

An aerial photograph of Stockport town centre, showing a mix of existing brick buildings, modern architectural renderings of new multi-story developments with green roofs, and a railway viaduct in the background. The text 'STOCKPORT TOWN CENTRE WEST' is overlaid in large, colorful, semi-transparent letters.

STOCKPORT TOWN CENTRE WEST

STRATEGIC REGENERATION FRAMEWORK

Consultation
Draft

July 2019



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

FOREWORD



Councillor Elise
Wilson
Leader of the Council
and Group Leader



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

The Council has already made great strides in the transformation of Stockport, in particular enhancing the town's office market (Stockport Exchange) and the leisure market (Redrock). The time is now right to focus on redefining Stockport's residential offer as part of the next stage of the Town Centre's transformation which will ensure its long-term success.

Town Centre West provides us with the opportunity to significantly improve housing choice in one of the best connected locations in Greater Manchester. We want to support the delivery of homes for young people, older people, couples, young and established families. We want to provide a better choice of houses and apartments for existing residents and to attract new residents to live in the Town Centre. This will support the success of the Town Centre and attract new investment into the heart of the Borough.

The Strategic Regeneration Framework recognises the importance of integrating Town Centre West with existing communities (resident and business) encouraging enhanced movement by foot and cycle to allow everyone to enjoy the area's assets including the Town Centre, Hollywood Park and the River Mersey.

Harnessing one of the best connected locations in Greater Manchester to deliver 3,500 new homes will take pressure off our Green Belt and reduce the reliance on cars within the Town Centre and across the Borough. Town Centre West provides us with a way to deliver the homes that we need in a highly sustainable way. We want to use the opportunity to embrace new technology to ensure our homes and town is future proofed.

The Strategic Regeneration Framework establishes our Vision for Town Centre West for the next 20 years and its delivery has already started. A number of schemes are already under construction and we are working with partners including the Greater Manchester Combined Authority and Homes England to bring forward the next phase of development.

There is an new excitement about the future potential of Stockport Town Centre - locally, regionally and nationally - and this Strategic Regeneration Framework will ensure the new investment is delivered in a sustainable, ensuring quality design, the delivery of social infrastructure and that the benefits are shared by all.



Andy Burnham
Mayor of Greater
Manchester

My commitments to brownfield development and prioritising our town centres as places to live, whilst also protecting our Green Belt, are widely known. So I am delighted that Stockport has risen to this challenge and prepared the Strategic Regeneration Framework setting out a new vision for Town Centre West which will offer an exciting mix of business and employment opportunities and a range of homes across a variety of types and tenures (including affordable).

Town Centre West is particularly exciting due to its unrivalled connectivity. Stockport has the potential to play an important role in our strategy to create a truly integrated public transport system for Greater Manchester. Proposals for the new bus interchange, for tram train and enhanced walking and cycling links will support our aspirations for sustainable urban living, reducing the reliance on cars and congestion and improving the air quality and the environment. In September,

Town Centre West will be established as Greater Manchester's first Mayoral Development Corporation. This Strategic Regeneration Framework will support Stockport Council, Greater Manchester Combined Authority, Homes England and other public sector partners to lead the long-term redevelopment of Town Centre West, establishing it as a nationally significant example of town centre living with potential to accommodate around 3,500 homes with complementary mixed use development. It provides a powerful platform for collaboration which will allow us to be innovative, testing out new techniques and using our resources to have the greatest impact.

CONTENTS

1.0	EXECUTIVE SUMMARY Master plan & vision extract	10
2.0	A STRATEGIC OPPORTUNITY Town Centre West Unrivalled connectivity The heart of the borough A key next step About the area About the SRF Policy context	24
3.0	VISION & OBJECTIVES Vision & objectives Who is it for? Guiding principles SRF objectives	46
4.0	DESIGN RESPONSE Seizing the opportunity Buildings & spaces for a sustainable future Celebrating our heritage Responding to landscape & setting Enhancing & exploiting connectivity Safe streets & convenient movement Housing a growing community A new working future	64

5.0 MASTER PLAN FRAMEWORK 90

- Master plan
- Placemaking components
- Scale & massing
- Places & spaces
- Movement & connections
- Responding to character

6.0 NEIGHBOURHOODS 106

Establishing the neighbourhoods

Brinksway	110
-----------	-----

Weirside	124
----------	-----

Stockport Exchange	152
--------------------	-----

7.0 DELIVERY 180

Critical delivery elements
Anticipated delivery from the SRF

LIST OF FIGURES 188

CONTRIBUTORS

This document has been prepared for Stockport Council by the following organisations:





REGENT
HOUSE

Travelodge



The River Mersey was once the
lifeblood of Stockport's Cotton
Mill industries

EXECUTIVE SUMMARY

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1.0 EXECUTIVE SUMMARY

The opportunity

Stockport Town Centre is undergoing a renaissance which will see £1bn invested in the Centre. Stockport Council has already generated significant regeneration momentum through its direct interventions in the town's office market (Stockport Exchange) and the leisure market (Redrock). The time is now right to focus on redefining Stockport's residential offer as part of the next stage of the Town Centre's transformation which will ensure its long-term success.

This Strategic Regeneration Framework (SRF) is intended to inspire, excite and engage with existing and future residents and businesses as well as with developers and investors.

It establishes a vision, master plan and delivery strategy for how Stockport's Town Centre West could be reshaped over the next 15-20 years as Greater Manchester's newest, greenest and coolest affordable urban neighbourhood.



Public sector partners - including Stockport Council, Greater Manchester Combined Authority and Homes England - recognise the potential of the area and are committed to delivering its transformation. The area will be Greater Manchester's first Mayoral Development Corporation created to lead the long-term redevelopment of Town Centre West as a nationally significant example of town centre living. It will provide around 3,500 homes with complementary mixed use development and the social infrastructure required to support a significant increase in its residential population.

Town Centre West will play a crucial role in redefining Stockport over the coming decades, offering an exciting mix of businesses and employment opportunities, a range of homes across a variety of types and tenures (including affordable), an enhanced leisure offer and innovation in terms of digital infrastructure and sustainability to ensure that the area is at the cutting edge of town centre living in the 21st century.

The area benefits from a range of factors which make it attractive and suitable for long-term redevelopment including:

- Its exceptional transport connectivity via the M60 and the West Coast Mainline with Manchester only 8 minutes away and London less than 2 hours away by train;
- Its strategic location in the heart of the Borough with great accessibility to Manchester City Centre, Manchester Airport, the residential suburbs of Stockport and Manchester, and the Peak District;
- Its size and scale - 52.6ha (130 acres) in and around the Town Centre - which provides a once in a generation opportunity.

The successful regeneration of Town Centre West will require strong leadership by public sector partners to overcome a number of challenges including:

- The dominance of key traffic routes and transport infrastructure;
- Fragmented land ownerships
- Current issues around the viability of development in Stockport;
- Topographical challenges across the area;
- Limited housing choices.

The strong public sector commitment to Town Centre West, combined with the increasing interest in Stockport from private sector developers and investors, provides an exceptionally strong foundation for the large-scale regeneration ambition set out in this Strategic Regeneration Framework.



THE MASTER PLAN

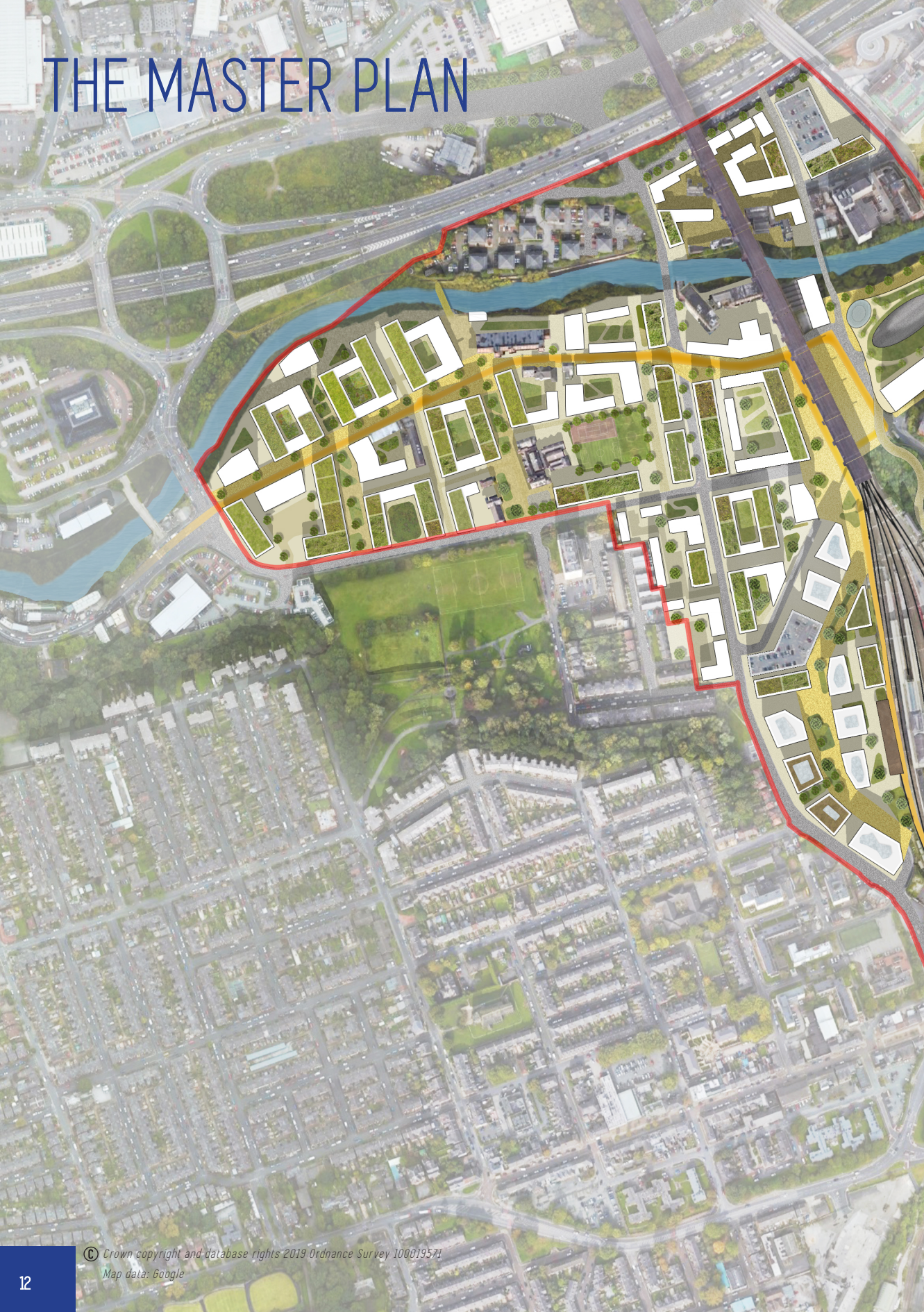




Figure 01
Town Centre West Master Plan

A vision for Town Centre West



Greater Manchester's newest, greenest and coolest affordable urban neighbourhood.

Town Centre West will be a walkable neighbourhood providing a choice of homes and workspace. Residents and businesses will have enviable access to public transport and be amongst the best connected in the region

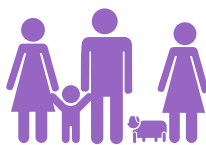
Town Centre West will be a place of quality in all aspects of design

A place where you can shape your future: a place to work and to live

A safe, healthy and attractive part of town

Town Centre West: something different; closer than you think.

Who's it for?



Stopfordians



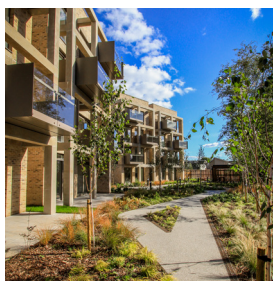
Young professionals



Young families and established families



Active retired and older people/couples



Structured around guiding principles

Within Town Centre West, three guiding principles will drive positive change;

Community

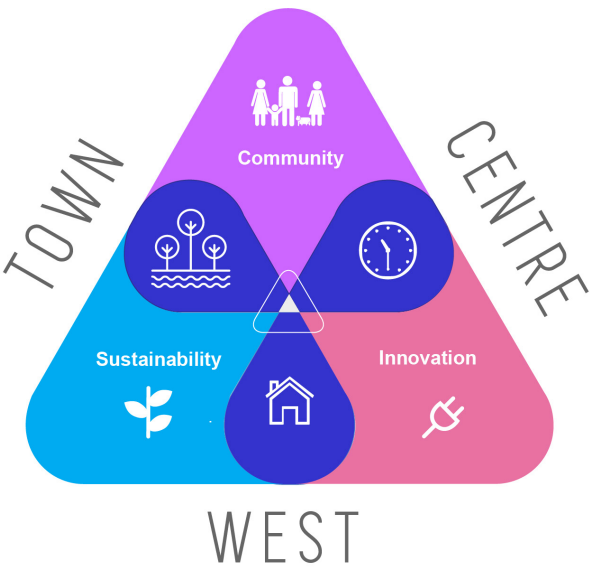
Increased population and enhanced quality of life for all.

Sustainability

A more attractive place and sustainable environment.

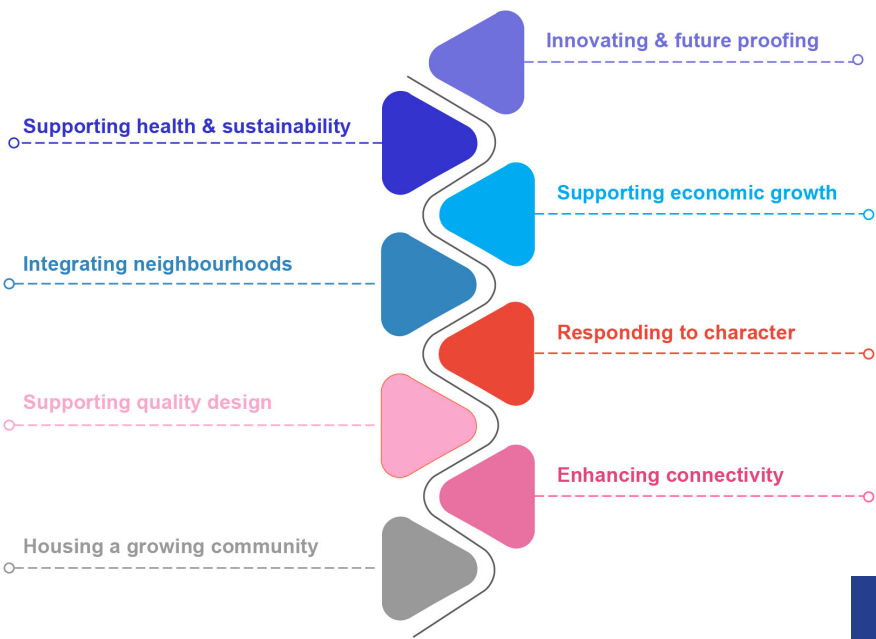
Innovation

A place of progress and an environment shaped for the future.



Delivered through common objectives

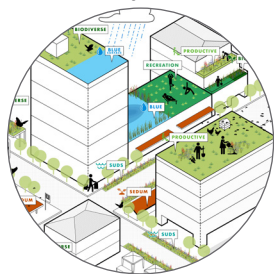
The guiding principles for Town Centre West will influence all aspects of development. The finer grain SRF objectives will shape the future of the place.



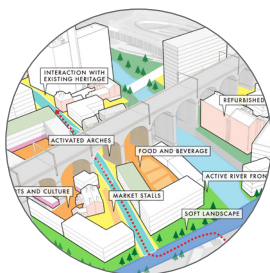
Secured through responsive design

This SRF will steer and support long-term transformational change across Town Centre West. It provides detailed guidance and advice on the following key regeneration issues:

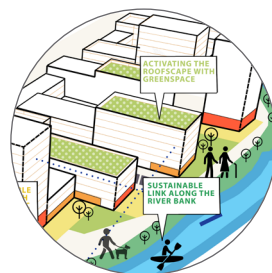
Building and spaces for a more sustainable future - future proofed SMART neighbourhoods



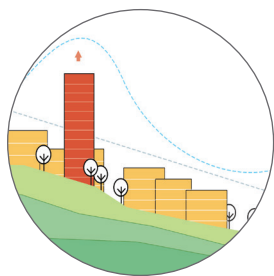
Celebrating our heritage



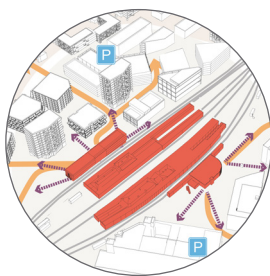
Responding to landscape Rediscovering our riverside setting



Responding to landscape Working with topography to create views



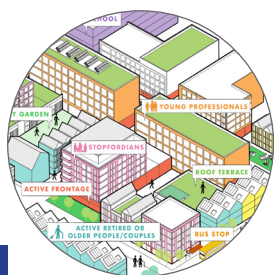
Enhancing and exploiting our connectivity



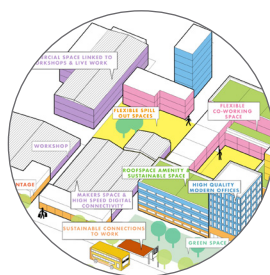
Safe streets and convenient movement



Housing a new community - transforming the choice of homes



A new working future- enhancing employment opportunities



Introducing the new neighbourhoods



Weirside

A low rise mixed-use employment and leisure area under the viaduct which creates a new gateway into the town – showcasing the river and the town's heritage.



Station Quarter

A new higher density residential community: an affordable alternative to Manchester City Centre.



Stockport Exchange Business Quarter

A blend of high quality workspace, living and leisure.



Royal George Quarter

Lower density mixed-use area infused with historic character.



Brinksway

An exemplar community which embraces our commitment to zero carbon and sustainable living.

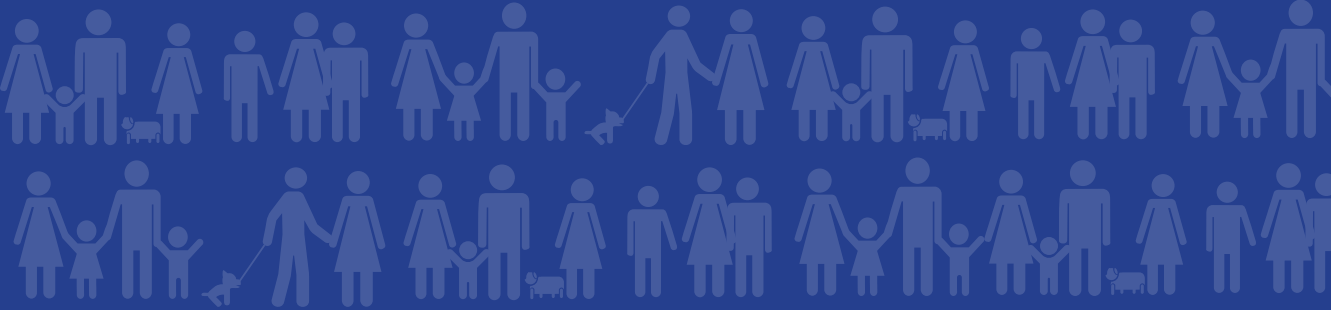
Delivery

This plan is deliberately far-sighted, comprehensive and long term. Town centre regeneration on this scale requires a comprehensive approach to master planning and land assembly, engagement with residents and businesses as well as investors and developers, and the careful consideration of how best to support regeneration from a planning perspective. It will also require the coordination of public sector powers, land holdings, and resources at national, Greater Manchester, and local levels.

This SRF will be used by Stockport Council for planning purposes and will guide the strategy of the Mayoral Development Corporation which will be formally established to lead the regeneration of the area. The SRF should be read alongside the emerging Greater Manchester Plan for Homes, Jobs, and the Environment. Stockport Council's adopted and emerging Development Plan, Stockport Council's Town Centre Living Strategy, and Stockport Council's emerging Town Centre Residential Design Guide. The SRF guides the types of uses which will be acceptable in planning terms as development sites become available.

Public sector partners are actively working with existing landowners in the area to help bring forward sites for development and to access funding where possible. In cases where landowners are looking to bring forward development which is not in line with the SRF, the Council and its partners may look to intervene more directly to ensure appropriate development is achieved.

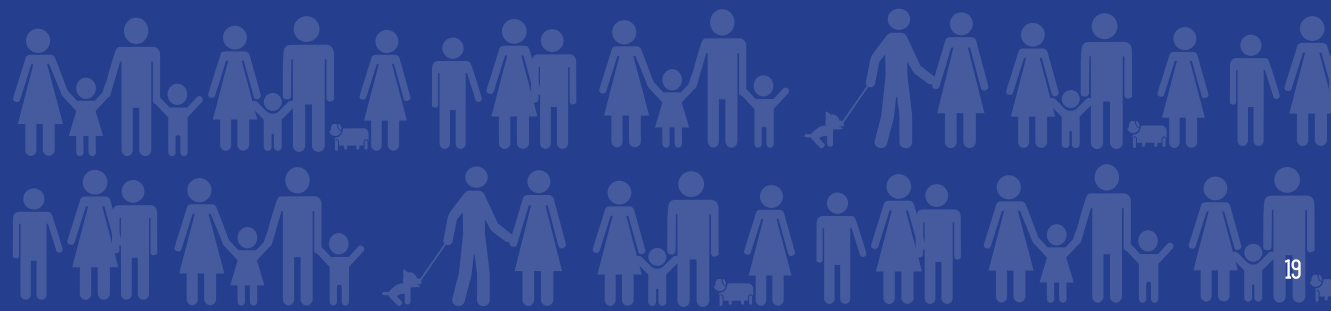




SRF benefits

It is anticipated that the benefits of the SRF will include:


- In the order of 3,500 new high quality homes accommodating around 7,000 residents diversifying the existing choice of homes, increasing the population of Stockport (including older people, families and young professionals), and tenure mix (providing opportunities for home ownership, social and affordable rent and well managed private rented stock);
- Up to 100,000 m² of employment floorspace incorporating a mix of office, workshops, retail and leisure, health and education could accommodate up to 5,300 jobs. Further opportunities for jobs and spend will also be generated within the local economy and supply chains and support the vitality of the Town Centre;
- Construction investment could total £480m - £530m and support 600 - 650 equivalent construction jobs per annum over an assumed 15 year delivery period;
- Attracting new jobs and working age residents to the area will strengthen the attractiveness of the local labour market to potential inward investors, who in turn will create opportunities for training and up-skilling;
- Development will enhance the market attractiveness and profile of Stockport as a high quality business, shopping, cultural, leisure and residential location, thus increasing values in the area and accelerating further investment to the benefit of whole of the Town Centre;
- The transformation of c.30 hectares (74 acres) of brownfield land alongside the delivery of associated green space, social infrastructure, and public realm works will represent the best quality in all aspects of design, significantly enhancing the physical appearance of the area whilst highlighting Stockport's important natural and built heritage assets. It will improve connections and legibility, integrate digital, and promote health and well-being to create a sustainable 'exemplar' community that is resilient to future technological and market change.





“Seen from the train Town Centre West will encourage people to stop, explore and invest. Seen from the air it will showcase Stockport as a leading place to live, work, visit and play”



An aerial photograph of a city area, likely Stockport, showing a mix of residential buildings, green spaces, and a large football pitch. A semi-transparent architectural rendering is overlaid on the image, showing a proposed development of several multi-story buildings with green roofs and solar panels. The rendering is positioned in the upper left and center of the image. The background shows existing buildings, trees, and a road with cars.

Map data: Google

This document has been prepared
for Stockport Council by the
following organisations:



open
optimised environments