

## **Comments and questions**

The following questions were gathered at the Public Meeting, and St Modwen are in the process of collating a response.

### **Re-use of old buildings**

Can we get public subsidy to support retention of some of the original buildings?

Have St Modwen attracted subsidies previously?

Will St Modwen make available to public scrutiny the feasibility work they have done on the existing railway buildings?

Have St Modwen looked at medium term prospects for institutional uses in the large buildings – such as future plans for an MK University?

Why can't St Modwen be more like Places for People, who produced a development that goes with the grain of Wolverton's historic buildings?

If it is proved to be unviable to use the buildings in their entirety would it be possible to use the shell, as in the triangle buildings and the old McQuocadale façade?

Is there potential to retain more of the existing buildings?

Will St Modwen share their figures around viability?

### **Jobs**

Will Knorr Bremse renew the lease?

Are Knorr Bremse intending to renew the lease post 2018?

What happens if the current occupiers don't have their lease renewed?

Will there/could there be more diversity of employment on the site?

Will there be new businesses using the site?

Will Knorr Bremse have room to expand in the future should they want too?

What guarantees are there for employment?

What is St Modwen's interest in keeping the railway works on the site?

Will there be space for smaller businesses?

### **Housing**

Will there be any housing for the elderly?

Will there be really affordable housing?

Can there be a link to existing street layouts in Victorian Wolverton? Sight lines

What is the height of the flats?

Why not have housing in phase 1?

Can we have social housing which is actually affordable?

What kind of housing will there be?

Has any thought been given to the size and proximity of houses to existing housing on either side of the site?

When will the public consultation on phase 3 happen?

### **Access**

Is there provision for a redway along Stratford Road?

Why not have a footbridge over the canal?

Will it be safe for users of the community centre car park to cross at the new access to the Foodstore?

How will Stratford Road realistically cope? (vehicles/pedestrians)

Is the bridge in McConnell Drive high enough to get HGV's under?

Infrastructure/financial contributions

How would planning gain be spent locally?  
Where will people who live there go to school and to the doctors?  
What about the provision of schools, GP's etc?  
Could developers consider educational provision on the site?  
Could the older buildings be used for facilities such as schools and health care?

### **Foodstore**

Will there be enough car parking?  
Do we need another food superstore? What about a school, health centre, smaller retail?  
Will there be any public toilets?  
Why all the foodstores together? Why supermarkets?  
Why can't the foodstore go in an old shed?  
How will you avoid an underground shop like Tesco?  
Why can't the foodstore be at the other end of Wolverton nearer the new housing?

### **Other new development**

What would the new railway works buildings look like?  
What leisure facilities could be provided? E.g. cinema, youth centre  
Could we have a cinema, indoor market/community farm?  
Will it actually be zero carbon and sustainable?

### **Heritage Centre**

Who will have responsibility for the heritage centre?  
Whose idea was the heritage centre?  
How will the developer ensure that the running costs of the Heritage Centre are met so as to ensure long term viability?  
What is the Heritage Centre? Who will operate it?

### **Heritage**

What should happen to the wall? Lower?  
How will the wall be animated?  
Why haven't the historic buildings on the site been better maintained?

### **General development issues**

Are there any issues around decontamination of the land?  
How has possible contamination been addressed?  
What happens to the car showrooms?  
What about the removal of the asbestos?  
How is this development linked to the Agora redevelopment physically?  
Who is documenting the site, retrieving and rehoming artefacts before the development?  
125 year lease for the Royal Train – will it stay?  
Why is there a separation of industry and housing?  
Why aren't St Modwen linking with local voluntary and community sector to see how they could be part of the development?

### **Canal**

Will there be views of the canal throughout the development?  
Can you explain what you intend to do to mark the heritage of the canal?

Are St Modwen proposing any moorings alongside the canal? – what happened to the Marina idea?

Is there full access to the canal?

**Ownership issues**

Who actually owns the site?

Who owns St Modwen?

Have there been other interests in the site since St Modwen owned it?

Who are KPI who own the land?

**Other**

Where would the Bloomer go?