

To:	Stephen Harris	From:	Joe Woodcock
Issue date:	19/12/2025	Page(s):	2
CA No.	001	Job No.	N/A
Subject:	Indicative Costs for Playing field Upgrades and Pavillion Building.	cc.	STRI Team

Dear Stephen

Please see below our CA for the indicative costs in relation to the playing field at Greenvale.

1. Background

Emery Planning contacted STRI to seek early, high-level advice on indicative costs associated with potential improvements to the Greenvale playing field in Rochdale. The site has historically been used for football and forms part of a wider development being delivered by Wain Homes. Within the planning allocation, land is identified for a sports hub, however, no detailed proposals, designs, or cost plans are currently available for the playing field area.

STRI previously advised that a site appraisal and feasibility study would be required to properly understand site constraints, ground conditions, drainage requirements, and the extent of works necessary to improve the playing field at Greenvale. Emery Planning has confirmed that a feasibility study has not yet been commissioned and has therefore requested very indicative cost guidance only to inform early discussions with the local council.

2. Playing Field Improvements – Indicative Costs

In the absence of detailed site information, surveys, or feasibility work, only broad order-of-magnitude costs can be provided at this stage.

- **Primary Drainage System:**
A very indicative cost for installing a primary drainage system across the playing field is estimated in the region of £200,000 – £210,000. This assumes drainage works only and does not account for any significant regrading. Earthworks may be required across the playing field to address levels, gradients, however, this cannot be confirmed without site investigation work. Any such works would be additional to the above costs.
- **Secondary Drainage System:**
Should a secondary drainage system be required, dependent on proposed usage, soil conditions, and performance requirements, indicative costs could increase to approximately £310,000 – £320,000.
- **Drainage Outfall and Constraints:**
A future site assessment would also identify constraints associated with discharging water from the drainage system (e.g. suitability of soakaways or other outfall solutions). Any limitations or additional infrastructure requirements could further increase costs.

3. Pavilion Building – Indicative Costs

Emery Planning has also requested indicative costs for a pavilion building. Based on guidance published by Sport England, an indicative cost of £300,000 – £350,000 can be assumed for a pavilion comprising:

- Two team changing rooms
- Officials' changing room
- Approximate gross internal area of 75m²

The Sport England indicative figures also allow for associated infrastructure, including car parking, access roads, footpaths, and service connections. It should be noted that the final cost will be dependent on the required size, specification, servicing strategy, and any site-specific constraints.

4. Limitations and Recommendations

All costs provided within this note are highly indicative and subject to significant variation. They are based on assumptions only and should not be relied upon for budgeting, procurement, or planning submissions.

STRI strongly recommends that a feasibility study and site appraisal are commissioned at the earliest opportunity. This would:

- Identify site constraints and ground conditions
- Confirm drainage and earthworks requirements
- Clarify client aspirations and intended level of use
- Enable more accurate cost planning and risk management

Without this information, there remains a high level of uncertainty associated with both scope and cost.

Signed:



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