



WELCOME

Having served as our home since 1902, Edgeley Park is woven into the very fabric of Stockport County. We are aware of just how much it means to everyone who is a part of the club.

Following on from the success of the past two seasons, which saw us return to the Football League and almost clinch promotion to League 1, we are keen to build on this momentum and lay the foundations for the club's future success. Crucially, we want to ensure that

Edgeley Park can continue to support the next steps in our journey.

We want a stadium that matches our ambitions and provides our loyal fans and visitors with the best possible matchday experience. We also want to ensure Edgeley Park is a community-facing stadium that respects and complements the residential community within which it sits, and that's environmentally conscious and welcoming to people with different needs.

As many of you will be aware, we reached an agreement in principle with Stockport Council in 2022 to secure our long-term future at Edgeley Park. This was an important milestone which provides us with an opportunity to invest in the ground to enhance our facilities and make our vision a reality.

During our first phase of consultation in late 2022, we introduced our early-stage ideas for the expansion of Edgeley Park and explained why this investment is needed. Following the

consultation, we listened to what you told us and have now updated and refined our plans.

During this current phase of consultation, we are providing more detail about our plans to expand and improve Edgeley Park and we are keen to hear what you think!



OUR VISION FOR THE FUTURE OF STOCKPORT COUNTY AND EDGELEY PARK: A COMMUNITY STADIUM FOR STOCKPORT



Since coming back under local ownership, there has been a significant increase in investment into the club, which has helped us climb back into the Football League. But we want to keep on climbing.

As outlined during the first phase of consultation, our approach to the expansion of Edgeley Park is to increase the stadium's capacity gradually over time, in line with our success. We anticipate that the demand for tickets will increase as we rise through the Football League, and we want to be able to accommodate our supporters, both existing and new. Our approach ultimately looks to balance investment into improving on-field success and the fan experience inside Edgeley Park with the long-term financial security of the club.

In addition to improving Edgeley Park, our proposals provide the club with an opportunity to address a number of longstanding issues which have grown organically over the years; parking provision, signage, travel advice, crowd movements, facilities within the ground, and accessibility. Addressing these issues will not only improve the fan experience on matchdays, but also have a range of positive impacts for local residents and the wider Stockport community.





STOCKPORT COUNTY IN THE COMMUNITY

Stockport County's legacy extends beyond its achievements on the pitch – our work within the local community is a foundational pillar upon which the club's success has been built. We want to ensure that the club remains at the heart of the community, so we can continue to achieve great things both on and off the pitch.

As many of you will be aware, we deliver most of our work in the community through our very own charity, The **Stockport County Community Trust**. Our aim is to harness the local passion for football and reach of the club to

improve outcomes within Stockport and the surrounding area, through the delivery of a range of activities designed to promote physical activity and social wellbeing.

Some of our key commitments include our grassroots football programme, our educational work with local schools and our disability programme. Through sport, our charity aims to motivate, educate, inspire and support people throughout the borough of Stockport and beyond.

We also deliver great work in the community through our new **County Collective** initiative, an

all-encompassing platform championing the club's commitment to equality, diversity and inclusion. Through the collective, we have introduced an array of activities, events, and recruitment initiatives designed to mirror the diverse essence of the local area. Some of our flagship initiatives include our Quiet Room, the matchday Audio Descriptive Commentary service, our Supporter Liaison and Disability Liaison Officers, and our Well-Being and Youth Engagement Programmes to name a few.





OUR EDUCATION PATHWAY VISION: RAISING ASPIRATIONS FOR YOUNG PEOPLE ACROSS STOCKPORT

A key cornerstone of the club's philosophy is to use our unique reach to positively impact as many young lives across Stockport as possible. Through our bold and ambitious Education Pathways Vision, we seek to support young people across the borough throughout their educational journey and into employment.

In delivering our Education Pathway Vision, we have supported students of all ages, through primary and secondary school, then onto further and higher education, and ultimately into employment.

As a result of the club's platform, we are able to provide opportunities to young people, especially those located in the most deprived locations, to improve their life chances, raise aspirations and support them to fulfil their potential.

- Primary
- Secondary
- Further Education
- Higher Education
- Careers

OUR INITIATIVES

PRIMARY

We are delivering six weeks of educational workshops and sport sessions in over 50 schools this year. Our workshops cover numeracy and finance, mental health and wellbeing, and e-safety and social media.

SECONDARY

We provide a 12-week Personal Development, Resilience and Leadership course for Key Stage 3 students most at-risk of non-achievement in 7 of the 14 Stockport High Schools.

FURTHER EDUCATION

We deliver a range of courses for school leavers, including our Sports Career Pathway and Level 2 Sport (one year access route).

Of the 97 students who completed our further education courses in 2023, 43% achieved a Distinction and 35% a Merit.

Half of these students have now progressed to a university course.



SHAPING OUR PLANS FOR EDGELEY PARK

The plans for the expansion and enhancement of Edgeley Park were initially announced back in 2022 when we introduced our vision and invited feedback from the local community and fans. The feedback received during the consultation was instrumental in shaping the core objectives for the expansion:



Create a true 'community stadium' with access to a wide range of spaces for the local community.



Create a better matchday experience for all, including more covered seating with a great view of the pitch.



Provide a better range and access to high-quality food and drink.



Improve the stadium's accessibility for those with disabilities and additional needs.



Provide quick and easy routes into and away from Edgeley Park, for the benefit of fans, visitors and local residents.



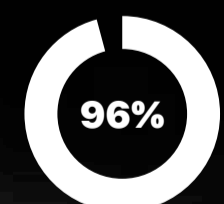
Make Edgeley Park more environmentally friendly and sustainable.

We'd like to thank all of those who took the time to attend our drop-in sessions and complete our questionnaire as part of the first phase of consultation!

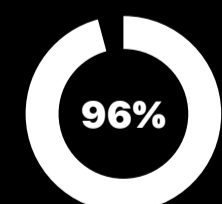
WHAT YOU TOLD US



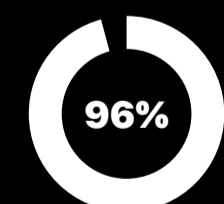
96% supported our overarching vision for an expanded Edgeley Park.



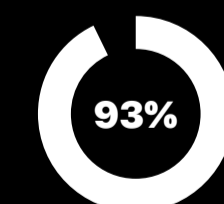
96% supported our plan to provide better access for people with disabilities or additional needs.



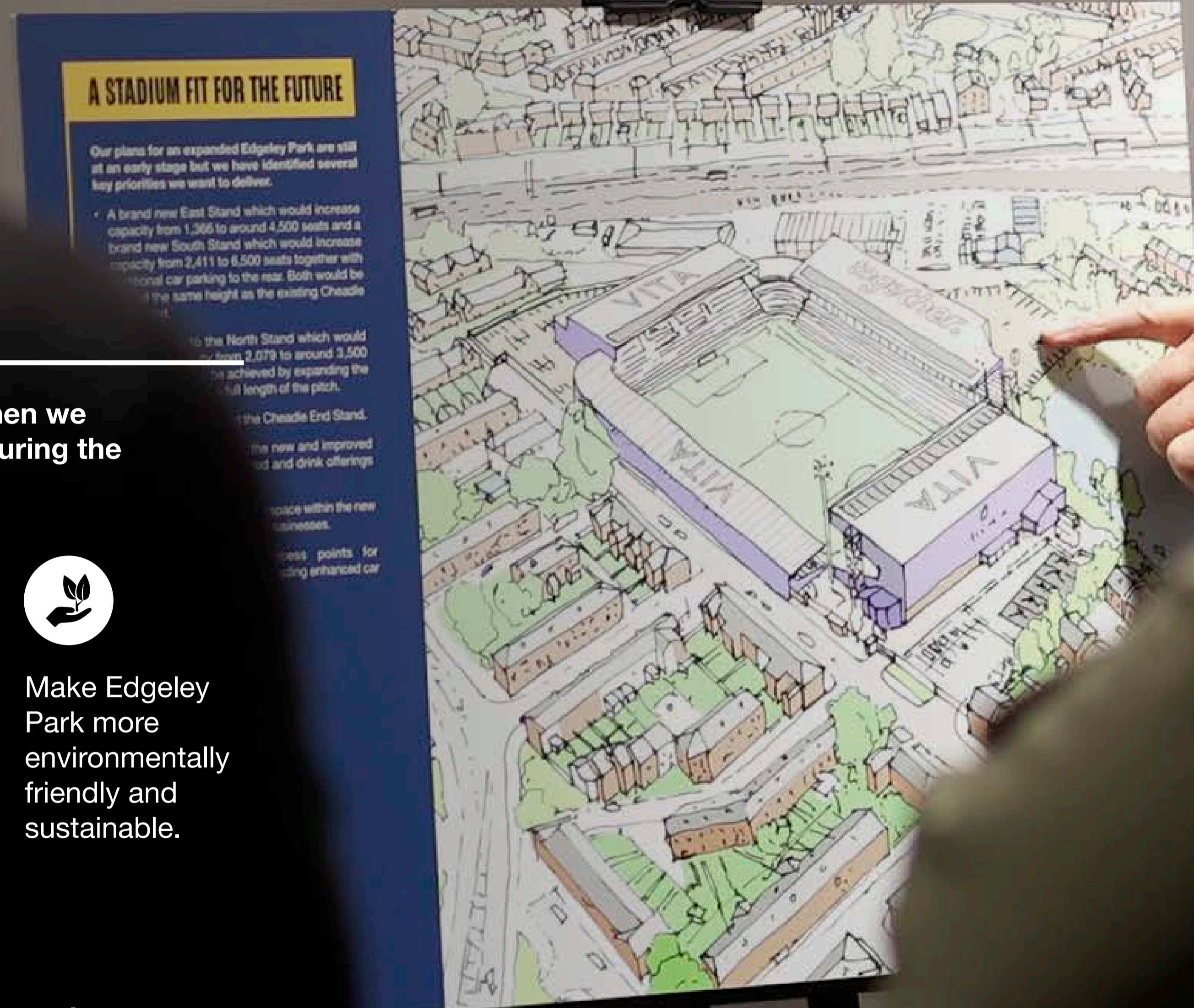
96% supported our plan to introduce new, high-quality food and drink options.



96% supported our plan to provide quick and easy routes into and away from Edgeley Park, as well as enhanced car parking facilities.



93% supported our intention to adopt a 'phased approach' to our planned expansion of Edgeley Park





Phase 1b: Redevelopment of the East Stand, increasing the capacity to 4,500.

Phase 1a: Extension of eastern section of North Stand, increasing the capacity by 600 seats.

Phase 2: Redevelopment of the South Stand, increasing the capacity to 5,500.

Phase 3: Extension of the western section of the North Stand, increasing the capacity by a further 600 seats.

Aerial view from northwest corner

OUR PHASED APPROACH TO EXPANDING EDGELEY PARK

While we have great ambitions for the expansion of Edgeley Park, we know that this is a process that cannot be rushed. Crucially, our supporters wanted to make sure that the expansion to Edgeley Park will not jeopardise the financial stability of the club.

Our plans seek to increase the overall capacity of Edgeley Park, in a series of phases, from 10,900 up to around 18,300.

The initial phase would include the eastern expansion and enhancement of the historic North Stand (Danny Bergara Stand) and the construction of a new East Stand (Railway

End). The expanded North Stand would provide around 600 additional seats, increasing the capacity of this stand initially to around 2680, while the new East Stand would see its capacity increase from 1366 up to around 4500. Subject to securing planning permission, the club is looking to begin work on the North Stand in early 2025.

As part of our longer-term plans, we plan to redevelop the South Stand (Together Stand) to increase its capacity to around 5,500, and also undertake an extension to the western end of the North Stand, increasing the overall capacity of the North Stand to around 3280.

UPCOMING PLANNING APPLICATION

We intend to submit our planning application for the expansion in the Spring, with the plans for the East Stand and central and eastern section of the North Stand submitted in full and the proposals for the South Stand and the western section of the North Stand in outline.

By keeping the plans for the South Stand and the western section of the North Stand flexible at this stage, we will retain the ability to define how and when we redevelop these parts of the stadium to ensure it is done in line with our on-field success.

OUR PROPOSALS FOR A NEW EAST STAND

Our plans for a new East Stand (Railway End) look to increase its capacity from 1366 up to around 4500. This will involve the demolition of the existing stand and the development of a new single tier stand. To improve accessibility, the terraces would include a wheelchair platform and ramps for those with mobility issues.

Inside the stand, we will create an internal concourse featuring a diverse selection of high-quality food and beverage options for our fans to enjoy. The new stand will also include more hospitality and event space, similar to the offering in the Cheadle End.

With a key objective of our expansion to improve the matchday experience for

families and our younger fans, we intend to move Edgely Park's designated family stand from the 'Together Stand' to the new East Stand. The new stand will exclusively be for home fans, and we plan to invest in range of facilities to make it more family friendly.

A SUSTAINABLE DESIGN

The major investment into Edgeley Park also presents an opportunity to improve the environmental performance of the stadium and support Stockport and Greater Manchester's carbon reduction targets.

From energy-efficient design elements to renewable technologies, we aim to minimise our footprint while maximising our positive contribution to the local environment.

BEING SENSITIVE TO OUR NEIGHBOURS

It's important for us to ensure our plans for Edgeley Park are sensitive to our neighbours. At just over 19m in height, the new East Stand has been designed so that it doesn't exceed the height of the existing Cheadle End Stand and therefore will have a minimal impact on the amount of daylight and sunlight received by neighbouring properties on Bergara Close.

We plan to use the events spaces in the new East Stand in a similar way we operate our event and hospitality spaces in the Cheadle End. This will include hosting some events on non-matchday, including making the new spaces available for the local community to use. We are working on a robust operational plan to ensure these events will be actively managed and will respect our immediate neighbours.



Pitchside view facing the proposed East Stand



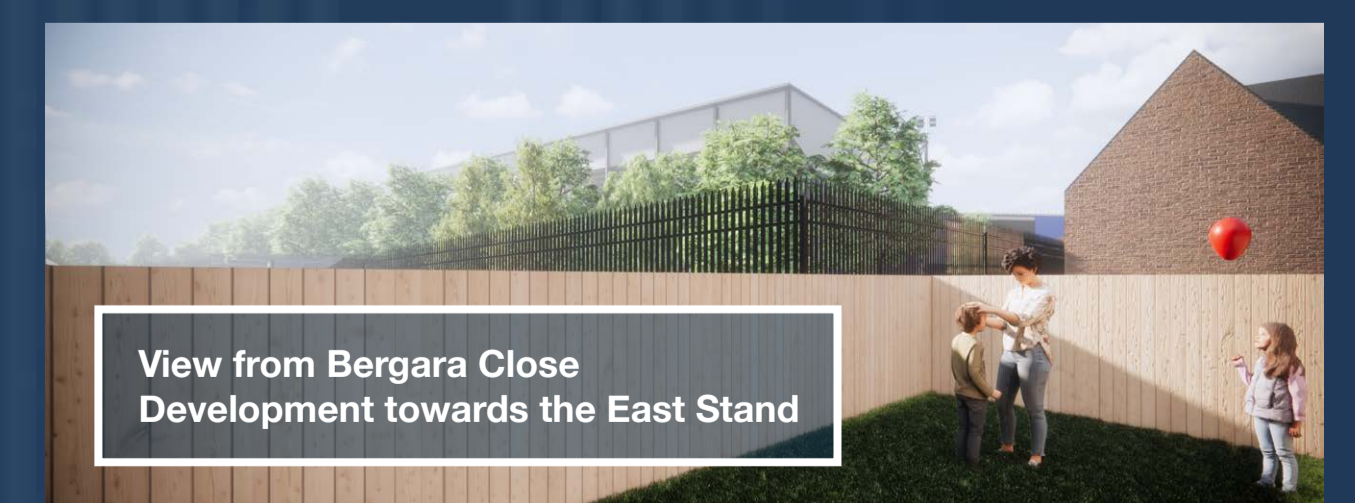
Pitchside view from the North Stand facing the proposed South and East Stands



View of East Stand pedestrian area and car park (looking north)



View of East Stand car park, East Stand and northeast corner



View from Bergara Close Development towards the East Stand

OUR PROPOSALS FOR THE NORTH AND SOUTH STANDS

NORTH STAND (DANNY BERGARA)

The enhancements planned for the North Stand (Danny Bergara) involve firstly extending the terrace towards the eastern end, creating approximately 600 additional seats.

As part of this initial phase, we also plan to replace the current roof and supporting columns with a new mono-pitch roof design which will cover the extended terrace. This will be accompanied by upgraded spectator facilities underneath the extended terrace area, which contribute to a more comfortable and enjoyable experience for our fans.

In the future, we plan to extend the terrace towards the western end too, creating another 600 seats and bringing the total capacity of the North Stand to around 3280.

Our proposals will repair and not replace the historic frontage along Hardcastle Road, which we know is much-loved by our fans.

SOUTH STAND (TOGETHER STAND)

As part of our longer-term plans, the redevelopment of the South Stand would see the replacement of the existing stand with a brand-new single tier covered stand to provide around 5,500 seats, including 500 premium hospitality seats and improved accessibility features.



CREATING A GREENER EDGELEY PARK

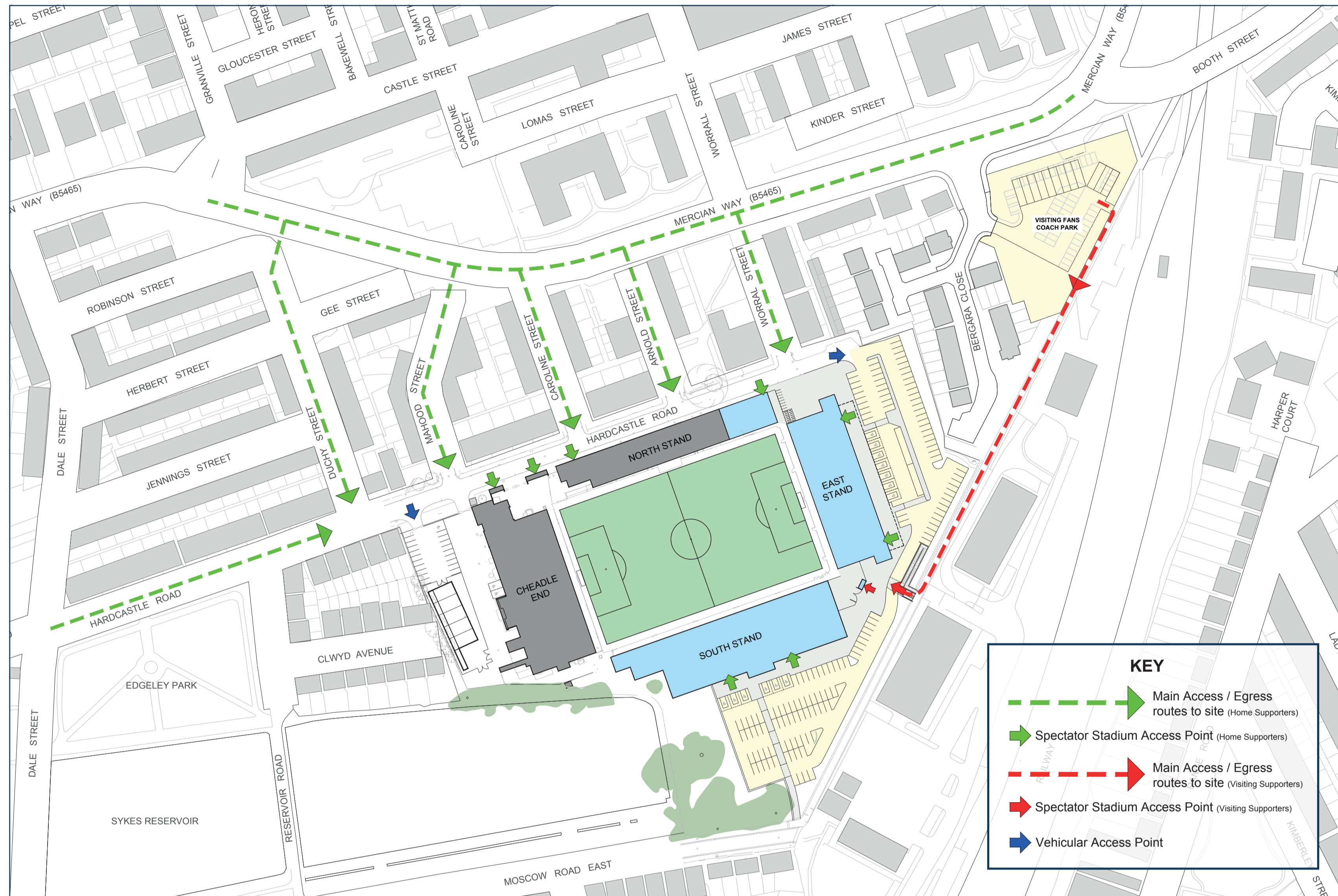
As part of our plans for the new East and South Stands, we will redevelop the areas behind each stand to provide level-access pedestrian routes around the ground, as well as a mix of new car parking and new landscaping features.

We aim to give the external areas at Edgeley Park a softer and greener feel, whilst also ensuring these spaces meet our operational requirements.

The key objectives of our landscape strategy are:

- Provide attractive public realm and social spaces for the use of our fans and the wider community.
- Improve biodiversity across the site through planting new trees and enhancing and expanding green spaces.
- Retain high-quality trees wherever possible. This will include a large section of the woodland area on the southern boundary of the site (adjacent to the reservoir).
- Provide areas for native planting across the site for the benefit of wildlife.
- Provide extensive landscape buffers on the boundaries of the site to benefit residents of Bergara Close and Moscow Road East.
- Improve drainage and surface water run-off to minimise the risk of flooding.
- Extensive landscaping on the away fan coach parking area. This will create an attractive environment for neighbouring residents on Bergara Close and Mercurian Way.

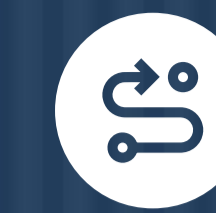




TRANSPORT, ACCESS AND PARKING

As part of our expansion plans, we want to provide fans with quick and easy routes into and away from Edgeley Park, whilst also ensuring that disruption to the local community is kept to an absolute minimum.

Since the last phase of consultation, we have been developing a package of measures that will help ease pressure on parking around the ground and limit the effects of increased travel demand on local transport networks as a result of the stadium expansion.



ACCESS

- A Matchday Access Strategy to improve movement and access in and around the stadium.
- Separate access routes into the stadium for home and away fans.



PUBLIC TRANSPORT

- Providing real-time information on public transport services to staff and fans across the stadium.
- Improving signage between the stadium and nearby bus stops and the train station.
- We are exploring the potential for dedicated matchday bus services.



ENCOURAGING WALKING AND CYCLING

- Inclusion of cycle parking facilities in the expanded stadium design.
- Offering incentives to encourage fans and staff to walk and cycle to matches.
- Providing clear signage of routes to and from the stadium from surrounding key destinations, including the town centre.



CAR AND COACH PARKING

- New car parks behind the East and South Stands will ensure we can accommodate match day officials, staff and invited guests.
- Discounted parking for fans in the NCP Stockport Exchange car park on matchdays, which has a capacity of 1,000.
- We are working with local organisations to explore options to make use of other off-street car parks in the local area.
- There is an existing matchday controlled parking zone (CPZ) which is enforced by the Council. We are in regular dialogue with the Council regarding enforcement of the CPZ.
- We are planning to use the land at Bergara Close to accommodate away fan coaches, as per the existing arrangement, on a long-term basis.

A RIPPLE EFFECT: SUPPORTING THE GROWTH OF STOCKPORT

The plans for Edgeley Park present a significant opportunity for both Stockport County Football Club and the broader community.

The project aims to not only enhance the fan experience, but to also leave a lasting legacy through its role in enhancing local livelihoods, supporting businesses,

boosting the town's image, and creating a more vibrant and connected community.



A COMMUNITY STADIUM

We are exploring the potential to expand access to community groups on non-matchdays to the stadium's conference and hospitality spaces, to support initiatives that will promote positive educational and health outcomes for the community. Through the expansion and overall improvement of the stadium, we endeavour to create a stadium that residents can take pride in.

ENHANCEMENT OF STOCKPORT'S IMAGE AND IDENTITY

The stadium expansion, coupled with the club's growing success, will bolster efforts to elevate Stockport's image. Successful football clubs have a proven track record of raising the profile of the area, which can subsequently attract further investment.

SUPPORT FOR LOCAL BUSINESSES AND REGENERATION

The project is expected to boost total annual stadium attendance by approximately 150,000 per year, benefiting traders in Edgeley and supporting the development of the town centre.

JOB CREATION

The expansion project should generate around 300 on-site and off-site construction jobs during each construction phase. Upon completion, it is anticipated that the project will create approximately 25 core club operation jobs, along with an additional 160 casual staff needed for matchdays and other stadium events. These new positions, along with increased off-site expenditure, are projected to contribute around £2 million Gross Value Added (GVA) annually to the Stockport economy.





WE WANT TO HEAR YOUR VIEWS!

We're keen to hear what you think about our updated plans for Edgeley Park. All of the feedback we receive during this stage of consultation will be considered by the team going forward as we finalise our plans.

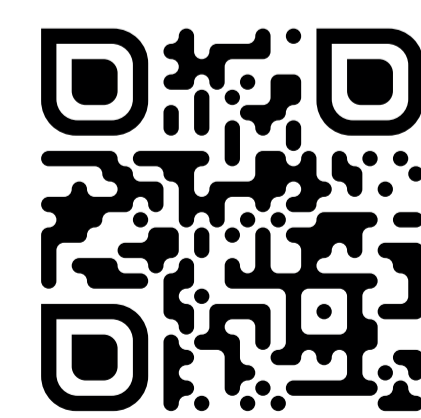
If you'd like to provide us with feedback, you can do so by completing our questionnaire either online or at one of our drop-in sessions.

Alternatively, you can get in touch to tell us your views or ask any questions via email or by phone:

✉ stadiumexpansion@stockportcounty.com

☎ 0808 175 3086

🌐 stockportcounty.com/stadiumexpansion



SCAN ME

TIMESCALES & NEXT STEPS



This second phase of consultation is open until 3rd April 2024.

Following the conclusion of the consultation, we'll consider all of the feedback we receive and finalise our proposal. We will then look to submit a planning application in Spring.

Subject to planning approval, we envisage that we could begin the first phase of construction in early 2025.