



# THE SHAPE OF THINGS TO COME

See how your feedback has helped shape the plans for Stockport 8 and have your say on the updated masterplan.

[www.stockport8.co.uk](http://www.stockport8.co.uk)

ECF + STOCKPORT MDC

# A PLACE FOR ALL

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 – known as Stockport 8. Together we want to create a place for all. A place to thrive. A place that is distinctively Stockport.

Thanks to everyone who took part in our first community conversation earlier this year. We had lots of great feedback from local people and businesses which has helped to shape the development of the masterplan over the last few months.

We're going to be back out in the community over the next few weeks to share some of the key themes that have come out of the first conversation and show how the plans have evolved. This second community conversation closes on **Sunday 1st September 2024**. Look inside to find out what's in store and how you can get involved.



# WHAT YOU SAID

We had over **300 responses** to our first conversation and this feedback has been really important in helping to shape the plans. Here are some of the most common things we heard – you can find more detailed information on our website.

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## COMMERCIAL AND COMMUNITY SPACES

You told us that Stockport needs more shops, especially independents like in The Underbanks, and that we should include space for a market and new restaurants, bars and coffee shops.

As well as the new square, which could be used for markets and pop-ups, we're also planning to have spaces for businesses on the ground floors fronting public spaces. These could also be used for community uses such as a pharmacy or dentist. We'll be careful to create a mix of uses that complements what's already in the town centre.

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## TRANSPORT AND TRAVEL

You said that Stockport has great rail links but that congestion can be an issue in the town. You'd like to see more cycle lanes and additional parking.

Next to the new bus interchange and a short walk from Stockport train station, the town centre and Edgeley, the neighbourhood is ideally located for sustainable travel.

We're working with Stockport Council to improve the environment around the busy and vital road network that runs through this part of Stockport. We'll create a safe environment for all, that promotes active, sustainable travel with dedicated cycle routes and a pedestrian-only street running through the centre of the scheme. Car parking, car clubs, electric vehicle charging and plenty of cycle parking will ensure that the neighbourhood is accessible to all.

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## HOMES FOR EVERYONE

You told us that you'd like to see a mix of homes for people at every stage of life, including affordable homes. We're planning up to 1,200 homes with a range of housing types and tenures to suit first time buyers, renters, families and downsizers. We're also looking to maximise affordable housing in line with Stockport Council policy.

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## A SENSE OF COMMUNITY

You told us how important it is to celebrate Stockport's strong community spirit. We're planning an inclusive neighbourhood, fully connected to surrounding communities and with a diverse mix of homes.

The neighbourhood will be centred around new public spaces to bring the community together, providing exciting settings for people to meet, relax and enjoy.

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## GREEN AND OUTDOOR SPACES

There was lots of support for the green and outdoor spaces proposed in the masterplan, with plenty of you keen to see space for live events, pop ups and outdoor seating, as well as areas for more trees to be planted and green spaces for people to enjoy.

A green 'spine' runs through the masterplan connecting two main public spaces – the new public square and a children's play space behind Hollywood Park Nursery School. We're also planning residential courtyards and areas for green roofs to the buildings, providing a home for wildlife.

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## CELEBRATING HISTORY

You had lots of great memories of the local area and you told us how important it is to celebrate Stockport's rich heritage and character, especially the viaduct.

Our plans will open up and create inclusive public spaces around the viaduct with a new public square that can host markets, food festivals and live events.

We've carefully considered the design and layout of the masterplan to maximise views of the viaduct. By removing the bus depot at street level there will be direct views of the arches. 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. We've also analysed historic maps of this area and plan to reintroduce the historic street pattern and street names.

# UPDATED MASTERPLAN

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## HOUSING

An inclusive neighbourhood with up to 1,200 high-quality homes for the people of Stockport.

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## COMMUNITY

New spaces for local businesses and community facilities which complement the existing town centre offering.

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## CONNECTIVITY

A fully walkable neighbourhood that is connected into the wider town centre and surrounding communities.

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## OUTDOOR

A new public square will host a range of events, including markets and live events, alongside outdoor and green spaces to promote health and wellbeing.

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## THE ARCHES

Open up and create inclusive public spaces around the viaduct.

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## GREEN

Improve the environment with energy efficient buildings, a low car neighbourhood and plenty of green spaces.

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## FUTUREPROOFED

A place that embraces digital technologies and design innovation with great broadband speeds as standard.

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## TRANSPORT

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

Based on your feedback, we have updated the masterplan to include:

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① INCREASED  
COMMERCIAL  
AND COMMUNITY  
SPACES

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⑤ GREENER,  
SAFER STREETS

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② MORE GREEN SPACE  
AND LANDSCAPED  
AREAS

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⑥ MORE RESIDENT  
PARKING

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③ MORE FAMILY HOMES

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⑦ DESIGNS DEVELOPED  
TO REFERENCE  
STOCKPORT'S  
HERITAGE









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④ ADDITIONAL  
CHILDRENS'  
PLAY SPACES

River Mersey



## KEY

-  Residential
-  Commercial and community uses
-  Entrances
-  Cycle store
-  Utility (Back of House)
-  Key public spaces
-  Key pedestrian route
-  Potential cycle route

Ground floor plan

# DESIGN VISION

We've drawn inspiration from Stockport's unique character in the design of the new buildings, responding to the historic buildings in the Chestergate area, but at the same time, creating a contemporary, bold and desirable place with its own character. The buildings will be crafted using high-quality, long-lasting and sustainable materials. Built mainly in brick the neighbourhood is designed to complement its surroundings. The new public square creates a setting for all to get close to the viaduct. The team is working to re-establish the historic street patterns to celebrate the history of this part of Stockport.

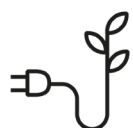
Modern industrial inspired design (Brentford Lock West, London, Muse)

Responding to historic buildings (Timekeeper Square, Salford, ECF)



# SUSTAINABILITY

We're designing to the highest standards to create a low-carbon neighbourhood to support a sustainable future and enhance the environment for future generations in Stockport. Our plans are being developed to help Stockport Council achieve its ambition of becoming carbon neutral by 2038 and include:



## LOW CARBON

Highly energy efficient buildings with renewable energy and smart technology



## CIRCULAR ECONOMY

Reducing carbon in construction with sustainable and recycled materials



## WATER CONSUMPTION

Managing water in the environment with sustainable drainage



## SUSTAINABLE TRAVEL

Promoting sustainable travel choices with walking and cycling routes



## WELLNESS

Promoting health and wellbeing



## BIODIVERSITY

Enhancing wildlife, planting and biodiversity

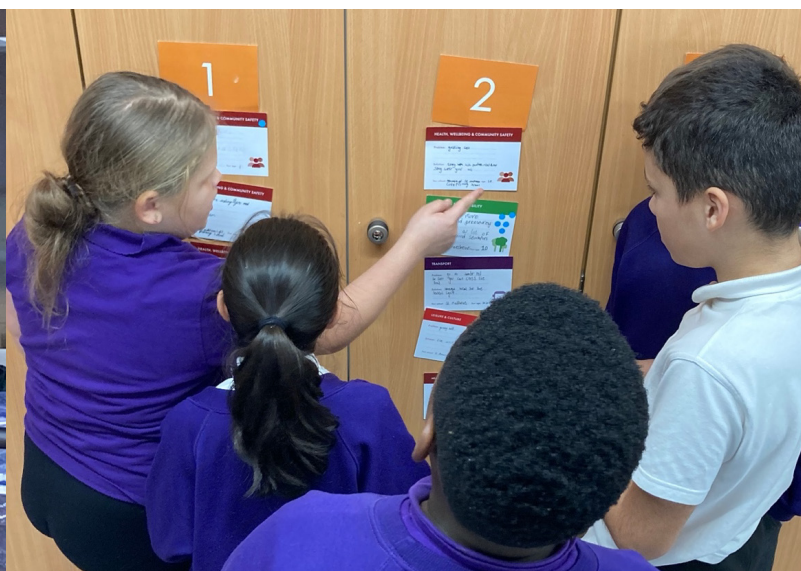
# SOCIAL VALUE

We're creating a neighbourhood that will have a positive impact on people and the planet. We've developed a Social Value Strategy to outline how the development can improve the quality of life for communities locally; a once-in-a-lifetime opportunity to deliver significant benefits to Stockport and attract investment.

We held a number of community social value workshops and pop ups earlier this year to understand the views of local young people, community groups, service providers and social businesses on how they feel social value initiatives can improve the quality of life for people living in Stockport.

Stockport MDC and the ECF are looking at how the joint venture can respond to the findings from the social value engagement and we will be publishing further information on this at a later date. Where relevant some of these ideas have been incorporated into the masterplan – for example providing spaces for independent shops and green outdoor public areas.

Images by PLACED



# HAVE YOUR SAY

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 **Sunday 1st September 2024** when the consultation closes.

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## QUESTIONNAIRE

Fill in the questionnaire included with this leaflet and return in the Freepost envelope enclosed.

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## DROP-IN EVENTS

Attend one of our drop-in events.

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## ONLINE

Visit **stockport8.co.uk** and complete the online feedback form.

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## SAT 20TH JULY

10:00am – 3:00pm  
Merseyway Shopping Centre,  
54 Great Underbank, SK1 1PD

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## ONLINE Q&A

Attend our online Q&A on **Tues 23rd July** 6:30pm – 7:30pm. Sign up on the website.

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## THUR 1ST AUGUST

12:00pm – 5:00pm  
Outside Edgeley Co-op  
84 Castle St, Edgeley,  
Stockport SK3 9AL

# WHAT NEXT?

JAN - FEB  
2024

First  
conversation

MAR -  
JUNE 2024

Refining  
the plans

JULY - SEP  
2024

Second  
conversation

AUTUMN  
2024

Submission  
of planning  
application  
to Stockport  
Council

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## EMAIL US

[hello@stockport8.co.uk](mailto:hello@stockport8.co.uk)

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## FOLLOW US



instagram @stockport\_8  
facebook Stockport 8

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## CALL US

0800 689 1095

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

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## WRITE TO US

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

[www.stockport8.co.uk](http://www.stockport8.co.uk)

# TELL US YOUR THOUGHTS

Now is your chance to get involved in shaping the plans. This second community conversation closes on **Sunday 1st September 2024.**

Please complete this questionnaire and put in the enclosed Freepost envelope. Then just pop it in the post – there is no need for a stamp.

Need more space? You can write to us using the contact details in this leaflet.

What do you think about the updated masterplan?

To what extent do you think we've responded to feedback from the first conversation?

☐ Strongly agree

☐ Agree

☐ N/A

☐ Disagree

☐ Strongly disagree

# ABOUT YOU

This information is optional but will help us to analyse the information you have provided more effectively and enable us to keep you updated on the project in the future.

Please keep me updated about the project via:

☐ Email

☐ Post

Age

☐ Under 20

☐ 51 - 64

☐ 20 - 35

☐ Over 65

☐ 36 - 50

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Disclaimer: Providing your contact details allows Font Communications Ltd, on behalf of Stockport MDC and the English Cities Fund, to assess the reach of the consultation and log responses. Should you select to be kept informed, your email address and telephone number will allow Font to keep you updated on plans for Stockport only. Copies of the feedback received may be made available, in due course, to Stockport Council. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Font Communications Ltd in accordance with the Data Protection Act 2018 and will not be passed to any additional third parties.