

Old Trafford 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 support for the induction of the Old Trafford Mayoral Development Corporation (MDC).

The consultation was carried out via an online survey, hosted on www.gmconsult.org. The consultation was open from 9 July 2025 – 20 August 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.

A total of 36 responses have been received through the online survey.

This report provides an analysis of the survey responses, as well as illustrative quotes.

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.

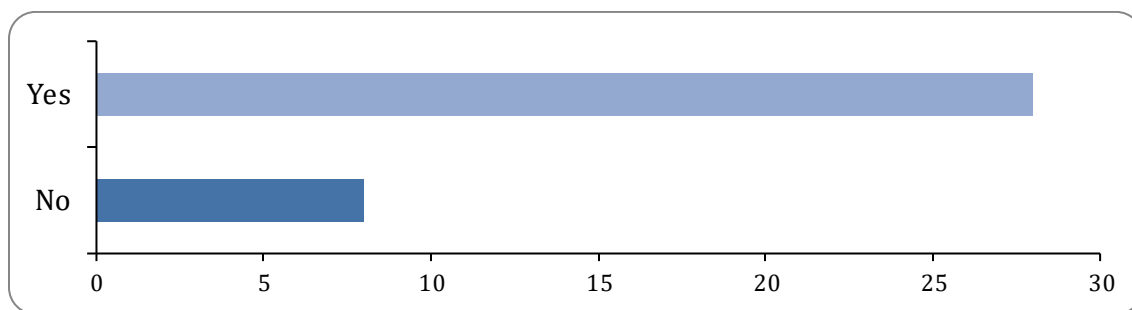
The consultation asked the extent to which the public agree, in principle, to the induction of the Old Trafford MDC. It also asked if they agreed with the name of the MDC and the proposed boundary area.

Survey results

Question 1: Do you agree with the creation of a Mayoral Development Corporation for The Old Trafford Regeneration Area?

77.78% of respondents agree with the creation of the Mayoral Development Corporation.

8 (22.22%) of the respondents disagreed with the creation of the Mayoral Development Corporation.



Option	Total	Percent
Yes	28	77.78%
No	8	22.22%
Not Answered	0	0.00%

Question 2: If you disagree with the creation of a Mayoral Development Corporation, please explain why you disagree with its creation.

There were 9 responses to this part of the question, which covered 6 broad areas of concern:

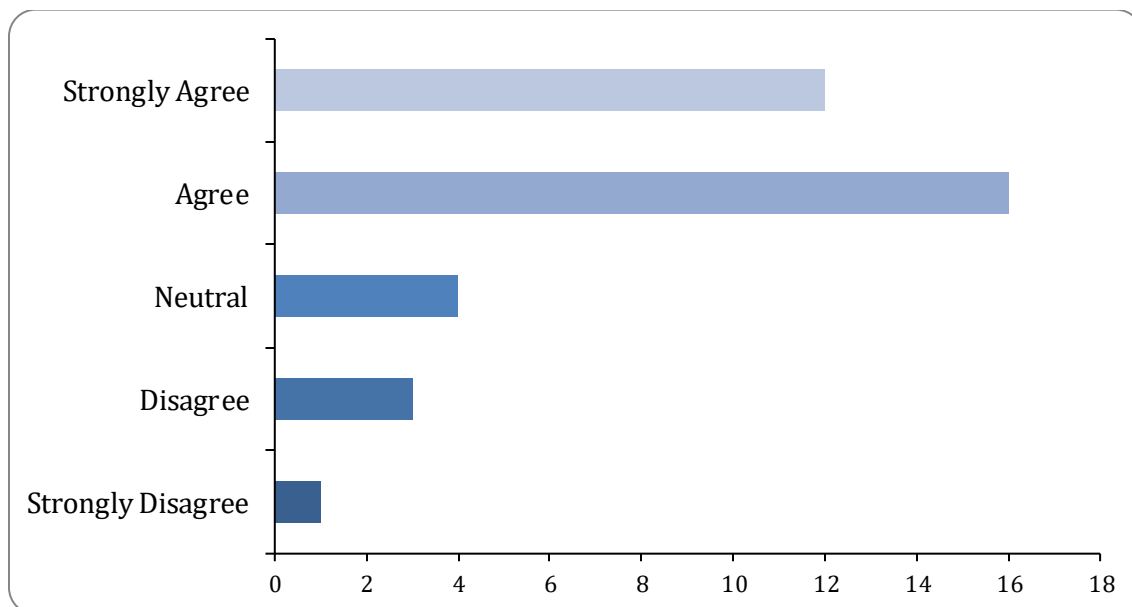
- MUFC should not leave Old Trafford, and the money should instead be spent on restoring the existing stadium
- There were concerns about the MDC governance model, taking powers away from directly elected officials
- There were concerns about corruption and the links between the MDC and MUFC. In particular, public money paying for the development of a new stadium for MUFC
- There were worries about the effects on parking in the area
- There were comments that the area is already well developed
- That there is a risk that the development doesn't take wider regional and national strategic priorities into account

Question 3: To what extent do you agree that the creation of a Mayoral Development Corporation for The Old Trafford Regeneration Area would support development, growth, and improvements across the district?

33.33% of respondents strongly agree that the creation of the MDC would support development, growth and improvements with a further 44.44% agreeing. Therefore, a total of 77.77% are in agreement with the questions statement.

2.78% of respondents strongly disagree with a further 8.33% disagreeing. Therefore a total of 11.11% are in disagreement with this questions statement.

11.11% expressed that they were neutral on the statement in the question.



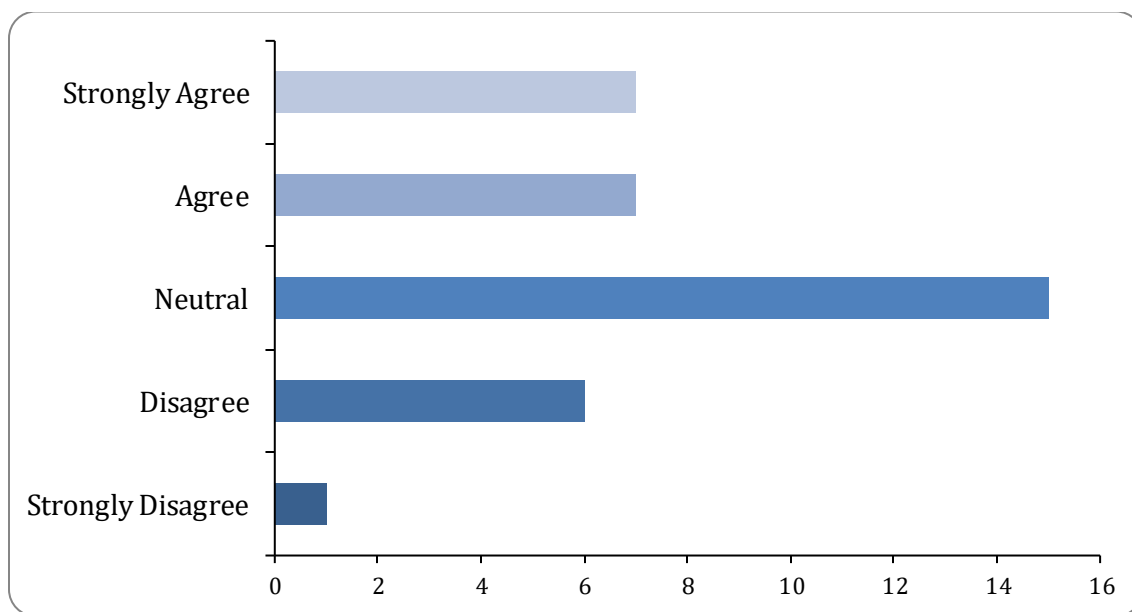
Option	Total	Percent
Strongly Agree	12	33.33%
Agree	16	44.44%
Neutral	4	11.11%
Disagree	3	8.33%
Strongly Disagree	1	2.78%
Not Answered	0	0.00%

Question 4: To what extent do you agree 'The Old Trafford Regeneration Mayoral Development Corporation' is an appropriate name for this MDC?

A high portion of respondents (41.67%) neither agreed nor disagreed to this question which asked about the name of the MDC.

19.44% of respondents strongly agree with the proposed name with a further 19.44% agreeing. Therefore, a total of 38.88% are in agreement with the proposed name.

2.78% of respondents strongly disagree with the proposed name with a further 16.67% disagreeing. Therefore, a total of 19.45% are in disagreement with the proposed name.

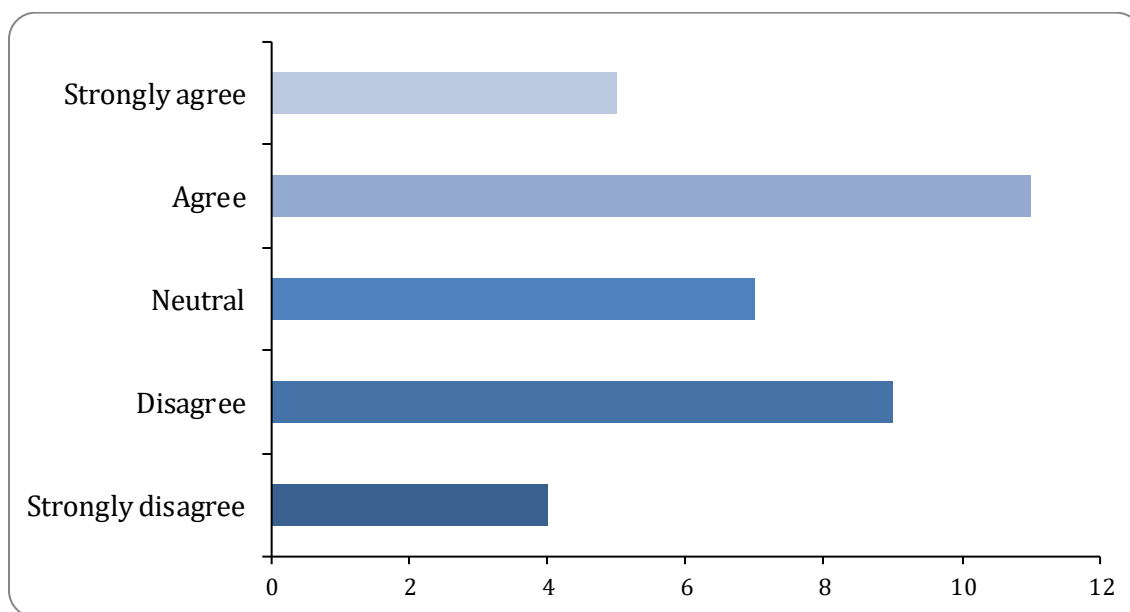


Option	Total	Percent
Strongly Agree	7	19.44%
Agree	7	19.44%
Neutral	15	41.67%
Disagree	6	16.67%
Strongly Disagree	1	2.78%
Not Answered	0	0.00%

Question 5: The map below shows the proposed area for the Mayoral Development Corporation please confirm if you agree with the proposed boundary.

16 (44.45%) people agree with the boundary proposed, with almost a third of those agreeing, strongly agreeing.

36.11% of people disagree with the boundary.



Option	Total	Percent
Strongly agree	5	13.89%
Agree	11	30.56%
Neutral	7	19.44%
Disagree	9	25.00%
Strongly disagree	4	11.11%
Not Answered	0	0.00%

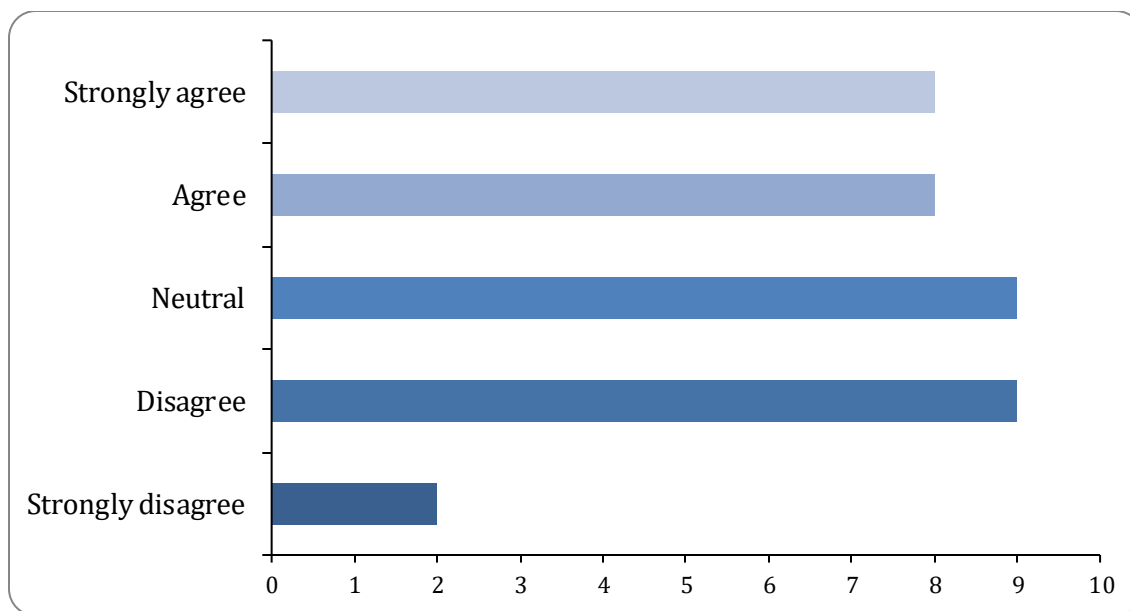
Question 6: If you disagree with the proposed boundary, please suggest below which areas are either included or removed and why?

There were 18 responses to this part of the question, which covered the following boundary areas and concerns:

- There were numerous mentions of the freight rail terminal, some respondents felt the terminal should be relocated, whilst others felt it shouldn't be included in the boundary
- Some respondents felt that the boundary area was too small and limited what could be developed and therefore should be extended to include more of the waterfront and industrial estates. There was suggestions that the boundary should be extended:
 - Further up Stretford Road
 - Extended to include the Chorley Street area
 - Extend further into the Trafford Park area
- Some people thought that if the waterfront is included in the boundary, it shouldn't be developed and that the waterfront should be left as it currently is. There were other comments that mentioned that the 'key promenade' area needed development as it looked 'very unloved' currently
- Some respondents felt that Old Trafford Stadium, and any land owned by MUFC shouldn't be included, and that public money shouldn't be spent on the building of a new stadium
- *'It should include the main transport link like for example Seymour Grove Talbot road junction making sure the new project also get proper traffic infrastructure'*
- There were some concerns about historic or 'iconic' buildings and businesses in the area being demolished as part of development plans
- *'Hotel football area and premier area with the Victoria warehouse should be removed (and the) Ford motor dealership to white city already new units should be removed'*
- There were concerns from a business inside the boundary about what risks that might pose to them regarding relocation and development on their site

Question 7: To what extent do you agree that the proposed Mayoral Development Corporation should not have powers over business rates?

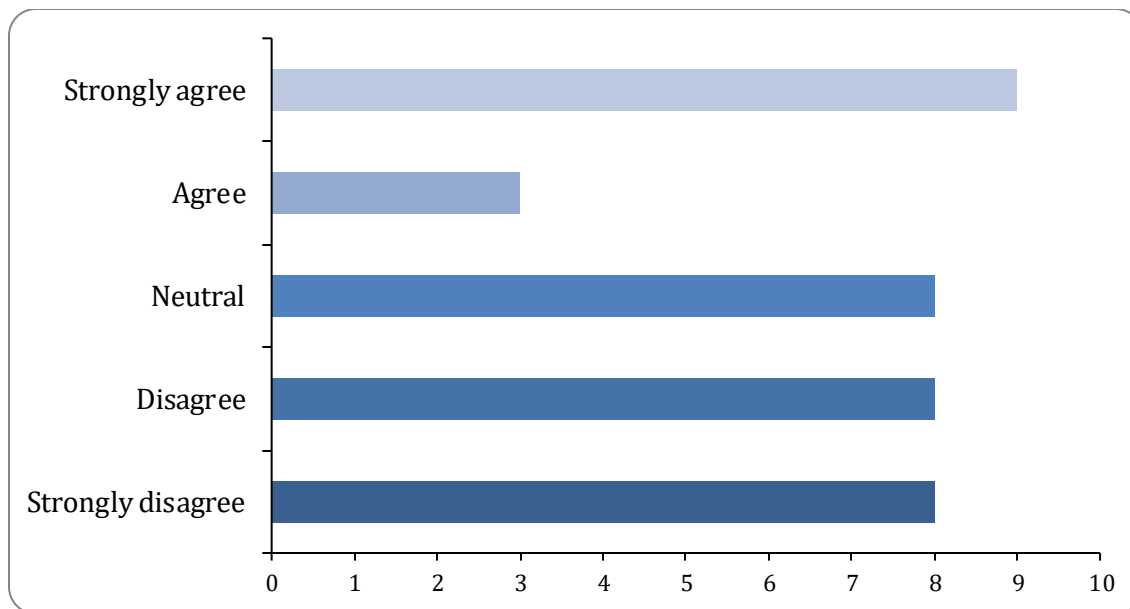
11 people (30.56%) people disagreed that powers over business rates should continue to remain with Trafford Council. 44.44% of respondents agreed that those powers should remain with Trafford Council.



Option	Total	Percent
Strongly agree	8	22.22%
Agree	8	22.22%
Neutral	9	25.00%
Disagree	9	25.00%
Strongly disagree	2	5.56%
Not Answered	0	0.00%

8: To what extent do you agree that the proposed Mayoral Development Corporation should not have powers over planning?

16 people (44.44%) disagreed that the MDC shouldn't have powers over planning.
 33.33% of respondents agreed that the MDC shouldn't have powers over planning.



Option	Total	Percent
Strongly agree	9	25.00%
Agree	3	8.33%
Neutral	8	22.22%
Disagree	8	22.22%
Strongly disagree	8	22.22%
Not Answered	0	0.00%

9: Do you have any additional comments about the development of the Old Trafford Regeneration area supported by a Mayoral Development Corporation?

Comments

22 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.

'I feel this is a generational opportunity to define a whole section of what is essentially an integral part of the outskirts of the city centre and the opportunities are vast in terms of transforming the city and delivering huge economic benefits and in order to do this, action should be undertaken to be as bold as possible to develop and encourage not just residential development but world class commercial development to benefit the Manchester economy.'

'I think you need to be wary of putting any funds into the Football Club to develop the area. The club is reducing staff numbers not adding to them and their project will run into tens of millions if they are even able to get it off the ground. They currently need to sell to buy so how they expect to raise circa 1 billion to build a new stadium suggests it is a long way off. I feel the regeneration of the area could be better focused and achieve more by not including the football club.'

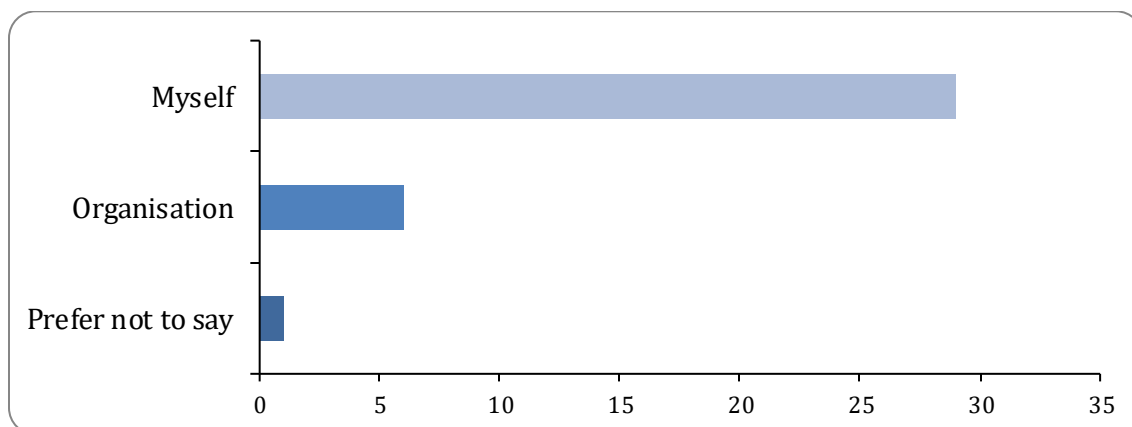
'I think many people would want to know if this form of organisation would be the most effective for the tasks, and best value-for-money. Because it is not clear why this could not be done from within the GMCA and has to be a separate entity.'

'Parking is appalling now, we have abandoned shopping trolleys and furniture, empty commercial units so need to ensure this is not going to make problems worse. The Trafford park line also needs to increase capacity to cope with this as the increase in eccles line passengers in past 5-6 years has not been reflected in capacity or investment. We need affordable shops and amenities not overpriced ones. To complement not compete with mediacity and Trafford Centre.'

'Linked to the Mayor's announcement of investigating underground rail options, the plan should give provision for underground train infrastructure. Given the size of the proposed stadium, the Metrolink is insufficient.'

Further questions

Are you responding on behalf of yourself or an organisation?



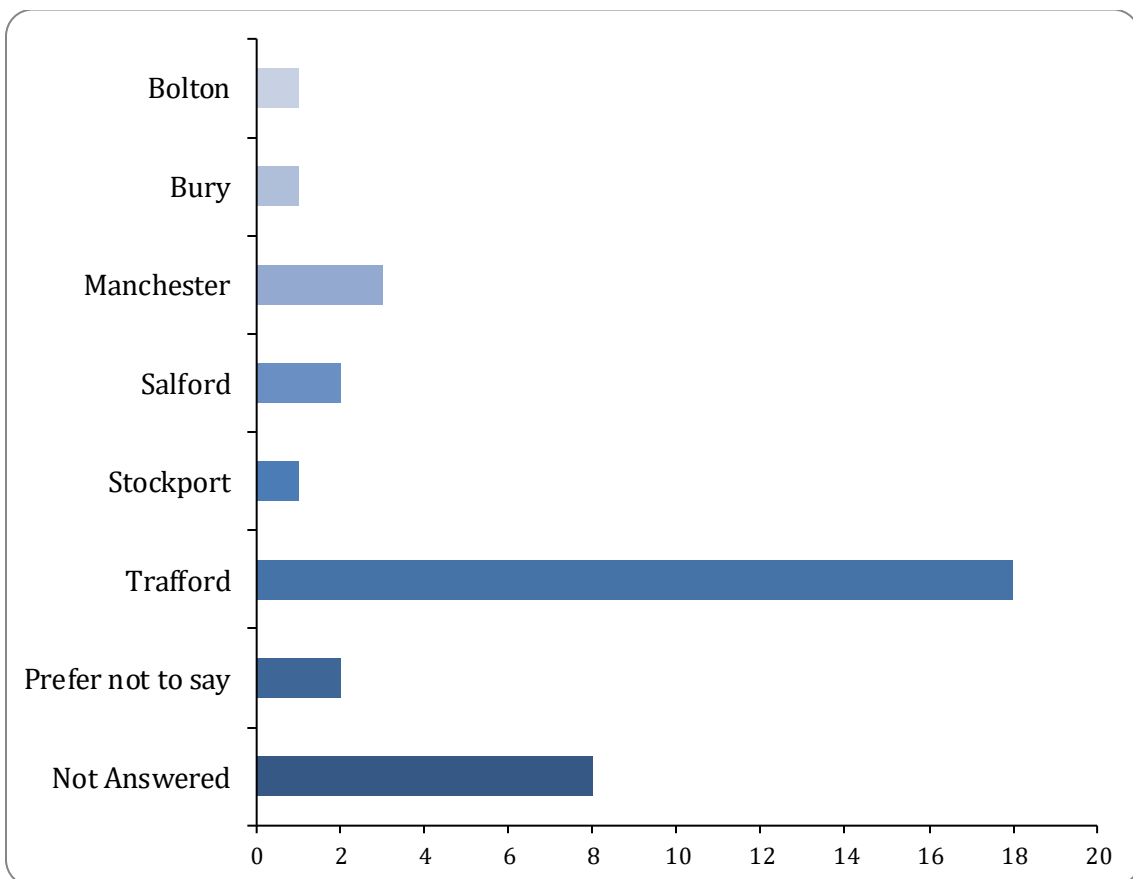
Greater Manchester Combined Authority

Option	Total	Percent
Myself	29	80.56%
Organisation	6	16.67%
Prefer not to say	1	2.78%
Not Answered	0	0.00%

Which local authority area do you live in?

The proposed boundary for the MDC is in the Trafford district, the responses from this district is 50%.

27.78% of respondents either didn't answer this question or selected the 'prefer not to say' option.



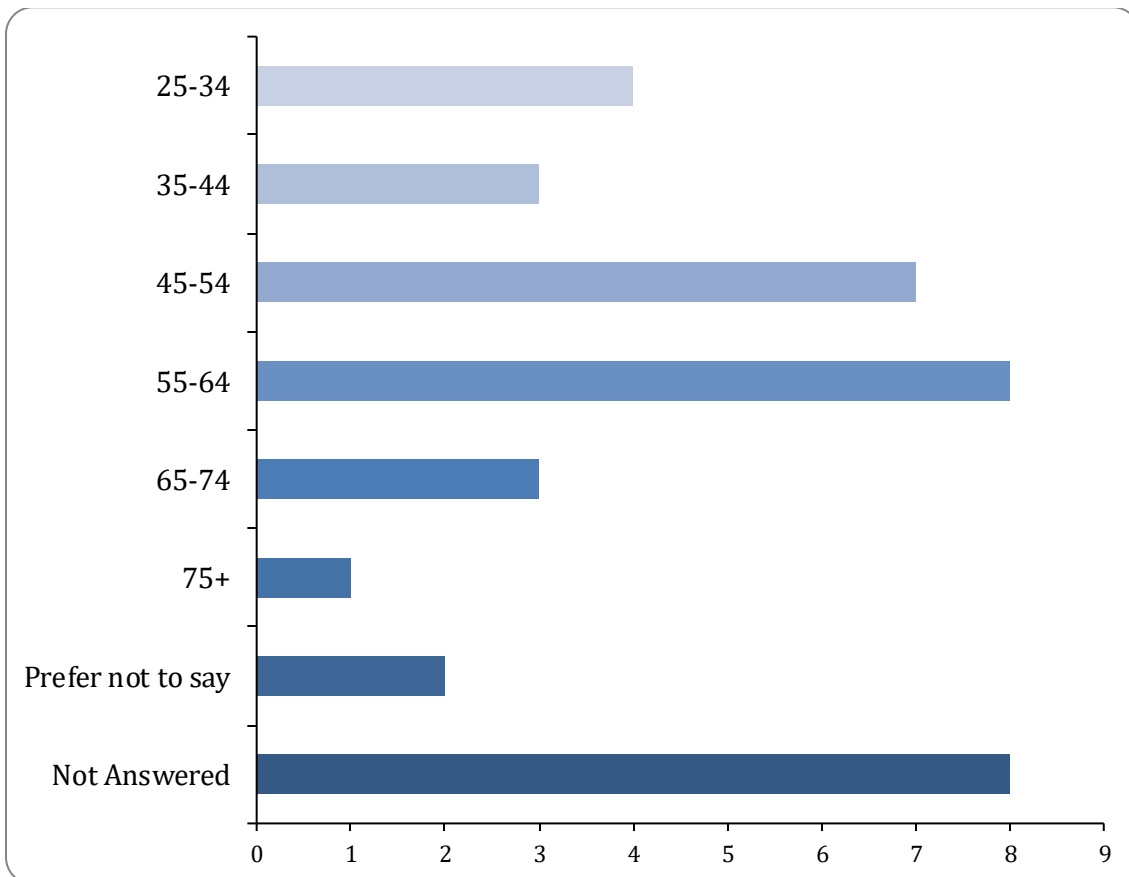
Option	Total	Percent
Bolton	1	2.78%
Bury	1	2.78%

Greater Manchester Combined Authority

Manchester	3	8.33%
Oldham	0	0.00%
Rochdale	0	0.00%
Salford	2	5.56%
Stockport	1	2.78%
Tameside	0	0.00%
Trafford	18	50.00%
Wigan	0	0.00%
Prefer not to say	2	5.56%
Not Answered	8	22.22%

How old are you?

The highest age group that responded was 55-64 making up 22.22% of the respondents. We received no responses from people under the age of 25.

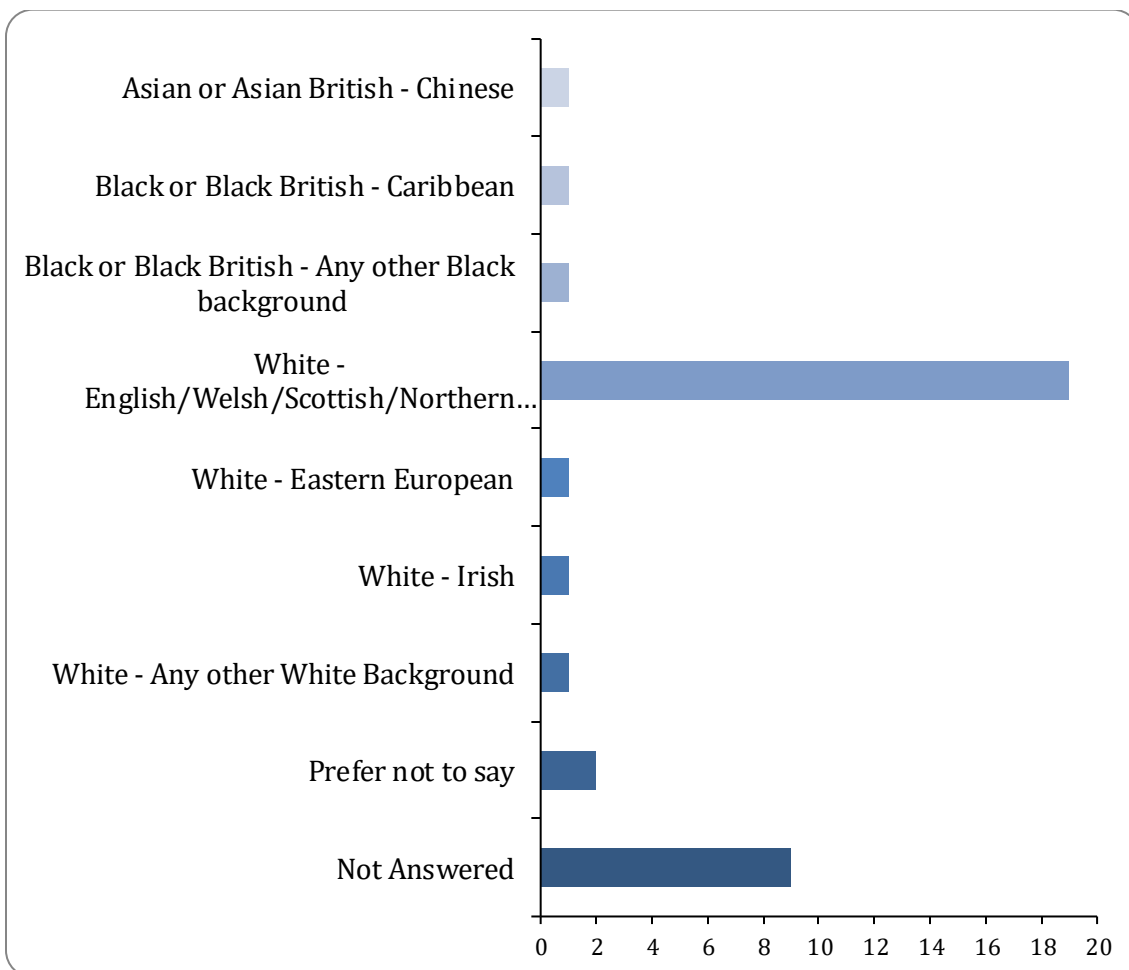


Option	Total	Percent
Under 18	0	0.00%

18-24	0	0.00%
25-34	4	11.11%
35-44	3	8.33%
45-54	7	19.44%
55-64	8	22.22%
65-74	3	8.33%
75+	1	2.78%
Prefer not to say	2	5.56%
Not Answered	8	22.22%

What is your ethnic group?

52.78% of respondents indicated their ethnic group as White -English/ Welsh/ Scottish/ Northern Irish/ British. A further 30.58% of respondents either did not answer this question or indicated that they 'prefer not to say'.

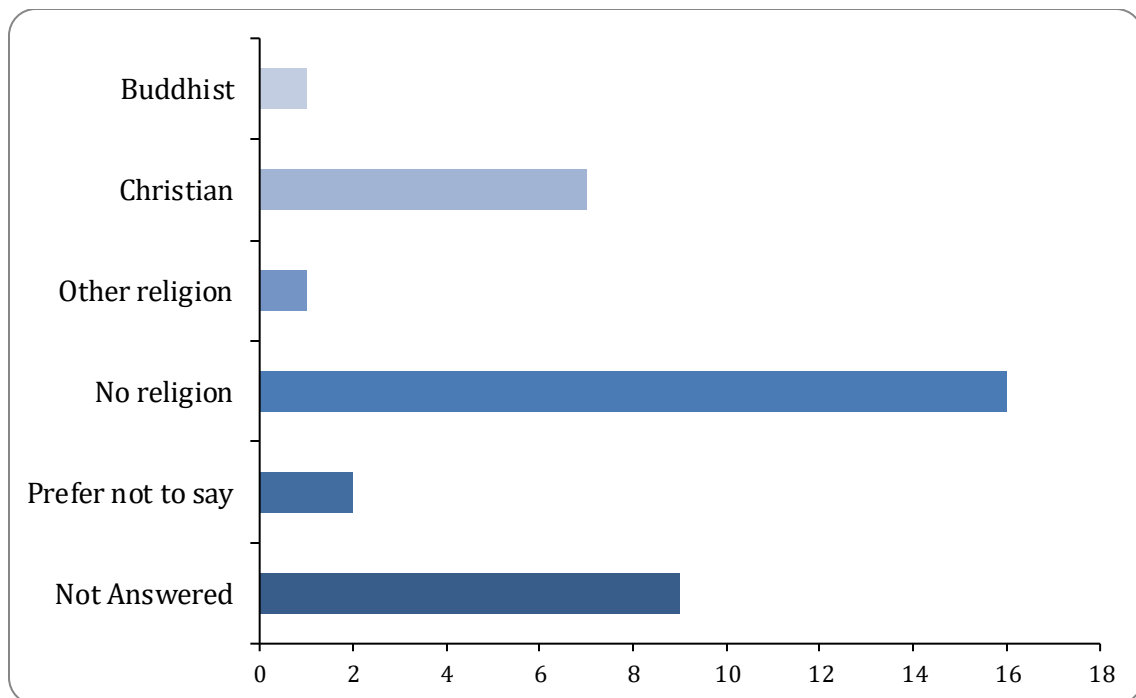


Option	Total	Percent
Asian or Asian British - Bangladeshi	0	0.00%
Asian or Asian British - Chinese	1	2.78%
Asian or Asian British - Indian	0	0.00%
Asian or Asian British - Pakistani	0	0.00%
Asian or Asian British - Any other Asian background	0	0.00%
Black or Black British - African	0	0.00%
Black or Black British - Caribbean	1	2.78%
Black or Black British - Any other Black background	1	2.78%
Mixed - White and Asian	0	0.00%
Mixed - White and Black African	0	0.00%
Mixed - White and Black Caribbean	0	0.00%
Mixed - Any other mixed background	0	0.00%
White - English/Welsh/Scottish/Northern Irish/British	19	52.78%
White - Eastern European	1	2.78%
White - Gypsy or Irish Traveller	0	0.00%
White - Irish	1	2.78%
White - Any other White Background	1	2.78%
Other ethnic group - Arab	0	0.00%
Other ethnic group - Other	0	0.00%
Prefer not to say	2	5.56%
Not Answered	9	25.00%

What is your religion?

The highest religion indicated by respondents was No religion with 44.44% of people selecting this as their religion. We received zero responses from people who indicated Hindu, Jewish, Muslim or Sikh as their religion.

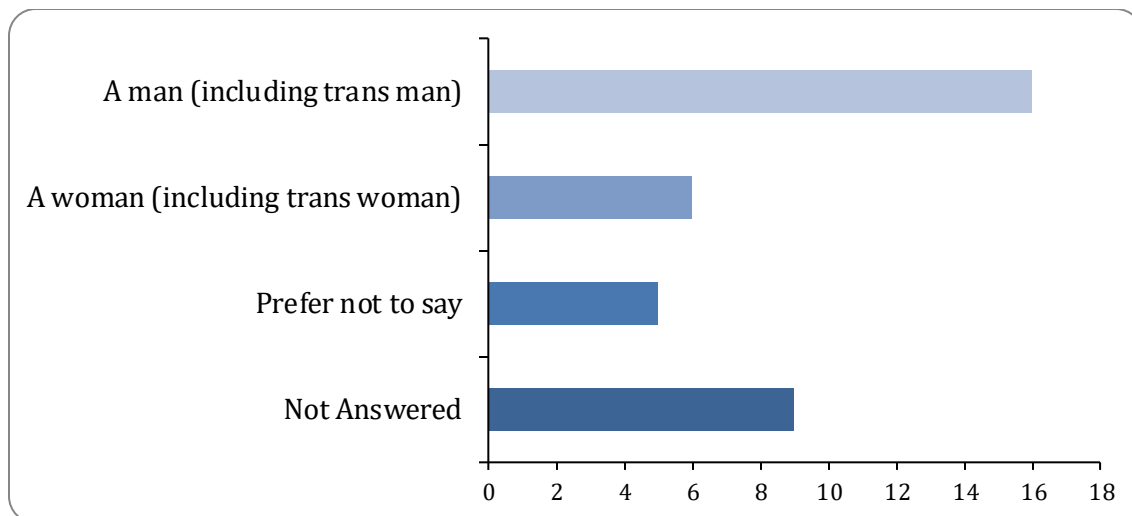
Greater Manchester Combined Authority



Option	Total	Percent
Buddhist	1	2.78%
Christian	7	19.44%
Hindu	0	0.00%
Jewish	0	0.00%
Muslim	0	0.00%
Sikh	0	0.00%
Other religion	1	2.78%
No religion	16	44.44%
Prefer not to say	2	5.56%
Not Answered	9	25.00%

How do you describe your gender?

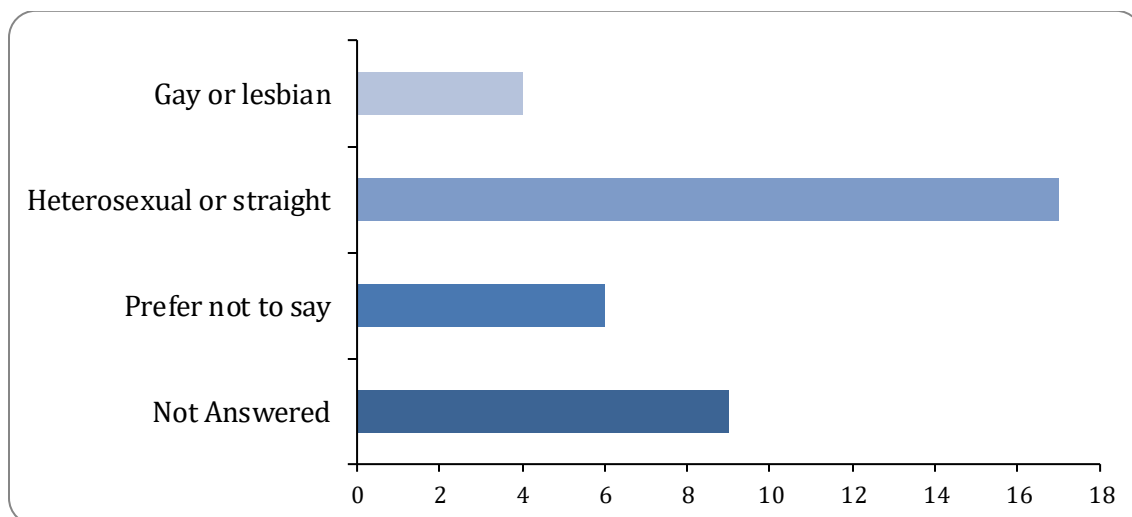
From those that answered this question 44.44% of the respondents describe their gender as a man and 16.67% as a woman.



Option	Total	Percent
A man (including trans man)	16	44.44%
A woman (including trans woman)	6	16.67%
Non-binary	0	0.00%
In another way	0	0.00%
Prefer not to say	5	13.89%
Not Answered	9	25.00%

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

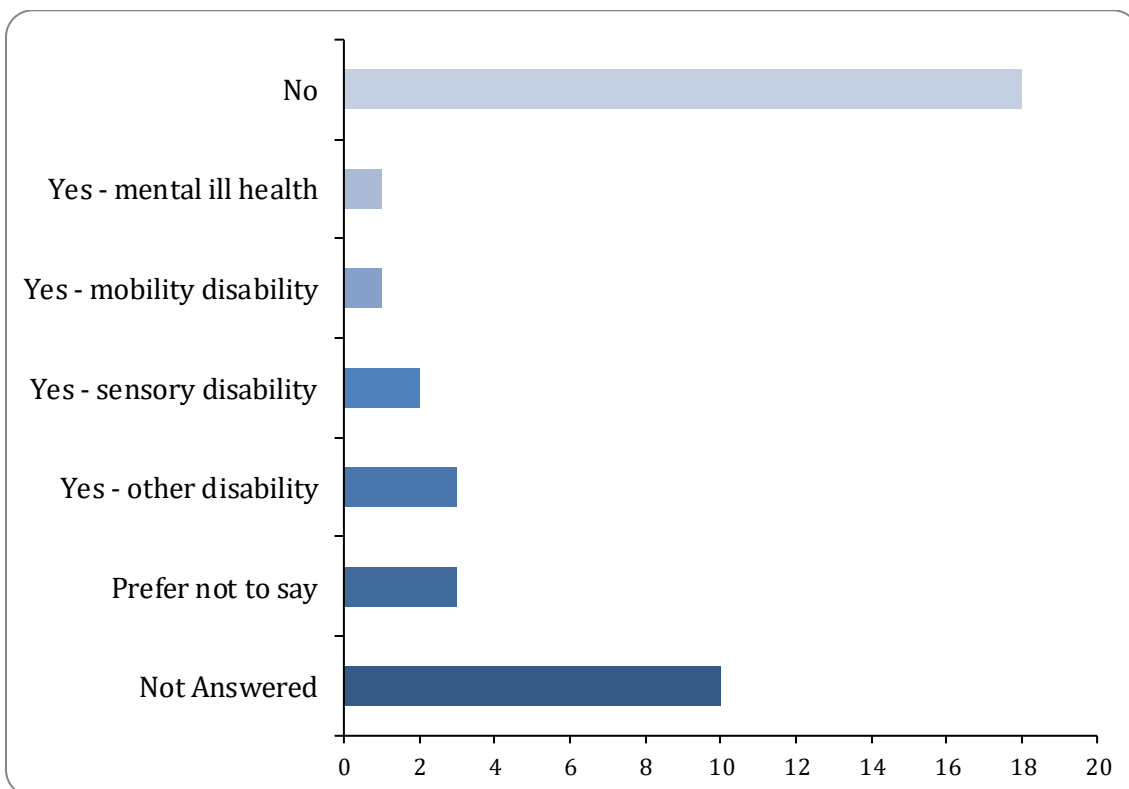
47.22% of the respondent describe themselves as heterosexual or straight. 41.67% of respondents either did not answer this question or selected *prefer not to say*.



Option	Total	Percent
Bisexual	0	0.00%
Gay or lesbian	4	11.11%
Heterosexual or straight	17	47.22%
Other sexual orientation, please specify	0	0.00%
Prefer not to say	6	16.67%
Not Answered	9	25.00%

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

50% of people who responded who answered this question do not consider themselves to have a disability.

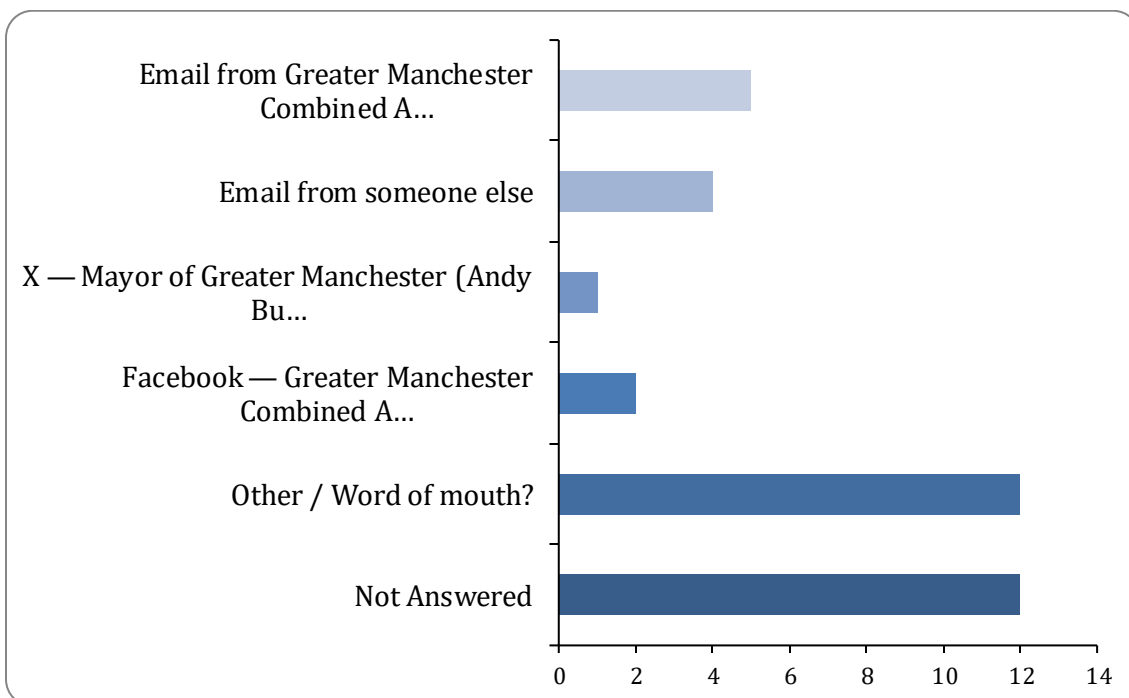


Option	Total	Percent
No	18	50.00%
Yes - learning disability	0	0.00%
Yes - mental ill health	1	2.78%

Yes - mobility disability	1	2.78%
Yes - sensory disability	2	5.56%
Yes - other disability	3	8.33%
Prefer not to say	3	8.33%
Not Answered	10	27.78%

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

A third (33.33%) of respondents selected 'word of mouth' indicating they had heard through friends or letters that were posted to their address.



Option	Total	Percent
Email from Greater Manchester Combined Authority	5	13.89%
Email from someone else	4	11.11%
X — Mayor of Greater Manchester (Andy Burnham)	1	2.78%
X — Deputy mayor of Greater Manchester (Kate Green)	0	0.00%
X — Greater Manchester Combined Authority	0	0.00%
X — Other / Facebook — Mayor of Greater Manchester	0	0.00%
Facebook — Greater Manchester Combined Authority	2	5.56%

Other / Word of mouth?	12	33.33%
Not Answered	12	33.33%

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 with in the boundary.

There are concerns by respondents about the effects of the developments on transport infrastructure and the involvement of Manchester United Football Club in decision making, as well as several suggestions for how to expand and develop the proposals.

The responses will now be considered and The Mayor will respond to the responses that have been received.