

Stockport Town Centre East Mayoral Development Corporation: Public Consultation Analysis Report

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Consultation overview

The purpose of the consultation was to ascertain the public's support for the extension of the Stockport Mayoral Development Corporation (MDC).

The consultation was carried out via an online survey, hosted on www.gmconsult.org. The consultation was open from 15 May 2025 – 26 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.

A total of 32 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.

Building on the success of Stockport MDC, a proposal for the extension of the boundary of the existing MDC to include the East of the town.

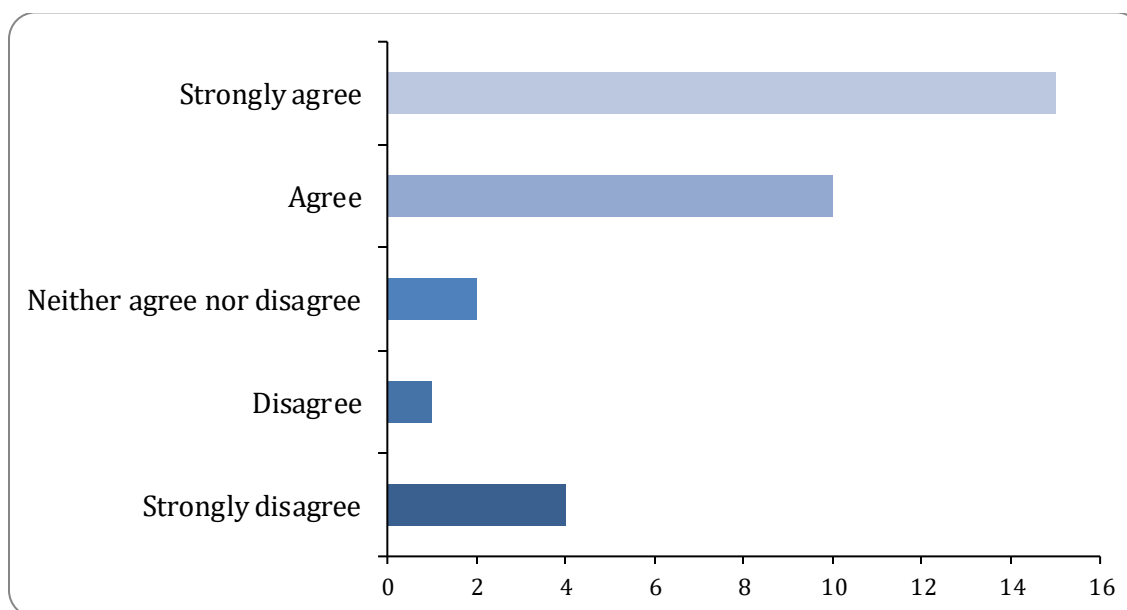
The consultation asked the extent to which the public agree, in principle, to the proposed extension. It also asked if they agreed with the name of the MDC and the proposed boundary area.

Survey results

Question 1: Do you agree that expanding the boundary of the Mayoral Development Corporation to cover the whole of the town centre would be the best way to drive forward long-term regeneration for Stockport's town centre?

78.13% of respondents agree with the expansion of the Mayoral Development Corporation.

5 (15.62%) of the respondents disagreed with the expansion of the Mayoral Development Corporation, with 12.50% strongly disagreeing.

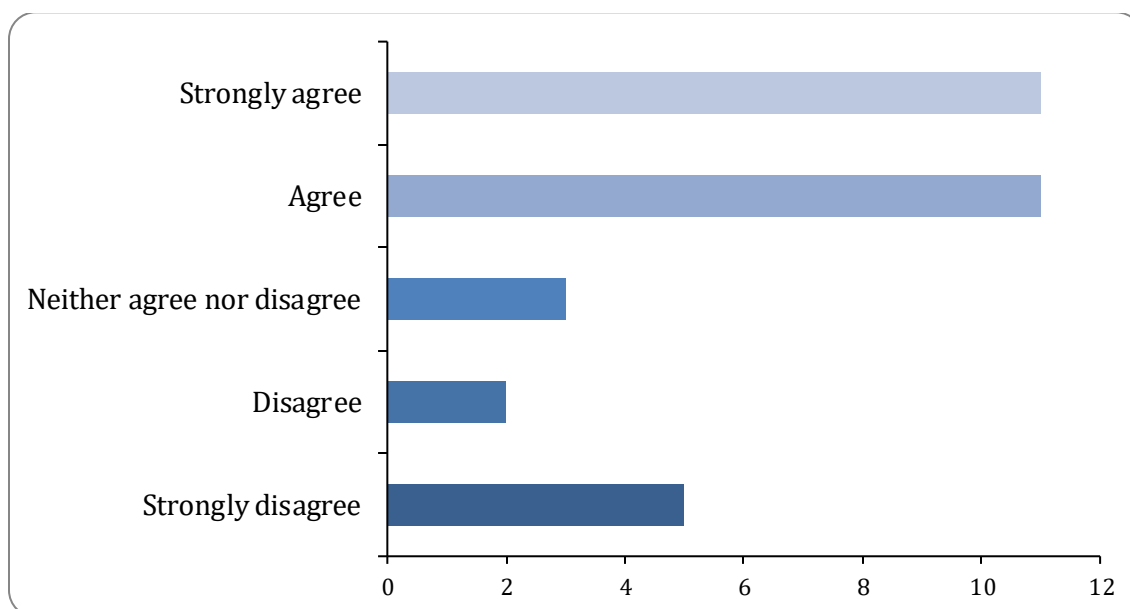


Option	Total	Percent
Strongly agree	15	46.88%
Agree	10	31.25%
Neither agree nor disagree	2	6.25%
Disagree	1	3.12%
Strongly disagree	4	12.50%
Not Answered	0	0.00%

Question 2: We propose to expand the boundary of the Mayoral Development Corporation from the current area (Stockport Town Centre West – shown in red below) to cover the whole of the town centre area (including Stockport Town Centre East- expanding to include the area shown in blue).

22 (68.76%) people agree with the boundary extension proposed, with half of those agreeing, strongly agreeing.

21.87% of people disagree with the extension of the boundary.



Option	Total	Percent
Strongly agree	11	34.38%
Agree	11	34.38%
Neither agree nor disagree	3	9.38%
Disagree	2	6.25%
Strongly disagree	5	15.62%
Not Answered	0	0.00%

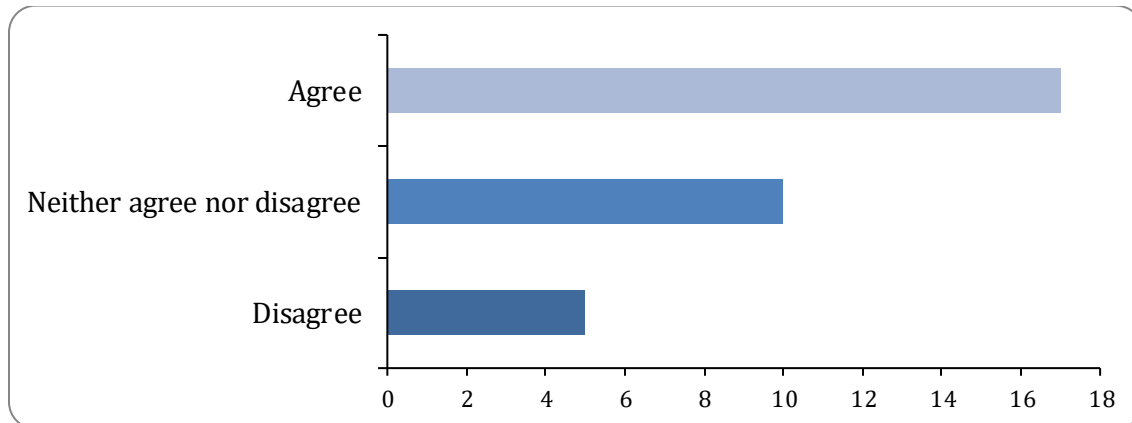
If you disagree with the boundary, what other area(s) would you suggest are included or removed?

There were 4 responses to this part of the question, listed below:

1. The boundary is big enough. It's widely unknown about this boundary at all.
2. I would suggest to include areas north of the M60. Stockport town centre is on both sides of the motorway!
3. Should include land north of the M60 and south of the River Tame.
4. Redevelop current empty buildings that are derelict in the town centre and that are empty. There are not enough services in the area for more residents.

Question 3: An appropriate name must be proposed as part of the expansion process. The full name of the current MDC is 'Stockport Town Centre West Mayoral Development Corporation'. If the area covered by the Mayoral Development Corporation is expanded to cover the whole of the town centre, do you agree that this should be named 'Stockport Mayoral Development Corporation'?

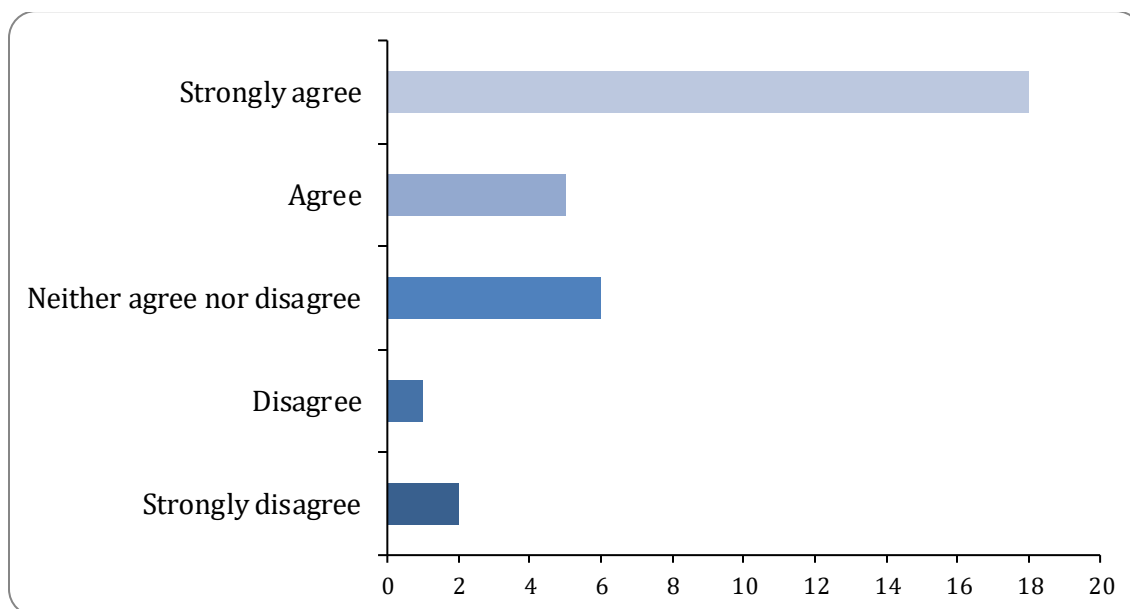
53.12% of people agreed with the name 'Stockport Mayoral Development Corporation', with only 15.62% disagreeing. 10 people (31.25%) expressed that they neither agree or disagree to the proposed name.



Option	Total	Percent
Agree	17	53.12%
Neither agree nor disagree	10	31.25%
Disagree	5	15.62%
Not Answered	0	0.00%

Question 4: The current Greater Manchester MDC model is that MDC's do not have planning functions or rate relief powers. These powers concern the ability to grant discretionary non-domestic rate relief to businesses and certain planning functions. Under this model, these functions will remain with Stockport Council. Do you agree that these powers should continue to remain with Stockport Council and that the MDC should continue to not have any planning or rate relief powers?

3 people (9.37%) of people disagreed that planning functions and rate relief powers should continue to remain with Stockport Council. 71.87% of respondents agreed that those powers should remain with Stockport Council.



Option	Total	Percent
Strongly agree	18	56.25%
Agree	5	15.62%
Neither agree nor disagree	6	18.75%
Disagree	1	3.12%
Strongly disagree	2	6.25%
Not Answered	0	0.00%

Question 5: Do you have any other comments about the expansion of Stockport's MDC boundary to cover the entirety of the town centre?

Comments

17 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.

'Generally concerned that people who are not Stockport residents having any control over Stockport issues. Yes, advise, have input but must remember Stockport is an individual town with its own history and needs and should not be lumped together with the rest of GM boroughs. That applies to all boroughs. Stockport is differ than Oldham which is different from Tameside and Stockport Council should keep overall control of everything.'

'We need it to expand North of the M60 to cover the entirety of the town centre! There is a need to make use of the rivers with lit walks along the banks.'

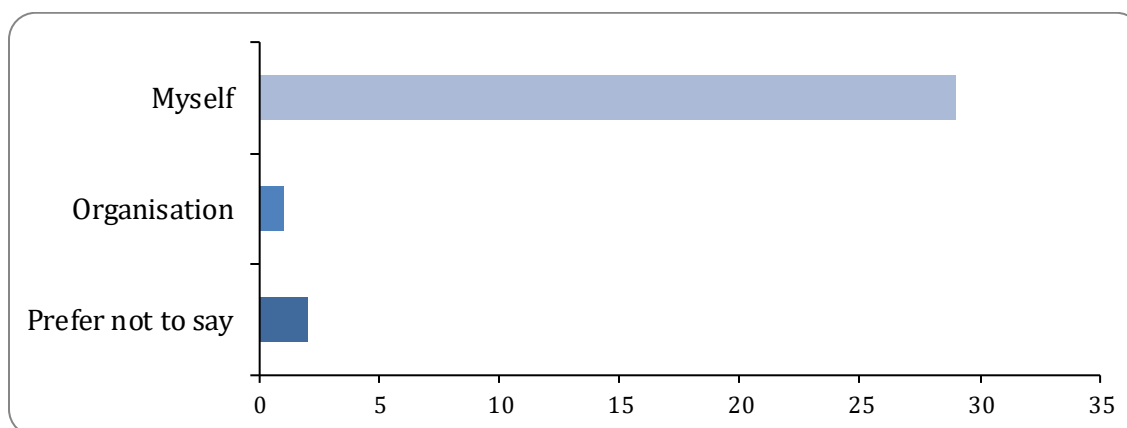
'I think we should not only focus on commercial development, but also tourism. For example, art museum and modern gardens along the river can drive the development of small retail stores and catering. This also helps in business activities such as events and publicity activities. The iconic landmark which can attract big company interest to move in.'

'Just to ensure that there are enough public services prior to people moving in!'

'We should be spending more time on increasing both the rural and recreation areas regardless of the pressures on housing impacted by Immigration alone. We already exceed the EU's Air quality levels and not everybody wants to live on top of each other in a concrete jungle removing what character the town ever had. The roads are massively congested, impact on local services overstretched!!!!'

Further questions

Are you responding on behalf of yourself or an organisation?

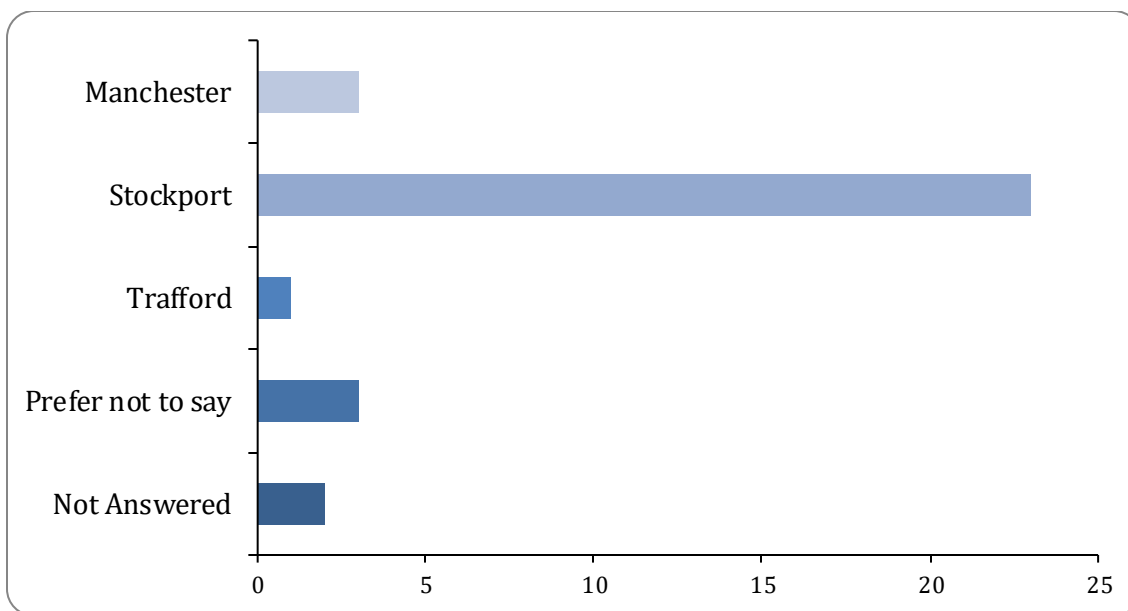


Option	Total	Percent
Myself	29	90.62%
Organisation	1	3.12%
Prefer not to say	2	6.25%
Not Answered	0	0.00%

Which local authority area do you live in?

The proposed boundary for the MDC is in the Stockport district, the responses from this district is 71.88%.

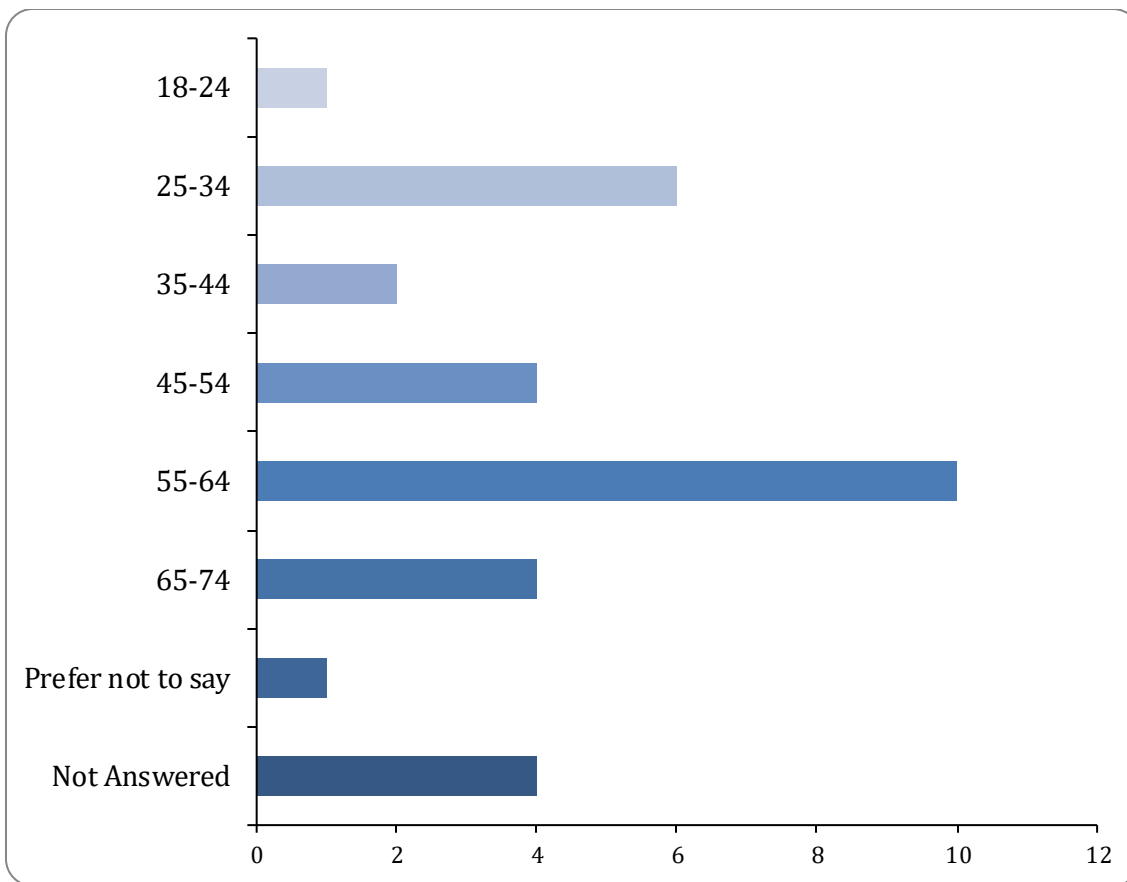
15.63% of respondents either didn't answer this question or selected the 'prefer not to say' option.



Option	Total	Percent
Bolton	0	0.00%
Bury	0	0.00%
Manchester	3	9.38%
Oldham	0	0.00%
Rochdale	0	0.00%
Salford	0	0.00%
Stockport	23	71.88%
Tameside	0	0.00%
Trafford	1	3.12%
Wigan	0	0.00%
Prefer not to say	3	9.38%
Not Answered	2	6.25%

How old are you?

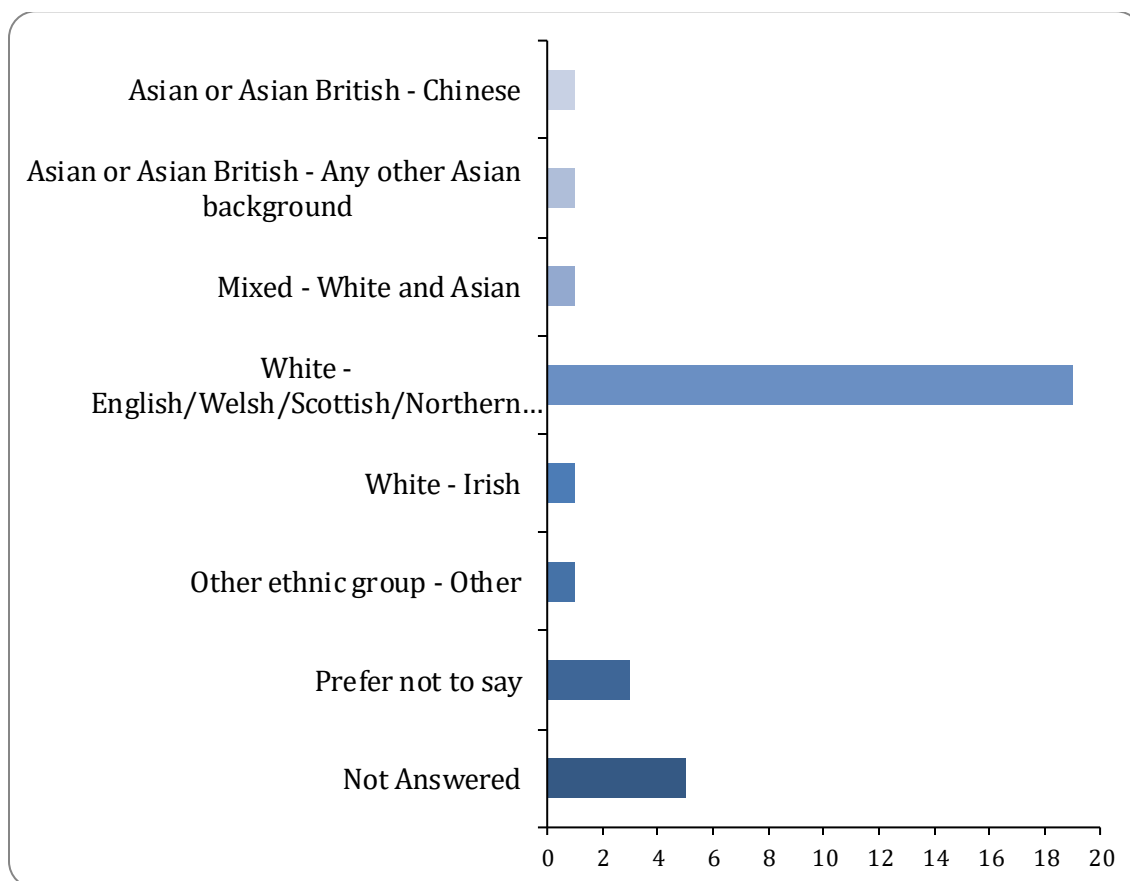
The highest age group that responded was 55-64 making up 31.25% of the respondents. We only received one response from people under the age of 25, with no responses from people under the age of 18.



Option	Total	Percent
Under 18	0	0.00%
18-24	1	3.12%
25-34	6	18.75%
35-44	2	6.25%
45-54	4	12.50%
55-64	10	31.25%
65-74	4	12.50%
75+	0	0.00%
Prefer not to say	1	3.12%
Not Answered	4	12.50%

What is your ethnic group?

59.38% of respondents indicated their ethnic group as White -English/ Welsh/ Scottish/ Northern Irish/ British. A further 25% of respondents either did not answer this question or indicated that they 'prefer not to say'.

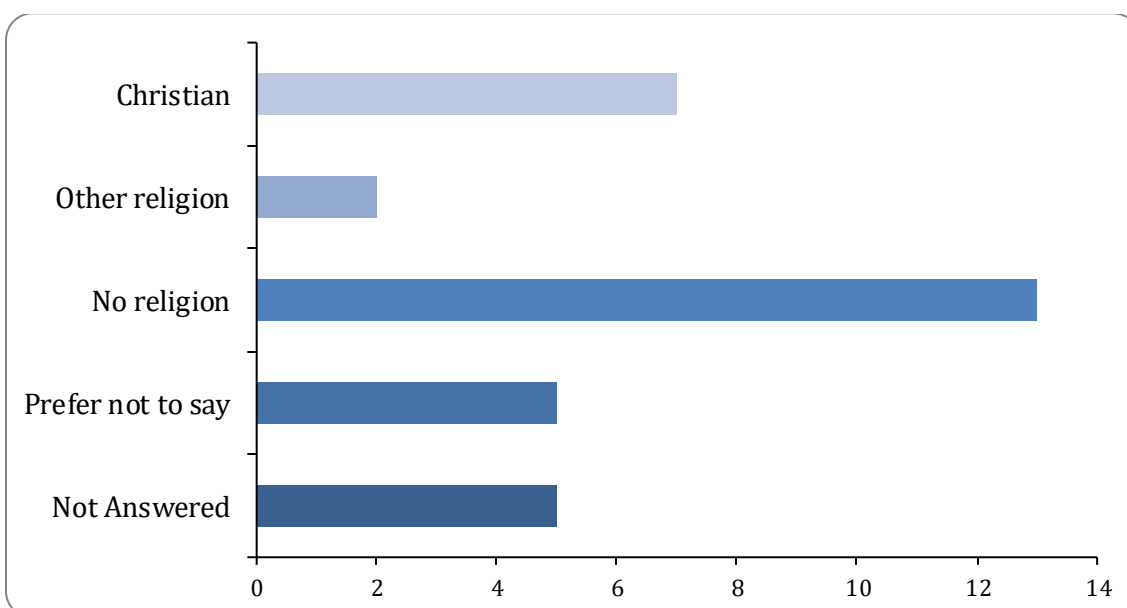


Option	Total	Percent
Asian or Asian British - Bangladeshi	0	0.00%
Asian or Asian British - Chinese	1	3.12%
Asian or Asian British - Indian	0	0.00%
Asian or Asian British - Pakistani	0	0.00%
Asian or Asian British - Any other Asian background	1	3.12%
Black or Black British - African	0	0.00%

Black or Black British - Caribbean	0	0.00%
Black or Black British - Any other Black background	0	0.00%
Mixed - White and Asian	1	3.12%
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	59.38%
White - Eastern European	0	0.00%
White - Gypsy or Irish Traveller	0	0.00%
White - Irish	1	3.12%
White - Any other White Background	0	0.00%
Other ethnic group - Arab	0	0.00%
Other ethnic group - Other	1	3.12%
Prefer not to say	3	9.38%
Not Answered	5	15.62%

What is your religion?

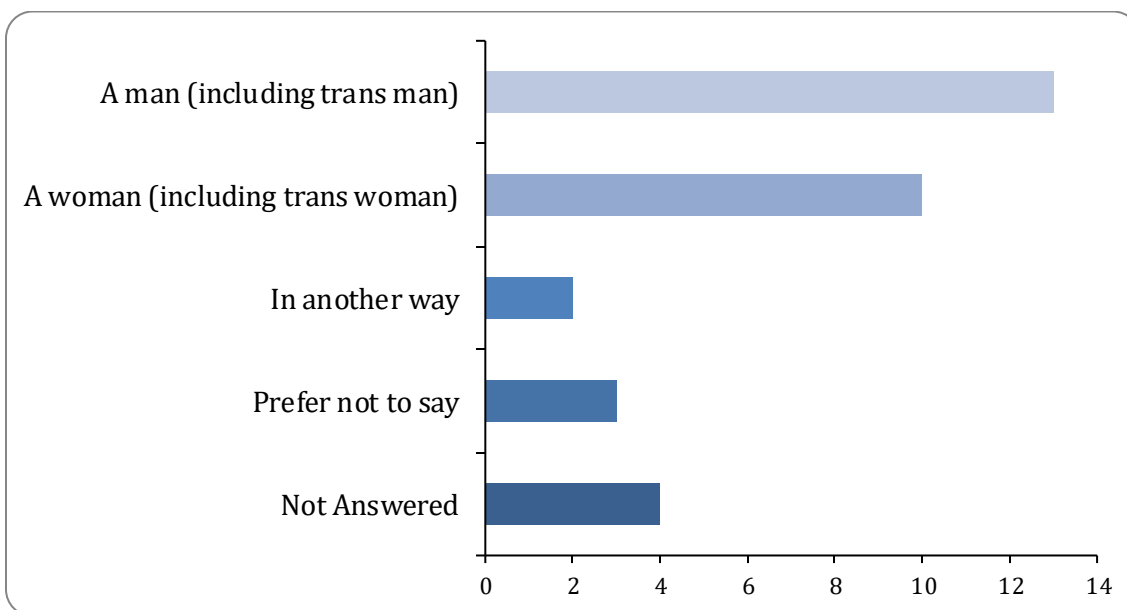
The highest religion indicated by respondents was No religion with 40.62% of people selecting this as their religion. We received zero responses from people who indicated Buddhist, Hindu, Jewish, Muslim or Sikh as their religion.



Option	Total	Percent
Buddhist	0	0.00%
Christian	7	21.88%
Hindu	0	0.00%
Jewish	0	0.00%
Muslim	0	0.00%
Sikh	0	0.00%
Other religion	2	6.25%
No religion	13	40.62%
Prefer not to say	5	15.62%
Not Answered	5	15.62%

How do you describe your gender?

From those that answered this question 40.62% of the respondents describe their gender as a man and 31.25% as a woman.

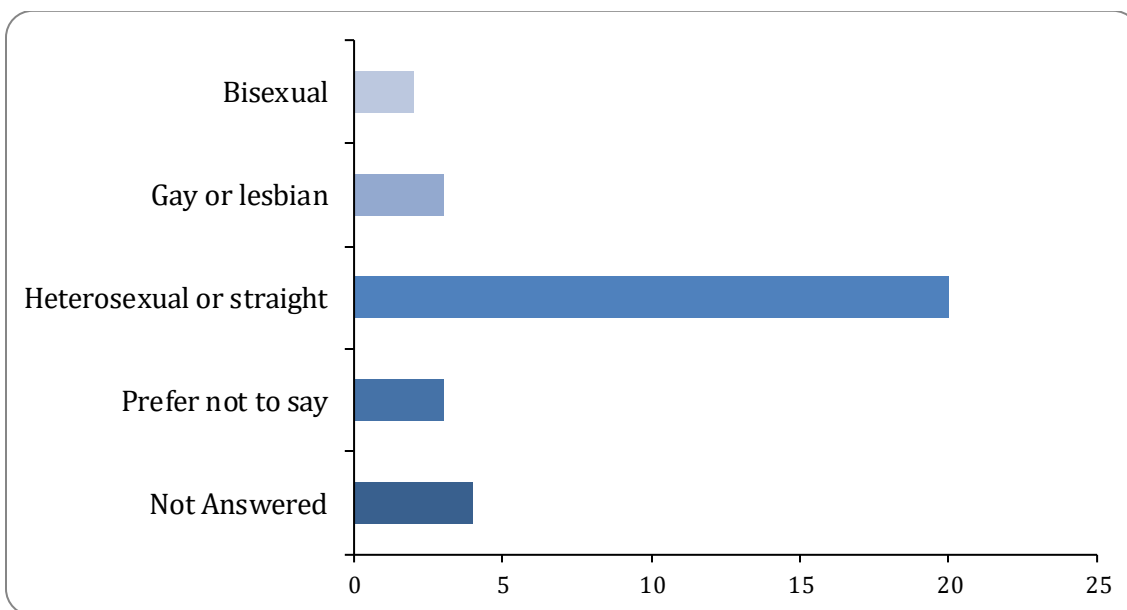


Option	Total	Percent
A man (including trans man)	13	40.62%
A woman (including trans woman)	10	31.25%
Non-binary	0	0.00%
In another way	2	6.25%
Prefer not to say	3	9.38%

Not Answered	4	12.50%
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Which of the following best describes how you think of yourself?

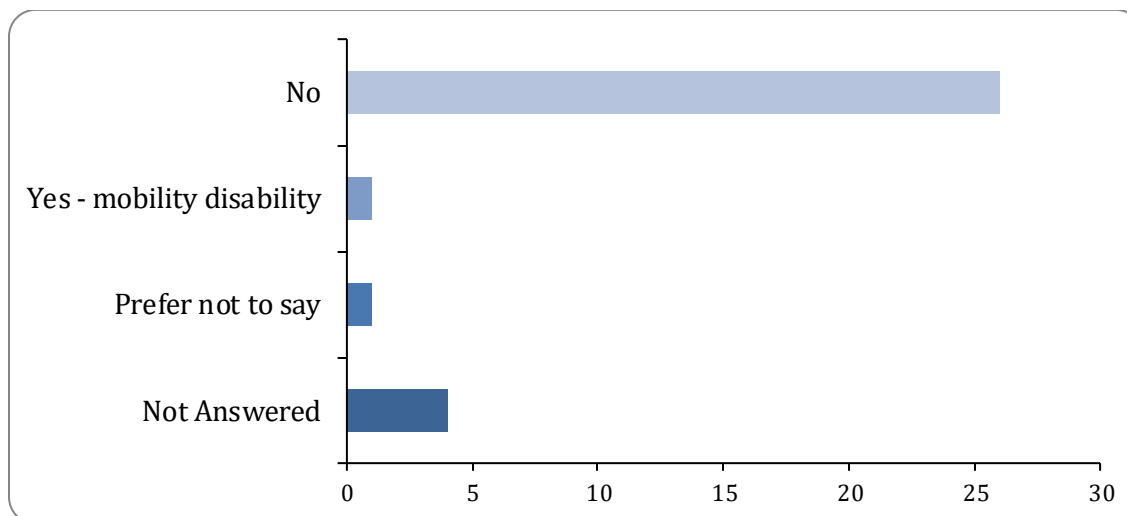
62.50% of the respondent describe themselves as heterosexual or straight. 21.88% of respondents either did not answer this question or selected *prefer not to say*.



Option	Total	Percent
Bisexual	2	6.25%
Gay or lesbian	3	9.38%
Heterosexual or straight	20	62.50%
Other sexual orientation, please specify	0	0.00%
Prefer not to say	3	9.38%
Not Answered	4	12.50%

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

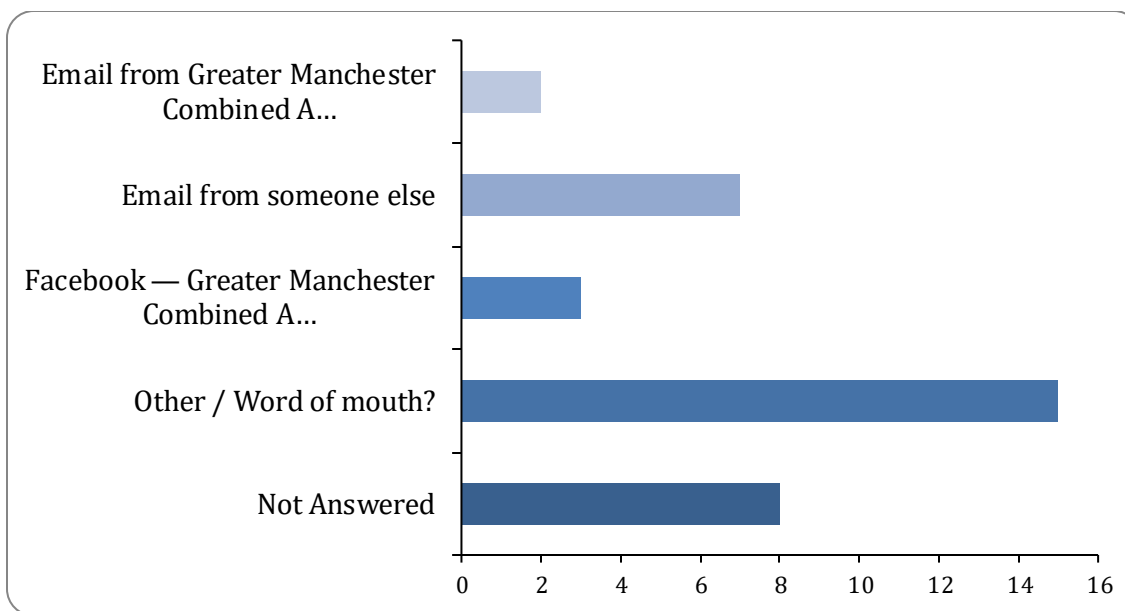
81.25% of people who responded to the survey do not consider themselves to have a disability.



Option	Total	Percent
No	26	81.25%
Yes - learning disability	0	0.00%
Yes - mental ill health	0	0.00%
Yes - mobility disability	1	3.12%
Yes - sensory disability	0	0.00%
Yes - other disability	0	0.00%
Prefer not to say	1	3.12%
Not Answered	4	12.50%

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

Almost half (46.88%) of respondents selected 'word of mouth' indicating they had heard through friends or leaflets that were posted to their address.



Option	Total	Percent
Email from Greater Manchester Combined Authority	2	6.25%
Email from someone else	7	21.88%
X — Mayor of Greater Manchester (Andy Burnham)	0	0.00%
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	3	9.38%
Other / Word of mouth?	15	46.88%
Not Answered	8	25.00%

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 on public service provision and making sure that those living in Stockport are involved in future decisions, 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.