

Responses to Bishop Centre Questionnaire completed up to No. 48 at 3<sup>rd</sup> September 2011

QUESTION	RESPONDENT No.	Response
<b>1. Is there a need for another supermarket in our locality?</b>	1.	No – we have 2 Sainsburys and a Waitrose as our local supermarkets – we also already have good access to a large Tesco and an Asda, we do not need more competition between supermarkets that will only beat down their producers. We need room in the market for smaller independent food retailers.
1.	2.	Definitely not
1.	3.	No, especially since I gather that Sainsburys are planning to build another story on top of their present building
1.	4.	There is absolutely NO need for another supermarket in our locality. There are 2 enormous Sainsburys, 2 Tesco metros for out of hours, an enormous Waitrose and one of the biggest Tescos in the country all within a couple of miles radius.
1.	5.	Absolutely no need for another supermarket there, especially as it will be significantly smaller than Sainsburys - can't see what advantage it would have over Sainsburys.
1.	6.	No. We are more than adequately served,by Waitrose and Sainsbury in Maidenhead,another Sainsbury scarcely more than a couple of hundred yards from the projected development,and Asda,Marks and Spencer nearby on the outskirts of Slough.

1.	7.	NO
1.	8.	in our opinion absolutely not. We have Sainsburys only 2 mins from the location of the bishops centre and waitrose 5 mins further on into Maidenhead.
1.	9.	No!
1.	10.	The opening of the LIDL store will cater for the low end of the market. The two Sainsbury stores cover the mid-market and Waitrose covers the higher end. So no real need for another.
1.	11.	While being a strong supporter of competition in the retail sector, the answer is no. Yes the Tesco in Slough is in another county, but it is only five miles away. The "county" argument came up over the Sainsbury application.
1.	12.	No.
1.	13.	I do not believe there is a requirement for a further supermarket development on that site.
1.	14.	No, but a better one. The Sainsbury outlet is tired and grubby.

1.	15.	<b>See comments</b>
1.	16.	No there is not a need for another supermarket in our locality . It will encourage traffic focusing on area between A4 roundabout and Huntercombe roundabout. It will withdraw custom from Burnham and Lent Rise --and Maidenhead Town centre. It will discourage individual enterprises - why ? encircling high rents
1.	17.	No
1.	18.	NO!!!!
1.	19.	No
1.	20.	NO!
1.	21.	If it's a Tesco store that sells more than food like the store in Slough then yes, that's ok. If it's just food then no, not really
1.	22.	I actually feel we have enough supermarkets in the area, so was surprised that the supermarkets themselves would condone another supermarket so close to Sainsburys.

1.	23.	I think it would give variety & options
1.	24.	NO
1.	25.	No.
1.	26.	<b>See comments</b>
1.	27.	!. No
1.	28.	Absolutely not, we are well provided for already with several major supermarkets in the area. Another one would sound a death knell for corner shops & convenience stores.
1.	29.	No
1.	30.	Most definitely not

1.	31.	NO – Absolutely not (see 5)
1.	32.	I would not oppose one.
1.	33.	No the locality is already overprovided with supermarkets. And the same brands.
1.	34.	Think not as there are over 13 large stores within a radius of 5 miles.
1.	35.	No. I see no need for yet another supermarket
1.	36.	No
1.	37.	No
1.	38.	Taplow is well served with major supermarket/superstore by both Sainsbury Taplow, Sainsbury Maidenhead & Waitrose Maidenhead. Marks & Spencer Food store is located at Cippenham within a couple of miles. Additionally Burnham with Tesco extra & various small independent stores locally at Lent Rise, Burnham & Maidenhead support adhoc shopping requirements more than sufficiently

1.	39.	Within ten minute's drive of our home, there are two full-scale Sainsbury's, and a Waitrose, there are three smaller scale Tescos, and if I venture jsu a few minutes more, I can reach Coop, a huge Asda and Tesco, another full-scale Waitrose and Sainsbury's. Over the past ten years with many new stores and expanded stores, I believe that South Bucks (with Windsor and Maidenhead close by) has become saturated with Supermarkets. Furthermore, In terms of competition, the case for the Morrisons's, if there is to be a supermarket, is vastly greater than that of Tesco. So my answer is very clearly NO, No, NO.
1.	40.	The area probably does not NEED another supermarket, it is a commercial risk on the part of the supermarket to open a store. If there is no real demand, the traffic implications will not be as serious as we might be fearing.
1.	41.	No
1.	42.	No. The locality is well served by full service supermarkets - Sainsbury 250 yards distant in Taplow : Waitrose and Sainsbury 1 mile distant in Maidenhead : Hallmark 1 mile distant in Burnham : ASDA 2 miles distant in Cippenham : Tesco (the largest in the UK) 3 miles distant in Slough : and 3 Tesco Express each 1 mile distant in Burnham High Street, Burnham Lane and Maidenhead : M & S Food 1 mile distant east on Bath Road : several convenience shops in Lent Rise, Nursery Road and Burnham High Street.
1.	43.	No, there are numerous supermarkets within easy shopping distance. Any new supermarket would simply be a repeat of an existing one and to what purpose?
1.	44.	No
1.	45.	Red ( <i>? Is this the answer?</i> )

1.	46.	No... and especially not Tesco
1.	47.	<b>See comments</b>
1.	48.	Not in the least, there are quite enough. Isn't there already enough competition between the large supermarkets in the immediate area without needing one more?
1.	49.	
1.	50.	
<b>2. Which goods/services provided by the existing Bishop Centre shops will you miss?</b>	1.	The craft shop and Mr Music are both excellent shops that I use regularly
2.	2.	Creative World and the car wash.

2.	3.	Principally the craft shop
2.	4.	I will miss The Party Shop which we use frequently, The Art and Crafts shop which we use on a weekly basis, the ink cartridge shop but mostly the Vet. My husband also goes to the Music Shop. We use the playground often too.
2.	5.	Majestic wine, the party shop, ink express, creative crafts and crafty ideas, cargo homeshop, Laura Ashley, mr music, the play area.
2.	6.	Oddbins.
2.	7.	The cafe, the sushi place
2.	8.	I will miss - Majestic, Cargo, Creative World, Party shop. It is a very useful handy little shopping centre.
2.	9.	About half - Cafe, Wine, small shops are nice, crafts, housewares (Habitat and other one), antiques, Gift and card shops, Specialty Asian food.
2.	10.	The printer supplies shop, the craft shop, Cargo, Laura Ashley.



2.	11.	Picture framing, craft supplies, wine, trailer parts.
2.	12.	Veterinary services. Car wash facility. Low cost printer ink refill facility. Use of the Party Shop. Majestic Wine services. Clean public toilets, (currently a separate facility).
2.	13.	I currently use Music Man, EcoPrint, The secondhand shop opposite Music Man, The Car Wash, the Framing Shop, and have used Majestic.
2.	14.	Majestic Wine, the print shop, the creative materials shop.
2.	15.	<b>See comments</b>
2.	16.	<b>See comments</b>
2.	17.	Craft centre & Car wash.
2.	18.	Party Shop, Craft shop, used to use Focus DIY.

2.	19.	Craft shop, Mr Music, Party shop, Print cartridge shop, picture framers - all have provided excellent service on numerous occasions
2.	20.	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.
2.	21.	Ink Xpress, Unit 27 The Bishop Centre; Cargo; Laura Ashley outlet;
2.	22.	I will miss the picture framer, the small gift shops and the music shop.
2.	23.	Majestic, Cargo
2.	24.	Mr Music Majestic Party Shop Habitat ! Craft Centre Car Wash
2.	25.	Art materials (Creative World). Office supplies (Eco Ink Slough Ltd.) Cards and gifts. Clothes and gifts for babies. Furniture (Multiyork). Shoes. Housewares (Cargo). Party items (Partyland). Majestic Wine. Car wash. Vet (when we had a pet).

2.	26.	<b>See comments</b>
2.	27.	Several of those we enjoyed have already gone – Focus, or its DIY predecessor, Habitat, Woods Garden Centre. We would in addition miss the art shop and Majestic wine store.
2.	28.	Craft shop / Habitat / Cargo / Party Shop / Car Wash / Majestic
2.	29.	(a). Car Wash. Excellent quality; a scheme for regular users; you don't have to stay in the car to go through. (b)..Creative World. High class artists' materials shope plus much else. ©. Majestic Wine . Now closed but useful for parties. (d). Payless/Focus. Now closed but although cheap was the only place for hardware since Peter Hudson's excellent shop in Eastfield Road, closed. (e). Habitat. Now closed but was useful. (f). Jean Marc Hall, Picture Framer. Expensive but very god. (g). Fireplace shop Now not there? (h) Deep End Pools. Get my softener salt there. (j) Eco-Ink. Used to get printer cartridges and other computer spares. (k) Bike Shop. Gone some years ago but was useful.
2.	30.	None
2.	31.	Creative World / Laura Ashley / Lily Chic / The Furnishing Place / Creative World / Eco-Ink / Boraca / Antiquus / Crafty Ideas / Multi-York / Simply English /
2.	32.	The Indian furniture shop (can't recall the name) and nice furniture household shops.

2.	33.	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 offering.
2.	34.	Think George would miss Majestic, the Ink/print shop/and Mark the Framer
2.	35.	I shall miss Habitat, the Craft Centre, Majestic Wine, Jean-Marc Hall picture framing. Ink Express
2.	36.	DIY/Garden Centre
2.	37.	Car Wash, Arts & Crafts Store, Partyland
2.	38.	Independent specialist stores which are so hard to replace. The small gift shops, Creative World, Party Shop & specialist furnishing stores.
2.	39.	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.
2.	40.	I will not miss any of them. I seldom go there

2.	41.	car wash, majestic, cargo, picture framers.
2.	42.	Car Wash : ECO Ink : Creative World : Party Shop : Antiques : Jean Marc Hall Framing Shop : Cargo : Majestic : Habitat : DIY shop : Garden Centre
2.	43.	Creative World, Vet, Printer ink shop, Lands End, Majestic, Party shop, DIY store (now closed), Shoe shop
2.	44.	The Crafts shop, Lands End and all the other small shops
2.	45.	Josef Siebel Footwear, Cargo, Laura Ashley, Eastern foods shop
2.	46.	Creative World, Ink shop
2.	47.	<b>See comments</b>
2.	48.	I will miss Habitat (which admittedly would have gone anyway), Creative World, the Laura Ashley outlet, Party World and last but no means least the ONG Bites with its excellent home made Asian Food. Such diversity with not be provided with the new plans.

2.	49.	
2.	50.	
<b>3. Is there a major shop you would like to have a branch in the Bishop Centre?</b>	1.	None that I can think of
3.	2.	No.
3.	3.	The old DIY centre was incredibly useful. We now have to go into Slough for our bits and pieces
3.	4.	There is no major shop we would like to have at the Bishop Centre in particular.
3.	5.	M & S and Gap if there has to be a 'major' shop, but would prefer independent ones.

3.	6.	No.
3.	7.	AN EVANS CYCLES OR CYCLE SuRGERY, a holland and Barrett
3.	8.	I wonder whether more outlet style shops would work well in that location - like laura ashley. - i think shops like the White Company would be good. Possibly Marks and Spencer food shop.
3.	9.	We need a DIY/Hardware store to return
3.	10.	The White company, Crew (clothes)
3.	11.	No
3.	12.	Robert Dyas.
3.	13.	Marks and Spencers

3.	14.	No, unless you define Majestic as major, I don't.
3.	15.	<b>See comments</b>
3.	16.	<b>See comments</b>
3.	17.	Marks & Spencer
3.	18.	Not especially
3.	19.	I would have said Habitat but too late for them now! M&S?
3.	20.	no
3.	21.	Debenhams; John Lewis;



3.	22.	WHSmith and Boots
3.	23.	John Lewis with full range eg clothes
3.	24.	House of Fraser
3.	25.	No.
3.	26.	<b>See comments</b>
3.	27.	Ikea would be good.
3.	28.	DIY store
3.	29.	No

3.	30.	None come to mind
3.	31.	Zara / John Lewis / Debenhams
3.	32.	John Lewis! Dwell furniture. Electronics maybe, Nice restaurant or cafe/bistro.
3.	33.	No. Local amenities for local needs please.
3.	34.	Nothing major comes to mind
3.	35.	No, not specifically
3.	36.	Waterstones, B&Q
3.	37.	DIY

3.	38.	If a major store is necessary, John Lewis (which would attract a different & I assume less frequent level of traffic movement)
3.	39.	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
3.	40.	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.
3.	41.	No
3.	42.	John Lewis : a DIY shop
3.	43.	A Diy store, John Lewis
3.	44.	No: except perhaps if I must those mentioned in (2)
3.	45.	TK Maxx

3.	46.	John Lewis
3.	47.	<b>See comments</b>
3.	48.	Tokyo Hands.
3.	49.	
3.	50.	
<b>4. Which types of independent shop would you like to see in a new Bishop Centre?</b>	1.	The craft shop and the Mr Music – I know Mr Music is having to relocate – 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.
4.	2.	None.

4.	3.	There should be room for some franchise arrangement allowing small independent traders to set up shop, such as the printer cartridge shop
4.	4.	We would like to see an art shop still - very hard to find the things they sell elsewhere. A DIY shop would also be good (there used to be a focus there).
4.	5.	Similar things to what is there now, providing a variety of products that are not readily available anywhere else locally. and maybe a nice deli / cafe. Definitely no more fast food outlets.
4.	6.	As above, wine, and American Golf.
4.	7.	An independent bookshop
4.	8.	A deli/farmers shop, clothes shops, a toy shop.
4.	9.	Gourmet food/Deli
4.	10.	Delicatessen, Italian restaurant

4.	11.	Shoe repairs, fabrics, hair dresser, traditional hardware.
4.	12.	A hardware store.
4.	13.	As above, those shops that are not in every high street would be nice, much the same as it is today but with possible additions of some independant clothes, shoes, perhaps stationers and even maybe a small post office come bank.
4.	14.	Yes, a medium size hardware store, where I can find things in minutes and not the hours it takes at B & Q.
4.	15.	<b>See comments</b>
4.	16.	<b>See comments</b>
4.	17.	?
4.	18.	Independent! It'll all be the usual chain stores.

4.	19.	I would like to see retailers such as those listed above retained
4.	20.	I am not sure we need another retail centre - I think the area could be developed into housing and more effort in put into making Maidenhead the new retail experience and the current Bishop Centre shops relocate there!
4.	21.	Hairdresser; Cycle shop; Cards & gifts; Computers/accessories/repairs, photocopying, printing, etc; boutiques; high quality shoes; specialist bread/cheeses/cold meats/deli, fresh sandwiches, coffee, with small tables alfresco; upmarket fish and chip shop; the Cookshop (oh yes please, just like the one in Marlow!); no charity shops (to deter people leaving rubbish outside).
4.	22.	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.
4.	23.	Clothes, toys, DIY, deli, bakers, butchers & greengrocers
4.	24.	Mr Music Toni & Guy Majestic Top class
4.	25.	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.
4.	26.	<b>See comments</b>

4.	27.	A book shop, particularly an independent one. Chemist. Stationer. Coffee/tea shop if sited in attractive surroundings. Also see the missing shops in 2..
4.	28.	Replacements for above
4.	29.	As list above
4.	30.	None come to mind
4.	31.	All those in item 2 / clothes shop / furniture & antiques shop / home shop
4.	32.	As above plus clothes NOT mobile phone stores! (they should be banned)
4.	33.	A cross section of the arts- Music, graphic art, sculpture.
4.	34.	The Bishop Centre has never been a roaring success as a retail park, and since a Tesco Store would probably only split the take that Sainsbury currently enjoys, it seems that since no great gain would be achieved that the existence of the area as a retail one should perhaps be reviewed. Much as I think that Taplow is at risk of being over-developed with residential properties I believe the site could provide an enormous number of affordable housing in a sustainable location.



4.	35.	Organic food store/farm shop/greengrocer/delicatessen
4.	36.	Cycle shop/wine merchants
4.	37.	Deli, clothing & cycle shops
4.	38.	Specialist shops perhaps including a Dry cleaner, Florist, Hairdresser, specialist deli, etc., making this a one stop retail environment.
4.	39.	A speciality Ironmongers would spare us the miseries of another B and Q of Homebase warehouse experience, a reasonable place to eat would be good, even in the form of a Gastropub, and a bakery, if only one like we can find in France. 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.
4.	40.	I have found the 'Prime Outlet' shopping malls in the USA to be well worth a visit when I am there. Essentially direct sales by manufacturers to the public, often with trial new products or end of season sale products. I would like to see the small units doing this sort of thing, plus a filling station.
4.	41.	See question 2
4.	42.	A range of independent shops as are the present 36 plus other niche small shops and Car Wash, GP/Dentist/Vet, Restaurant,

4.	43.	Outlet stores, A variety of independent stores not easily accessible to replace the many independents which will be closing. Not necessarily all the same as at present, but along the same lines.
4.	44.	Those mentioned in (2)
4.	45.	I think the mix we have is good.
4.	46.	Same as existing
4.	47.	<b><i>See comments</i></b>
4.	48.	A Creative World, an Asian Supermarket, a community farm shop, independent boutique stores, designer outlet stores.
4.	49.	
4.	50.	

<b>5. How will the proposed shopping centre impact on the local community and businesses?</b>	1.	At the moment the buildings at the Bishops Centre are small individual units and receive only small van type deliveries and occasional mid size lorries. The roofs are pitched and although some are two stories they are very similar in appearance to a small housing development.
5.	2.	To their /our detriment, probably resulting in the loss of shops in Lent Rise.
5.	3.	This must depend on the range of shops Tesco as the main leaseholder will permit there. Also I spoke yesterday to the Cartridge man who says that landlords have not caught up with what is happening and are still demanding extortionate rents
5.	4.	The proposed shopping centre will impact hugely on local businesses, particularly in Burnham High Street. They suffer enough as it is but I expect the majority will close. Our lanes are too small for the amount of traffic that would be expected from such a proposal and the A4 is busy enough as it is.
5.	5.	It will take away the sense of community that the current Bishops centre fosters and turn it into yet another out of town, identikit retail park.
5.	6.	It can only diminish the trade of the small shopkeepers of Burnham.
5.	7.	It will have a detrimental effect on plans to improve and develop Maidenhead town centre and make it a premium shopping destination

5.	8.	I think it will significantly increase the traffic on the A 4 which is already bad enough. I wonder about how the Tesco and Sainsburys will both be sustainable. I also think it would be a shame to say goodbye to the independent shops in the Bishops Centre
5.	9.	Just simply not needed
5.	10.	Very likely to narrow choice to major bland chains and adversely affect the attempts to rejuvenate the centre of Maidenhead.
5.	11.	The rental on the new units is likely to be higher than it is or should be on the present units; such extra costs will necessarily be passed on to the customers. Burnham High street should have every chance of being a successful and varied shopping area.
5.	12.	Don't know.
5.	13.	It appears from talking to a couple of the local businesses already there that the development will close them down, certainly the two I have spoken to expect little compensation, have been told to be out by January and seem to have had little communication with Land Securities other than by notice. Of course that is two opinions out of many. But it is clear that many of the existing businesses will not remain and thus not employ and whilst being replaced so therefore re employing, I personally think it would be a shame to uproot what seems to me to be a well established community of small businesses to provide perhaps what will just be yet another conglomeration of the same retailers found in every high street.
5.	14.	The primary disadvantage will be to increase traffic congestion, already bad at times. The A4 collision of Tesco plus Sunday bootsales would be a nightmare. Those now satisfying their needs from Bishop shops will add to the traffic across Maidenhead Bridge or east to Slough. The cause of the "Asian cornershop" would be marginally, but not materially, worse, being already afflicted by Sainsburys.

5.	15.	<b>See comments</b>
5.	16.	<b>See comments</b>
5.	17.	Will ruin local shops.
5.	18.	Remains to be seen. Certainly on Sainsbury's.
5.	19.	Depends on range of shops - presumably will have major detrimental effect on Sainsbury!
5.	20.	Massive impact on increase in traffic - people will be put off from coming into the area!
5.	21.	Tesco food shop will obviously reduce trade of competitors in area but will bring new jobs. Otherwise I don't know. These are hard times, everyone is struggling to survive. Please keep the rents as low as possible. And have some small, individual commercial business units available to rent.
5.	22.	I am very concerned about the increase in rubbish in the surrounding areas and would like to know what the plans are to minimise this or to adopt the surrounding roads from a clean up perspective. I also think that Taplow needs a specific cycle route to and from the centre. I also suggest that we ban the supermarket from allowing its delivery vans to use Taplow as a rat run and certainly ban them from parking in small roads.

5.	23.	I don't think it will Maidenhead is not moving forward quick enough & have lost any supporters already & others are far enough away not to worry, along the A4 from Sough to Reading this area is not very well served, Maidenhead town centre being the biggest let down, so if they are not going to invest then it shouldn't stop other areas moving on.
5.	24.	Badly, no need for another supermarket in this vicinity
5.	25.	I would not like it to be like all other characterless shopping malls with the same shops that can be found a short distance away. I would also be concerned about shops competing with Maidenhead town centre. I would not want to see the same shops that are located in Slough. I would not like to see another supermarket there as it would impact on Sainsburys which meets local needs.
5.	26.	<b>See comments</b>
5.	27.	If successful, it would detract even more from Maidenhead. More empty/charity shops, more plastic boxes, less life that ever.
5.	28.	Adversely, because of increased traffic, including delivery vehicles for the supermarket at all hours, plus loss of trade for local independent businesses
5.	29.	Loss of jobs; I am told new rents will be higher.
5.	30.	Very bad impact- the shops in Burnham village are struggling to survive

5.	31.	It will attract more traffic that the area cannot cope with / it will put the much valued existing shops owners at the Bishops Centre out of business as they will not be able to pay the rents of the new units that the nationwide chains can afford / with the change in shops at the centre it will have an adverse affect on local shops already struggling to survive / there is no need for yet another supermarket given the abundance of them in the area (and 2 less than a mile away in either direction on the A4!) /
5.	32.	I think it is an eyesore now and a bit run down so anything is an improvement and will save having to travel to Slough or Maidenhead and will be local.
5.	33.	Harmful increased and unwanted traffic to an already congested road network. Increased and unsightly car parking. Cynical loss of established landscaping and ecology on the behest of the developer so that the new centre acquires visibility from the Bath Road. Yet another bland retail park of the kind that has blighted so many of our communities across the country.
5.	34.	Another major retail outlet in the area must impact adversely upon small local retailers including Burnham High Street
5.	35.	Disastrously. Local businesses such as post office, small grocery/general stores/newsagent (eg. Dhariwal) will be wiped out.
5.	36.	Destroy them
5.	37.	Traffic problems
5.	38.	If smaller independents are removed then shopping choices diminish. I have spoken to many of the local businesses at The Bishop Centre over the past 4-5 weeks & many are struggling to find reasonable alternatives & as a result face real threats in closing.

5.	39.	This is a little hard to answer, since the only seemingly fixed component is Tesco. However seeing that Maidenhead has turned itself into one huge feeding trough, and Burnham High Street, and the Lent Rise area have been in slow decline for years, this biggest difference it will make is to increase the frequency that the A4 will become totally closed, and that the rat runs through Taplow village will reach unprecedented levels (see 6).
5.	40.	The idea of a collection of specialist shops and modest supermarket would have, without doubt, the effect of killing Burnham High Street, as it would provide free parking and easier access. Is this a price worth paying?
5.	41.	congestion, loss of employment across a range of activities, not everybody currently employed at the bishop centre will want to work on a checkout.
5.	42.	Reduce viability of shops in Burnham High Street, Burnham Lane, Lent Rise and Nursery Road. Increase traffic noise for nearby residents especially from deliveries and most especially from night deliveries, which to a supermarket may be daily including Sunday. Increase traffic noise for residents on the wide area of feeder roads.
5.	43.	I believe it will impact badly on the many small and useful shops in Eastfield Road and Burnham. I also believe that there will be a loss of jobs which will not be offset by job creation on the new site. The new jobs are also likely to be on average at a lower remuneration than at present when account is taken of the office jobs lost and the earnings of all the current lessees and staff.
5.	44.	It will cause more traffic disruption and probably put more small businesses out of trading
5.	45.	I don't think it will have any effect
5.	46.	Must be adverse to shops in Burnham, Lent Rise and Maidenhead



5.	47.	<b>See comments</b>
5.	48.	I imagine that there will be a significant impact on the shops in the surrounding area. Small butchers such as Atkins and Hearn & Son on Burnham High Street, independent corner shops and off-licenses such as those on Eastfield Road, even through to toy retailers such as Wally's in Maidenhead are bound to suffer.
5.	49.	
5.	50.	
<b>6. Are you concerned at the increase in traffic there will be on the A4 and local roads?</b>	1.	Yes – There will be large lorries for deliveries and due to Tesco's aggressive advertising there will be a lot of people that will come to use the new Tesco. There is no Tesco in Maidenhead so people will be drawn along the A4 over the bridge. This is already a bottle neck for the area and will cause increased traffic. When the A4 is congested traffic already diverts itself through Taplow and Burnham village, where the lanes are too narrow for increased traffic and the residential areas don't have crossing points suitable for increased traffic.
6.	2.	Yes.
6.	3.	Must have some effect as Sainsburys did when it first opened. What is the saturation point of the A4? Shall we see another roundabout like the Sainsbury one?

6.	4.	We are very concerned about this - see above. We have 3 small children and pets who we regularly walk around the area and to school.
6.	5.	Not particularly.
6.	6.	This is the biggest consideration. The A4 is already congested between Maidenhead and Cippenham, not just in the "rush hours", but at weekends, mainly through car-boot sales and Sainsburys on the Bath Road. Access to this main road from Taplow will become even more difficult.
6.	7.	Very concerned. They shouldn't get any extra floor space for a supermarket or food as it will clog the roads and cause chaos when the car boot is on. I would also like to press for much more regulation of the anto social impact of the car boot on local residents
6.	8.	Absolutely
6.	9.	Very much. the A4 can't even cope with the boot sale.!
6.	10.	Very. The addition of a new A4 access will have major impact, especially in combination with the Mill Lane development. Cannot the existing exit be "beefed up", or even closed?
6.	11.	The A4 is frequently congested and Maidenhead bridge is a major bottleneck. The bridge for the Maidenhead bypass was started in 1938; it was subsequently hyjacked by the M4. When will we get the promised bypass - 70 years is a ling wait.

6.	12.	Yes.
6.	13.	Yes I am concerned at traffic. The A4 is already poor in terms of access between Slough and Maidenhead Bridge. Witness the problems of the Sunday boot sale. Leaving Taplow on that day is a nightmare and the problem goes back to Slough and Maidenhead central in terms of traffic. If a supermarket is part of the plan - how will that traffic be managed assuming it is successful?
6.	14.	Yes, very much.
6.	15.	<b>See comments</b>
6.	16.	<b>See comments</b>
6.	17.	Increase in traffic will be diabolical bad enough now with the car boot!
6.	18.	Yes, the A4 is too busy already
6.	19.	Yes - especially when combined with Mill lane development

6.	20.	Yes! Hard enough getting out of our road at any time of the day, (Ellington Road) - on car boot days we are often housebound!!
6.	21.	Yes, very. This needs to be assessed very carefully, especially the clash with the Sunday Taplow Car Boot Sale which can put traffic at almost a standstill taking 30mins to travel 2 miles along the A4 from J7/M4 to roundabout at police station in Maidenhead.
6.	22.	Yes as above. Taplow and the Cliveden roads must not be used for delivery vans and we should consider applying for change of access to the village roads to be access only, so tat we minimise the traffic issue
6.	23.	No, I think the A4 has so many other things going on that the traffic will be about the same
6.	24.	Yes, especially because opening hours will be longer
6.	25.	Yes, I am concerned about any increase in traffic along the A4, particularly during rush hours and on Sundays and Bank Holiday Mondays when there are car boot sales.
6.	26.	<b>See comments</b>
6.	27.	Yes, certainly.

6.	28.	Yes most certainly. The A4 is already used to capacity throughout the working day and beyond. The last thing we need is more traffic on there and local roads, bearing in mind the impending Mill Lane development as well.
6.	29.	If there is to be an extra junction on A4 will cause even more congestion especially on Car Boot Sale days.
6.	30.	Yes very much so- this is an area of high congestion at all times- when there is a boot sale there can be a 30 min.delay on this section of the A4.
6.	31.	Yes – greatly concerned. It is established that there is already too much traffic on the A4 than the road can manage, which will be increasing anyway due to the Mill Lane development and the Badnells Pit development in Maidenhead, so the area and the A4 cannot cope with the further traffic that the proposed retail development offering more commercial outlets will propagate.
6.	32.	Not particularly if well thought out as to exit and entry of site so as not to back up cars on the A4.
6.	33.	Yes- the road network is congested, noisy, polluting and divides communities on either side because it is unsafe so pedestrians and cyclists.
6.	34.	Without question the A4 is already over capacity for much of the time
6.	35.	Again, disastrously. Traffic on the Bath Road, particularly at peak times, will inevitably back up and be forced on to village roads, with the flow of traffic in this major artery being reduced to a crawl, even more so than at present.

6.	36.	Yes
6.	37.	Yes
6.	38.	Absolutely we already have issues with traffic especially on Sunday mornings with Car Boot traffic along A4. A superstore by definition needs to be visited by car & the type of frequent stop shopping will create a block back over Maidenhead Bridge & more pressure to the already heavy traffic back to M4.
6.	39.	I cannot believe that the proposers have ever examined the density of traffic around this site. Most times of the day, getting in and out of the entrance that currently exists is possible only in the gaps in traffic created by the traffic lights outside the police Station. The proposed new access, seems to be barely fifty yards from that traffic light, where at certain times of day, there is 100yads of waiting vehicles. The delivery access proposed presumably expects its traffic to come off and onto the side roads of the A4, since I can't believe that many such vehicles will manage to comfortably pass through the single tunnels. Again this adds more turns on and off the A4. At least three other factors push this desperate piece of roadway in misery: the carboot sale, the already high but growing risks of M4 breakdowns, and the continued acceleration of new housing. Maidenhead Bridge remains the size it was a hundred years ago. This development will do for it.
6.	40.	Of course I am concerned about traffic on Bath Road, but I think most of the traffic would be substitution traffic already using Bath Road for existing supermarkets, filling stations and shops. Much more serious would be intensive development of the Mill Lane site which would bring new traffic.
6.	41.	Yes, particularly adding to traffic problems when the a4 car boot sale is on.
6.	42.	Yes. At most times of each day including weekends, the volumes of traffic on the section of the A4 between Exit 7 of the M4 and Maidenhead Bridge are already beyond its capacity and due to Maidenhead Bridge being listed, the narrow width of the railway bridge and the existing roadside build, a widening solution is not possible.

6.	43.	Yes, I cannot see how there will be anything but an increase in traffic because the clear aim is to generate a greater footfall to justify the cost of a new development and the undoubted improvement in the returns of Land Securities. Otherwise why are they doing it?
6.	44.	It will cause more traffic disruption and probably put more small businesses out of trading
6.	45.	concerned for A4 especially with the dreaded boot sale as well
6.	46.	Make present congestion even worse
6.	47.	<b>See comments</b>
6.	48.	Absolutely yes. I fear that it will significantly increase the traffic on the A4. I understand that there are plans for a right hand filter lane with access from the A4, I'm concerned that this will not suffice. I'm sure that the traffic for Sainsbury's (Taplow) would be worse were it not accessed at a roundabout. Those who have seen the Sunday traffic chaos that is caused by the Car Boot will testify how delicate the A4 is through the section near the Bishop Centre to increases in traffic numbers. I also fear that it will drive frustrated drivers through the quiet village of Taplow and the surrounding area. Its already dangerous enough for parents and children walking to St. Nicholas School
6.	49.	
6.	50.	

<b>7. Do you agree with Land Securities that "the local area deserves a better shopping experience"?</b>	1.	No – The Bishops Centre is a good shopping experience and it is my feeling that it has been allowed to deteriorate and shops have not been encouraged to allow Land Securities to put this case forward.
7.	2.	No - it is meaningless hype to 'talk up' their proposals which are purely for financial gain. The Taplow area does not have enough critical mass to support such a redevelopment. If the site is not commercially viable with the existing range of shops, then it should be redeveloped with affordable housing, the scale of which would better respect the adjacent Green Belt.
7.	3.	Don't know what criteria they are using for such a fatuous statement. I am aware that the District Council cannot make these judgements as part of their decision criteria since it is up to the proposer to justify such ephemeral issues such as what the market will bear and the degree of competition around. If the planned rehabilitation of Maidenhead town centre goes ahead it will (hopefully) make such shopping experiences as the Tesco site will offer about as attractive a shopping experience is as going to the present Stafferton Way version - which I suspect will be roughly what the new BC will end up looking like - if the new building on the site of the old police station is anything to go by maybe even worse! The new town centre can bring Maidenhead back to life and the BC will become irrelevant. I was talking to a friend the other day who pointed out that the appalling new Tesco in Gerrards Cross appears to be under a boycott by the locals. By all accounts its nearly always virtually empty. Maybe a boycott here?
7.	4.	We completely disagree that 'the local area deserves a better shopping experience'. According to who? Certainly nobody I know.
7.	5.	I happen to like the slightly quirky experience that the current centre provides. It could be improved to provide a 'better shopping experience' but not by losing the individual nature of the shops. A lot of the smaller shops that I use there do not require big areas and mezzanine levels, and my fear is that they will be priced out and replaced by big chains, of which there are many. It would be great to have a range of small, useful shops.



7.	6.	This is nonsense. In many years in the area,I have never heard anyone complain of the need for "better shopping". As shown above,the community is over-served.
7.	7.	Yes it should be developed but a huge supermarket is neither wanted nor needed.
7.	8.	I dont think that a better shopping experience is Tesco - i see that as a significantly worse shopping experience
7.	9.	Just fine the way it is!
7.	10.	The loss of Habitat is a major blow to the existing centre and the centre is in need of some rejuvenation and enhanced attractions. To class Tesco as "a better shopping experience" is a PR spin too far. Supermarkets in general do not enhance the experience.
7.	11.	If wanted, the better shopping experience should be in Burnham High street and is more likely to be achieved with independent units rather than from Land Securities' proposals
7.	12.	No.
7.	13.	I wonder really what Land Securities know about the local area. Land Securities are not interested in providing a better shopping experience, they are developers, I am a shareholder, they are only interested in improving the rent role on their portfolio. Does the area deserve better shopping, of course, but we have Maidenhead High Street which is decimated, full of charity shops and pound marts, where do Land Securities think that the population will come from to service yet another large retail development? I am not sure. For sure a new development, new shops, with well managed traffic giving good access is always attractive but I wonder in two years time whether Land securities will be as

		pleased with their rent role when the charity shops move in simply because there is not enough support for the " new shopping experience ".
7.	14.	Yes, I would like an <i>improved</i> supermarket (and hardware store) but not an <i>additional</i> supermarket.
7.	15.	<b>See comments</b>
7.	16.	<b>See comments</b>
7.	17.	No.
7.	18.	That's just PR speak!
7.	19.	I think the Bishop centre has been allowed to get rather run down - but there are many great retailers there
7.	20.	No - just make Maidenhead a better shopping experience!

7.	21.	Absolutely!!! Please can we make Taplow a proper village with some nice shops just like Marlow High Street!
7.	22.	Not sure why Land Sec cares about anything other than making a profitable decision on their land usage, so I do not consider that this question is relevant.
7.	23.	Yes definately, the Bishops Centre is a fantastic opportunity but the shops are so limited in variety and attraction ie not everyday visits that it is a wasted opportunity.
7.	24.	Yes, but not another large supermarket - better quality shops like those in Windsor or Marlow - that would save travelling and improve choice. No Pound Shops, cheap card shops, opticians, estate agents.
7.	25.	I do not know what they mean by a better shopping experience – better for whom and in what way?
7.	26.	<b>See comments</b>
7.	27.	No
7.	28.	No I do not agree with the suggestion that we need a better shopping experience nor have I heard that sentiment expressed by anyone else.

7.	29.	no we have one
7.	30.	No- I do not agree - I do not think it is needed at all
7.	31.	No, don't agree. The area is served perfectly well as a shopping experience – given the proximity of the big Slough shopping centre and only a mile or so away is the Maidenhead shopping centre which is going to be regenerated into a big and vastly improved shopping centre so I do not see why the Bishops Centre is required to be redeveloped to provide even more of the same of the shops that will be on offer either side of it at the big town shopping centres (Maidenhead & Slough). The Bishops Centre is attractive for shoppers as it is – it is renowned for miles around for providing many independent and non-‘run of the mill’ shops that you don’t find at shopping centres, and thus it provides a much needed service to the area, and it should stay in this vein, and not be changed to an out of town shopping park just like all the other shopping parks with all the same shops.
7.	32.	Yes
7.	33.	There is always room for improvement , but not their way.
7.	34.	How can LS suggest we can have a better shopping experience than Waitrose/Sainsbury and the already established Tesco Stores in Burnham!!?
7.	35.	Categorically NO.

7.	36.	Keep it as it is but invest in what is there to make up for the last 5 year's neglect
7.	37.	Yes
7.	38.	No, I see no improvement or a better shopping experience in replace some great indepent specialist stores with another replica of what we are already well served with.
7.	39.	Yes, but I cannot see how there proposal will achieve it. Yet another supermarket doesn't make a better shopping experience, it just means more traffic on already saturated roads.
7.	40.	I think that the points I have made above show that it would be possible to use such a valuable site to add something new and add competition to the existing supermarkets. I would rather that the Bishop Centre were not there at all, but realistically, it will be developed and we might as well propose ways in which our shopping experience can be improved
7.	41.	No. I'm ore concerned about the effect on the community and local enviroment, and they are all about making money for themselves rather than my shopping experience.
7.	42.	A nonsense statement. A pathetic attempt by a public relations propagandist to sell an unwanted product
7.	43.	No, whatever occurs it will simply be different and if, as is likely, the shops are all branches of High Street multiples then my shopping choice and experience will be diminished not enhanced.

7.	44.	No. I have spoken to some people who are not Taplow residents and they are also upset. They enjoyed going to "The Centre" where there was a choice of shops
7.	45.	No
7.	46.	No
7.	47.	<b>See comments</b>
7.	48.	How can you possibly describe Tesco's as a better shopping experience? Whilst Tesco's might be offering incentives to local authorities which will seem appealing in the short term, in the long term I fear that another soulless, corporate eyesore of an out of town retail park will only damage the area in the long run.
7.	49.	
7.	50.	

Comments and suggestions	1.	---
	2.	Where do LandSecs think that their 200 employees will come from? Where will shoppers come from? There are five Tesco outlets already in the area - 2 in Burnham , 1 in Maidenhead, a large store in Slough, disliked by many because it is in the first floor, and 1 in Lightwater. A 'Morrison's' would at least introduce some competition in the area. Why so many cycle racks? How many people are likely to go grocery shopping on a bike? The whole project is ill conceived.
Comments	3.	----
Comments	4.	----
Comments	5.	----
Comments	6.	----
Comments	7.	The centre should be further shielded from the road by planting and a landscaped bank so you can't see the shops from the road. No gaudy signs on the outside. And tiled pitched roofs rather than a modern look
Comments	8.	----

Comments	9.	----
Comments	10.	----
Comments	11.	----
Comments	12.	----
Comments	13.	I would be interested to know the results of your work. Equally I am not a member of the Society but would be happy to become one should you be looking for new membership locally. I hope you find the input useful.
Comments	14.	----
Comments	15.	<ol style="list-style-type: none"> <li>1. Parking – great care must be exercised on the number of parking spaces provided – a simple numerical comparison with the provision at Sainsbury’s would seem to suggest under provision</li> <li>2. Traffic Implications – in view of the likely increase in traffic on the A4 not only from the Bishop Centre but also from the development at Mill Lane, the SGT site, the completion of Cliveden Gages and the occupation of 55 dwellings at Dropmore, all efforts must be made to carefully analyse predicted traffic flows onto the A4 from all new development. The opportunity should be taken to work with the Highway Authority to finally address the capacity of the A4 which was declared insufficient for current flows some years ago. Capacity can be increased by the updating of traffic lights and their interconnectivity.</li> </ol>



		<p>3. The question must be asked as to whether there is any flexibility regarding the size and number of retail units apart from Tesco's. Is there an opportunity to move nearer to a model which more closely resembles the existing model ?</p> <p>4. There should be a greater amount of planting through the site to soften the large areas of hard surfaces</p> <p>5. The proposal would appear to create a rather bleak and unimaginative environment. If this is dictated by parking capacity the possibility of a parking deck should be investigated as this could allow for more small units and the possibility of a piazza design which would be far more user friendly particularly if small restaurants were included.</p>
Comments	16.	<p>No there is not a need for another supermarket in our locality .  It will encourage traffic focusing on area between A4 roundabout and Huntercombe roundabout  It will withdraw custom from Burnham and Lent Rise --and Maidenhead Town centre  It will discourage individual enterprises - why ? encircling high rents  Computer supplies - We need store like FOCUS (ironmongery) –picture framer- craft shop  Major Shop -to repeat ironmongery &amp; household supplies +electrical small goods  Independent shop - delicatessen , hairdressers, organic food, pet shop , patisserie &amp; coffee shop  it will have a severe and detrimental effect,as stated above on local services  No I don't agree .Please keep the population away from "Shopping centres" there is more to life than shopping centres!!!!</p>
Comments	17.	----
Comments	18.	----
Comments	19.	----

Comments	20.	----
Comments	21.	----
Comments	22.	---- <b>(Further comment received 15<sup>th</sup> August)</b> I have sent my response in but I would like to add that the supermarket ought to consider the idea of 'adopting' the local roads to ensure that they are well maintained an rubbish-free.
Comments	23.	----
Comments	24.	----
Comments	25.	----
Comments	26.	<p>Our main concern with the development is that it appear to be fait accompli in the sense that they have planning permission for the food store and the entrance onto the A4, to both of which I would probably have objected. How did this come about without (as we recall) any discussion in the HTS? Anne was on the Committee in 1999 and was sure she would remember if it had been discussed.</p> <p>If we accept there is nothing we can do about this, then the development looks very pleasant and I would agree it is a great improvement on the status quo. My main point would be that there should be a widening of the A4 at the junction so as to allow for a right turning lane. Otherwise I can see traffic backing up to the M4 roundabout.</p> <p>With regard to shops, I would welcome a DIY such as (preferably) B&amp;Q.</p> <p>Most of the shops in the Centre at the moment are pretty grotty and the ones that aren't (such as the artists' shop) would probably relocate to the new development anyway.</p>

		<p>As you know I've always believed that we should progress and develop so I'd be in favour of it.</p> <p>One interesting thought - I like the idea of a pedestrian entrance to the station (though how many people will want to stagger away with the weeks shopping?), but it could remove all the parked cars from station roads if it's free!</p>
Comments	27.	<p>Thank you for your e-mail re the Bishop Centre. Our reply is below - not what is wanted or expected, I'm sure, but sometimes it is necessary to say what you really feel.</p> <p style="text-align: center;"><b>THE BISHOP CENTRE</b></p> <p>We are surrounded by towns – why do we need yet more shops?  The crying need is for the direction and employment of young people.  Why do we not pioneer a series of training centres, specifically for introducing youngsters to a useful trade. I visualise a series of workshops, each housing a different trade: carpentry, plumbing, building, electrical work etc. The owner of each would carry out his own trade in and from his premises, but would take on in addition at least one apprentice. Funding. Clearly a big problem but surely not insurmountable. Sponsorship would be essential, as no government money would be available. Or would it? All shades of politician are scared stiff at the rotten state of our country.  Carrots, not whips – added inducements. A recreation centre, including frustration-foiling sports. Boxing would be good – better aggressive with knuckles than knives.  There might even be counselling, and a quiet corner for – dare I say it – reading BOOKS. And so on. The improbable possibilities are enormous.  Improbable, yes – but impossible surely not? After all, the Thames Valley Adventure Playground was the inspired brain-child of one person, and look at it now! Here is a potentially empty space, within easy reach of troubled youngsters from Slough, Burnham and Maidenhead. In the present appalling state of the country there HAS to be some lateral thinking. So why not begin it here?</p> <p>Answers to your questions. As you can see, this is not what we think should be done with the site. However, under duress our answers are as follows: <b>(See answers to questions)</b></p>
Comments	28.	----

Comments	29.	Existing Parking worked well as you could almost always park close to each shop whereas a large car park will be too far away
Comments	30.	----
Comments	31.	----
Comments	32.	I Like the proposed idea of using local trees and the landscaping on the road and the proposed image looks vastly improved to what is there now. I support the green initiative. I think electric plug in points for cars as the way forward and a good idea along with cycle bike racks so you can cycle and lock your bike securely. A link through to the Taplow station is a good idea. Hope that helps!
Comments	33.	Land sec have been misleading with their material. The illustrations do not accurately show their intentions. Spartan landscape proposals are shown with a green wash behind to create the impression of Green Space- the reality is bland, shed like architecture with garish brand logos blaring through. This community deserves better and Land sec can do it if they try a bit harder. The developer needs a rethink, based upon a poll of local community needs and Sustainable development principles-The triple bottom line...Economic, Social and Environmental. For example Taplow station is a piece of major transport infrastructure which could be brought into better use to encourage greater public transport use and reduce reliance upon the private motor car. Make the development Mixed Use. Include some 24/7 uses to provide vibrancy and passive surveillance to make more secure and safe- eg residential. Add some community facilities- a new sports facility, Youth services, Cultural-niche theatre, specialist cinema, local history, cafe, small manufacturing workshops, small business enterprise zone, health centre, weekly farmers market, some of which can perhaps link to the open space nearby. Retain and enhance landscape- no slash and burn.

		Retain existing accesses, do not add more. Make development a model of Sustainability with low carbon technologies- PVs are a waste of time-as currently proposed and are 'greenwash'. Above all MAKE A PLACE where people want to be....
Comments	34.	----
Comments	35.	----
Comments	36.	----
Comments	37.	----
Comments	38.	----
Comments	39.	----
Comments	40.	----

Comments	41.	—
Comments	42.	
Comments	43.	
Comments	44.	Like many others I think redevelopment is totally unnecessary. We do not need another supermarket – Sainsbury can well supply all needs. I also think the “little man” is again being taken over by a “giant” Apart from that the upheaval on the A4 will be tremendous, it’s bad enough now at certain times.
Comments	45.	—
Comments	46.	
Comments	47.	The removal of the planning condition prohibiting the sale of food and drink at the Bishop Centre opened the way for a "Supermarket" though at the time it was considered (unwisely) that it would be one of modest size and the alternatives by refusal would be worse. Pragmatism reigned ! The number of "Supermarkets" would suggest that we are well enough supplied in the area, however this does not appear to weigh. Long ago an LPA would expect a potential developer to provide research supporting demand, (very difficult to determine), this no longer applies. In my view the following issues should be considered in determining an application.  1. Environmental impact on the surrounding area, particularly the green belt on the other side of the Bath Road and the internal physical environment.

		<p>2. Impact of traffic generation on the heavily trafficed Bath Road taking into account the Mill Lane proposals.</p> <p>3. Impact on independent shops in adjoining centres. One should also take into account that establishing a shop is an important opportunity for the small scale entrapreneur to move into the business world and also offers opportunities for development of the enterprise. Such opportunities generally are being eroded by (essential) technology and the growth of "supermarket" development</p> <p>From the point of view of the environment any development must be accompanied by large scale tree planting along the perimeter and appropriate planting within the site. The current proposals would appear unimaginative. Why not go for a scheme which incorporated the Bicester idea of a number of factory outlets and the Windsor railway station area with a number of "up-market" outlets. A modest "supermarket" could be incorporated appropriately sited to draw shoppers through the individual, specialist shops. This worked very satisfactorily for both sides in the shopping centre development during the 1960s.</p>
Comments	48.	
Comments	49.	
Comments	50.	