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CONSULTATION REPORT

CANVEY TOWN CENTRE MASTERPLAN

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Introduction

This report contains the consultation responses received in respect of the Canvey Town Centre Masterplan and should be read in conjunction with the Cabinet Report of 16th November 2011 entitled Canvey Town Centre Masterplan.

Residents Consultation Responses

Name	Town	Adopt the Masterplan?	Comments
Mr John Spears	Canvey	Yes	
Mrs Karen Sadler	Canvey	Yes with caveats	
Mr Eddie Crace	Canvey	Yes	Proposal - Completely bulldoze the existing town centre , approach a leading supermarket chain (Asda , Tesco , Sainsbury , Morrisons) to build one purpose built complex - Everything housed under one roof , with suitable access roads. That could house all their requirements plus have ample provisions to house local shops , banks , restaurants and local amenities. Current examples - Asda at Shoeburyness and South Woodham Ferris , Tesco at Pitsea. However there would be no accommodation for charity shops or takeaways that currently makes our town centre look like a shanty town. No one from surrounding areas currently comes onto the island except to shop at Morrisons , where they can easily drive to , park , shop and then leave with very little trouble at all.
C Pager	Canvey	Yes	The town centre lacks appeal. Unattractive, does not inspire people to come to the island to visit/shop. Poor variety of shops so people go off the island. Re-think one-way system!!
Mr Peter Hill	Canvey	Yes	We need a good town centre to bring people in to Canvey.
Mr Kenneth Peacock	Canvey	Yes	Should have been done years ago, all the shop fronts should be completely revamped and modernised.
J Bailey	Canvey	Yes	Too many charity shops not enough choice of retail, food of clothes shops.
Joy Sinclair	Canvey	Yes	Canvey is a ghost town, there is nothing worth seeing or buying. No good shops for shoes, clothes or buying a present. One has to go miles to buy something. Not so good for older people, disabled etc.
Mrs B Grant	Canvey	Yes	A selection of multi-national shops would encourage Canvey Island to shop locally instead of travelling to Basildon or Southend.
M. J. White	Canvey	Yes	A traffic free zone would be an advantage.
Mr M O'Brien	Canvey	Yes	Any plans to regenerate has my full backing.
W Trevelly	Canvey	Yes	Canvey town centre is very run down. I think the shop keepers that have stood their ground and stayed with us need our help.
Mrs F Slight	Canvey	Yes	I have lived in Canvey 23 years and there is nothing here now. The shops have closed, The town is dead. Please put some life into it.
Paul Joiner	Canvey	Yes	I state yes because the majority of the population of Castle Points residents live in Canvey and its long overdue for regeneration.

Name	Town	Adopt the Masterplan?	Comments
M Campbell	Canvey	Yes	It would be a lot safer and maybe we could get more shops of a different variety. The town is getting like a ghost town but the market may improve and get more people.
Mr and Mrs Mabe	Canvey	Yes	If you are going to regenerate get on and do it before all the cash is used up by Benfleet and Hadleigh.
Mr DP Stagg	Canvey	Yes	We do need names stores on Canvey, people go off to shop. I had a shop for 15 years, I know people need low rent. at Knightswick owners not gettingor cannot afford rent.
B Kikeros	Canvey	Yes	
Mr J Thornton	Canvey	Yes	I do realise that the town centre won't be traffic free but could it be possible to restrict traffic between the hours of 8.30-5.30 through the town.
G. H. Jones	Canvey	Yes	
S Williams	Canvey	Yes	
Watson	Canvey	Yes	
Mrs J Connor	Canvey	Yes	Without question!
Mrs P.D. Warren	Canvey	Yes	Canvey is gradually improving in entertainment issues, now the centre needs a major up lift to match.
Mrs Pat Sweeney	Canvey	Yes	I think the pavements from junction in Furtherwick Road (2 lanes filter into 1, as we go from central wall into 1-wat system) to the junction near Barclays/library should/could be <u>widened</u> to make shopping in that stretch more pleasant.
Mr M Cook	Canvey	Yes	In desperate need of a re-vamp, I have lived on Canvey for 50 years and am ashamed of its town centre. Bring it up to date please!!
Mrs P Colliver	Canvey	Yes	About time!!
Mr J Thornton	Canvey	Yes	I would like to see many more humps on the road, plus a 20 mile speed restriction through the town centre to try and discourage as much traffic as possible.
Mr C. D. Jones	Canvey	Yes	Time for updating!
Lorna	Canvey	Yes	
Y Tomlin	Canvey	Yes	Lets get something done to get Canvey up and going and make it a pleasure to shop.
Anon		Yes	We need more individual shops like they have in Leigh broad-way and a Past-Times shop like they have in Southend which would improve Canvey town.
Douglas	Canvey	Yes	
Mr R. E. Lockwood	Canvey	Yes	

Name	Town	Adopt the Masterplan?	Comments
Mr A Parrott	Canvey	Yes	Canvey needs a new lease of life and this is the right way forward for the people of Canvey.
S Collins	Canvey	Yes	The pavement on both sides of Furtherwick Road uneven at best and dangerous at worst. The basics need to be addressed before any major planning expenditure.
Mr J Thornton	Canvey	Yes	If funds could stretch that far i would like to see a town centre clock similar to the one at Hadleigh roundabout to give the town a focal point.
Mrs Eileen Hyre	Canvey	Yes	People would enjoy to stay on the island to do all their shopping instead of going to the larger shopping centres off the island. Local businesses would benefit. We don't want Canvey town centre to become a ghost town.
Anon		Yes	
Anon		Yes	All bicycles not allowed in precinct so people can walk around without looking over their shoulder.
Mr L Fieyez	Canvey	Yes	I would like some traffic lights on top of Maple Way. Also a pedestrian crossing near Long Road- between Maple Way and Long Road. The traffic comes from Long Road to Maple Way.
R. S. Petty	Canvey	Yes	It's about time that part of Furtherwick Road was pedestrianised and quality of shopping outlets encouraged to open. The shopping area is currently of represented with second hand/charity shops.
Mr P Parson	Canvey	Yes	
Mr J Irvine	Canvey	Yes	Yes definitely
Limage	Canvey	Yes	It's about time!
Mr David Merrick	Canvey	Yes	Traffic free shopping areas please and only one way in high street.
Mr Ebsworth	Canvey	Yes	Something needs to be done, as it's a shambles. We had more facilities in the 50s.
F Vernon	Canvey	Yes	Town centre needs to be more secure in evenings. You currently have to run the gauntlet of youths in the area.
S. A. Wilson	Canvey	Yes	I think this is well over due and is a great idea.
V. Bazley	Canvey	Yes	Canvey town is in desperate need of more shops. Currently we have to go off the island for any kind of shops that are not charity shops.
Mike Haskell	Canvey	Yes	Invite firms that can benefit Canvey motorists to the island (like 'Kwik Fit', 'National Tyres' etc.) This is to save driving off the island.
Mr Ronald Owen	Canvey	Yes	Can't wait to see it all done.
Mr John Harrison	Canvey	Yes	But please do it and not just spend years and years talking about things, otherwise nothing gets done.

Name	Town	Adopt the Masterplan?	Comments
Mrs D King	Canvey	Yes	More general shops, less charity shops and estate agents. More seating areas, some trees, named clothes store, small market-area, couple of nice cafes, good children's shop, good book shop etc.
S Morris	Canvey	Yes	As long as it's beneficial and no more charity shops, building societies and the empty shops are used to benefit the community (when) filled.
Mrs Linda Brooks	Canvey	Yes	I would welcome the proposed changes to bring people back to Canvey shopping. This would also create more jobs too.
Collins	Canvey	Yes	But not as planned it will never get financed. Canvey will not support quality retailers on any scale. Masterplan should involve improving or removing existing poor buildings, i.e. lakeside, gains corner and general road surfacing and pavements.
Mrs V Cheong	Canvey	Yes	Community needs a better selection of shops not so many charity shops, most people travel off island to do shopping. Town centre in need of an update.
Willis	Canvey	Yes	would like to see more bigger stores- Less charity shops.
Mr J Peters	Canvey	Yes	I would like the town council and chamber of commerce to invite large stores such as M&S and Debenhams to open units.
Korten	Canvey	Yes	We need the empty shops filled. Also shops selling clothes for the older woman.
Mr R Jones	Canvey	Yes	
Mrs Diebelius	Canvey	Yes	But the grass and newly built garden area near Labworth Restaurant is a disgrace- why aren't councillors maintaining this area? why develop other areas when you can't keep what we already have presentable?
E Harris	Canvey	Yes	As quickly as possible. Maybe then more people would visit. Marks and Spencers, Veg shop, Ice-cream parlour etc. would all be very nice.
Miss J Collins	Canvey	Yes	I have been and islander for 47 years and its about time Canvey came up to the 21st century. It has been declining year after year.
Simon Amor	Canvey	Yes	Canvey needs a facelift, too many charity shops and betting offices. cut tazes for small shops and businesses you are too greedy.
Mrs Margaret Brock	Canvey	Yes	The pride, heart and soul of Canvey is getting lost. There needs to be some serious regeneration of Canvey Island- the town, the seafront, high street, lake, paths etc.
Ian Umpleby	Canvey	Yes	<u>Stop</u> building any further residential properties until additional roads have been built.
A. W. Harris	Canvey	Yes	Would it be done in the next 10 years?

Name	Town	Adopt the Masterplan?	Comments
Mrs V. J. Whittaker	Canvey	Yes	It is a must for elderly residents to travel to more shopping supermarkets etc, it is rather stressful.
Mrs V Overton	Canvey	Yes	
M. A. Minchin	Canvey	Yes	Regeneration has been spoken of for a number of years, without anything being done about it. The town centre is out dated, in sore need of regeneration and action not words is what should be happening.
James McCarthy	Canvey	Yes	Too much talk and not enough action. Get on with it as soon as possible.
Andrews	Canvey	Yes	Whatever it needs to bring Canvey alive again will be welcome. The monthly market is a good start.
Mrs J Harris	Canvey	Yes	Canvey needs new roads. Canvey was a nice place to live but not any more; too run down. Like a concrete jungle.
Miss S Jadd	Canvey	Yes	Regeneration shop is a waste of time. smart and clean workable shops and businessmen, not run by town council and please no markets and carnivals. Keep the traffic moving and there are more important things than the lake.
D Alba	Canvey	Yes	Yes, long overdue. Will make a big improvement to Canvey's image.
C Warr	Canvey	Yes	I would like to see more shops like:- M&S, Smiths, Starbucks/Costa, BHS
Mrs M Cavanagh	Canvey	Yes	Need more choice of shops.
Pocklington	Canvey	Yes	Nothing against charity shops, but please one/two. Need to shop on Canvey; Wilkinson, bigger New Look, shops to make residents stay on Canvey. Modernize it, its a young island now- *take a look at Rayleigh* lovely and nice eating places.
Anon		Yes	
Mr D Stocking	Canvey	Yes	Market good idea, but need Sunday market for those at work!
Ms Vesey	Canvey	Yes	Canvey town centre has gone down since we moved here six years ago. It definitely needs something doing to it to regenerate business back to the centre.
M Haynes	Canvey	Yes	Canvey has a lot to offer. Now lets make it more and better.
Mr J Boyce	Canvey	Yes	We would love to have a town centre that has quality shops, restaurants and wine bars to encourage spending and a better clientele!
Mrs G Bradford	Canvey	Yes	Visited the shop on 2 occasions, young man who was working there took no interest in my presence offering no advice, or explanations, stood with hands in pockets even though I was the only person in the shop!!

Name	Town	Adopt the Masterplan?	Comments
Mrs S Peters	Canvey	Yes	If the rent on shops was less perhaps we would get new shops opening. Also the high street needs smartening up it looks really run down. I was from Canvey and this is the worst it has ever looked.
Shirley Miller	Canvey	Yes	The town centre around Knightswick centre and Sainsbury building needs a face lift and some of the very old shops need to be demolished or refurbished.
Mr Steve Weston	Canvey	Yes	The town is already dead on its feet- it requires <u>immediate</u> action if we wish to keep the few remaining traders.
Susan Cook	Canvey	Yes	When I moved to Canvey in 1985 the town centre was alive with quirky individual shops and had a market <u>not</u> charity and pound shops which are awful.
Mr L. Humphries	Canvey	Yes	Shopping centre pedestrianised. Better variety of shops required. Answers as to why present shops remain empty. Visible police presence and security cameras necessary.
Mr I Saunders	Canvey	Yes	Stop talking about it and get on with it. As for the lake if you don't start soon it will be gone- silted up.
Brian Smith	Canvey	Yes	It would be good if the centre could be pedestrianised. The youth centre needs to be tidied up.
Jean Davis	Canvey	Yes	Yes then maybe we could have more than empty shops and charity shops.
M Hudson	Canvey	Yes	The town centre needs bringing into the 21st century.
Anna Welch	Canvey	Yes	We need new shops like Next, M&S, BHS, Waitrose, a nice gift shop (not 99p type), greengrocers and wine bars e.g. Wetherspoons, Cafe Rouge. They don't have to be large shops. Don't want to leave the island to go shopping.
D Stone	Canvey	Yes	I would rather a new road off the island, traffic is terrible!
William Graham	Canvey	Yes	
Mrs H Humphries	Canvey	Yes	We have lost the community shopping area through the lack of individual shops which we once had! I feel also an amusement shop isn't the right place in the town centre!
Anon		Yes	Something <u>must</u> be done. With shops closing due to high rents we will soon become a ghost town!
Anon		Yes	
Anon		Yes	but when! Its <u>just</u> all talk! Just get on with it!!!
Anon		Yes	Why is it taking so long!!
Anon		Yes	More action, less talk.

Name	Town	Adopt the Masterplan?	Comments
Anon		Yes	Get on with it! Canvey is dying like many town centres. Get the empty shops open, lower rents if need be.
Anon		Yes	
A Berg	Canvey	Yes	
Kim Lamparter	Canvey	Yes	Decent shop chains, restaurants and bars are badly needed. Most bars on Canvey are used by drug dealers and are not appropriate for decent people.
Anon		Yes	Canvey town centre must be among the worst in the country and is in desperate need of modernisation. I rarely visit the town centre because of the few decent shops that are available.
M Mack	Canvey	Yes	Need more shops.
C Bryan	Canvey	Yes	Most definitely! We are new residents here and would to see Canvey enhanced it has so much potential!
Mrs C York	Canvey	Yes	Fill empty shops immediately. A new toilet block is necessary.
Sarah	Canvey	Yes	We need toy shops, children's clothes shops, sports shop, decent shoe shop selling leather shoes, proper coffee shop (Costa, Starbucks etc.). Less of budget junk, crap shops please.
Mrs L Dear	Canvey	Yes	If Foksville road had two way traffic there would be no problem paving the shopping area, the road could be widened.
E. Knighton	Canvey	Yes	But not if it means more houses on the island, we have to queue up to get on and off already.
Mr Scotts	Canvey	Yes	The road going to the lake Linde Road is not safe now more people are going to the lake with all the news about the lake. People are tripping up on this road. Needs to be made up.
Mrs Cynthia Mana	Canvey	Yes	
S Watson	Canvey	Yes	Make it worth the time to visit it. Not all charity shops and banks. Let there be some nice shops and places to stroll around.
Mrs P Bailey	Canvey	Yes	I believe it would make our town centre more easier for people to shop on the island than going elsewhere if it was regenerated.
Anon		Yes	It's about time, it's drab and plain.
Mrs S Baillie	Canvey	Yes	Most definitely yes! Canvey requires an uplift, be proud of.
S Mundy	Canvey	Yes	Just what the town needs. Keep housing out of the town centre.
Yvonne	Canvey	Yes	The high street needs more clothes shops such as River Island, sports shops, etams, men's clothes shops who are size XXL.

Name	Town	Adopt the Masterplan?	Comments
S Blowes	Canvey	Yes	We need more shops. No more charity shops. So that we do not have to leave the island to shop.
Peter Martin	Canvey	Yes	Canvey needs a town square (piazza style) with new shops all round for people to use as recreation as well as commerce. This would make the town unique.
B Finch	Canvey	Yes	We need seating in SS8 7PD area at the seawall and weeded on seaside off wall, dog mess moved. No seats at point when you walk along, also more police in my area as you see drugs being dealt.
Mrs R Banks	Canvey	Yes	Access on/off island needs urgent improvements. 30 minutes in rush hour to Benfleet Station is unacceptable-used to be 10 mins. Traffic congestion is awful! Need better shops, M&S would be fantastic! Shopping is not a pleasure on the island.
Robert Chapman	Canvey	Yes	Market is a good idea, needs to be more than once a month. More shops, affordable rents/rates.
Mrs G Gowers	Leigh-on-Sea	Yes	Why has it taken so long to get any work done to improve Canvey town centre. All they do is take ages to get nothing done. Good news on the Canvey market.
L Hewerdine	Canvey	Yes	We desperately need more shops, clothes for the 50s and over, children's clothes, toy shops etc.. We need more shops to encourage people to stop on Canvey and not go elsewhere.
Mrs DS Howe	Canvey	Yes	The town centre offers no incentive to shop there. If you drive you are lucky enough to go elsewhere. It needs at least another supermarket to compete with Sainsburys.
J Bloadin	Canvey	Yes	And clean up the Canvey village area. Folks are about to drown in fag ends or break something on pavements.
D Collier	Canvey	Yes	More chain shops i.e. Argos, M&S, Next, Wilkinson. Better Transport.
Dennis Sparckes	Canvey	Yes	Should have been done years ago, if you have good shops it helps the not so good shops. Everybody go toes to Basildon/Lakeside/Bluewaters. No wonder shops go down the pan. High rents and council rates does not help (greed).
K.J. Wouldo	Canvey	Yes	Canvey needs a variety of shops. Not building so many charity shops. then people will come here to shop.
Anon		No	What is the point when we have a number of empty shops in the centre. The old focus store was converted into 3 smaller units years ago, one has never opened, another closed in under a year. No more charity shops.
Anon		No	
Anon		No	Leave <u>old</u> Canvey alone.

Name	Town	Adopt the Masterplan?	Comments
Anon		No	
J Lloyd	Canvey	No	No decent public toilets, lots of empty shops and you waste 2 years of money on the regeneration shop proposing one more year. Why don't you get a booth instead and spend all saved cash doing something about these problems? i.e. shops and toilets.
Mr L.A. Reavill	Canvey	No	As much as I would like to see the town get regenerated it's my view that the money would be better spent on the seafront as it's this area that attracts people to the island. The town has little choice for the shopper and little free parking.
Gray	Canvey	No	Just get some of the empty shops let.
Lee Nosworthy	Canvey	No	I object because the school building works is causing my flat to crack and I have the eye-sore or a big of hill of dirt outside my front room window and they have building noise on Sunday.
Mr Kemp	Canvey	No	Leave Canvey as it is. see regenerated cities of London-what has happened- disaster.
I Roberts	Canvey	No	Waste of time and money. How about improving the footpaths, cleaning the dog fouling, catching and fining pavement cyclists.
S Durant	Canvey	Yes	All you need is CAR PARKING and not being dictated by Sainsbury and Manchester pension fund.
McKay	Canvey	No	This would be a waste of money. The people of Canvey are happy the way things are and there must be better things to spend money on.
A Parker	Canvey	No	Concentrate on maintaining current infrastructure. by ignoring it now (roads, sidewalks, kerbs, drains etc.) it will cost more down the road when repairs become a necessity. Replacements cost more!
Mr and Mrs Francis	Canvey	No	Use money on repairing roads and pavements. Encourage large shops to open stores like 'Marks and Spencers' or 'BHS'. A good shoe shop e.g. 'Clarks'
Woolford	Canvey	No	Not cost effective.
Ledward Noble	Canvey	No	Leave town centre as it is, don't alter a town centre that's working well as it is.
M Brown	Canvey	No	There are plans for street markets such as the one on the 25th August but how can small independent shops survive when dominated by a supermarket which not only sells every conceivable good but are being enlarged i.e. taking over
Sheila Kreller	Canvey	No	Unless decent shops are in town no amount of money spent to regenerate the town will be of any use.

Name	Town	Adopt the Masterplan?	Comments
D Reeves	Canvey	No	Three years ago my daughter attempted to run a shop in the high street selling prom and wedding dresses, after a year she found that the excessive overhead costs that she had to pay made it impossible to make a profit. Although her sales were quite high it is no use regenerating a town centre if traders are unable to occupy shops.
M Langlois	Canvey	No	We only need parking AND speak to Manchester pension fund and Sainsbury to reduce rates so shops can afford them.
B Hales	Canvey	Yes	
Maclean	Canvey	Yes	I don't really believe it will ever happen, what ever the result of the poll.
T Janes	Canvey	Yes	Encouraging news about larger retailers being interested in the town. Pedestrian crossings should all be controlled to avoid the streets becoming car parks. Look forward to its completion.
Mrs B Morgan	Canvey	Yes	the town centre needs a facelift and fast, Start by lowering rent and rates on empty shops and hopefully M&S, Next etc. would be attracted to the island. Bringing much needed employment.
H Taylor	Canvey	Yes	After spending vast amounts of money on surveys/questionnaires/shop rent- we want to see the results. Of course we want the plans adopted
Mr. D Goodson	Canvey	Yes	Basic agreement. However, I do not consider the lake extended water feature to be viable and sustainable! Security must be number one with cleanliness.
Mrs J. H. Saville	Canvey	Yes	I believe the town centre is in need of complete regeneration the whole area is very tired and shabby. A long term resident of 51 years.
Mrs E Fewtrell	Canvey	Yes	Canvey has a lot of possibilities. Some of the shops are drab, perhaps they could be smartened up. We could do with some new shops- a decent hardware and plant shop, a health shop that is not too expensive, a good green grocers, even a souvenir shop. It would attract shoppers from other places.
Mrs Ellis	Canvey	Yes	good idea but who picks up the cost?
T Hall	Canvey	Yes	I was under the impression it was all going ahead. You have had enough feedback start regenerating.
Michael Kearvey	Canvey	Yes	A railway station in Canvey would help more people on and off the island, also it would reduce traffic.
Anon			Depends upon what the plans are and whether you will take heed of what public opinion is or go blundering on irrespectively as you have done in regards to various housing projects you have adopted in the past.
Anon			Just close down Thorney Bay Camp and make all the benefit scroungers live in someone else's borough because we'll have to re-house them all.

Name	Town	Adopt the Masterplan?	Comments
Anon		No	Before our town centre clean up our streets. Link Road, Long Road to Linden Way, Sycamore Close, Cedar Road all have rubbish left over a week where lazy people put it out on the wrong week.
Anon		Yes	I would like to see the centre clean with better shops.
Anon		No	Clean up our streets. Recycling is not working in our area no matter what your posters say.
Mr Payne	Canvey		What plans? Where are they? How much is it costing? Who is paying for this?
Mr May	Canvey	No	Why are the council so slow in keeping sides weed free. Most of the roads and streets have weeds and grass growing in the kerbs.
Fearne	Canvey	Yes	Oxford Road is narrow and needs attentions. Pot holes on street opposite war memorial. Shops either to be refurbished or pulled down please. *health hazard*
Mrs M Hamblin	Canvey	Yes	Filling empty shops- good 2 way traffic- very bad and retrograde Taking down roof on mall- bad (look at Basildon, all stalls excellent) Extending Sainsburys- not necessary Traffic bays on main road- not necessary, pavements are good as they are Pedestrian area- town too small, leave it as it is
Ruth Chapman	Canvey	Yes	We need more shops, not more places to eat and drink. Independent shops, markets are good, once a week would be great.
Carter	Canvey	No	Why do the words "MASTER PLAN" send shivers down my spine? Canvey's beauty is in its village atmosphere and its friendliness. Please do not turn it into another soulless town like Basildon or Southend.
Anon			Still have only one road of any benefit from Sadlers Farm? Doubt it, another 100 houses on Winter Gardens means more cars on our already congested roads all leading to one roundabout. Took away all out markets, don't worry about the rest of the island. Big lorries make pot holes, bad pavement, a lot of congestion. Never ending.
Mrs Carney	Canvey		Town centre has too many fast food, India and Chinese takeaways. Too many charity shops and not a lot more going for it. Esplanade is nearly all blocks of flats, not a seaside.

Name	Town	Adopt the Masterplan?	Comments
Mr F. D. Fryatt	Canvey		After rain, puddles form outside Furtherwick precinct.
S Stannard	Canvey		Disappointed market is only on a Thursday, what about the people that work? Would like the market on a weekend.
Margaret Phillips	Canvey		first:- what a waste of money the regeneration shop is, both with staff, rates and electricity etc. This is the people's money and it's being wasted at a time of cut backs. How can there be money to regenerate Canvey?
Mrs Edwards	Canvey		It's a bit late for yes. I was born here now it is dead. no more houses but shops. I don't like the new school in furtherwick, it's an eyesore. Built new houses, large schools, still not shops. More than enough takeaways everywhere, but no shops?
Anon			Close the shop and stop wasting our money. You can regenerate on using common sense and cut down on your own perks and waste.
Mr Peter Solomon	Canvey		Not enough business outlets. Business rates far too high.
Mr P DeViell	Canvey	Yes with caveats	All the properties in Elder Tree Road have no frontage, are very close to the road. All the houses are currently suffering from bad vibrations when heavy delivery truck speed by. It would be better if all HGVs are also diverted away from Elder Tree Road as is planned with the buses.
Mr Colin J. Wakeling	Canvey	Yes with caveats	Is it possible to have a "large" clock in the town centre (not Knightswick) in view from both end of the shopping centre (Haystack-Barclays). "meet you under the clock" or "need to catch a bus" (out of reach) heps!!
Ian White	Canvey	Yes with caveats	<p>I would like to restrictions placed on the range of products to be sold by the 'bigger' Sainsbury's in order to protect/assist the smaller shops.</p> <p>Some discretion to be exercised by the local council so that the shops have a strong local flavour.</p>

Name	Town	Adopt the Masterplan?	Comments
Mrs Eva Hayes	Canvey	No	<p>I recently visited the Regeneration Shop in Knightswick Centre and viewed the display boards there. The plans look impressive, but it was not until I asked specifically about housing that any information was made available to me about the flats planned. Was it deliberate that no information about flats was included on the display boards? That strikes me as devious. It is all well and fine to talk about pleasant pedestrian areas, access to the lake, new shops, new restaurants and cafes (including outdoor seating), cycle paths, a multi-story car park etc; but if this is to be financed by the building and sale (or rental) of flats, I think that many Canvey residents would join me in saying, "Then forget the whole scheme. Until the road system is improved and there is another way off the island that does not depend on Waterside Farm roundabout, you must NOT build more flats."</p> <p>I think it is likely that many people who visited the Regeneration Shop and left post-it notes were not made aware of the plan to build flats.</p> <p>The website with the final draft plan shows that some of the buildings will be single story but most will be two stories, three stories or even more in height. I am opposed to these heights and to the flats.</p> <p>Incidentally, all the drawings on the website have Waarden Road and Vaagen Road reversed. This is a strange error to make in view of the fact that this is the Final Draft - why was this error not detected and corrected before the final draft?</p> <p>Like most Canvey residents, I would like to see improvements in the town centre, but not at the cost of flats adding to the already serious traffic congestion we experience on the island. Perhaps Castle Point Council should be putting pressure on the owners of Knightswick Centre to reduce the rents and to 'smarten up' the centre. They might then attract more tenants which in turn would attract more customers.</p>
Mr Stillwell	Canvey	Yes	Please do something to improve the town centre and introduce some new shops.
Mrs S Goddard	Canvey	Yes	Canvey needs bringing into the 21st century. It has been dead for too long so yes to regeneration. the sooner the better. Lets start shopping locally again!!
G. A. John	Canvey	Yes	<p>We have lived on the island for over 26 years, in that time we've seen Morrisons, a few new signs for the industrial site and the bee garden arise. for the rates we pay much more could be done..</p> <p>We need a hospital on Canvey!!</p>
E. Hoad	Canvey	Yes	Less building societies and charity shops. Nice stores like Primark and Bon Marche would be nice.

Name	Town	Adopt the Masterplan?	Comments
A. Norman	Canvey	Yes	Because you need to sop dithering and get on with it!! You have government money to do it with- so use it or lose it!
Mr Edward Anstey	Canvey	Yes	
Mr M Turner	Canvey	Yes	But when?? I hope we don't receive the same postcard asking the same question in 5 years time.
Richard Andrews	Canvey	Yes	No traffic
Myra Finn	Canvey	Yes	As soon as possible
Sexton	Canvey	Yes	Why does everything go to Benfleet?
Anon		Yes	Moved here 1960, town was better then; more shops and better ones. not tatty like now, too many houses built there now. Made it tatty.
Mrs E.A. Beaver	Canvey	Yes	
Mr Peter Rippin	Canvey	Yes	In particular, I believe that much more emphasis should be given to developing projects which give the young people of Canvey Island somewhere to go, something to do and develop a sense of community.
R Sculfor	Canvey	Yes	Street market should be extended for another year as it brings more people from outside the district, which is good for the area. Need more shops to open at a decent rent.
Wayne Higgins	Canvey	Yes	I would like to see a significant change. I've lived in Canvey for four years yet I go to other high streets for shopping as Canvey has become increasingly dull and shabby.
Anon		No	Waste of tax payers money.
Leavens	Canvey	No	Hoping that the traffic is going to be a lot less as we have had enough of 10 incidences of walls knocked down and cars being a right off and front areas being knocked down and I have 14 tyre marks on mine through speeding traffic coming from two ways.
Mrs Crick	Canvey	Yes	It would be lovely if we had a shop where wall paper etc. could be purchased, plus a BHS, or M&S, or Argos shop. People who have no car or disabled or elderly can't travel off the island.
Anon			If there is is going to cause more traffic problems then no go! It is bad enough now getting on and off the island. Keep the road clear for all safety.
Anon		No	We have empty shops now that have been vacant for years, we do not need anymore. We don't need a bigger Sainsbury or multi-storey car park, houses or flats. All we need is another road off Canvey

Name	Town	Adopt the Masterplan?	Comments
J Jones	Canvey	Yes	The town centre could do with a refurbishment, looks very tatty. The shops need sprucing up to attract more trade.
M Lengden	Canvey	Yes	Yes. Well over due, the layout for everyone is wrong.
M Davis	Canvey	Yes	I think that it would be better for safety.
Mr N Waller	Canvey	Yes	But! Should we not be looking at the state of our sea wall. Weeds are growing out of control all along.
Mrs E Bryant	Canvey	Yes	Could do with more variety of shops for local people that don't like travelling too far. It's a lovely town it just needs brightening up.
Mrs S Hoisman	Canvey	Yes	There needs to be a better shopping centre on the island.
Mrs P H Abel	Canvey	Yes	This needs to be carried out as soon as possible. Must be one of the most scruffy and depressing town centres in the country. A nice town centre encourages people to shop.
Semmons	Canvey	Yes	Roads resurfaced, street lights checked, old sea wall grass cut, police station to stay, town centre brightened up.
Mrs Taylor	Canvey	Yes	Supporting local businesses, improved facilities for local residents, improve the appearance of the town centre to attract more visitors.
R Hardy	Canvey	Yes	As soon as possible
Mrs Grimmett	Canvey	No	Apart from causing more traffic delays what else will this work achieve? I'm sure i am not the only Canvey resident that would rather you spent funds on keeping our fire station and police station open that making the town look pretty!! I think your priorities need to be revised.
Mrs B Battram	Canvey	Yes	Don't take the market away there is no other market only and Basildon or Pitsea and some people can't get to it, it is so far away.
A Gardiner	Canvey	Yes	
Catherine Taylor	Canvey	Yes	Canvey Island is very popular with family orientated people therefore the town centre is important for people to meet up.
O Riches	Canvey	Yes	Town centre needs two way traffic system in place and pedestrians only. Plus modernisation of town.
R Jena	Canvey	Yes	Long overdue!

Name	Town	Adopt the Masterplan?	Comments
Mrs V. I. Patterson	Canvey	Yes with caveats	Are you aware of the drainage problems in the town end of Thisselt Road? My husband has to regularly use a power wash and rods to stop the sewer backing up into our back garden. Some times all the neighbours are out in the street because all the drains have backed up. Before you build or change anything please ensure the drains are updated in order for the sewers in our road to cope. Anglian Water are aware of the problem bu they've never completely solved it.
Mrs P. M. Lloyd	Canvey	No	
Raymond Wood	Canvey	Yes	I think the regeneration office in Knightswick should be set up to allow residents to pay their council tax. 6,000 people lost out when the cash offices closed.
M. J. Fuller	Canvey	Yes with caveats	Object to any increase in size of Sainsbury supermarket. Local shops disadvantaged.
Anon		Yes with caveats	no to pedestrianisation of town centre.
Anon		Yes with caveats	no more houses until we get another road off the island.
Tarant Hobbs	Canvey	Yes with caveats	CCTV for the lake and whole area of the town centre, bearing in mind the value of this evidence base i.e. the recent disorders!
Abbie Boon	Canvey	Yes	
Mr Ronald Owen	Canvey	Yes	I fully agree with all plans to regenerate Canvey town centre- Now lets get it done! Thanks
Mrs J Mitchell	Canvey	No	2 way traffic- definitely do not agree, road too small
Anon		Yes with caveats	Things i would like to see on Canvey is: a bowling alley for families proper ice rink park planned areas a 3rd road
Mr P Greig	Canvey	Yes	Restrict dwellings in town centre, good shops, weekly market, public right of way, no traffic through centre of town, less flats, more shops.
Councillor Peter May	Canvey		Not too many flats, weekly market, good shop, public right of way (no road in centre of town)
G Watson	Canvey	Yes	Anything is better than what we have already got. "good design" with a spatial vision, restrict dwellings in town centre.
Councillor Neville Watson	Canvey		too many dwellings in town centre. Dutch design with good spatial vision

Name	Town	Adopt the Masterplan?	Comments
V Russell	Canvey	Yes	Canvey needs an uplift and regeneration to attract visitors and give a brighter outlook for residents. The market is a good start but more should be done.
Leavens	Canvey	Yes	Hoping everything with your regeneration will make my road a lot less traffic. Also hoping that something will be done to my front as i am still getting tyre marks on my front when the traffic have to pull up sharp, missing next doors wall?
Julie Walton	Canvey	No	Why are toilets at the Knightswick so antiquated we need new ones. I'm embarrassed to take my grand-children and visitors there.
Mr Victor Warren	Canvey	Yes	Generally agree but have concerns regarding reintroduction of two way traffic system.
K Howell	Canvey	No	I welcome change but do not want to see two way traffic round town. Keep Elder Tree for traffic coming on the island and Knightswick for traffic going off the island. Money saved could be put to better use.
Frank Taylor	Canvey	No	Just lower the rates/taxes to glue people. More money to spend this is the problem we, the people, need some cash.

Short Responses from other Consultees

Name	Organisation	Comments
Rose Freeman	Theatre Trust	We have looked at the document but there are no issues that concern The Theatres Trust. However, we are pleased to see that the Paddocks Quadrant will have an arts gallery and that sculptures and art works will be a feature to improve the public realm.
Mr Alex Cooper	RSPB	<p>We support the intention to revitalise and regenerate Canvey Town Centre and welcome the emphasis on incorporating green space. Well designed green space can provide an important means of reducing recreational pressure on the most important coastal biodiversity sites (Special Protection Areas, Special Areas of Conservation, SSSI's). We also welcome the emphasis on improving the area for cyclists and pedestrians.</p> <p>Our more detailed comments on the Masterplan are set out below:</p> <p>Canvey Lake and the Lake Link</p> <p>We support the concept of the lake link, but would like to see any opportunities taken to incorporate habitat of biodiversity value. In particular the proposed Lake Link should have soft banks to provide potential habitat for mammals to burrow into and a shelf or berm at the bottom of the bank to encourage marginal vegetation.</p> <p>Other measures such as species rich hedgerows and wildflowers of local provenance could be beneficial for invertebrates.</p> <p>We would support the mitigation measure outlined in Appendix D of the Draft Sustainability Appraisal to carry out an Ecological Assessment when planning the Lake Link and any other works associated with the lake.</p> <p>Pedestrians and Cyclists</p> <p>The RSPB regards climate change as the greatest long-term threat to biodiversity. Scientific evidence suggests that the warming of the earth over the last half century has been caused largely by human activity e.g fossil fuel use. Carbon emissions associated with transport are increasing and so it is important that the planning system delivers the necessary low-carbon infrastructure.</p> <p>The regeneration of Canvey Town Centre offers an opportunity to include suitable infrastructure which could make cycling and walking attractive alternatives for short journeys to the private car and thereby reduce carbon emissions, air pollution and congestion.</p> <p>While we support the movement objectives M1, M2 and M3 to make Canvey Town Centre 'an attractive place for cycling and walking' there seems insufficient detail within the Masterplan about the measures which are necessary to achieve this. We would therefore recommend that the following measures as set out in the Transport Modelling Report are incorporated:</p> <ul style="list-style-type: none"> Formally signed on-street and off-street (where appropriate) walk/cycle routes that link the town centre to residential areas;

Name	Organisation	Comments
		<ul style="list-style-type: none"> • Provision of Advanced Stop Lines (ASLs) at signalised junctions to provide improved cyclist priority, visibility and awareness; • Significant increase in dedicated cycle parking (ideally covered) that is located at a range of key destinations in the town; and • Range of promotion and publicity events linked to improving the image of walking and cycling and encouraging more trips to be made. <p>In addition we would recommend that advanced signal controlled departure is considered at traffic lights and junctions to give cyclists priority over motorised traffic.</p>
Sue Bull	Anglian Water	<p>I have no issues to raise relating to the masterplan.</p> <p>With regard to the Sustainability Appraisal , Pages 32 and 33, I would re - iterate our comments made to the Southend AAP consultation and included in the South Essex Water Cycle Study stating that surface water separation/removal is required in this location to release any capacity for foul flows. Any surface water management to reduce flows in this manner to Hadleigh will be supported by Anglian Water.</p> <p>I support the appraisal in stating the importance of Benfleet and Canvey WwTWs need to remain compliant within the Environmental limits, hence the reason why a WCS is being carried out to ensure that proposed development to these catchments is planned in the most sustainable and cost effective manner.</p>

Natural England Consultation Response

28 July 2011
Our ref: 26183
Amanda Rafaelli
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BY EMAIL ONLY

Dear Amanda Rafaelli

Notice of consultation on proposals to adopt the Canvey Town Centre Masterplan as a Supplementary Planning Document (SPD) and the Draft Sustainability Appraisal

Thank you for your consultation dated 13 June 2011, which we received on 15 June 2011. Your Council's posted consultation letter was addressed to our Colchester office at Harbour House. We now have a different consultation arrangement (see advice below). We understand our views are sought on the above Masterplan and Sustainability Appraisal; all representations must be returned to Castle Point Borough Council by 9am on Monday 1st August 2011.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Canvey Town Centre Masterplan

Final Masterplan Report: - February 2010 (V2)

Natural England supports the use of appropriate sustainable construction techniques in the delivery of the regeneration of Canvey Town Centre (primarily through low carbon development). Where possible, opportunities should be taken to create and/or strengthen ecological linkages between areas of fragmented habitat (e.g. Canvey Lake Local Wildlife Site and other valuable green space on Canvey Island). A number of proven techniques are available to maximise biodiversity value, such as street trees, shrubs & hedges, sustainable urban drainage schemes (e.g. green open swales) and living green and/or brown roofs. We are pleased to note that this aspiration is shared by the Masterplan Concept (3.1.1). Public stakeholder feedback has identified a call for new spaces in the Town Centre, which provides such an opportunity to create a public open green space for the benefit of wildlife and the local community (including Pocket Parks). Natural England supports Masterplan Objective O10: Bring nature into the Town Centre and improve the environment. We also support Movement Objective M3: Promote non-car travel and improved health and wellbeing by increasing walking and cycling.

Natural England has reviewed the draft SA/SEA and is satisfied that the report follows the standardised methodology set out in the CLG Plan Making Manual (which accompanies PPS12). We note that the biodiversity baseline has properly captured the significant areas of nature conservation on Canvey Island (including Sites of Special Scientific Interest, Special Protection Areas, Ramsar sites and Local Wildlife Sites). We are pleased to note that SA Objectives include the conservation and enhancement of biodiversity and natural habitats in Castle Point (there being no geodiversity sites of note in the Borough). We are encouraged that the residents' priorities of Sustainability Issues rank one of the top priorities as the protection of the natural environment and the countryside (Figure 21). It is also encouraging to note that the general outcomes of the SA/SEA demonstrate a strong positive relationship between the objectives of the Canvey Town Centre Masterplan and the SA objectives, probably as a consequence of the high level stakeholder engagement undertaken. We agree that in creating new ecological/public links between the town centre and Canvey Lake, increased access may result in recreational activities causing harm to biodiversity or habitats. It is therefore important to carefully assess the potential impact of this Masterplan on biodiversity assets in general, formulating appropriate mitigation measures if harm is likely.

Overall, we commend the way in which the Masterplan has been developed and its mainly positive outcomes for the natural environment, the local community and businesses.

Changes to our consultation process

Please note for future reference that consultations should be sent electronically to the email address at the foot of this letter. Or, if it is not possible to consult us electronically then consultations should be sent to the postal address at the head of this letter.

Feedback

Natural England is committed to providing a high quality service and values your comments to help us improve, so please take a few minutes to complete the enclosed Customer Feedback Survey form. If you do experience a problem, please let us know and we will try to resolve the issue. To find out more about Natural England's complaint procedure, you can call our Enquiry Service (Tel: 0845 600 3078; or email: enquiries@naturalengland.org.uk) or view the details on our website <http://www.naturalengland.org.uk/contact/complaints.htm>.

We trust this letter is clear and helpful. Please contact me if you require any additional information or advice.

Yours sincerely

Phil Sturges
Land Use Operations
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Environment Agency Consultation Response

Ms Amanda Raffaelli
Castle Point Borough Council
Planning Department
Kiln Road
Benfleet
Essex
SS7 1TF

Our ref: AE/2006/000184/OR-01/PO1-L01

Your ref:

Date: 26 July 2011

Dear Amanda

Canvey Town Centre Masterplan – Consultation Draft - Sustainability Appraisal and Strategic Environmental Assessment.

Thank you for consulting the Environment Agency regarding the Sustainability Appraisal (SA) which accompanies the Canvey Town Centre Masterplan. We have considered the content of the SA, dated May 2011, and comment as follows:

2. Context Review

We recommend that figure 3 also includes your authority's Strategic Flood Risk Assessment (November 2010). Reference is made to the SFRA in the main text of the SA and so the table should be updated to reflect this.

Furthermore, we would also suggest that the Essex Thames Gateway Water Cycle Study – Scoping Study – Final Report (March 2009) is also included in figure 3 as this covers key environmental issues including water resources, water quality, and infrastructure capacity.

3. Baseline Review

Biodiversity

We consider the information included within the SA in respect of biodiversity to be sufficient. We consider that adequate consideration has been given to possible ecological receptors.

We welcome the inclusion of a green route linking the Town Centre with the Lake. The desire to enhance the biodiversity value is to be encouraged and links to the principles of PPS 9.

Flood Risk

Canvey Island is located within Flood Zone 3 and so the inclusion of flood risk as part of the SA is important. Much of Canvey Island is at or below mean high tide level and therefore the Island is reliant on sea defences to protect the area from flooding. A consideration of current risk and risk over the lifetime of developments is therefore a key consideration.

We are pleased to see that all sources of flood risk have been considered within the SA; tidal, fluvial and groundwater. The evidence used in the SA has been based largely upon the Council's recently published Strategic Flood Risk Assessment (SFRA) (November 2010).

We note the inclusion of the composite mapping outputs for all breach scenarios and the hazard rating associated with the different probability flood events. These include the 1 in 1000 year flood event (2010), 1 in 200 year flood event (inclusive of climate change) and 1 in 1000 year flood event (inclusive of climate change). It may also be prudent to include the 1 in 200 year event (2010) to complete the breach scenario outputs.

As recognised in the SA the flood defences are to the design standard of 1 in 1000 years (present day water levels). There will therefore be no overtopping of the defences during the 1 in 200 year and 1 in 1000 year present day flood events. As identified in the SFRA an assessment of the crest heights and extreme water levels including an allowance for climate change has been carried out which identified that some defences would overtop, and are therefore at real risk of flooding during these events. Although this is included in the SFRA, which forms part of the evidence base, we would advise that this is also clarified within the text of the SA for completeness.

Any additional development on Canvey Island has the potential to create further pressure on the emergency services in the event of flooding and increase the scale of any evacuation required. We are pleased that this aspect has been considered and reference made to this within the numbered points on page 73 of the Town Centre Masterplan.

We are also pleased to see reference to ensuring no new self contained flats or units at ground floor level (if provided at ground floor, units would need to be multi-storey maisonettes or duplex), providing safe refuges, incorporating flood resilience and resistant measures, and including Sustainable Urban Drainage into developments in the Town Centre.

Water Quality

We are encouraged to see that the Water Framework Directive status of various water bodies that will ultimately receive treated sewage effluent from the Town Centre development area, have been taken into account. We are also pleased to see that development will be phased, and dependant on, upgrades to sewage treatment works discharging into water bodies at less than good status.

It is important that your authority is satisfied that the local sewage network infrastructure (pipe capacities, pumping stations etc) can cope with any additional demands resulting from Town Centre development. Reference is made to the Water Cycle Study that the Council have been involved in, which is important in ensuring a robust evidence base.

It should be ensured that surface water drainage from new developments does not have a detrimental effect on receiving water bodies from a water quality and Water Framework Directive perspective.

Water Resources

It is encouraging that the scarcity of water in Essex has been recognised in the SA and that there is a desire for development within the Canvey Town Centre area to include high water efficiency within building design. It should however be ensured that the local water supply undertaker (Essex and Suffolk Water) is consulted to ensure that the water requirements of the projected development have been included in their future supply plans for the county, and that local infrastructure is sufficient to supply projected needs.

We are pleased to note that section 6.1 of the Canvey Town Centre Masterplan includes environmental and assessment standards which are to be aimed for in aiding water efficiency; these include Code for Sustainable Homes Level 4 for residential dwellings and BREEAM 'Excellent' rating for retail, office and leisure development.

Waste

There appears to be no mention of waste and the need to minimise waste within the SA. There is however reference within the Town Centre Masterplan (sections 6.4 and 6.5) to encouraging the use of recycled materials in developments and minimising waste resulting from development which is to be supported.

Developers should take account of how waste will be managed in line with the waste hierarchy both during the development phase (via the Site Waste Management Plan) and once the site is in use. There should be consideration of how construction and demolition waste will be minimised and, where possible, recycled. The incorporation of easy recycling for residents and visitors to the site should also be incorporated into development.

Useful information on these matters can be found at: <http://www.smartwaste.co.uk/>, and <http://www.wrap.org.uk>; <http://www.tcpa.org.uk/pages/towards-zero-waste.html>.

5. Sustainability Appraisal Objectives

Section 5 provides information on the SA objectives including; sustainability objectives, indicators and targets.

From figure 23 the sustainability objectives covering economic, social and environmental factors appear to be fairly well balanced in their coverage.

Whilst the sustainability objectives appear to cover the main environmental considerations we would request that objective (3) is widened to cover water quality and ensuring that development does not cause any deterioration in quality.

We trust that our comments will assist you.

Yours faithfully

Mr Neil Dinwiddie
Planning Liaison Officer

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Essex County Council Consultation Response

ESSEX COUNTY COUNCIL RESPONSE TO THE CONSULTATION ON THE PROPOSED ADOPTION OF THE CANVEY TOWN CENTRE MASTERPLAN AS A SUPPLEMENTARY PLANNING DOCUMENT

A. Overview

The future role of Canvey town centre is a key element in the spatial strategy set out in the Castle Point Core Strategy. Regeneration of the town centre offers the opportunity to provide an economic and social focus for Canvey capable of accommodating the range of services and facilities required locally by residents in an improved environment. Local commitment to preparation of a Masterplan for the town centre and adoption of a Supplementary Planning Document to guide future development proposals is welcomed and supported by Essex County Council.

Essex County Council is fully supportive of the need and intent to regenerate Canvey Town Centre. There is much to commend in the framework underlying the Masterplan to guide the desired improvements in the appearance, vitality and viability of Canvey town centre. The County Council is keen to ensure that the vision and objectives of the Masterplan can be realised in a manner that meets the aspirations of Canvey residents and the anticipated pace of change. To this end, detailed technical work to translate the Masterplan framework into an effective programme that secures successful implementation and delivery of the regeneration proposals has previously been suggested by County Council officers through working groups of the Castle Point Regeneration Partnership, which led production of the Masterplan.

The County Council has been working with the Castle Point Regeneration Partnership during preparation of the Masterplan. This joint working will continue with both the Partnership and the Borough Council to secure successful implementation and delivery of the regeneration of Canvey town centre. The County Council is committed to ensuring that the detailed requirements for future delivery of County Council services are met in ways which will fully support the regeneration of Canvey town centre.

Detailed matters discussed in this response are,

- Adoption of the Masterplan as a Supplementary Planning Document with 2 caveats by Castle Point Borough Council - supported
- Change in Traffic Circulation from one-way to two-way flows – further study to better inform detailed design and implementation of the proposals;
- Passenger Transport Operations - discussion with passenger transport operators following further work on the proposed traffic circulation arrangements;
- School Crossing Patrols – to confirm that a school crossing patrol would not be provided;
- Urban Design – welcomed
- Town Centre to Canvey Lake Access Link – welcomed subject to an appropriate balance being struck between increased access to the Lake and continued protection for existing wildlife and biodiversity interests;
- Parking Provision for People with Special Needs – positively address the potential car parking and town centre access difficulty of these people;
- Lifetime Homes – refer to all new housing being to Lifetime Homes specification, with 10% being wheelchair accessible;
- New Castle View School – agreement with school required for multi-use of the school and a pedestrian link through the school grounds.

B. Adoption of the Masterplan as a Supplementary Planning Document

Castle Point Borough Council intends to adopt the Canvey Town Centre Masterplan as a Supplementary Planning Document that will form part of the Castle Point Local Development Framework. This will allow the Borough Council to deal with development proposals which are in accord with the Masterplan in a prompt and positive way. The Special Policy Development Group of the Borough Council has considered the matter. Whilst the Group was of the view that the regeneration of Canvey Town Centre was necessary, it was not able to fully support the Masterplan but recommended to the Borough Council Cabinet that two caveats be attached to adoption of the Masterplan as a Supplementary Planning Document,

- Clarity on the Town Centre Boundary – the study area for the Canvey Town Centre Masterplan differs from the boundary for the town centre identified on the Adopted Proposals Map for Castle Point. A caveat to the adoption statement noting that sites outside the Proposals Map boundary would be treated as a departure until the Canvey Action Area Plan would clarify the relationship of the documents and accord with national planning policy guidance. This approach is supported by the County Council.
- Additional information set out in the transport model is considered before the Masterplan is adopted – specific issues identified by the Special Development Group were the cycling network; location of the bus hub; link to Canvey Lake; Lionel Road junction; and Eldertree Road. The County Council, as local highway authority, agrees that further study of the transport proposals of the Masterplan is required, as expanded upon in detailed comment below.

C. Transport Proposals of the Masterplan

Delivery and implementation of the Masterplan will occur on a phased basis over a number of years, being largely related to available private sector investment. Given the timescales involved, the County Council is anxious to ensure that public safety and town centre businesses are not compromised by proposed changes to traffic circulation in the town centre. In particular, that anticipated volumes and types of vehicles can be accommodated whilst achieving an appropriately balanced provision for pedestrian movement, public realm and road space. Detailed consideration will be required on the technical feasibility and financial viability of specific proposals and how the timing of their delivery will influence accessibility to the town centre and the vitality and viability of town centre businesses.

Of relevance proposals of the Masterplan and its adoption as a Supplementary Planning Document are,

i) Change in Traffic Circulation from one-way to two-way flows

A key central proposal of the Masterplan is that traffic circulation around the town centre should be amended from one-way to two-way flows along High Street, Foksville Road and Furtherwick Road. This would enable traffic to travel completely around the town centre in both directions. The proposal has emerged through local preferences and aspirations expressed during previous consultations and discussions during the preparation of the Masterplan.

The effectiveness and feasibility of many of the other proposals of the Masterplan rests on successful introduction of two-way traffic flows around the town centre. Any difficulties arising from two-way traffic flows are likely to impact on regeneration of the Town Centre by adversely influencing the perception of investment potential by the private sector and reducing the expectations of improvement supported by Canvey residents.

The proposed underlying core role of two-way traffic flows within the Masterplan means that the proposal has to be fit for purpose, be deliverable and be capable of achieving the benefits sought, especially in respect of traffic flow/congestion, accessibility to town centre businesses and public safety. A robust technical rationale of these factors, by demonstrating the operational effectiveness of the town centre traffic flow system, would aid negotiations to secure private sector investment by identifying the cost of public works and facilitating presentation of detailed arrangements for the layout and design of road, pedestrian and open spaces and the public realm.

The County Council, as local highway authority, has suggested that the following matters relating to the proposal for two-way traffic flows in the town centre should be subject to detailed study to better inform the design and implementation of the Masterplan proposals,

- the scale and nature of town centre congestion - proposals within the Masterplan could potentially increase traffic congestion in Canvey town centre, but the scale and nature of the impact is currently uncertain. More detailed study of these impacts would allow a package of congestion reduction measures to be identified alongside any change in traffic circulation;
- junction capacity, especially of right-turning traffic – the MVA Transport Report, published with the Masterplan, shows that town centre junctions could be operating close to capacity with introduction of the proposed traffic circulation changes. A subsequent analysis, commissioned by the local highway authority, indicates that two-way traffic flows could provide insufficient highway space for HGVs and buses to manoeuvre and turn without impeding other traffic and increasing risk to public safety and contributing to congestion (see attached report ‘HGV Swept Path Analysis’). Changes to the boundaries between road/traffic space and pedestrian and public realm areas could reduce this impact but would need to be part of the implementation of town centre improvement works;
- implications for utility diversions – proposed and potential highway and public realm improvements could require utility diversions which will add to the costs of proposals. The costs of these works need to be assessed as part of the detailed designs so that their technical feasibility and financial viability may be known for inclusion in investment plans.

ii) Passenger Transport Operations

The Masterplan proposals to change traffic circulation, road layout and access will impact on bus services in the town centre. The creation and location of the proposed bus hub requires study to avoid disruption to bus services within and beyond the town centre. Changes to bus routes and timings could lead to some areas losing bus services. The co-operation of the bus operators will be needed to make the bus hub concept work and discussions will be required with First Essex Buses, Stephenson’s of Essex and Regal Busways (as well as any other operators in the area). Nevertheless, it is suggested that discussion with passenger transport operators should await confirmation of the road layouts for the proposed traffic circulation arrangements (see above). This would mean that discussions with bus operators would take place against in the knowledge that buses would be able to negotiate the allocated road space effectively and safely.

iii) School Crossing Patrols

One of the caveats to the Masterplan discussed by the Borough Council Special Development Group concerned additional clarity on school drop off and pick up arrangements in Foksville Road for the new Castle View School. An issue of potential congestion was identified, but the Group did not agree the caveat because the school proposal had already secured planning permission and it was not thought that a caveat to the Masterplan would resolve concerns. In relation to this caveat it can be confirmed that a school crossing patrol would not be provided at this location because,

- patrols are not provided for secondary schools;
- Road Safety GB's National Guidelines, adopted by all local authorities, states that a patrol should not be on fixed crossing sites (such as zebra and light controlled crossings), as it confuses pedestrians and motorists by having two sets of instruction for the same task;
- the purpose of a school crossing patrol is not to regulate traffic/congestion, indeed traffic is stopped to allow pedestrians to cross the road and so can increase rather than decrease congestion.

D. Urban Design

The Vision and Objectives of the Masterplan are welcomed in respect of urban design issues. The inclusion of the key results from previous consultations gives a useful overview of public opinion on the proposals and of the derivation of the Vision and Objectives. In addition, the Masterplan presents useful information that will support a consistent delivery and implementation of the proposals over an extended period of time, including,

- the character of the space and visual appearance of the proposed scheme
- proposed level of quality of public realm, including redevelopment of existing public spaces, using potential pocket parks and linking green spaces
- accommodating the needs of pedestrian and vehicular movement

E. Town Centre to Canvey Lake Access Link

The proposal to connect the Town Centre to the Lake, through creating a natural green link with extension of a water feature into the town centre, is welcomed. It would assist positive improvement and use of local amenities whilst reinforcing links and relationships between the town centre and surrounding areas. Furthermore, this link connects the town centre to the cycle network at the Lake, which connects to the rest of the Island.

To facilitate delivery of this initiative, and to ensure that an appropriate balance is struck between increased access to Canvey Lake and continued protection for existing wildlife and biodiversity interests (as noted in the Sustainability Appraisal), there should be early discussion with the Parklands Programme Manager (based at Thames Gateway South Essex Partnership, Council Offices, Kiln Road, Benfleet). Such discussion should help to ensure that specific details of signage and use of the route and the Lake are included at an early stage in the further detailed design proposals. It would also allow consideration of how the Canvey Lake to Town Centre link could become a feature of the sub-regional Green Grid network.

F. Parking Provision for People with Special Needs

The Masterplan should respond positively to the issue of potential car parking difficulty in the renewed Town Centre for disabled people and young families. The document should set out specific details of how it is proposed to address the concerns on this issue already recorded in both the Sustainability Appraisal and the Equality Impact Assessment.

G. Lifetime Homes

In relation to the proposed housing provisions the Masterplan should make reference to delivering all new housing to a Lifetime Homes specification, with 10% being wheelchair accessible. This would reflect appropriate detail for a Masterplan and also recognise the potential attraction and benefit to the elderly and disabled of accommodation with easy and convenient access to town centre services and facilities.

H. New Castle View School

The recognition that the new Castle View school will contribute to the regeneration of Canvey town centre is welcomed. It should be noted that the ambitions of the Masterplan to deliver multi-use space within the school grounds, as expressed in Sections 3.1, 3.3, 3.7.4, and 4.3.3, and to promote a pedestrian connection through the school grounds (Section 5.1) can only be achieved through close and effective collaboration with the school. The management of the school and its grounds is in the hands of the school itself.

There may be a potential conflict with the school's needs to safeguard pupil safety and site security which will need to be resolved.

It is suggested that matters of detail contained in the Masterplan should be updated to reflect the current situation. The table in Section 7.1.8 should note,

- to be called Castle View School rather than Furtherwick Park School;
- currently under construction and will be opened in early 2012;
- planning permissions have been issued in the form of outline consent (ref CC/CPT/76/08), reserved matter approval (ref CC/CPT/19/10) and variation of that approval (ref CC/CPT/65/10). The up to date permission is ref CC/CPT/65/10.

Greater Manchester Pension Fund Consultation Response

Drivers Jonas Deloitte.

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23 August 2011
Our Ref: CMc/SF/0156165

Dear Sir/Madam

Canvey Town Centre Masterplan Representations on behalf of Greater Manchester Pension Fund

We write on behalf of our client, 'Tameside Metropolitan Borough Council as administering Authority for the Greater Manchester Pension Fund' ("GMPF"), to submit representations to the Canvey Town Centre Masterplan.

GMPF owns the Knightswick Shopping Centre in Canvey Town Centre, which is located to the north of the Town Centre, between and bounded by Furtherwick Road, Foksville Road and the High Street. The shopping centre is the principal retail destination in Canvey town centre and GMPF supports reasonable and well considered proposals which will enhance and improve the area. GMPF sets out specific comments below.

Summary

GMPF welcomes the Council's approach to enhance the Town Centre. The Masterplan's aspirations are interesting and the document, as a marketing tool, to attract a development partner, is useful. However, GMPF is concerned that the Masterplan document does not reflect GMPF's own aspirations to enhance the Knightswick Centre in the short to medium term.

GMPF considers that the Masterplan is too prescriptive, and that if the document is adopted as a Supplementary Planning Document (SPD), it will inhibit and discourage existing owners from investing in the town centre. GMPF suggests that if the Masterplan is to be adopted as an SPD, the proposals are phased in order that short to medium term investment proposals are not precluded.

Final Masterplan Report

Chapter 2 - Vision and Objectives

2.2 Masterplan Objectives

GMPF is a key investor in the Town Centre, and the Knightswick Centre is the Town Centre's biggest single retail asset. This is recognised throughout the Council's Retail Needs Assessment Study (2007). GMPF observes that at present, there is no objective in place which acknowledges the significance of the

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Knightswick Shopping Centre in the town. GMPF believes that a specific objective, which recognises the valuable role played by the shopping centre within Canvey Town Centre, and the need for its status to be protected, should be identified.

GMPF **supports** Objective O8 which notes that a key objective will be to "establish unique and indispensable roles for areas of the Town Centre to ensure success of new areas but not at the expense of old". GMPF supports proposals to lift the Town Centre but considers all new areas should support successful established areas, such as the Knightswick Centre.

GMPF **supports** the flexible wording in Objective O11 but observes that this is not repeated in later chapters of the Masterplan where the wording is too prescriptive.

Chapter 3 – Places

3.1.1 Masterplan Concept

Although the principle of the Masterplan concept is acceptable, GMPF considers that significant further details in the proposals are too prescriptive for an SPD. GMPF have only had one preliminary meeting with a planning officer concerning their own proposals. The Masterplan's proposals still, however, fail to refer to GMPF's aspirations for enhancing the Centre in the short term.

3.1.2 Masterplan Proposals

GMPF **objects** to Figure 3.2: Masterplan for Canvey Island Town Centre, on the basis that it is too prescriptive. The Masterplan must be sufficiently flexible to respond to market demands and to allow town centre owners and occupiers to bring forward their own proposals at an appropriate time. An example of this is GMPF's proposals to enhance the Knightswick Centre which do not accord with the detailed proposals currently identified in the Masterplan.

Plan 3.1.2 also sets out a very detailed set of proposals which may not be deliverable and may actually hinder investment in the town centre.

3.2 Land Uses

GMPF considers that Figure 3.3: Land Uses proposed for Canvey Town Centre is not a clear diagram and could cause confusion. At present, distinguishing between what is proposed as 'Foodstore', 'New Retail Units' and 'Refurbished Retail Units' is difficult. An alternative colour coded key would provide more clarity. Here too, the Masterplan is very prescriptive, and a colour wash suggesting areas for land uses would be more appropriate.

The land uses section identifies as a key principle, the construction of 16,000 sqm of retail floorspace through the resizing and provision of new retail units. GMPF has compared this figure with the retail capacity figures identified in the Council's own Retail Needs Assessment Study (2007).

Castle Point Borough Area	2012 (sqm net)	2017 (sqm net)	2022 (sqm net)	2027 (sqm net)
Convenience Goods	1,207	1,885	2,604	3,358
Comparison Goods	---	1,600	3,954	6,566

Table 7.1 Retail Capacity Forecasts for Convenience and Comparison Goods (sqm net)

Table 7.1 of the Study notes that by 2027, it is estimated that the Castle Point Borough Area (including Canvey, South Benfleet, Hadleigh and Tarpots) requires a total of 9,924 sq m net of convenience and comparison floorspace. GMPF, therefore, seeks clarity on how the Masterplan's figure of 16,000 sq m relates to the Retail Needs Assessment Study figures at Table 7.1. Justification for the uplift in floorspace needs to be given in the Masterplan. For example, is it the intention to make a once-and-for-all improvement (i.e. a 'step change') in the retail offer of the town centre?

The Masterplan's proposals and land uses plan are not supported by evidence of viability, timescale, identification of development partners, or potential land assembly discussions.

3.3 Landscape Concepts

GMPF **objects** to the landscape concept set out in Figure 3.4 of the document. The areas outlined for public spaces in Canvey Town take no consideration of the existing access routes which support various important uses in the Town Centre.

The proposals for the Town Square, School Square and the Boulevard are all proposed on Foksville Road. Foksville Road is the main access and egress to the existing school and future, significantly expanded, school. It is also the access for the Knightswick Centre car park. If these proposals came forward, in the absence of a comprehensive retail development, they could significantly compromise access to both the Knightswick Centre and the school. This in turn could seriously damage the trading ability of the Knightswick Centre.

3.4 Movement Concept

It is unclear from the "Movement Concept" how changing vehicle movement on Futherwick Road from one-way to two-way will meet the Masterplan's objective of improving access and the environment in the town centre.

GMPF requests that the significant development proposals set out in the Masterplan are properly assessed in transport terms to ensure that the ability of shoppers and service vehicles to access the town centre and shops is not compromised.

GMPF also requests that the "Movement Concept" and landscaping proposals must not detrimentally affect the visibility of the Knightswick Centre's retail frontage on Futherwick Road as this may harm retailers' ability to trade.

3.5 Scale and Massing

GMPF **objects** to Figure 3.6 which sets out the proposed building heights of between 1 and 3 storeys for Canvey Town Centre. GMPF considers this drawing is too prescriptive, constraining the ability of the Knightswick Centre and other land uses from evolving in the future in a way that may be different but meets the needs of potential tenants according to evolving market conditions.

3.7 Retail Core

GMPF broadly **supports** the proposals on layout set out in Section 3.7.1. In particular, GMPF supports the principle of the establishment of a strong retail circuit, an enlarged supermarket and the reconfiguration and extension of some of the existing units in the Knightswick Centre. GMPF recognises that Sainsbury's is an anchor retailer in this location and is key to any future proposals for the town centre.

However, GMPF is concerned that Figure 3.8 has not been prepared in conjunction with GMPF, other landowners and tenants in the Town Centre, nor with a development partner. How such aspirations are to be put into effect is unclear. In light of this, GMPF considers the proposals are too detailed and premature for an SPD.

3.7.2 Land Uses

GMPF supports the Masterplan's comment on '*getting the scale and mix of land uses right to create a vibrant and sustainable Town Centre*'.

It is unclear in the first bullet how the retail floorspace figures would be delivered, whether the 16,000 sq m is net additional floorspace, and what its timescale for delivery is. The evidence base for this level of additional retail floorspace has not been established. Clarity on what is commercially viable and achievable should be set out in the Masterplan.

3.7.3 Scale and Form

GMPF **objects** to, and seeks clarity on the following principle listed under Section 3.7.3:

"The roof of the Knightswick Centre will be removed to form an open street connecting between Furtherwick and Foksville Road".

GMPF has not been consulted on this proposal. The Knightswick Centre was designed as a covered centre and their intention is that it would remain a covered centre for the foreseeable future. The cost of such works to GMPF has not been considered in developing this proposal, nor have the implications of it been tested for its wider impact on the Knightswick Centre.

Furthermore, reference to new retail development being of up to 3 storeys with double height units and car parking above is too prescriptive. It takes no account of the needs and preferences of retailers or landowners of the Knightswick Centre.

3.7.4 Frontages and Elevations

Section 3.7.4 notes that “visually important frontages should be of exceptional design quality”. GMPF seeks clarification on what the Council consider to be ‘exceptional design quality’. This statement is of particular interest to GMPF as it is planning a marked investment in improvement of the Knightswick Centre which will involve improvements to frontages and elevations. However, final design and fit out will be subject to retailer requirements and not in GMPF control. GMPF considers that the Masterplan should say, “visually important frontages should be of appropriate design quality”.

Other proposals in this section of the masterplan, such as a new wall around the Knightswick Centre’s High Street service yard, are too prescriptive and will preclude development and improvements to servicing.

3.7.5 Views and Landmarks

The Masterplan identifies a key view between Furtherwick Road and the supermarket. At present it is not a key town centre view. There is no guarantee it can be delivered. It has implications for the future development of the Knightswick Centre and this has not been discussed with GMPF.

3.9 Paddocks Quadrant – Layout and Land Uses

GMPF strongly objects to the principle of expansion of any retail in this location, and considers that retail development would compete with proposals in the retail core. GMPF believe that the Paddock area should remain a hub for community and local uses.

Chapter 4 - Spaces

4.2 Masterplan Proposals

The spaces identified in Section 4.2.1 relating to the public realm have significant implications for the Knightswick Centre. Relocating uses and reconfiguring spaces cannot be delivered solely by the Council. These spaces should not be brought forward except as part of a comprehensive development that meets the needs of retailers.

Section 4.2.2 (2) proposes that Foksville Road will be realigned as part of the Masterplan. GMPF seeks clarification on how these works would be funded.

4.3 Spaces

GMPF seeks clarification on who is expected to deliver works to Knightswick Square outlined in Section 4.3.2. If the square areas are developed, it must be as part of a comprehensive redevelopment and not a piecemeal arrangement. Provision of the squares alone will affect the existing car park and access to the Knightswick Centre.

4.4 Streets

Section 4.4.1 on Furtherwick Road, GMPF notes that the design proposals include the following:

"Street trees should be planted sensitive to pedestrian and street parking requirements".

GMPF considers that reference should also be made here to retailers' requirements as trees could obstruct visibility from the street and inhibit retailers' ability to trade profitably.

Chapter 5 – Movement

5.4.2 Parking

Section 5.4.2 notes that a key element of the Masterplan is the removal of the surface car park and its replacement with a larger multi-storey car park structure. GMPF has recently spent substantial monies on resurfacing and improving the existing surface car park at the Centre. We consider a multi-storey car park should be delivered only as part of a comprehensive redevelopment, which demonstrably reflects landowners' and retailers' aspirations, and is not piecemeal in nature. This is in order to ensure the whole scheme is funded in its entirety and all the benefits captured for the town centre.

5.4.3 Servicing

GMPF considers that Section 5.4.3 relating to new service areas sets out a level of detail which is normally associated with the planning application stage where input from retail agents would be sought. This depth of detail is not appropriate for a Masterplan.

Chapter 7 – Delivery

7.1.4 Delivery Agents

Section 7.1.4 states that *"the Masterplan area falls under the jurisdiction of Castle Point Borough Council"*. GMPF wishes to emphasise that it (GMPF) is the freehold owner the Knightswick Centre and the car park, both of which would be vital for the delivery of the Masterplan.

7.1.5 Land Ownership and Site Assembly

Section 7.1.5 notes that Compulsory Purchase (CPO) powers may be needed to secure site assembly and enable delivery of the masterplan proposals. GMPF does not consider there is commercial justification for the Council to use CPO powers without a development partner and with significant support from Sainsbury's who would be needed to anchor such a scheme. This should be acknowledged in the text.

7.1.8 Key Proposals

GMPF supports the term *'holistic'* for the regeneration package proposed for Canvey Town Centre.

7.1.9 Phasing of Development

Paragraph 1 of Section 7.1.9 sets out the delivery sequencing for the Masterplan. GMPF considers that the current market cannot sustain significant redevelopment proposals. The Masterplan, if adopted as SPD, should identify phases of development and a set of guiding principles only, to avoid discouraging potential short to medium term investment in the town centre.

Canvey Town Centre Masterplan Supporting Report

GMPF has further comments on the Masterplan Support Report and list these below.

Caveat A: Reconsider proposals for partly or fully pedestrianising Furtherwick Road

GMPF notes that the Council recommends that this Caveat is not carried forward. GMPF supports this approach as the pedestrianisation of the area could harm passing trade. Closure of Furtherwick Road and diversion of traffic would increase delays and congestion and increase journey times on other routes in the town centre.

Caveat B: Clarity and an appropriate balance between supermarket floorspace and provision of local shops

It is evident that through the Caveat, the Masterplan allows for larger retail units to anchor the Town Centre. However, it is considered that this caveat is too prescriptive on what retail provision should be included here. If the Council is too prescriptive, they could lose potential future investment from retailers and vacancy levels could increase. GMPF considers that the Council should take a market-led approach to retail development within the Town Centre in preference to setting high level masterplan principles.

Caveat E: Additional information set out in the transport model is considered before the Masterplan is adopted

GMPF supports plans which encourage the increased use of public transport. However, this must not be to the detriment of the environment in the town centre. Any proposals must also not hinder access and egress to the main car park serving the town centre. GMPF recommends that the Council considers all transport implications on the town centre, prior to adopting the Masterplan document.

Caveat F: Additional clarity is required regarding arrangements for school drop off and pick up

Although the Supporting Report notes that the school application already has consent, work has commenced on site with an anticipated completion date of January 2012. GMPF considers that there should be continued close working between the design teams for the school and the Masterplan in order to resolve any conflicts that may arise between the proposals, that may affect adjoining uses.

Caveat G: Clarity on the Town Centre boundary

GMPF notes that the study area for the Masterplan differs from the boundary of the Town Centre identified on the Adopted Proposals Map. GMPF believes that the Council has identified an appropriate 'town centre boundary' which seeks to locate main town centre uses in line with PPS4, clearly defining areas within the Town Centre where specific uses are considered.

GMPF agrees that it may be useful to state that the Masterplan and the Adopted Proposals Map boundaries are different to provide clarity.

Sustainability Appraisal Caveats

The Council should seek s106 contributions in line with the tests set out in Circular 05/05.

Summary

GMPF welcomes the Council's desire to enhance the Town Centre. GMPF is concerned that the Masterplan document does not reflect its aspirations to enhance the existing Knightswick Centre in the short to medium term.

GMPF considers that the Masterplan is too prescriptive, and that if the document is adopted as a SPD, it will inhibit and discourage existing owners from investing in the town centre. The Masterplan should set out broad principles to improve the town centre and encourage investment in the short to medium term first, before committing to significant long term proposals which may hinder this.

If you require any additional information or wish to discuss the above, please do not hesitate to contact Sally Fordham on 0207 303 3599 or Caroline McDade on 0207 303 3813.

Yours sincerely

Caroline McDade
for Deloitte LLP (trading as Drivers Jonas Deloitte)

cc S Cooper Esq GMPF
C Lofstedt Esq GMPF