# **Frequently Asked Questions**

## **What is a Mayoral Development Corporation?**

A Mayoral Development Corporation (MDC) is a statutory body created to bring forward the regeneration of a defined area, bringing together a co-operation of stakeholders across public and private sectors to ensure its success. They have powers to acquire develop, hold, and dispose of land and property. They also have powers to facilitate the provision of infrastructure.

The MDC model has been used successfully in London and in Stockport and would be run by a Board that includes local democratically elected Members along with independent development experts to ensure a balance between accountability and technical expertise.

## **What has the Stockport MDC Achieved?**

Set up in 2019, the MDC’s powers initially spanned the 130-acre brownfield masterplan dubbed Town Centre West.

In the five years since, Stockport MDC has made significant strides in transforming Town Centre West, with 1,200 new homes either complete or on site and £600 million in private investment secured during the first phase. Key achievements include the completion of the state-of-the-art Stockport Interchange with its two-acre park, 170,000 sq ft of Grade A office space at Stockport Exchange, and the transformation of the historic Weir Mill into a vibrant new neighbourhood, featuring apartments, green spaces, and areas for independent retail and leisure. A further 1,200 homes alongside retail, leisure, and office space will be delivered as the next phase of development at Stockport 8.

## **Why is a Mayoral Development Corporation proposed for Northern Gateway?**

In Greater Manchester, we have developed a model that would allow us to harness the potential MDCs have to bring about large-scale regeneration while ensuring they fit with our unique local circumstances and don’t create unnecessary bureaucracy.

The MDC’s operating model would be to work with those property owners, investors, and developers who are interested in Northern Gateway’s potential to realise the opportunity that the development of the area offers. It will work to raise the profile of Northern Gateway and secure the benefits to local people and businesses arising from its development.

## **What are the development proposals for Northern Gateway?**

Northern Gateway includes developments that are anticipated to deliver 1.2 million square metres of employment floorspace, around 3,000 new homes, including affordable homes, and improvements to local amenities and infrastructure.

These include the Places for Everyone strategic allocations JPA 1.1 (Heywood/Pilsworth) and JPA 1.2 (Simister/Bowlee).

As a very large and complex collection of developments, Northern Gateway is expected to take around 20 years to be built in full. Some sites will be delivered before this, with the amenities and infrastructure aligned to building of homes and business premises.

## **What is the proposed timeframe for the delivery of Northern Gateway’s MDC?**

The GM Mayor’s report on the responses to this consultation will be taken to Bury Council’s and Rochdale Council’s Cabinets and the GMCA for approval. Assuming support for the proposal, the Mayor will then notify the Secretary of State who would establish the “Atom Valley Northern Gateway Mayoral Development Corporation”, likely in the Autumn.

## **Will the MDC be exercising Compulsory Purchase Order powers?**

While MDCs are able to acquire land using compulsory purchase powers, the GM model seeks that acquisitions will be negotiated by agreement wherever possible.

We would urge anybody that is concerned about potential CPO or that is interested in selling their property within the MDC area to talk to a member of the team about their individual case.

## **What will be the impact of Northern Gateway’s MDC have on social and transport infrastructure?**

Northern Gateway is strategically located close to the M60, M62 and M66, offering excellent access to the Greater Manchester city region and the North more widely.

Improved transport connections, including public transport and active travel, are integral to the major developments planned for the area. Queen Elizabeth Way, opened in 2022, links the first phase of development to M60 junction 19. Plans are being developed to improve capacity along Pilsworth Road, which is likely to be delivered in the next few years. Further phases of development will be accompanied by other new and improved transport infrastructure, including potential for upgrades to M60 junction 19, M62 junction 19, and M66 junction 3.

In addition, proposals to extend the Bee Network to include local rail stations, including Mills Hill, alongside potential for a tram-train route connecting Bury, Heywood, Rochdale, and extension of the Metrolink network to Middleton will improve public transport connectivity in support of the development.

Alongside new homes and employment properties, development proposals include a new local centre with an appropriate range of convenience shopping facilities and a primary school.

## **When will the development of Northern Gateway take place?**

The first phase of development is already ongoing in the South Heywood area, around the Queen Elizabeth Way road that opened in 2022 and Manchester road, where several hundred homes are being built by Anwyl Homes and Bellway.

Further phases of development across the Northern Gateway area are planned to come forward over around the next 15 years. Similar to South Heywood, delivery of new and improved transport infrastructure will be aligned with wider development to ensure that the new homes and businesses are accessible to local people.

## **How else can I share my views on the Atom Valley Northern Gateway MDC?**

You can express your views by writing to the following address:

Northern Gateway Mayoral Development Corporation

Greater Manchester Combined Authority

Tootal Building

56 Oxford Street

Manchester

M1 6EU

If you would like any further information, to request the consultation materials in an alternative format or to access the materials using a translation service, please contact: [engagement@greatermanchester-ca.gov.uk](mailto:engagement@greatermanchester-ca.gov.uk)