

## Northern Gateway Mayoral Development Corporation: Public Consultation Analysis Report

Report from: Stephanie Riches, Participation and Insights Manager,  
stephanie.riches@greatermanchester-ca.gov.uk

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### Consultation overview

The purpose of the consultation was to ascertain the public's views on the proposal to create a Mayoral Development Corporation (MDC) in Atom Valley, focused on the Northern Gateway sites.

The consultation was carried out via an online survey, hosted on [www.gmconsult.org](http://www.gmconsult.org). The consultation was open from 25 April 2025 – 8 June 2025, and was publicised in the local press, on social media and via GMCA newsletters. Every address within the proposed MDC boundary received a letter inviting them to respond to the consultation. As GM Consult was the platform used to collect responses, the consultation captured responses from outside of the proposed boundary. These responses have still been included in the analysis.

A total of 85 responses have been received through the online survey, and four letters were received via email. The letters are not included in this analysis as none were returned with responses to the questions posed in the online consultation form.

Responses received from the public consultation are available at the following webpage:

(<https://www.gmconsult.org/development/mdc/>)

### The principle

MDCs are statutory bodies, set up by the Mayor, designed to speed up development and attract investment within a specific area. They can take on broad powers including land acquisition, planning and infrastructure functions.

Building on the success of Stockport MDC, a proposal for the creation of The Northern Gateway MDC which is part of the North East Growth Corridor, one of Greater

Manchester's six key growth locations is being made through this consultation. The boundary area for the proposed MDC includes parts of the Bury and Rochdale districts.

A Delivery Vehicle Options Appraisal (DVOA) was commissioned by Bury and Rochdale Councils and GMCA from Deloitte which concluded the delivery vehicle with the greatest ability to support the effective delivery of Northern Gateway is an MDC. This stems from the MDC's capacity to maintain local accountability and explore potential enhanced powers, alongside a series of additional benefits.

The implementation of an MDC would provide a single, focused body for engagement with Government and key stakeholders to work towards securing delivery of physical and social infrastructure required to support the delivery of over 1,200,000 square meters of employment floorspace and 3,000 new homes. This is envisioned to support achievement of the Northern Gateway Strategic Development Vision and the Councils' priorities, maximising the benefits to local communities and businesses arising from the development.

The consultation asked the public for their views on the proposed Northern Gateway MDC. It also asked if they agreed with the name of the MDC and the proposed boundary area.

### **Methodology:**

In line with the approach adopted for the Stockport MDC, the consultation was available to the wider public as well as statutory consultees. It was specifically promoted to residents and local businesses within the proposed boundary through individual letters and otherwise publicised through local media and social media.

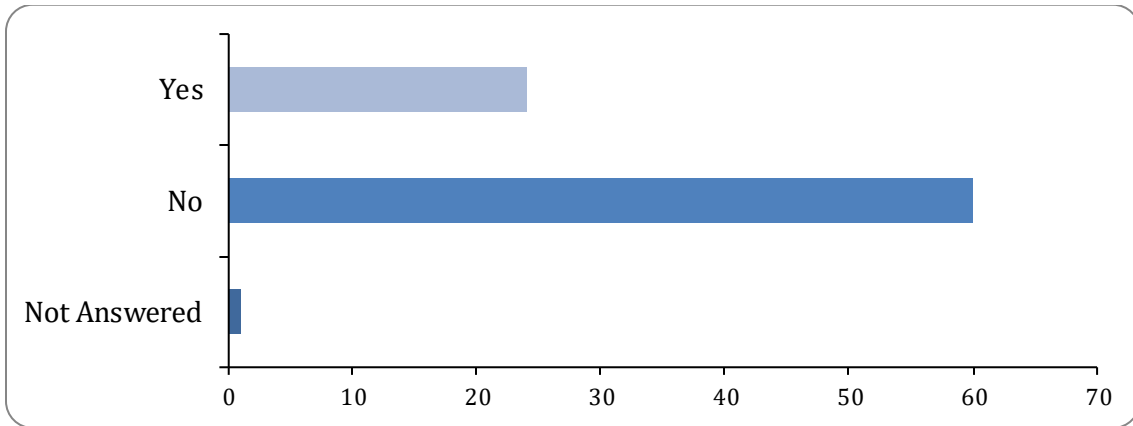
It was identified that many comments could be categorized into three key themes. Therefore, a further sub-analysis was undertaken to determine if these concerns relate to decisions made through alternative processes such as Places for Everyone (PfE), or if the concerns expressed relate to creation of the MDC.

## **Survey results**

### ***Question 1: Do you agree with the creation of a Mayoral Development Corporation for Northern Gateway?***

28.24% of respondents agree with the creation of the Mayoral Development Corporation, with one respondent not answering this question.

60 (70.59%) of the respondents answered no to this question.



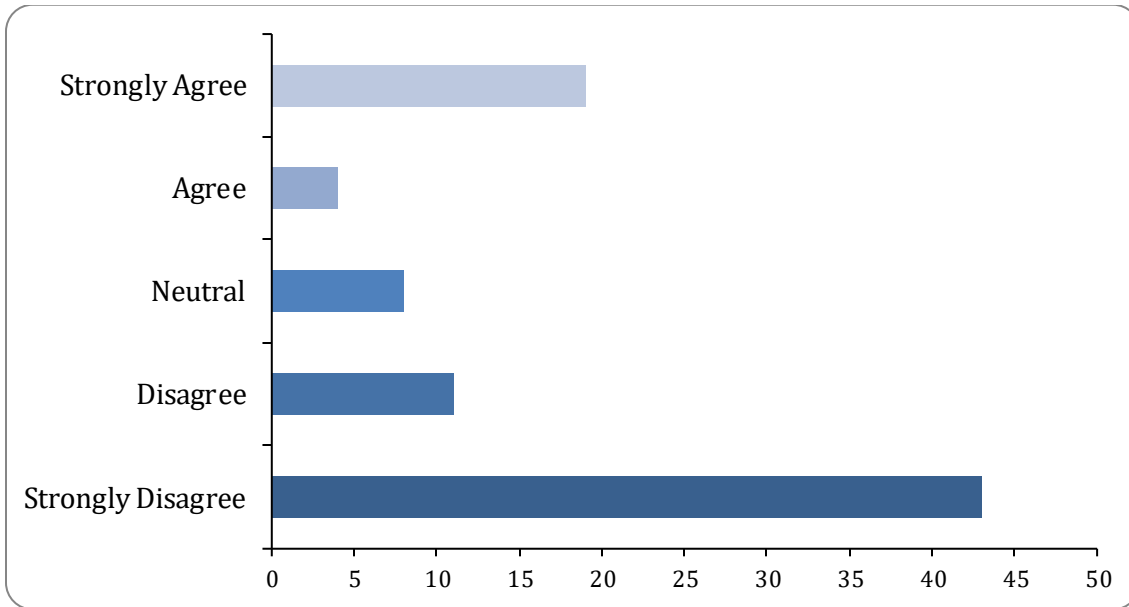
Option	Total	Percent
Yes	24	28.24%
No	60	70.59%
Not Answered	1	1.18%

***Question 2: To what extent do you agree that the creation of a Mayoral Development Corporation for Northern Gateway would support development, growth, and improvements across the wider areas of Bury, Heywood, Middleton, and Rochdale?***

22.35% of respondents strongly agree that the creation of the MDC would support development, growth and improvements with a further 4.71% agreeing. Therefore, a total of 27.06% are in agreement with the questions statement.

50.59% of respondents strongly disagree with a further 12.94% disagreeing. Therefore a total of 63.53% are in disagreement with this questions statement.

9.41% expressed that they were neutral on the statement in the question.



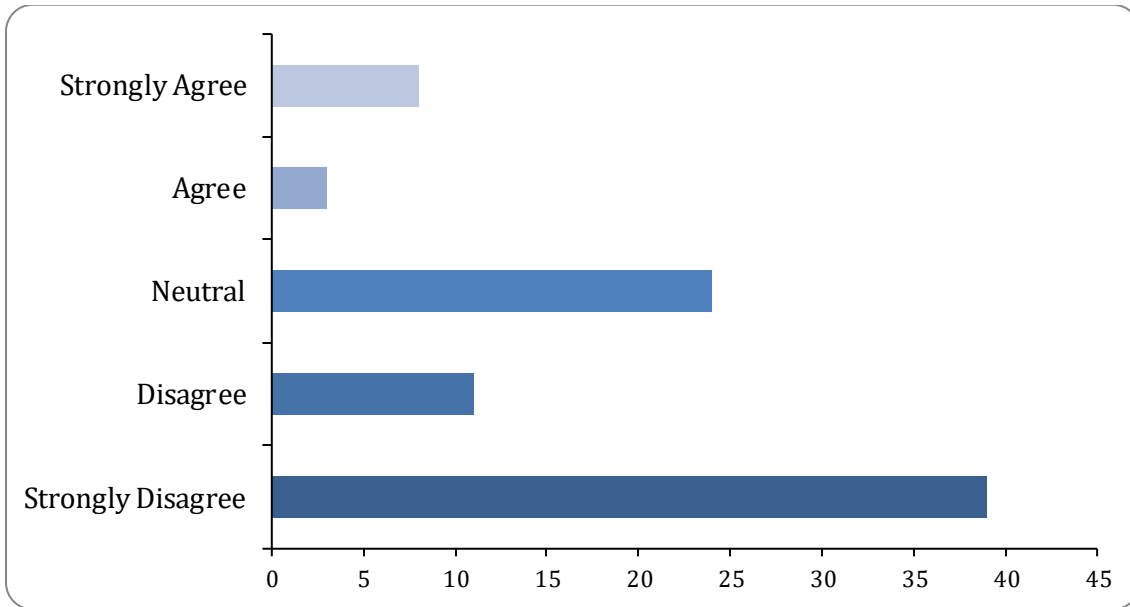
Option	Total	Percent
Strongly Agree	19	22.35%
Agree	4	4.71%
Neutral	8	9.41%
Disagree	11	12.94%
Strongly Disagree	43	50.59%
Not Answered	0	0.00%

***Question 3: To what extent do you agree 'Atom Valley Northern Gateway Mayoral Development Corporation' is an appropriate name for this MDC?***

Over a quarter of the responses (28.24%) neither agreed nor disagreed with this question which asked about the name of the MDC.

9.41% of respondents strongly agree with the proposed name with a further 3.73% agreeing. Therefore, a total of 13.41% are in agreement with the proposed name.

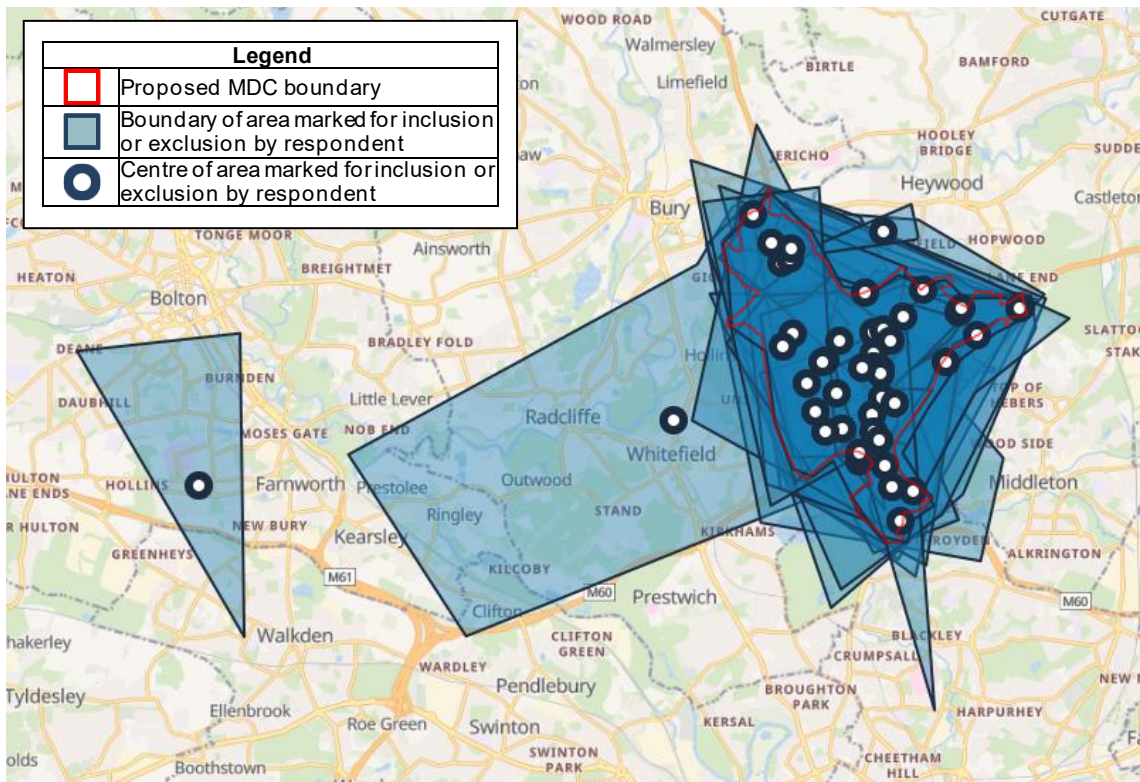
45.88% of respondents strongly disagree with the proposed name with a further 12.95% disagreeing. Therefore, a total of 58.83% are in disagreement with the proposed name.



Option	Total	Percent
Strongly Agree	8	9.41%
Agree	3	3.53%
Neutral	24	28.24%
Disagree	11	12.94%
Strongly Disagree	39	45.88%
Not Answered	0	0.00%

**Question 4: The map below shows the proposed area for the Mayoral Development Corporation. If you disagree with the boundary, please use the map below to identify areas you think should be excluded or included. If you agree with the boundary, press the “Continue” button**

40 people used the interactive map to indicate areas which they felt should be included or excluded from the MDC. A summary of those areas are shown on the map below.



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In the map above, each of the blue shaded areas represents a response to this question, indicating an area proposed to be included or excluded from the proposed MDC boundary. The circles are the centre point of each of the shapes.

There were a further 7 text responses to this question, listing the following areas for exclusion:

- Simister, Bowlee and Unsworth
- Simister and surrounding area
- Bowlee down to Rhodes
- *'None of the area should be included'*
- *'Exclude the vast majority of the area'*

**Question 5: If you have identified areas for exclusion or inclusion, please explain below why you suggest they are included or removed.**

61 text-based responses were made to the question, most of the comments that were made in this section referred to people's reasons for wanting to exclude certain areas from the boundary. The main themes were protection of green belt, worries about traffic

and infrastructure, urban sprawl and the effect on housing prices. Several of the responses suggested using empty warehouses instead of building new ones.

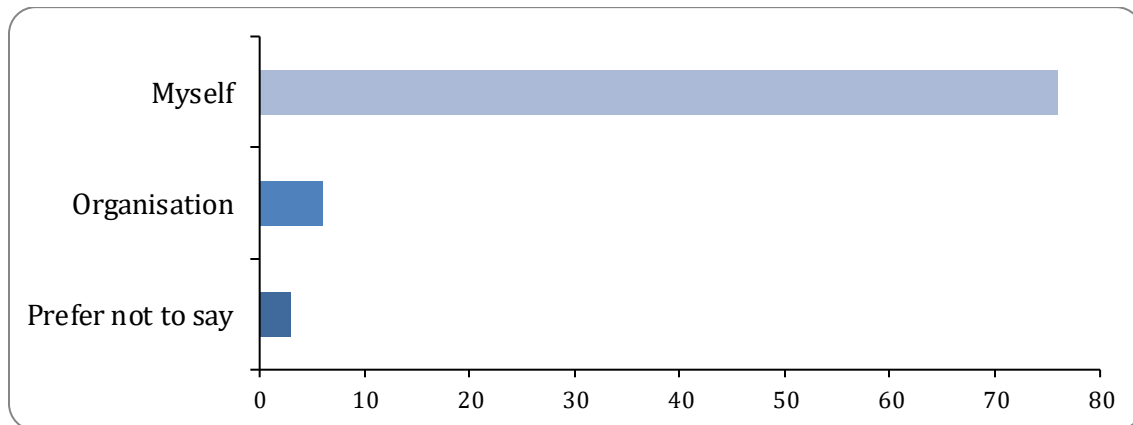
**Question 6: Do you have any additional comments about the development of the Northern Gateway area supported by a Mayoral Development Corporation?**

**Comments**

64 text-based responses were made to this question, there was a range of responses some giving more detail about why they are in favor of the proposal and others suggesting additional things for consideration.

**Further questions**

**Are you responding on behalf of yourself or an organisation?**

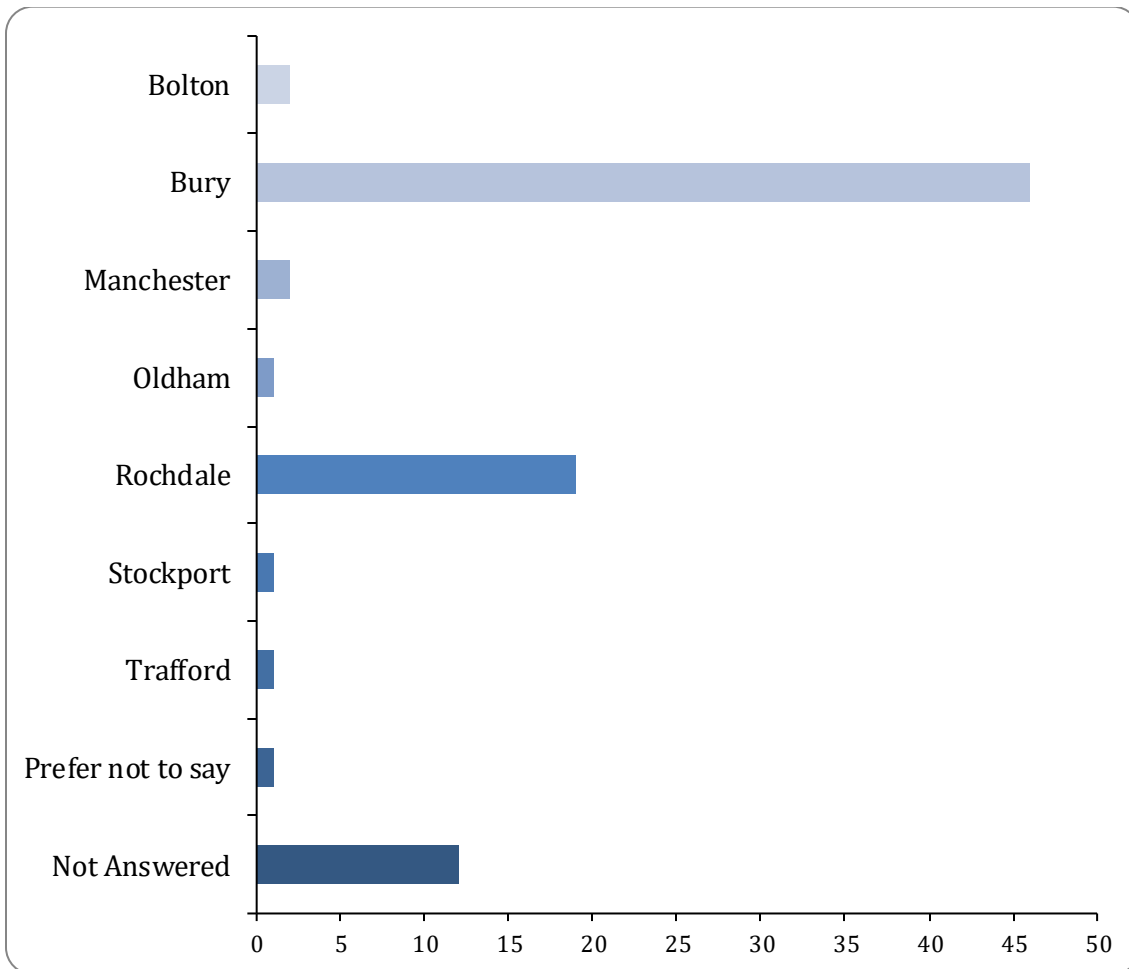


Option	Total	Percent
Myself	76	89.41%
Organisation	6	7.06%
Prefer not to say	3	3.53%
Not Answered	0	0.00%

***Which local authority area do you live in?***

The proposed boundary for the MDC covers Bury and Rochdale districts, the combined responses from these districts is 76.47%.

15.29% of respondents either didn't answer this question or selected the 'prefer not to say' option.

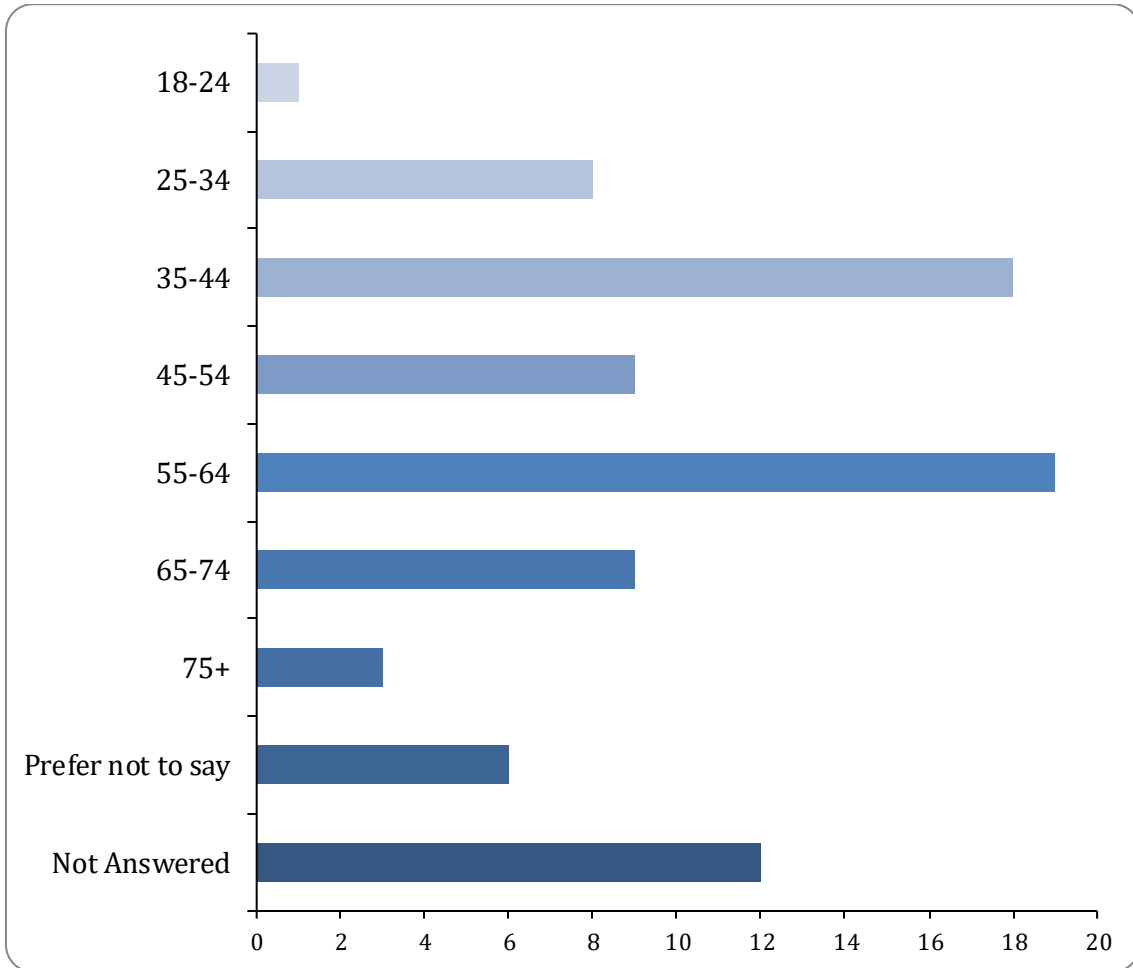


Option	Total	Percent
<b>Bolton</b>	2	2.35%
<b>Bury</b>	46	54.12%
<b>Manchester</b>	2	2.35%
<b>Oldham</b>	1	1.18%
<b>Rochdale</b>	19	22.35%
<b>Stockport</b>	1	1.18%
<b>Trafford</b>	1	1.18%
<b>Prefer not to say</b>	1	1.18%
<b>Not Answered</b>	12	14.12%



***How old are you?***

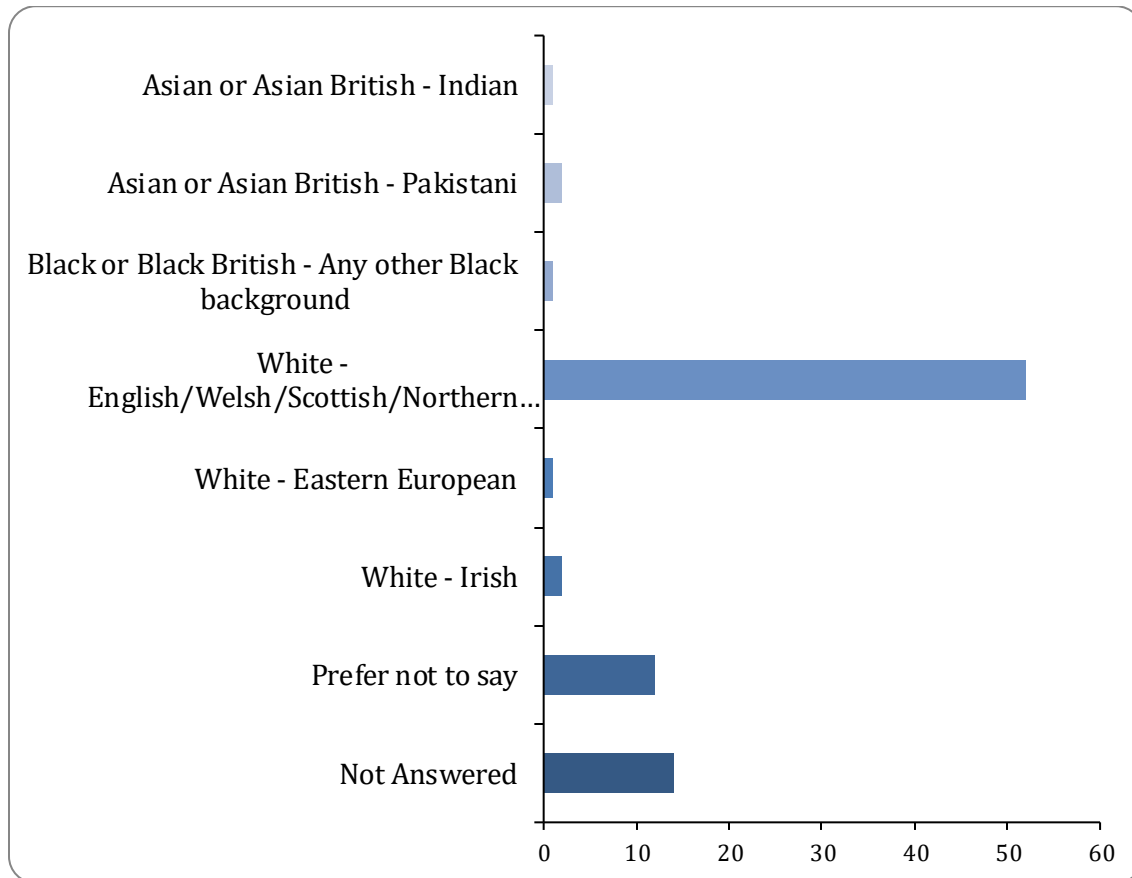
The highest age group that responded was 55-64 making up 22.35% of the respondents. We only received one response from people under the age of 25, with no responses from people under the age of 18.



Option	Total	Percent
<b>Under 18</b>	0	0.00%
<b>18-24</b>	1	1.18%
<b>25-34</b>	8	9.41%
<b>35-44</b>	18	21.18%
<b>45-54</b>	9	10.59%
<b>55-64</b>	19	22.35%
<b>65-74</b>	9	10.59%
<b>75+</b>	3	3.53%
<b>Prefer not to say</b>	6	7.06%
<b>Not Answered</b>	12	14.12%

**What is your ethnic group?**

61.18% of respondents indicated their ethnic group as White -English/ Welsh/ Scottish/ Northern Irish/ British. A further 30.59% of respondent either did not answer this question or indicated that they 'prefer not to say'.

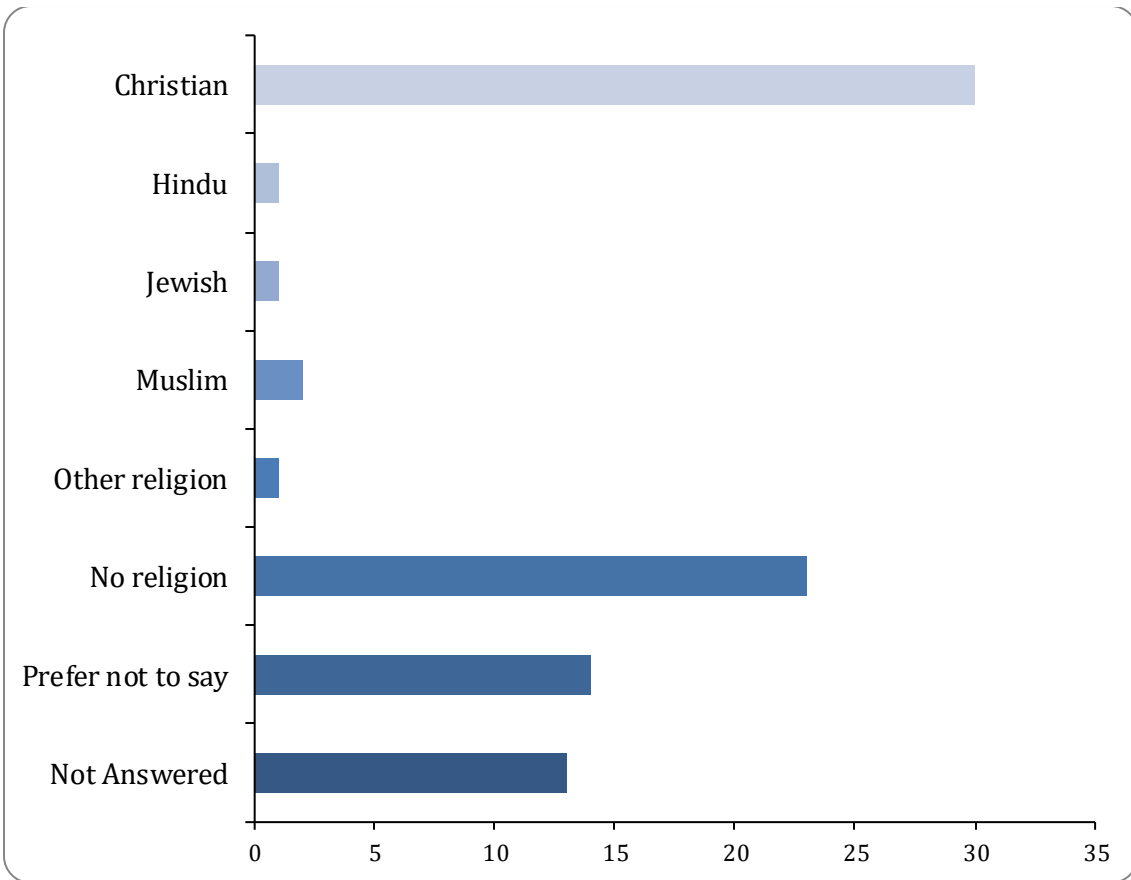


Option	Total	Percent
Asian or Asian British - Bangladeshi	0	0.00%
Asian or Asian British - Chinese	0	0.00%
Asian or Asian British - Indian	1	1.18%
Asian or Asian British - Pakistani	2	2.35%
Asian or Asian British - Any other Asian background	0	0.00%
Black or Black British - African	0	0.00%
Black or Black British - Caribbean	0	0.00%
Black or Black British - Any other Black background	1	1.18%
Mixed - White and Asian	0	0.00%
Mixed - White and Black African	0	0.00%
Mixed - White and Black Caribbean	0	0.00%

<b>Mixed - Any other mixed background</b>	0	0.00%
<b>White - English/Welsh/Scottish/Northern Irish/British</b>	52	61.18%
<b>White - Eastern European</b>	1	1.18%
<b>White - Gypsy or Irish Traveller</b>	0	0.00%
<b>White - Irish</b>	2	2.35%
<b>White - Any other White Background</b>	0	0.00%
<b>Other ethnic group - Arab</b>	0	0.00%
<b>Other ethnic group - Other</b>	0	0.00%
<b>Prefer not to say</b>	12	14.12%
<b>Not Answered</b>	14	16.47%

***What is your religion?***

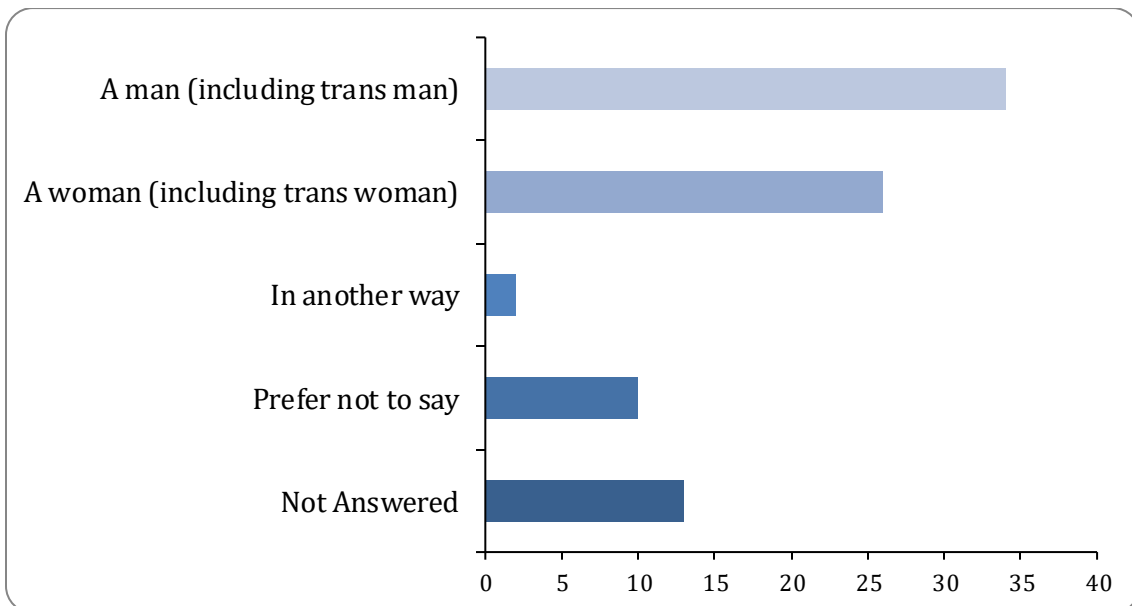
The highest religion indicated by respondents was Christian with 35.29% of people selecting this as their religion. We received zero responses from people who indicated Buddhist or Sikh as their religion.



Option	Total	Percent
<b>Buddhist</b>	0	0.00%
<b>Christian</b>	30	35.29%
<b>Hindu</b>	1	1.18%
<b>Jewish</b>	1	1.18%
<b>Muslim</b>	2	2.35%
<b>Sikh</b>	0	0.00%
<b>Other religion</b>	1	1.18%
<b>No religion</b>	23	27.06%
<b>Prefer not to say</b>	14	16.47%
<b>Not Answered</b>	13	15.29%

***How do you describe your gender?***

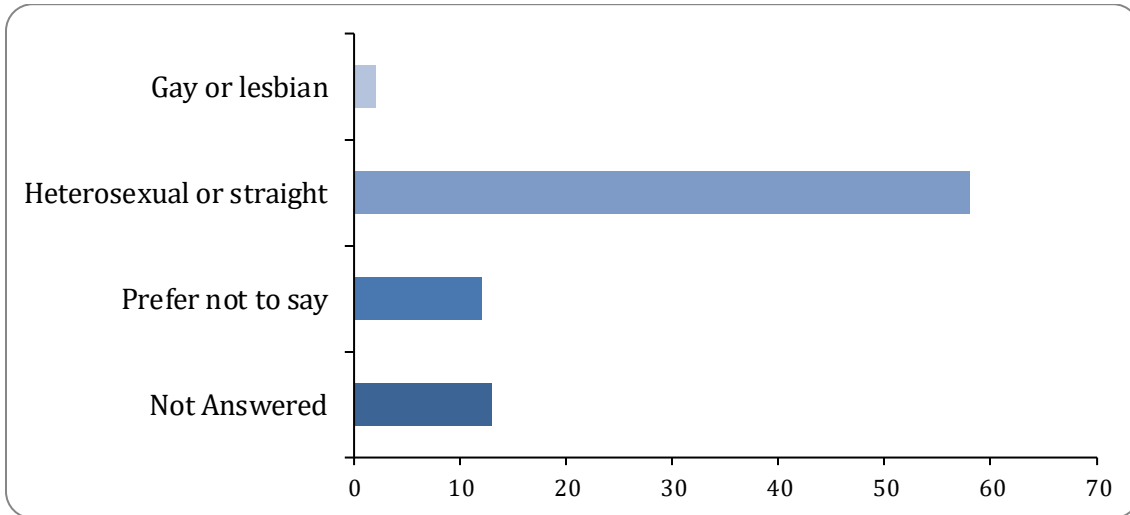
From those that answered this question 40% of the respondents describe their gender as a man and 30.59% as a woman.



Option	Total	Percent
<b>A man (including trans man)</b>	34	40.00%
<b>A woman (including trans woman)</b>	26	30.59%
<b>Non-binary</b>	0	0.00%
<b>In another way</b>	2	2.35%
<b>Prefer not to say</b>	10	11.76%
<b>Not Answered</b>	13	15.29%

***Which of the following best describes how you think of yourself?***

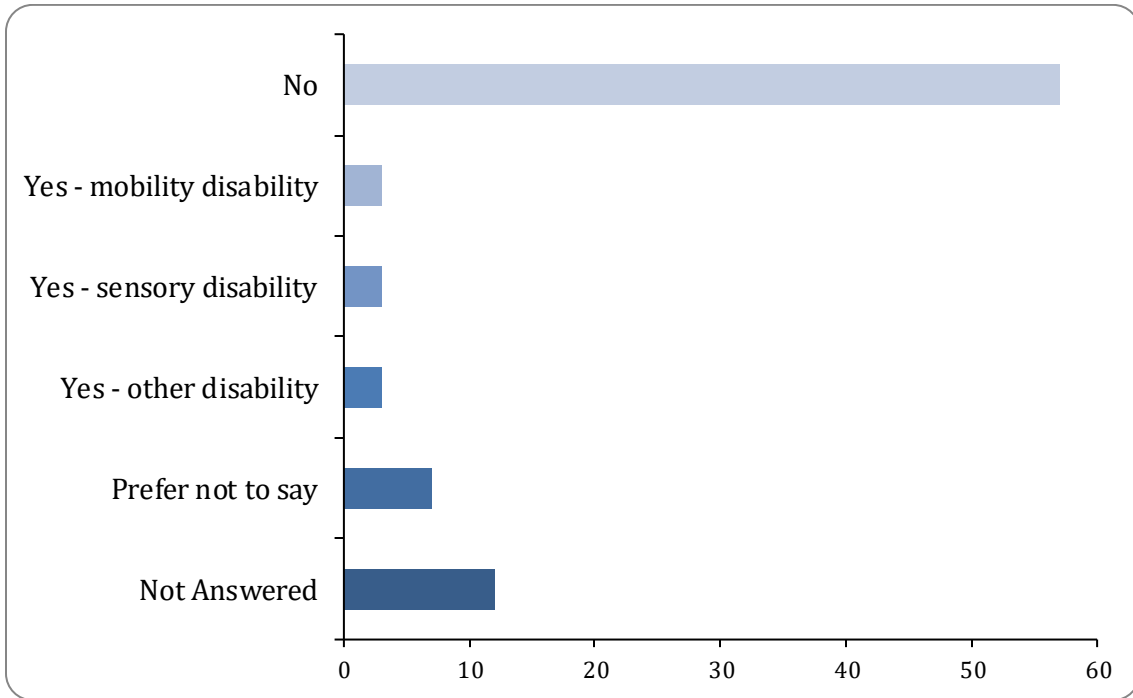
68.24% of the respondent describe themselves as heterosexual or straight. We received zero responses from people who describe themselves as Bisexual.



Option	Total	Percent
<b>Bisexual</b>	0	0.00%
<b>Gay or lesbian</b>	2	2.35%
<b>Heterosexual or straight</b>	58	68.24%
<b>Other sexual orientation, please specify</b>	0	0.00%
<b>Prefer not to say</b>	12	14.12%
<b>Not Answered</b>	13	15.29%

***Do you consider yourself to have a disability? (please tick all that apply)***

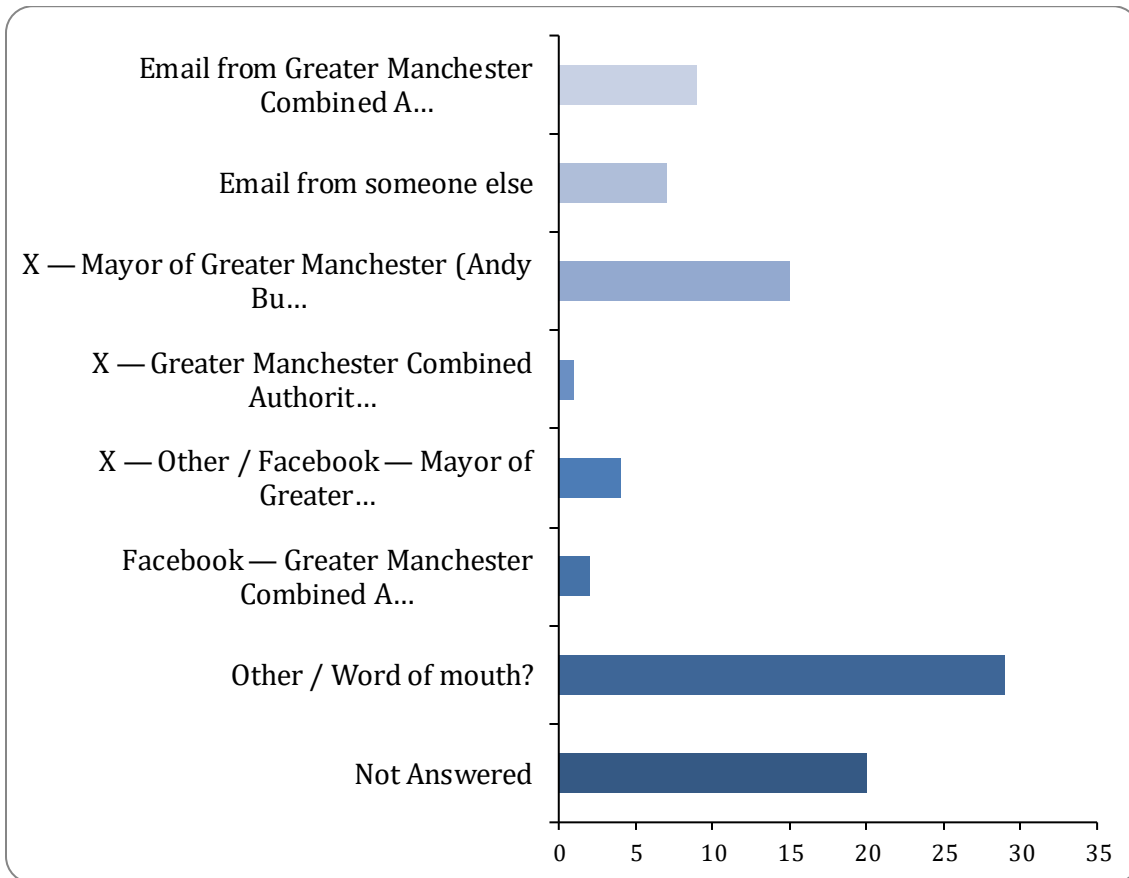
67.06% of people who responded to the survey do not consider themselves to have a disability.



Option	Total	Percent
<b>No</b>	57	67.06%
<b>Yes - learning disability</b>	0	0.00%
<b>Yes - mental ill health</b>	0	0.00%
<b>Yes - mobility disability</b>	3	3.53%
<b>Yes - sensory disability</b>	3	3.53%
<b>Yes - other disability</b>	3	3.53%
<b>Prefer not to say</b>	7	8.24%
<b>Not Answered</b>	12	14.12%

***Lastly, how did you hear about this survey? (please tick all that apply)***

Of the 34.12% of respondents who selected 'other/word of mouth', 14 (16%) indicated that they found out about the consultation from the letter that was posted to their address.



Option	Total	Percent
<b>Email from Greater Manchester Combined Authority</b>	9	10.59%
<b>Email from someone else</b>	7	8.24%
<b>X — Mayor of Greater Manchester (Andy Burnham)</b>	15	17.65%
<b>X — Deputy mayor of Greater Manchester (Kate Green)</b>	0	0.00%
<b>X — Greater Manchester Combined Authority</b>	1	1.18%
<b>X — Other / Facebook — Mayor of Greater Manchester</b>	4	4.71%
<b>Facebook — Greater Manchester Combined Authority</b>	2	2.35%
<b>Other / Word of mouth?</b>	29	34.12%
<b>Not Answered</b>	20	23.53%

### **Sub Analysis:**

Of the 85 responses received, 70.59% indicated they did not agree with the creation of the MDC.

Further analysis of qualitative responses to questions 5 and 6 may suggest that some individuals were against the MDC because they felt it would make development on greenbelt sites, which they disagreed with, more likely as opposed to any concern about the MDC or its likely effectiveness in achieving the stated aims of the MDC.

60% of responses to questions 5 and 6 raised **objections to development or the type of development** and disagreed with the proposal to create the MDC.

18.33% of responses to questions 5 and 6 raised concerns relating to **transport infrastructure** and disagreed with the proposal to create the MDC.

### **Summary**

The responses have in the main been received by those living and working in and close to the boundary, which has been achieved by sending letters to those within the boundary. Responses received from outside the boundary were also considered.

Many consultation responses are concerned with the details of the development proposals themselves. These are not wholly relevant to this consultation process, however they are material to the operation of the proposed MDC.

The responses will now be considered by the Mayor, who may choose to provide a response to the outcome of the consultation.