EXPLANATORY MEMORANDUM TO

THE STOCKPORT TOWN CENTRE MAYORAL DEVELOPMENT CORPORATION (ESTABLISHMENT) ORDER 2026

2026 No. 30

1. Introduction

1.1 This Explanatory Memorandum has been prepared by the Ministry of Housing, Communities and Local Government and is laid before Parliament by Command of His Majesty.

2. Declaration

2.1 Miatta Fahnbulleh MP, Parliamentary Under-Secretary of State at Ministry of Housing, Communities and Local Government, confirms that this Explanatory Memorandum meets the required standard.

2.2 John McManus, Deputy Director for Local Growth Delivery Unit, at the Ministry of Housing, Communities and Local Government, confirms that this Explanatory Memorandum meets the required standard.

3. Contact

3.1 Hesham Mansour at the Ministry of Housing, Communities and Local Government. Email: Hesham.mansour@communities.gov.uk can be contacted with any queries regarding the instrument.

Part One: Explanation and Context of the Instrument

4. Overview of the Instrument

What does the legislation do?

4.1 The Greater Manchester Combined Authority (Functions and Amendment) Order 2017[1] ("the 2017 Order") conferred on the Greater Manchester Combined Authority ("the GMCA") in relation to its area, functions that the Mayor of London has in relation to Greater London, including the power to designate any area of land as a Mayoral development area. Part 2 of the 2017 Order modifies these functions and provides that these are to be exercised by the Mayor of the GMCA ("the Mayor").

4.2 Under section 197(1) of the Localism Act 2011 ("the 2011 Act"), as modified by the 2017 Order, the Mayor is given the power to designate any area of land in the combined authority as a Mayoral development area, provided that:

- the Mayor considers that this is expedient for furthering economic development and regeneration in the combined authority area;
- the Mayor has consulted the statutory consultees as well as others whom the Mayor has considered it appropriate to consult and has had regard to any comments made by these consultees;

[1] http://www.legislation.gov.uk/uksi/2017/612/contents/made

- if the Mayor disagrees and does not accept the comments made by statutory consultees, has published a statement giving reasons for non-acceptance; and,
- the Mayor has laid a document before the combined authority, stating that the Mayor proposes to designate an area as a Mayoral development area, and a period of 21 days has elapsed without the combined authority rejecting the proposal.

4.3 Section 198 of the 2011 Act requires the Secretary of State, if notified by the Mayor that a Mayoral development area has been designated, to make an Order establishing a corporation for this area. The Secretary of State is required to give the corporation the name notified by the Mayor.

4.4 This Order establishes the Stockport Town Centre Mayoral Development Corporation, following notification by the Mayor of Greater Manchester Combined Authority. This corporation will lead and coordinate regeneration within the designated Stockport Town Center development area, which is depicted on the map that accompanies this Order, and is attached as an annex to this Explanatory Memorandum

Where does the legislation extend to, and apply?

4.5 The extent of this instrument (that is, the jurisdiction(s) which the instrument forms part of the law of) is England and Wales.

4.6 The territorial application of this instrument (that is, where the instrument produces a practical effect) is England.

5. Policy Context

What is being done and why?

5.1 The proposed Stockport Town Centre MDC will replace the existing Stockport Town Centre West MDC and extend the Mayoral development area to the east of Stockport tripling the size of the Mayoral development area to cover the whole town centre. Stockport Town Centre MDC is being created to provide a proactive solution to the twin issues of meeting housing need in sustainable urban locations and the repurposing of retail dominated town centres to drive regeneration. Development of sites within the proposed MDC area will deliver over 8,000 new homes and 1,000,000 sq. ft. of employment floorspace. The diversity of planned dwellings and the geography of the regeneration area have been strategically developed to catalyse economic activity in the Town Centre, making a material contribution to the government's mission to kickstart economic growth.

What was the previous policy, how is this different?

5.2 Currently regeneration is led by Stockport Council & Greater Manchester Combined Authority.

6. Legislative and Legal Context

How has the law changed?

6.1 The Localism **Act 2011** provides the statutory framework for Mayoral Development Corporations. **Section 198(2)** of that Act requires the **Secretary of State** to make an Order establishing a development corporation once the **Mayor of Greater Manchester Combined Authority** has designated a Mayoral development area and

notified the Secretary of State of the designation and the name to be given to the corporation. This Order establishes the Stockport Town Centre Mayoral Development Corporation following notification by the Mayor.

Why was this approach taken to change the law?

6.2 This is the only possible approach to give effect to the designation made by the Mayor of Greater Manchester.

7. Consultation

Summary of consultation outcome and methodology

7.1 In accordance with section 197 of the Localism Act 2011 modified by the 2017 Order, the Mayor held a 6-week consultation between 15 May 2025 to 26 June 2025 on the proposals to designate the Mayoral development area and establish a new Mayoral Development Corporation; consultees included the relevant local authorities and Members of Parliament. The establishment of the Mayoral Development Corporation was supported by 78% of respondents. A report on the responses to the consultation was published on 26 September 2025[2].

8. Applicable Guidance

8.1 No specific guidance is associated with this instrument.

Part Two: Impact and the Better Regulation Framework

9. Impact Assessment

9.1 A full Impact Assessment has not been prepared for this instrument because no direct additional costs to business, charities or voluntary bodies are foreseen.

Impact on businesses, charities and voluntary bodies

9.2 There is no, or no significant, impact on business, charities or voluntary bodies.

9.3 The legislation does not impact small or micro businesses.

9.4 There is no, or no significant, impact on the public sector.

10. Monitoring and Review

What is the approach to monitoring and reviewing this legislation?

10.1 The functions of Mayoral development corporations are subject to periodic review by the Greater Manchester Combined Authority and the Secretary of State.

10.2 This Order does not include a statutory review clause.

[2] GMCA Consultation (https://democracy.greatermanchester-ca.gov.uk/documents/s39936/6B%20GMCACovering%20Report%20Response%20to%20consultation%20on%20proposed%20expansion%20of%20Stockport%20MDC.pdf)

Part Three: Statements and Matters of Particular Interest to Parliament

11. Matters of Special Interest to Parliament

11.1 None

12. European Convention on Human Rights

12.1 As the instrument is subject to negative procedure and does not amend primary legislation, no statement is required.

13. The Relevant European Union Acts

13.1 This instrument is not made under the European Union (Withdrawal) Act 2018, the European Union (Future Relationship) Act 2020 or the Retained EU Law (Revocation and Reform) Act 2023 ("relevant European Union Acts").