

Date: 25 June 2021

Subject: Stockport Mayoral Development Corporation (MDC) Delivery Plan 2021-2026

Report of: Andy Burnham, Mayor of Greater Manchester and Simon Nokes, Executive Director of Policy & Strategy

PURPOSE OF REPORT

To seek approval from the GMCA for the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan 2021-2026 and the Annual Action Plan which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2021 / 2022 to deliver the objectives in the full plan. The Annual Action Plan is included in confidential Appendix B of this report.

RECOMMENDATIONS:

The GMCA is asked to:

1. Approve the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2021 – March 2026 (Appendix A).
2. Approve the Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2021 – March 2022 (Appendix B)

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- Equalities Implications – [see assessment below]
- Climate Change Impact Assessment and Mitigation Measures – [see assessment below] As a result of the high-level nature of the business and action plans, there are a number of relevant details that will only become apparent as plans for individual buildings and sites are developed. As these are

not currently available, the assessment tool has rated this report's carbon impact as 'brown'. It is expected that the final carbon impact of the MDC, as a result of the interventions included in these plans, will be significantly positive.

- Risk Management – [see paragraphs 1.6 to 1.7]
- Legal Considerations – There are no legal considerations
- Financial Consequences – There are no direct financial consequences to the GMCA.
- Number of attachments included in the report – 2

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation	Guidance
Equality and Inclusion	 	The MDC will look to provide inclusive opportunities in the new homes that it will deliver by providing a range of types and tenures to all income groups. It will also ensure that Town Centre West has the correct social infrastructure to delivery equality for the residents of the Town Centre.	See Equalities Impact Assessment Result
Health	 		
Resilience and Adaptation	 		
Housing	 	The MDC's plans will bring forward significant residential development, including 1,000 new homes by 2023.	
Economy	 	It is anticipated that the MDC's actions will have significant, beneficial impacts on the economies of Stockport and the wider Greater Manchester conurbation.	
Mobility and Connectivity	 	The MDC's plans include a new transport interchange in the centre of Stockport and significant new cycling and walking infrastructure.	
Carbon, Nature and Environment	 	The Business Plan sets out project interventions that enable the MDC to deliver significant carbon reductions and ensure that Town Centre West is an exemplar green urban neighbourhood.	See Carbon Assessment Result
Consumption and Production	 		

Contribution to achieving the Greater Manchester Carbon Neutral 2038 target.	Sustainability is a key priority for the Stockport MDC, and central to its ambition to create the newest, coolest and greenest neighbourhood in Greater Manchester. Measures being considered to mitigate climate change include the use of green walls, sustainable urban drainage systems and a district heat network for the town centre. The MDC will continue to work with partners to increase its contribution towards Greater Manchester's carbon neutrality target, including by accelerating the business case to bring Metrolink to Stockport.
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Carbon Assessment

Overall Score

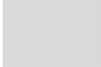
Buildings	Result	Justification/Mitigation
New Build residential	 	The Business Plan sets out interventions to deliver significant reductions in the MDC area. More detailed work to understand the impact of individual buildings will be undertaken as plans progress.
Residential renovation or maintenance	 	
New Build Commercial/Industrial	 	The Business Plan sets out interventions to deliver significant reductions in the MDC area. More detailed work to understand the impact of individual buildings will be undertaken as plans progress.
Transport		
Active travel and public transport	 	Improved active travel connectivity and access to public transport are key parts of the MDC's business plan.

Roads, Parking and Vehicle Access		Some developments within the MDC area will include new car parking, however there will be a focus on encouraging residents and visitors to use public and/or active transport modes.
Access to amenities		The MDC's plans for Stockport Interchange and cycling and walking infrastructure will support improved access to local amenities for residents.
Vehicle procurement		

Land Use

Land use		The MDC's plans are focussed on a large area of brownfield land in Stockport town centre. The plans include the creation of a new 2-acre park in the heart of Stockport.
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Colour-coded scoring definitions

	Grey: No associated carbon impacts expected for decision.
	High green: In the simple assessment the decision meets the highest standard in terms of practice and awareness.
	Low green: In the simple assessment the decision meets most of the associated best practice with a good level of awareness.
	Brown: In the simple assessment the decision only partially meets associated best practice and/or awareness is lacking, significant room for improvement.
	Black: In the simple assessment the decision does not meet best practice and/or there is insufficient awareness of carbon impacts.

BACKGROUND PAPERS:

The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2020 – March 2025 (Appendix A)

The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2020 – March 2021 (Appendix B)

Town Centre Challenge Report to GMCA on 26 January 2018

Town Centre Challenge Report to GMCA on 28 September 2018

Stockport Council Cabinet Report on the Creation of a Mayoral Development Corporation in Stockport's Town Centre West – December 18 2018

Stockport Mayoral Development Corporation Report to the Joint AGMA/GMCA Board on 11 January 2019

Town Centre Challenge: 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)

Greater Manchester Economy, Business Growth and Skills Overview and Scrutiny
Committee 12 June 2020

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?		N/A
GMTC	Overview & Scrutiny Committee	
N/A		

1. BACKGROUND

- 1.1 In September 2019, the Mayor of Greater Manchester used his devolved powers to establish a Mayoral Development Corporation (MDC) for Stockport Town Centre West, in collaboration with Stockport Council and Homes England.
- 1.2 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.
- 1.3 The Strategic Regeneration Framework sets out how up to 3,500 new homes and 1,000,000ft² of new employment floorspace could be delivered across Town Centre West over the next fifteen years. The MDC is already on track to deliver 1,000 of these homes by 2023, with more to follow throughout the Corporation's lifetime.
- 1.4 The SRF presents an ambitious long-term vision for Town Centre West, based on the MDC's guiding principles of Community, Innovation, and Sustainability – and is intended to inspire, excite and engage with existing and future residents and businesses as well as with developers and investors.
- 1.5 The MDC has committed itself to developing Town Centre West as Greater Manchester's newest, coolest and greenest neighbourhood, and is already delivering on this ambition through a number of key schemes:
 - Working with Transport for Greater Manchester, the MDC is pushing forward the development of Stockport's new mixed-use Interchange scheme, which will provide a new high-quality residential offer for the town centre, as well as state-of-the-art transport infrastructure, topped by a new 2-acre landscaped park.
 - No. 2 Stockport Exchange, a commercial building as part of a successful development adjacent to Stockport Station has now been completed and let to chemical company BASF.
 - The Mailbox development has seen a former Royal Mail sorting office in the heart of the town centre transformed into 117 new apartments, with the largest area of living wall in the North of England.
 - Planning permission has been granted for the Royal George and St Thomas' Gardens Schemes that will bring forward 442 apartments and 75 homes respectively, with the latter also hosting the Academy of Living Well, an exemplar intermediate care scheme.
 - In addition, a significant number of schemes are set to begin construction during 2021.

- 1.6 To support oversight by both Stockport Council and the GMCA, the MDC produces a Strategic Business Plan that specifies what activity the MDC will undertake. The Business Plan enables the GMCA and Council to exercise oversight and control of the MDC and be assured that that the MDC is acting in a manner which is consistent with their priorities.
- 1.7 The MDC Board (on which the GMCA is represented) meets quarterly and oversees the work of the MDC, providing expertise, managing risk and addressing issues as appropriate.
- 1.7 The MDC Business Plan complements Stockport Council's plans for town centre residential and infrastructure development, as well as its key priority around sustainability. It is also consistent with GMCA's priorities for town centre regeneration, carbon neutrality, and brownfield development.
- 1.8 Stockport Council's Scrutiny Committees and Cabinet approved the MDC's updated Business Plan in April 2021. The GMCA is now asked to consider and approve the updated Business Plan, attached at Appendix A.

2. GOVERNANCE AND ACCOUNTABILITY OF THE MDC

- 2.1 The MDC is governed by its Board, which is chaired by the former Head of the UK Civil Service, Lord Kerslake. The GMCA and Homes England are both represented on the Board, and Stockport Council is represented by the leaders of its three largest political groups. Over the past 12 months, the Board has been expanded, with the addition of high-profile private sector regeneration, infrastructure, and investment expertise to ensure the MDC has the right capacity and knowledge to deliver on its ambitions.
- 2.2 The Strategic Business Plan is supplemented by a confidential Annual Action Plan (Attached as Appendix B) which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2021 / 2022 to deliver the objectives in the full plan.

3. OBJECTIVES OF THE MDC

- 3.1 The objectives of the Corporation are to lead the regeneration of the town centre west area of Stockport by:
 - Delivering approximately 3,500 new homes set within a mixed use green urban village in accordance with the Strategic Business Plan;
 - Contributing to the delivery of the social infrastructure and amenity required to support an increase in the residential population of the area and to benefit existing residents of the area;

- Attracting public and private sector investment to support the delivery of residential and employment growth; and
 - Delivering a blueprint for brownfield development in a town centre context that fits with the GMCA's and the Council's overall strategic growth ambitions.
- 3.2 The Stockport MDC will work closely with Stockport Council, the GMCA and Homes England to achieve its objectives.
- 3.3 The MDC's objectives are derived from the analysis and masterplanning that underpin the Strategic Regeneration Framework for Town Centre West. They collectively respond to the guiding principles of:
- **Community** – An increased population and enhanced quality of life for all
 - **Sustainability** – A more attractive place and sustainable environment
 - **Innovation** – A place of progress and an environment shaped for the future
- 3.4 The MDC's objectives within those guiding principles are:
- Supporting Health & Sustainability
 - Supporting Economic Growth
 - Innovation & Future-Proofing
 - Enhancing Connectivity
 - Housing a Growing Community
 - Integrating Neighbourhoods
 - Raising Design Quality
 - Responding to Character

4. STRATEGIC BUSINESS PLAN

- 4.1 The Stockport MDC will exercise all its powers and duties in accordance with the law, its Constitution and the Strategic Business Plan. The MDC's Strategic Business Plan must be approved by the GMCA and Stockport Council prior to it being adopted formally by the MDC.
- 4.2 Over the period 2021 – 2026, the MDC will deliver against the following commitments:

- **Community**

- The MDC will, as a minimum, maintain its current pace of delivery and successfully achieve its initial target of 1,000 new homes by 2023. It will aim to continue this level of delivery by completing at least 250 new homes per year until 2026. The delivery of new homes will include housing of all types and tenures for all income groups.
- The MDC will support wider planning for future health and education facilities and will produce a credible and deliverable plan for the social infrastructure investment requirement in Town Centre West.
- Through its communications partners, the MDC will raise its profile as an exemplar regeneration delivery vehicle and scale-up its community engagement work.

- **Sustainability**

- The MDC will engage with infrastructure providers to work up into feasibility and delivery the infrastructure schemes – including digital infrastructure - identified through the Stockport Central Infrastructure Delivery Plan.
- The MDC will bring forward the project interventions that enable it to deliver significant carbon reductions and ensure that Town Centre West is an exemplar green urban neighbourhood.
- The MDC will bring forward the redevelopment of Stockport Station and the surrounding area in line with the vision set out in the Station Growth Prospectus to maximise the economic significance of Stockport Rail Station and its role in the Greater Manchester and North West transport network.
- The MDC will work closely with Stockport Council, Transport for Greater Manchester, Greater Manchester Combined Authority and all other partners to progress the business case for the Metrolink extension and twin track work to secure the funding with work to ensure appropriate legal powers using the MDC status are in place to fast-track delivery of Metrolink in advance of the standard timescales.

- **Innovation**

- The MDC will work closely with a broad range of partners and funders to develop new funding models to deliver

development, infrastructure, and carbon reduction schemes in Town Centre West.

- The MDC will engage with leading consultancies, the development sector, the technology and academic sectors, and with innovation funders to establish Town Centre West as an exemplar for innovation in town centre regeneration across issues such as digital and data, infrastructure management, connected and low carbon homes and vehicles, assisted living, modern construction techniques and building management.
- The MDC will use its direct and indirect influence to drive up design quality and originality in Town Centre West.
- Through its commitment to delivering new employment floorspace the MDC will contribute to both job creation and the overall economic growth of Stockport Town Centre as a strategic growth location within Greater Manchester. We will also seek to match the provision of employment floorspace with new inward investment opportunities as they come forward (e.g. Whitehall relocation).

4.3 The draft Strategic Business Plan has been discussed with a number of external stakeholders to assess its effectiveness for galvanising interest in the MDC project. Subject to approval it will be used to support engagement with a broad range of decision-makers and stakeholders at local, regional, and national levels.

5. RECOMMENDATIONS

5.1 Recommendations are found at the beginning of this report.