7a	Import soil & hardcore to create small earth banks & mounds with boulders & logs placed as seats around grassed hardcore surface. Cultivate and seed, plant wildflowers and bulbs	m sq	200.00	25.00	5,000.00
	Sub Total				5,000.00
8	Wetland Boardwalk				
8a	Excavate, supply materials and construct metal "boardwalk" over wetland area off Belfield Road	m	75.00	220.00	16,500.00
	Sub Total				16,500.00
9	Natural Signposting				
9a	Continue with the Natural signposting theme started by Rochdale Development Agency, Rochdale Council, community artist and groups. Carry theme through site along selected routes & entrances	itm	1.00	10,000.00	10,000.00
	Sub Total				10,000.00
10	Site Furniture				
10a	Supply and install carved stone blocks to act as benches about the site. To tie in with Natural Signposting theme and include community art workshops	nr	10	759.20	7,592.00
	Sub Total				7,592.00
11	Site Clear Up				
11a	Removal of superfluous items from site (fences, barriers etc.)	itm	1.00	12,000.00	12,000.00
11b	Rubbish removal and site clear up	itm	5.00	1,750.00	8,750.00
	Sub Total				20,750.00
	SUB TOTAL HARD LANDSCAPING				259,265.00
	SOFT LANDSCAPING				
12	Wetland Scrapes				
12a	Create shallow wetland scrapes to improve wetland habitat, excavated material to be placed in areas shown on plan	m sq	7,500.00	1.50	11,250.00

Cost Estimates

Reclamation and Establishment

12b	Soil / soil forming material import to cover contamination hot spots	m cub	94.50	15.00	1,417.50
12c	Create wetland scrapes to improve wetland habitat on grazing land off Albert Royds St	m sq	3,500.00	3.50	12,250.00
Sub Total					24,917.50
13	De-Canalisation of River Beal				
13a	Remove existing retaining sides to river and create some wetland scrapes alongside river. Place excavated material and soil as indicated on plan, cultivate and seed	m	300.00	16.66	4,998.00
Sub Total					4,998.00
14	Fishing Lodges				
14a	Fishing Lodges environmental improvements, including consultation with Anglers and the Environment Agency	itm	1.00	20,000.00	20,000.00
Sub Total					20,000.00
15	Controlled Species Management				
15a	Invasive species management to selected areas over 5 years	itm	5.00	1,500.00	7,500.00
Sub Total					7,500.00
16	Soils				
16a	Importation of soil or soil forming material for the remediation of contamination hot spot areas and new tree planting, Albert Royds Street	m cub	9,561.50	7.76	74,197.84
Sub Total					74,197.84
	Community Projects to protect Capital investment				
	Community Projects				63,052.00
Sub Total					63,052.00
SUB TOTAL SOFT LANDSCAPING					194,665.34
TOTAL HARD AND SOFT LANDSCAPING					453,930.34
	Forestry Commission Staff Time, Contact Management, Soil Scientist				113,785.00
MAINTENANCE OF RECLAMATION WORKS DURING 5 YEAR ESTABLISHMENT PHASE		Unit	Quantity	Rate	Amount
HARD LANDSCAPING					
m1	Routes				
	Cycle Way - including NCN Route 92	ml	1,000.00	8.00	8,000.00
	Existing footpaths	ml	1,517.00	3.25	4,930.25
	New granular footpaths 2.5m wide	ml	350.00	3.25	1,137.50
	Existing Bitmac footpaths	ml	600.00	3.25	1,950.00
	Other granular footpaths 1.5m wide	ml	960.00	3.25	3,120.00
	Footpaths within Roch Wood	ml	1,070.00	3.25	3,477.50
					22,615.25
m2	Entrances				
	Pedestrian access barriers maintenance	itm	8.00	200.00	1,600.00
	Vehicular access barriers maintenance	itm	5.00	500.00	2,500.00
					Total 4,100.00
m3	Fencing & Walling				
	Fence maintenance	ml	400.00	5.00	2,000.00
	Wall maintenance	ml	102.00	50.00	5,100.00
	Gabion basket	ml	70.00	20.00	1,400.00
					Total 8,500.00

m4	Signage				
	Threshold Signs	itm	6.00	600.00	3,600.00
					Total 3,600.00
m5	Gateway Features				
	Replacements	itm	3.00	2,500.00	7,500.00
	Vandalism provision for bridge works		1.00	400.00	400.00
					Total 7,900.00
m6	Community Park & Play Area (Rochdale)				
	Mowing	itm	12.00	500.00	6,000.00
	Seeding	itm	5.00	30.00	150.00
	Vandalism replacement events area	itm	5.00	250.00	1,250.00
	Maintenance play facilities	sum	5.00	3,000.00	15,000.00
					Total 22,400.00
m7	Outdoor Classroom				
	Vandalism replacement	itm	5.00	100.00	500.00
					Total 500.00
m8	Wetland Boardwalk				
	Vandalism replacement & repairs	itm	5.00	1,000.00	5,000.00
	Boardwalk	ml	75.00	20.00	1,500.00
					Total 6,500.00
m9	Natural Signposting				
	Vandalism provision	itm	5.00	1,000.00	5,000.00
					Total 5,000.00
m10	Site Furniture				
	Seats	itm	15.00	80.00	1,200.00
					Total 1,200.00
m11	Rubbish Clearance				
	Refuse and dumping	itm	5.00	1,500.00	7,500.00
	Litter	itm	5.00	1,500.00	7,500.00
					Total 15,000.00
Sub total Maintenance of Reclamation Hard Landscaping					97,315.25
SOFT LANDSCAPING		Unit	Quantity	Rate	Amount
m12	Wetland Scrapes				
	Wetland habitat management	itm	5.00	1,000.00	5,000.00
					Total 5,000.00
m13	River Beal				
	maintenance of de-canalisation	itm	5.00	500.00	2,500.00
					Total 2,500.00
m14	Fishing Lodges				
	maintenance by anglers	itm	5.00	1,000.00	5,000.00
					5,000.00
m15	Controlled Species Management				

Cost Estimates

Reclamation and Establishment

m14	Fishing Lodges				
	maintenance by anglers	itm	5.00	1,000.00	5,000.00
				Total	5,000.00
m15	Controlled Species Management				
	Continued management of invasive species	itm	5.00	500.00	2,500.00
				Total	2,500.00
m16	Soil Importation				0.00
				Total	0.00
	Sub total Maintenance of Reclamation Soft Landscaping				15,000.00
	Total Maintenance Reclamation Works				112,315.25
	Sunk Costs Reclamation				0.00
	TOTAL RECLAMATION PHASE COSTS				680,030.59
	ESTABLISHMENT PHASE COSTS				
17	Planting Works	Unit	Quantity	Rate	Amount
	Wildflowers				
17a	Cultivate, prepare and seed areas for Woodland Wildflower establishment (4795m2 Belfield School & Jubilee Park Area, 5158m2 Roch Wood area, 200m2 Mayfield Area)	m sq	10,153.00	1.50	15,229.50
	Urban Forest Corridors				
17b	Specimen street trees with underground guying along both sides of Albert Royds Street	nr	45.00	800.00	36,000.00
17c	Specimen street trees with underground guying along footpath through Jubilee Park	nr	25.00	800.00	20,000.00
17d	Extra heavy standard trees to be planted around recreation / play areas	nr	100.00	240.00	24,000.00
	Wetland Areas				
17e	Screening planting mix	m sq	2,000.00	1.50	3,000.00
17f	Wet woodland planting mix	m sq	5,000.00	1.50	7,500.00
17g	Wetland & riverside species planting mix	m sq	6,000.00	1.00	6,000.00
17h	Low shrub establishment on sides of EA flood bund	m sq	560.00	2.50	1,400.00
	Bulb Planting				
17i	Spring bulb planting at entrances linked with Natural signposting	itm	6.00	1,000.00	6,000.00
	Sub Total				119,129.50
18	Existing Woodland and Habitat Management				
18a	Existing woodland (11ha) and habitat management including woodland, grassland, river banks, wetland areas, ponds, bat and bird habitats	ha	11.00	2,500.00	27,500.00
18b	Roch Wood management of existing woodland habitat	ha	5.00	2,500.00	12,500.00
	Sub Total				40,000.00
	Sub Total Capital Establishment Works				159,129.50
	Forestry Commission Staff Time				25,465.00
	MAINTENANCE OF ESTABLISHMENT WORKS DURING 5 YEAR ESTABLISHMENT PHASE	Unit	Quantity	Rate	Amount
	ESTABLISHMENT				

m17	Planting				
	Rough grassland	ha	16.00	175.00	2,800.00
	Woodland wildflowers	m²	9,953.00	0.20	1,990.60
	Amenity grassland	ha	12.00	660.00	7,920.00
	Grass cutting path edges	ml	3,522.00	2.00	7,044.00
	Water margins	ml	2,258.00	2.00	4,516.00
	Extra Heavy Standards	itm	100.00	40.00	4,000.00
	Specimen trees	itm	70.00	40.00	2,800.00
	Sub total				31,070.60
	Sub total maintenance of Establishment				31,070.60
	Total Maintenance Establishment Works				31,070.60
	Sunk Costs Establishment				0.00
	TOTAL ESTABLISHMENT PHASE COSTS				215,665.10
	TOTAL RECLAMATION & ESTABLISHMENT COSTS				895,695.69

Cost Estimates Belfield Project

Site Name	Phase	Activity	Newlands Business Plan 2002 Est Total	Newlands Business Plan Average Cost Per Ha	** Sunk Expenditure	Proposed Expenditure & LTM	Lifetime Expenditure	Average Actual Cost per Ha
Belfield to Rochdale Project 37 Ha	I	Stage 1 Survey	£55,500	£1,500	£34,134	£0	£34,134	£923
		Stage 2 Survey			£111,851	£10,000	£121,851	
		Design Planning	£29,600	£800	£30,909	£3,000	£33,909	£917
		Community Consultation	£33,300	£900	£23,690	£0	£23,690	£640
	II	Acquisition & Legal	£46,657	£1,261	£23,107	£20,000	£43,107	£1,165
	III	Reclamation	£777,000	£21,000	£0	£680,031	£680,031	£18,379
	IV	Establishment	£236,800	£6,400	£0	£215,664	£215,664	£5,829
	V	Long Term Management	£612,979	£16,567	£0	£575,979	£612,979	£16,567
		* Contingency 2.5%	£0	£0	£0	£22,392	£22,392	£605
	Total	£1,791,836	£48,428	£223,691	£1,527,066	£1,787,757	£48,318	

*Contingency applies only to Reclamation and Establishment phase and not to sunk costs or Long Term Management

** Sunk Expenditure as of 17th July 2006

Options Analysis

Belfield Project

Site Name	Phase	Activity	*Lifetime Expenditure Option 1	**Lifetime Expenditure Option 2	***Lifetime Expenditure Option 3	****Lifetime Expenditure Option 4	*****Lifetime Expenditure Option 5	*****Lifetime Expenditure Option 6
Belfield Project 37 Ha	I	Stage 1 Survey	£34,134	£34,134	£34,134	£34,134	£34,134	£34,134
		Stage 2 Survey	£111,851	£121,851	£121,851	£121,851	£121,851	£121,851
		Design Planning	£30,909	£33,909	£33,909	£33,909	£33,909	£33,909
		Community Consultation	£23,690	£23,690	£23,690	£23,690	£23,690	£23,690
	II	Acquisition & Legal	£23,107	£43,107	£43,107	£43,107	£43,107	£43,107
	III	Reclamation	£0	£680,031	£663,184	£658,526	£736,188	£405,462
	IV	Establishment	£0	£215,664	£211,004	£195,964	£231,199	£72,265
	V	Long Term Management	£0	£612,979	£612,979	£414,175	£919,468	£612,979
		* Contingency 2.5%	£0	£22,392	£26,163	£21,362	£24,184	£11,943
	Total	£223,691	£1,787,757	£1,770,021	£1,546,718	£2,167,730	£1,359,340	

NB * **Option 1** is based on there being no further investment in the site.

NB ** **Option 2** being the preferred option with lifetime expenditure totals based on intelligence and cost estimates from the Belfield Design Team.

NB *** **Option 3** where by the Project is delivered by professional landscaping companies without practical community involvement in delivery.

NB **** **Option 4** being based on the reclamation of land currently in the ownership of RMBC only.

NB ***** **Option 5** where by there is an extra 50% added to the Maintenance and Long Term Management elements of the project.

NB ***** **Option 6** being based on reduced cost estimates from the Belfield Design team to reflect economic outputs alone.

NB ***** **Option 7** where by a private contractor develops and delivers the project with a consideration for a profit margin based on Option 2.

Sport & Play



Local people and the wider population will be encouraged into the community woodland to use a wide range of sporting, exercise and play facilities. A cycle route crosses the site whilst the improved pathway network connects the site to its surroundings linking it with local walks in the town and countryside.



A play area incorporating natural elements and high tech equipment along with a multi use sports pitch and improved playing field will form the central focus of the Community Park area of the site.



COMMUNITY INVOLVEMENT
Local groups and school children will help to select the play equipment

The **COMMUNITY PARK** incorporating a multi-use sports pitch, playing field and children's playground will be sited at the Albert Royd Street entrance to the woodland.



Example's of play and sports activities that will be taking place on the site ranging from formal sports to imaginative play.

NEWBOLD Secondary sports activity zone including a refurbished playing field with multi-use goal ends and improved pathway network.

Additional Values Assessment (AVA)

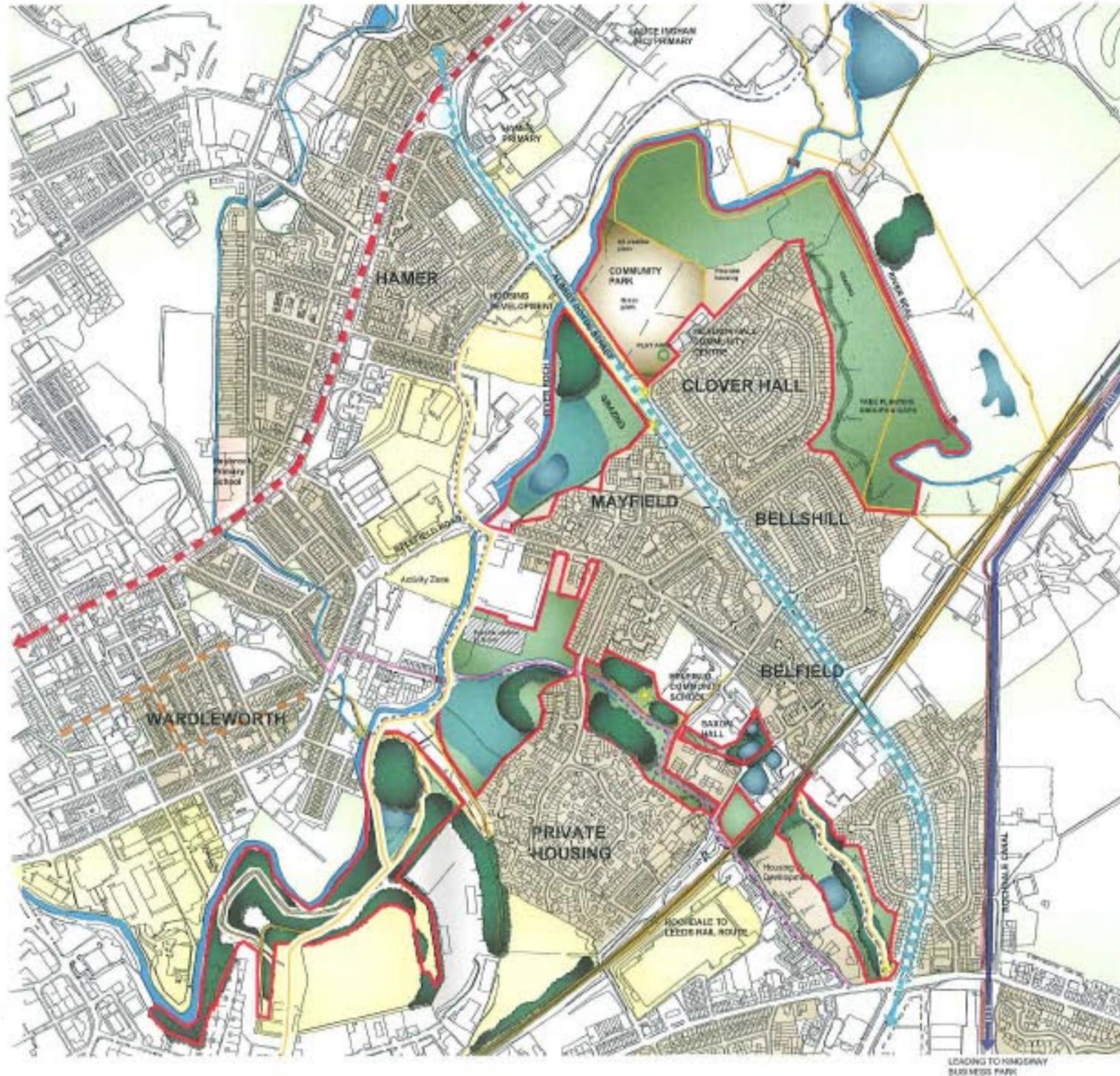
PBRs AUDIT FRAMEWORK - Belfield to Rochdale Centre		newlands AVA new economic environments through woodlands exemplar quality		
PBRs BENEFIT CATEGORY	PRBS CRITERIA	Score Threshold	COMMENTS	
Social 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 1 Performance indicator for exemplar activity 2 3 4	SOC-1: Health Action Zone	1	<input checked="" type="checkbox"/>	THIS LARGE SITE COMPRISES A NUMBER OF SEPARATE ELEMENTS WHICH RELATE TO A NUMBER OF COMMUNITIES WHICH DISPLAY A VARIETY OF SOCIAL DEPRIVATION CHARACTERISTICS. IT MAY BE IMPORTANT TO ESTABLISH HOW THESE VARIOUS COMMUNITIES RELATE TO DIFFERENT PARTS OF THE SITE. THERE IS EVIDENCE OF PREVIOUS LANDSCAPE IMPROVEMENT WORK UNDERTAKEN BY VOLUNTEERS TOWARDS THE TOWN CENTRE. A NUMBER OF NEW AND EMERGING LAND USES ARE APPEARING IN CLOSE PROXIMITY TO THE SITE, PARTICULARLY TOWARDS THE URBAN FRINGE.
	SOC-2: Education Action Zone	1	<input checked="" type="checkbox"/>	
	SOC-3: School Catchment	2	<input checked="" type="checkbox"/>	
	SOC-4: Residential Catchment	3	<input checked="" type="checkbox"/>	
	SOC-5: Site Size	4	<input checked="" type="checkbox"/>	
	SOC-6: IMD Percentile (District)	3	<input checked="" type="checkbox"/>	
	SOC-7: IMD Percentile (Sub-region)	4	<input checked="" type="checkbox"/>	
	SOC-8: IMD Percentile (Northwest)	4	<input checked="" type="checkbox"/>	
Economic 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 1 Performance indicator for exemplar activity 2 3 4	ECO-1: Housing Composition		<input type="checkbox"/>	THE LINEAR NATURE OF THE SITE IS SUCH THAT IT LIES IN CLOSE PROXIMITY TO A RANGE OF LAND USES WHICH ARE PRESENTLY VISUALLY AND AUDIBLY INTRUSIVE ON SURROUNDING COMMUNITIES. THERE MAY BE CONSIDERABLE OPPORTUNITY TO CREATE A SUBSTANTIAL LANDSCAPE AND WOODLAND BUFFER AROUND INDUSTRIAL AND COMMERCIAL OPERATIONS.
	ECO-2: House Prices	1	<input checked="" type="checkbox"/>	
	ECO-3: Proximity to Industry	3	<input type="checkbox"/>	
	ECO-4: Proximity to Employment	3	<input checked="" type="checkbox"/>	
	ECO-5: Proximity to Proposed Employment	3	<input checked="" type="checkbox"/>	
	ECO-6: Proximity to Retail	3	<input type="checkbox"/>	
	ECO-7: Proximity of Transport Corridor	2	<input checked="" type="checkbox"/>	
Environmental 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 1 Performance indicator for exemplar activity 2 3 4	ENV-1: Proximity of Transport Corridor	2	<input checked="" type="checkbox"/>	THE SITE EXTENDS FROM THE RURAL FRINGE TO THE EDGE OF THE URBAN CORE AND IS THEREFORE AN IMPORTANT ENVIRONMENTAL LINK BETWEEN TOWN AND COUNTRY. THE RIVER ROCH RUNS THROUGH THE SITE AND A NUMBER OF EXISTING HABITATS ARE PRESENT, PARTICULARLY TOWARDS THE TOWN CENTRE. THE OPPORTUNITY THEREFORE EXISTS TO CREATE A MAJOR GREEN CORRIDOR ALONG THE ROCH TO THE OUTLYING AREAS OF THE TOWN.
	ENV-2: Proximity of Woodland	2	<input checked="" type="checkbox"/>	
	ENV-3: Proximity of Ecologically Important Area	2	<input checked="" type="checkbox"/>	
	ENV-4: Proximity of Ancient Woodland	2	<input type="checkbox"/>	
	ENV-5: Proximity of Waterbody	3	<input checked="" type="checkbox"/>	
	ENV-6: Air Quality Management Area	1	<input checked="" type="checkbox"/>	
	ENV-7: Site Size	1	<input checked="" type="checkbox"/>	
Access 1 2 3 4 5 6 7 8 9 1 Performance indicator for exemplar activity 2 3 4	ACC-1: Proximity of Bus Route	1	<input checked="" type="checkbox"/>	THE SITE IS HIGHLY ACCESSIBLE FROM SURROUNDING URBAN AND RURAL AREAS AND CREATES AN IMPORTANT LINK BETWEEN TOWN AND COUNTRY. ALTHOUGH SCORING RELATIVELY POORLY IN THIS PBRs CATEGORY, THE SITE IS WITHIN REASONABLE PROXIMITY TO STRONG PUBLIC TRANSPORT LINKS.
	ACC-2: Proximity of PROW	1	<input checked="" type="checkbox"/>	
	ACC-3: Proximity of Public Recreational Area	3	<input type="checkbox"/>	
	ACC-4: Proximity of A-Road	1	<input checked="" type="checkbox"/>	
	ACC-5: Proximity of Rail Station	1	<input type="checkbox"/>	
	ACC-6: Proximity of Cycle Route	1	<input type="checkbox"/>	

Histogram references: 1 = Site score, 2 = Regional mean average, 3 = Sub-regional mean average (AGMA), 4 = Newlands Phase 1 programme mean average
 Performance indicator for exemplary activity is based on the 75 percentile score of all sites in the Newlands 1 programme in relation to each benefit category.

Actual Aspirational Layout Plan



Newlands Community Woodland linking East Central Rochdale residential areas to the surrounding countryside via a series of path and cycle way networks, wildlife enhancements and activity zones



KEY

-  **SITE BOUNDARY** The final site boundary may vary slightly from that shown on the plan
-  **HOUSING AREAS** The main residential areas adjacent to the site
-  **HOME ZONE STREETS** adjacent to the site
-  **DEVELOPMENT AREAS** Current and potential RDA and HMV development areas
-  **STRATEGIC ROAD CORRIDOR** from Littleborough to Central Rochdale
-  **LOCAL CORRIDOR** providing views of the site
-  **RAIL CORRIDOR** Leads to Manchester
-  **IMPROVED AND ADDITIONAL FOOTPATHS** A footpath network, with suitable surfacing, wide paths and shallow gradients
-  **OTHER SIGNIFICANT PATHS/TRACKS** surrounding and connecting the site
-  **PROPOSED NATURAL SIGNPOSTING ROUTES** linking the site and its surroundings
-  **ROCHDALE CANAL** SAC/SSSI
-  **CYCLE ROUTES** Cycle routes will link up the site and make connections to surrounding local and national cycle way networks
-  **NATIONAL CYCLE ROUTE 66 and 92**
-  **BRIDGES** Improving existing bridges will connect up the site.
-  **ENTRANCE FEATURES** Site identification and interpretation features at the main site entrances and within the site
-  **LOW-KEY FENCING** Visually pleasing access barriers such as bollards and fencing will segregate the different uses of the site
-  **COMMUNITY PARK** Drainage improvements, a grass and all weather sports pitch, landscaping and children's play area
-  **GREEN SPACES** - School fields, play, public open spaces, green space corridor, sports etc.
-  **ENVIRONMENTAL IMPROVEMENTS TO PUBLIC OPEN SPACE** include landscaping, benches, interpretation signs and access improvements
-  **TREE PLANTING** Woodland management, native tree planting, wet woodland, establishment of understorey and herbaceous layers
-  **RIVER/STREAM/STANDING WATER** Improvements to the rivers, pond and wetland areas will ensure that they become central features of the site
-  **WETLAND HABITAT ENHANCEMENT** Robustness to create or restore water
-  **EXISTING WOODLAND** to be managed and improved
-  **LIVE STOCK GRAZING** Appropriately fenced and hedged off areas of it will be set aside in order to carry on the traditional use of live stock grazing
-  **DE-CANALISATION OF RIVER** Removal of existing barriers to create a natural flow

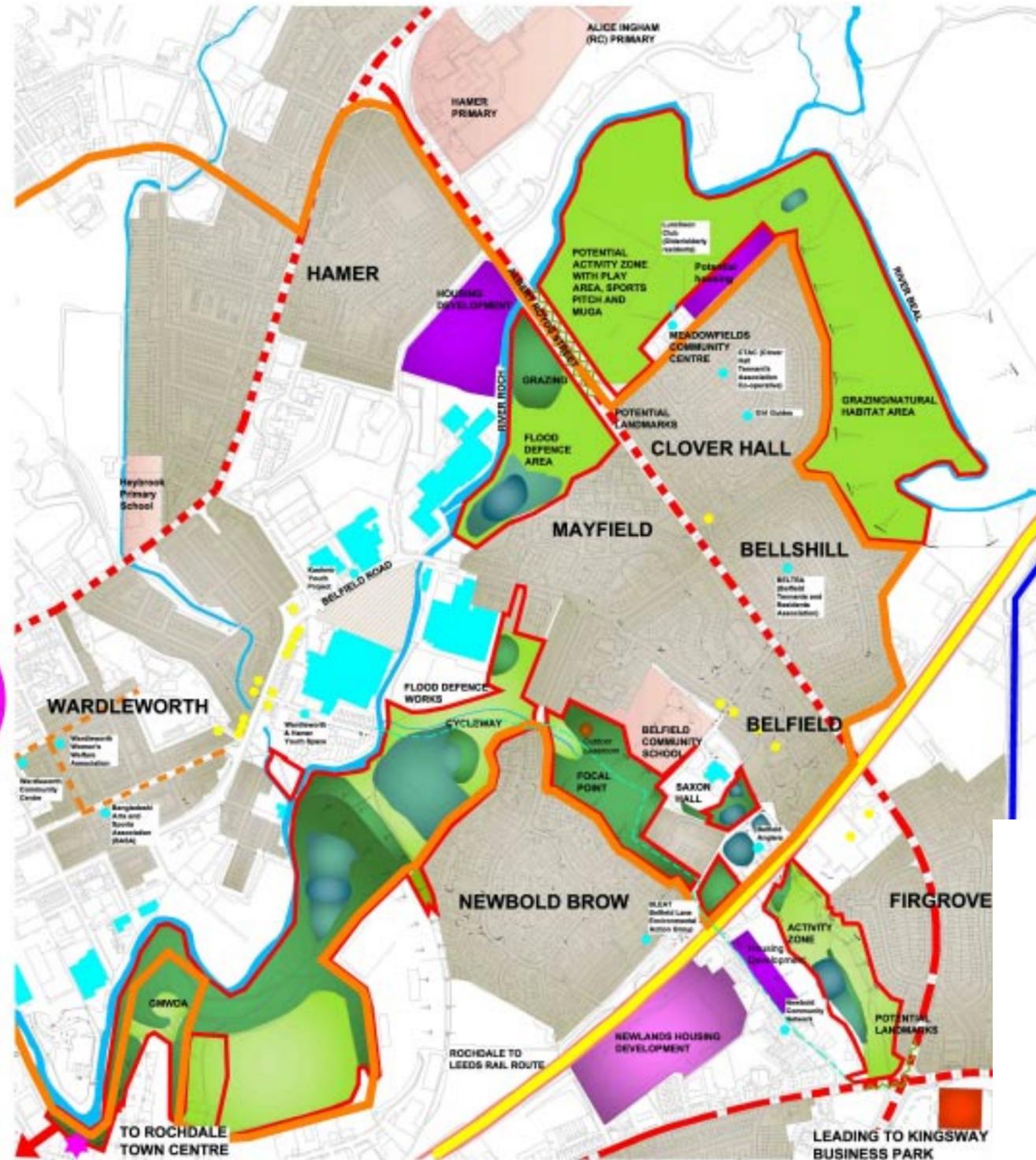


Additional Values Assessment: Economic

NEWLANDS : COMMUNITY WOODLAND PROJECT ROCHDALE TO BELFIELD SITE



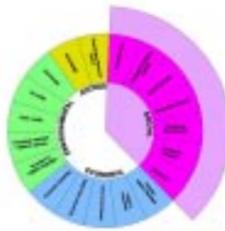
ANALYSIS
PLAN:
ECONOMIC



KEY	
	SITE BOUNDARY The final site boundary may vary slightly from that shown on the plan
	HOUSING AREAS
	POTENTIAL HOUSING
	IMPROVEMENTS TO INDUSTRIAL AREA
	LOCAL SCHOOLS
	COMMUNITY GROUPS
	SMALL BUSINESS UNITS
	LOCAL SHOP OR MARKET
	RAIL CORRIDOR
	CANAL CORRIDOR
	RIVER CORRIDOR
	ROAD CORRIDOR OPPORTUNITY TO ADVERTISE THE SITE
	HMR PHASE 1 BOUNDARY
	NEWLANDS HOUSING DEVELOPMENT
	ROAD CORRIDOR
	NATIONAL CYCLE ROUTE 66
	KINGWAY
	OUTDOOR CLASSROOM
	ROUTE LEADING TO KINGSWAY BUSINESS PARK
	ROUTE LEADING TO ROCHDALE TOWN CENTRE
	HOME ZONE STREET

Additional Values Assessment: Social

NEWLANDS : COMMUNITY WOODLAND PROJECT ROCHDALE TO BELFIELD SITE



ANALYSIS
PLAN:
SOCIAL



KEY	
	SITE BOUNDARY The final site boundary may vary slightly from that show on the plan
	HOUSING AREAS
	INDUSTRIAL AREA/BUSINESS PARK
	LOCAL SCHOOL
	COMMUNITY CENTRE
	SMALL BUSINESS UNITS
	POTENTIAL ENTRANCE FEATURE
	RESIDENTIAL AMENITY
	SCHOOL, BUSINESS AND IND. PARK AMENITY
	PROPOSED CONNECTING ROUTES
	LOCAL CHURCH/MOSQUE
	EXISTING WOODLAND
	POTENTIAL/IMPROVED SPORTS FACILITIES
	POTENTIAL CHILDRENS PLAYGROUND
	POTENTIAL LINKS
	SHOPS
	HMR PHASE 1 BOUNDARY
	COMMUNITY COHESION Link between groups
	BOARDWALK
	YOUTH CENTRE

Additional Values Assessment: Access

NEWLANDS: COMMUNITY WOODLAND PROJECT ROCHDALE TO BELFIELD SITE



ANALYSIS
PLAN:
ACCESS



KEY

- SITE BOUNDARY The final site boundary may vary slightly from that shown on the plan
- HOUSING AREAS
- INDUSTRIAL AREA/BUSINESS PARK
- LOCAL SCHOOLS
- STRATEGIC ROAD CORRIDOR
- LOCAL CORRIDOR
- RAIL CORRIDOR
- ROCHDALE CANAL SAC/SSSI
- IMPROVED AND ADDITIONAL FOOTPATHS
- OTHER SIGNIFICANT PATHS/TRACKS Surrounding and connecting the site
- PROPOSED NATURAL SIGN POSTING ROUTES Linking the site
- NATIONAL CYCLE ROUTE 66 and 92
- CYCLE ROUTES Cycle routes will link up the site and make connections to surrounding local and national cycle way networks
- POTENTIAL LINKS to other initiatives
- POTENTIAL LINK
- RIVER/STREAM
- BRIDGES Improved existing and additional bridges will connect up the site
- ENTRANCE POINT
- HRR PHASE 1 BOUNDARY

Additional Values Assessment: Environmental

NEWLANDS : COMMUNITY WOODLAND PROJECT ROCHDALE TO BELFIELD SITE



ANALYSIS PLAN: ENVIRONMENTAL



KEY

-  SITE BOUNDARY The final site boundary may vary slightly from that shown on the plan
-  HOUSING AREAS
-  UNIMPROVED GRASSLAND
-  MARSH LAND
-  AMENITY GRASSLAND
-  EXISTING TREES AND VEGETATION
-  DENSE SCRUB
-  STANDING WATER
-  RIVER CORRIDOR
-  RAIL CORRIDOR
-  ROCHDALE CANAL SACISSSI
-  REMEDIATION WORKS
-  ARCHITECTURAL FEATURE
-  HMR PHASE 1 BOUNDARY
-  SCREENING

Project Visualisations



Project Visualisations



Project Visualisations



Project partners



| MERSEY BASIN CAMPAIGN communityforestsnorthwest



Contact

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