

Greater Manchester Combined Authority

Date: 30 June 2023

Subject: Stockport Mayoral Development Corporation (MDC) Delivery Plan 2023 - 2028

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 2023-2028 and the Annual Action Plan which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2023 / 2024 to deliver the objectives in the full plan. The confidential Annual Action Plan is included **as Part B** of this report.

Recommendations:

The GMCA is requested to:

1. Approve the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2023 – March 2028 (Annex A)
2. Approve the Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2023 – March 2024 (Part B)

Contact Officers

[Simon Nokes](#), Executive Director of Policy & Strategy

[David Hodcroft](#), Infrastructure Lead (Place)

Equalities Impact, Carbon and Sustainability Assessment:

Recommendation - Key points for decision-makers

The impacts are positive overall. There was insufficient technical detail to complete some aspects of the assessment given the strategic nature of the document (it's not a planning application).

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation
Equality and Inclusion	G	See question 3. See question 3. 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 deliver equality for the residents of the Town Centre See Question 3. See question 3.
Health		
Resilience and Adaptation		
Housing	G	The MDC's plans will bring forward significant residential development, including 1,000 new homes, as a minimum, by 2024 including affordable housing. Will regeneration the town centre area within the operating area. As per question 2.
Economy	G	It is anticipated that the MDC's actions will have significant, beneficial impacts on the economies of Stockport and the wider Greater Manchester conurbation. See question 1. See question 1. See question 1. See question 1. See question 1.
Mobility and Connectivity	G	The MDC's plans include a new transport interchange in the centre of Stockport, significant new cycling and walking infrastructure and support for the delivery of the outline business case to bring Metrolink to Stockport. See question 1. See question 1. See question 1. See question 1.
Carbon, Nature and Environment	G	Will deliver a netgain in biodiversity as required by national legislation. An assesment of the projects carbon budget is being undertaken and a feasibilty study for a heat network has been completed.
Consumption and Production	N/A	
Contribution to achieving the GM Carbon Neutral 2038 target		
Full	<p>G Positive impacts overall, whether long or short term.</p> <p>A Mix of positive and negative impacts. Trade-offs to consider.</p> <p>R Mostly negative, with at least one positive aspect. Trade-offs to consider.</p> <p>RR Negative impacts overall.</p>	

Carbon Assessment

Overall Score



Buildings	Result	Justification/Mitigation
New Build residential	Black	It's a business plan not planning policy or a planning application. There are commitments to reducing carbon.
Residential building(s) renovation/maintenance	N/A	
New build non-residential (including public) buildings	N/A	
Transport		
Active travel and public transport	Yellow	The MDC's plans include a new transport interchange in the centre of Stockport, significant new cycling and walking infrastructure and support for the delivery of the outline business case to bring Metrolink to Stockport. See Question 4.
Roads, Parking and Vehicle Access	Black	The MDC's plans include a new transport interchange in the centre of Stockport, significant new cycling and walking infrastructure and support for the delivery of the outline business case to bring Metrolink to Stockport.
Access to amenities	Green	The MDC's plans include a new transport interchange in the centre of Stockport, significant new cycling and walking infrastructure and support for the delivery of the outline business case to bring Metrolink to Stockport. See above
Vehicle procurement	N/A	
Land Use		
Land use	N/A	
No associated carbon impacts expected.	Green	High standard in terms of practice and awareness on carbon.
	Blue	Mostly best practice with a good level of awareness on carbon.
	Yellow	Partially meets best practice/ awareness, significant room to improve.
	Black	Not best practice and/ or insufficient awareness of carbon impacts.

Risk Management

See paragraphs 1.6 to 1.7

Legal Considerations

There are no legal considerations.

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: 1

Comments/recommendations from Overview & Scrutiny Committee

N/A

Background Papers

- 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?

GM Transport Committee

N/A

Overview and Scrutiny Committee

N/A

1. Introduction/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.
- 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 several key schemes:

- 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.
- 1.8 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.
- 1.9 The MDC's Board approved its updated Business Plan in March 2023, while Stockport Council's Economy & Regeneration Scrutiny Committee and Cabinet will consider the plan this month. 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 along with political representation from Stockport Council.

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 2023 / 2024 to deliver the objectives in the full plan.

3. Strategic Business Plan

3.1 The full Strategic Business Plan 2023-2028 is attached at Appendix A. In Summary, over the period 2023 – 2028, the MDC will deliver against the following commitments:

- Housing a Growing Community - The MDC will, as a minimum, bring forward 1,000 new homes by 2024.
- Putting People at the Heart of delivery - Social value, meanwhile uses, partnership and inclusive design.
- Communications, External Relations & Engagement - Through its communications partners and the GMCA external relations function, the MDC will raise its profile as and scale-up its community engagement work.
- Sustainability & Carbon Reduction - The MDC will progress ongoing feasibility work across the themes of sustainable heat and energy generation, sustainable transport, and green infrastructure into a range of deliverable project interventions.
- Enhancing Connectivity – The MDC will support delivery of the Outline Business Cases for Metrolink Extension, Stockport Station Redevelopment, and a comprehensive package of highways improvements across Town Centre West.
- Innovation & Future-Proofing - The MDC will adopt an innovation framework to direct a range of feasible, viable, and deliverable innovation solutions for Town Centre West across both the public realm and individual development schemes and carry out annual deep dives into priority built environment innovation use cases, including renewable energy generation (2023-24).
- Investment - MDC will continue to explore private and public sector investment appetite in development opportunities in Town Centre West, including through the creation of a long-term place based investment partnership.

3.2 An update on the 2022-2027 business plan and draft MDC Business Plan 2023-28 was considered by the MDC when it met on the 24 March 2023.

4. Recommendations

4.1 Recommendations are found at the beginning of this report.

Annex A - The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2023 – March 2028

See Attached.