

Analysis of Bishop Centre Questionnaire Respondents

There were 47 responses

1 Is there a need for another supermarket in our locality?

No: 41

Yes: 3

Indeterminate: 3

87% of respondents did not agree that there is a need for another supermarket

When commenting most respondents made the point that there are many supermarkets in the area already.

2 Which goods/services provided by the existing Bishop Centre shops will you miss

Numbers of respondents mentioning the following:

Creative World 27

Majestic Wine 19

Printer Ink shop 14

Party shop 12

Car wash 10

Cargo 10

Mr Music 8

Picture framer-Jean Marc 8

Habitat 6

Focus DIY 5 (long closed, but missed enough to mention)

Laura Ashley 5

Gift and Card 4

Vet 3

Antique Shop 3

Woods Garden Centre 3 (long closed, but missed enough to mention)

The Furnishing Place 3

The Play area 2

The Café 2

Speciality Asian food 2

Multyork 2

Shoe outlet 2

Boracca 2

Crafty Ideas 2

Lands End 2

A further 9 shops/facilities were mentioned once

Some additional comments were made, though had not been asked for:

“It is a very useful handy little shopping centre”

“About half – small shops are nice”

“Not many to be honest as I don’t use the majority of the shops there – but will miss the Party Shop, Majestic Wine and the art shop”

“All – the centre provides a range of uses not found within several miles of the locality. Their removal will result in a loss of amenity and variety of retail”

“None”

“The Bishop Centre has been allowed to decline over the past four or five years. I do miss Focus, now long gone, and the garden centre, even longer gone. Of what is left, my wife would miss Land's End, and I The Creative Centre, Majestic Wine, and that's about all. Centred on Habitat, now defunct nationally, the sundry collection of furniture shops was never going to appeal. I wouldn't like to see the music shop go, because it's such a rare centre of excellence.”

“I will not miss any of them. I seldom go there”

“...and all the other small shops” (*would miss*)

3 Is there a major shop you would like to have a branch in the Bishop Centre?

Respondents replying “no” 16

John Lewis 7

Marks and Spencer 5

DIY shop 5

Debenhams 2

White Company 2

A further 20 shops/facilities were mentioned once

Some additional comments were made, though had not been asked for:

“...but would prefer independent ones”

“I wonder whether more outlet shops would work well in that location”

“No. Local amenities for local needs please”

“If a major store is necessary, John Lewis (which would attract a different & I assume less frequent level of traffic movement)”

“I would appeal for one only. That is for John Lewis to replace Tesco with one of their later designed outlets. Otherwise the centre will just take on the appearance of every other High Street in England”

“I would be happy for Tesco to introduce competition to Sainsbury and Waitrose. A Tesco filling station would be great to keep the price of petrol low in the area.”

4 Which types of independent shop would you like to see in a new Bishop Centre?

The majority of respondents (38) mentioned one or more independent shops that they would like to see on the site. 2 replied “none”. 2 suggested putting housing on the site. 5 did not make any specific comments on this question.

The range of independents included: Craft shop, Mr Music(2), small franchises, printer ink shop, art shop, DIY(4), specialist/traditional ironmonger(3), deli(9), café/coffee shop(3), American Golf, independent bookshop(2), farm shop(3), clothes shops(6), toy shop(2), gourmet food, organic food, Italian restaurant/restaurant(2), shoe repairs, fabrics, hair dresser(2), shoes(2), stationers(2), post office/bank, cycle shop(3), cards and gifts, computer accessories/repairs, printing/photocopying, boutiques, upmarket fish & chip shop, the Cookshop (ref Marlow), pharmacy(2), fish shop, specialist cheese shop, baker(3), butcher, greengrocer(2), Toni & Guy/hairdresser(2), Majestic/wine merchant(3), Top Class, furniture & antiques, home shop, A cross section of the Arts/Music/graphic arts/sculpture, dry cleaner, florist, market space for local suppliers, Prime Outlet shopping Mall – direct sales to public by manufacturers (as in USA), filling station

16 commented in addition to listing independents they would like to see that overall there should be a retention of a similar mix of small independents as there has been in the recent past. Comments made by some of these:

“– the units are too big compared to the size of units that are there already and the costs will be higher, due to the increased size of the units. The businesses are being forced out of the Bishops Centre. These are our local businesses and they already employ local people and give local people opportunities to work in other more exciting businesses than being a shelf stacker or a cashier.”

“There should be room for some franchise arrangement allowing small independent traders to set up shop, such as the printer cartridge shop”

“Similar things to what is there now, providing a variety of products that are not readily available anywhere else locally.”

“Independent! It'll all be the usual chain stores.”

“I would like to see retailers such as those listed above retained”

“I would prefer to see us supporting locally produced farm produce where we can get fresh eggs, meat and seasonal vegetables. A pharmacy, plus a specialist fish shop and a specialist cheese shop would also be amazing”

“As I have got used to the existing shops as in 2) above, I would like to have similar products available so I can pop in and park easily without going to a town centre.”

“Specialist shops perhaps including a Dry cleaner, Florist, Hairdresser, specialist deli, etc., making this a one stop retail environment.”

“. but what would be best, although I know it's unlikely, is for a great space for a real market, one that would encourage local suppliers of all kinds to come and trade without them having to make huge investment in infrastructure.”

5 How will the proposed shopping centre impact on the local community and businesses ?

(Some of the respondents gave more than one answer)

A loss of local shops 17

Traffic problems 10

Loss of sense of community 3

loss of choice 2

Create identikit retail park 1

Bad impact on Maidenhead shops 3

Bad effect on Sainsbury 3

Loss of employment 1

No effect 3

The majority responded that the proposal would have a negative impact, only 3 respondents felt it would have no effect

6 Are you concerned at the increase in traffic there will be on the A4 and local roads?

Yes 40

No 4

Indeterminate 3

7 Do you agree with Land Securities that "the local area deserves a better shopping experience"?

No 29

Yes 10

Indeterminate 8

Comments.

Specific objections to the proposals, suggestions for enhancing the proposals or general comments you wish to make will be raised during the Committee discussions with Land Securities.