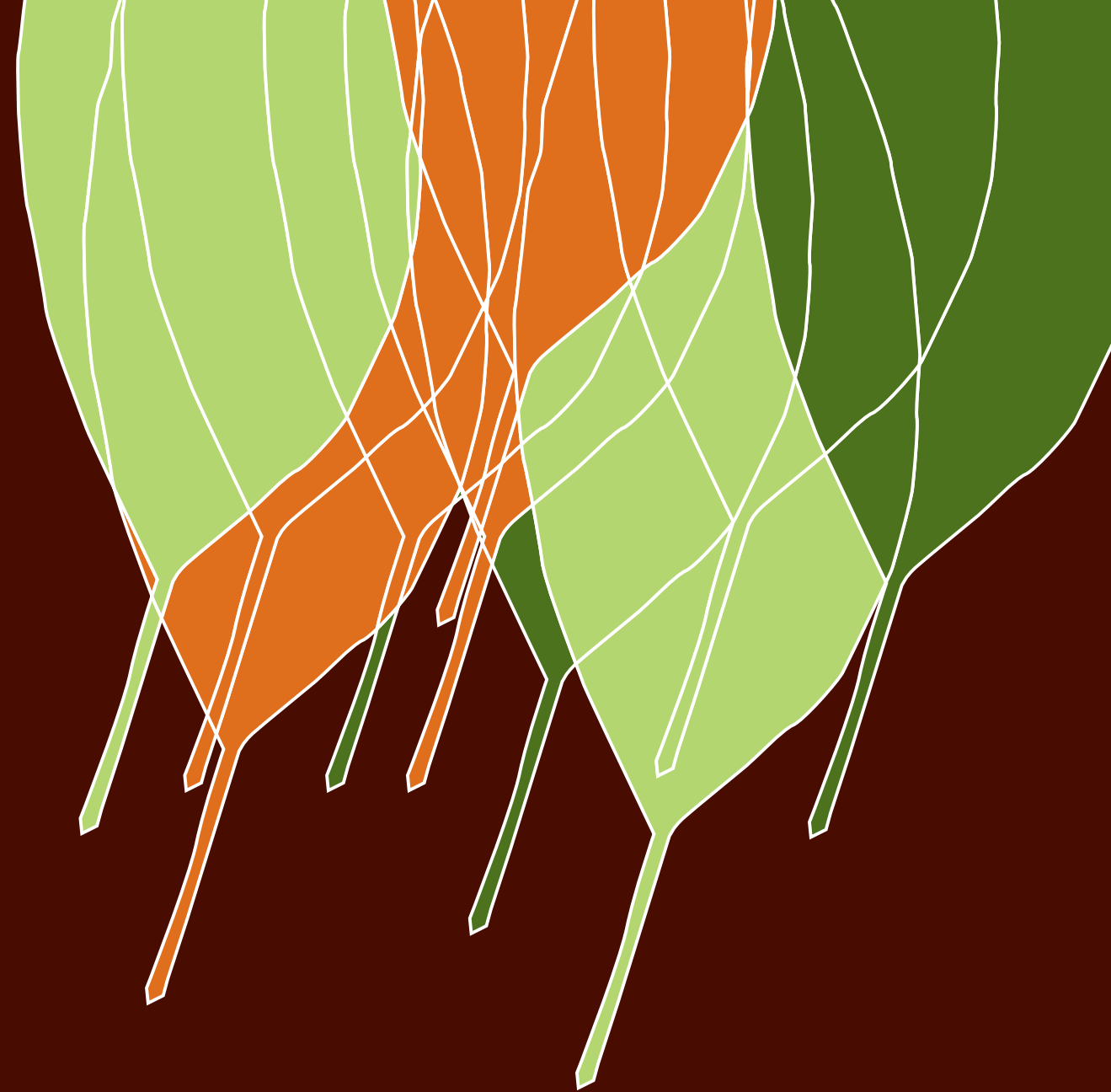


  
newlands  
Site context plan

The Lower Irwell Valley  
Improvement Area Project  
Salford and Bury, Greater Manchester

Project 1



# Regeneration benefits

## Project 1

- Transform 97 hectares of previously developed brownfield land to community woodland managed in perpetuity by the Forestry Commission
- Contribute to changing national and regional perceptions of the City Region of Manchester and Central Salford
- Provide image improvements along the M60 Greater Manchester Outer Ring Road and the mainline rail route in and out of the cities of Salford and Manchester
- Improve Super Output Areas (SOA) in Salford that are within the top 10% of the national Index of Multiple Deprivation (IMD)
- 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
- Encourage greater participation in healthier lifestyle activities by providing and supporting health related features
- Deliver a core area within the proposed Croal Irwell Regional Park
- Contribute to Greater Manchester's Biodiversity Action Plan targets

# Site biography

## Project 1

The 'Lower Irwell Valley Improvement Area' (LIVIA) area is located 7 km to the north-west of Manchester City Centre and 2km north-east of Swinton town centre. The project area lies within the valley of the River Irwell, which runs south-east from Bolton through into Manchester.

Various landowners constituting LIVIA cover approximately 199 hectares. The key landowners are Salford City Council, Bury Metropolitan Borough Council, United Utilities, Greater Manchester Waste Disposal Authority and Biffa Waste Services Limited. The site is split east and west of Lumns Lane and is bounded by the M62 to the North, the River Irwell to the West, Agecroft Road to the South and Bolton Road to the East. The site is highly visible from the two main transport corridors: the M62 motorway and the Manchester to Bolton railway.

The LIVIA Project 1 area comprises of land owned by Salford City Council and United Utilities.

The Irwell Valley was originally a broad, flat plain with steep valley sides and rolling open countryside stretching away from the hilltops. The original contours have been mainly obscured by various forms of disturbance from industrial activity over a long period of time. Very few remnants of the pre-industrial landscape remain, just a small number of hedgerows which may identify the former field boundaries and some mature woodland on the secondary river terrace in the east.

The overall impression is that of a severely damaged and fragmented landscape, with little character. It is a typical example of an urban fringe landscape, where the quality of the environment has been subordinated to industrial

activity. The project area has a high proportion of derelict and despoiled land, much of it is as a result of industrial activity which had long since ceased.

The overall impression is of a severely degraded post industrial landscape that is partially recovering slowly through natural colonisation of pioneer species. Remedial works have been undertaken in places and the site has some coverage of trees where natural regeneration has taken place. In addition to land that can be described as derelict, there are many other areas, which are in a state of neglect and disrepair and add to the air of decline.

The area west of Lumns Lane is made up of scrubby plantations, semi-improved grassland, young but well established woodland plantation and a Site of Biological Importance (SBI), designated for its grassland and heathland

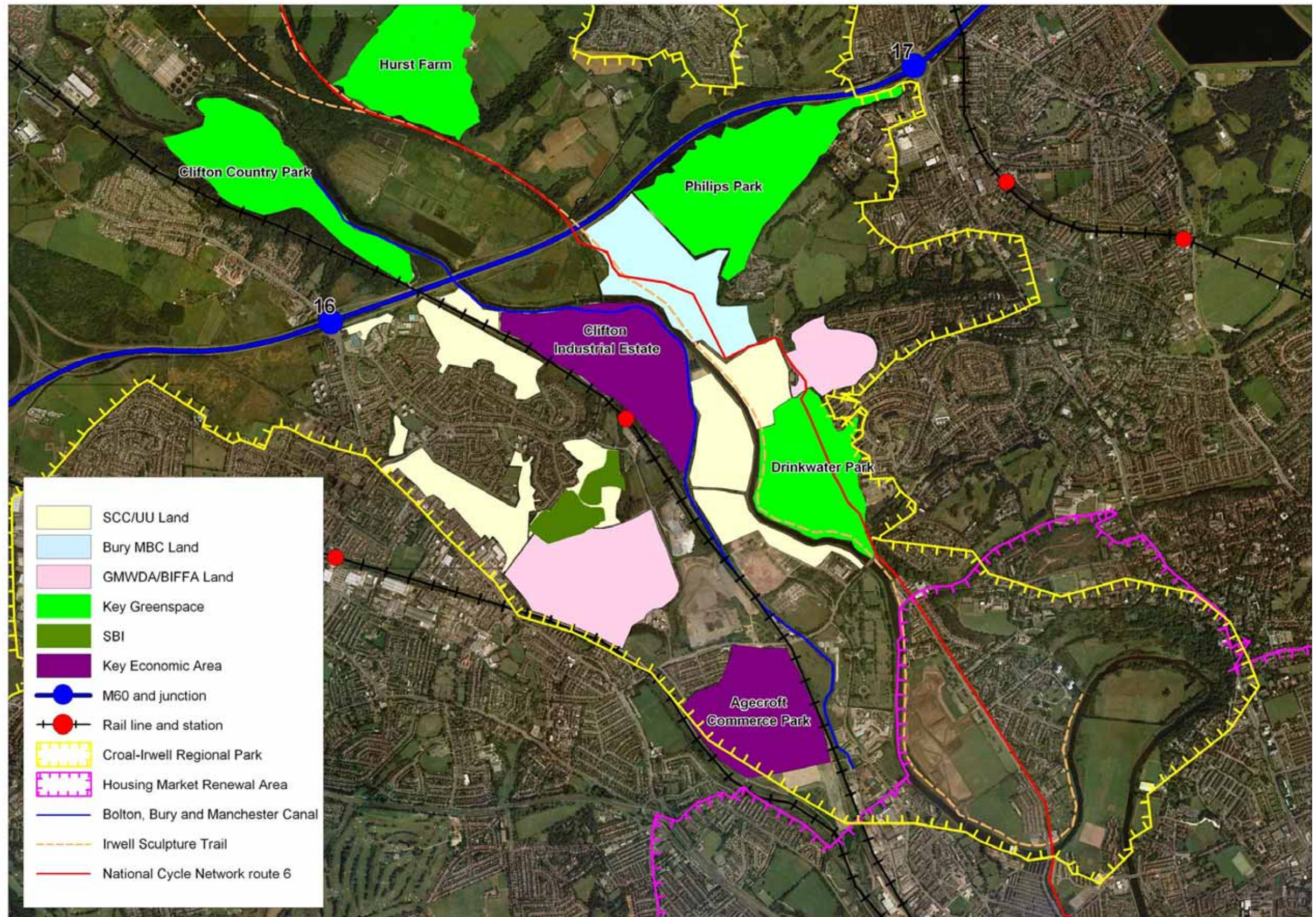
vegetation types and an area comprising of a range of diverse wetland habitats within acid grassland and bracken.

The area east of Lumns Lane is predominantly semi-improved grassland, with scattered scrub throughout there are several areas of woodland plantation. There are a number of ponds to the east of this site. A large area at the south of the section is made up of buildings and factory units.

The wider project area is large, varied and of regional significance. Project 1 will start to bring together an area of great potential for large scale 'Urban Greenspace' development with economic and social benefits.



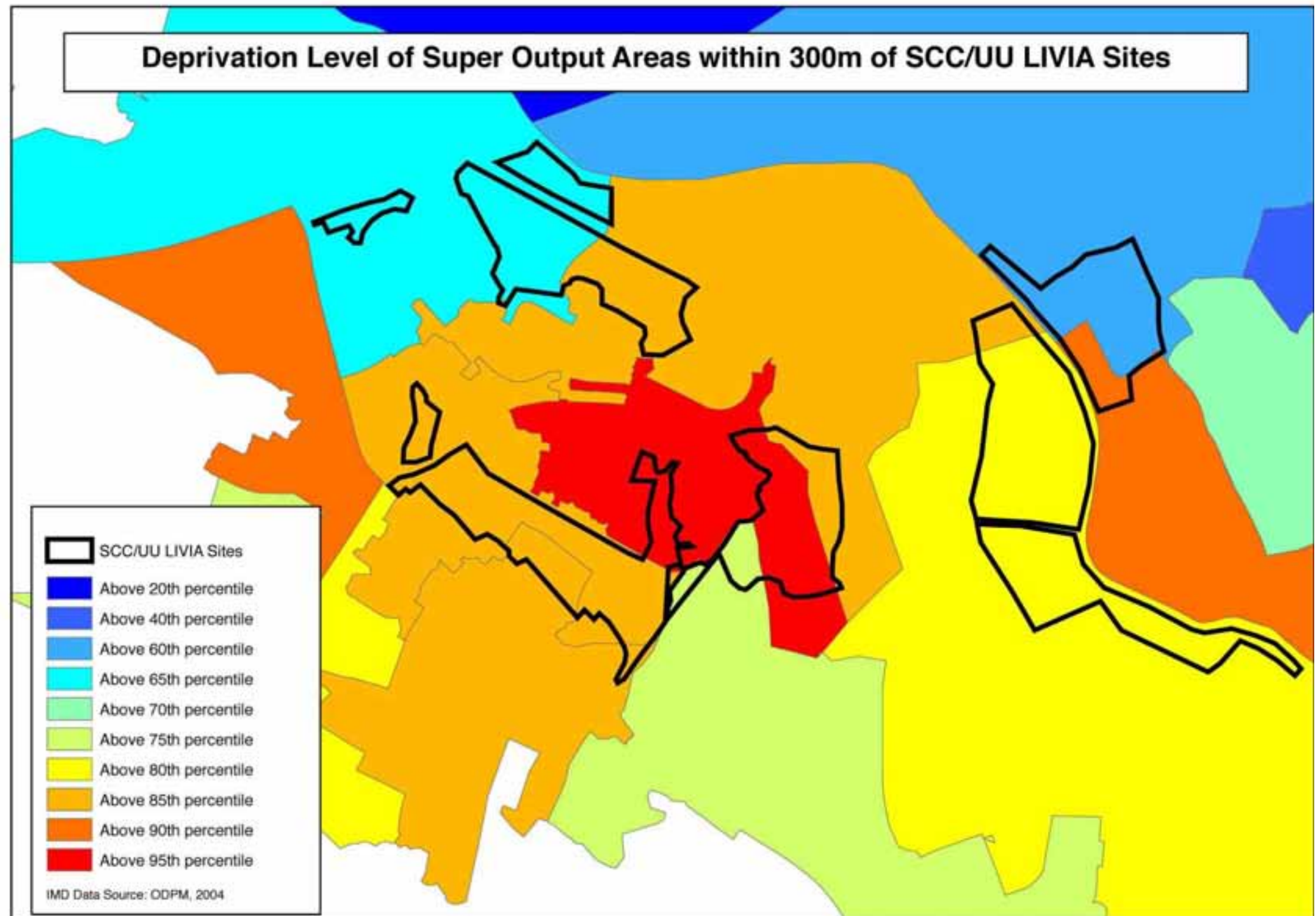
# Strategic investment





# Location of Super Output Areas

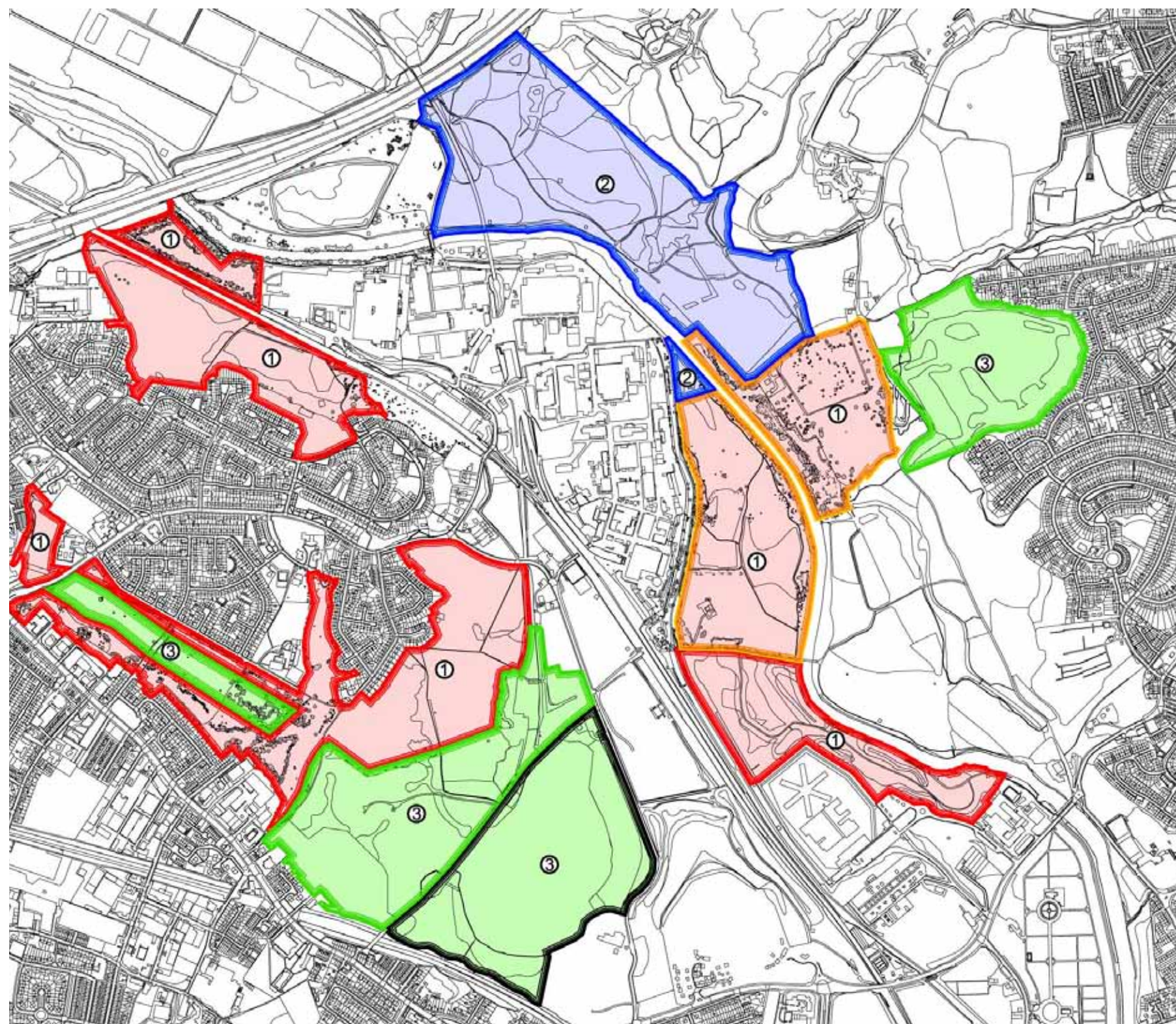
## Project 1





# Project locations

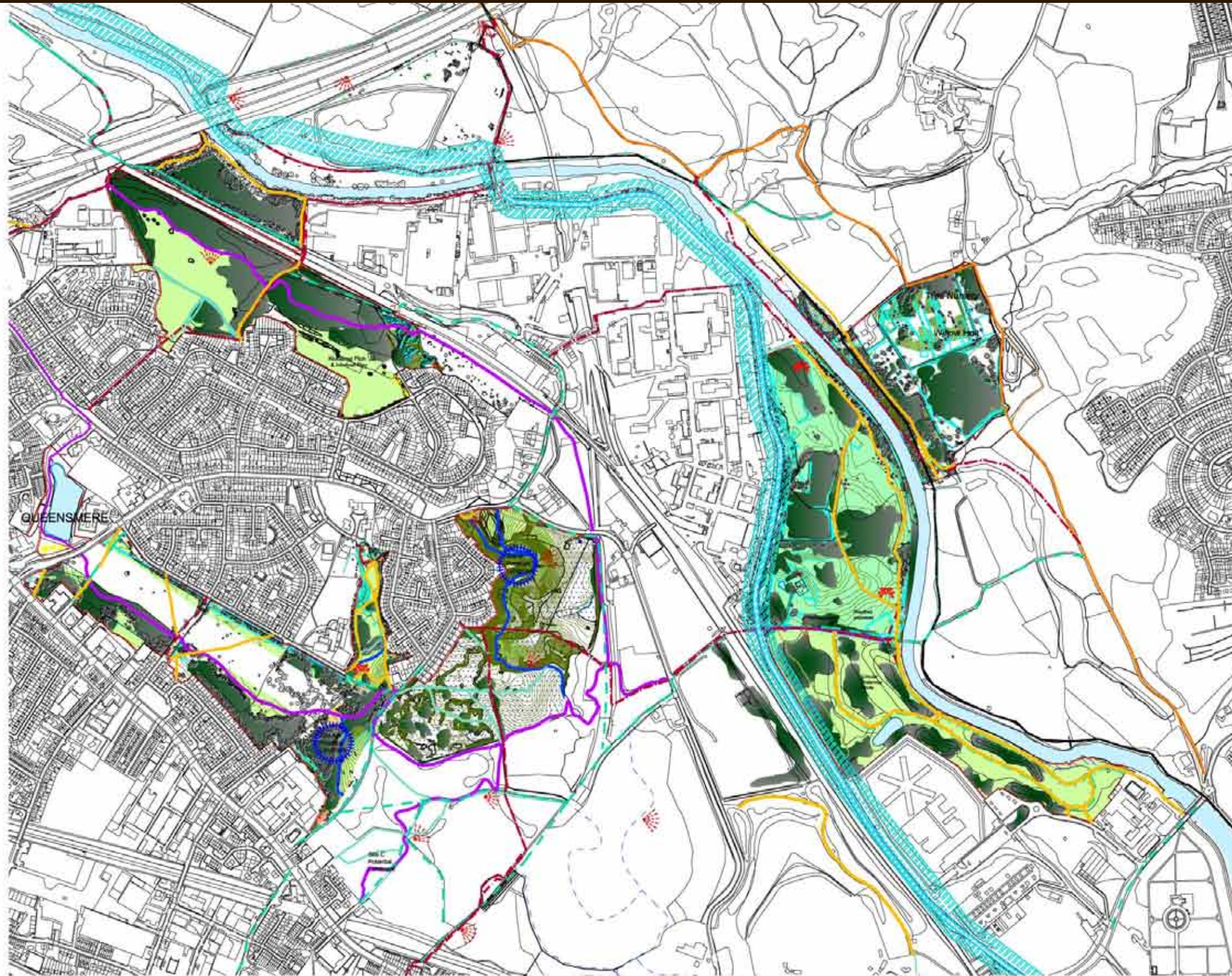
- Project 1: Salford City Council — Red
- Project 1: United Utilities land — Orange
- Project 2: Bury MBC land — Blue
- Project 3: GMWDA — Green
- Project 3: Biffa land — Black





# Project 1 design Option 1

## Proposal overview

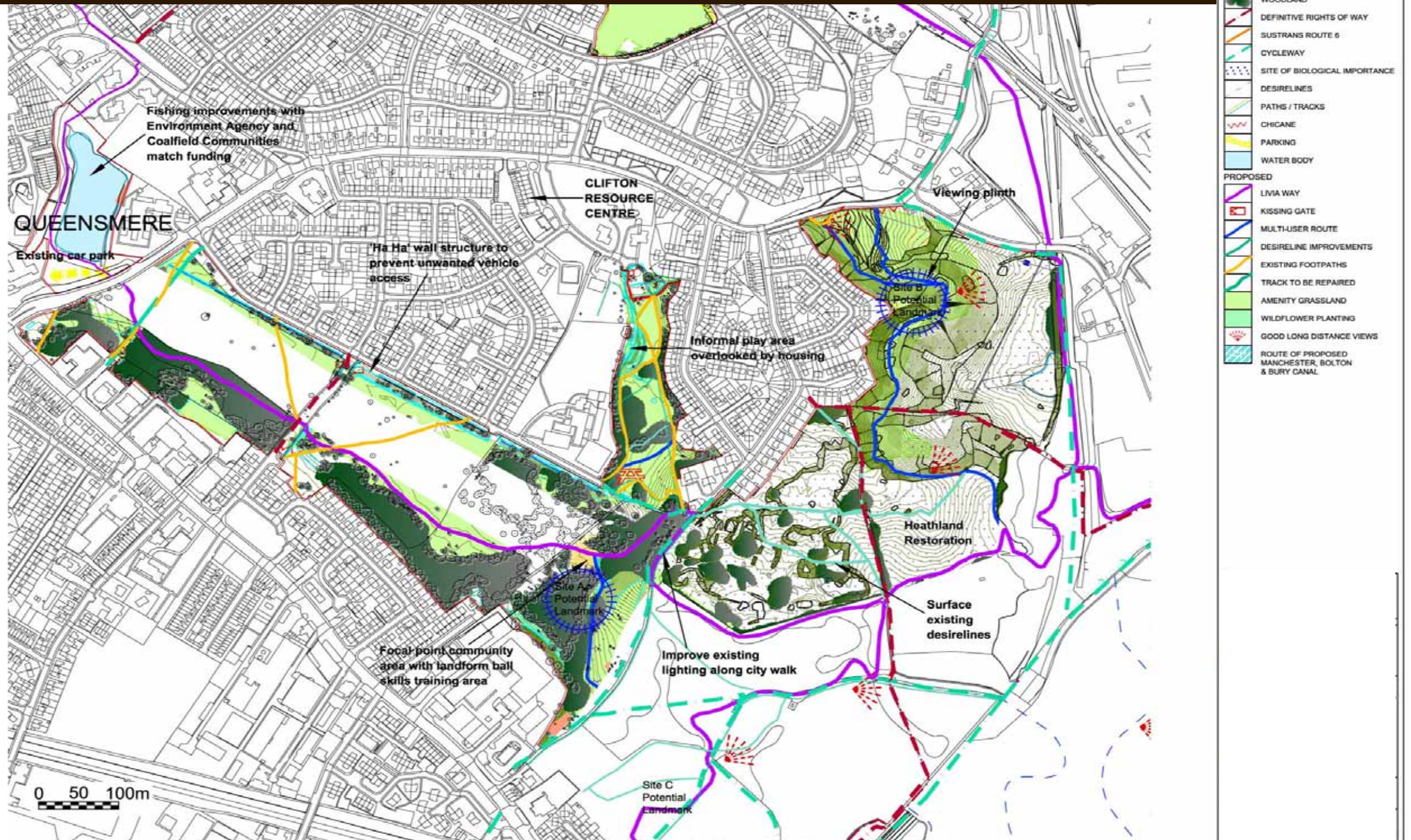


LEGEND	
EXISTING	
	CONTOURS
	WOODLAND
	DEFINITIVE RIGHTS OF WAY
	SUSTRANS ROUTE 6
	CYCLEWAY
	SITE OF BIOLOGICAL IMPORTANCE
	DESIRELINES
	PATHS / TRACKS
	CHICANE
	PARKING
	WATER BODY
PROPOSED	
	LIVIA WAY
	KISSING GATE
	MULTI-USER ROUTE
	DESIRELINE IMPROVEMENTS
	EXISTING FOOTPATHS
	TRACK TO BE REPAIRED
	AMENITY GRASSLAND
	WILDFLOWER PLANTING
	GOOD LONG DISTANCE VIEWS
	ROUTE OF PROPOSED MANCHESTER, BOLTON & BURY CANAL



# Project 1 design Option 1

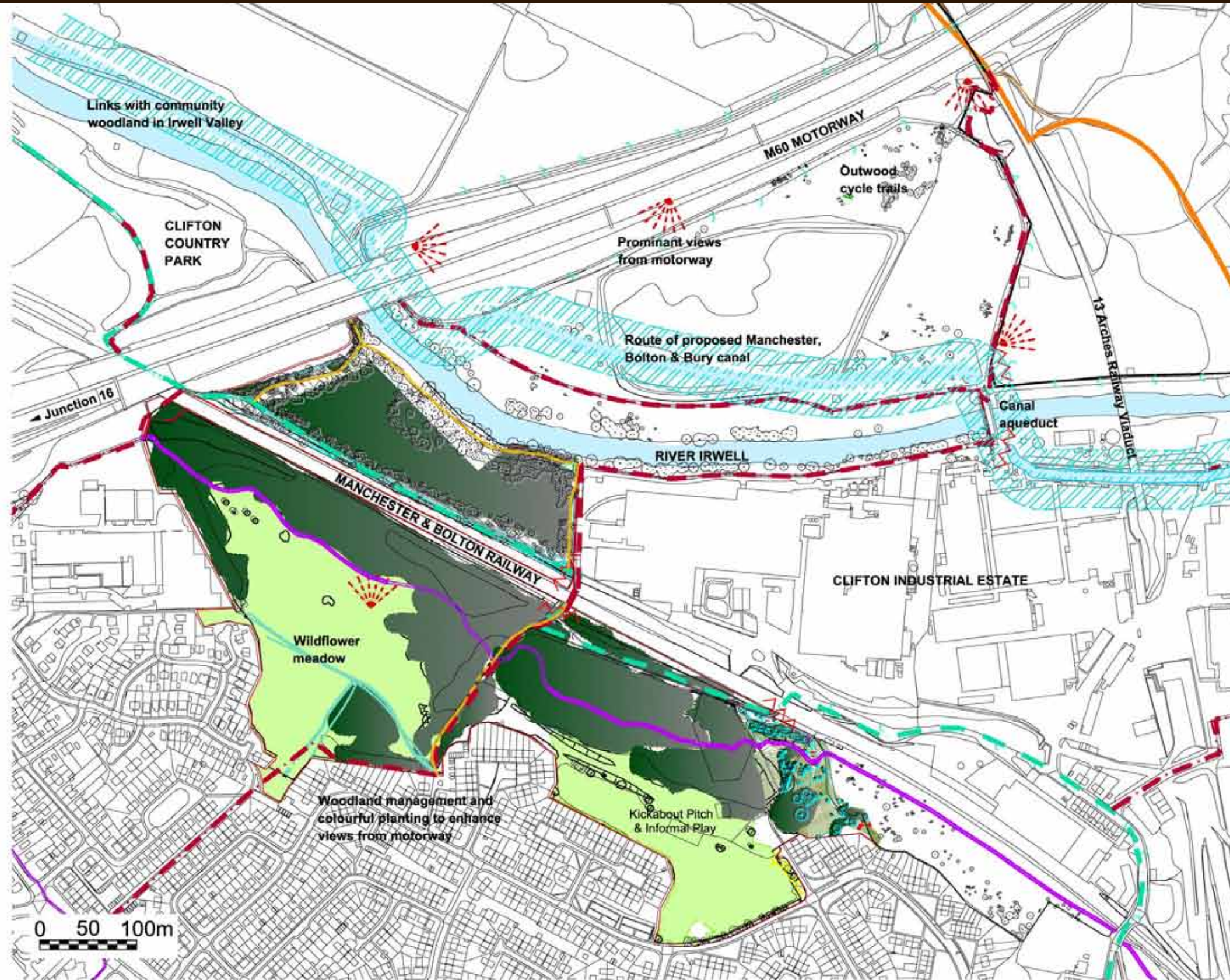
## Silverdale & Clifton Green





# Project 1 design Option 1

## Robin Hood Sidings

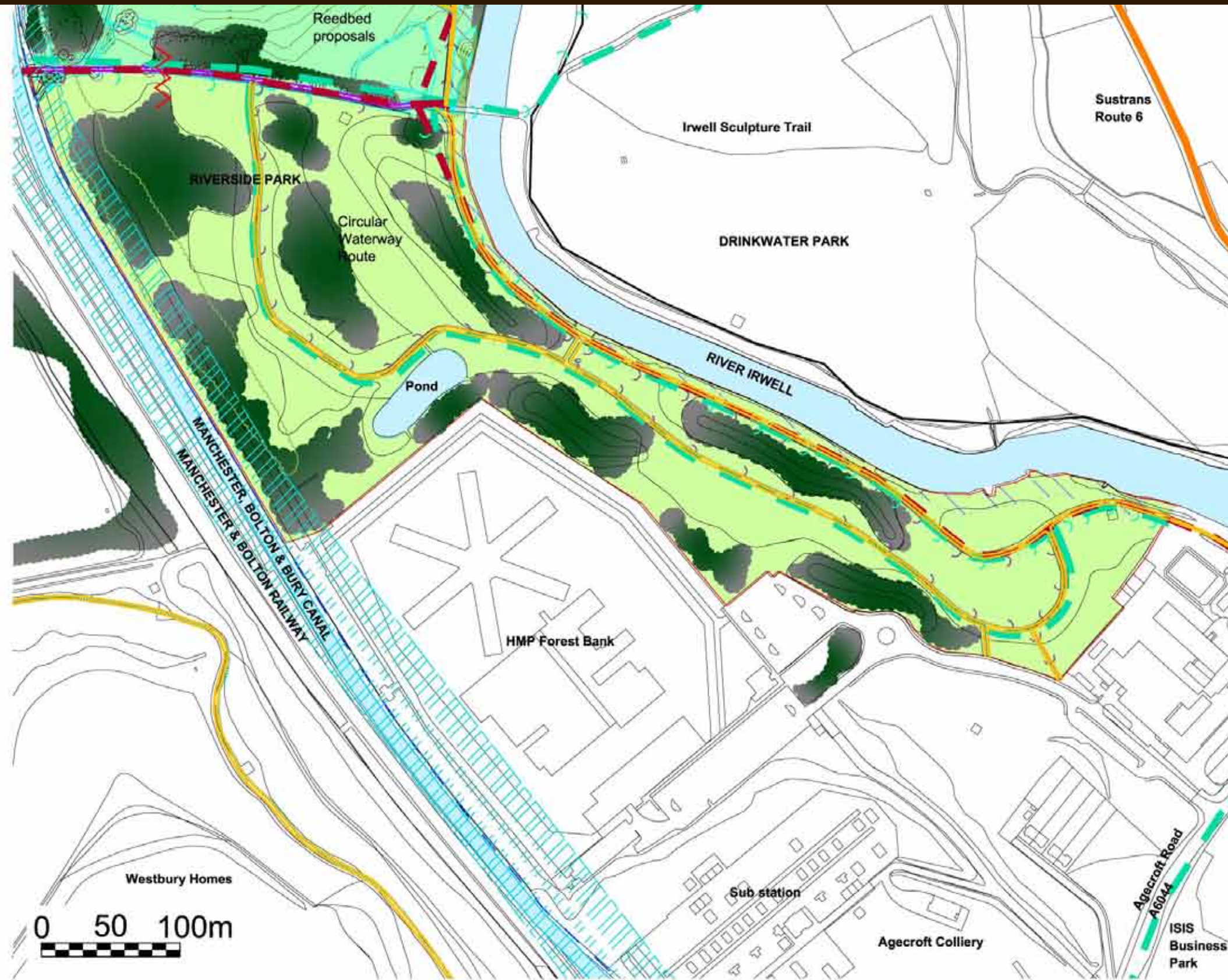


LEGEND	
<b>EXISTING</b>	
	CONTOURS
	WOODLAND
	DEFINITIVE RIGHTS OF WAY
	SUSTRANS ROUTE 6
	CYCLEWAY
	SITE OF BIOLOGICAL IMPORTANCE
	DESIRELINES
	PATHS / TRACKS
	CHICANE
	PARKING
	WATER BODY
<b>PROPOSED</b>	
	LVA WAY
	KISSING GATE
	MULTI-USER ROUTE
	DESIRELINE IMPROVEMENTS
	EXISTING FOOTPATHS
	TRACK TO BE REPAIRED
	AMENITY GRASSLAND
	WILDFLOWER PLANTING
	GOOD LONG DISTANCE VIEWS
	ROUTE OF PROPOSED MANCHESTER, BOLTON & BURY CANAL



# Project 1 design Option 1

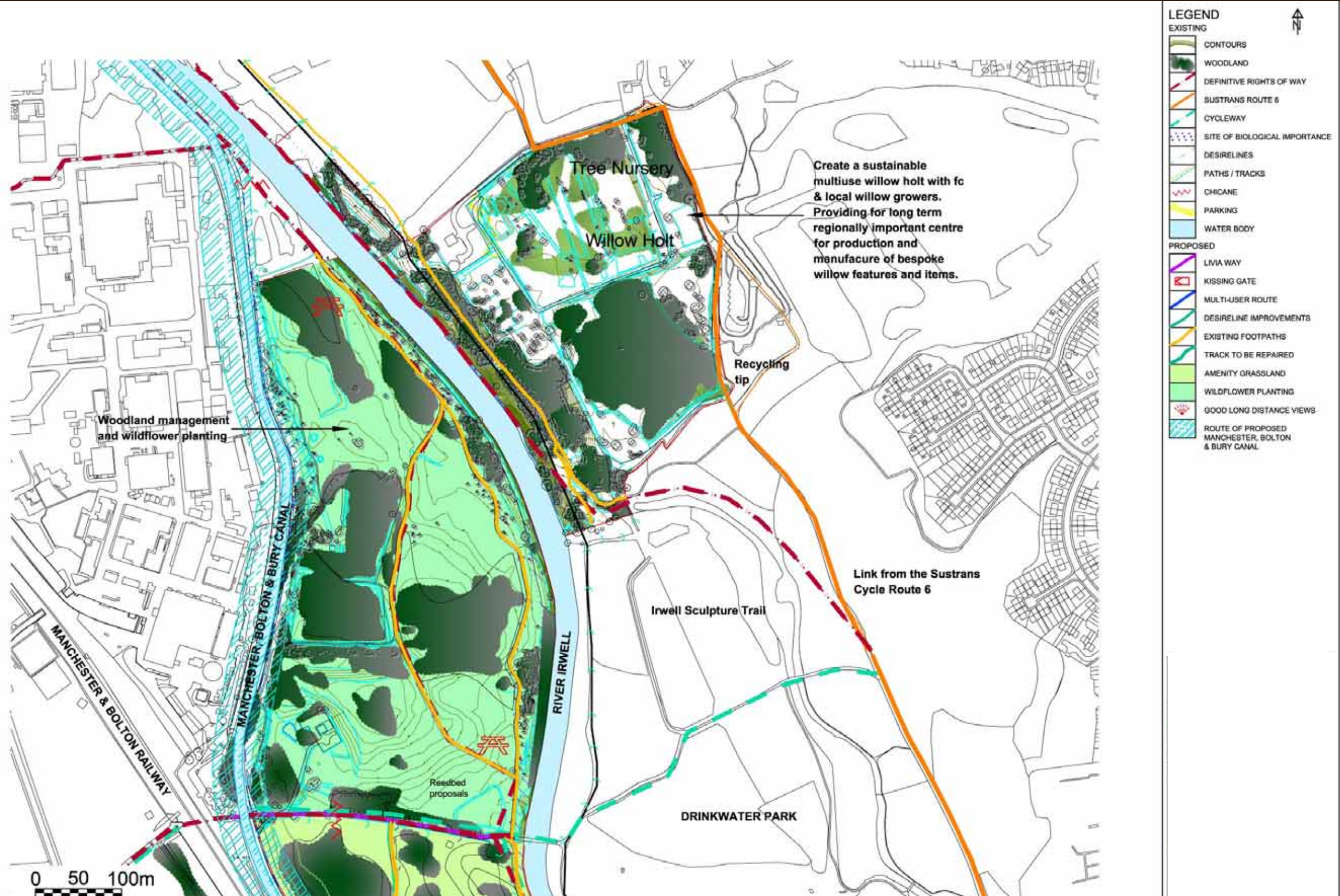
## Forest Bank



LEGEND	
<b>EXISTING</b>	
	CONTOURS
	WOODLAND
	DEFINITIVE RIGHTS OF WAY
	SUSTRANS ROUTE 6
	CYCLEWAY
	SITE OF BIOLOGICAL IMPORTANCE
	DESIRELINES
	PATHS / TRACKS
	CHICANE
	PARKING
	WATER BODY
<b>PROPOSED</b>	
	LIVA WAY
	KISSING GATE
	MULTI-USER ROUTE
	DESIRELINE IMPROVEMENTS
	EXISTING FOOTPATHS
	TRACK TO BE REPAIRED
	AMENITY GRASSLAND
	WILDFLOWER PLANTING
	GOOD LONG DISTANCE VIEWS
	ROUTE OF PROPOSED MANCHESTER, BOLTON & BURY CANAL



# Project 1 design Option 1 Former Clifton & Prestwich Wastewater Treatment Works





# Cost estimates

## Reclamation and establishment Option 1

RECLAMATION PHASE COST ESTIMATES					
HARD LANDSCAPING					
		Quantity	Rate	Amount	
1	Routes (footpaths, cycle and bridleways)				
1a	Livia Way - Excavate, supply materials and construct footpath from recycled materials 2.5m wide	m	4557	£42.13	£192,002
1b	New access paths and combined routes with drainage	m	3855	£34.39	£132,581
1c	Sustrans - Route 6 - Excavate, supply materials and construct cycleway with re-cycled materials to Sustrans specification.	m	484	£38.76	£18,758
1d	Works to existing Public Rights of Way, Footpaths and combined routes - Excavate, drainage, supply materials and construct footpath with re-cycled materials	m	7000	£15.74	£110,207
Sub Total					£453,548
2	Entrance & access point features				
2a	Priority Entrance Works: Access and entrance works off main highway with associated features and themed Livia ident items	itm	6	£6,788	£40,728
2b	Other entrances requiring a vehicle access barrier and chicane, info boards and associated works	itm	10	£3,593	£35,928
2c	Cycle / Horse and Multi-User Entrances	itm	10	£3,593	£35,928
2d	Pedestrian access points requiring chicane, info boards and associated works	itm	15	£2,195	£32,926
Sub Total					£145,510
3	Project area signage				
3a	Supply and install Threshold signs as specified in locations indicated on signage drawing	nr	10	£2,085	£20,850
3b	Supply and install minor threshold finger posts	nr	20	£603	£12,050
3c	Supply and install Waymarker finger posts	nr	20	£503	£10,050
3d	Bespoke signage for visitor attractions and community events areas	nr	6	£2,475	£14,850
Sub Total					£57,800
4	Lighting and security				
4a	Upgrade and paint lighting standards along City Walk		1		£17,600
Sub Total					£17,600
5	Focal point/events area and viewing plinth				
	Focal Point / Events Space				
5a	Preliminary and safety works		1	11,370	£11,370
5b	Construction of events space with associated landscaping works		1	132,120	£132,120
	Viewing Plinth				
5c	Preliminary and safety works		1	8,120	£8,120
5d	Construction of viewing plinth and associated landscaping works		1	16,370	£16,370
Sub Total					£167,981
6	Play facilities				
6a	Create mounds using existing skateboard bund material and imported topsoil for natural play features. Supply materials (boulders, logs sand, gravel etc.) and place as shown on plan.	itm	2		£63,100
6b	Supply and Install equipment as specified and place as indicated on play drawing. With associated landscaping and set-up costs	itm	2		£119,100
Sub Total					£182,200
7	Landform ball skills training area				
7a	Import soil & hardcore and create sculptural earth banks and mounds around events area to form a ball skills training course, cultivate and seed.	itm	6		£31,500
Sub Total					£31,500

8	Project area design features				
8a	Series of robust site specific art features across the Salford and UU land relating to entrance features, walkways and the events area.	itm	2		£59,500
9	Project area furniture (benches etc)				
9a	Supply and install street furniture about the site - bench seats	nr	30	£666.66	£20,000
10	Removal of eyesores and derelict features				
10a	Removal of superfluous items from site (fences, barriers etc.) and rubbish removal		1		£80,800
TOTAL HARD LANDSCAPING					£1,216,439
SOFT LANDSCAPING					
11	Soils				
11a	Soil or soil forming material import for new tree planting	m2	3,500	£13.37	£46,783
11b	Soil or soil forming material import for wildflowers at Robin Hood Sidings	m2	20,000	£3.76	£75,283
11c	Soil import for the remediation of Contamination hotspot areas.	m2	20,000	£3.76	£75,283
11d	Silverdale Contamination - Soil import.	m2	30,000	£3.51	£105,281
Sub Total					£302,630
12	Controlled species management				
12a	Invasive species management to selected areas over 5 years	itm	1		£27,000
13	Enhancements to Queensmere				
13a	Queensmere environmental improvements and disabled fishing peg construction		1		£50,000
14	Community Projects to protect Capital investment				
14a	Community Projects				£50,615
TOTAL SOFT LANDSCAPING					£430,245
Forestry Commission Staff Time, Contact Management, Soil Scientist					£132,416
Sunk Costs Reclamation					£81,232
TOTAL RECLAMATION PHASE COSTS					£1,860,332



# Cost estimates

## Reclamation and establishment Option 1 continued

ESTABLISHMENT PHASE COSTS					
15	Planting Works				
15a	Cultivate, prepare and seed areas for Wildflower establishment	m2	50,000	£1.08	£54,213
15b	Specimen trees with underground guying	nr	240	£859.22	£206,213
15c	Colourful woodland planting mix for road corridor interest	ha	1		£24,213
15d	Woodland planting mix (including parkland, woodland edge, screening, conifer and wet woodland mixes)	ha	0.5		£19,213
15e	Spring bulb planting including relocation of existing bluebells in proposed development areas	m2	60	£336.89	£20,213
	<b>Sub Total</b>				<b>£324,066</b>
16	Heathland restoration area				
16a	Establish surface water drainage system able to curtail erosion and siltation within existing heathland area	m2	10000	£1.68	£16,800
16b	Cultivate and sow for heathland restoration as advised	m2	10000	£6.18	£61,800
16c	Spray off bracken, scrape soil and re-use elsewhere on site. Restore area as heathland.	m2	10000	£2.18	£21,800
	<b>Sub Total</b>				<b>£100,400</b>
17	Creation of willow coppice area				
17a	Create sustainable, multi-use willow holt with FC and local willow growers. Providing a longterm regionally important centre for production and manufacture of bespoke willow features and items.	itm	1		£146,060
18	Woodland and associated habitat management				
18a	Existing woodland (15ha) and habitat management including woodland, heathland, acid grassland, river banks, ponds, bat and bird habitats.	ha	40		£140,000
19	Maintenance to HMP Land				£55,000
20	Enhancement of other habitats including transport corridors				
20a	Enhancement of Lumbs Lane and Robin Hood Sidings through woodland management and planting. To include visual sight lines and the introduction of colour	ha	1		£79,805
	Forestry Commission Staff Time				£25,465
	<b>TOTAL ESTABLISHMENT PHASE COSTS</b>				<b>£870,796</b>
	<b>TOTAL RECLAMATION &amp; ESTABLISHMENT COSTS</b>				<b>£2,731,127</b>



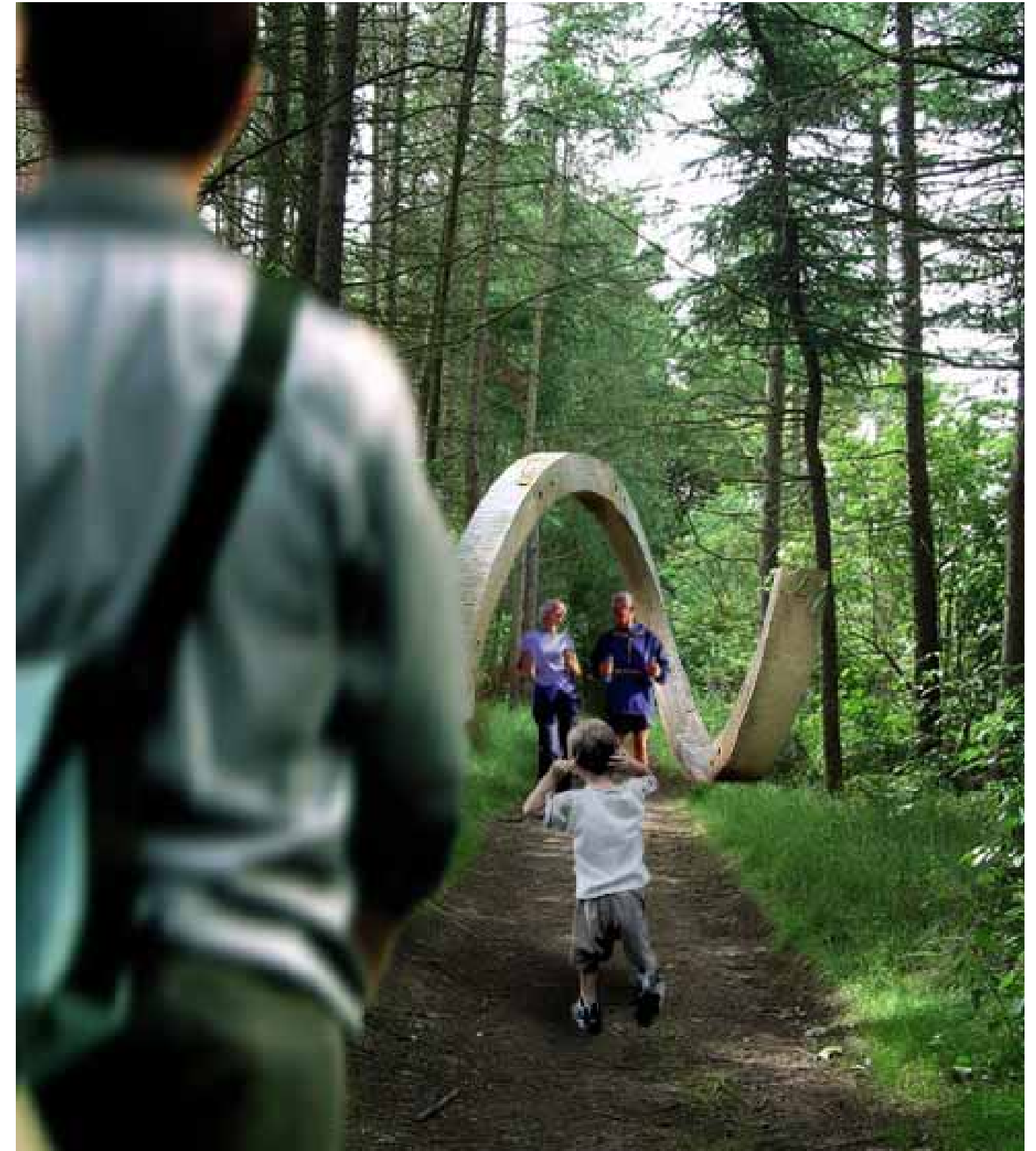
# Cost estimates LIVIA Project 1

Salford City Council & United Utilities Total Expenditure Profile to NWDA Option 1											
Site Name	Phase	Activity	Newlands Business Plan 2002 Est Total	Newlands Business Plan Average Cost Per Ha	** Sunk Expenditure	Proposed Expenditure & LTM 05/06/07 Option 1	Lifetime Expenditure Option 1	Average Actual Cost per Ha			
LIVIA Projects 1 97Ha	I	Stage 1 Survey	£145,500.00	£1,500	£3,459		£3,459	£1,828			
		Stage 2 Survey			£158,822	£15,000	£173,822				
		Design Planning			£77,600	£800	£51,847		£25,753	£77,600	£800
		Community Consultation			£87,300	£900	£12,074		£21,966	£34,040	£351
	II	Acquisition & Legal	£122,317	£1,261	£9,659	£42,548	£52,207	£538			
	III	Reclamation	£2,037,000	£21,000	£81,232	£1,779,100	£1,860,332	£19,179			
	IV	Establishment	£620,800	£6,400		£870,796	£870,796	£8,977			
	V	Long Term Management	£1,606,999	£16,567		£1,606,999	£1,606,999	£16,567			
		*Contingency 2.5%				£66,247	£66,247	£683			
		Total	£4,697,516	£48,428	£317,093	£4,428,409	£4,745,502	£48,923			
*Contingency applies only to Reclamation and Establishment phase and not to sunk costs or Long Term Management											
** Sunk Expenditure as of 8th November 2005											

Salford City Council & United Utilities Expenditure Profiles to NWDA Options 1-7									
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	*****Lifetime Expenditure Option 7
LIVIA Projects 1 97Ha	I	Stage 1 Survey	£3,459	£3,459	£3,459	£3,459	£2,425	£3,459	£3,459
		Stage 2 Survey	£173,822	£173,822	£158,822	£173,822	£121,855	£173,822	£173,822
		Design Planning	£77,600	£77,141	£51,847	£77,141	£54,078	£77,141	£77,141
		Community Consultation	£34,040	£34,040	£12,074	£34,040	£23,863	£34,040	£34,040
	II	Acquisition & Legal	£52,207	£27,207	£9,659	£27,207	£19,073	£27,207	£27,207
	III	Reclamation	£1,860,332	£2,247,637	£81,232	£1,889,042	£1,324,277	£1,889,042	£1,258,570
	IV	Establishment	£870,796	£970,331		£845,331	£592,603	£845,331	£457,270
	V	Long Term Management	£1,606,999	£1,606,999		£1,606,999	£1,126,556	£2,410,499	1,606,999
		*Contingency 2.5%	£66,247	£62,382		£62,382	£43,732	£62,382	£42,896
		Total	£4,745,502	£5,203,018	£317,093	£4,719,423	£3,308,462	£5,522,923	£3,681,404
NB * Lifetime expenditure totals for Option 1 are based on intelligence and cost estimates from the LIVIA Design Team.									
NB **Option 2 being based on the NWDA funding elements currently allocated to Option 1 and complementary funding.									
NB *** Option 3 is based on there being no further investment in the site.									
NB **** Option 4 being based on a private contractor completing the development of Option 1.									
NB ***** Option 5 delivering the 68 hectares of the Salford land alone									
NB ***** Option 6 being based there being an extra 50% added to the Long Term Management element of the project									
NB ***** Option 7 being based on reduced cost estimates from the LIVIA design team.									



# Artists impressions





# Artists impressions





# Artists impressions





# Design aspiration

## Landform ball skills training area



### PhUTBall™

#### The Original Football Golf

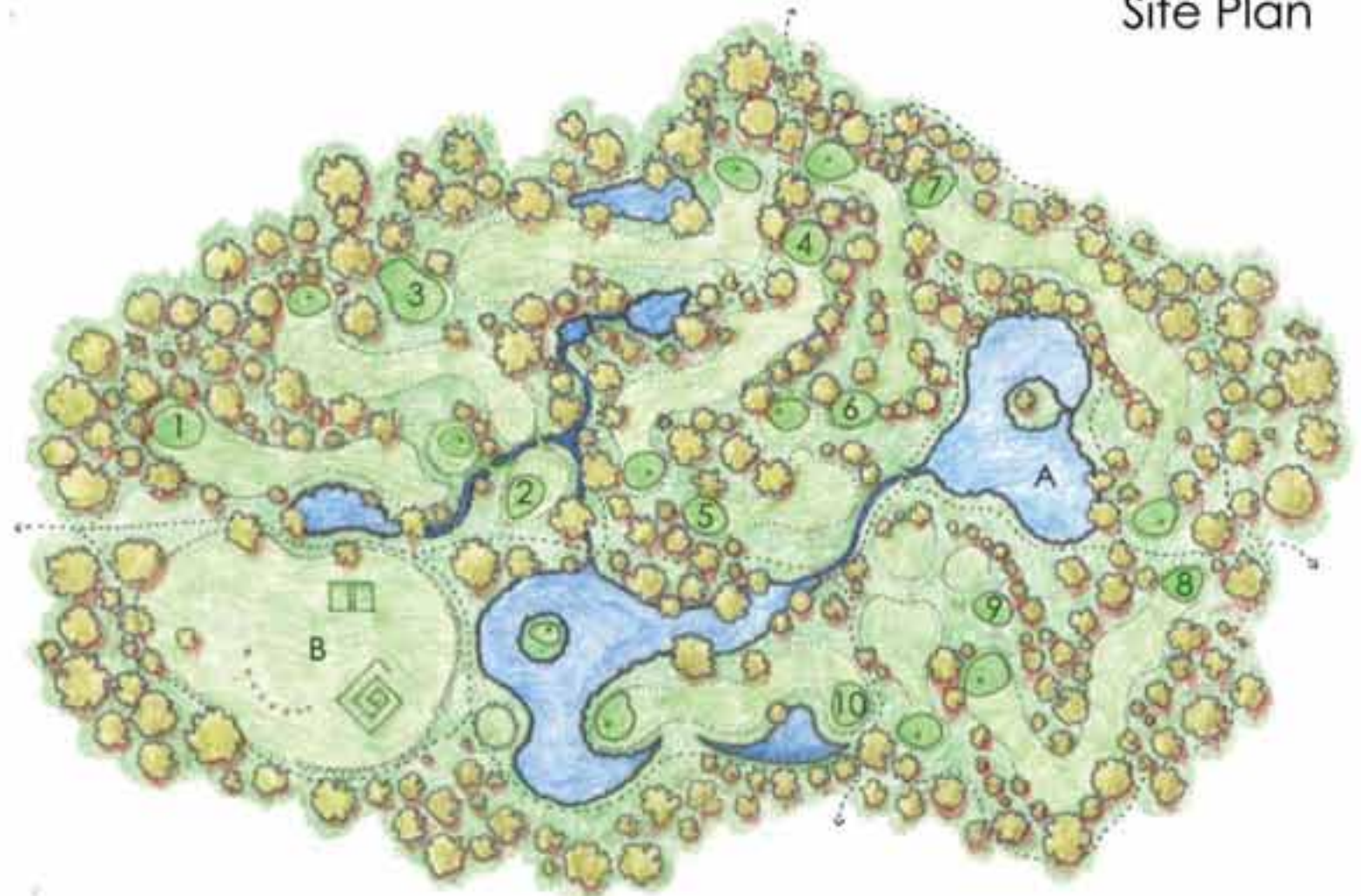
**PhUTBall™** is a game that combines some of the best elements of football and golf into an exciting new game that can be played easily by people of most ages and abilities. The game in its simplest form is to kick a ball from a tee along a fairway into a hole (bowl) on a green. PAR's are set for each of the ten holes, these will be illustrated at each tee with a brief description of the hole to assist the player in developing a strategy of how to best approach the green. The holes will be interesting and challenging with a combination of potential hazards such as bunkers, mounds, stands of trees, water and wetland features and irregular landforms. The game can be played individually, in teams or against the clock. Handicaps can be set to compensate for differing levels of ability.

**PhUTBall™** will assist in developing players footballing skills, particularly passing and shooting accuracy. There will be alternative methods of playing the holes which will assist in improving other footballing skills including close control, passing movement and team work. Players will also be exercising in a fun and easy way helping to improve general health and fitness.

The landscape design proposals will establish extensive native woodlands, wildflower meadows, species rich grassland and wetlands. Visitors will be encouraged to use the site for walking, informal recreation and environmental education as well as taking part in the game of **PhUTBall™**. The proposals also include a sculptural landscape / football obstacle course functioning as an informal play and meeting space. The network of paths will integrate the site's diverse mosaic of habitats and landscapes and will create linkages to the surrounding area for walking and cycling. The project will create an exciting recreational resource within an evolving ecological landscape.

The introduction of a **PhUTBall™** course would create a lot of interest from the thousands of people that are interested in both these great sports or indeed anyone who likes to kick a ball around. To launch the game there will be a series of training events organised with celebrity football players to demonstrate playing techniques. This site could be among the first of the many to be built across the world and is therefore likely to attract media interest to promote the forest as a whole.

Site Plan



1 Phutball tee    A Water feature    B Phutball obstacle / Sculptural landscape    Footpath network



Green Design Partnership

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# Design aspiration Play

## Newlands - Lower Irwell Valley Improvement Area Project



HIDING



LANDFORM



NATURAL SURFACES



BOULDERS



VEGETATION



SIGNAGE



CREATIVE



CHILD LED DESIGN

### DESIGN PRINCIPALS

- Consultation**
  - Wherever possible consultation should be carried out on the play area development.
  - Consultation should have an element of involvement, e.g. workshops with an artist.
- Access**
  - The access needs of all users should be considered. Usually clever design can allow access for most disabilities, but it is not expected that every component of every environment is fully accessible to all. However, there should always be some provision made for people with differing abilities.
- Safety Surfaces**
  - Safety surfaces are intended to prevent serious accidents and head injuries and are only needed where there is movement or danger of fall.
  - Bark, sand and pea gravel should be used rather than rubber matting.
- Landform**
  - Earth banks and mounds are ideal for climbing, sliding and hiding games.
  - Topography can allow play structures to sit well in the landscape.
- Natural Features**
  - The play area / forest boundary should generally be blurred.
  - Any existing natural feature on the site that could be used for play should be incorporated into the play space rather than removed.
  - Sand is a valuable therapeutic play tool.
- Vegetation Management**
  - Vegetation should be retained and managed to create a 'wild' environment. This will usually entail managing vegetation less frequently say 2 or 3 times in the year. Deliberately creating enclosure by vegetation management should not immediately be regarded as a risk for antisocial behaviour.
  - Vegetation can also be used very effectively in the creation of the play elements (woven willow structures, planted 'dens', fruit trees and bushes, mazes, hiding games etc.)
- Water & Mud**
  - Water is a valuable play environment and should be incorporated safely wherever possible. Small ponds, puddles and muddy areas will be used by children for play.
- Fencing & Seating**
  - Do not use fencing unless there is a genuine danger (e.g. a road). Instead use mounding and vegetation to create a sense of enclosure.
  - Play areas should include seating for children and young people, which could also double as play equipment.
  - Seating should also be provided for adults inside the play environment rather than outside to encourage parents to engage in their children's play.
- Signage**
  - Signage should be kept to a minimum, should first be welcoming and encourage people to use the site and equipment, and should be designed in as part of the play environment.

## Informal Play Areas

### DESIGN PROCESS

The design and construction of play areas requires considerable thought and care over siting, consultation with user groups (including children), design, the selection of a suitable contractor and suppliers, and construction and safety. Auditing and maintenance is required to ensure that all the relevant structural and safety protocol is met and that the play provided is sufficiently stimulating and relevant.

### PLAY SPACE

- Design:**
  - Play areas must be designed and constructed in response to the needs of users, this includes parents and carers.
  - Identify the unique interesting characteristics of the locality, the woodland site and the play location and incorporate elements of these features in the play theme.
  - Play areas should be seen as a way of encouraging people to explore the forest as a play environment.
  - Identify and use existing features rather than clear everything away to start with a blank site.
  - Use natural materials:
    - Structures should, wherever possible be made of timber. However, due to the urban location of this site, careful use of plastic or steel may be more robust.
    - Use bark, sand and pea gravel safety surfaces.
    - Use peeled logs (preferably a durable timber like oak), tree stumps and boulders as informal play structures or to provide interesting seating.
    - Loose materials are valuable play materials and should be included rather than cleared away (sand, bark, branches, cones, leaves).
  - Use or manufacture landform to create interesting topography or a sense of enclosure.
  - Play areas should wherever possible include space for creative play.
  - Play should challenge children and allow for an element of risk.

### ELEMENTS OF PLAY

When designing a play space it is important to consider the sort of challenge and activity that children may want to take part in. Some elements of play activity are listed below and where possible should be included in any play space.

- Activities**
  - Balancing, Swinging, Sliding, Climbing, Hiding & Challenge.
- Elements**
  - Dens, Vegetation, Water, Landform & Loose materials.



PLAY FEATURES



SAND



ACCESS

## Design Aspiration



BALANCING



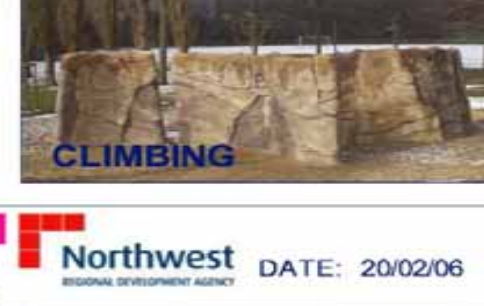
SWINGING



SLIDING



CHALLENGE



CLIMBING

LIVIA



Salford City Council  
redroseforest



DATE: 20/02/06









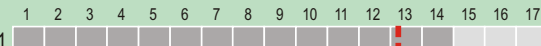
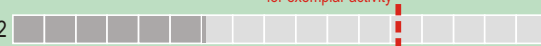
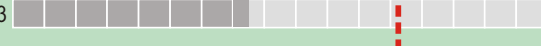
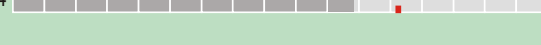

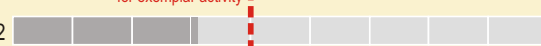
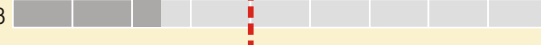
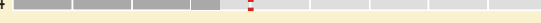








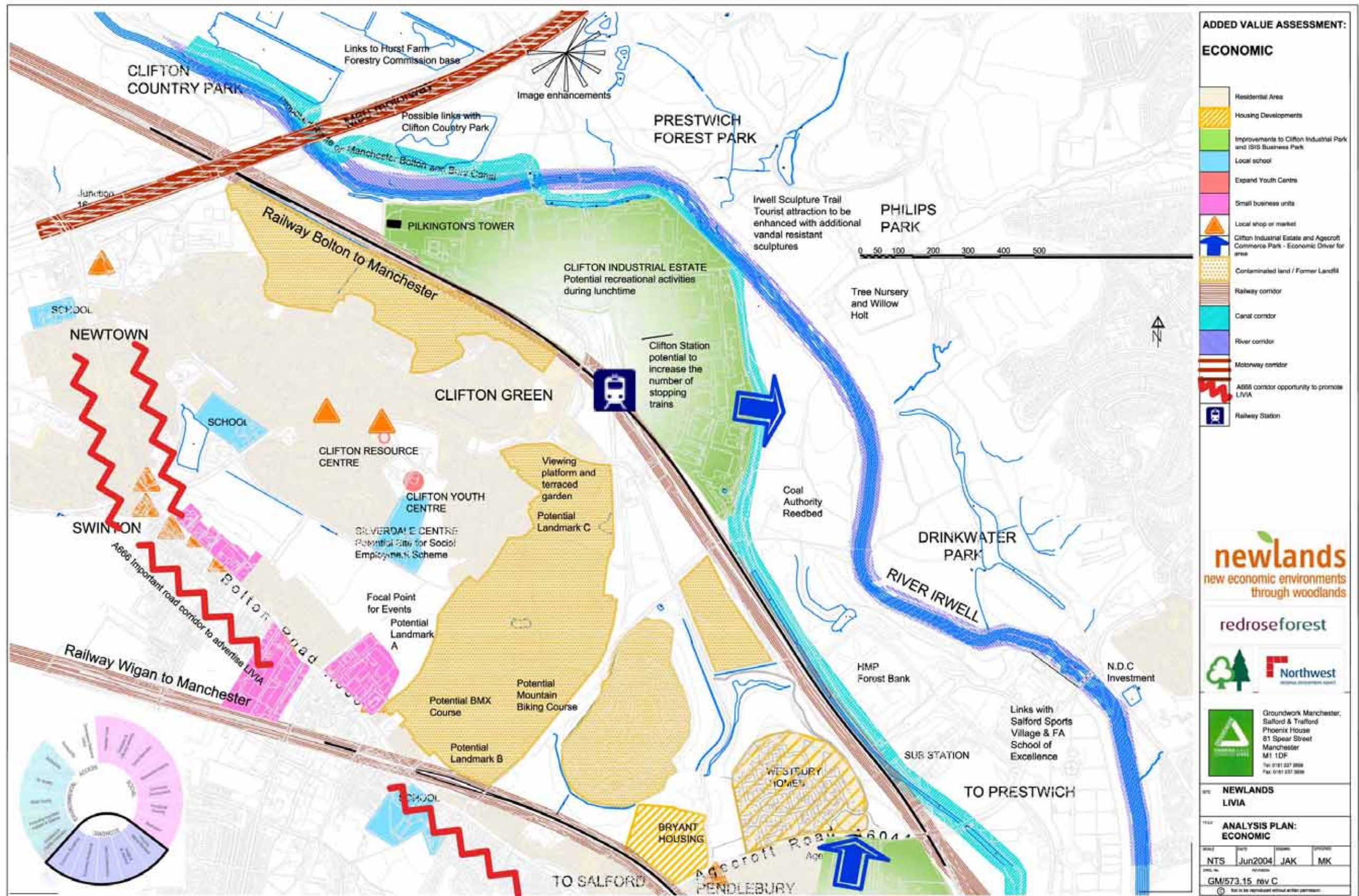
# Additional Value Assessment (AVA)

PBRs AUDIT FRAMEWORK - LIVIA		newlands AVA <span style="font-size: small;">new economic environments through woodlands</span> <span style="float: right;">exemplar quality</span>		
PBRs BENEFIT CATEGORY	PRBS CRITERIA	Score Threshold	COMMENTS	
<b>Social</b> 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  2  3  4 	<b>SOC-1:</b> Health Action Zone	1	<input checked="" type="checkbox"/>	LIVIA OCCUPIES A LARGE EXPANSE OF THE LOWER IRWELL VALLEY BETWEEN RESIDENTIAL COMMUNITIES AT PRESTWICH AND KERSAL, AND AN EMERGING RESIDENTIAL DEVELOPMENT AT AGECROFT. THE TWO COMMUNITIES DISPLAY CONTRASTING CHARACTERISTICS WITH THE KERSAL AREA EXPERIENCING A RANGE OF DEPRIVATION ISSUES.  THE SITE IS ALSO IMMEDIATELY ADJACENT A HM PRISON ESTABLISHMENT.
	<b>SOC-2:</b> Education Action Zone	1	<input checked="" type="checkbox"/>	
	<b>SOC-3:</b> School Catchment	2	<input checked="" type="checkbox"/>	
	<b>SOC-4:</b> Residential Catchment	3	<input type="checkbox"/>	
	<b>SOC-5:</b> Site Size	4	<input checked="" type="checkbox"/>	
	<b>SOC-6:</b> IMD Percentile (District)	3	<input type="checkbox"/>	
	<b>SOC-7:</b> IMD Percentile (Sub-region)	4	<input type="checkbox"/>	
	<b>SOC-8:</b> IMD Percentile (Northwest)	4	<input type="checkbox"/>	
<b>Economic</b> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 1  2  3  4 	<b>ECO-1:</b> Housing Composition		<input type="checkbox"/>	THE LARGE CLIFTON JUNCTION INDUSTRIAL ESTATE LIES IMMEDIATELY ADJACENT THE SITE BOUNDARY AND COMPRISES A NUMBER OF ESTABLISHED MANUFACTURING UNITS, MANY OF WHICH ARE IN A DILAPIDATE CONDITION.  THE SITE AREA IS ALSO HIGHLY VISIBLE FROM THE M62 MOTORWAY WHICH PASSES THE SITE ALONG ITS NORTHERN BOUNDARY.
	<b>ECO-2:</b> House Prices	1	<input checked="" type="checkbox"/>	
	<b>ECO-3:</b> Proximity to Industry	3	<input type="checkbox"/>	
	<b>ECO-4:</b> Proximity to Employment	3	<input checked="" type="checkbox"/>	
	<b>ECO-5:</b> Proximity to Proposed Employment	3	<input type="checkbox"/>	
	<b>ECO-6:</b> Proximity to Retail	3	<input checked="" type="checkbox"/>	
	<b>ECO-7:</b> Proximity of Transport Corridor	2	<input checked="" type="checkbox"/>	
<b>Environmental</b> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 1  2  3  4 	<b>ENV-1:</b> Proximity of Transport Corridor	2	<input checked="" type="checkbox"/>	THE SITE IS VERY EXTENSIVE AND IS PRESENTLY COMPRISED OF A MOSAIC OF ECOLOGICAL HABITATS, ALTHOUGH THESE ARE LARGELY UNDER-MANAGED. THE SITE FORMS PART OF THE LOWER IRWELL VALLEY AND IS THEREFORE PART OF A MAJOR WILDLIFE AND GREEN CORRIDOR.
	<b>ENV-2:</b> Proximity of Woodland	2	<input checked="" type="checkbox"/>	
	<b>ENV-3:</b> Proximity of Ecologically Important Area	2	<input type="checkbox"/>	
	<b>ENV-4:</b> Proximity of Ancient Woodland	2	<input checked="" type="checkbox"/>	
	<b>ENV-5:</b> Proximity of Waterbody	3	<input checked="" type="checkbox"/>	
	<b>ENV-6:</b> Air Quality Management Area	1	<input checked="" type="checkbox"/>	
	<b>ENV-7:</b> Site Size	1	<input checked="" type="checkbox"/>	
<b>Access</b> 1 2 3 4 5 6 7 8 9 1  2  3  4 	<b>ACC-1:</b> Proximity of Bus Route	1	<input checked="" type="checkbox"/>	THE SITE IS VERY ACCESSIBLE TO VISITORS AND LOCALS WITH THE SUCCESSFUL IRWELL SCULPTURE TRAIL PASSING THROUGH ALONG THE RIVER IRWELL. A NUMBER OF OTHER PUBLIC FOOTPATHS ALSO LINK THE SITE TO SURROUNDING RESIDENTIAL AND EMPLOYMENT AREAS. CLIFTON STATION IS LOCATED NEARBY WITH THE RAIL LINE RUNNING THROUGH THE CENTRE OF THE SITE.
	<b>ACC-2:</b> Proximity of PROW	1	<input checked="" type="checkbox"/>	
	<b>ACC-3:</b> Proximity of Public Recreational Area	3	<input type="checkbox"/>	
	<b>ACC-4:</b> Proximity of A-Road	1	<input checked="" type="checkbox"/>	
	<b>ACC-5:</b> Proximity of Rail Station	1	<input checked="" type="checkbox"/>	
	<b>ACC-6:</b> Proximity of Cycle Route	1	<input checked="" 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.



# AVA economic



**newlands**  
new economic environments  
through woodlands

redroseforest

Northwest  
Business Development Agency

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Salford & Trafford  
Phoenix House  
81 Spear Street  
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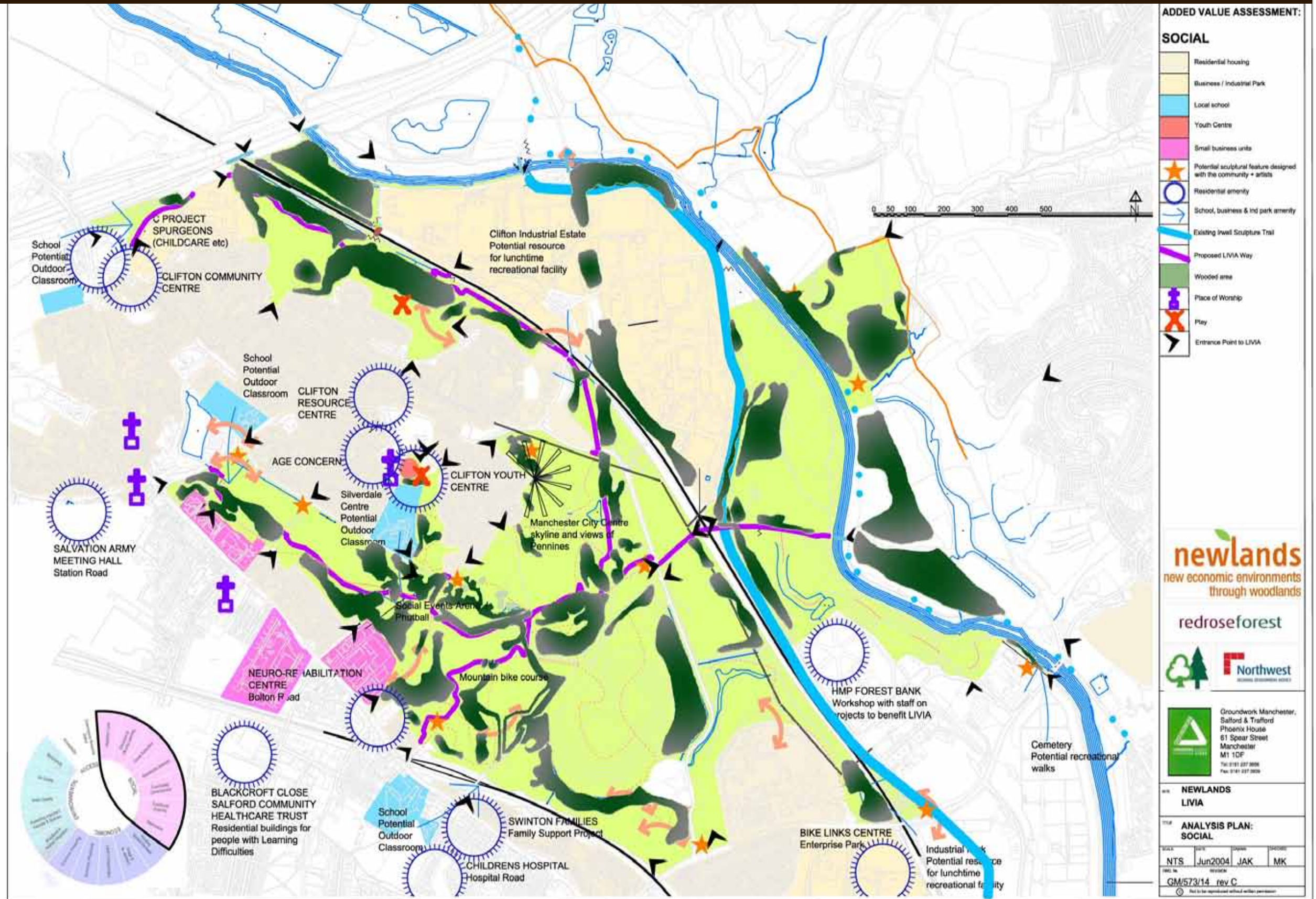
NEWLANDS  
LIVIA

ANALYSIS PLAN:  
ECONOMIC

DATE	BY	CHECKED	APPROVED
NTS	Jun2004	JAK	MK
PROJECT NO: GM/573.15 rev C			

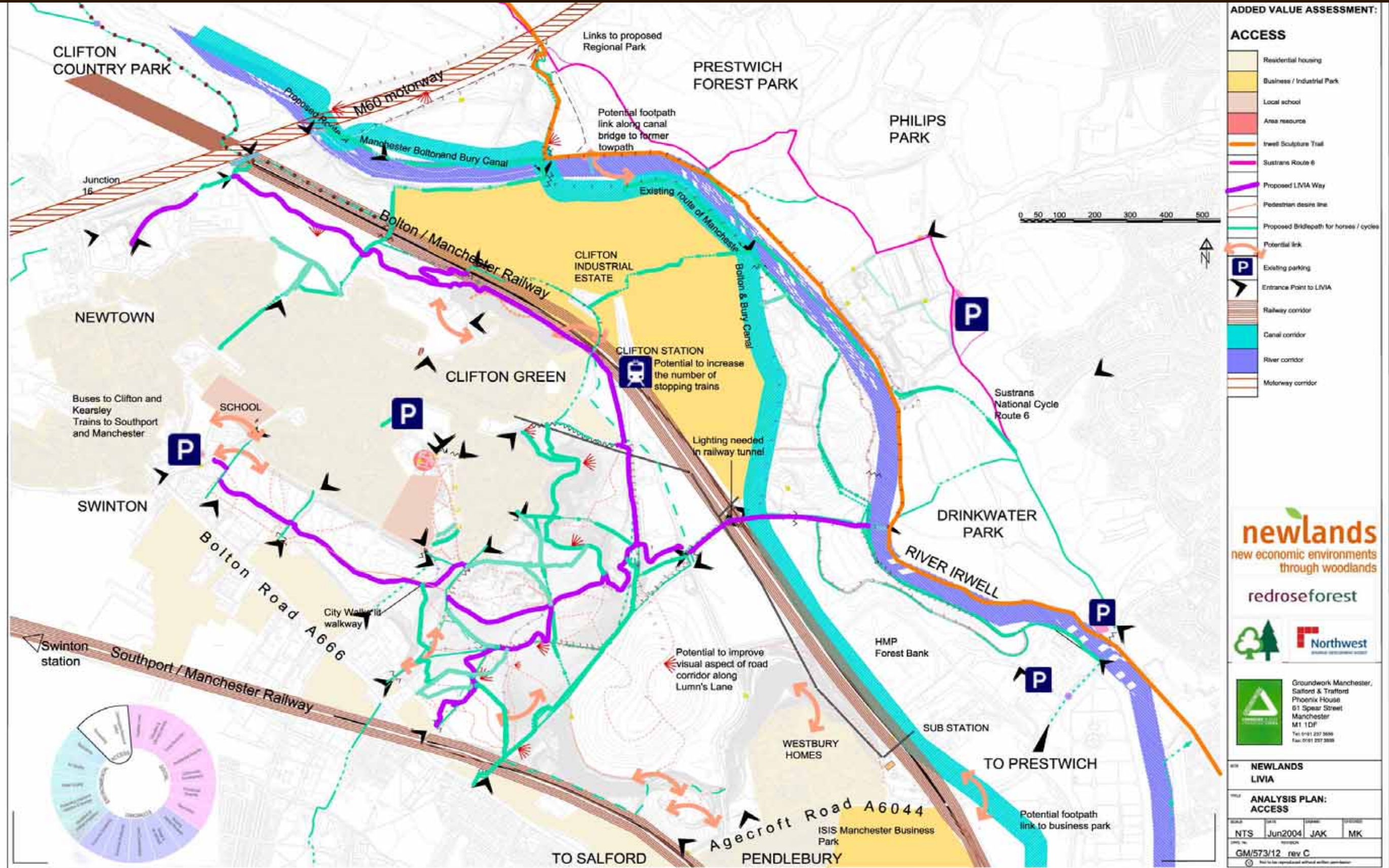


# AVA social



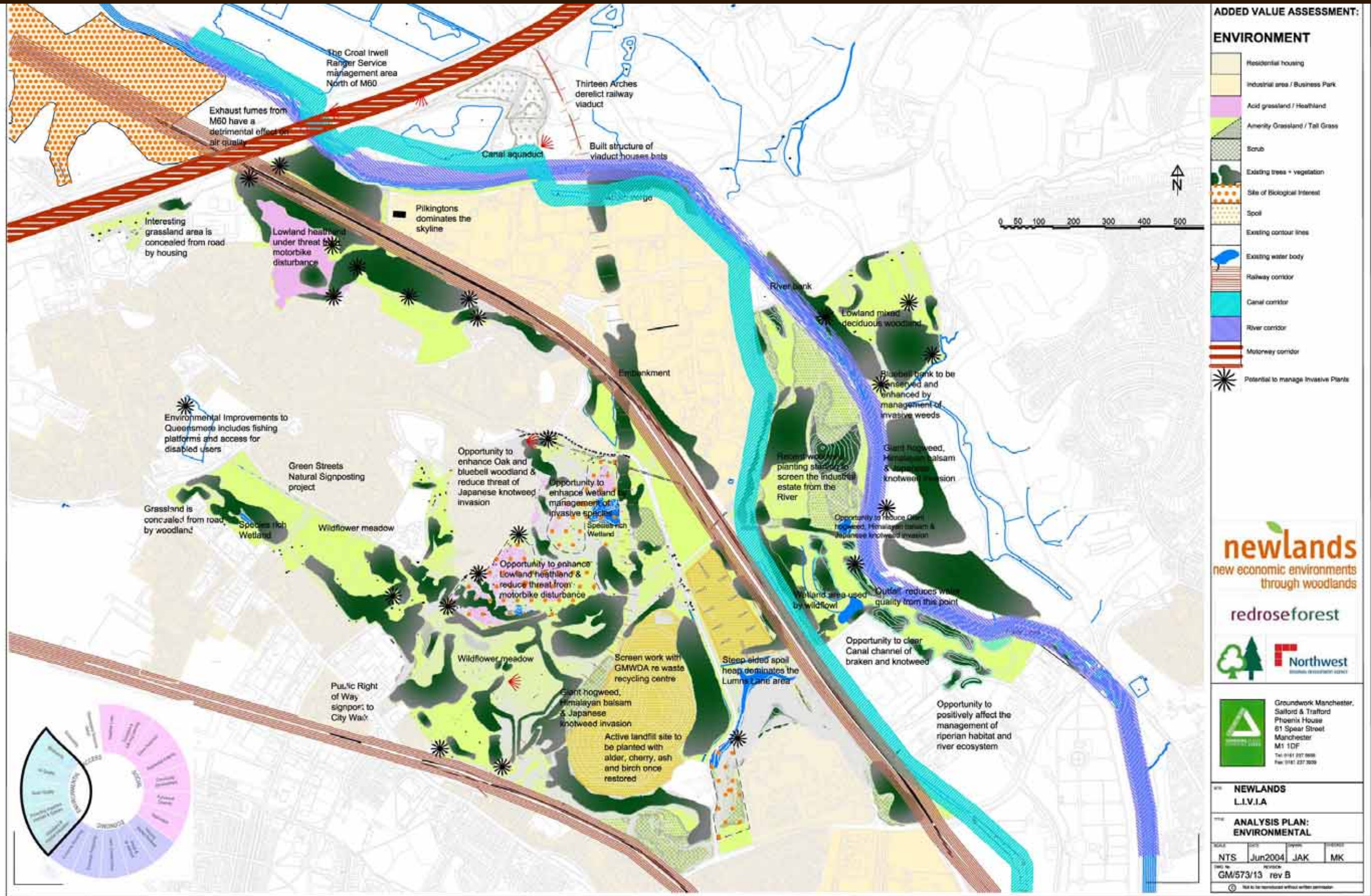


# AVA access





# AVA environmental





# Project partners



redroseforest

| MERSEY BASIN CAMPAIGN

communityforestsnorthwest



Salford City Council





# Contact

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