

Greater Manchester Combined Authority

Date: 28 March 2025

Subject: Proposed expansion of Stockport Mayoral Development Corporation (MDC)

Report of: Andy Burnham, Mayor of Greater Manchester

Purpose of Report

To seek approval from the GMCA to consult on the expansion of the Mayoral development area covered by Stockport Mayoral Development Corporation from the area 'Stockport Town Centre West' to include the area 'Stockport Town Centre East' (see Appendix One) enabling it to become the delivery vehicle for housing-led regeneration across the entirety of Stockport town centre.

Recommendations:

The GMCA is recommended to:

1. Approve the proposal for contact to be made with the relevant Government department to outline proposals for the expansion of the Stockport Mayoral development area and obtain support for the proposed process for expansion set out in this report (paragraph 1.3).
2. Endorse the proposal to undertake a consultation on expanding the Mayoral development area covered by Stockport Mayoral Development Corporation from the area 'Stockport Town Centre West' to include the area 'Stockport Town Centre East' (see Appendix One), enabling it to become the delivery vehicle for housing-led regeneration across the entirety of Stockport town centre.

The Mayor of Greater Manchester is recommended to

1. Approve the undertaking of a consultation exercise as described above and in this report.

Contact Officers

Andrew McIntosh, Director of Place

Equalities Impact, Carbon and Sustainability Assessment:

Recommendation - Key points for decision-makers		
Insert text		
Impacts Questionnaire		
Impact Indicator	Result	Justification/Mitigation
Equality and Inclusion	G	The proposed expansion of the Stockport MDC boundary will expand the scope of the Corporation to provide inclusive opportunities in the new homes it will deliver by providing a range of housing types and tenures. It will also seek to deliver high quality social infrastructure for the benefit of residents of the town centre and surrounding communities, including areas which are ranked in the highest five percent in the Indices of Multiple Deprivation.
Health	G	The expansion of the MDC boundary will widen the scope of the MDC, enabling it to double the number of homes delivered in car-free housing schemes and deliver improved active travel infrastructure across the entire town centre. It will also enable the delivery of both enhanced and expanded public space, designed to provide spaces for connection between people and optimise the positive benefits on peoples health and wellbeing. It will also enable the delivery of social infrastructure, including primary healthcare and community facilities, to support interaction between people and their active participation in the future of their communities. The doubling of the number of homes delivered by Stockport MDC will create new opportunities to expand food provision to communities currently cut off from healthy, affordable sources of support.
Resilience and Adaptation	G	The proposal to expand the area covered by Stockport MDC creates the opportunity to plan and direct investment into the flood risk reduction measures in the town centre through identification and delivery of sustainable urban drainage solutions. These solutions could create flood risk management benefits both for the immediate town centre and for areas further down the Mersey River. The proposals to expand the area covered by Stockport MDC are intended to further improve the vitality of Stockport town centre, increasing footfall and thereby improving sense of safety as well as the incidence of crime. The proposed expansion of Stockport MDC provides an opportunity to identify and drive investment in the quality of the town's green and blue infrastructure in a similar manner to the improvements already seen in Stockport Town Centre West.
Housing	G	The proposals for expanding the area covered by Stockport MDC will see a doubling of the new homes delivered in the town centre, with a proposed target of at least 4,000 new homes by 2040 including affordable homes.
Economy	G	The expansion of the area covered by Stockport MDC is intended to drive footfall to the town centre, supporting the viability and growth of current and new businesses. Proposals include location of anchor institutions in the town centre to support a growing population, including a new secondary school and health hub. These will create significant numbers of good jobs. Stockport MDC has a strong track record of attracting both public and private investment in residential and commercial developments as well as infrastructure. Expanding the area covered by the MDC creates opportunities to secure even greater investment.
Mobility and Connectivity	G	The proposal to expand the area covered by Stockport MDC will increase the town centre population by approx. 6,000. This will increase journeys on the local transport network. However, by delivering these homes in a town centre area well served by public transport and through majority car-free developments, impact on road congestion will be much less than developments in less well connected areas. The proposed expansion of housing delivery will be delivered in line with an emerging Strategic Regeneration Framework for the area which will set out improvements to active travel infrastructure to be delivered alongside residential developments.
Carbon, Nature and Environment	G	The delivery of approx. 4,000 homes in the east of Stockport town centre will generate carbon emissions through the construction. However, long term the homes delivered will be net zero in operation and the sustainable context (access to public transport and active travel networks) will enable residents to make low carbon choices. As with the redevelopment of Stockport Town Centre West it is envisaged that the regeneration of Stockport Town Centre East will generate investment in key ecological assets including the River Mersey and existing parks and green spaces.
Consumption and Production		Opportunities to minimise construction waste and improve resource efficiency will be identified in strategic business plan development for an expanded MDC should the proposal for expansion be approved following consultation.
Contribution to achieving the GM Carbon Neutral 2038 target		An assessment of the proposed development's carbon budget will be undertaken as part of the strategic regeneration framework planning process.
Further Assessment(s): Equalities Impact Assessment and Carbon Assessment		
G Positive impacts overall, whether long or short term.	A Mix of positive and negative impacts. Trade-offs to consider.	R Mostly negative, with at least one positive aspect. Trade-offs to consider. RR Negative impacts overall.

Carbon Assessment

Overall Score

Buildings	Result	Justification/Mitigation
New Build residential	#DIV/0!	n/a the proposal does not relate to a specific building n/a - see above n/a at this stage n/a at this stage J27:P33- will be determined on a scheme by scheme basis Will be determined at business planning stage if proposals for expansion of the MDC are approved following consultation n/a n/a at this stage n/a at this stage n/a the proposal does not relate to a specific building
Residential building(s) renovation/maintenance	#DIV/0!	n/a - proposal does not relate to a specific scheme n/a - proposal does not relate to a specific scheme n/a - proposal does not relate to a specific scheme n/a - proposal does not relate to a specific scheme n/a - proposal does not relate to a specific scheme n/a - proposal does not relate to a specific scheme
New build non-residential (including public) buildings	#DIV/0!	n/a - proposal does not relate to a specific scheme n/a - proposal does not relate to a specific scheme
Transport		
Active travel and public transport		Not determined at this stage Not determined at this stage Not determined at this stage
Roads, Parking and Vehicle Access	N/A	
Access to amenities		Not determined at this stage
Vehicle procurement	N/A	
Land Use		
Land use		This will be carried out as part of the development of the Strategic Regeneration Framework for the expanded MDC area. See above See above

No associated carbon impacts expected.	High standard in terms of practice and awareness on carbon.	Mostly best practice with a good level of awareness on carbon.	Partially meets best practice/ awareness, significant room to improve.	Not best practice and/ or insufficient awareness of carbon impacts.
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Risk Management

The proposal outlined in this report (to engage with the relevant Government departments and to conduct a public consultation process) are intended to mitigate the risks that a future process for expanding the Stockport Mayoral development is not compliant with relevant legislation or that the views of key stakeholders are not understood before a decision on expansion is taken.

Legal Considerations

- 1.1 The MDC is a statutory body that was established on 2nd September 2019 by the Stockport Town Centre West Mayoral Development Corporation (Establishment) Order 2019 (SI 2019/104).
- 1.2 It is subject to the requirements of Part 8 Chapter 2 (Mayoral Development Corporations) of the Localism Act 2011 as amended by the Greater Manchester Combined Authority (Functions and Amendment) Order 2017.
- 1.3 The below table details the process which must be followed under the legislation to designate an area of land as a Mayoral development area and for the establishment of an MDC. As above, it is not proposed that a new MDC be established, and accordingly it is suggested that contact is made with Government to explain the proposed route to extending the Mayoral development area covered by the MDC and discuss with them the most appropriate route forward.

Statutory Consultation	Prior to the Mayor designating land in the GMCA's area as a Mayoral development area the Mayor must consult with: <ul style="list-style-type: none">• the members of the GMCA who are appointed by the constituent councils;• each MP whose parliamentary constituency contains any part of the area;
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	<ul style="list-style-type: none"> • the district/ county council whose borough contains any part of the area; • a National Park authority if any part of area is within a National Park; and • any other person the Mayor considers it appropriate to consult.
Report to GMCA	The Mayor must put forward a report to the GMCA proposing to designate an area as a Mayoral development area and gain approval of the GMCA.
Publicity & Notification to Secretary of State	The designation must be publicised and the Secretary of State must be notified of the designation and the name of the MDC.
Establishment	Once notified the Secretary of State will, by an order, establish the MDC. The order establishing an MDC is a statutory instrument which is subject to the negative procedure. This means it will automatically become law without a debate by either of the Houses of Parliament provided there is no objection from either House within a 40 day period.

Financial Consequences – Revenue

There are no direct financial consequences to the GMCA

Financial Consequences – Capital

There are no direct financial consequences to the GMCA

Number of attachments to the report: 0

Comments/recommendations from Overview & Scrutiny Committee

N/A

Background Papers

- The Stockport Town Centre West Mayoral Development Corporation Strategic Business Plan 28 June 2024 – March 2029
- The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2023 – March 2028
- The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2023 – March 2024
- The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2022 – March 2027
- The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2022 – March 2023
- The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2021 – March 2026
- The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2021 – March 2022
- The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2020 – March 2025
- The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2020 – March 2021
- Greater Manchester Economy, Business Growth and Skills Overview and Scrutiny Committee 12 June 2020
- Stockport Mayoral Development Corporation to the GMCA on 29 March 2019
- Stockport Council Report to the Corporate, Resource Management & Governance Scrutiny Committee on the 6 August 2019
- The Stockport Town Centre West Mayoral Development Corporation (Establishment) Order 2019 (S.I. 2019/1040)

- Stockport Mayoral Development Corporation Report to the Joint AGMA/GMCA Board on 11 January 2019 Town Centre Challenge
- Stockport Council Cabinet Report on the Creation of a Mayoral Development Corporation in Stockport's Town Centre West – 18 December 2018
- Town Centre Challenge Report to GMCA on 28 September 2018
- Town Centre Challenge Report to GMCA on 26 January 2018

Tracking/ Process

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

Yes

Exemption from call in

Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency? **No.**

GM Transport Committee

N/A

Overview and Scrutiny Committee

N/A

2. Introduction/Background

- 2.1 In September 2019, the Greater Manchester Mayor (the GM Mayor) used his devolved powers to establish a Mayoral Development Corporation (MDC) for 'Stockport Town Centre West' (see Appendix One), in collaboration with Stockport Council and Homes England.
- 2.2 The MDC has a clear remit to take forward the GMCA and Stockport Council's ambitious plans for the regeneration of Town Centre West, delivering new homes and growth as well as the long-term vision for the area set out in Stockport Council's Strategic Regeneration Framework for the area.

- 2.3 The Strategic Regeneration Framework set out how up to 4,000¹ new homes and 1,000,000ft² of new employment floorspace and 5,300 new jobs could be delivered across Town Centre West by 2035.
- 2.4 Since its creation in 2019 Stockport MDC has established itself as a credible and effective regeneration delivery vehicle that has changed perceptions of the town with residents and visitors, the investor and developer markets, and the wider public sector. In this time the MDC has overseen delivery of a range of schemes across both commercial and residential development, infrastructure, and public service transformation. These fully-delivered and on-site schemes are part of a wider ‘first phase’ pipeline that has seen 1,081 new homes and 170,000 sq. ft. new commercial floorspace complete or move into advanced stages of delivery. The pipeline for future schemes is strong with a further 1,448 homes due to start on site in the next five years.
- 2.5 Recognising this success, in 2024 Stockport Council included ambitious plans to build on this progress in its One Stockport, One Future Plan. The Plan states that:

“Over the next fifteen years we want to build on our regeneration success by becoming a national leader in urban living of the future. Our sights are now turning to the east of the town centre and our district centres where we believe there is potential to deliver an even greater number of new homes, with an emphasis on affordable homes for people at all stages of life. Town centre living at this scale is rare in the UK but is crucial to the long-term challenge of housing our growing population, breathing life back into our high streets and to achieve net zero.”

- 2.6 In October 2024 the Council commissioned the production of a draft Strategic Regeneration Framework for the east of the town centre to guide the regeneration

¹ It should be noted that the original target number of homes to be delivered in Town Centre West was 3,500, but that this was increased to 4,000 based on success.

of the area and the delivery of these homes. The extent of this area of land being “Town Centre East” is shown edged beige on the plan attached as Appendix 1. Public consultation on the draft Framework is due to take place in Spring 2025.

- 2.7 In October 2024 the Leader of Stockport Council, Cllr Mark Hunter, proposed that the MDC’s scope should be expanded, enabling it to become the delivery vehicle for the housing led regeneration of the entirety of the town centre. This was met positively by the GM Mayor.

3. Proposal for expanding the MDC boundary to cover the whole of Stockport town centre

3.1 During the MDC establishment process in 2019 the GM Mayor was required to designate an area of land within the GMCA’s area as a Mayoral development area. The MDC was then established by parliamentary order to cover that area. That area is shown edged blue on the Plan at Appendix 1.

3.2 Although under legislation it is possible for the GM Mayor to alter boundaries of the Mayoral development area in order to exclude some areas of land there are no provisions within the legislation to extend a Mayoral development area.

3.3 As such, it seems that the most appropriate course of action would be to follow the original process of designating the new area of land to become a Mayoral development area and that it be covered by the existing MDC. However, as this is not set out in legislation it is proposed that contact is made with the relevant Government department to explain the proposals and obtain support as to the proposed process.

3.4 The GM Mayor, when designating an area of land within the GMCA’s area as a Mayoral development area, must consider the designation to be expedient for furthering economic development and regeneration of the area.

3.5 Legislation specifies that prior to the GM Mayor designating land in the GMCA’s area as a Mayoral development area, a consultation must be undertaken.

Accordingly it is proposed that a consultation process on the proposal to expand the area is undertaken by the GM Mayor, to run for six weeks. The consultation materials will be prepared by Stockport Council and GMCA officers and hosted on the [\[GM Consult website\]](#). It is proposed that the consultation will include:

- Three in person drop-in sessions
- Targeted consultation information for businesses and organisations within the proposed designated area
- Online engagement

3.6 It is proposed that this consultation would take place alongside Stockport Council's proposed consultation on the draft Strategic Regeneration Framework for Town Centre East. This is due to commence in April 2025 and run for a period of six weeks.

4. Recommendations

4.1 Recommendations are found at the beginning of this report.

Appendix 1 – The extent of the areas of land being ‘Stockport Town Centre West’ and ‘Stockport Town Centre East’

