

## Coldharbour Mill – Community Wetland and Woodland Project (aka Splash)

This is a working document outlining ideas and options to develop and enhance the Mill Pond, surrounding land and the adjacent field as a community open space and wildlife area.

### The main concepts of the proposal are to:

- **Create more open water within the mill pond area**
- **Establish a new community woodland (and possibly wetland) on the adjacent field**
- **Create an industrial heritage sculpture park/trail.**
- **Improve public access and understanding through a network of paths and interpretation installations.**

The project concept can be summarised into 4 different elements which could be funded individually/separately or combined into one large HLF type application.

**The total cost of the combined capital elements of the project are likely to be in the region of £200-£250k.**

Revenue costs would depend on the length of the project(s) and would include delivery staff/contractor costs, events etc.

These are all draft ideas to be discussed, developed and costed with the Coldharbour Mill team. (more details of the cost calculations/estimations are below the table):

Theme	Brief Details	Estimated Costs/Rates	Funding?
<b>1. Community engagement &amp; volunteering</b>	3-12-month programme depending on funding sources: <ul style="list-style-type: none"> <li>• Events and activities to <b>re-engage local community</b> and ‘co-create’ new community space.</li> <li>• <b>Volunteering and skills programme</b> - practical conservation work, invasive plant management, woodland planting/management, ecology/ wildlife ID training, general site management and maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>• Project coordinator ~£250 per day</li> <li>• Volunteer leader ~£175 per day</li> <li>• External skills training ~£350 per day</li> <li>• Event costs - £tbc?</li> </ul>	<ul style="list-style-type: none"> <li>• Aviva</li> <li>• Co-op</li> <li>• Petroc</li> </ul>
<b>2. Habitat Creation &amp;</b>	12-24-month programme depending on funding sources:	<ul style="list-style-type: none"> <li>• Mill pond restoration/excavation -costs unknown but</li> </ul>	<ul style="list-style-type: none"> <li>• NLHF?</li> <li>• CTC for wetland creation</li> </ul>

<p><b>Access Improvements</b></p>	<ul style="list-style-type: none"> <li>• <b>Mill pond restoration</b> – desilting of main channel, creation of new channels and pools.</li> <li>• <b>Great Weir</b> - investigation into need and cost of repair/ improvements for fish passage.</li> <li>• <b>Improved access</b> - boardwalks, paths, interpretation boards, bird hides, bird/bat boxes, event shelter/structure.</li> <li>• <b>Woodland creation</b> on field with paths and seating</li> <li>• <b>Potential new ‘wetland’ creation</b> on field alongside woodland.</li> </ul>	<p>likely to be minimum <b>£50k+</b></p> <ul style="list-style-type: none"> <li>• Great Weir – repair costs and issues unknown. Survey and feasibility report - <b>£tbc?</b></li> <li>• Improved access to mill pond and adjacent field inc seating and shelter/structure - <b>£125k?</b></li> <li>• Woodland creation – volunteer costs only and annual weed spraying</li> <li>• New ‘wetland’ feature would be funded through ‘Connecting the Culm’ (CTC) project – subject to survey in late summer 2020.</li> </ul>	<p>and possibly mill pond restoration</p> <ul style="list-style-type: none"> <li>• Woodland Trust (secured for woodland creation)</li> </ul>
<p><b>3. Arts</b></p>	<ul style="list-style-type: none"> <li>• Industrial Revolution sculpture park/trail</li> <li>• Cost of employing an artist(s) to lead on running workshops and creating sculptures with volunteers/community/schools.</li> </ul>	<ul style="list-style-type: none"> <li>• Artist ~£300 per day?</li> <li>• Materials</li> <li>• Event and exhibition costs - £tbc</li> </ul>	<p>?</p>
<p><b>4. Education &amp; Interpretation?</b></p>	<ul style="list-style-type: none"> <li>• Industrial heritage interpretation panels</li> <li>• Schools education programme/ visits/</li> <li>• Public activities/talks/ walks</li> </ul>	<ul style="list-style-type: none"> <li>• Cover core costs of existing school visits?</li> <li>• £250 per day External education/ heritage specialist</li> <li>• £300 per day - Expert led talks etc</li> <li>• Event costs - £tbc</li> </ul>	<p>?</p>

### More detailed cost estimates so far (work in progress as of 15<sup>th</sup> June 2020)

The table below explains more details of the various options and ideas shown in the draft 'vision plan' of the site. These are all draft ideas to be discussed, developed and costed with the Coldharbour Mill team.

Costs for path creation, boardwalks and signage have been estimated using the '*Paths for All Estimating price guide for path projects (2019)*' and are ex VAT. Accurate costs will need to be obtained through a contractor's quote.

[file:///C:/Users/James/Downloads/estimating-price-guide-for-path-projects\\_paths-for-all\\_rev1-dec-2019-2.pdf](file:///C:/Users/James/Downloads/estimating-price-guide-for-path-projects_paths-for-all_rev1-dec-2019-2.pdf)

1. Memorial Garden	Estimated costs
<p>This area of the site will act as the main entrance to the project area and is opposite the car park. The garden includes a BBQ, seating and picnic benches and provides access to the water's edge. There are a number of memorial trees and shrubs planted with plaques.</p> <p>Only minor changes to this area are proposed including:</p> <ul style="list-style-type: none"> <li>• <b>Path improvement</b> to upgrade the existing woodchip path to compacted gravel to provide easy access to the accessible ramp (~20m)</li> <li>• <b>Industrial heritage sculptures</b> – costs unknown</li> <li>• <b>Accessible ramp</b> to higher level paths – cost is a guestimate based on average boardwalk costs. The height difference is a challenge. Providing 'access for all' to the upper level may be cost prohibitive but should be looked into. The alternative would be upgraded steps.</li> <li>• <b>Interpretation board #1</b> - A0 with welcome message and site orientation map</li> </ul>	<ul style="list-style-type: none"> <li>• Path upgrade: £500</li> <li>• Accessible ramp: £10,000?</li> <li>• Sculptures: £TBC</li> <li>• Interpretation board: £1000</li> </ul> <p><b><u>TOTAL: £11,500+</u></b></p>
2. Mill Pond area	Estimated costs
<p>This area of the site will give visitors access to newly created wetland channels and ponds interconnected to a widened and deepened channel of the river Culm. These works will help ensure a more reliable supply of water to the Mill, increase biodiversity and provide a new area of interest to visitors. Significant vegetation clearance has been undertaken already but some additional tree work may be required for machinery access.</p> <p>A raised timber boardwalk with handrails from the top of the ramp or steps will take visitors to 2 viewing platforms with handrails to give access further into the wetland areas. Each of the viewing platforms will include seating and an interpretation board covering the history of the millpond/industrial use of the River Culm and wildlife.</p>	<ul style="list-style-type: none"> <li>• Channel and pond/wetland creation = <b>£tbc?</b></li> <li>• 240m of raised 2m wide boardwalk = <b>£110,000</b> (£230.00 per m2)</li> <li>• 2 x viewing platforms (4x3m) = <b>£5,000</b></li> </ul>

<p>Beyond the viewing platform a gravelled path will continue along the edge of the River Culm to a new series of steps down to the woodland area.</p> <p>Challenges for this area of the project include <b>Himalayan Balsam</b> – this is an established problem in this area and is a non-native invasive species. Any excavated material will therefore be classed as controlled waste and a waste licence may be required if excavated material is <u>removed</u> from the site. An alternative would be to store excavated material on site and treat the balsam annually with herbicide or manually ‘pull’ and remove the regrowth (regular volunteer task). Advice from the Environment Agency (EA) will be required before planning any work.</p> <p>Removal of excavated material may also be challenging due to access problems, so the most cost-effective solution would-be on-site storage/landscaping.</p> <p>Any work to excavate or enlarge the channel of the River Culm will also require EA consent. This should not be a problem and the EA have previously provided guidance on previous plans for the project – up to date guidance should be obtained from the EA as soon as possible.</p>	<ul style="list-style-type: none"> <li>• Accessible Ramp down to woodland = <b>£10,000</b></li> <li>• 2 x interpretation boards = <b>£2000</b></li> </ul> <p><b><u>TOTAL = £125,000</u></b> (<i>excluding</i> excavation and pond/wetland creation)</p> <p>NB: some costs are likely to be higher due to difficult access to higher level paths.</p>
<b>3. Woodland Area</b>	
<p>The field below the mill pond will be planted as a community woodland in December 2020 using free trees from the Woodland Trust (confirmed May 2020). Volunteers will help plant the trees during December 2020.</p> <p>There is also the potential for the construction of a wetland within the field boundary funded through the Blackdown Hills AONB ‘Connecting the Culm project’ (subject to surveys during summer 2020). The woodland planting design will be tailored to suit any opportunities offered through the CTC project.</p> <p>Informal mown grass paths will be created around woodland with seating, picnic benches and interpretation. Bat and bird boxes will be erected on existing mature trees.</p> <p>Ditches will be reinstated to help drain the wet areas of the field and to create wildlife features.</p> <p>Within the field there is the potential to build a shelter or similar structure for use during school visits and events. A potential issue is that the location is isolated and so such a structure may attract anti-social behaviour, as an alternative an open space could be created were a marquee or tipi could be erected for events.</p>	<p style="text-align: right;"><b>Estimated costs</b></p> <ul style="list-style-type: none"> <li>• 450 trees funded through Woodland Trust.</li> <li>• Bat and bird boxes constructed by volunteers = £500 materials</li> <li>• 250m 2m wide accessible path from ramp back to memorial garden = <b>£10,000</b></li> <li>• Bespoke shelter = <b>£25k+</b></li> <li>• 4 x benches = <b>£1,650</b></li> <li>• 2 x picnic tables = <b>£2,000</b></li> <li>• 1 x interpretation board = <b>£1000</b></li> <li>• Ditching = <b>£500</b></li> </ul> <p><b><u>TOTAL = £40,650</u></b> (excluding wetland creation)</p>

