# **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.

## **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).

## **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.

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

## **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:

Engagements and Insight Team

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)