

Mayoral Development Corporation (MDC) Response

There has been considerable support for the creation of an MDC within the Old Trafford Regeneration area with 77.78% of respondents agreeing with its the creation. Additionally, 77.77% of respondents strongly agree or agreed, with the GMCA's view that an MDC for the Old Trafford Regeneration area would support development, growth, and improvements across Trafford.

One consultee recognised the significance of the development stating:

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.'

It is recognised there is significant support for the corporation to be created and that it will play a significant role in development, growth, and improvements across Trafford.

MDC Name

Overall, responses to the proposed name "The Old Trafford Regeneration Mayoral Development Corporation" were supportive or neutral with only 19.45% in disagreement. 39.88% of respondents strongly agreed or agreed with the proposed "The Old Trafford Regeneration Mayoral Development Corporation" name and a further 41.67% were neutral.

The Old Trafford Stadium development will be the catalyst for the wider regeneration plans of the MDC. Given the international significance of the development, it is important to recognise this within the corporation's name.

MDC Boundary

44.45% of respondents strongly agreed or agreed with the proposed boundary of the MDC with a further 19.44% being neutral while 36.11% of respondents Disagreed or Strongly Disagreed with the boundary.

Within the objections there was a mix of responses with some wanting the area to be bigger and others wanting areas excluded. For example, there were several mentions of the freight rail terminal. However, some respondents felt the terminal should be relocated while others felt it needed to remain and be excluded from the boundary. Also, some objected to the waterfront being included while other felt it should be extended further along the waterfront. Other objections included the football stadium not being included, more transport hubs should be included and concerns about cultural assets.

The responses objecting to the boundary do not show a singular view but a range of views including reducing and extending the boundary. We believe the proposed boundary strikes the right balance between being large enough to encompass key land and infrastructure yet focused enough to ensure meaningful and high-quality development. Furthermore, the MDC will consider the importance of key cultural assets as well as strategic assets such as the rail terminal when looking at development proposals.

Objection to development

While only 22% of people objected to the proposed MDC there was a text box where additional comments could be added, and the main concerns raised have been outlined.

Transport and Infrastructure

Concerns were raised regarding the impact the development could have on transport and social infrastructure.

The MDC is intended to be tasked with improving transport connectivity and social infrastructure within the regeneration area and it will be best placed to mitigate any impacts large development will have on transport and social infrastructure.

Compulsory Purchases

Two businesses expressed their concern regarding compulsory purchases.

While MDCs can acquire land using compulsory purchase powers, the Greater Manchester model seeks that acquisitions will be negotiated by agreement wherever possible. Experience from other corporations is that such powers are employed sparingly and only when land is required for very specific purposes or public benefit.

Value for Money and MDC Costs

The cost of an MDC and ensuring value for money was raised as a concern as well as that no money should go directly into the new stadium.

The GMCA and Trafford council are committed to seeing the regeneration of the Old Trafford Regeneration area and the key remit of the MDC will be the wider development area to deliver high quality homes, create new businesses, deliver thousands of new jobs and drive wider inclusive growth opportunities for communities within the area.

In 2019, principles for MDCs in Greater Manchester were agreed, ahead of the creation of the Stockport MDC. These included commitments for MDCs to simplify decision making and not lead to significant additional costs, and these same principles apply to the proposed Old Trafford Regeneration Mayoral Development Corporation.

Letter Response

In addition to the online responses the GMCA received two letters from organisations. One letter was broadly supportive of the proposals but wanted to ensure critical data centres were safeguarded in plans. The second letter also concerned data centres with the organisation objecting to their site being included within the boundary but were supportive of wider regeneration efforts.

The concerns raised within the letters are about specific sites within the MDC boundary. The development plans within the MDC area are not yet fully understood. Additional consultation will be undertaken on specific developments where appropriate. The GMCA and Trafford Council will respond directly to these letters.