



Welcome

Welcome to this exhibition of our new plans for redeveloping the Bishop Centre. If you have any questions please ask a member of the project team - we look forward to hearing your views.

Land Securities

Land Securities has owned and operated the Bishop Centre since 2005. Land Securities is the largest commercial property company in the UK - we own and manage more than 29 million sq ft of property nationwide, from shopping centres to offices.

At the heart of all our business lies a strong commitment to corporate responsibility, and we always seek to work closely with our communities and reduce our impact on the environment.

Our communities

- We want to be a good neighbour, both in the development and use of our properties
- We engage proactively with local authorities, business partners, community and voluntary groups, tenants and occupiers

- We work with our partners to deliver training and employment opportunities to those out of work
- We engage with schools, colleges and universities to deliver education programmes, preparing the next generation for the world of work

Our environment

- In our new schemes, we deliver innovative developments to minimise their impact on the environment
- In our existing properties, we encourage retrofitting of energy-efficient technology to help conserve natural resources
- We also work with our customers to change behaviour and ensure our tenants and occupiers use our buildings as economically and efficiently as possible



www.landsecurities.com/responsibility



The site today



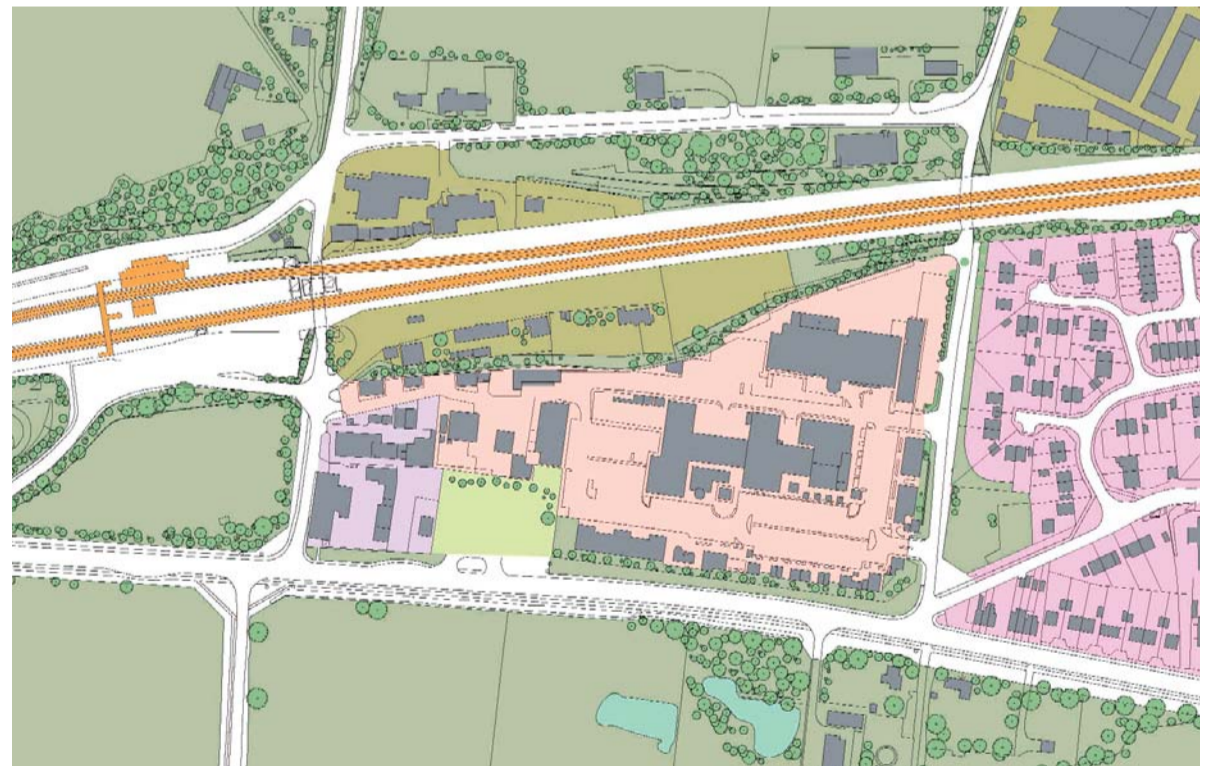
The Bishop Centre is now showing its age and has lost its anchor tenants. We feel that the local area deserves a better shopping experience.

At present the site comprises:

- 95,000 sq ft of shopping floorspace
- 397 car parking spaces

In 2009, South Bucks District Council granted planning permission for the site to contain 30,000 sq ft of floorspace to sell food.

They have also granted permission for a new access to the site to be provided from the Bath Road.



Existing layout plan





New proposals



Site masterplan

Land Securities has a strong record in delivering and managing high quality, sustainable retail developments. Local Planning Policy recently adopted by the Council recognises the need to redevelop the Bishop Centre, and we want to bring forward an exciting new scheme including:

- New modern purpose-built retail units, including a new supermarket
- 101,500 sq ft ground floor space and 30,000 sq ft mezzanine

- Highways and access improvements, including a new junction onto Bath Road
- Better car parking and dedicated cycle storage
- High quality landscaping and public art
- Sustainable design features and measures to improve energy efficiency
- New jobs for local people

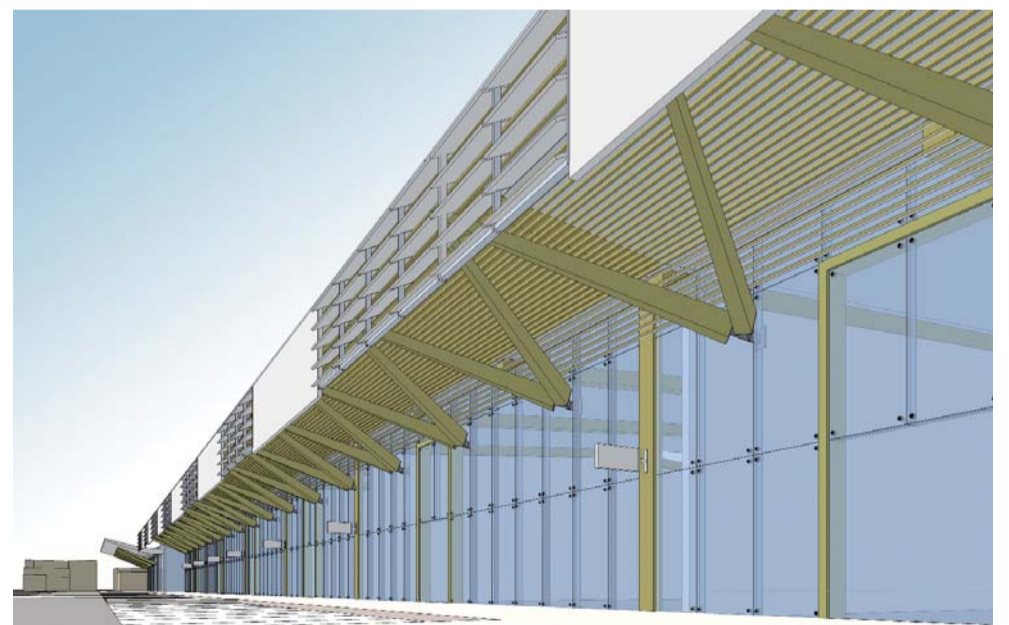
Consultations are currently underway with a range of potential tenants, but we would greatly value your ideas for what stores you might like to see here. **If you have any suggestions, please complete a comment card and let us know!**



New proposals - design



Computer visualisation of new retail units



Artist's impressions of proposed materials, including timber frame and glass



Sustainability



We are committed to delivering an environmentally friendly and energy efficient development.

Our proposals have been designed according to BREEAM standards for best practice in sustainable design, and will meet a "Very Good" BREEAM rating.

To achieve this, we are considering a range of measures including:

- Collecting rainwater to serve the supermarket and landscaping
- Photovoltaic (solar) cells to generate clean renewable energy
- Using rooflights and sunpipes to capture natural light
- Natural ventilation and heat pumps
- Using energy efficient lighting
- Promoting public and sustainable transport
- Better metering to reduce energy use
- Reducing waste and encouraging recycling



For more information about our environmental policies please visit www.landsecurities.com/responsibility/our-environment



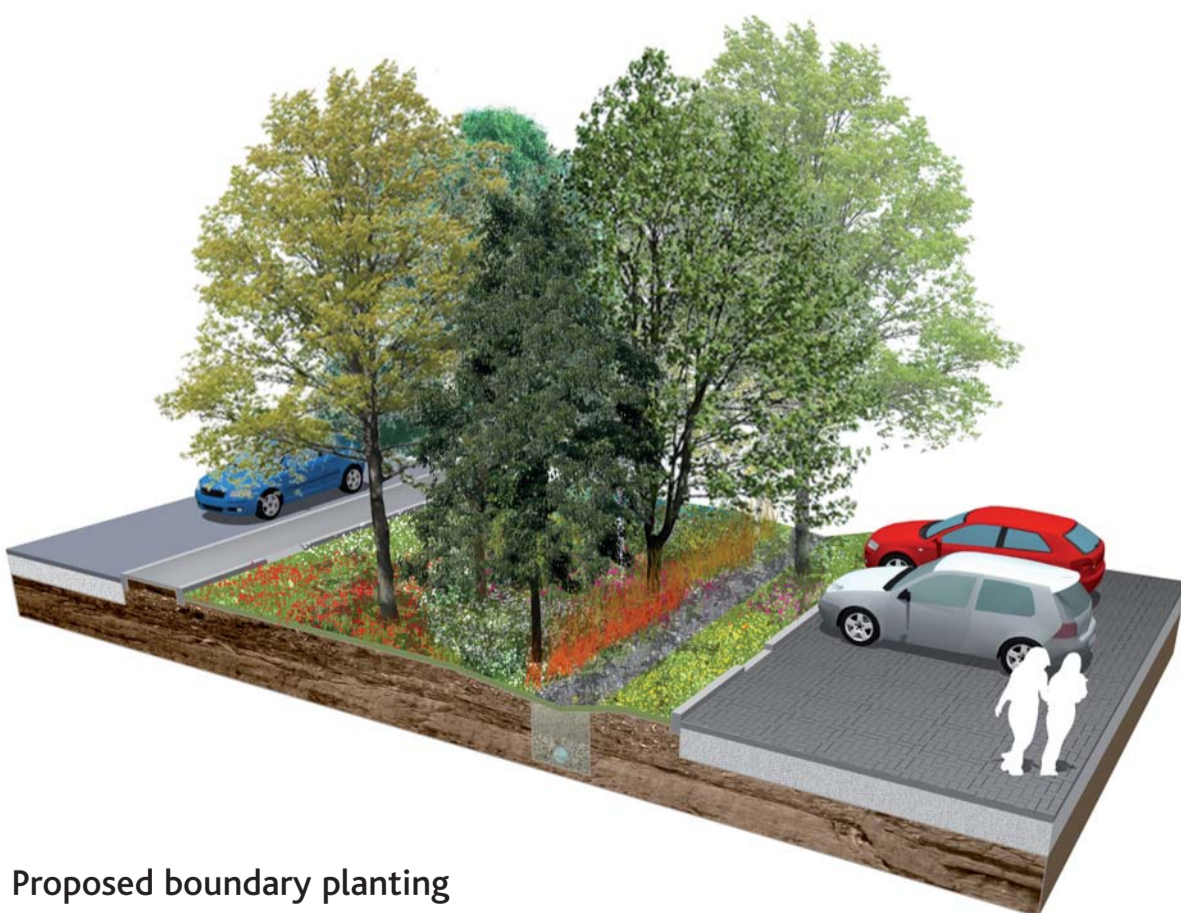
Landscaping



View from Bath Road/Hitcham Road - Existing landscaping



View from Bath Road/Hitcham Road - Proposed landscaping at time of planting



Proposed boundary planting

We understand the sensitive location of our site, and the need for landscaping to be sympathetic to the surrounding Green Belt land.

Current planting at the Bishop Centre is generally of poor quality, and we think we can offer a much more attractive landscape that will also provide better natural habitats. We would plant mature trees - fully-sized from day one - using a better range of local species.

These images compare the existing landscaping and our new proposals - **please tell us what you think**, especially if you would like to suggest any particular tree or planting species you would like us to include - alternatively if you prefer the existing landscaping please let us know!



Benefits beyond the boundary



Our plans offer a development that Taplow can be truly proud of, but we want to add more to the local area than the Shopping Park alone. Land Securities' developments often provide support for a range of benefits for the community, beyond the boundaries of our sites, such as:

- Environmental improvements and biodiversity projects
- Youth facilities
- Employment training

- Public transport improvements
- Contributions for local sports and arts groups
- Better town centre signage and information
- Improving pedestrian access and footpaths
- Support for local community groups

What local community projects do you think we could help with in Taplow and Burnham? – let us know in your comment cards.



Public art

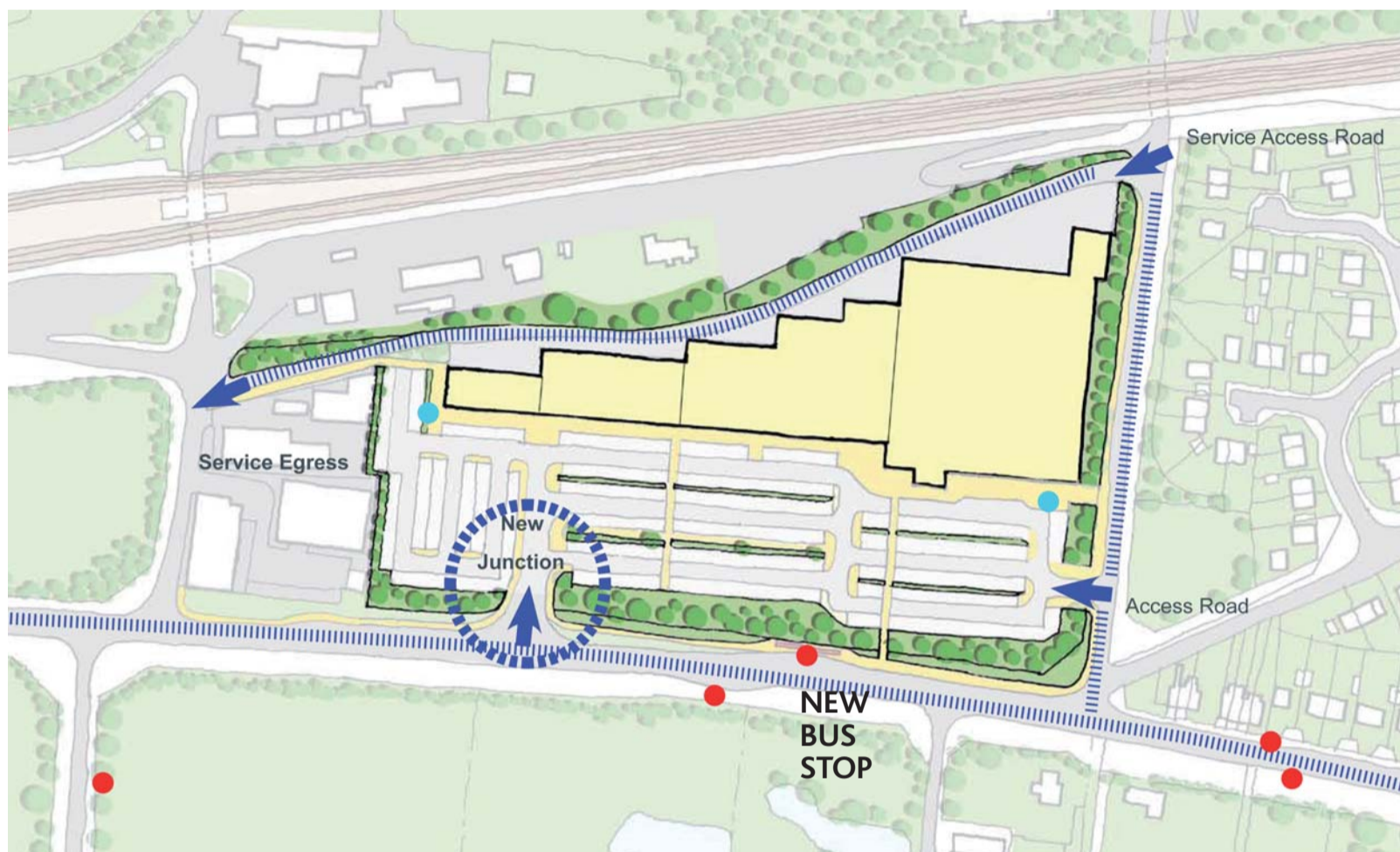
We are also looking to engage the community through public art. We've teamed up with Cod Steaks, an internationally renowned designer with great experience of involving schools and running art workshops, to design and build a unique sculpture.

We'd like to use the distinctive 'Taplow Blue' thistle flower to give a truly local feel to the scheme - what do you think?





Access and transport



- Bus Stop
- Cycle Store Hoops

The Bishop Centre is already well-served by public transport - bus routes 53 and 75 link the Bath Road with the local and wider areas, and Taplow railway station is within easy walking distance to the north.

Should we provide an easy pedestrian access route through the site to the station, or should pedestrian access be restricted to the public highway?

We plan to move the existing bus stop on the north side of the Bath Road to provide a better link to the new shops, and we'd like your views on how this should be designed and improved. Should this include a covered walkway to the shops?

Traffic and parking

- Planning permission already exists for a new junction onto the Bath Road - we'd like to include this in our scheme to improve access for vehicles, and separate customer and service access to improve safety
- The number of parking spaces will increase from 397 to 439
- We will also provide 94 new cycle parking stands
- Should we provide charging points for electric cars?

Potential design of bus shelter





Why a new Tesco here?



Tesco opened the world's first zero carbon supermarket in Cambridgeshire in 2009, and has an ambitious programme of carbon reduction in all their new stores.

The Tesco store will be almost the same size as the nearby Sainsbury's. It will provide choice, competition, great value produce and a pleasant new shopping experience.

Good jobs for local people

The new Tesco will create around 220 full and part-time jobs, boosting the local economy.

Tesco always try to employ local people first with the help of employment organisations such as Job Centre Plus. If you are interested in job opportunities at the new store, please let us know in your comment card.

Tesco has:

- Flexible working patterns
- Quality training and career progression
- Industry leading terms and conditions

Community investment

Tesco stores work closely with community groups and local and national charities to ensure their stores are in touch with local needs.

Last year across the Buckinghamshire area alone, Tesco raised over £37,000 for CLIC Sargent, their Charity of the Year, and donated nearly £50,000 worth of computer and sports equipment to local schools.





What happens next?

Thank you for coming to our exhibition today.

We are currently consulting local residents, businesses and stakeholders on our proposals and would really like to know what you think. Please complete a comment form and put it in the box or return it to us by FREEPOST. We welcome any comments; some points you might like to consider include:

- What kind of shops would you like to see in the new units?
- What do you think of our proposed new landscaping, and are there any particular species you'd like us to plant or should we keep the existing provision?
- Do you have any suggestions for local community projects we can support in Taplow or Burnham?
- Would you like to be involved in designing and creating our public art project?
- Should we provide an easy pedestrian access route through the site to the station, or should pedestrian access be restricted to the public highway?
- How would you like the new bus stop to be designed, and should we provide a covered walkway from the bus stop to the new shops?
- Should we include charging points for electric cars?
- Would you be interested in working at the new Bishop Centre?

All the feedback we receive will be carefully analysed and contribute to our final plans. A detailed planning application will then be submitted to the Council later in the summer and the Council is likely to make their decision by the end of the year.

If you would like any more information about any aspect of our proposals, please contact us by:



email us: taplow@yourshout.org



Calling our FREEPHONE number: 0800 458 6976



filling in our comment sheets on the table



Visit our website: www.thebishopcentre.co.uk