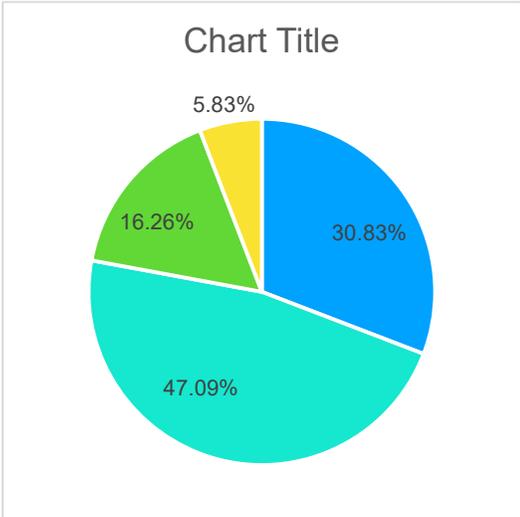


14

Response ID	Do you have any other comments about retail provision in The Ivers and how future development may provide appropriate shops	Final Result				412
		Blanks	Yes	No	Other	
		127	194	67	24	100.00%
1	Retail is fine as is	30.83%	47.09%	16.26%	5.83%	
2	less hairdressers					
5	Too many closed shops already.					
6	A good quality café/restaurant.					
8	Parking will be an issue when it comes to new retailers.					
11	There is probably enough already in my opinion.					
12	Potentially a new coffee shop in Iver High Street.					
14	A coffee/tea shop in a green pleasant area. In Iver Village.					
15	The Farm Shop has reduced hours to two mornings per week. Their provisions is a loss.					
17	Too many 'vacant' shops in Richings Park					
18	Shops could be provided for and parking on the Iver field next to M25 amking the service vehicles and public easier to get to					
19	Sufficient retail.					
20	Chemist opening all day Saturday.					
23	The provision of delivery service from grocery stores to those unable to get to shops would be greatly appreciated.					
25	I do not support any future developments.					
26	Balance what is there with some more vital shops. We don't need more hairdressers.					
29	The variety of shops is 'miserable' at the moment. So, more shops would be good, but parking is important.					
30	We have enough provision and hope there are no future developments.					
34	It would be nice to have a baker again in the Village.					
36	No future development					
39	No to development					
40	shops no use without suitable parking nearby - there are numerous unnused shoos in bathurst walk for this reason					
41	put housing between Iver Village and station then make more of a village centre (retail) on Iver High Street					
45	No development					
47	Reduce rates so that smaller family businesses can survive.					
48	If other shops open there will be competiton					
49	Need parking not more shops.					
50	would need more/better transport. Also congestion relief as roads are overcrowded					
52	Iver High Street cannot support further retail due to lack of parking and HGV traffic					



53	It would be nice to have another shop in Iver Heath to save driving to Slough, Uxbridge or Gerrards Cross.
55	Nowhere to park at Iver Heath shops or Iver (unless parking in High Street).
56	How can you ensure shops are appropriate? Do we have any choice as to who occupies them?
61	Parking outside the shops in Iver Heath need serious improvement (It was much better before the last "improvements") Most spaces occupied by Tips Top n Tom
62	There is not enough facility for quick and easy parking to support the shops in Iver High Street.
63	No to large retail developments.
65	No - see above
66	See above re: Iver Heath Co-op.
69	Retail provisions in the Ivers is adequate without future development.
70	Many shops have not survived in the high street.
71	Parking by shops is definitely inadequate.
72	Adequate car parking, especially for the disabled.
73	There is a need for better traffic control/parking by the above shops.
75	Not enough parking facilities
78	None. No fast food shops, with associated rubbish!
83	Charity Shop / Primark
84	The number of shops and where they are is adequate at the moment.
86	Sort out the old Midland Bank by Sheeshmahal
88	Clothing store for essentials or sports activity shop outlet eg Nikes, Evan cycles, etc. Thriving coffee shop with parking ie Costa, Starbuck.
89	Sort out the parking problem
90	A by pass as suggested by two planners would provide housing, shops and a senior school.
93	We could have more provision if there was more parking. But anything better than empty shops. Even a charity shop? Help needed and support by Council. Is there a licensing issue?
98	No more development is needed.
102	Copse Wood Close should be banned for COOP shops customers cars & parking and U - turns
107	Parking is needed for Business to survive. Ring Road to Remove HGV'S
110	I THINK IT IS JUST FINE AS IT IS
114	EECELLENT WHAT WE HAVE BUT DIFFICULT TO PARK TO USE
115	Provide more car parking

116	Retail in Iver Village is clearly struggling . We should support existing and new ones by for example business rate relief and incentives.
121	We do not need too many shops in the Ivers
122	TERRIBLE PARKING, DOSENT ATTRACT BUSINESS. VERY UGLY SIGNAGE, LOOKS AWFUL. NAYLORS GENERAL MAINENENCE, DELI + SWAN, LITTER POSTERS IN VACANT PROPERTIES
127	Already Plenty Serving The Ivers
130	Bakery & butchers shops.
133	Provision of adequate litter bins + emptying thereof.
134	TAKING A SERIOUS LOOK AT THE PARKING. - DRIVERS HAVE NO CONSIDERATION FOR THE PEDESTRIANS.
136	SHOPS STRUGGLE DUE TO LACK OF PARKING, AND CONGESTION CAUSED BY H G V & VANS PARKING TO USE THE TAKEAWAYS.
143	RETAIL PROVISION POOR - SUPERMARKETS/FISH & CHIP SHOPS - BUT NO BAKER/BUTCHERS/IRONMONGER/GIFT ETC RATES PROBABLY IMPACT ON THIS.
145	Flowerland is a very good area - bus stops nearby.
146	NEW SHOPS GENERATED BY NEW COMPLEX.
148	Retail is limited mainly to convenience stores. Difficult to know what other retail would be successful with Uxbridge nearby. Comprehensive regeneration of the High Street, adequate parking, might encourage businesses other than fast food.
149	PARKING IS WHOLLY INADEQUATE FOR RETAIL PREMISES AT THE CURRENT TIME.
150	TO ENCOURAGE SMALL BUSISNESSES RENTS NEED TO BE AFFORDABLE

152	A14. We do not need any more takeaway food outlets, but there is an unmet need for good quality restaurants. However it is crucial to address the problem of appropriate free short-term parking near shops. None of the shops in the lvers is a 'destination' (ie people would come from outside the area to go to that particular shop). Shops can either: (a) Directly serve the local community (eg newsagent, baker, hairdresser). (b) Provide a speciality which relies on direct sales (eg cake icing shop); without appropriate car parking these are doomed to fail. (c) Provide a speciality which has some direct customers but mainly relies on mail order sales (eg model railway shop); the key factor is low rents.
153	IT IS ALWAYS DISAPPOINTING WHEN SHOPS CLOSE, BUT WE ARE STILL WELL SERVED BY CO OP & THE INDEPENDENT SHOPS & POST OFFICE
154	No
155	If the Richings Park Village North gets approved thought will have to be made about retail provision without it cannabalising the existing businesses in Richings Park.
157	NOT REALLY - BECAUSE PLANNING DOES AS IT FEELS.
159	You talk of Future Developments? what and where? will determine the future requirements
165	As long as we have a good mix of retail shops that is fine, one charity shop would be good
173	Parking needs to be provided on the high street. Solely providing shopping and parking facilities at a new development (e.g. Thorney lane Business Park) could create a two tier village, and polarise RP and the Village. New facilities need to be shared across the lvers fairly, without ghettoising parts for the benefits of others.

178	Shops are under used as people tend to use cars to go to bigger supermarkets people would be more likely to shop locally if the village was less congested with huge lorries and traffic in general. Top up shops at a green grocers for example. A coffee shop is apparently on its way they need to make sure litter is picked up regularly as this may become a problem... Need to get rid of the betting shop which encourages gambling and brings all kinds of lovely people to the village! Teenagers need a place to Hang out to prevent them causing issues on the streets so maybe a club with pool table and internet access may be a good idea with health advice etc available to them all in one place (Police station)
186	cafe in Iver Heath Charity shops would be good and dog groomers. A shop that sells odds and ends , small DIY items .
189	Unless the parking areas are sorted out and more parking is provided the future of any new shops should not be considered. We looked into opening a small gift shop/card shop but the parking situation made it impossible for us.
191	Car park, car park, car park! Let's get the car park behind the shops in Iver High St open again - rumour has it that it shouldn't be closed anyway!
200	Help them with lower rates to keep them competitive with the bigger stores.
206	See earlier comment about my preference for development at a level which doesn't require additional commercial space.
210	Only that we don't need to allow a huge supermarket to arrive
212	Until the Ivers have a functioning parking policy and facilities the retail provision is pointless
214	The shops in Iver high street need encouragement with more car parking. Some of the businesses on the High Street and inappropriate, such as the area next to the new Co-Op
218	It really is about time the old bank in Iver was used to provide something useful for the community. Also we no longer have an independent bakery and the CO-OP provision for bread is not of the range that we used to have.
219	There seems to be adequate cover for present residencies. Flowerland is a very good area because the bus stops nearby.
223	Provid parking areas to stop blocking the streets
225	Need a quality large store, currently weekly shopping has to be done in Slough, Uxbridge or West Drayton.

228	Unfortunately, many basic provision stores have closed in recent years. I would rather see butchers, bakers, grocers etc. than the plethora of take away ready meal shops that seem to be taking over the shopping areas.
229	We have post offices, newsagents, food shop. hair dressers and restaurants do we need any more.
231	Just that Iver needs to be re modernised with its retail provision.
238	There are enough retail units within the villages currently which sell essentials in addition to retailers in nearby areas on the outskirts of the villages.
239	An increased population will help to support the long term viability of existing shops and any additional services.
242	All questions lead to the same answer: there is inadequate parking at the present time so any 'development' would only exacerbate the situation .
250	Please can we have a really nice café and a couple of restaurants. It could make the high street so much nicer. We also need to fill the empty shops, it's looking really run down
251	There are a number of empty shops in Iver High Street and in Richings Park. New businesses should be encouraged to utilise these premises.
252	Please see previous answer, ie newly-opening shops in Richings Park should conform to the original shop-front style.
254	The demographics of the area currently need 'bricks and mortar' retail but over time this is likely to decline and retail provision may be more dominated by service based businesses. Also, creating destination shopping location - small clusters of shops to create 'farmers market' type location.
256	As already mentioned, I do not support future developments, we have little green belt left, and no infrastructure to support more homes
257	Parking in Iver High Street needs to be sorted as it stops locals using the shops. It is easier to drive to Slough or Uxbridge. The High Street needs revitalising.
259	Perhaps you would consider putting a time restriction on the parking outside Iver Heath shops, of the 6 spaces 2 or 3 are always used by staff, or owners of the shops. How many of those cars are left there by visitors to the Stag & Hounds, lovely that they do breakfast from 8 - why don't their patrons park in the Pub! all this makes shoppers - some of them who are unable to walk to the shop - difficult to park outside or even near the shops.

262	More variety of shops in Iver Heath would be good e.g. takeaway, barbershop etc
265	Car parking spaces must be created, as with the Co-Op development in Iver Village.
266	Its no good supplying retail development if you cannot drive or park when you get there
267	More coffee shops, family friendly bars needed.
270	As previously stated small scale village shops, boutique clothes shops / cafe's and services such as pharmacies, post offices, hair salons /beauty salons, dog groomers, vets, dentists, dry cleaners etc.
276	I can only see additional shops being required if a large development on brown field site, or a re-development of Thorney Lane were to take place to get rid of the industry and the HGV traffic that it generates.
280	Retail provision in Iver is clearly truggling and we should support existing and new businesses to open in these areas.
281	Really the village High Street needs to be demolished and something decent built - perhaps a small mall with parking.
287	Nothing to add to answer 11
288	No need for additional shops
289	We are villages and don't need shopping centres we are all adequately equipped with Co-Ops and Post Offices. The only other thing would be a Bank but we had one and now it's gone.
291	I suggest that the council address the parking issues as many residents cannot use their local shops because we cannot park! Richings Park should be renamed 'Richings Carpark' the commuters are now parked down all the roads and we cannot park to use out local shops. My 88 year old mother cannot visit her chemist anymore and I am sure this is why our village is dying. There is not sufficient parking on the high street in Iver and also it is too dangerous with the HGV's passing through.
292	Currently adequate
298	There is an over abundance of convenience stores and takeaway food outlets
301	If any new development goes ahead then shops will need adequate parking otherwise they won't survive
311	If there were to be further housing developments then more shops like the co-op would be require with adequate parking

318	The retail provision in Iver Hight street is very poor. Would I shop there?..probably not until the massive HGV's stop using this narrow unsuitable road space and speed limites are in place. I cycle regularly in and around this area and it is very very dangerous, mainly because of the HGV's and speeding vehicles. Resolve this and Iver could thrive..
324	Parking and reducing HGV traffic needs to be sorted to encourage visitors to the high street.
331	BUILD A BYPASS AROUND IVER VILLAGE AND MAKE THE HIGH STREET A PEDESTRIAN SHOPPING AREA REPLACING SOME OF THE OLDER BUILDINGS WITH LARGER MORE MODERN SHOPS GIVING LOCALS MORE VARIETY.
334	No more Chinese, Indian or Fish and Chip outlets. There are quite enough already. More bins should be provided for the litter.
337	We have the medical centre on church rd which is most convenient
340	Possibly near court lane
343	New shops shouldn't be proposed in all of the new developments locations, as the scale of development proposed is too small and we should be supporting the existing shops.
344	They would need to be in keeping with the character of the village and provide adequate off road parkings
347	I think a local butcher would enhance iver high street, perhaps the old pub on the corner would be a suitable site
351	Retail outlets already exist locally, Iver Flowerland has many outlets with good praking. Iver Village has a High Street but little parking. Iver Heath has the same problem with limited parking which the council seem to be ignoring there is a problem. Uxbridge has a good shopping centre which is close enough not to require additional shops in the Iver. K
355	The key is to encourage diversity and improve the character of shops, which in Iver high st is very poor.
356	Only with good car parking will any shop survive and attract different retail outlets. The key cutting shop went as did the bakers. Iver used to have 2 butchers and a green grocer.
361	cover above already really

366	Putting more homes just south of the High St will mean greater footfall in the High St whereas if the houses go to Thorney Business Park even more people will shop in West Drayton or Slough because once they are in their cars they will go further afield as there is no parking available in the High St
367	See above
368	I don't think there is a need for more retail outlets. Residents can shop in Uxbridge or Slough. Iver High Street is another very congested area, cars parked on both sides of the road, it's difficult to drive through safely.
369	Could do with a drive through macDonald's
370	At present, the range is very limited. As mentioned above, sensitive redevelopment of Iver High Street and provision of car parking would give the opportunity to provide a broader range of shops that are commercially viable.
372	Don't let all our pubs, social clubs or british legions shut these are vital for a village - look at what has happened to Langley
374	To be a success the shops need to be used by all residents, takeaways and restaurants survive on their quality, of service, there are little or no coffee shops to replace the loss of pubs and community meeting places.
375	the high st needs more shops and parking to attract shoppers. but these new shops would be better patronised if newhousing was close to the high st.
378	Provide parking
387	The high street is a disgrace with only coop and costa it's saving grace. You really need to smarten it up, the old midland bank for instance needs renovation and if the current owner won't do it you should use the increase in our rates to compulsory purchase it.
389	I do not support any new development as it will have a negative affect on village life
390	Parking needs to be carefully planned.
392	Encourage more local shops homemade products at affordable prices. Promote Iver for it's heritage and be famous for its products of local farm shops. Encoraging nature foods to help health and encourage the village lifestyle.

393	IF THE SHOPS ARE PROVIDING INAPPROPRIATE SERVICES, THEY WILL SOON CLOSE. IF THE COUNCIL ALLOWS SHOPS THAT ARE OF AN INAPPROPRIATE SIZE, THEY WILL KILL THE LIFE OF THE VILLAGES OR COMMUNITIES INVOLVED. AS THIS COUNCIL SEEMS TO BE QUITE PRO-ACTIVE IN KEEPING THE INTERESTS OF THE IVERS IN THE FOREFRONT OF THEIR CONCERNS, I WOULD TRUST THE COUNCIL TO MAKE THE RIGHT DECISIONS IN THESE CASES.
396	A big issue is parking in Richings Park and Iver Village to promote use of the shops. It's not uncommon to find people use services from outside their own villages because they cannot get parking. A fundamental change is required to RP (commuter car park) and Iver Village (more parking bays) to allow our shops to prosper.
400	Rather than increase retail provision in the Ivers, it is more important to improve the infrastructure and public transport to enable easier access to existing facilities in Uxbridge, West Drayton and Slough.
402	PARKING! None of the village shops can survive without sufficient parking provision to serve them. Behind the iver high street shops was plenty of provision which was totally taken away with the development of the flats. During the day when the shops are open there are generally plenty of space still. It would of course need monitoring however i think that this could help. Also, the area in front of the police station is dead space which could easily be used for parking. Simply reinstate the old steps down to the shops. Even more space could be created with the demolition of the old police station.
407	See answer to Q11.
409	It's shocking the old bank is scruffy and needs developing hopefully not into houses. Extend the curry house
415	Ensure rates and rents are affordable

416	Independent traders have difficulty in competing with the big supermarkets but it is very sad to see shop space given over to office space in Richings Park. I don't know what the answer is. Perhaps a pop-up community resource, even in the short term while a shop is unsold or not rented, which provides for an identified need e.g ESOL provision. Staff could be on casual contracts to provide short-term courses as and when the opportunity arises. There is a massive need for ESOL classes in neighbouring West Drayton. Perhaps a collaboration with Hillingdon Council to jointly fund an ESOL provision.
431	Regenerate Iver Village. Use Section 106 agreements to improve roads and footpaths to and from it. Ensure regular busses are available to minimise traffic and emissions. Ensure there is at least some decent parking.
433	Need more information of benefits
434	Richings Park has many shop that open and then close in a few months need to review what we need
438	I believe the Ivers would benefit from a great variety of retail outfits. The recent Costa on the high street is a good example of this.
440	There needs to be better parking for those that need to drop it to a shop.
451	The shops need to be suitable for the residents otherwise there will be empty stores
453	A bigger variety of shops is required.
455	We need to address the parking issues in Richings Park and HGV traffic through Iver High street. Both these things are having a direct impact on the success of retail shops in the area.
458	car parking facilities
459	Parking issues need to be addressed first.
460	There is reasonable retail provision already in the Ivers. The biggest issue around retail provision is the inadequate parking facilities.
463	I would like the IPC to encourage new and additional shops along Bathurst Walk in Richings Park. With the commencement of Cross Rail, it can be potentially beneficial for prospective businesses.

465	We need more shops to attract young families to the area, give them somewhere to socialise and encourage a sense of community. A coffee shop and restaurant culture would be welcome here. I would welcome chains too if they're right for the area, for example Thai Square and Zizzi/Pizza express would be great additions to Iver High street
468	The parking problems in all three centres must be addressed before any consideration can be taken about future provision.
477	The retail provision seems about right now.
483	Iver needs better parking.
485	It would be good to have more parking if shops were added. For example the new costa on the high st is a great place to catch up with neighbours but parking is an issue
488	Local and district council needs to engage with landowners and retail premises owners to encourage firstly flexible leases within existing uses and beyond that appropriate changes of use with a community benefit
489	In the high street more local shops selling different things, not more newsagents
500	Society normally has a way of getting what it needs through market forces
506	No more Hairdressers please!!
507	The shops will die without appropriate parking e.g. 30 mins - 60 mins free parking and no return - longer = tickets
508	Uxbridge & Slough offer ample variety and in close proximity
511	Car parking outside Iver Heath Co-op needs to be time limited! i.e. 5 min bays or child/disability bays
512	The lack of adequate and appropriate parking
513	More shops - where will people park!!! Bad enough now no more shops
514	We need a bank
515	Bank for village
516	The High Street needs regeneration and better parking to attract shoppers
517	dangerous and inconsiderate parking is common at the Iver Heath Co-op. If police could make a fortune if they monitored mobile phone use here too!
518	All the shops need updating
519	More car parking required to allow access to local shops especially in Iver village.
520	Without adequate car parking shops will not survive
521	No more takeaways.
522	Post Office in Costcutters needs to be open for longer to suit those who work and consistent with hours advertised on website.

523	Ickenham, Middx is a good example of coffee shops etc creating a local community/bringing people out.
524	I rarely visit the village, it's too much traffic, with HGV's for safety and little parking.
528	There is currently an over supply of shop premises with some remaining unoccupied for a long time
531	Yes. I have to say that there are various shops that really DO NOT need to be here in Iver Heath. They are taking up valuable retail space that could be used by other popular commodities like a takeaway fish and chip shop or, dare I say it, a bank! Further, I have to say that I would NOT wish to see a biog retail park development spring up with supermarkets etc
533	The Ivers cannot support further retail development
534	Easy car access, look at the two Co-ops!
535	The key to all development is road traffic management and parking
536	Too many shops! All that is needed are the essentials i.e. decent supermarket, chemist, dry cleaners, post office and a bank
537	Shops should be well maintained and in keeping with the village
541	It would be lovely if Iver village was just that - that the shops were in keeping with a village - independent
544	No further large supermarkets to be built as local traders already suffering.
549	It would be nice to have a good butcher.
554	Greengrocers, butchers, bakers
557	Appropriate and managed parking is important on current sites
561	Answer The High Street needs more shops and more parking to attract shoppers but these new shops would be better patronised if new housing was close to the High Street
563	Answer No more Co-ops
568	Answer We need to be able to support any new or additional development e.g. old telephone exchange and workshops near the Co-op site, especially if the village is to be expanded
573	Answer No big supermarkets here
574	Answer To encourage shops the village must have a good car park with facilities and a way of keeping heavy traffic away
576	Answer More shops in the High Street with adequate parking to attract more shoppers. Usage would increase with new housing
580	Considering the number of empty shops in numerous locations around the South East, general store and Post Office seems to be the only one which will receive enough trade to be viable.

583	Richings Park Shopping Area - overgrown grass neglected.
584	The rents are too high, they open then shut again
585	put housing between Iver Village and station then make more of a village centre (retail) on Iver High Street

