Canvey Town Centre Regeneration



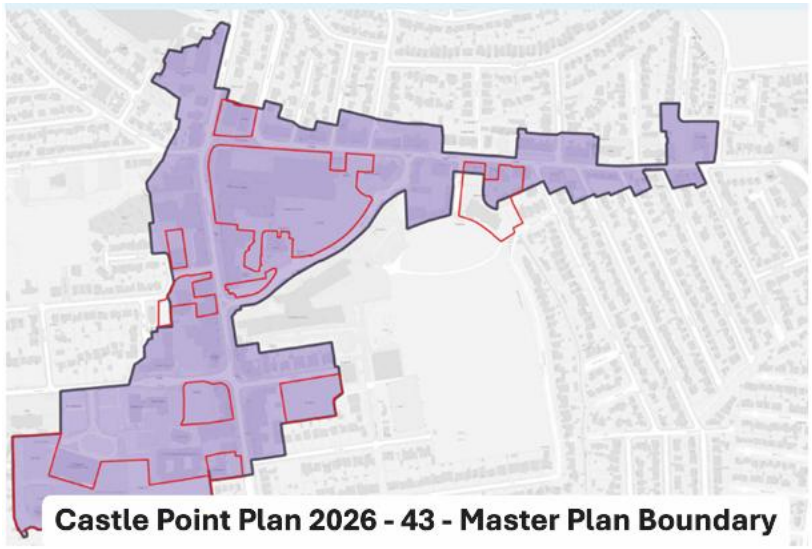
CANVEY ISLAND · PRIDE IN PLACE · 2025 ~ 2035

PRIDE IN PLACE

LED BY YOU – BACKED BY UK GOVERNMENT

Where is the “Town Centre”?







What have the community told us?

Who?	When?	How many people?	What did people tell us?
Pride in Place Youth Board	Summer 2026	15 – 20	• Connection to the sea-front is important • Lack of variety of shops that interest young people • Lacking places of entertainment e.g. pool, darts, table football • Market day is on a non-school day but, young people would be interested
Pride in Place Benchmarking Survey	April 2026	67 responses	• Desire for the high street to be improved/restored/regenerated • Money needed to develop the Town Centre • Desire for more and a greater variety of shops & events • Need to be “cleaned up”
Pride in Place Canvey Island - “Postcards from the Future	October 2025	817 responses	• Tired and uninviting • Desire for a safer town centre (day and night) • Need for improved public spaces, a refreshed Knightswick and better shopping range

What have the community told us?

What?	When?	How many people?	What did people tell us about the Town Centre?
Community Sentiment Survey	July 2025	N/A	• Sense of decline and feeling things are likely to get worse. Town Centre modernisation and regeneration was the second most prevalent theme.
Essex Resident Survey 2024		268 responses from Canvey residents	• Economic growth seen as an opportunity for Canvey e.g. more money to spend in town centre, greater choice of shops, more activities for children & young people.
Castle Point Plan Initial Engagement	March to August 2023	458 responses from Canvey residents	• Concerns about decline & neglect • Lack or variety and quality of shops • Empty units & missed opportunities • Accessibility can be improved • “Inferior” to other places nearby

How does this link to Pride in Place's work?

CANVEY REGENERATION PLAN

CANVEY ISLAND · THAMES ESTUARY · 2025 2035

Project 10 **Canvey Town Centre**

IDENTIFIED PRIORITIES	INTERVENTIONS / PROJECT FOCUS PIP 2025–2035	INTERIM OUTCOMES 2025–2035	SUCCESSION INTERVENTIONS 2035–2045	LONG TERM OUTCOMES 2035–2045	LEGACY INTERVENTIONS 2045 ONWARDS
Desire for more diversity and range in the shops offered	**Investment in public realm improvements to improve the pedestrian experience and domination of traffic and create a more attractive environment. Including; street planting, benches, shopfront facelifts, improved wayfinding, public art**	Good quality streetscape with adequate lighting, seating, landscaping and wayfinding that lead to an attractive and thriving environment	Based on continued consultation/ monitoring and progress outcomes/ outputs	Increased footfall, dwell time, spend to support the local economy and attract new businesses.	Based on continued consultation / monitoring and progress outcomes / outputs.
				Stronger community pride in public spaces and increased engagement in how they are used to suit changing community needs.	
Need for improvements to the public realm / Tired High Street / Refreshed Knightswick	**Invest in an enhanced market square to be the heart of the Town Centre. Deliver high quality facilities to allow multi use for weekly markets, events, pop ups and cultural events**	Community led use of Market Square via a wide range of cultural and music events and meetings with an exciting offer of goods		Sustainable integration of crime prevention into future improvements and development to ensure long term success.	
A safer town centre day and night	**Partner with Essex Police to reduce crime through public realm improvements e.g. lighting, CCTV as appropriate**	Improved natural surveillance and controlled access as necessary to contribute to a safe environment at all times of the day. Care and pride in an improved town centre will reduce opportunities for crime.			

How does this link to Pride in Place's work?

Extract from 10 Year Investment Plan

Type of Funding		2024/25	2025/26	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Intervention Area 5: Regeneration, High Streets and Heritage														
Capital	Project 6 Seafront					1000	1000							**2000**
	Project 7 Lake Improvements				1000									**1000**
	Project 10 Market				250									**250**
	Project 10 TC Public Realm								1000	1400	1400	800		**4600**
Revenue	Project 6 Seafront events			10	10	10	10	10	10	10	10	10	10	**100**
	Project 6 seafront shopfront improvement scheme					15	15							**30**
	Project 6 Museum								20	20	20			**60**
	Project 7 - lake education			25	25	25	25							**100**
	Project 10 - shopfront improvement scheme			20	20	20	20							**80**
	Project 10 - community arts programme			30	30	30	30	30	30	30	30	30	30	**300**
	Project 10 - TC events			10	10	10	10	10	10	10	10	10	10	**100**

Pride in Place - Work in Progress

Pride in Place focus

- **Desire Lines** commission considered linkages between Town Centre, Canvey Lake, The Paddocks, King George V, Seafront.

- **King Geroge V Pavillion** – scoping of redevelopment opportunities for cultural hub / community space – supported by Pride in Place funding & matched funding will be sought to supplement this.

- Board subgroup focusing on **Seafront “extending the season”**





What is the Castle Point Plan saying?

- **Castle Point Plan 2026 – 2043**
  - The overarching framework that a Regeneration Framework works within
  - Policy C1 – Canvey Town Centre
  - To identify;
    - A vision for the town centre, defining its purpose and how it contributes to the overall place making of Canvey Island
    - Incorporation of developable sites into broader renewal
    - A new pattern of town centre uses to contribute to a pleasant, vibrant and accessible environment
    - Active and sustainable transport hub (improved bus, taxi, cycling, walking integration)
    - Public realm improvement plan & greening the town centre
    - Opportunities to manage flood risk (greening, water capture, material use)

Canvey Town Centre Master Plan 2012

- Supplementary Planning Document
- Adopted 2012

Canvey Town Centre Masterplan

Final Masterplan Report

February 2010 (V2)

BDP.

EEDA Thames Gateway South Essex · Homes & Communities Agency · castlepoint REGENERATION



Figure A - Aerial Image of the Study Area

Issues and Opportunities

Common Issues

- Safety
- Retail offer lacking
- Repurposing the town centre by diversifying uses
- Improved spaces and accessibility
- Connection to Seafront & rest of island

Opportunities

- Land and ownership

Pride in Place Engagement – October 2026

Town Centre focused activities will provide further steer from the community on these issues

What's happening already?



The Knightswick Centre

Council funded **£2m** transformation works in progress including:

- New flooring
- New ceilings & lighting
- Upgraded entrances
- Improved accessibility
- Wifi & digital screens



These improvements are being funded via income generated from the Knightswick Centre*

What’s happening already?

The Paddocks

Council funded **£2.3m** refurbishment completed in March 2025 included:

- New roof to the Main Hall
- Electrical Rewiring
- New climate & ventilation systems
- Acoustic panels & suspended ceilings
- New toilets, office & community spaces

Ongoing projects:

- **Stage upgrades**
- **Active Wellbeing Suite & Partnership Hub** (with PiP funding support)





What's happening already?

Safety Concerns



CCTV Programme

- Introduction of new network across the Borough.
- Successful grant application to PFCC's Local Safer Streets Fund.
- Working towards full installation across the Borough by Feb 2027

Canvey Island Retail Group



- CPBC's Community Safety Partnership with Essex Police run this quarterly group with Canvey retailers; predominantly from the Town Centre.
- A forum for retailers to share issues experience.
- Focus generally on ASB and shoplifting issues in the High Street and Knightswick and how police support can be targeted.

What's happening already?

- Choose local
  A focus on supporting local business

- Business engagement
  Business support offer & events

- Town Council Events
  e.g. Christmas Event

- New development
  Planning permission approved for residential scheme at the old Barclays building (x21 1bed apartments)







What has been explored?

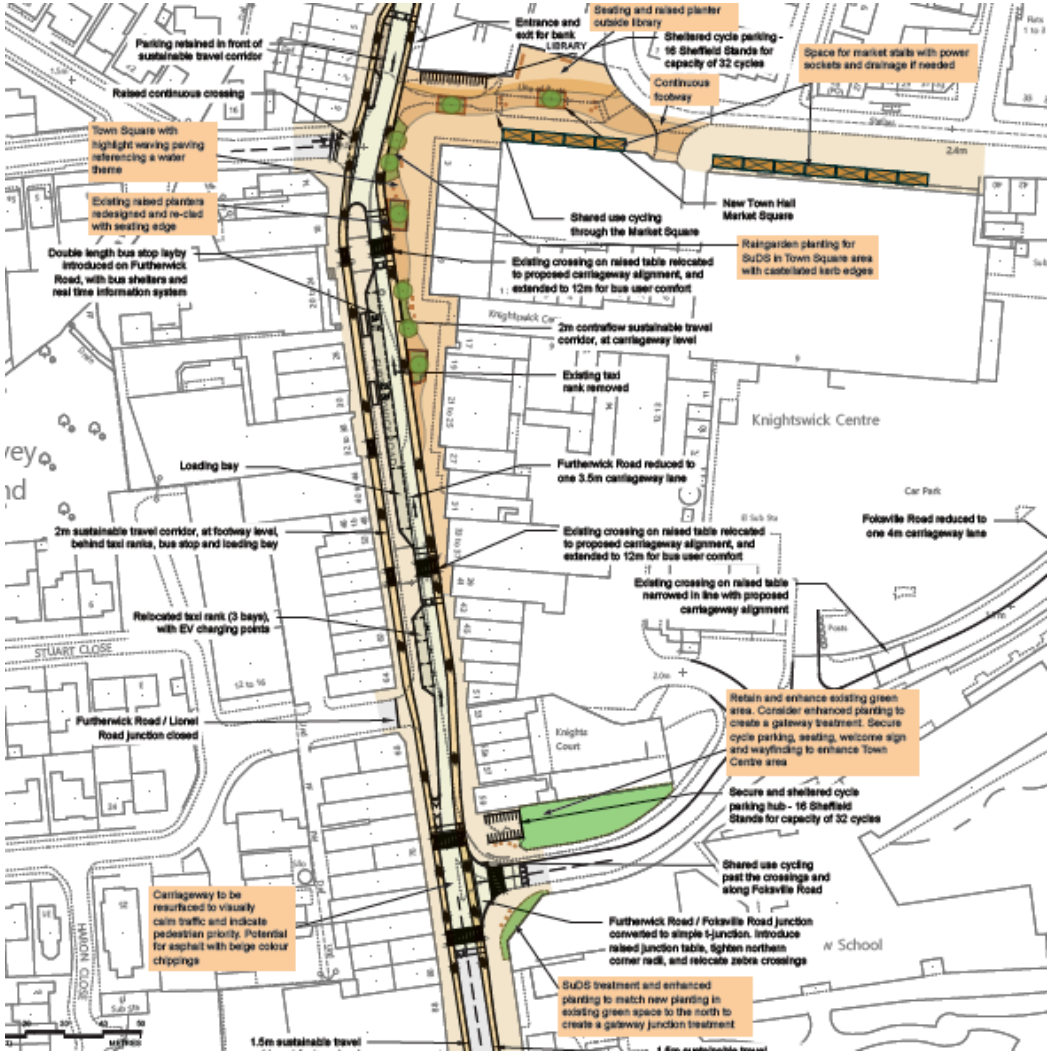
Town Centre Highways Improvement

ECC Concept/Initial Design Drawings – for Town Centre Highways improvements

Possible improvements include;

- Resurfacing of sections of roads to visually calm traffic and mark “gateways” e.g. beige asphalt
- Paved “wave” effect market square
- Existing planters re-designed with seating edge
- Sustainable travel corridors along each side of Furtherwick Road
- New double length bus stop layby
- Relocation of taxi rank to Furtherwick Rd

Potential to build on this work and extend concept to connect Seafront and Town Centre e.g. extension of road surfacing

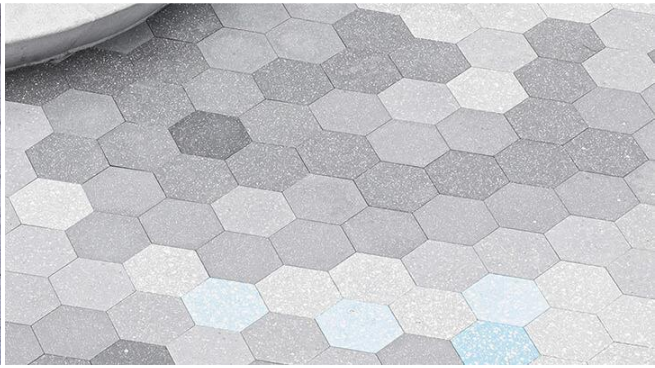



BODY
C&O's VAPE CO.
start vaping

CRUNCHY
TheWorks.co.uk








Furthe

OK LEFT

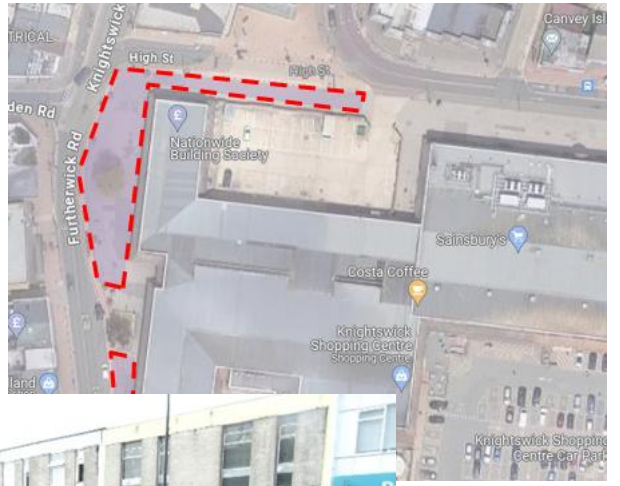
Waterstones

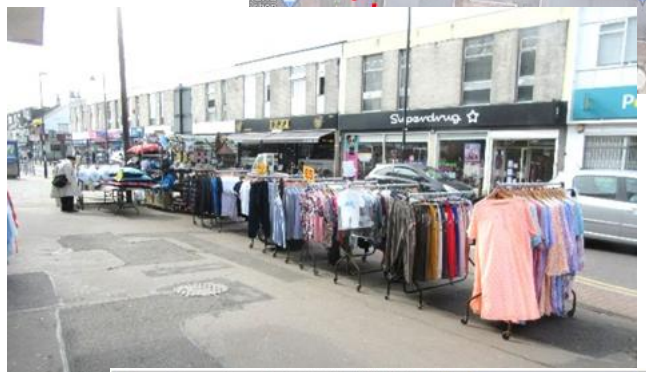
What has been explored?

Canvey Market & Market Square

Retail Group – feasibility study for **Future Strategy & Action Plan** for Canvey Market carried out in 2024 using UKSPF money

- Market is well like by those who use it
- The market and town centre do not work together
- Lots of visitors to the town centre do not use it
- Broadly in the right location – but requires expansion, maintenance and protection
- The market "experience" needs improvement
- The promotion of the market needs major improvement
- The offer of stalls needs improvement







<u>Recommendations</u>

- **Improve the offer and customer experience**
- **Improve the physical environment and trading facilities**
- **Extend the choice available**
- **Integrate the market more into the management of the town centre**
- **Improve marketing and promotion**

What next?

- CPBC working on initial stages of a Regeneration Framework.
- Alignment with Pride in Place themes & work of the Board and its focus on the Town Centre and its fundamental role in the broader regeneration of Canvey Island.
- Opportunity for the Pride in Place Board to take the lead, be ambitious and use this opportunity to create a **legacy** for the Town Centre.

Activity

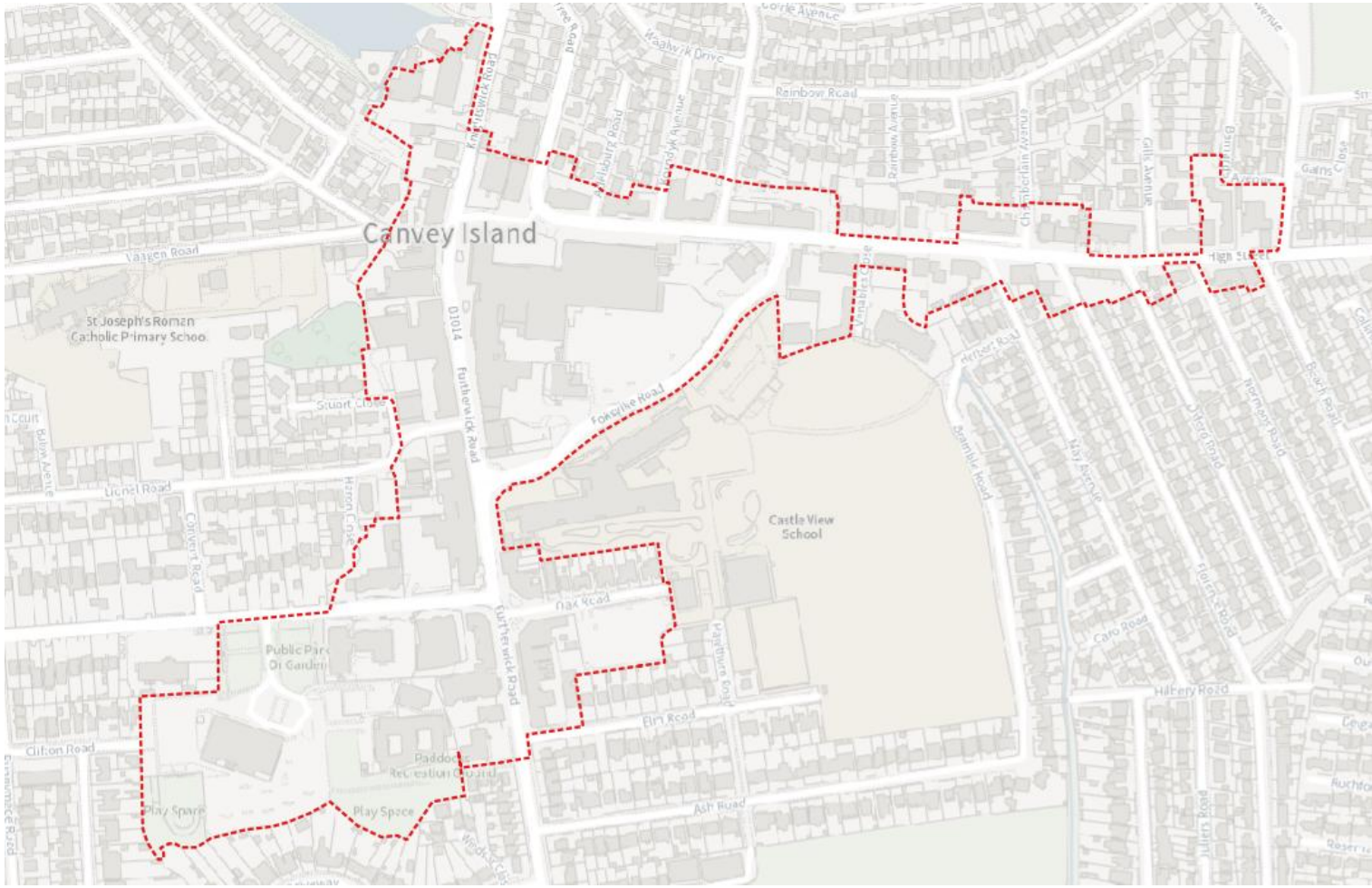
The community have told us the key challenges for the Town Centre and why they are important.

Think about HOW these issues could be addressed.

Use your sharpies to show what improvements could be made.

Some starting points:

- Boundary – where is the town centre?
- Connections?
- Public spaces?
- Active travel?
- Green spaces?
- Homes? Employment? Retail? Services?



Discussion



Next steps

- Engagement – you said, we did
  - Three phase:
    - Phase one – these are the issues you raised about the TC? Are they still correct and we want ideas on what we can do?
    - Phase two – the are the options to address the issues
    - Phase three – here is the plan, what do you think?
  - Business & Stakeholder in person engagement
  - Opportunity for Pride in Place to lead

Next steps

- Materials
  - Land Registry Review
  - Utility mapping
  - Mapping review
  - Business survey – retail, offices, plus other organisations
  - Land use map – details ground and upper floors
  - A consultant to advise on delivery, viability etc
  - Data bank of evidence