

Appendix Two: Consultation report

Theme	Comments	Response
Mayoral development area boundary	Respondents were very supportive of the principle to expand the boundary of the MDC. Approximately 80% of respondents agreed with the principle of expanding the MDC, and approximately 70% of respondents agreed with the proposed new boundary. Some respondents suggested the boundary be expanded, with some comments advocating for including areas north of the M60 or by extending the boundary to land south of the River Tame. Some respondents shared opinions that awareness of the current boundary could be improved.	In terms of the boundary, the Town Centre East Strategic Regeneration Framework (SRF) defines the planning boundary up to the M60 in line with wider Stockport Planning policy which identifies the Town Centre Living Area (TCLA) as the area covered by the Strategic Regeneration Frameworks for Town Centre West and East. It identifies this as a 'reasonable' boundary in terms of the extent of the town centre in housing terms, having regard to physical features such as roads and accessibility to town centre facilities. While the designation of the Mayoral development area sets out the boundary of the area within which targets on housing and employment land growth will be delivered, the intention is that this growth will deliver social and economic benefits that extend beyond this line into neighbouring communities.
Name of future Mayoral Development Corporation	Over 50% of respondents agreed with the name of the MDC, and 30% of respondents were impartial. Some respondents commented that they didn't understand the MDC concept.	Reflecting the equivocal responses to the name 'Stockport Mayoral Development Corporation' and comments from some respondents about a lack of clarity, an alternative name of 'Stockport Town Centre Mayoral Development Corporation' will be considered by the GM Mayor.

Consultation approach	Some respondents wanted Greater Manchester Combined Authority (GMCA) to actively engage with residents both inside and outside the proposed boundary, with suggestions to use online platforms, physical mailings, and town hall events to ensure transparency and inclusivity.	The consultation led by Stockport Council ran over a six-week public engagement period, running from Thursday 15 May to Thursday 26 June 2025. A series of in-person consultation events focused on the expansion of the MDC and the draft Strategic Regeneration Framework (SRF) for the east of the town centre were held at key community locations: - Friday 30 May, 5:30–8:00pm – Foodie Friday - Saturday 14 June, 10:00am–4:00pm – Makers Market - Thursday 19 June, 11:00am–3:00pm – Merseyway Drop-in (outside Specsavers) - Wednesday 25 June, 10:00am–1:00pm – First Stop Café, Brinnington In addition to these events, letters were distributed to local residents and businesses to raise awareness and encourage participation of the consultation. The SRF consultation was also hosted online via the One Stockport website, and the MDC consultation was hosted online via GM Consult.
Powers of the proposed new MDC	The majority response (over 70% of respondents) shared preference for business rates and planning functions to remain under the control of Stockport Council, rather than these powers being transferred to the MDC.	This will remain unchanged from the current arrangement for the Stockport Town Centre West MDC where business rates collection and planning powers remain with Stockport Council.

Impact on public services	Some respondents expressed concerns over the capacity and readiness of public services such as healthcare and education can support an increase in population resulting from new developments.	Following consultation, social infrastructure has been made a key consideration in the Strategic Regeneration Framework for Town Centre East. Separate workstreams are underway to develop a new health hub and a flagship inclusive secondary school in the town centre, with the Council working to secure funding from relevant bodies.
Transport, traffic and parking	There were some comments concerning road congestion and the challenges this is creating for commuters, especially during peak times. Some highlighted the need for improved transport alternatives. Some noted that the existing road infrastructure is under pressure and would benefit from strategic enhancements. Some respondents commented that current train routes can be inefficient for particular local journeys, particularly where travel into Manchester is required before reaching Stockport, and suggested more direct rail connections from district stations to improve convenience. There were some calls for expanding Park and Ride options to help ease traffic entering the town centre, making it more accessible while reducing pressure on the roads. These suggestions reflected support expressed for more connected transport solutions that support both growth and sustainability.	Following consultation the Strategic Regeneration Framework for the east of the town centre (SRF) has been amended to emphasise the early consideration of vehicle movements in design, with a focus on prioritising active travel and servicing within pedestrianised areas. Proposals affecting major roads will require consultation with relevant transport authorities. The SRF supports low-car development and enhanced pedestrian environments in line with climate objectives. A new Parking Strategy for the town centre is planned by 2030. Mobility hubs are identified as key infrastructure, with strengthened references and updates reflecting new Metrolink funding. Existing electric vehicle charging infrastructure provisions remain unchanged.

	Overall, respondents expressed a clear desire for more integrated and sustainable transport solutions to align with both future growth and an increase in the town centre population.	The SRF promotes a balanced approach to transport. Mobility hubs will help separate vehicles from pedestrian zones, as demonstrated in locations such as Underbanks, Merseyway, and Market Place.
Scale of development and housing density	Some respondents expressed a preference for balanced development that protects Stockport's character and green spaces. Some respondents raised questions about the potential impact of high-density housing, including increased air pollution, road congestion, and pressure on public services. Several respondents advocated for preserving and enhancing rural and recreational areas alongside new housing developments.	Following consultation the Strategic Regeneration Framework for the east of the town centre (SRF) now contains strengthened references to the Stockport Residential Design Guide and Stockport Character and Urban Density Study to ensure high-quality development. The SRF has also been updated to reinforce the importance of green space for health, wellbeing, biodiversity, flood mitigation, and climate resilience, reflecting feedback from the Environment Agency. The masterplan outlines a clear provision of open space, including significant riverside parks in Goyt Riverside and Hillgate Neighbourhoods, moving beyond small, fragmented areas.
Inclusive design and accessibility	Respondents emphasised the importance of inclusive design in all future development plans. Feedback indicated that families and wheelchair users required more options for suitable housing within Stockport.	Following consultation, the Strategic Regeneration Framework for the east of the town centre now explicitly supports a broader range of housing options, including over-55s housing, sheltered accommodation, accessible and lifetime homes.

		The Local Planning Policy and Guidance section has also been updated to include documents relating to accessibility.
Derelict land and building	Some respondents said that derelict and vacant buildings in the town centre should be repurposed as a sustainable first step in regeneration.	The Strategic Regeneration Framework for the east of the town centre encourages the refurbishment and re-use of existing building stock.
Housing	Some respondents suggested that there is a need for increased provision of supported housing and tailored services for older residents. It was suggested that expanding public sector-owned supported tenancies could alleviate pressure on the NHS. Some respondents highlighted current nation-wide economic challenges around rising housing costs and private sector rent increases, particularly for young people and families. With this, there was strong support for increasing the supply of new homes to address the housing shortage. A recurring theme was the importance of prioritising housing for Stockport residents, especially those in need of social housing with established local connections. Overall, respondents said that future housing development in Stockport should be inclusive, balanced, and responsive to local needs. Rising housing costs and rent increases were highlighted as key challenges, with strong support for prioritising affordable homes for	Following consultation, the Strategic Regeneration Framework for the east of the town centre (SRF) now explicitly supports a broader range of housing options, including over-55s housing, sheltered accommodation, and lifetime homes. Affordable housing is now identified as a key priority within the SRF. The inclusion of townhouses in the Goyt Riverside and Hillgate Neighbourhoods demonstrates a commitment to delivering a more diverse mix of housing types including homes for families.

	residents with local connections. Inclusive design was seen as essential, with feedback pointing to unmet housing needs among families and wheelchair users.	
Green Spaces and the environment	Some respondents called for the enhancement of riverfront areas of Stockport Town Centre, making better use of the rivers, including the installation of lighting and the creation of walkways along the banks. Respondents also shared opinions of the impact of increased housing density on access to green spaces. Overall, respondents shared that existing green spaces could be enhanced, with a call for riverside areas to made accessible, and for development which enables better access to new and existing green spaces.	Following consultation, the Strategic Regeneration Framework for the east of the town centre has been updated to reinforce the importance of green space for health, wellbeing, biodiversity, flood mitigation, and climate resilience, reflecting feedback from the Environment Agency. The masterplan outlines a clear provision of open space, including significant riverside parks in Goyt Riverside and Hillgate Neighbourhoods, moving beyond small, fragmented areas. Green infrastructure is now defined as multifunctional, supporting sustainable water management.
Culture and Leisure	Some respondents expressed support for promoting features such as modern riverside gardens and iconic landmarks to enhance Stockport's appeal. Some respondents also said that increasing public events and promotional activities could help raise the town's profile, stimulate local business interest, and encourage larger companies to engage with the area.	The Strategic Regeneration Framework for the east of the town centre highlights the link between increasing the town centre population and boosting high street vitality, supporting the growth of shops and businesses. It acknowledges the evolving role of the high street, referencing initiatives like Stockroom, and promotes temporary "pop-up" and meanwhile uses for independent, leisure, and creative ventures.

	Overall, feedback reflected a desire for a vibrant, multi-purpose town centre that balances economic growth with cultural enrichment and community identity.	The Council will continue to work with partners such as Totally Stockport (Town Centre Business Improvement District) and management team at Merseyway and Redrock to facilitate a programme of activation to promote the town centre, raising its profile, increasing footfall and investment. This will be aligned with wider work to deliver the Council's Cultural Strategy 2025-2030 which aims to build on the cultural assets of the borough to deliver social, economic and wellbeing benefits to people across the borough.
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