

A MIXED NEIGHBOURHOOD FOR STOCKPORT

Stockport Mayoral Development Corporation (MDC) and the English Cities Fund (ECF) – a joint venture between Homes England, Muse and Legal & General – are working in partnership to create an exciting mixed neighbourhood to the west of Stockport

town centre — currently known as Stockport 8.

The neighbourhood is the next chapter in the story of Stockport's revival. We're planning a diverse mix of new homes for the people of Stockport, spaces for independent businesses and green spaces to meet, relax and enjoy.

Together we want to create a place for all. A place to thrive. A place that is distinctively Stockport.

Over the coming months we'll be out in the community listening to your views about Stockport as we develop a vision for the area.

GET INVOLVED

Now is your chance to get involved in shaping the plans. Please take a look at our information banners and have a chat with our team about your ideas for the neighbourhood.





Underbanks

Weir Mill

Stockport Interchange

Hat Works

Existing Bus Depot

Hollywood Park

M60



THE SITE AND LOCAL AREA

The site is located on land either side of King Street West and next to the railway viaduct. It is currently home to a mix of buildings, including the Stagecoach bus depot, the former Comfortable Gill pub and some industrial buildings.

Next to the new bus interchange and a short walk from Stockport train station, the town centre and Edgeley, the site is an ideal location for a thriving mixed neighbourhood where we can promote sustainable transport choices and provide excellent We also have the opportunity to reconnect the site to nearby neighbourhoods and the town centre, to the River Mersey and green spaces like Hollywood Park.

The site is at the heart of the MDC's wider £1bn vision for the Town Centre which will transform Stockport into the most sustainable, liveable and well-connected town centre in the region over the next decade.

walking and cycling connections.



The next phase of Stockport Town Centre West is here. A mixed use neighbourhood that will set the standard for town centre living. Our key ambitions will help us create a thriving, inclusive neighbourhood that delivers the needs of the community now, and for generations to come.

POWER TO THE PEOPLE

Spaces for local independent businesses to bring the spirit of The Underbanks through the arches. FUR ALL WALKS OF LIFE, where the

Mixed and diverse housing to fit all walks of life, where the people make the place.







A neighbourhood you can truly make your own — encouraging ownership and curation of the public spaces.

LIFE ON





THE OUTSIDE

A living, breathing neighbourhood, with new public spaces at the heart of its design.

TOGETHER

A connected, walkable and thriving neighbourhood that brings together surrounding communities and extends the town into existing neighbourhoods.

EMERGING MASTERPLAN



KEY



Site boundary

Key public space

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Key pedestrian/cycle route (through site)

••••• Cycle route (surrounding site)

Location of ground floor commercial and community uses

The draft masterplan shows our early thoughts for the site and your feedback will be really

important in helping to shape the vision.

HOUSING CHOICE FOR A GROWING COMMUNITY

Up to 1,200 high-quality, energy efficient homes for the people of Stockport that bring existing and new communities together – from homes for first time buyers and affordable homes, to those for families, renters and downsizers.

OUTDOOR AND LANDSCAPE SPACES

Connecting people to nature through green, tree lined streets and public spaces. Promoting health and wellbeing with extensive planting, pocket parks and green spaces for natural play and relaxation throughout.

TRANSPORT & ACCESS

Car parking, car clubs and plenty of cycle parking ensuring that the neighbourhood is accessible to all.

SPACES FOR THE COMMUNITY TO THRIVE

New spaces for local businesses, start-ups and community facilities which complement the existing town centre.

A CONNECTED NEIGHBOURHOOD

A connected, fully walkable neighbourhood that is integrated into the wider town centre and to surrounding communities. Designed to be inclusive for everyone.

BEATING HEART AROUND THE ARCHES

Celebrating local heritage by opening up and creating inclusive public spaces around the viaduct that can host a range of events, including markets, food festivals and live events.



SUSTAINABILITY AND INNOVATION

We're designing to the highest standards, not just in Stockport but nationally. Our vision is to create a low-carbon neighbourhood to support a sustainable future and enhance the environment for future generations. We are planning energy efficient buildings using highly sustainable materials and smart technology that supports their performance.

We're also promoting active travel with a low car neighbourhood, a pedestrian only central street and green public spaces. The site is in a highly accessible location with the new bus interchange and Stockport train station close by and within walking distance of Edgeley and the town centre. Our plans are being developed to help Stockport Council achieve its ambition of becoming carbon neutral by 2038. We have set a number of technical standards that the development will achieve, including reduction of carbon in construction, minimised energy use in operation, enhancing biodiversity, managing water in the environment and promoting health and wellbeing. The outdoor landscaped areas will not only provide spaces for people to enjoy, they will also provide an important drainage function.

We're also creating a place that embraces digital technologies and design innovation with great broadband speeds as standard. Smart technology is built into the fabric of both the buildings and streets that makes modern life better.





We are looking to create a neighbourhood that has a positive impact on people and the planet and are working with Social Value Portal to develop a Social Value Strategy which will outline how investment generated from the development can improve the quality of life for communities locally. This is an opportunity to deliver significant benefits to Stockport and attract investment.

Social value is the economic, social and environmental wellbeing that is created by investment generated from a development. This includes the value that can be generated by people or organisations going over and above their business as usual to benefit people, communities, the environment and society as a whole.

Alongside this first conversation about the plans for Stockport 8, PLACED are holding community social value workshops in February. This includes in February half-term, a free three-day creative programme for young people aged 14-18 living in Stockport, which will take a creative approach to generating proposals for social value initiatives aimed to improve the quality of life for communities living in the local area. Two social value popup events will also take place in early March, to share the views of local young people, community groups, service providers and local businesses on how they feel social value initiatives can improve the quality of life for people living in Stockport. To take part in a workshop or for further information on the pop-ups, email Kim@placed.org.uk.

The first step in developing a Social Value Strategy is understanding local needs and priorities and we have already started conversations with the local community.

Photos by PLACED





HERITAGE AND CHARACTER

From the iconic Grade II* listed railway viaduct to the adjacent Weir Mill, the local area is full of history which we want to celebrate. Our plans will bring life back to what was once a thriving residential neighbourhood around the railway arches.

We plan to open up space around the viaduct, creating nearby pedestrian walkways and transforming the area around the viaduct into new, inclusive public spaces for markets, food festivals and live events.

We are carefully considering the design and layout to maximise views of the viaduct. By removing the bus depot at street level there will be direct views of the arches, where currently only the top of the viaduct can be seen. The new buildings will also step further away from the arches so that spaces can be created where people can get closer to them and celebrate their scale. The design of the new buildings and the selection of materials will draw inspiration from Stockport's unique character and reflect the richness of the

surrounding environment.





TRACK RECORD

Stockport Mayoral Development Corporation (MDC) has partnered with the English Cities Fund to deliver the new plans for the Stockport 8 site.

Since it was created, the Stockport MDC has not only galvanised partners to be more ambitious about Stockport's future but has also led the delivery of schemes that are changing perceptions of the town as a place to live, work and visit.

The English Cities Fund (ECF) is a regeneration company based on partnership. Working with local councils, landowners and communities to create great places, ECF brings together investment, regeneration expertise and longterm commitment to shape towns

Over an anticipated lifetime of up to 15 years, the MDC will re-purpose the 130 acres of Stockport's Town Centre West, providing up to 4,000 muchneeded new homes in a sustainable brownfield location alongside new employment floorspace and the social infrastructure and amenity needed to support a growing community.



and cities for the better.









Your feedback will help us to develop an inclusive and vibrant place which Stockport can be proud of. There are lots of ways that you can contact us and share your views. Just make sure to get your comments in by 1st March 2024 when the first conversation closes.

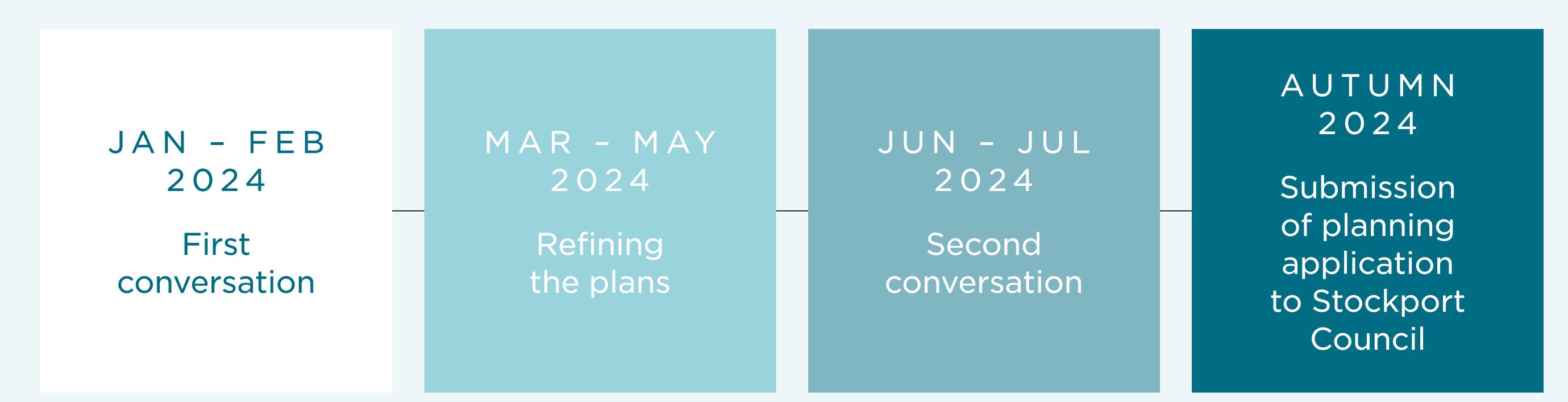
QUESTIONNAIRE

Complete our questionnaire. You can either complete one today and pop it into our feedback box or take one away and post it back to us via Freepost HAVE YOUR SAY.

ONLINE

Visit our website **stockport8.co.uk** to find out more and complete the online questionnaire.





EMAIL US

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FOLLOW US

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CALL US

0800 689 1095

Call our information line (Mon – Fri, 9:00am – 5:30pm)

WRITE TO US

Freepost HAVE YOUR SAY (no further address or stamp needed)

www.stockport8.co.uk