



Town Centres, Primary Shopping Areas and Local Parades Health Check July 2025



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Executive Summary

- The retail provision in Castle Point is focused in four main town centres of Canvey, Hadleigh, South Benfleet and Tarpots alongside a network of smaller centres and out-of-centre retail parks.
- Canvey is the largest town centre in the Borough with 189 units, followed by Hadleigh (132), South Benfleet (106) and Tarpots (62).
- Castle Point's four town centres have a much lower vacancy rate (7.6%) than the national average (14.1%) indicating they are relatively buoyant.
- The Borough's four town centres have a much higher level of retail services, and a higher level of financial and business services compared to the national average.
- Within the Borough's town centres, almost one in four of all town centre outlets contribute towards the evening economy. Just under three-quarters of town centre units fall under Use Class E (Commercial, Business and Service
- The continued designation of the four current town centres is considered appropriate. Policy should encourage active frontages at ground floor and uses (retail, commercial, service, community or employment) which benefit from good services and accessibility, including higher density residential on upper floors.
- Castle Point town centres have more than double the number of hot food takeaways and fast-food outlets (11.2%) than would be expected against the national average (6.1%). It is recommended that hot food takeaways and fast-food outlets should be restricted, perhaps to no more than 10% of outlets, to align more towards the national average.
- Each town centre has a smaller primary shopping area designation within it.
- Vacancy rates in the primary shopping areas (5.4%) are even lower than in the wider town centres (7.6%), and they are even more dominated by E uses (86% vs 74.5%).
- There is slightly less evening economy activity in primary shopping areas (17.4%) than in town centres (22.9%).
- There is slightly less proliferation of hot food takeaways and fast food in primary shopping areas (8.4%) than in town centres (11.2%). As they are constituent elements, it is recommended that the 10% restriction would also apply to primary shopping areas of the town centre.
- Primary shopping areas remain a useful planning policy tool. They should be focussed on the key commercial shopping areas with active retail frontages in E use classes.

- This report recommends minor amendments to the boundaries of town centres/primary shopping areas in each of the four town centres.
- The four main town centres are supported by a network of local parades.
- There are also two out-of-centre retail parks in Castle Point providing a mix of convenience and bulky comparison goods: Northwick Road (West Canvey) and Stadium Way (Rayleigh Weir).
- A total of 21 parades have been identified across the Borough that warrant protection as local shopping parades. There are 10 in Canvey, 4 in Thundersley (including Thundersley centre which has its own plan policy), 1 in Hadleigh and 6 in Benfleet. One previously identified parade (London Road East in Benfleet) is recommended to be removed as a designation
- The Boroughs local parades are dominated by retail services and leisure with smaller numbers of convenience and comparison.
- The level of vacancies in the Boroughs local parades is low at just over 5%, indicating overall buoyancy and that local parades continue to be valued and well used. They therefore need to be protected for their community benefits.
- More than a quarter of outlets in the Borough's local parades contribute towards the evening economy.
- There is a high proportion of hot food takeaways and fast-food outlets (12.7%) in the Borough's local parades, which is higher than the equivalent percentage for town centres.
- Local parades warrant local planning policy protection since they are particularly valuable for the less mobile and those without access to a private car and are invaluable in addressing social exclusion.
- It is recommended that policy should seek to ensure that local parades include at least one convenience outlet selling day-to-day essentials and that the predominant use class is E.
- It is also recommended that policy should also seek to guard against a proliferation of hot food takeaways and fast-food outlets in local parades, perhaps no more than 15% of units, or one outlet, whichever is higher.
- The Appendices to this report contain a detailed breakdown of the occupants of all the Borough's town centres and parades based on updated survey work conducted in May 2025.

1. Introduction

1.1 Background to the Report

This report is a piece of evidence work completed to support the emerging Castle Point Plan.

A full retail study was last completed in November 2017 by Peter Brett Associates (PBA) in partnership with, and covering the areas of Castle Point Borough Council (CPBC), Basildon Borough Council, Rochford District Council, Southend-on Sea Borough Council and Thurrock Council. One of the key purposes of the PBA study was to *‘Assess the need for additional convenience and comparison retail floorspace and key high order leisure uses up to 2037 and consider a range of scenarios for the spatial distribution of the assessed retail and leisure needs between the five authorities’*.

In 2025, the town centre retail sector is still recovering post-covid as well as facing the challenge of the growth of internet shopping and its share of the market. In this light, there is unlikely to be a demonstrable need for new floorspace in the current commercial environment. Therefore, more proportionate evidence gathering exercise is considered necessary to support the current emerging Plan. This will be focussed on an assessment of the composition of the Borough’s centres, primary shopping areas and parades to ensure adopted boundaries are still appropriate. This report will also be more focussed on informing emerging plan policies and tailored to investigate emerging national and local themes, including the importance of a mix of uses, the importance of maintaining active frontages, the importance of maintaining an active and vibrant evening economy and the importance of monitoring the proliferation of hot-food takeaways as a means of tackling obesity, particularly in children.

There has been intermittent monitoring of the CPBC retail sector since 2017. An audit of centres was undertaken just over a year ago in April 2024, and the data in the appendices indicates where there have been changes to the unit level since the last audit.

1.2 Castle Point Retail Hierarchy

Castle Point is bounded by Basildon to the west, Rochford to the north and Southend-on-Sea to the east. The retail provision in Castle Point is focused in four main town centres of Canvey, Hadleigh, South Benfleet and Tarpots alongside a network of smaller centres and out-of-centre retail parks.

Canvey is the largest town in Castle Point and contains the largest amount of retail floorspace. Hadleigh has a high proportion of convenience floorspace due to the presence of three large food stores. South Benfleet contains a relatively large proportion of comparison floorspace and relatively strong food and drink offer. Tarpots is the smallest of the centres in Castle Point and contains a large proportion of convenience floorspace.

The four main town centres are supported by a network of local parades.

There are also two out-of-centre retail parks in Castle Point providing a mix of convenience and bulky comparison goods: Northwick Road (West Canvey) and Stadium Way (Rayleigh Weir).

2. National Guidance

2.1 National Planning Policy Framework (NPPF)

The NPPF sets out that *‘Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation’* (NPPF paragraph 90). As part of this role, local planning authorities should:

- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
- b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
- c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
- d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
- e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
- f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

The NPPF further sets out (para 91) that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.

The currently adopted Castle Point Local Plan (1998) defined primary shopping frontages within town centres and local shopping parades. These were identified as areas suitable for retail development. Since this time, the boundaries have been subject to regular review as part of plan preparation processes. At a national level the use classes have been reviewed and updated to reflect changing national priorities.

Therefore, in line with the NPPF, it is timely to again review and define the extent of town centres, primary shopping areas and local parades in Castle Point Borough to ascertain their composition and whether they remain fit for purpose.

This report reviews the existing town centre and primary shopping frontages in Castle Point as a starting point to identify the boundaries of centres, parades and primary shopping areas. The review has initially been completed via desktop review of existing uses within the areas using Google Maps and verified via site visits.

2.2 Planning Practice Guidance (PPG)

The PPG recognises that the development plan is the key way to set out a vision and strategy for town centres, as well as being the place to define primary shopping areas where their use can be justified in supporting the vitality and viability of particular centres. It recognises that town centre strategies should be based on evidence of the current state of town centres and the opportunities that exist to accommodate a range of suitable development and support their vitality and viability.

The PPG also identifies indicators that may be relevant in assessing the health of town centres, and planning for their future. This includes diversity of uses proportion of vacant street level property and opening hours/availability/extent to which there is an evening and night-time economy offer.

The PPG sets out the criteria for the 'sequential test', the mechanism for assessing proposals for out of centre development which guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference

for accessible sites which are well connected to the town centre). It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking.

2.3 General Permitted Development Order (GPDO)

The [Town and Country Planning \(Use Classes\) Order 1987](#), as amended, groups common uses of land and buildings into classes. The uses within each class are, for planning purposes, considered to be broadly similar to one another. The most common use class found in town centres is Class E – Commercial, Business and Service. There are smaller numbers of Class F Local Community and Learning, Class C Residential and Accommodation and Sui Generis. Each broad use class is broken down to more detailed sub-classes, as detailed in the GPDO. The GPDO sets out certain permitted development rights for change of use in town centres.

A change of use of land or buildings requires planning permission if it constitutes a [material change of use](#). Many uses in town centres fall within Commercial, Business and Service use class. Movement from one use to another within the same use class is not development, and does not require planning permission.

The appendices of this report make an initial assessment of the most likely use class that the Borough's outlets fall within, although use class is ultimately established through the Development Management and Appeals process

Sections 4 and 5 of this report contain analysis of the use class composition by individual centres and parades.

3. Explanation of Assessments Terms

3.1 Town Centres

For planning purposes, town centres as defined in the National Planning Policy Framework comprise a range of locations where main town centre uses are concentrated, including city and town centres, district and local centres (and so includes places that are often referred to as high streets). Source: PPG.

3.2 Primary Shopping Area

A primary shopping area is the heart of a town centre where retail development and active frontages are concentrated and footfall is greatest.

3.3 Local Parade

For the purposes of this report, local shopping parades comprise a grouping of at least two units in a grouping which sits below the hierarchical level of a town centre. A local parade would typically include at least one convenience shop selling day-to-day essentials.

3.4 Broad Classification Types: Convenience, Comparison, Services and Leisure

Experian Goad are the industry leaders in this field and have established the following broad definitions for the purposes of retail planning¹:

Convenience

These are goods that are bought nearly every day such as bread and milk, readily available from the majority of shops. These products are an essential necessity to shoppers because without these, people would struggle to feed themselves.

Comparison

These have a higher value and are purchased less often, such as household items, electrical goods, clothes and shoes. People tend to go to several shops to compare products before buying them.

Retail Services

This includes dry cleaners, opticians, health & beauty, opticians, filling stations, vehicle repairs, etc

Non-Retail Service

Clinics

Leisure

This includes pubs, bars, cafes, restaurants, cinemas, clubs, sport & leisure facilities, theatres, betting offices, guest houses and B&Bs.

Financial and Business Services

This includes banks, building societies, estate agents, employment agencies, legal services, financial advisors, printing and copying.

It is distinct from the category of offices because they are services which have an active frontage that is open to the public to wander in without prior appointment.

¹ Source: [Appendix 2. Experian Goad Classification of Retail](#)

Office

Offices will typically be closed to the public without prior appointment. They do not typically have a window display and typically do not encourage or facilitate browsers, window shoppers or casual visits from on-street shoppers.

They are typically where administrative functions of companies are carried out. Since they are a significant employer, they may benefit from the superior transport links that larger centres offer, as well as the range of support services. Therefore, they are considered a 'town-centre' use, albeit one that is not typically a feature of the primary shopping areas.

Although not a commercial frontage type use, offices are one of a number of complementary uses which can, if suitably located help to support the vitality of centres.

Residential

Residential may form a component use of town centres and primary shopping areas. However, this is typically found and encouraged on upper floors rather than at street level where active frontages typically predominate.

Although not a commercial frontage type use, residential is one of a number of complementary uses which can, if suitably located help to support the vitality of centres.

The PPG sets out that *'Residential development in particular can play an important role in ensuring the vitality of town centres, giving communities easier access to a range of services. Given their close proximity to transport networks and local shops and services, local authorities may wish to consider locating specialist housing for different groups including older people within town centres or edge of centre locations.'*

Vacant

Vacant units are a common base indicator of town centre health.

The indicator requires a certain amount of caution in interpretation because there will always be a degree of vacancy caused by the natural churn and turnover of businesses.

Comparison to National Data

Comparison with equivalent national data has been made where possible. This has been sourced from the most recent published retail studies that have been identified. This has enabled a comparison with national averages for:

- Analysis by Type of Unit (e.g. Convenience, comparison, service, leisure, financial/business)

- Analysis by vacancy rate
- Analysis of proportion of hot food takeaway/fast-food outlets.

3.5 Active Frontages

Active frontages include convenience, comparison, services, leisure and financial/business services. It is a proxy measure of the on-street ground level intensity of activity within a centre. Note this excludes vacant units, residential and offices which lack a commercial frontage.

Comparison to National Data

National data rarely includes commercial frontages within the town centre totals, therefore no comparative national data has been sourced.

3.6 Evening Economy

For the purpose of this report, the evening economy considered to be any uses which remain open after 6pm. This may typically include eating and drinking out – restaurants, pubs and bars. It may also include live venues, halls used by evening classes, as well as some retail uses such as late-opening convenience stores.

The benefits of a significant evening economy can include:

- Recreation for people after the working day,
- Convenience, particularly for those unable to access key services in traditional 8am-5.30pm opening hours
- Increased employment due to local spending
- Reduced social exclusion and increased vitality in towns
- Increased urban regeneration

The downsides of an evening economy, may in some circumstances include:

- Noise pollution
- Crime and/or anti-social behaviour, often linked to alcohol consumption
- Traffic congestion

The PPG sums up some of these issues, stating: *‘Evening and night time activities have the potential to increase economic activity within town centres and provide additional employment opportunities. They can allow town centres to diversify and help develop their unique brand and offer services beyond retail. In fostering such activities, local authorities will also need to consider and address any wider impacts in relation to crime, noise and security’.*

Comparison to National Data

No comparative national data for the percentage of units contributing towards the evening economy have been sourced.

3.7 Hot Food Takeaways and Fast-Food Outlets

Hot food takeaways and fast-food outlets are subject to a specific policy reference in the NPPF.

Paragraph 97 states *‘Local planning authorities should refuse applications for hot food takeaways and fast-food outlets: a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour’*

This matter has progressively been addressed by the planning system, particularly since Public Health England's 'Using the planning system to promote healthy weight environments Guidance and supplementary planning document template for local authority public health and planning teams' (2020)' and the national Obesity Strategy.

Comparison to National Data

National data indicates that the UK average of hot food takeaways and fast-food outlets is 6.1%. This figure is compared to the equivalent figures for local centres presented in sections 4 and 5 of this report.

3.8 Use Classes

The Use Classes Order is the Town and Country Planning (Use Classes) Order 1987 (as amended). It helps establish which changes require planning permission, or which are classed as 'permitted development'. It was significantly updated in 2021, including via the introduction of Class E (Commercial, Business, and Service) which most town centre outlets fall under.

The main use classes are as follows:

Class B: Industrial and Storage

- **B2:** General industrial
- **B8:** Storage or distribution

Class C (Residential): This class includes:

- **C1:** Hotels and boarding houses
- **C2:** Residential institutions such as hospitals, nursing homes, and residential schools
- **C2A:** Secure residential institutions like prisons
- **C3:** Dwellinghouses (including single-family homes and apartments)
- **C4:** Houses in multiple occupation (HMOs) for a limited number of residents

Class E (Commercial, Business and Service): This is a broad category encompassing a wide range of uses, including:

- Shops (formerly A1)
- Financial and professional services (formerly A2)
- Restaurants and cafes (formerly A3)
- Offices (formerly B1)

- Clinics, health and medical uses (formerly D1)
- Indoor sports, recreation, and fitness (formerly D2)
- Creches and nurseries (formerly D1)

Class F (Local Community and Learning):

- **F1:** Learning and non-residential institutions (formerly D1)
- **F2:** Local community uses like village halls, small shops, and outdoor sports areas

Sui Generis: Unique uses that don't fit into any other class, like nightclubs, casinos, or certain entertainment venues

As part of this report, an initial assessment of probably/likely use class has been made based upon available information and interpretation of current nation regulations. As a disclaimer, the initial assessment of use class set out in this report should not be interpreted as definitive. Use class is formally established via the planning application process.

4 Key Findings and Recommendations for Town Centres and Primary Shopping Areas

4.1 Hadleigh

HADLEIGH

Current Town Centre
All Units (Including Residential)
 (Based on Adopted 1998 Boundary)

USE CLASS	Number of Outlets	Percentage (%)
B Classes	1	0.6
C Classes	15	9.5
E Classes	114	72.2
F Classes	7	4.4
Sui Generis	20	12.7
Unknown	1	0.6
TOTAL	158	100.0

FRONTAGES	Number	Percentage (%)
	119	75.3
All Uses	158	100

Primary Shopping Area
All Units (Including Residential)
 (Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	0	0.0
E Classes	55	96.5
F Classes	0	0.0
Sui Generis	2	3.5
Unknown	0	0.0
TOTAL	57	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	54	94.7
All Uses	57	100

Hadleigh Commentary

Hadleigh Town Centre has 132 outlets.

Like typical UK town centres, it has a wide range of type of units, with comparison being the most represented type at ground level. However, Hadleigh differs from the national average in some notable respects. Firstly, it has a significantly higher representation in the Retail Service sector. It also has a notably higher representation from the financial and business services, but a comparatively low proportion of leisure outlets.

Perhaps most significantly, Hadleigh has a notably lower vacancy rate compared to the national average (9.8% compared to 14.1%). The relatively low vacancy rate is indicative of a comparatively buoyant town centre.

The town centre is dominated by E use classes. Within the primary shopping area, the active frontage proportion is well over 90% and the predominance of E uses is even more pronounced than in the town centre. There are notably more services (both retail and financial/business) in the primary shopping area relative to the wider town centre, but less leisure and an even lower vacancy rate 95.3%.

It is estimated that about 19 uses (14.4%) contribute to the evening economy.

The presence of hot food takeaways and fast food outlets is exactly the same as the national average, although they predominate in the wider town centre and less so in the primary shopping area.

Hadleigh Recommendations

Summary

As per 1998 Adopted boundaries, with the following amendments:

- a) 196 to 216 London Road to be added to Primary Shopping Area.
- b) 244 to 272 London Road to be added to Primary Shopping Area.
- c) 70 High Street through to Homestead Mews inclusive to be removed from the Town Centre.
- d) Wilkinson Drop and land to south to be removed from Town Centre
- e) 13/15 Meadow Road remove from Town centre

Reasoning

196-216 London Road (a) and 244 to 272 London Road 9b) are both dominated by active shop frontages and lends itself to Primary Shopping Area designation.

70 High Street through to Homestead Mews (c) inclusive to be removed from the Town Centre since it is very much dominated by ground-floor residential uses.

Wilkinson Drop area (d) and surrounds is entirely residential, including at ground floor level.

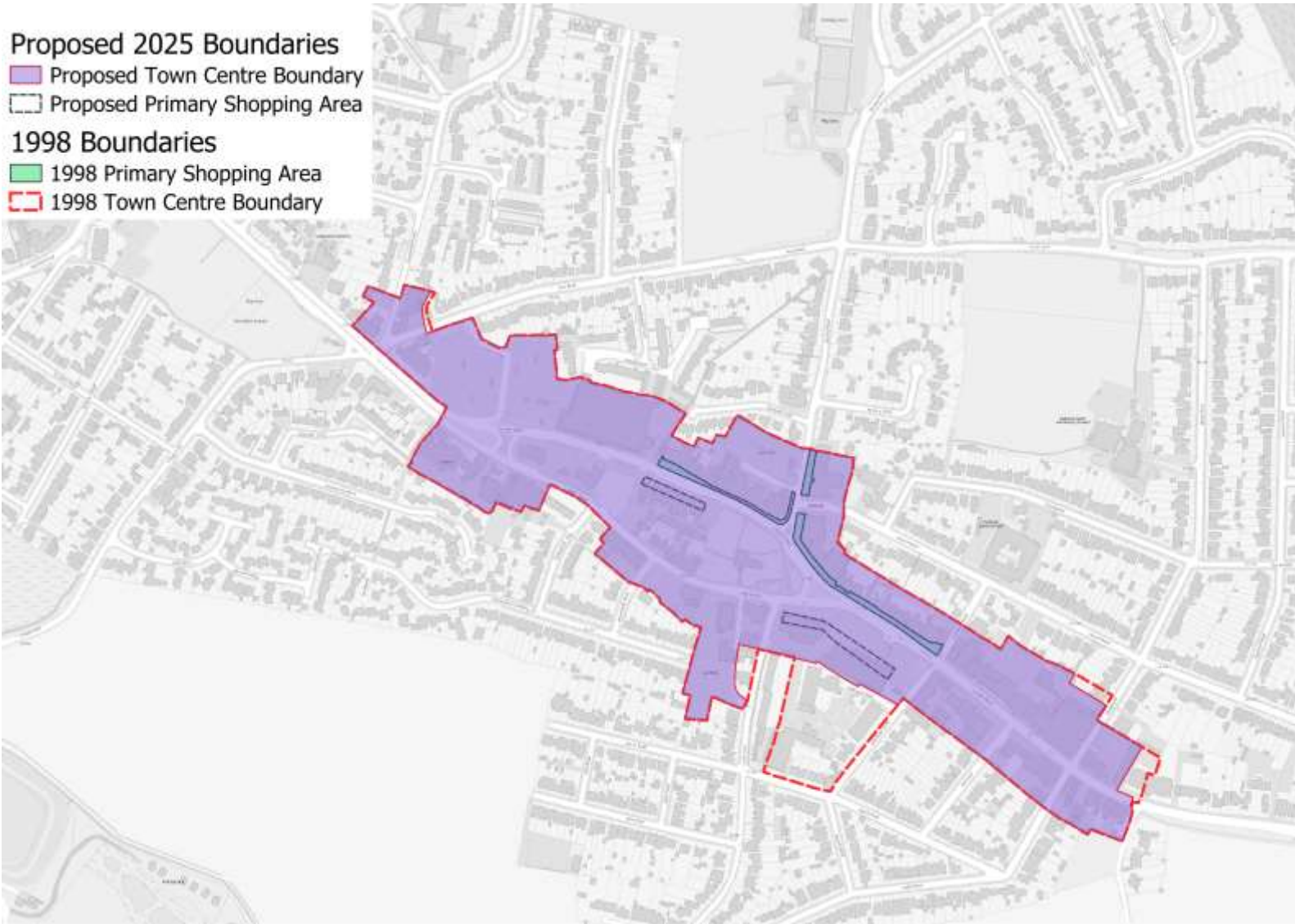
13/15 Meadow Road (e) are both ground floor residential and north of the service access road that forms a natural town centre boundary.

Proposed 2025 Boundaries

- Proposed Town Centre Boundary
- Proposed Primary Shopping Area

1998 Boundaries

- 1998 Primary Shopping Area
- 1998 Town Centre Boundary



4.2 South Benfleet

SOUTH BENFLEET

Current Town Centre Commercial Mix
(Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average (%) *	Difference to UK
Convenience	6	5.7	9.1	-3.4
Comparison	22	20.8	26.4	-5.6
Retail Service	36	34.0	15.9	18.1
Leisure	24	22.6	25.7	-3.1
Financial and Business Serv	12	11.3	8.3	3.0
Vacant	6	5.7	14.1	-8.4
TOTAL	106	100	100	

*Source: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	27	25.5
All Uses	106	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%) *	Difference to UK Average
	14	13.2	6.1	7.1
All Uses	106	100	100	0.0

*Source: JLL Portsmouth CC Retail & Leisure Study Update (2024)

Primary Shopping Area
(Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)
Convenience	3	13.0
Comparison	5	21.7
Retail Service	6	26.1
Leisure	7	30.4
Financial and Business Services	2	8.7
Vacant	0	0.0
TOTAL	23	100

EVENING ECONOMY	Number of Outlets	Percentage (%)
	6	26.1
All Uses	23	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)
	2	8.7
All Uses	23	100

SOUTH BENFLEET

Current Town Centre
All Units (Including Residential)
 (Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	5	4.2
E Classes	89	75.4
F Classes	6	5.1
Sui Generis	17	14.4
Unknown	1	0.8
TOTAL	118	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	100	84.7
All Uses	118	100

Primary Shopping Area
All Units (Including Residential)
 (Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	0	0.0
E Classes	21	91.3
F Classes	0	0.0
Sui Generis	2	8.7
Unknown	0	0.0
TOTAL	23	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	23	100.0
All Uses	23	100

South Benfleet Commentary

South Benfleet has 118 units of all types.

Retail service is the most common type with 36 outlets at ground level, this is significantly above the national average (+18.1%). Financial and business services are slightly over-represented than the national average, but there are typically less shops (convenience or comparison) and also less leisure offer.

South Benfleet has a very much lower vacancy rate compared to the national average (5.7% compared to 14.1%). The relatively low vacancy rate is indicative of a very buoyant town centre.

Three quarters of the entirety of units are E classes at ground level. The remainder comprise sui generis and smaller numbers of residential and F classes.

It is estimated that about one-quarter contribute to the evening economy, which is high compared to other centres in the plan area. This seems largely due to the presence of hot food takeaways and fast food outlets being well above the national average, which predominate in the wider town centre but less so in the primary shopping area.

The primary shopping area shifts more towards leisure and is even more dominated by E use classes.

South Benfleet Recommendations

Summary

As per 1998 Adopted boundaries, with following amendment:

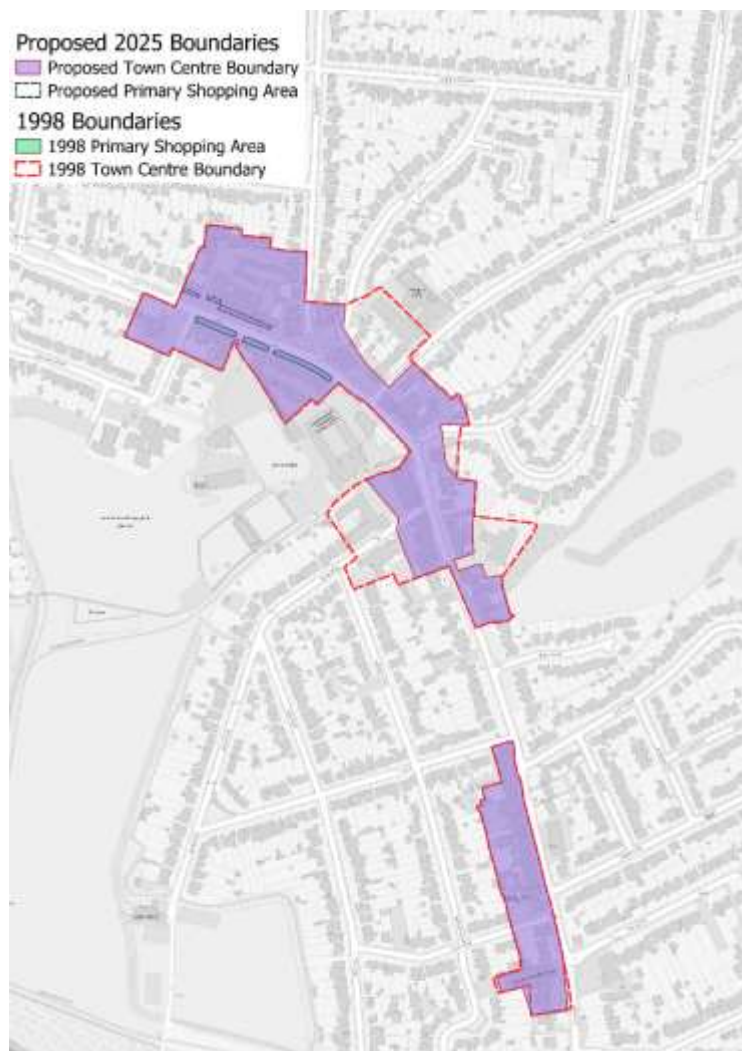
- a) 286 (Bodycare) to 320 High Road – to be added to Primary Shopping Area.
- b) Brook Road: Brooks Lodge and Hope Green Care Home - remove from the Town Centre
- c) The Fairways on the B106 – remove from the Town Centre

Reasoning

286 to 320 High Road is dominated by active shop frontages and lends itself to Primary Shopping Area designation.

(b) and (c) are solely residential/care homes with residential at ground floor level.

61-73 High Road is an area that could be considered for removal of town centre designation. However, it is recommended to remain in Town Centre for now, since South Benfleet's exceptionally low vacancy rate does not support Town Centre contraction at this point in time.



4.3 Tarpots

TARPOTS

Current Town Centre Commercial Mix (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK
Convenience	5	8.1	9.1	-1.0
Comparison	12	19.4	26.4	-7.0
Retail Service	22	35.5	15.9	19.6
Leisure	13	21.0	25.7	-4.7
Financial and Business Services	9	14.5	8.3	6.2
Vacant	1	1.6	14.1	-12.5
TOTAL	62	100	100	

*Source of UK data: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	27	43.5
All Uses	62	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	14	22.6	6.1	16.5
All Uses	62	100	100	0.0

Primary Shopping Area (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)
Convenience	4	17.4
Comparison	0	0.0
Retail Service	6	26.1
Non-Retail Service	1	4.3
Leisure	9	39.1
Financial and Business Services	2	8.7
Vacant	1	4.3
TOTAL	23	100

EVENING ECONOMY	Number of Outlets	Percentage (%)
	6	26.1
All Uses	23	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)
	2	8.7
All Uses	23	100

TARPOTS

Current Town Centre
All Units (Including Residential)
 (Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	1	1.6
C Classes	0	0.0
E Classes	55	85.9
F Classes	4	6.3
Sui Generis	4	6.3
Unknown	0	0.0
TOTAL	64	100.0

ACTIVE FRONTAGES	Number of Outlets	Percentage (%)
	61	95.3
All Uses	64	100

Primary Shopping Area
All Units (Including Residential)
 (Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	0	0.0
E Classes	18	78.3
F Classes	1	4.3
Sui Generis	4	17.4
Unknown	0	0.0
TOTAL	23	100.0

ACTIVE FRONTAGES	Number of Outlets	Percentage (%)
	21	91.3
All Uses	23	100

Tarpots Commentary

Tarpots has 64 units of all types.

Retail service is the most common type followed by comparison and leisure.

Tarpots has an exceptionally low vacancy rate compared to the national average (1.7% compared to 14.1%). This is indicative of a very buoyant town centre.

There is a high level of evening economy activity (43.5%), largely due to the very high level of hot food takeaways and fast-food outlets (23.7%). The evening economy is less prevalent within the primary shopping area.

85% of the entirety of units are E classes at ground level. The remainder comprise sui generis and smaller numbers of residential and F classes. The predominance of E uses is even greater within the primary shopping area, where active frontages have complete coverage.

Tarpots Recommendations

Summary

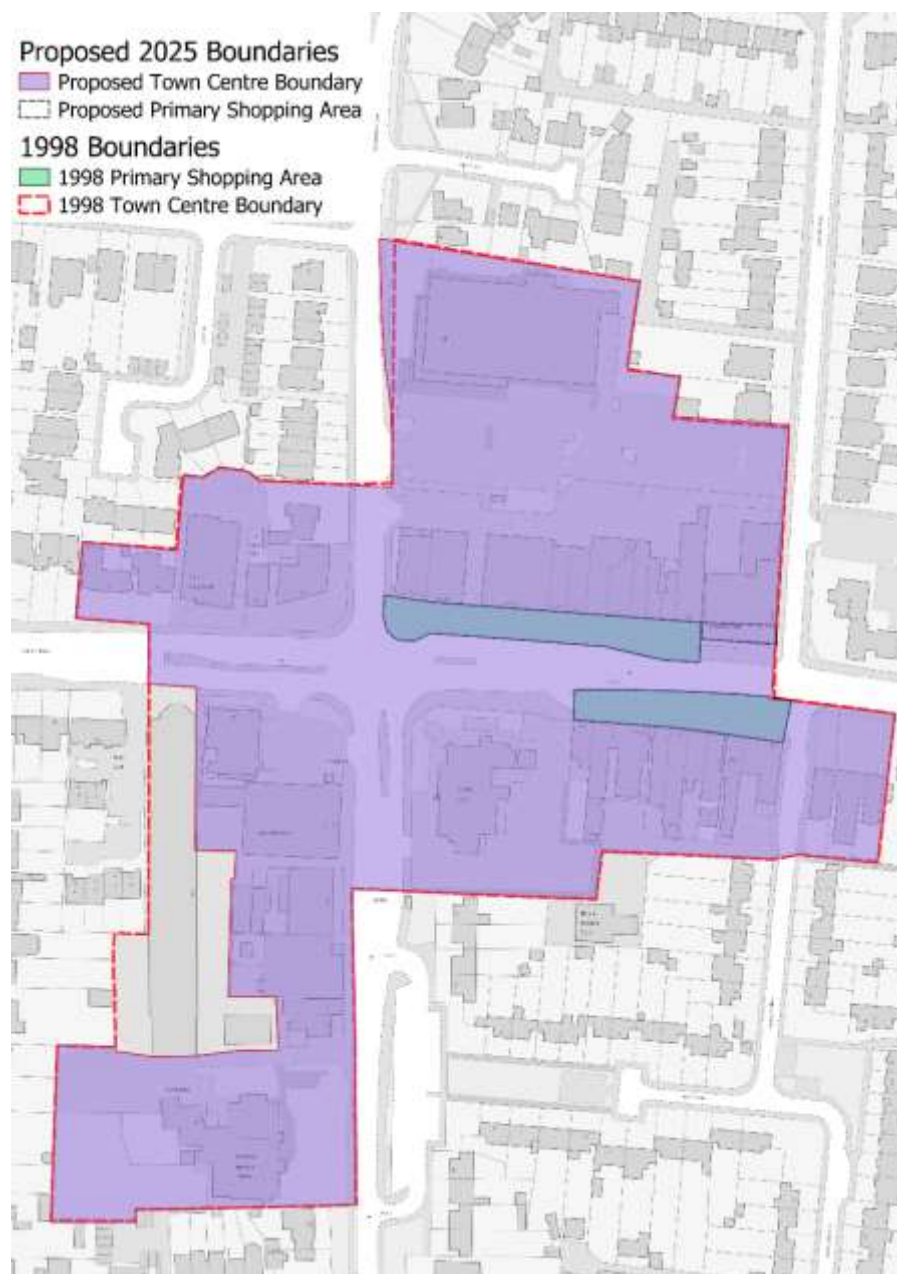
As per 1998 boundaries with the following amendment:

- 139a, 139b and 141 London Road – to be added to the Primary Shopping Area
- Remove former Furniture Kingdom site from the Town Centre

Reasoning

139a, 139b and 141 London Road are effectively prime frontages that are contiguous with the existing primary shopping area on London Road. They therefore also warrant inclusion within the primary shopping area. This would make Lambeth Road the new boundary to the primary shopping area designation.

The former Furniture Kingdom site is removed as this is proposed to be allocated for residential development in Plan Policy B3.



4.4 Canvey

CANVEY

Current Town Centre Commercial Mix (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
Convenience	12	6.3	9.1	-2.8
Comparison	43	22.8	26.4	-3.6
Retail Service	57	30.2	15.9	14.3
Leisure	40	21.2	25.7	-4.5
Financial and Business Services	20	10.6	8.3	2.3
Vacant	17	9.0	14.1	-5.1
TOTAL	189	100	100	

*Source of UK data: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	39	20.6
All Uses	189	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	19	10.1	6.1	4.0
All Uses	189	100	100	0.0

*Source of UK data: JLL Portsmouth CC Retail & Leisure Study Update (2024)

Primary Shopping Area (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)
Convenience	5	7.4
Comparison	25	36.8
Retail Service	16	23.5
Leisure	11	16.2
Financial and Business Services	6	8.8
Vacant	5	7.4
TOTAL	68	100

EVENING ECONOMY	Number of Outlets	Percentage (%)
	9	8.8
All Uses	68	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)
	5	2.9
All Uses	68	100

CANVEY

Current Town Centre

All Units (Including Residential)
(Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	1	0.5
C Classes	10	4.9
E Classes	149	72.3
F Classes	6	2.9
Sui Generis	30	14.6
Unknown	10	4.9
TOTAL	206	100.0

ACTIVE FRONTAGES	Number of Outlets	Percentage (%)
	172	83.5
All Uses	206	100

Current Town Centre

All Units (Including Residential)
(Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	0	0.0
E Classes	53	77.9
F Classes	1	1.5
Sui Generis	9	13.2
Unknown	5	7.4
TOTAL	68	100.0

ACTIVE FRONTAGES	Number of Outlets	Percentage (%)
	63	92.6
All Uses	68	100

Canvey Commentary

Canvey is the largest centre in Castle Point Borough. There are 206 units in the town centre in total, with 189 of them having a commercial frontage and 68 of them being within the primary shopping area.

Retail service is the most common type with 57 outlets at ground level, this is significantly above the national average (+14.3%). Financial and business services are slightly over-represented than the national average, but there are typically less shops (convenience or comparison) and also less leisure offer than the national average, despite being the third most common type of outlet in Canvey.

Canvey has a lower vacancy rate compared to the national average (9% compared to 14.1%) which indicates that Canvey is performing relatively well compared to the national picture.

The majority of the entirety of units comprise E classes at ground level. The remainder comprise sui generis and smaller numbers of residential and F classes. Within the primary shopping area the bias towards E uses is slightly more pronounced.

It is estimated that about 20% contribute to the evening economy in the town centre. This seems largely due to the presence of hot food takeaways and fast food outlets being well above the national average (10.1% v 6.1%), which predominate in the wider town centre but are less of a presence in the primary shopping area.

Canvey Recommendations

Summary

Based on survey analysis and current retail definitions, the following boundary amendments are recommended,

- a) Oysterfleet Hotel – Town Centre boundary needs to be extended north-west to encompass the full complex and ancillary facilities.
- b) Remove Sydney Court and 73-75 High Street from the Town Centre as these are fully residential, including ground floor.
- c) Draw back Town Centre down Elder Tree Road so the library is the last property within the town centre
- d) Remove triangle (east of Foksville Road, north of Furtherwick Park School) from town centre boundary
- e) 5-11 Elder Tree Rd – Remove from Town Centre
- f) 2 – 8 Oak Road – Remove from Town Centre
- g) 1, 2, 3, 4 5 and 6 Furtherwick Road - to be added to Primary Shopping Area
- h) 101 to 121 and suites 1, 2 ,4, 5 and 6 Furtherwick Road - to be added to Primary Shopping Area

- i) 1-11 Long Road – add to Town Centre
- j) Residential building on west side of junction of Normans Road and High Street – remove from Town Centre
- k) 102 to 118 (Evens) Furtherwick Road Canvey add to Primary Shopping Areas
- l) 1, 3 and 11 Long Road (Barber shop and Platinum Rose) - add to Primary Shopping Areas
- m) 85-99 (Odds) Furtherwick Road add to Primary Shopping Areas
- n) 80-89 Iceland Furtherwick Road add to Primary Shopping Areas
- o) 101-103 Furtherwick Road add to Primary Shopping Areas

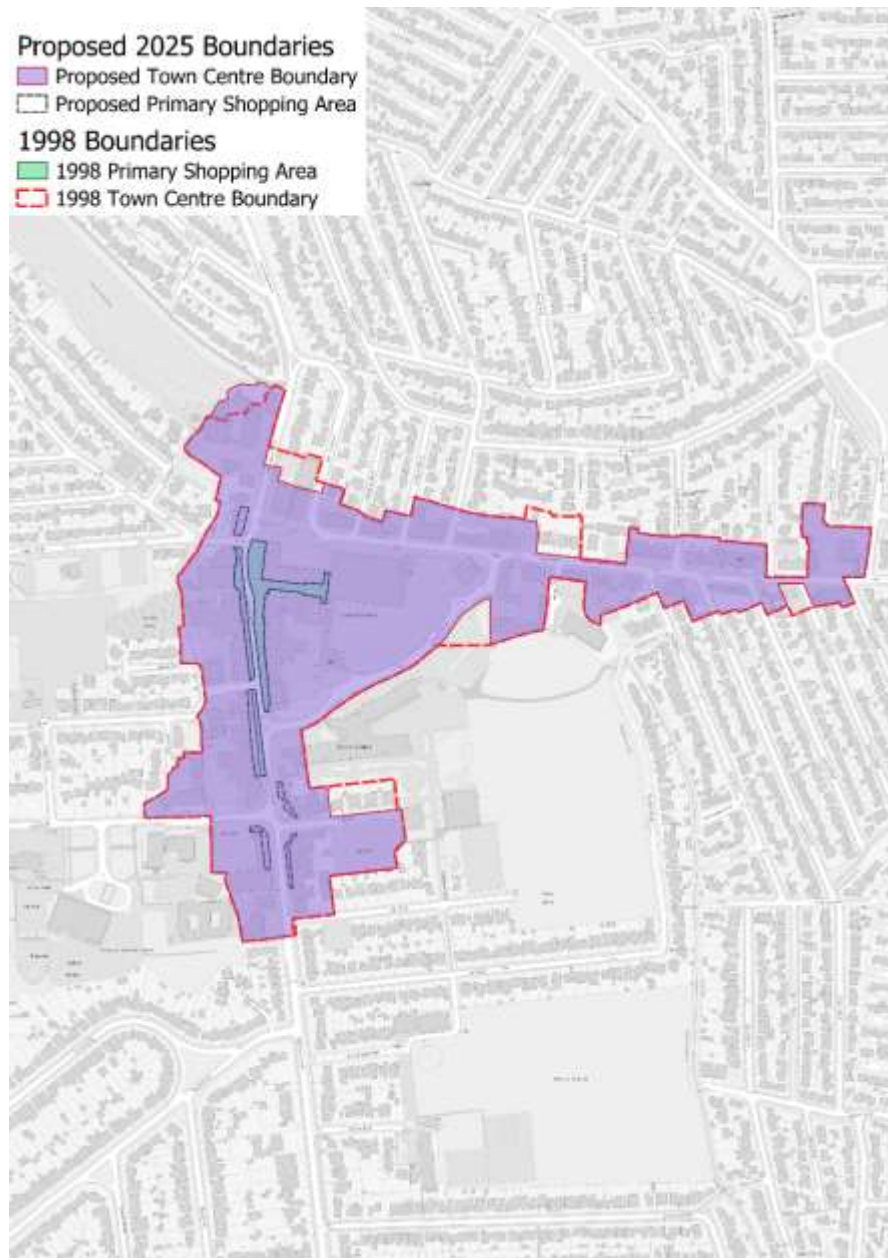
Reasoning

Recommendation (a) reflects the on-the-ground layout in May 2025. Recommendations (b), (c), (e), (f) and (j) removes areas of ground floor residential that serve no particular purpose in being within the town centre and can readily be removed.

(d) is a low-density fringe area that feels separate from the town centre due to the severance of Foksville Road, the large car park opposite and the location within the school grounds.

New additions to the primary shopping area (g), (h), (k), (l), (m), (n) and (o) incorporate areas that have continuous active retail frontage into the primary shopping area to protect them and help ensure their vibrancy is maintained.

(i) is a development suited to a town centre nature



4.5 Summary Findings and Policy Implications for All Town Centres Combined

ALL TOWN CENTRES			
Current Town Centre Commercial Mix (Based on Adopted 1998 Boundary)		Current Town Centre All Units (Based on Adopted 1998 Boundary)	

BY TYPE	Number of Outlets	Percentage (%)	UK Average	Difference to UK
Convenience	32	6.5	9.1	-2.6
Comparison	108	22.1	26.4	-4.3
Retail Service	152	31.1	15.9	15.2
Leisure	102	20.9	25.7	-4.8
Financial and Business Services	58	11.9	8.3	3.6
Vacant	37	7.6	14.1	-6.5
TOTAL	489	100	100	

*Source: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	112	22.9
All Uses	489	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	55	11.2	6.1	5.1
All Uses	489	100	100	0.0

*Source: JLL Portsmouth CC Retail & Leisure Study Update (2024)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	3	0.5
C Classes	30	5.5
E Classes	407	74.5
F Classes	23	4.2
Sui Generis	71	13.0
Unknown	12	2.2
TOTAL	546	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	452	82.8
All Uses	546	100

Canvey is the largest town centre in the Borough with 189 units, followed by Hadleigh (132), South Benfleet (106) and Tarpots (62).

Castle Point's four town centres have a much lower vacancy rate (7.6%) than the national average (14.1%) indicating they are relatively buoyant. All Town Centres in the Borough collectively and individually have a much higher level of retail services, and a higher level of financial and business services compared to the national average levels.

Castle Point town centres have more than double the number of hot food takeaways and fast-food outlets (11.2%) than would be expected against the national average (6.1%). It is recommended that hot food takeaways and fast-food outlets should be restricted, perhaps to no more than 10% of outlets, to align more towards the national average.

Just under one in four of all Castle Point town centre outlets contributes towards the evening economy. Just under three-quarters of all units are use class e.

The continued designation of the four current town centres is considered appropriate

This should encourage active frontages at ground floor and uses (retail, commercial, service, community or employment) which benefit from good services and accessibility, including higher density residential on upper floors.

4.6 Summary Findings and Policy Implications for all Primary Shopping Centres combined

ALL PRIMARY SHOPPING AREAS

Primary Shopping Area

(Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)
Convenience	18	10.8
Comparison	46	27.5
Retail Service	41	24.6
Leisure	36	21.6
Financial and Business Services	17	10.2
Vacant	9	5.4
TOTAL	167	100

EVENING ECONOMY	Number of Outlets	Percentage (%)
	29	17.4
All Uses	167	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)
	14	8.4
All Uses	167	100

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	0	0.0
E Classes	147	86.0
F Classes	2	1.2
Sui Generis	17	9.9
Unknown	5	2.9
TOTAL	171	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	158	92.4
All Uses	171	100

The primary shopping areas of Castle Point's four centres have a mix of types of outlet, with comparison (27.5%), followed by retail service (24.6%) and leisure (21.6%) being the most common. Convenience comprises just over 10% of outlets in the Borough's primary shopping areas.

Vacancy rates in the primary shopping areas (5.4%) are even lower than in the wider town centres (7.6%), and they are even more dominated by E uses (86% vs 74.5%).

There is slightly less evening economy activity in primary shopping areas (17.4%) than in town centres (22.9%).

There is slightly less proliferation of hot food takeaways and fast food in primary shopping areas (8.4%) than in town centres (11.2%). As they are constituent elements, it is recommended that the 10% restriction would also apply to primary shopping areas of the town centre.

Primary shopping areas remain a useful planning policy tool. They should be focussed on the key commercial shopping areas with active retail frontages in E use classes.

5 Key Findings and Recommendations for Local Parades

5.1 Hadleigh Parades

Hadleigh Local Parades		Number of Units	Presence of at least one Convenience outlet selling day-to-day essentials	Recommendation
1	Woodfield Road: 93-99 Woodfield Road, Hadleigh	3	Yes	Protect Nos 93 to 99 in Plan as a Local Parade (Policy TC2).

HADLEIGH PARADES

Current Commercial Mix
(Based on Adopted 1998 Boundary)

BYTYPE	Number of Outlets	Percentage (%)	UK Average Town Centre (%)*	Difference
Convenience	2	66.7	9.1	57.6
Comparison	0	0.0	26.4	-26.4
Retail Service	1	33.3	15.9	17.4
Leisure	0	0.0	25.7	-25.7
Financial and Business Services	0	0.0	8.3	-8.3
Vacant	0	0.0	14.1	-14.1
TOTAL	3	100	100	

*Source of UK data: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	1	0.3
All Uses	3	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	0	0.0	6.1	-6.1
All Uses	3	100	100	0.0

*Source of UK data: JLL Portsmouth CC Retail & Leisure Study Update (2024)

Current Use Classes

All units including residential
(Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	1	25.0
E Classes	3	75.0
F Classes	0	0.0
Sui Generis	0	0.0
Unknown	0	0.0
TOTAL	4	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	3	75.0
All Uses	4	100

Hadleigh Parades Commentary

The single Hadleigh parade only comprises 3 commercial units, so it is difficult to draw conclusions.

The single intervening residential unit that is situated between retail units should be included within the parade so as to make a contiguous boundary and allow some scope for expansion.

Proposed 2025 Boundaries

Proposed Shopping Parades



5.2 Benfleet Parades

Benfleet Local Parades		Number of Units	Presence of at least one Convenience outlet selling day-to-day essentials	Recommendation
1	London Road j/w Kents Hill Road: 312-322 London Road (Evens) 323-329 London Road (odds) 347 and 411 Kents Hill Road	12	Yes	Protect in Plan as a Local Parade (Policy TC2).
2	Roseberry Walk 159-173 (odd numbers) Church Road and 1-16 Roseberry Walk	19	Yes	Protect in Plan as a Local Parade (Policy TC2).
3	High Road j/w Wavertree Road 501 to 503 (odd numbers), High Road, South Benfleet	3	Yes	Protect in Plan as a Local Parade (Policy TC2).
4	Essex Way & High Street 1, 8, 10 Essex Way; 3-27 High St (Odds), 43, 69, 95 High Street; 80-84 High St, 24-32, 42 High St	23	Yes	Protect in Plan as a Local Parade (Policy TC2).
5	Arundel Road & Rushbottom Lane 92 -96 (even numbers) Arundel Road, South Benfleet	4	Yes	Protect in Plan as a Local Parade (Policy TC2).
6	High Road (South) 16-32 (even numbers) High Road, South Benfleet	3	Yes	Protect in Plan as a Local Parade (Policy TC2).
7	London Road (East)	2	No	Do not protect as a local parade and remove from policies map.

Benfleet Local Parades		Num- ber of Units	Presence of at least one Convenience outlet selling day-to- day essentials	Recommendation
	358 London Road			This only comprises two units and doesn't include convenience offer. Moreover, parade 1 is less than 200m away and serves the area.

BENFLEET PARADES

Current Commercial Mix

(Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average Town Centre (%)*	Difference
Convenience	8	12.9	9.1	3.8
Comparison	5	8.1	26.4	-18.3
Retail Service	21	33.9	15.9	18.0
Leisure	21	33.9	25.7	8.2
Financial and Business Services	0	0.0	8.3	-8.3
Vacant	7	11.3	14.1	-2.8
TOTAL	62	100	100	

*Source of UK data: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	26	41.9
All Uses	62	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	9	14.5	6.1	8.4
All Uses	62	100	100	0.0

*Source of UK data: JLL Portsmouth CC Retail & Leisure Study Update (2024)

Current Use Classes

All units including residential

(Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	2	3.1
C Classes	1	1.5
E Classes	47	72.3
F Classes	1	1.5
Sui Generis	14	21.5
Unknown	0	0.0
TOTAL	65	100.0

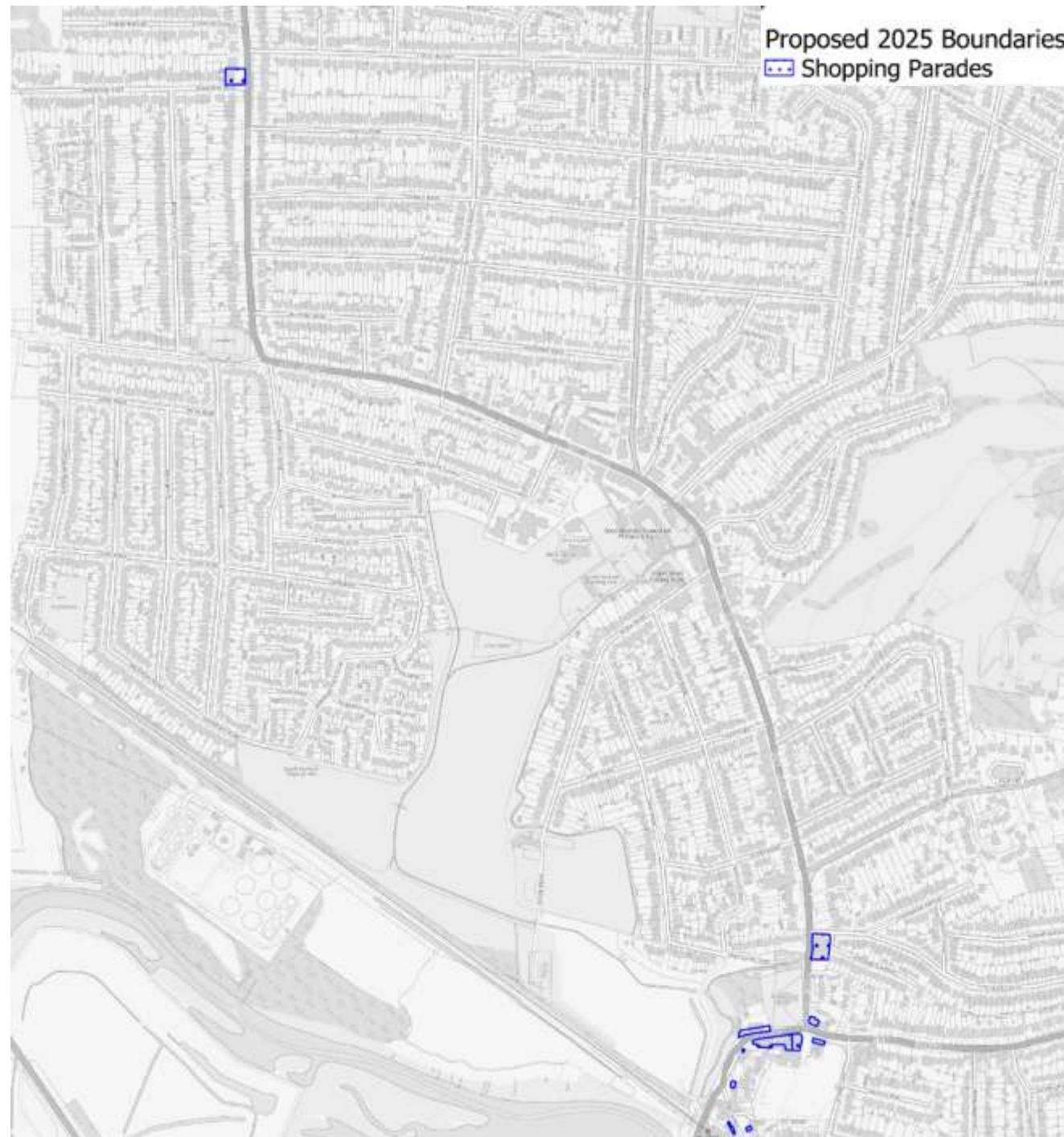
	Number	Percentage (%)
ACTIVE FRONTAGES	55	84.6
All Uses	65	100

Benfleet Parades Commentary

- Vacancy rates are high compared to other areas in the Borough (11.3%), but still below the national average (14.1%).
- The level of active frontages is high at over 84%.
- Benfleet Parades are very much dominated by retail service outlets and leisure.
- Most outlets are e-classes, followed by sui generis.
- A very high number contribute to the evening economy (almost 42%).
- The percentage of hot food takeaways and fast-food outlets is very high (14.5%)

Proposed 2025 Boundaries
Shopping Parades





5.3 Canvey Parades

Canvey Island Local Parades		Number of Units	Presence of at least one Convenience outlet selling day-to-day essentials	Recommendation
1	Third Avenue 15-23 (odd numbers) Third Avenue, Canvey Island	2	Yes	Protect in Plan as a Local Parade (Policy TC2). This is a purpose-built parade that appears to have originally contained 5 units. Although now only two units, this includes a convenience store that appears to have merged 4 units. It serves a relatively large residential area, with a natural catchment extending quite far north. It warrants policy protection as a Local Parade (Policy TC2).
2	King Canute 1-5 Haven Road, 1-9 (odd numbers) Canvey Road, the King Canute Public House Canvey Road, and 348-362 (even numbers) Long Road, Canvey Island	18	Yes	Protect in Plan as a Local Parade (TC2).
3	Long Road j/w Grasmere Road 353-365 (odd numbers) Long Road, Canvey Island	11	Yes	Protect in Plan as a Local Parade (TC2).
4	Denham Parade 169-179 (odd numbers), 162-176 (even numbers) Long Road and, 2 Craven Avenue, 2&3 Denham Road Canvey Island,	18	Yes	Protect in Plan as a Local Parade (TC2).
5	Point Road	4	Yes	Protect in Plan as a Local Parade (Policy TC2).

Canvey Island Local Parades		Number of Units	Presence of at least one Convenience outlet selling day-to-day essentials	Recommendation
	86-98 (even numbers) Point Road, Canvey Island			
6	Meppel Avenue 8-12 (even numbers) Pauls Court, Meppel Avenue, Canvey Island	2	Yes	Protect in Plan as a Local Parade (Policy TC2). Although only two units, this includes a convenience store and serves a relatively large residential area. It forms part of a hub area which includes employment and places of worship in the vicinity. The convenience store seems likely to be afforded protection by use class F2a, but the shopping areas are purpose built and warrant policy protection.
7a	High Street j/w Seaview Road 270-276 (even numbers) and 286-290 (even numbers) High Street, Canvey Island	2	Yes	Protect in Plan as a Local Parade (Policy TC2).
7b	High Street j/w Station Road 269-275 (odd numbers),	5	No, But present in the above semi-adjacent section of parade (6a).	
8	High Street (by Arcadia Road) 192-196 (even numbers) High Street, Canvey Island	2	Yes	Protect in Plan as a Local Parade (Policy TC2).
9	High Street (by Vanderwalt Avenue) 191-215 (odd numbers) High Street, Canvey Island	13	Yes	Protect in Plan as a Local Parade (Policy TC2).
10	Esplanade 4 – 37 Eastern Esplanade	14	Yes	The area is included within Policy C2 Canvey Seafront Entertainment Area.

CANVEY PARADES

Current Commercial Mix (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average Town Centre (%)*	Difference to UK Average
Convenience	14	15.6	9.1	6.5
Comparison	13	14.4	26.4	-12.0
Retail Service	29	32.2	15.9	16.3
Leisure	28	31.1	25.7	5.4
Financial and Business Services	3	3.3	8.3	-5.0
Vacant	3	3.3	14.1	-10.8
TOTAL	90	100	100	

*Source of UK data: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	17	29.8
All Uses	90	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average Town Centre (%)*	Difference to UK Average
	9	10.0	6.1	3.9
All Uses	90	100	100	0.0

*Source of UK data: JLL Portsmouth CC Retail & Leisure Study Update (2024)

Current Use Classes

All Units (Including residential)
(Based on Adopted 1998 Boundary)


ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	3	3.3
C Classes	0	0.0
E Classes	58	63.0
F Classes	2	2.2
Sui Generis	29	31.5
Unknown	0	0.0
TOTAL	92	100.0

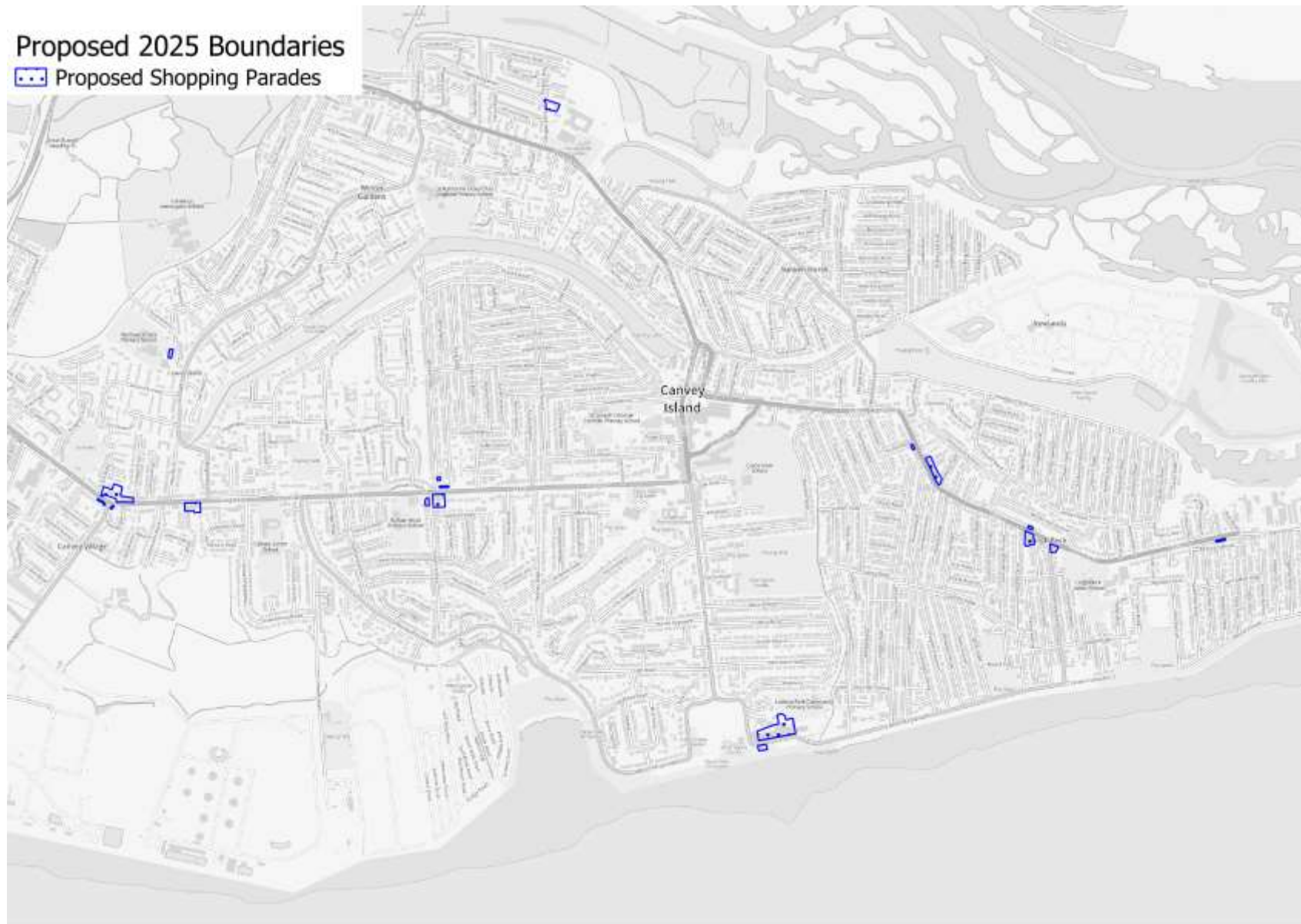
ACTIVE FRONTAGES	Number	Percentage (%)
	87	94.6
All Uses	92	100

Canvey Parades Commentary

- Vacancy rates are very low, indicating local buoyancy.
- The level of active frontages is very high at over 94%.
- Parades are dominated by retail service outlets and leisure.
- Canvey Esplanade is an untypical parade, being dominated by leisure uses to serve the tourist economy. This has skewed the overall Canvey results somewhat.
- Most outlets are e-classes, followed by sui generis.
- A relatively high number contribute to the evening economy (almost 30%).
- The percentage of hot food takeaways and fast-food outlets is high (15.8%)

Proposed 2025 Boundaries

 Proposed Shopping Parades



5.4 Thundersley Centre

THUNDERSLEY

Current Commercial Mix (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
Convenience	2	8.3	9.1	-0.8
Comparison	5	20.8	26.4	-5.6
Retail Service	7	29.2	15.9	13.3
Leisure	7	29.2	25.7	3.5
Financial and Business Services	2	8.3	8.3	0.0
Vacant	2	8.3	14.1	-5.8
TOTAL	25	100	100	

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	0	0.0
C Classes	0	0.0
E Classes	20	80.0
F Classes	0	0.0
Sui Generis	5	20.0
Unknown	0	0.0
TOTAL	25	100.0

EVENING ECONOMY	Number of Outlets	Percentage (%)
	6	26.1
All Uses	23	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	4	17.4	6.1	11.3
All Uses	23	100	100	0.0

ACTIVE FRONTAGES	Number	Percentage (%)
	24	96
All Uses	25	100

Thundersley Centre Commentary

Thundersley Centre has 25 outlets.

Retail services and Leisure both have the joint highest number of outlets (29% each), and a higher proportion when compared to the national average.

It has a lower proportion of comparison stores (20.8%) compared to the national average (26.4%).

It has two convenience units which is important, since the presence of at least one convenience unit is key to the function of all centres down to local parade level.

Thundersley centre has a very low vacancy rate which is almost 10% below the UK average. This suggests a very buoyant centre.

It is estimated that about 6 uses (26%) contribute to the evening economy.

The presence of hot food takeaways and fast-food outlets seems very high (17%) compared to the national average.

Thundersley Centre Recommendations

Summary

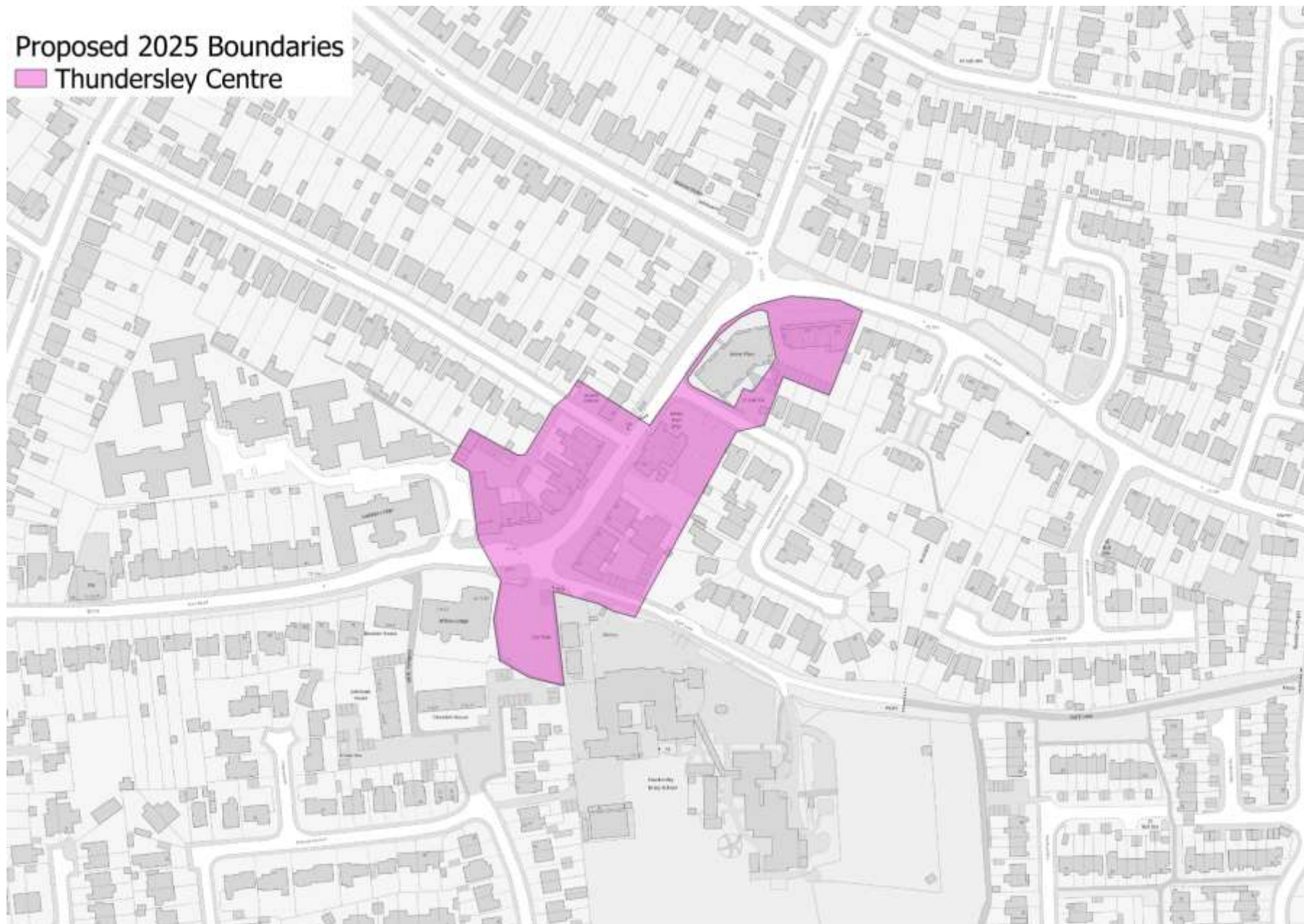
- Retain existing parade.
- Add 85 Hart Road (GP Surgery) into the centre boundary

Reasoning

Thundersley centre is very buoyant with good occupancy and warrants continued protection.

Proposed 2025 Boundaries

Thundersley Centre



5.5 Thundersley Parades

Thundersley Local Parades		Number of Units	Presence of at least one Convenience outlet selling day-to-day essentials	Recommendation
1	Thundersley Centre (Policy Thun 1) 61-83 (odd numbers) Hart Road, Thundersley 76-130 (even numbers) Hart Road, Thundersley (excluding Aston Place)	25	Yes	Protect as per Draft Plan, via Policy Thun1.
2	Victoria House Corner: 288-302 (even numbers) Kiln Road and 2-28 (even numbers) Benfleet Road, Thundersley	20	Yes	Protect in Plan as a Local Parade (Policy TC2).
3	Parkfields: 255-275 (odd numbers) Kiln Road, Thundersley	10	Yes	Protect in Plan as a Local Parade (Policy TC2).
4	Woodmans Arms 357-363 (odd numbers) Rayleigh Road and 297 Hart Road, Thundersley	6	Yes	Protect in Plan as a Local Parade (Policy TC2).
5	Hart Road 19-25 Hart Road	2	No	Do not protect as a local parade and remove from policies map. This only comprises two units and doesn't include convenience offer. Moreover, convenience outlet in Thundersley Centre is less than 300m away and serves the area.

THUNDERSLEY PARADES

Current Commercial Mix (Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average Town Centre (%)*	Difference
Convenience	5	8.8	9.1	-0.3
Comparison	13	22.8	26.4	-3.6
Retail Service	19	33.3	15.9	17.4
Leisure	15	26.3	25.7	0.6
Financial and Business Services	4	7.0	8.3	-1.3
Vacant	1	1.8	14.1	-12.3
TOTAL	57	100	100	

*Source of UK data: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	16	28.1
All Uses	57	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)*	Difference to UK Average
	9	15.8	6.1	9.7
All Uses	57	100	100	0.0

*Source of UK data: JLL Portsmouth CC Retail & Leisure Study Update (2024)

Current Use Classes

All units including residential
(Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	1	1.6
C Classes	0	0.0
E Classes	49	80.3
F Classes	0	0.0
Sui Generis	11	18.0
Unknown	1	1.6
TOTAL	62	100.0

	Number	Percentage (%)
ACTIVE FRONTAGES	56	90.3
All Uses	62	100

Thundersley Parades Commentary

- Vacancy rates are exceptionally low, indicating local buoyancy.
- The level of active frontages is very high at over 90%.
- Parades are dominated by retail service outlets, leisure and comparison.
- Over three-quarters of outlets are e-classes.
- Over one quarter contribute to the evening economy
- The percentage of hot food takeaways and fast-food outlets is very high (15.8%)

Proposed 2025 Boundaries

Proposed Shopping Parades



5.6 Summary Findings and Policy Implications of All Local Parades Combined

ALL PARADES

Current Commercial Mix
(Based on Adopted 1998 Boundary)

BY TYPE	Number of Outlets	Percentage (%)	UK Average	Difference to UK
Convenience	29	13.7	9.1	-3.4
Comparison	31	14.6	26.4	-5.6
Retail Service	70	33.0	15.9	18.1
Leisure	64	30.2	25.7	-3.1
Financial and Business Services	7	3.3	8.3	3.0
Vacant	11	5.2	14.1	-8.4
TOTAL	212	100	100	

*Source: Experian Goad data published in Tamworth Town Centre & Retail Study 2024 (Published Feb 2025)

EVENING ECONOMY	Number of Outlets	Percentage (%)
	60	28.3
All Uses	212	100

HOT FOOD TAKEAWAYS & FAST FOOD OUTLETS	Number of Outlets	Percentage (%)	UK Average (%)	Difference to UK Average
	27	12.7	6.1	6.6
All Uses	212	100	100	0.0

Current Use Classes
All units including residential
(Based on Adopted 1998 Boundary)

ALL UNITS BY USE CLASS	Number of Outlets	Percentage (%)
B Classes	6	2.7
C Classes	2	0.9
E Classes	158	71.2
F Classes	3	1.4
Sui Generis	53	23.9
Unknown	1	0.5
TOTAL	223	100.0

ACTIVE FRONTAGES	Number	Percentage (%)
	201	90.1
All Uses	223	100

Overall Findings for All Local Parades

A total of 21 parades have been identified across the Borough that warrant protection as local shopping parades. There are 10 in Canvey, 4 in Thundersley (including Thundersley centre which has its own plan policy), 1 in Hadleigh and 6 in Benfleet. One previously identified parade (London Road East in Benfleet) is recommended to be removed as a designation. In addition, three areas have been identified that are not warranted for protection as local shopping parades, two because they are not significant enough to meet the criteria for definition (London Road East in Benfleet and Hart Road in Thundersley) and one because it is covered by separate tourist regeneration policy (Canvey Esplanade Sea-front).

The parades recommended for protection are dominated by retail services and leisure with smaller numbers of convenience and comparison.

The level of vacancies is low at just over 5%, indicating overall buoyancy and that Local Parades continue to be valued and well used. They therefore need to be protected for their community benefits.

Local Parades warrant local planning policy protection since they are particularly valuable for the less mobile and those without access to a private car and are invaluable in addressing social exclusion.

More than a quarter of outlets in the Borough's local parades contribute towards the evening economy.

There is a high proportion of hot food takeaways and fast-food outlets (12.7%) in the Borough's local parades, which is higher than the equivalent percentage for town centres.

Local parades warrant local planning policy protection since they are particularly valuable for the less mobile and those without access to a private car and are invaluable in addressing social exclusion.

It is recommended that policy should seek to ensure that local parades include at least one convenience outlet selling day-to-day essentials and that the predominant use class is E.

It is also recommended that policy should also seek to guard against a proliferation of hot food takeaways and fast-food outlets in local parades, perhaps no more than 15% of units, or one outlet, whichever is higher.

Appendices: Detailed Break-down of Occupancy

A: Town Centres

A1 Hadleigh Town Centre

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since 2020) 'No' if vacant
1	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	103	Runwood Homes Senior Living Head office	Office		✓	✓	x	N/a	Town Centre	Office	E(g)(i) Offices (operational or admin functions)	No	No
2	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	-	N/a	Cleves Court Residential Apartments		✓	✓	x	N/a	Town Centre	Residential	C3	No	No
3	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	175	Morrisons	Supermarket	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Shops other than hot food	No	No
4	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	203-207	Latino's	Restaurant	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
5	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	211	Lloyds Bank	Bank	Empty	✓	✓	✓	N/a	Primary Shopping Area	Vacant	E(c)(i) Financial services	No	No
6	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	213	Heartfelt Balloons	Shop	Building work underway	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No
7	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	215	Tickled Pink Boutique	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No
8	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	217	First4feet	Clinic	✓	✓	✓	✓	N/a	Primary Shopping Area	Non-Retail Service	E(e) Provision of medical or health services	No	No

² Note: Struck through text indicates change since previous survey (2024) and reference should instead be made to the 2025 update column.

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
9	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	219	The Hair Stu- dio	Hair- dressers	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
10	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	221	Brown & Brand	Estate agents	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Busi- ness Ser- vices	E(c)(ii) Profes- sional services (other than health or medi- cal services),	No	No
11	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	223	Dotties	Shop / Cafe	Hum Frey (Eye Clinic)	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(e) Provision of medical or health services	No	No
12	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	225	First Flooring	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Shops other than hot food	No	No
13	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	227	Field & Co	Account- ants	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Busi- ness Ser- vices	E(c)(i) Financial services	No	No
14	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	229	Gents Cuts	Hair- dressers	The Bar- ber's Chair	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
15	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	231	Gifts for All	Home de- cor	✓	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Shops other than hot food	No	No
16	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	231	Natural Bake	Bakery / Cafe	Hadleigh Kitchen	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consump- tion (mostly) on the premises	No	No
17	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	237	News and Wine	Off li- cence	✓	✓	✓	✓	N/a	Primary Shopping Area	Conven- ience	E(a) Shops other than hot food ??	Yes	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since use since 2020) 'No' if vacant
18	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	239	The Salvation Army Charity Shop	Charity Shop	✓ For Sale	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No
19	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	241-243	Boots	Pharmacy / Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(a) Shops other than hot food	No	No
20	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	245	Solo	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No
21	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	247-251	Asif's New Pharmacy	Pharmacy / Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(a) Shops other than hot food	No	No
22	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	253	Santander	Bank	Yemek (Café)	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	Yes – closes 10pm	No
23	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	(Rectory Road)							N/a					
24	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	255	A9 Architecture	Architect	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(ii) Professional services (other than health or medical services)	No	No
25	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	259		Vacant (Bank)	Blue Bird Care	✓	✓	✓	N/a	Primary Shopping Area	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
26	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	261	Daynite Pharmacy	Pharmacy	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(e)	No	No

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
27	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	263	Meat & Two Veg Butchers	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Conven- ience	E(a) Shops other than hot food	No	No
28	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	265	Grouts the Bakers	Bakers	✓	✓	✓	✓	N/a	Primary Shopping Area	Conven- ience	Sui – Hot food takeaway	No	Yes
29	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	267	Savers	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Shops other than hot food	No	No
30	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	269	Costa	Cafe	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consump- tion (mostly) on the premises	No	No
31	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	271	Angela's Kids Boutique	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Shops other than hot food	No	No
32	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	273	Greetings to you	Shop	The Card Company	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Shops other than hot food	No	No
33	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	275	Crystal Cafe	Cafe	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consump- tion (mostly) on the premises	No	No
34	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	277		Funeral Home	Kitchen & Bathroom	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Shops other than hot food	No	No
35	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	279	Dental and Cosmetics	Dentist	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since use since 2020) 'No' if vacant
36	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	281	Vapeology	Shop	Plant Faces (Coffee Shop)	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(a) Shops other than hot food	No	No
37	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	281	Barber Shop	Hair-dressers	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
38	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	283	Smile	Dentist	KFH Accounting Ltd	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(i) Financial services,	No	No
39	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	285-287	Maison Noir	Shop / Cafe	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
40	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	291	Hadleigh Flowers	Shop	Thomas Reptiles	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
41	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	293	La Belle Beautique	Beautician	Katrina – House of Beauty	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(a) Display or retail sale of goods, other than hot food	No	No
42	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	295	Phone Fix Shop	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No
43	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	297	EFE Barber	Hair-dressers	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
44	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	299	Doonamis	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
45	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	303	Hadleigh Express	Dry Cleaners	Building work underway – New?	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
46	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	305-307	Castle Spice	Restaurant/take-away	Mall Road	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	Yes	No
47	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	309	Kilx	Barbers	Finns	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
48	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	311	Hadleigh Kebab	Takeaway	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
49	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	313	Pulse	Shop (Vehicle Enhancements)	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
50	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	315	Fenn Press	Shop	Empty	✓	✓	✓	N/a	Primary Shopping Area	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
51	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	317	Premier Express	Convenience shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Convenience	E(a) Shops other than hot food	Yes	No
52	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	319	Amos Estates	Estate agents	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
53	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	(Oak Road North)							N/a					

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since use since 2020) 'No' if vacant
54	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	325		Shop	Heartfelt Balloons	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
55	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	327	Little Play Village	Children play centre	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	No	No
56	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	333	Kip McGrath	Education Centre	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	F1(a) Provision of education	No	No
57	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)		32East Residential Apartments	Residential					N/a	Town Centre				
58	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	351-359	Hadleigh Business Centre:		Cannot be certain occupiers current	✓	✓	x	N/a	Town Centre	Office	E(g)(i) Offices to carry out any operational or administrative functions	No	No
59	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 1.	Absolute	Financial Advisors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No
60	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 2.	Real People Ltd	Disability services	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
61	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 3.	GP Healthcare Alliance	Medical centre	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since 2020) 'No' if vacant
62	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 4.	Essex Property Centre Ltd	Property services	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
63	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 5.	Forget me not caring Ltd	Home care provider	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
64	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 6.	Hadleigh Business Centre	Centre Office	✓	✓	✓	x	N/a	Town Centre	Office	E(g)(i) Offices to carry out any operational or administrative functions,	No	No
65	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 7.	The Money Hub	Finance Experts	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No
66	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 8.	Sharp Re-sourcing Ltd	Recruitment	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
67	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 9.	Thompson Accounting Services	Accountancy Services	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No
68	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 10.	Premier Care	Home care	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of	No	No

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
														the consultant or practitioner)		
69	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	Suite 11.	Ace	Insurance services	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(g)(i) Offices (operational or admin func- tions)	No	No
70	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	383	Johnsons Workwear	Laundry Services	✓	✓	✓	x	N/a	Town Centre	Retail Service	Sui Generis	No	No
71	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	(Mea- dow Road)							N/a					
72	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	387	Coast	Specialist Recruit- ment	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(c)(ii) Profes- sional services (other than health or medi- cal services)	No	No
73	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	<u>389</u>	<u>N/a</u>	Residen- tial house		✓	✓	x	N/a	Town Centre	Residen- tial	C3 Residential	No	No
74	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	<u>391</u>	<u>N/a</u>	Residen- tial house		✓	✓	x	N/a	Town Centre	Conven- ience	C3 Residential	No	No
75	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	<u>393</u>	<u>N/a</u>	Vacant	Vacant	✓	✓	x	N/a	Town Centre	Vacant	N/a	No	No
76	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	<u>399</u>	<u>Hadleigh (Es- sex) Tele- phone Ex- change</u>	British Tele- comm Tele- phone ex- change		✓	x	x	N/a	Remove from Town Centre	Miscella- neous	Sui Generis	No	No
77	Had- leigh	Town Centre	London Road j/w High Street – towards Southend (Odds)	<u>401- ?</u>	-	Residen- tial Apart- ments (San- dringham Court)		✓	x	x	N/a	Remove from Town Centre	Residen- tial	C3 Residential	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
						1998 boundary bisects a single apartment block.										
78	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	180	Hadleigh Library	Library	✓	✓	✓	x	N/a	Town Centre	Non-Retail Service	F1(d) Public libraries or public reading rooms	No	No
79	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	196	Castle Locks	Locksmith	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
80	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	198	Forbes Opticians	Opticians	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
81	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	200	Five Physio	Physiotherapists	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
82	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	202	Ladbrokes	Bookmakers	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Leisure	Sui Generis	No	No
83	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	204	Papa Johns	Takeaway	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since use since 2020) 'No' if vacant
84	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	206	Charming Nails	Nail Boutique	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality		
85	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	206a	Toast Tanning	Tanning Salon	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
86	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	208	Golden Scissors	Hair-dressers	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
87	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	210	Weller Dry Cleaning	Dry Cleaners	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality		
88	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	212	Grand Lux	Furniture	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
89	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	214	Skin Boutique	Beauticians	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
90	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	216	Enchanted	Cafe	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
91	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	220	Osborne Motor Company	Motor Trader	✓	✓	✓	x	N/a	Town Centre	Comparison	Sui Generis	No	No
92	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)		St James the Less	Church	✓	✓	✓	x	N/a	Town Centre	Miscellaneous	F1(f) Public worship or religious instruction (or in connection with such use)	No	No
93	Hadleigh	Town Centre	London Road j/w High Street – towards Southend (Island Site - Evens)	(Rectory Road)							N/a					
94	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	244	Hadleigh Barbers	Hairdressers	Appears Empty	✓	✓	x	N/a	Add to Primary Shopping Area	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
95	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	246	Garston Footwear	Shop	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
96	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	248	Domino's	Takeaway	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
97	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	250	Alpine insurance		✓	✓	✓	x	N/a	Add to Primary Shopping Area	Financial and Business Services			
98	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	252	Milo Fitness	Gym	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Leisure	E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
99	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	254	Essex Bedszz	Shop	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
100	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	258	Southend Hospital Charity Shop	Shop	✓	✓	✓	x	N/a	Add to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
101	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	272	Lidl	Supermarket	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Display or retail sale of goods, other than hot food	No	No
102	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	(Oak Road South)							N/a					
103	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	296	Ada Brasserie	Restaurant	Mevan	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
104	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	300	Hadleigh Hand Car Wash	Car Wash		✓	✓	x	N/a	Town Centre	Miscellaneous	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
105	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	308-314	CSA LTD?		Appears empty	✓	✓	x	N/a	Town Centre	Vacant	Sui Generis	No	No
106	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	320	National Tyres and Autocare	Vehicles services		✓	✓	x	N/a	Town Centre	Retail Service	B2 General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
														landfill or hazardous waste)		
107	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	(Ash Road)							N/a					
108	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	340-342			Ash House - Vacant	✓	✓	x	N/a	Town Centre	Vacant	Unknown	No	No
109	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	344	Castle Cars	Car sales	✓	✓	✓	x	N/a	Town Centre	Comparison	Sui Generis	No	No
110	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	346	Hadleigh Hats	Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
111	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	348	Zen Therapy Suites	Thai Massage	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)		
112	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	358	Readers	Car sales	✓	✓	✓	x	N/a	Town Centre	Comparison	Sui Generis	No	No
113	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	360	Nims Thai Kitchen	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
114	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	(Castle Road)							N/a					
115	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	364	Wild Ducks	Takeaway	Empty	✓	✓	x	N/a	Town Centre	Vacant	Sui – Hot food takeaway	Yes	Yes

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
116	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	370	Hadleigh Used Cars	Car sales	✓	✓	✓	x	N/a	Town Centre	Comparison	Sui Generis	No	No
117	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	372	Art Blinds	Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
118	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	374	Good Ship Tattoo	Shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
119	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	376	Thomas Edward Dixon	Accountants	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No
120	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	378	Oriental Health Centre	Massage	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
121	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	380	Musket Studios		Empty	✓	✓	x	N/a	Town Centre	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
122	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	382	Ideal Hydroponics	Farm Equipment	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
123	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	384	Fill my needs Aesthetics	Beauty	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
124	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	386	KAT Master Locksmiths	Locksmiths	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
125	Hadleigh	Town Centre	London Road j/w Castle Lane – towards Southend (Evens):	(Park Chas e)							N/a					
126	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	146-148 London Rd	Salvation Army	Church	✓	✓	x	x	N/a	Town Centre	Miscellaneous	F1(f) Public worship or religious instruction (or in connection with such use)	No	No
127	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	4 - 6 High Street	Home Additions	Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
128	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	8 High Street		Residential	✓	✓	x	x	N/a	Town Centre	Residential	C3 Dwelling-houses - This class is formed of three parts	No	No
129	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	20 High Street	Fattys Bar	Bar	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	No
130	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	24 High Street	Hadleigh Conservative Club	Club	✓	✓	✓	x	N/a	Town Centre	Leisure	F2(b) Halls or meeting places for the principal use of the local community	Yes	No
131	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	34 High Street	Unique Hair and Beauty	Hair-dressers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
132	Hadleigh	Town Centre	High Street j/w London Road – towards Southend (Evens):	38	The Western Dance Studio	Club	✓	✓	✓	x	N/a	Town Centre	Leisure	F2(b) Halls or meeting places for the principal	Yes	No

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menta- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
														use of the local community		
13 3	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):		Homestead Court	Residen- tial	✓	x	x	x	N/a	Remain outside Town Centre				
13 4	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	66		Residen- tial	✓	x	x	x	N/a	Remain outside Town Centre				
13 5	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	68		Residen- tial	✓	x	x	x	N/a	Remain outside Town Centre				
13 6	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	70	SWS Creative		Empty	✓	✓	x	N/a	Remove from Town Centre	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
13 7	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	72		Residen- tial		✓	✓	x	N/a	Remove from Town Centre	Residen- tial	C3 Dwelling- houses - This class is formed of three parts	No	No
13 8	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	72a		Residen- tial		✓	✓	x	N/a	Remove from Town Centre	Residen- tial	C3 Dwelling- houses - This class is formed of three parts	No	No
13 9	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	74			Vacant - former gamer shop	✓	✓	x	N/a	Remove from Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
14 0	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	76		Residen- tial		✓	✓	x	N/a	Remove from Town Centre	Residen- tial	C3 Dwelling- houses - This class is formed of three parts	No	No
14 1	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	78	RF Minks & Co Accountants		Appears Empty	✓	✓	x	N/a	Remove from Town Centre	Vacant	E(c)(i) Financial services,	No	No

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
14 2	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	80		Residen- tial					N/a	Remove from Town Centre				
14 3	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	82		Residen- tial					N/a	Remove from Town Centre				
14 4	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	84		Residen- tial					N/a	Remove from Town Centre				
14 5	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	Hom este ad Mew s		Residen- tial					N/a	Remove from Town Centre				
14 6	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	Hom este ad Road							N/a					
14 7	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):		Homestead Road Car Park	✓	✓	✓	x		N/a	Town Centre	Miscella- neous	Sui Generis	No	No
14 8	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):		The Castle	Public House	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	No
14 9	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	124	MacDonalds	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
15 0	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	130	Pink & Grey nails	Nail bar	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
15 1	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	132	Peggotty's	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
15 2		Town Centre		134	Residential			✓	✓	x	N/a	Town Centre	Residen- tial	C3 Dwelling- houses - This class is formed of three parts	No	No
15 3	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Evens):	136	Paul Newman Interiors	Shop	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
15 4	Had- leigh	Town Centre		Cas- tle Lane							N/a					
15 5	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Island Site - Odds):	20 High Stree t	HOFS	Venue Hire and Arts	✓	✓	x	x	N/a	Town Centre	Leisure	F2(b) Halls or meeting places for the principal use of the local community		
15 6	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Island Site - Odds):	R/O 220 Lon- don Rd	The Dealership	Car sales	✓	✓	✓	x	N/a	Town Centre	Compari- son	Sui Generis	No	No
15 7	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Island Site - Odds):	55a High Stree t	Ruan Thai	Tradi- tional & Spa	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)		
15 8	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Island Site - Odds):	65 High Stree t	Residential			✓	✓	x	N/a	Town Centre	Residen- tial	C3 Dwelling- houses - This class is formed of three parts	No	No
15 9	Had- leigh	Town Centre	High Street j/w London Road – towards South- end (Island Site - Odds):	65a High Stree t	Residential			✓	✓	x	N/a	Town Centre	Residen- tial	C3 Dwelling- houses - This class is formed of three parts	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since use since 2020) 'No' if vacant
160	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	67 High Street	Residential			✓	✓	x	N/a	Town Centre	Residential	C3 Dwelling-houses - This class is formed of three parts	No	No
161	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	69 High Street	Residential			✓	✓	x	N/a	Town Centre	Residential	C3 Dwelling-houses - This class is formed of three parts	No	No
162	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	71 High Street	Residential			✓	✓	x	N/a	Town Centre	Residential	C3 Dwelling-houses - This class is formed of three parts	No	No
163	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	73 High Street	Residential			✓	✓	x	N/a	Town Centre	Residential	C3 Dwelling-houses - This class is formed of three parts	No	No
164	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	77 High Street	Monika - Advanced Aesthetics	Beauticians	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
165	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	83 High Street	Knot Just Hair	Hair-dressers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
166	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	85 High Street	Divine Care Group	Elderly Care	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
167	Hadleigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	89	Gallo D'oro	Restaurant	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No

ID	Town	Hierar- chy	Street/Sector	Ad- dres s	Business name ²	Type ²	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of current occupancy	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food takea- way or fast food outlet (sui use since 2020) 'No' if vacant
168	Had-leigh	Town Centre	High Street j/w London Road – towards South-end (Island Site - Odds):	91	Happy Nails	Nail Bar	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
169	Had-leigh	Town Centre	Rectory Road j/w London Road	1	SS7 Gadget Repairs	Shop	Fusion Mort-gages	✓	✓	✓	N/a	Primary Shopping Area	Financial and Busi- ness Ser- vices	E(c)(i) Financial services,	No	No
170	Had-leigh	Town Centre	Rectory Road j/w London Road	3	Yemek	Café / Restau- rant / Bar	Colab Clinic (Nurse Led Aes-thetics)	✓	✓	✓	N/a	Primary Shopping Area	Non-Re- tail Ser- vice	E(e) Provision of medical or health services	No	No
171	Had-leigh	Town Centre	Rectory Road j/w London Road	5-7	Yemek	Café / Restau- rant / Bar	Empty	✓	✓	✓	N/a	Primary Shopping Area	Vacant	E(b) Sale of food and drink for consump-tion (mostly) on the premises	No	No
172	Had-leigh	Town Centre	Rectory Road j/w London Road		-	Public Toilets	✓	✓	✓	x	N/a	Town Centre				
173	Had-leigh	Town Centre	Rectory Road j/w London Road	2 – 10	Iceland	Super- market	✓	✓	✓	✓	N/a	Primary Shopping Area	Conven- ience	E(a) Display or retail sale of goods, other than hot food	No	No
174	Had-leigh	Town Centre	Rectory Road j/w London Road	14 - 20	Choice	Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
175	Had-leigh	Town Centre	Rectory Road j/w London Road	24	The Beauty Spot	Beauty Salon	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
176	Had-leigh	Town Centre	Rectory Road j/w London Road	24a	Royals Food and Wine	Conven- ience store	✓	✓	✓	✓	N/a	Primary Shopping Area	Conven- ience	E(a) Shops other than hot food	Yes	No

ID	Town	Hierarchy	Street/Sector	Addresses	Business name ²	Type ²	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since 2020) 'No' if vacant
177	Hadleigh	Town Centre	Rectory Road j/w London Road	26	Havens Hospice	Charity Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Shops other than hot food	No	No
178	Hadleigh	Town Centre	Rectory Road j/w London Road	30	Kew Law	Solicitors	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(i) Financial services,	No	No

A2 South Benfleet Town Centre

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
179	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	356	Classic Antiques	Antiques shop	✓	x	x	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
180	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(Meg- gison Way)							N/a					
181	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	320	T & L Nails	Nail salon	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
182	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	318	Benfleet Chinese	Takeaway	✓	✓	✓	x	N/a	Make Primary Shopping Area	Leisure	Sui – Hot food takea- way	Yes	Yes
183	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	316	TR Robb	Airgun Special- ists	✓	✓	✓	x	N/a	Make Primary Shopping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
184	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	308- 310	Sains- burys Lo- cal	Supermar- ket	✓	✓	✓	x	N/a	Make Primary Shopping Area	Conven- ience	E(a) Display or retail sale of goods, other than hot food	Yes	No

³ Note: Struck through text indicates change since previous survey (2024) and reference should instead be made to the 2025 update column.

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
185	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	304	JDL Busi- ness Ser- vices	Account- ants	✓	✓	✓	x	N/a	Make Primary Shopping Area	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services	No	No
186	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	302	Fays Fish Bar	Takeaway	✓	✓	✓	x	N/a	Make Primary Shopping Area	Leisure	Sui – Hot food takea- way	Yes	Yes
187	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	300	Benfleet Meat & Veg	Butcher	✓	✓	✓	x	N/a	Make Primary Shopping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
188	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	298	The Vault	Hair salon	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
189	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	296	Aspects of Beauty	Beauty & Spa	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
190	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	294	Barkins	Butchers	✓	✓	✓	x	N/a	Make Primary Shopping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
191	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	292	Interior Decor	Home de- cor	✓	✓	✓	x	N/a	Make Primary Shopping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
192	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	290	Gadget Geek	Mo- bilephone repairs	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
193	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	288	Feather- stone	Barbers	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
194	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	286	Rose & Bird	Massage & Body- work Ther- apist	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	Yes	No
195	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	286	Bodycare	Personal Fitness Club	✓	✓	✓	x	N/a	Make Primary Shopping Area	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
196	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	286		Vacant	Empty (Possibly New)	✓	✓	x	N/a	Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
197	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	280	Subway	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes
198	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	280	Shell Gar- age	Petrol sta- tion	✓	✓	✓	x	N/a	Town Centre	Retail Service	Sui Generis	No	No
199	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	280	Londis	Supermar- ket	✓	✓	✓	x	N/a	Town Centre	Conven- ience	E(a) Display or retail sale of goods, other than hot food	Yes	No
200	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(Kents Hill Road)							N/a					
201	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	11-13 Kents Hill Rd	Euron- ics/Stelli- sons	Electrical Appli- ances	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
202	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	15 Kents Hill Rd	Penn Sports Ltd	Uniform store	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
203	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	12 Consti- tution Hill	Benfleet Baptist Church	Church	✓	✓	x	x	N/a	Town Centre	Miscella- neous	F1(f) Public worship or re- ligious in- struction (or in connection with such use)	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
204	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(Consti- tution Hill)							N/a					
205	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	264	South Benfleet Library	Library	✓	✓	x	x	N/a	Town Centre	Non-Re- tail Ser- vice	F1(d) Public libraries or public reading rooms	No	No
206	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	3-5 Thun- ders- ley	Together Dental	Dentists	✓	✓	x	x	N/a	Town Centre	Non-Re- tail Ser- vice	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
207	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(Thun- dersley Park Road)							N/a					
208	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	254a	Gary Denhams	Barbers Shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
209	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	254	South Benfleet Express	Dry Clean- ers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
210	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	252a	Pullman Freight	Freight & Cargo	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(g) Uses which can be carried out in a residential area without detriment to its amenity:	No	No
211	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	252	BN Ben Nutrition's	Nutrition- ists	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
212	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	242	Spencer Lynch	Hair Sa- lon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
213	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(Grove Road)							N/a					
214	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)		Oasis Christian Fellowship Church	Church	✓	✓	x	x	N/a	Town Centre	Miscella- neous	F1(f) Public worship or re- ligious in- struction (or in connection with such use)	No	No
215	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	218	Hanson Hire		New – Fishmon- gers?	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
216	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	214	HAART	Estate agents	Empty	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
217	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	210- 212	GoGo	Vacant Clothes Shop	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
218	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	208	Jewellery Hospital	Jewellery specialist	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
219	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	206	Vogue Faces	Aesthetics training	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
220	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	204	Cozy En- ergy	Solar en- ergy	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(ii) Pro- fessional ser- vices (other than health or medical ser- vices)	No	No
221	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	202	Coffee & Moore	Light Bites takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	Yes
222	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	202	TG Col- lins	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services,	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
223	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	200	T&C Thai & Chicken	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes
224	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	198	Run Rooster – Peri Peri & De- serts	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes
225	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	196	Louis Bar- ber Shop	Barbers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
226	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	190	Classic Thai Mas- sage	Massage Therapist	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	Yes	No
227	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	188	Belgravia Florist	Florist	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
228	South Ben- fleet	Town Cen- tre	Jacob Court	186	Residen- tial		✓	✓	✓	x	N/a	Town Centre	Residen- tial	C3	No	No
229	South Ben- fleet	Town Cen- tre		184	Residen- tial		✓	✓	✓	x	N/a	Town Centre	Residen- tial	C3	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
230	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	182	Purple Li- ons	Day Nursery	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(f) Creche, day nursery or day centre (not including a residential use)	No	No
231	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	178	De Villes	Aesthetics & Beauty	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
232	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	176	Dental Beauty	Dentists	✓	✓	✓	x	N/a	Town Centre	Non-Re- tail Ser- vice	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
233	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	174	Dental Beauty	Dentists	✓	✓	✓	x	N/a	Town Centre (Final property at edge)	Non-Re- tail Ser- vice	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
234	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(Vicar- age Hill)												
235	South Ben- fleet	Town Cen- tre	High Road j/w Rich-		South Benfleet Social	Club	✓	x	x	x	N/a	Remain out- side Town Centre	Leisure	F2(b) Halls or meeting places for the	Yes	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			mond Ave- nue to j/w Essex Way (Evens)											principal use of the local community		
236	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Evens)	(St Marys Drive)							N/a					
237	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):		Benfleet Tavern	Pub	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	No
238	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	311	Anatolian Restau- rant	Restau- rant	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
239	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	309a		Account- ants	Hennes- sey & Co	✓	✓	✓	N/a	Primary Shop- ping Area	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services	No	No
240	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	309	Williams Hill	Betting	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	Sui Generis	No	No
241	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	307	Serjeants	Florist	Hair to- day gone tomorrow - Stylists	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
242	South Ben- fleet	Town Cen- tre	High Road j/w Rich-	305	Shipman Security Systems	Shop	New im- age	✓	✓	✓	N/a	Primary Shop- ping Area	Compari- son	E(a) Display or retail sale of goods,	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			mond Ave- nue to j/w Essex Way (Odds):				home im- prove- ments							other than hot food		
243	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	303	Amala	Restau- rant	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
244	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	301	TSB	Bank	Castle Point Ac- count- ancy	✓	✓	✓	N/a	Primary Shop- ping Area	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services	No	No
245	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	299	Lloyds Pharmacy	Pharmacy	Benfleet Phar- macy	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
246	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	297	Eversden Jewellers	Jewellery shop	Oakwood Podiatry	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
247	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	295	Grouts the Bakers	Bakers	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Conven- ience	Sui – Hot food takea- way	No	Yes

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
248	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	293	Mi Matilda	Shop	Albert Jack Bar- bers	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
249	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	289 - 291	The Co- Operative food	Supermar- ket	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Conven- ience	E(a) Display or retail sale of goods, other than hot food	Yes	No
250	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	285	Unknown	Shop	Discount Outlet	✓	✓	✓	N/a	Primary Shop- ping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
251	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	283		Vacant (Bank)	Peri Peri - Cafe	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of food and drink for con- sumption (mostly) on the premises	No	No
252	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	281	Greggs	Cafe	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of food and drink for con- sumption (mostly) on the premises	No	No
253	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	279	From the Heart	Cards and Gift Shop	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
254	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	275 - 277	Tastybites	Restau- rant	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
255	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	271 - 273	Castle Op- ticians	Opticians	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
256	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	269	Eclipse-	Clothes Shop	Munsell London – Clothes shop	✓	✓	✓	N/a	Primary Shop- ping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
257	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	267	World- choice	Travel Agents	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
258	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	265	Wagtails Pet Store	Pet Shop	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
259	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	263	SR News & Conven- ience Store	Conven- ience Store	Premier - Benfleet Conven- ience Store	✓	✓	✓	N/a	Primary Shop- ping Area	Conven- ience	E(a) Shops other than hot food	Yes	No
260	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	261	The Cherry Leaf	Restau- rant / Takeaway	Asia – Bangla- desh/In- dian	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	Yes

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
261	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	227	Aspire	Estate Agents	✓	✓	✓	x	N/a	Town Centre (at boundary)	Financial and Busi- ness Ser- vices	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
262	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	225	Pizza Hut	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes
263	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	221	2 nd time around - Unicef	Thrift store	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
264	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	219	Akash Tandoori	Restau- rant/ Take- away	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
265	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	217	New to me	shop	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
266	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	215	Sue Ry- der	Thrift store	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
267	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	213	Istanbul Kebab	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
268	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	211	Williams & Donovan	Estate Agents	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
269	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	(Brook Road)												
270	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	209	Another view	Financial services	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services	No	No
271	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	205	Countryside es- tates	Estate Agents	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
272	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	201- 203	Aladdin's Cave	Antique shop	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
273	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	199	Liberty Lettings	Property Rental	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
274	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w	195	Unique Crafts	Crafts shop	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			Essex Way (Odds):													
275	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	191	Image Flooring	Flooring shop	✓	✓	✓	x	N/a	Town Centre (at boundary)	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
276	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	(Hope Road)												
277	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	137	AA Dry Cleaners	Dry clean- ers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
278	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	135	Crispy Cod	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes
279	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	131	Costcut- ters	Conven- ience store	✓	✓	✓	x	N/a	Town Centre	Conven- ience	E(a) Shops other than hot food	Yes	No
280	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	129	Green Tea	Chinese takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	No
281	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w	125	Crocketts Jewellers	Jewellers	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods,	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			Essex Way (Odds):											other than hot food		
282	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	123	Essex Barbers	Barbers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
283	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	121	Elite	Hairdress- ers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
284	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	119	Surgery	Doctors	✓	✓	✓	x	N/a	Town Centre	Non-Re- tail Ser- vice	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
285	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	115- 117	Elora Pharmacy	Pharmacy	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provi- sion of medi- cal or health services (ex- cept the use of premises attached to the residence of the con- sultant or practitioner)	No	No
286	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w	111	The Ben- fleet Co- bler	Shoe re- pair shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			Essex Way (Odds):											service local- ity		
287	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	107	Essence of life	Fashion boutique	✓	✓	✓	x	N/a	Town Centre	Compari- son	E(a) Display or retail sale of goods, other than hot food	No	No
288	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	105	Inspire	Vacant (Gift Shop)	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
289	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	103		Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	Unknown	No	No
290	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	101	Sun Bou- tique	Tanning	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
291	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	99	Café Max	Cafe	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of food and drink for con- sumption (mostly) on the premises	No	No
292	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	97	Golden Travel Company	Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
293	South Ben- fleet	Town Cen- tre	High Road j/w Rich-	97	Halls of Ivy	Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	F1(a) Provi- sion of edu- cation	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			mond Ave- nue to j/w Essex Way (Odds):													
294	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	95	OBC (Orion Business Consul- tancy)	Account- ants	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services	No	No
295	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	91	Masala Club	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takea- way	Yes	Yes
296	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	89	Jennys Nails	Nail Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
297	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	87	Nicky Nails & Beauty	Beauty sa- lon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
298	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	81a	Tay- lor,Hal- dane,Bar- lex	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Busi- ness Ser- vices	E(c)(i) Finan- cial services,	No	No
299	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	81-85	First Class Day Nursery	Nursery	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(f) Creche, day nursery or day centre (not including a residential use)	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
300	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	(Green Road)												
301	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	75	Profile 2000	Windows, doors and con- servato- ries	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No
302	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	73		Residen- tial	✓	✓	✓	x	N/a	Remain in Town Centre for now, but keep under re- view. South Ben- fleets excep- tionally low va- cancy rate does not sup- port Town Cen- tre contraction at this point in time.	Residen- tial	C3	No	No
303	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	71		Residen- tial	✓	✓	✓	x	N/a	Remain in Town Centre for now, but keep under re- view. South Ben- fleets excep- tionally low va- cancy rate does not sup- port Town Cen- tre contraction at this point in time.	Residen- tial	C3	No	No
304	South Ben- fleet	Town Cen- tre	High Road j/w Rich-	69		Residen- tial	✓	✓	✓	x	N/a	Remain in Town Centre for now, but	Residen- tial	C3	No	No

ID	Town	Hier- ar- chy	Street/Sec- tor	Ad- dress	Business name ³	Type ³	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recommendation	Broad Classifi- cation	Use Class Note: Based on current or most recent use, so ap- plies regard- less of cur- rent occu- pancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			mond Ave- nue to j/w Essex Way (Odds):									keep under re- view. South Ben- fleets excep- tionally low va- cancy rate does not sup- port Town Cen- tre contraction at this point in time.				
305	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	67	Benfleet Method- ist	Church	✓	✓	x	x	N/a	Remain in Town Centre for now, but keep under re- view. South Ben- fleets excep- tionally low va- cancy rate does not sup- port Town Cen- tre contraction at this point in time.	Miscella- neous	F1(f) Public worship or re- ligious in- struction (or in connection with such use)	No	No
306	South Ben- fleet	Town Cen- tre	High Road j/w Rich- mond Ave- nue to j/w Essex Way (Odds):	61	T Cribb & Son	Funeral di- rectors	✓	✓	x	x	N/a	Remain in Town Centre for now, but keep under re- view. South Ben- fleets excep- tionally low va- cancy rate does not sup- port Town Cen- tre contraction at this point in time.	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service local- ity	No	No

A3 Tarpots Town Centre

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
307	Tar- pots	Town Cen- tre	High Road – from London Road:	677:	Shafers Centre:	Shopping Outlet	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
308	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 1	RL Beauty	Beauty services	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
309	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 2/4	Francesca's Flow- ers	Florist	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
310	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 3	Phoenix	Vape Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
311	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 6/8	Francesca's Flow- ers	Storage for 2/4	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
312	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 7/9	Mr Tech	Mobile Phone repair shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
313	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 11	Fusion	Jewellery spe- cialist	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
314	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 15	Chairway to Heaven	Upholstery ser- vices	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No

⁴ Note: Struck through text indicates change since previous survey (2024) and reference should instead be made to the 2025 update column.

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
315	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 16	Chrystal Gold Fabric & Design	African Dress	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
316	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 17	Management Office	Security/Man- agement	✓	✓	✓	x	N/a	Town Centre	Office	E(g)(i) Offices to carry out any operational or administrative functions,	No	No
317	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 19/21	Cakes Away	Cake Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
318	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 22/26a	Shafers Cafe	Cafe	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
319	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 24	Not currently known	Health and Well- being Shop	Open- ing soon	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
320	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 25	RKS (Ready Kelly Sew)	Alterations/Tai- loring	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
321	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 27	Jagger Lash	Beauty	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
322	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 28	Thongta	Thai Massage	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
323	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 28a	All steamed up	Ironing service shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
324	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 30/32	Chip & Gems	Crystal shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
325	Tar- pots	Town Cen- tre	High Road – from London Road:	Unit 40	The Ink Lab	Tattoo Parlour	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
326	Tar- pots	Town Cen- tre	High Road – from London Road:	675	Marley's	Café/Brasse- ries/Lounge/Grill	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	Yes	No
327	Tar- pots	Town Cen- tre	High Road – from London Road:	669 a	Mala Dance	Dance Studio	✓	✓	✓	x	N/a	Town Centre	Leisure	F2(b) Halls or meeting places for the principal use of the local community	Yes	No
328	Tar- pots	Town Cen- tre	High Road – from London Road:	669	Rileys Sports Bar	Restaurant/Club	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Prem- ises	Yes	No
329	Tar- pots	Town Cen- tre	High Road – from London Road:	667	Barber	Barbers	EFE Bar- bers	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
330	Tar- pots	Town Cen- tre	High Road – from London Road:	665	A W Alden & Son	Funeral Direc- tors	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
331	Tar- pots	Town Cen- tre	High Road – from London Road:	661	Holy Family Church Benfleet	Church	✓	✓	✓	x	N/a	Town Centre	Miscellaneous	F1(f) Public worship or reli- gious instruc- tion (or in con- nection with such use)	No	No
332	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	83	Riverway Dental Centre	Dentist	✓	✓	✓	x	N/a	Town Centre (End bound- ary)	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No
333	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	87	browns solicitors	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	E(c)(i) Financial services	No	No
334	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	91	Williams Optome- trists	Optician	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No
335	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	97-99	Cycle King	Cycle shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
336	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	101	Double Glazing Es- sex	Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
337	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	103	Dre's Nails	Training acad- emy	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	F1 Learning and non-resi- dential institu- tions – Use (not including resi- dential use) de- fined in 7 parts:	No	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
338	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	105	AB Mortgages	Financial Advi- sors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	E(c)(i) Financial services	No	No
339	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	105	Cross & Tillett (Let- ting & Property Management)	Estate Agents	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
340	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	105 (Suite 1)	LG Physiotherapy	Physio	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No
341	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	105	Rocket Account- ants	Accountants	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	E(c)(i) Financial services	No	No
342	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	109 - 111	Nairnsey Fisher & Lewis	Lawyers	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Financial and Business Ser- vices	E(c)(ii) Profes- sional services (other than health or medi- cal services), or	No	No
343	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	113	Jd Cycles	Shop	Jacob – Tradi- tional Turkish Barber	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
344	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	115	La Boom	Hairdressers	Vrish - Indian	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Prem- ises	Yes	No
345	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	117-123	The Co-Operative Food	Supermarket	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
346	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	125	Thought's	Convenience Store	Poppy's Cafe	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
347	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	127	Library	Library	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Non-Retail Service	F1(d) Public li- braries or public reading rooms	No	No
348	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	129	Wimpy	Restaurant	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Prem- ises	Yes	Yes
349	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	131	Ladbrokes	Betting shop	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	Sui Generis	No	No
350	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	133	Cross Pharmacy	Pharmacy	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No
351	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	135	K.J. Green Opti- cians	Opticians	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the consultant or practitioner)	No	No
352	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	137	Myles & Co	Hairdressers	Building work under- way	✓	✓	✓	N/a	Primary Shop- ping Area	Vacant	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
353	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	139a	Rollin Stock	Hairdressers	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
354	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	139b	Blu Nuvo	Hairdressers	MC – Mans Cave (Groom- ing)	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
355	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	141	Bathroom Boutique	Tanning & Beauty Shop	Para- dise Tanning & Beauty	✓	✓	x	N/a	Add to Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
356	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	143	Havens Hospices	Charity Shop	✓	✓	✓	x	N/a	Add to Primary Shop- ping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
357	Tar- pots	Town Cen- tre	London Road – towards Southend (Odds):	145	Hair Candi	Hairdressers	✓	✓	✓	x	N/a	Add to Primary Shop- ping Area	Retail Service	E(c)(iii) Other appropriate ser- vices in a com- mercial, busi- ness or service locality	No	No
358	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	92	Tesco Express	Convenience Store	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Shops other than hot food	Yes	No
359	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	120	Grouts the Bakers	Bakers	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Convenience	Sui – Hot food takeaway	No	Yes
360	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	120a		Home Health Care	GFS (Great Future Sup- port)	✓	✓	✓	N/a	Primary Shop- ping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises at- tached to the residence of the	No	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
														consultant or practitioner)		
361	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	122	Tarpots News	Convenience Store	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Convenience	E(a) Shops other than hot food	Yes	No
362	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	124 – 126		Vacant (Bank)	Levy & Co - Solici- tors	✓	✓	✓	N/a	Primary Shop- ping Area	E(c)(i) Finan- cial services,	E(c)(i) Financial services,	No	No
363	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	128	Domino's	Takeaway	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
364	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	130	Aspera	Restaurant	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Prem- ises	Yes	No
365	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	132	Britannia Fish and Chips	Takeaway	The Codfa- ther	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
366	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	134	Cosy Cafe & Creams	Cafe	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
367	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	136	Premier Express	Convenience Store	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Convenience	E(a) Shops other than hot food	Yes	No
368	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	138 - 140	KFC	Restaurant / Takeaway	✓	✓	✓	✓	N/a	Primary Shop- ping Area	Leisure	E(b) Sale of Food and drink on the Prem- ises	Yes	Yes
369	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	Hatey Gardens												
370	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	146b	John Fisk	Estate Agents	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	E(c)(iii) Other appropriate ser- vices in a com-	No	No

ID	Town	Hier- ar- chy	Street/Sector	Address	Business name ⁴	Type ⁴	2025 Update	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classi- fication	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy	Evening Economy (after 6pm) 'No' if va- cant	Hot-food takea- way or fast food outlet (sui use since 2020) 'No' if va- cant
														mercial, busi- ness or service locality		
371	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	148	Autocare	Vehicle spares	✓	✓	✓	x	N/a	Town Centre	Retail Service	B2 General in- dustrial - Use for industrial process other than one falling within class E(g) (previously class B1) (ex- cluding incin- eration pur- poses, chemi- cal treatment or landfill or haz- ardous waste)	No	No
372	Tar- pots	Town Cen- tre	London Road – towards Southend (Evens):	150	Paul Robinson	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Ser- vices	E(c)(i) Financial services,	No	No

A4 Canvey Town Centre

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary))	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
373	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	140	Job Centre	Employment Agency	✓	✓	✓	x	N/a	Town Centre (Boundary)	Financial and Business Services	E(c)(ii) Professional services (other than health or medical services), or	No	No
374	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	132	Pizza 38	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
375	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	128	Canvey Local	Convenience Store	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Shops other than hot food	Yes	No
376	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	124-126	Bingo Hall	Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	Sui Generis	No	No
377	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	118	Sophisticuts	Hair Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
378	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	116	Chilli's	Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
379	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	114	Marks Carpet Shop	Carpet store	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
380	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	112-110	Lawmens	Construction Serv's	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

^{5 5} Note: Struck through text indicates change since previous survey (2024) and reference should instead be made to the 2025 update column.

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
381	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	108	Fil's Tackle Shop	Hunting & Fishing	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Shops other than hot food	No	No
382	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	106	Third Eye Lash Artistry	Eye Lash Service	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
383	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	104	Supply Drive	Car buyer	✓	✓	✓	x	N/a	Town Centre	Comparison	Sui Generis	No	No
384	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	102	Kebab & Burger Hut	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
385	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	(Long Road)												
386	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	1-3 Long Road	The Barber Room	Barbers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
387	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	5,7, 9 Long Road	Toumbas & Co	Accountants	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No
388	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	11 Long Road	Platinum & Rose	Hair & Beauty	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
389	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):		The Haystack	Pub	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
390	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	80-89	Iceland	Supermarket	✓	✓	✓	✓	N/a	Primary Shopping Area	Convenience	E(a) Shops other than hot food	No	No
391	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	86	Islanders	Fish & Chips	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui Generis	Yes	Yes
392	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	84	Douro Valley	Restaurant	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
393	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	82	Quirk & Co	Sales & Letting	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
394	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	80	Grouts	Bakers	✓	✓	✓	✓	N/a	Primary Shopping Area	Convenience	Sui – Hot food takeaway	No	Yes
395	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	78	Fiona's Beauty Studio	Beauty and Spa	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
396	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	78	Your Island	Home accessories	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
397	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	76	Stephen Lane	Estate Agents	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
398	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	74b	Vape Land	E-Cigarette shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
399	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	74	Mens Cousinz	Turkish Barber	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
400	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	72	Rociale Healthcare	Mobility shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
401	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	70	Butcher on the block	Vacant	Empty	✓	✓	✓	N/a	Primary Shopping Area	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
402	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	68	MEZ	Restaurant	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
403	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	(Lionel Road)												
404	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	Matrix House (12-16), Lionel Road	KMC Hair Studio	Hair Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
405	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	Matrix House (12-16), Lionel Road	Woody's Barbers	Barbers	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
406	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	Matrix House (12-16), Lionel Road	Shoe Care	Shoe repairs	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
407	Canvey	Town Centre	Furtherwick Road – Town Centre (Evans):	Matrix House (12-16), Lionel Road	Maynard Heady	Accountants	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
408	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	64	St Lukes Hospice	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
409	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	62	Lady McAden	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
410	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	60	News for you	Convenience store	✓	✓	✓	✓	N/a	Primary Shopping Area	Convenience	E(a) Shops other than hot food	Yes	No
411	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	58	Havens Hospice	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
412	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	56	Hair Pro 1	Training academy	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:	No	No
413	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	54	Grace	Aesthetics & Beauty	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
414	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	52	Subway	Takeaway	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
415	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	48-50	IZZI	Restaurant	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
416	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	40-44	Superdrug	Pharmacy	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
														consultant or practitioner)		
417	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	32-38	Poundland	Discount store	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
418	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	30	Greggs	Bakers	✓	✓	✓	✓	N/a	Primary Shopping Area	Convenience	Sui – Hot food takeaway	No	Yes
419	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	28	Santander	Bank	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(i) Financial services	No	No
420	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	26	TUI	Travel Agents	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
421	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	20-24	Specsavers	Opticians	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
422	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	18	Not known	Not known	Building work underway	✓	✓	✓	N/a	Primary Shopping Area	Unknown	Unknown	No	No
423	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	16	Canvey Island Funeral Care	Funeral care	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
424	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	14a	Magic Nails	Nail salon	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial,	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
														business or service locality		
425	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	14	MSB	Accountants	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(i) Financial services	No	No
426	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	(Waarde n Road)												
427	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	6	Island Carpets	Carpet store	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
428	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	4	A-Lin Chinese	Takeaway	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
429	Canvey	Town Centre	Furtherwick Road – Town Centre (Evens):	2	Rhea's Bespoke Bakers	Cake specialist	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
430	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	133	Oath Healthcare	Home health care	✓	✓	✓	x	N/a	Town Centre (Boundary)	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
431	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	131	Mon-Bebe	Photography	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

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432	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	129	JJ Domestics	Appliance repairs	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
433	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	125	Anytime Fitness	Gym	✓	✓	✓	x	N/a	Town Centre	Leisure	E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)	Yes	No
434	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	121	Jilly Beans	Cafe	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
435	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	119	Sharon Ellen	Hair salon	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
436	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	117	Canvey Tan	Tanning studio	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
437	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	115	Proper Pizza & Pasta	Takeaway	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
438	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	113	Helen Jane	Beauty & Aesthetics	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
439	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	111	Saks Bar	Bar	✓	✓	✓	x	N/a	New addition to Primary	Leisure	Sui Generis	Yes	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
												Shopping Area				
440	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	109	Paradise	Indian restaurant	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
441	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	107	Plantwise	Florist	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
442	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	101-103 (Lower)	Browns	Petstore	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
443	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	101-103 (Upper): Suite 3	CPC(Canvey PC) & R&D Collectables	Computer repairs	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
444	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Suite 1	Novus Care	Care Agency	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
445	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Suite 2	Demon Artworks	Sign & Livery	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
446	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Suite 4	Wood & Chandler	Administration	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Financial and Business Services	E(c)(i) Financial services	No	No

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447	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Suite 5	Kampag	Meeting space	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Leisure	F2(b) Halls or meeting places for the principal use of the local community	No	No
448	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Suite 6		Vacant	Empty	✓	✓	x	N/a	New addition to Primary Shopping Area	Vacant	Unknown	No	No
449	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	(Oak Road)							N/a					
450	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	1A Oak Road	Just Imagine	Nursery	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(f) Creche, day nursery or day centre (not including a residential use)	No	No
451	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	1B Oak Road	Oak Dental Canvey	Dentist	✓	✓	✓	x	N/a	Town Centre	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
452	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	12-14 Oak Road	Browns	Petstore	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
453	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	97-99	Well Pharmacy	Pharmacy	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
454	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	95	Bed Base	Bed shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
455	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	93	Island Café & Restaurant	Café	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
456	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	91	Tyler Law	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services,	No	No
457	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	87	Roland Lodge Day-care	Nursery	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(f) Creche, day nursery or day centre (not including a residential use)	No	No
458	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	85	Fisks	Sales & Letting	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
459	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Folksville Road:	Castleview	School	✓	✓	x	x	N/a	Note: Only Furtherwick Road and Foks-ville Road frontages are currently in the adopted town centre. The recommendation is to maintain this policy stance and the two boundaries.	Non-Retail Service	F1(a) Provision of education	No	No
460	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):		Knightswick Clinic	Medical Centre	✓	✓	✓	x	N/a	Town Centre	Non-Retail Service	E(e) Provision of medical or health services (except	No	No

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														the use of premises attached to the residence of the consultant or practitioner)		
461	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):		Sainsburys	Petrol Station	✓	✓	✓	x	N/a	Town Centre	Retail Service	Sui Generis	No	No
462	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	59	Kushi	Florist	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
463	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	57	Canvey Nails	Nail Salon	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
464	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	55a	Selectronics	Phone & Pc repairs	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
465	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	55	Kitchen Craft	Kitchen & Bathrooms	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
466	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	53	New Beauty	Threatments&Waxing	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
467	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	51	Canvey Paradise	Jewellery	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
468	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	49	Trade Exchange	Cash for Gold	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	Sui Generis	No	No
469	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	47	Salvation Army	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No

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470	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	45	Marie Curry	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
471	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	43	First Repairs	Electronic repairs	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
472	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	39-41	Hair Pro 1	Beauty training	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
473	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	33-37	Boots	Health & Beauty	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
474	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	31	Star Amusements	Arcade	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui Generis	Yes	No
475	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	The Knights wick Centre:												
476	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	29 Unit 27	Joanies	Clothing shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
477	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	27 Unit 26	Lou Lou's	Clothing shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
478	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	25 Unit 25	Paddy Power	Bookmakers	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui Generis	No	No
479	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	23 Unit 24	Card Factory	Card shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
480	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	21 Unit 23	Coral	Bookmakers	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui Generis	No	No

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481	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	19 Unit 22	Totally Wicked	VAPE shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
482	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	17 Unit 21	Body's Eye-wear	Opticians	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
483	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	15 Entry/Exit to Knights wick Shopping Centre	N/a	n/a	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
484	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 18-20	Peacocks	Clothes shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
485	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 17	Nerd Base	Vintage Toy Shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
486	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 15-16	Savers	Health/home/beauty	✓	✓	✓	✓	N/a	Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
487	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 29	Sainsburys	Supermarket	✓	✓	✓	✓	N/a	Primary Shopping Area	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No
488	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 28	Costa	Coffee shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
489	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 14	Glitz & Glam Hmeware	Vacant	✓	✓	✓	✓	N/a	Primary Shopping Area	Vacant	Unknown	No	No

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490	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 13	BOPH	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
491	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 12	Trade counter	Pawn shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
492	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 11		Vacant	✓	✓	✓	✓	N/a	Primary Shopping Area	Vacant	Unknown	No	No
493	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 10		Vacant	✓	✓	✓	✓	N/a	Primary Shopping Area	Vacant	Unknown	No	No
494	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 9	BOPH	Charity shop	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
495	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 8	Caffe Floria	Cafe	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
496	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Unit 7	CEX Entertainment Exchange	Gaming/computers/ Phones /electronics	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
497	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	13-9 Unit 4-6	The Works.co.uk	Discount store	✓	✓	✓	✓	N/a	Primary Shopping Area	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
498	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	7 Unit 3	Munchy	Takeaway	✓	✓	✓	✓	N/a	Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
499	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	5 Unit 2		Vacant	✓	✓	✓	✓	N/a	Primary Shopping Area	Vacant	Unknown	No	No
500	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	3 Unit 1	Nationwide	Bank	✓	✓	✓	✓	N/a	Primary Shopping Area	Financial and Business Services	E(c)(i) Financial services	No	No

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501	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	1	Barclays Bank	Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	Unknown	No	No
502	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	3	Library	Library	✓	✓	✓	x	N/a	Town Centre	Non-Retail Service	F1(d) Public libraries or public reading rooms	No	No
503	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	11/13	Katies Corner	Convenience store	From June/25	✓	✓	x	N/a	Town Centre	Convenience	E(a) Shops other than hot food	Yes	No
504	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	15	Cakes N Deserts	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
505	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	17	Island Fabrics	Fabric store	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
506	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	19	Phase 2 Barbers	Hair salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
507	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	21	Phase 2 Salon	Hair Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

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508	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	23	Girl Friday	Salon & Training Academy	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
509	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	(Adelsburg Road)							N/a					
510	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	25	Premier/Post Office	Convenience Store/ Post Office	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Shops other than hot food	Yes	No
511	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	27		Vacant	Empty	✓	✓	x	N/a	Town Centre	Vacant	Unknown	No	No
512	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	27a-27b	Sophisticakes	Cake specialist	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
513	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	29-31	A.W. Alden & Son	Funeral directors	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
514	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	33	Deja Brew Cafe	Cafe	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No

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515	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	(Korndyk Avenue)							N/a					
516	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	35	Island Food & Wine	Shop/Off Licence	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No
517	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	40	SDM Ductworks Ltd	Office	✓	✓	✓	x	N/a	Town Centre	Office	E(g)(i) Offices to carry out any operational or administrative functions,	No	No
518	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	42	Denflow	Office	✓	✓	✓	x	N/a	Town Centre	Office	E(g)(i) Offices to carry out any operational or administrative functions,	No	No
519	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	37	KDS Print.com	Printing Services	Empty	✓	✓	x	N/a	Town Centre	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
520	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	39-43	Wilsonwood Properties	Estate Agents	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
521	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	(Larup Avenue)							N/a					

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522	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	45	Canvey Dry Cleaners	Dry Cleaners	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
523	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	47	Vape-E-Licious	E-Cigarette shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
524	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	49	Ernae	Homecare Providers	D&S Homecare	✓	✓	x	N/a	Town Centre	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
525	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	53/55	Barnardos	Charity shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
526	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	53-55	KFC	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
527	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	55-57	Domino's	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
528	Canvey	Town Centre	High street j/w Furtherwick Road/Knightsw	(Folksville Road)							N/a					

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			ick Road towards Point Road:													
529	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	68-74	The Entertainers	Live Entertainment Venue	✓	✓	✓	x	N/a	Town Centre	Leisure	F1(e) Public halls or exhibition halls	Yes	No
530	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	78	Kuveny Express	Off-Licence	✓	✓	✓	x	N/a	Town Centre	Convenience	E(a) Shops other than hot food ??	Yes	No
531	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	80	Alternative Vision	Digital Marketing / Video Production Service	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
532	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	82	Foot Stop	Podiatry	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
533	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	84-86	Rollin Stock	Hair & Beauty	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
534	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	88	Inksanity	Tattoo shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
535	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	90a	Dental Surgery	Surgery	✓	✓	✓	x	N/a	Town Centre	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the	No	No

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														residence of the consultant or practitioner)		
536	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	90c	Tikkawala	Indian Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	Yes
537	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	92-98	Hook & Partners	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(ii) Professional services (other than health or medical services), or	No	No
538	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	100	1 st Friends	Nursery	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(f) Creche, day nursery or day centre (not including a residential use)	No	No
539	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(May Avenue)				-	-	-		-	-	-	-	-
540	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	102	Pamper me pretty	Beauty Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
541	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	104	Klix	Hair Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
542	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	106	Smartphone and Computer Repairs	Repair shop	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
543	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	112	Amos Cars	Car sales	✓	✓	✓	x	N/a	Town Centre	Retail Service	Sui Generis	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
544	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Florence Road)				-	-	-		-	-	-	-	-
545	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	83	Tasty	Chinese takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui Generis	Yes	No
546	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	85	The Budda Sanctuary	Wellness centre & Beauty Treatments	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
547	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	87	Heale Property	Prop'ty Management	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
548	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	89	Hairdressing	Hair Salon	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
549	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	91	The Carpet Shop	Carpet Shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
550	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	93	The Wellness Function	Health & Wellbeing	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
551	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	95	Next Level Nutrition	Nutrition club	From June/25	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
552	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Chamberlain Avenue)				-	-	-		-	-	-	-	-

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
553	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	99	Canvey Island Auto's	Auto & Accessories	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
554	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	101	Grouts	Bakers	✓	✓	✓	x	N/a	Town Centre	Convenience	Sui – Hot food takeaway	No	Yes
555	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	103	Favorite Grill	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
556	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	105-107	The Craft Cockney	Pie and Mash Shop	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
557	Canvey	Town Centre	High Street j/w Venables Close towards Point Road		War Memorial Hall		✓	✓	x	x	N/a	Town Centre	Leisure	F1(e) Public halls or exhibition halls	Yes	No
558	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Gills Avenue)				-	-	-		-	-	-	-	-
559	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	116			Empty	✓	✓	x	N/a	Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
560	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	118-124			Empty	✓	✓	x	N/a	Town Centre	Vacant	Unknown	No	No
561	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	126	Better Made		Empty	✓	✓	x	N/a	Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
562	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	128			Empty	✓	✓	x	N/a	Town Centre	Vacant	Unknown	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
563	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	130	Clara's	Gift shop	✓	✓	✓	x	N/a	Town Centre	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
564	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	132			Empty	✓	✓	x	N/a	Town Centre	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No
565	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Oxford Road)				-	-	-		-	-	-	-	-
566	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	134	BEEF'D	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
567	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Normans Road)				-	-	-		-	-	-	-	-
568	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	146	Gators	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
569	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	148	Ersin's	Turkish Barber	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
570	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	148a	Essex Grill	Takeaway	✓	✓	✓	x	N/a	Town Centre	Leisure	Sui – Hot food takeaway	Yes	Yes
571	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	150	Everest Inn	Restaurant	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
572	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Beach Road)				-	-	-		-	-	-	-	-

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
573	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	125a	C & J Auto's	Vehicle Servicing	✓	✓	✓	x	N/a	Town Centre	Retail Service	B2 General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)	No	No
574	Canvey	Town Centre	Mitchells Avenue		Londis	Convenience	✓	✓	✓	x	N/a	Town Centre	Convenience	E(b) Sale of Food and drink on the Premises	Yes	No
575	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	129	Jet/Car wash	Petrol Station	✓	✓	✓	x	N/a	Town Centre	Retail Service	Sui Generis	No	No
576	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	(Mitchell Avenue)				-	-	-		-	-	-	-	-
577	Canvey	Town Centre	Knightswick Road j/w Furthorwick Road/High Street:	1	Tasty Thai	Takeaway	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Leisure	Sui – Hot food takeaway	Yes	Yes
578	Canvey	Town Centre	Knightswick Road j/w Furthorwick Road/High Street:	3	Cherish Beauty	Hair Salon	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
579	Canvey	Town Centre	Knightswick Road j/w Furthorwick Road/High Street:	5	Cherish Clinic	Therapy	✓	✓	✓	x	N/a	New addition to Primary Shopping Area	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
580	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	Lakeside House, 9 Knightswick Road	Harvey Coping & Harrison	Solicitors	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services,	No	No
581	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	11	Richard Poyntz	Estate Agents	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
582	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	13	Energy Impact	Energy management	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
583	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	15	Rowlands Hall	Accountants	✓	✓	✓	x	N/a	Town Centre	Financial and Business Services	E(c)(i) Financial services	No	No
584	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	21-31	Oysterfleet Hotel	Hotel/including function rooms, bar, etc	✓	✓	✓	x	N/a	Town Centre	Leisure	C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)	No	No
585	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	5-11 Elder Tree Rd	Oyster Court	Residential	✓	✓	x	x	N/a	Remove from Town Centre	Residential	C Residential	No	No
586	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	2 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No
587	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	3 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
588	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	4 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No
589	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	5 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No
590	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	6 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No
591	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	7 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No
592	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	8 Oak Road		Residential	✓	✓	✓	x	N/a	Remove from Town Centre	Residential	C3	No	No
593	Canvey	Town Centre	High Street j/w Venables Close towards Point Road	107a		Residential	✓	✓	✓	x	N/a	Town Centre	Residential	C3	No	No
594	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	21-31	Lighthouse	Restaurant	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
595	Canvey	Town Centre	Knightswick Road j/w Furtherwick Road/High Street:	21-31	Angela's steakhouse	Restaurant	✓	✓	✓	x	N/a	Town Centre	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
596	Canvey	Town Centre	High street j/w Furtherwick Road/Knightswick Road towards Point Road:	Korndyk Ave, Canvey Island SS8 8AB	Danielle's Hair	Hairdressers and Beauticians	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
597	Canvey	Town Centre	High street j/w Furtherwick Road/Knightsw	6-8 Elder Tree Rd	Together Dental	Dentist	✓	✓	✓	x	N/a	Town Centre	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁵	Type ⁵	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			ick Road towards Point Road:											residence of the consultant or practitioner)		
598	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	10 Oak Road	Oak Road Car Park	Car Park	✓	✓	✓	x	N/a	Town Centre	Miscellaneous	Sui Generis	No	No
599	Canvey	Town Centre	Furtherwick Road – Town Centre (Odds):	Folksville Road:												

B: Local Shopping Parades

B1 Hadleigh Local Shopping Parades

ID	Town	Hier-archy	Street/Sector	Ad-dress	Busi-ness name ⁶	Type ⁶	2025 Up-date	(Town Centre (1998 Bound-ary)	Town Cen-tre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shop-ping Pa-rades Policy TC2	Recom-mendation	Broad Classi-fication	Use Class Note: Based on current or most recent use, so applies regard-less of current occupancy	Evening Economy (after 6pm) 'No' if vacant	Hot-food takea-way or fast food outlet (sui use since 2020) 'No' if vacant
600	Had-leigh Pa-rade 1: Wood-field Road	Local Shop-ping Pa-rade	Woodfield Road	93	Wood-field Food & Wine Off Li-cence	Shop	✓	N/a	N/a	N/a	✓	Local Shop-ping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No
601	Had-leigh Pa-rade 1: Wood-field Road	Local Shop-ping Pa-rade	Woodfield Road	95		Resi-dential	✓	N/a	N/a	N/a	✓	Local Shop-ping Parade	Residential	C Residential	No	No
602	Had-leigh Pa-rade 1: Wood-field Road	Local Shop-ping Pa-rade	Woodfield Road	97	Woof-field News-agent	Shop	✓	N/a	N/a	N/a	✓	Local Shop-ping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	No	No
603	Had-leigh Pa-rade 1: Wood-field Road	Local Shop-ping Pa-rade	Woodfield Road	99	Chan-dos	Hair-dresser	✓	N/a	N/a	N/a	✓	Local Shop-ping Parade	Retail Service	E(c)(iii) Other ap-propriate ser-vices in a com-mercial, business or service locality	No	No

⁶ Note: Struck through text indicates change since previous survey (2024) and reference should instead be made to the 2025 update column.

B2) Thundersley Centre and Local Shopping Parades

ID	Town	Hierarchy	Street/Sector	Addresses	Business name	Type	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
604	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Odds):	61 – 63	The Tandoori Parlour	Restaurant	✓	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
605	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Odds):	65	The Village Eatery	Café	✓	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Local Shopping Parade	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
606	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Odds):	67	Thundersley Place	Take-away	Empty	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Local Shopping Parade	Vacant	Sui – Hot food takeaway	No	No
607	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Odds):	69	Hunt Roche	Estate Agents	Kool Carers (Charity shop)	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Local Shopping Parade	Comparison	E(a) Shops other than hot food	No	No

ID	Town	Hier- archy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
608	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	71	Bodkins	Shop	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
609	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	73	Thunders- ley Char- coal Grill	Take- away		N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Leisure	Sui – Hot food takea- way	Yes	Yes
610	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	75	Village Cards	Shop	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
611	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	75A	The Pet Pantry	Shop	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
612	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	77	Grouts the Bakers	Bak- ers	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Convenience	Sui – Hot food takea- way	No	Yes

ID	Town	Hier- archy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
613	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	77a	Just Nails Studio	Shop	Trudy - Architec- tural con- sultants	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Financial and Business Services	E(c)(ii) Professional services (other than health or medical ser- vices), or	No	No
614	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	79	William Hill	Bet- ting	Lords – Barber Studio	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Leisure	Sui Generis	No	No
615	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	81	Lee's Kitchen	Take- away	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Leisure	Sui – Hot food takea- way	Yes	Yes
616	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	83	Robert Mi- chael	Estate Agent s	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Financial and Business Services	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
617	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Odds):	85	Hart Road Surgery	Doc- tor's Sur- gery	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Non-Retail Service	E(e) Provision of med- ical or health services (except the use of premises attached to the residence of the consultant or practi- tioner)	No	No

ID	Town	Hier- archy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
618	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	76	Cocker- poodle- doos	Dog Grooming	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
619	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	78	Castle Op- ticians	Opti- cians	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Retail Service	E(e) Provision of med- ical or health services (except the use of premises attached to the residence of the consultant or practi- tioner)	No	No
620	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	80	Cedar Hall Clinic	Clinic	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Non-Retail Service	E(e) Provision of med- ical or health services	No	No
621	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	82	Hair Waves	Hair- dress- ers	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
622	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	84	Rishi Phar- macy	Phar- macy	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Retail Service	E(e) Provision of med- ical or health services (except the use of premises attached to the residence of the consultant or practi- tioner)	No	No

ID	Town	Hier- archy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
623	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	86	Premier	Con- ven- ience Shop	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Convenience	E(a) Shops other than hot food	Yes	No
624	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)		White Hart	Res- tau- rant / Bar	✓	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
625	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	120	The Bar- ber Lounge	Hair- dress er	The Blind Barber	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
626	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	122	CSM	Ac- count- ants	Chame- leons (Tat- too's/Pier cings)	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
627	Thun- dersley Village	Hier- archy role de- fined by Policy TC2	Village - Hart Road (Evens)	124	By George	Cafe	Café De Julia	N/a	N/a	N/a	Policy Thun 1: Retail and ser- vices use will be protected at ground floor level consistent with the re- quirements of policy TC2	Local Shop- ping Pa- rade	Leisure	E(b) Sale of food and drink for consumption (mostly) on the prem- ises	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name	Type	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since 2020) 'No' if vacant
628	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Evens)	126	Wah Nam	Take-away	✓	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
629	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Evens)	128 – 130	Value Food Express	Shop	✓	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
630	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Evens)	132	Jewels Newsagent	Shop	Online update - Vacant (former newsagent)	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Add to Local Shopping Parade	Vacant	C Use (By permission)	No	No
631	Thundersley Village	Hierarchy role defined by Policy TC2	Village - Hart Road (Evens)	134	Rivals Hair & Beauty	Shop	Online update - Vacant (Former Hair & Beauty)	N/a	N/a	N/a	Policy Thun 1: Retail and services use will be protected at ground floor level consistent with the requirements of policy TC2	Add to Local Shopping Parade	Vacant	C Use (By permission)	No	No
632	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Kiln Road towards j/w roundabout:	288	McGregor Hardware	Hardware Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hierarchy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
633	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Kiln Road to- wards j/w roundabout:	290	ANP So- licitors	Solici- tors	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Financial and Business Services	E(c)(i) Financial ser- vices,	No	No
634	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Kiln Road to- wards j/w roundabout:	292	Not Known	Not Know n	Building work un- derway	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Unknown	Unknown	No	No
635	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Kiln Road to- wards j/w roundabout:	294	Stuart Thomas	Estate Agent s	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Financial and Business Services	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
636	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Kiln Road to- wards j/w roundabout:	296	Appans - Premier	Con- ven- ience Store	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Convenience	E(a) Shops other than hot food	Yes	No
637	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Kiln Road to- wards j/w roundabout:	298	Hadleigh Pharmacy	Phar- macy	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(e) Provision of med- ical or health services (except the use of premises attached to the residence of the consultant or practi- tioner)	No	No
638	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Kiln Road to- wards j/w roundabout:	300	Sunny Side Up	Tan- nings	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name	Type	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since use since 2020) 'No' if vacant
639	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Kiln Road towards j/w roundabout:	302	Aesthetics Clinic	Poss part of Escal a	Part of 300	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
640	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	2	Arran Dry Cleaners	Dry Cleaners	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
641	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	4	Kebab World	Take-away	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
642	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	6	Petite Fleur Floristry	Florist	Flowers by Renee Marie	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
643	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	8	Benfleet Dental Care	Dentist	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
644	Thundersley Parade 2: Victoria	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w rounda-	10	Abbey Funeral Services	Funeral	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name	Type	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since 2020) 'No' if vacant
	House Corner		bout towards Canvey													
645	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	12	ROE Firearms	Shop	OIW (Steel Ltd)	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
646	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	14	Village Indiya	Restaurant	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
647	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	16	Escala	Beauty Training academy	Looks Empty (Possibly storage)	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
648	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	18	Escala	Beauty Training academy	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
649	Thundersley Parade 2: Victoria House Corner	Local Shopping Parade	Victoria House Corner - Benfleet Road j/w roundabout towards Canvey	20	Mr Window	Shop / Factory Outlet	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	B8 Storage or distribution - This class includes open air storage.	No	No

ID	Town	Hierarchy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
650	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Ben- fleet Road j/w rounda- bout to- wards Can- vey	22 – 28	La Quinta	Res- tau- rant	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
651	Thun- dersley Parade 2: Vic- toria House Corner	Local Shop- ping Pa- rade	Victoria House Cor- ner - Ben- fleet Road j/w rounda- bout to- wards Can- vey	24	Magnet	Kitche n Sup- ply store	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
652	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	255	Pasha	Hair- dress er	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
653	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	257	One Take Away	Take- away	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Leisure	Sui – Hot food takea- way	Yes	Yes
654	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	259- 261	Victoria House Fire- places	Shop	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
655	Thun- dersley Parade 3:	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran-	263		Nail Bar	K L – Nail & Spa	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No

ID	Town	Hierarchy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
	Park- fields		brook Ave- nue – to- wards roundabout													
656	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	265	Off Li- cence	Off li- cence	Benfleet Wine	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Convenience	E(a) Shops other than hot food ??	Yes	No
657	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	267	Pink Chil- liz	Take- away	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Leisure	Sui – Hot food takea- way	Yes	Yes
658	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	269	London Asbestos Surveys	Ser- vice	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(ii) Professional services (other than health or medical ser- vices), or	No	No
659	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	271	Dragon Chef	Take- away	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Leisure	Sui – Hot food takea- way	Yes	Yes
660	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	273	Castle Point Den- ture Clinic	Clinic	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Non-Retail Service	E(e) Provision of med- ical or health services	No	No

ID	Town	Hierarchy	Street/Sec- tor	Ad- dres s	Business name	Type	2025 Up- date	(Town Cen- tre (1998 Boundary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Pri- mary Shop- ping Area Policy TC1	Local Shop- ping Parades Policy TC2	Rec- om- men- da- tion	Broad Classifica- tion (Conven- ience, Compari- son, Service, Other, Leisure, Financial & Busi- ness Services	Use Class Note: Based on cur- rent or most recent use, so applies re- gardless of current occupancy If vacant, base on most recent active use	Evening Econ- omy (af- ter 6pm) 'No' if va- cant	Hot-food takeaway or fast food out- let (sui use since 2020) 'No' if va- cant
661	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	275	Mr Win- dow	Bar- bers	Elite Cuts- Barbers	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
662	Thun- dersley Parade 3: Park- fields	Local Shop- ping Pa- rade	Parkfields Parade - Kiln Road j/w Cran- brook Ave- nue – to- wards roundabout	(Carl ton Drive)												
663	Thun- dersley Parade 4: Wood- mans Arms	Local Shop- ping Pa- rade	Rayleigh Road	357	The Times	Va- cant (Shop)	Proms & Bridal	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
664	Thun- dersley Parade 4: Wood- mans Arms	Local Shop- ping Pa- rade	Rayleigh Road	359	Profile Carpets & Interiors	Car- pet & Home Décor Shop	✓	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
665	Thun- dersley Parade 4: Wood- mans Arms	Local Shop- ping Pa- rade	Rayleigh Road	361	Salon 361	Hair- dress- er	CLJ Charlotte Layla Judd	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No
666	Thun- dersley Parade 4: Wood- mans Arms	Local Shop- ping Pa- rade	Rayleigh Road	361	Pure	Nail Salon / Shop	By Ellie (Makeup)	N/a	N/a	N/a	✓	Local Shop- ping Pa- rade	Retail Service	E(c)(iii) Other appro- priate services in a commercial, business or service locality	No	No

ID	Town	Hierarchy	Street/Sector	Address	Business name	Type	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services)	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
667	Thundersley Parade 4: Woodmans Arms	Local Shopping Parade	Rayleigh Road	363	Illsix3 Wines Beers & Spirits	Convenience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Shops other than hot food	Yes	No
668	Thundersley Parade 4: Woodmans Arms	Local Shopping Parade	Hart Road	297 (Hart Road)	Ocean fish bar & Chinese take away	Take-away	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food take-away	Yes	Yes

B3 Benfleet Local Shopping Parades

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁷	Type ⁷	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services)	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
669	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	312	Benfleet Garden		Storage for 316-318	N/a	N/a	N/a	✓	Local Shopping Parade	Miscellaneous	B8 Storage or distribution - This class includes open air storage.	No	No
670	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	316-318	Queen Bees Day Nursery	Nursery	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(f) Creche, day nursery or day centre (not including a residential use)	No	No

⁷ Note: Struck through text indicates change since previous survey (2024) and reference should instead be made to the 2025 update column.

ID	Town	Hierarchy	Street/Sector	Address	Business name ⁷	Type ⁷	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (since 2020) 'No' if vacant
671	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	320	Barbers Hut	Barbers	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
672	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	322	The Flame & Co	Vacant	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
673	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	323	Ellie Mae Florist	Florist	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
674	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	325	Make me Gorgeous	Aesthetics & Nails	Beyond Beauty	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
675	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	325a	Benfleet Computer Repairs	Mortgage advisors	A Little mortgage advice	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(i) Financial services,	No	No
676	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	325b	Thames Estuary Construction Ltd	Vacant	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
677	Benfleet Parade 1: London Road j/w	Local Shopping Parade	London Road j/w Kents Hill Road	327	Seafood Stall	Vacant	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No

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	Kents Hill Road															
678	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	329	Benfleet Glass	Double glazing	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
679	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	411 Kents Hill Road	Benfleet Surgery	Vets	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
680	Benfleet Parade 1: London Road j/w Kents Hill Road	Local Shopping Parade	London Road j/w Kents Hill Road	347 Kents Hill Road	Kents Hill Local	Convenience store	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Shops other than hot food	Yes	No
681	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	1	Lloyd Carpets	Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
682	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	2	Benfleet Music	Food Shop	Rashzan – African Caribbean shop	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	No	No
683	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	3	Kamble	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes

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684	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	4	Oasis Ladies	Gym	Sun City - Tanning	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
685	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	5	Cosmos	Takeaway	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	Sui – Hot food takeaway	No	No
686	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	6	Motowns	Bar	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No
687	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	7	iLash Essex	Beauty Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
688	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	8	Chamber	Financial Services	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	E(c)(i) Financial services	No	No
689	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Roseberry Walk j/w Church Road/Manor Road:	16	The Flower Fountain	Florist	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
690	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	159	The Co-Operative	Convenience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No

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691	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	161	Fishnchickn	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
692	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	163	Sham Pan	Takeaway	Everest Tandoori	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
693	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	165	Pressed for Time	Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No
694	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	167	Peggy's Café	Café	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
695	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	169		Vacant (Twinkle)	Wright & Co - Barbers	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
696	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	171	Hair Sanctuary	Hairdressers	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
697	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	173	Martins	Shop	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	E(a) Display or retail sale of goods, other than hot food	No	No

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698	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	164	Texaco/Londis	Petrol Station	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	Sui Generis	No	No
699	Benfleet Parade 2: Roseberry Walk	Local Shopping Parade	Church Road j/w Roseberry Walk/Manor Road:	170-180	Zach Willsher	Pub	✓	N/a	N/a	N/a	Not in parade boundary - on opposite side of the road.	Local Shopping Parade	Leisure	Sui Generis	Yes	No
700	Benfleet Parade 3: High Road (South)	Local Shopping Parade	High Road j/w Wavertree Road	501	Shree News	Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	No	No
701	Benfleet Parade 3: High Road (South)	Local Shopping Parade	High Road j/w Wavertree Road	501a	Kings Fish & Chips	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
702	Benfleet Parade 3: High Road (South)	Local Shopping Parade	High Road j/w Wavertree Road	503	Kool Kutz	Hair-dresser	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
703	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	Essex Way j/w High Street/High Road	1	The Anchor Inn	Restaurant / Pub	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
704	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	Essex Way j/w High Street/High Road	8	Aurora	Hair-dresser	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

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705	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	Essex Way j/w High Street/High Road	10	Mumtaz Mahal	Restaurant / takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	Yes
706	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	3	Benfleet Local	Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No
707	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	5	Kitchens & Bedrooms	Shop	Sky Thai Theraphy	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	Yes	No
708	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	7	Benfleet Tandoori	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
709	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	9-11 & 15	Lane's	Restaurant / Bar	Marble - Restaurant	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
710	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	19	Headmasters	Hair-dresser	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No

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711	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	21	Hoymans Wharf	Residence	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Residential	C3 Dwellinghouses - This class is formed of three parts	No	No
712	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	25 - 27	The Half Crown Inn	Restaurant / Bar	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
713	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	43	Bellvue Dental Practice	Dentist	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Non-Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
714	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	69	Benfleet Conservative Club	Club	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	F2(b) Halls or meeting places for the principal use of the local community	Yes	No
715	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	81	Barber Shop	Vacant	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
716	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	83	ABC Taxi	Vacant	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	Sui Generis	No	No

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717	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	95	Benfleet Garage	Vehicle repairs	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	B2 General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)	No	No
718	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	95	Steves Taxi's	Taxi office	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	Sui Generis	Yes	No
719	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	80	On the go cafe	Cafe	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of food and drink for consumption (mostly) on the premises	No	No
720	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	82	Beauty Bar	Nail Studio	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
721	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	84	Lantern House	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
722	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	84a	Sha-Lou Boutique	Clothes shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No

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723	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	84b	Coffee & Grub Hub	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
724	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	24 - 32	Hoy & Helmet	Restaurant / Bar	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
725	Benfleet Parade 4: Essex Way & High Street	Local Shopping Parade	High Street from j/w Essex Way/High Road:	42	Gambero D'oro	Restaurant	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
726	Benfleet Parade 5: Arundel Road	Local Shopping Parade	Arundel Road j/w Rushbottom Lane:	92	Premier	Convenience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Shops other than hot food	Yes	No
727	Benfleet Parade 5: Arundel Road	Local Shopping Parade	Arundel Road j/w Rushbottom Lane:	94	Arundel News	Convenience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Shops other than hot food	Yes	No
728	Benfleet Parade 5: Arundel Road	Local Shopping Parade	Arundel Road j/w Rushbottom Lane:	96	Allied Pharmacy	Pharmacy	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
729	Benfleet Parade 3: High Road South	Local Shopping Parade	High Road j/w Richmond Avenue to j/w Essex Way (Evens)	32	Howards Fish & Grill	Restaurant	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	Yes

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730	Benfleet Parade 3: High Road South	Local Shopping Parade	High Road j/w Richmond Avenue to j/w Essex Way (Evens)	30	Palms Tanning	Tanning Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
731	Benfleet Parade 3: High Road South	Local Shopping Parade	High Road j/w Richmond Avenue to j/w Essex Way (Evens)	22 – 28	Spar	Convenience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Display or retail sale of goods, other than hot food	Yes	No
732	RECOMMENDED FOR REMOVAL Benfleet Parade 7: London Road (East)	Local Shopping Parade	London Road (East)	358	Maharaja Restaurant	Restaurant	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
733	RECOMMENDED FOR REMOVAL Benfleet Parade 7: London Road (East)	Local Shopping Parade	London Road (East)	358	Ballers Lounge	Shisha Lounge	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	No	No

B4 Canvey Local Shopping Parades

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734	Canvey Parade 1: High Street by Vanderwalt Avenue	Local Shopping Parade	High Street by Vanderwalt Avenue	191a	Homeware Extra	Convenience Store	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Convenience	E(a) Shops other than hot food	Yes	No
735	Canvey Parade 1: High Street by Vanderwalt Avenue	Local Shopping Parade	High Street by Vanderwalt Avenue	193	Britannia Pharmacy	Pharmacy	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No	No
736	Canvey Parade 1: High Street by Vanderwalt Avenue	Local Shopping Parade	High Street by Vanderwalt Avenue	(Vandervelt Avenue)												
737	Canvey Parade 1: High Street by Vanderwalt Avenue	Local Shopping Parade	High Street by Vanderwalt Avenue	195 – 197	Welcome Inn	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
738	Canvey Parade 1: High Street by Vanderwalt Avenue	Local Shopping Parade	High Street by Vanderwalt Avenue	199	Sunshine Cleaners	Dry cleaners	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
739	Canvey Parade 1: High Street by Vanderwalt Avenue	Local Shopping Parade	High Street by Vanderwalt Avenue	201	Clippy's	Pet Salon	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Comparison	E(a) Display or retail sale of goods, other than hot food	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
740	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	203	Gino Barber Shop	Barbers	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
741	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	205	Yummy House	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
742	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	207	Christie & Co	Hair Salon	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
743	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	209	Big Differ- ence	Clothing shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
744	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	211	Phil's Gents Hairdressers	Hairdress- ers	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
745	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	211a	PACE	Lettings/Es- tate Agts	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
746	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	213	Island Grill	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- away or fast food outlet (sui use since 2020) 'No' if vacant
747	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	215	Timar Secu- rity Group	Security systems	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
748	Canvey Pa- rade 1: High Street by Vanderwalt Avenue	Local Shop- ping Pa- rade	High Street by Vanderwalt Avenue	(Yamburg Road)												
749	Canvey Pa- rade 1b: High Street by Arcadia Road	Local Shop- ping Pa- rade	High Street by Arcadia Road	192	Monty's Styl- ists	Hairdresser	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
750	Canvey Pa- rade 1b: High Street by Arcadia Road	Local Shop- ping Pa- rade	High Street by Arcadia Road	194 – 196	Mace	Conven- ience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
751	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	9	Exclusive Fabrics	Shop	✓				✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
752	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	7b	Diamond	Hairdresser	Holly Hair Studio				✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
753	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	7	Inkfinity	Tattoo shop	Devine				✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
754	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	3 – 5	Londis	Shop	Best-one				✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
755	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	1	Prima	Dance Shop	✓				✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
756	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	1	Bang On Tyres	Shop	✓				✓	Local Shopping Parade	Retail Ser- vice	B2 General indus- trial - Use for in- dustrial process other than one falling within class E(g) (previously class B1) (exclud- ing incineration purposes, chemi- cal treatment or landfill or hazard- ous waste)	No	No
757	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	3	C&S Insur- ance	Insurance	✓				✓	Local Shopping Parade	Financial and Busi- ness Ser- vices	E(c)(i) Financial services,	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
758	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Can- vey Road j/w Haven Road/Long Road (Odds):	The King Canute	Coop	Shop	✓				✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
759	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	368	Enterprise rent-a-car	Car rentals	Open date not known				✓	Local Shopping Parade	Retail Ser- vice	Sui Generis	No	No
760	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	362	Hair of the Dog	Pet Groom- ers	✓				✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
761	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	360	Lawless	Hairdresser	✓				✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
762	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road	358	New Manda- rin	Takeaway	✓				✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes

ID	Town	Hierarchy	Street/Sector	Address	Business name	Type	2025 Update	(Town Centre (1998 Boundary)	Town Centre (May 2025 GIS Boundary) Policy TC1	Primary Shopping Area Policy TC1	Local Shopping Parades Policy TC2	Recommendation	Broad Classification (Convenience, Comparison, Service, Other, Leisure, Financial & Business Services	Use Class Note: Based on current or most recent use, so applies regardless of current occupancy If vacant, base on most recent active use	Evening Economy (after 6pm) 'No' if vacant	Hot-food takeaway or fast food outlet (sui use since 2020) 'No' if vacant
			towards Town Centre (Evens):													
763	Canvey Parade 2: King Canute	Local Shopping Parade	King Canute - Long Road j/w Haven Road/Canvey Road towards Town Centre (Evens):	356	Aqua	Salon	✓				✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
764	Canvey Parade 2: King Canute	Local Shopping Parade	King Canute - Long Road j/w Haven Road/Canvey Road towards Town Centre (Evens):	354	Pink Chilliz	Takeaway	✓				✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
765	Canvey Parade 2: King Canute	Local Shopping Parade	King Canute - Long Road j/w Haven Road/Canvey Road towards Town Centre (Evens):	352	VIP Tanning	Shop	✓				✓	Local Shopping Parade	Retail Service	E(c)(iii) Other appropriate services in a commercial, business or service locality	No	No
766	Canvey Parade 2: King Canute	Local Shopping Parade	King Canute - Long Road j/w Haven Road/Canvey Road towards	350	Village Chinese Take away	Takeaway	✓				✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
			Town Cen- tre (Evens):													
767	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	348	The Village Fish Bar	Takeaway	✓				✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
768	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	(Village Drive)												
769	Canvey Pa- rade 2: King Canute	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	338	Brook Natural Health	Osteopaths	✓				✓	Local Shopping Parade	Retail Ser- vice	E(e) Provision of medical or health services (except the use of prem- ises attached to the residence of the consultant or practitioner)	No	No
770	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards	326	Independent Telecom Bro- kers Ltd	Telecoms Service Provider	✓				✓	Local Shopping Parade	Retail Ser- vice	Sui Generis	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
			Town Cen- tre (Evens):													
771	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	324	Premier	Conven- ience store	✓				✓	Local Shopping Parade	Conven- ience	E(a) Shops other than hot food	Yes	No
772	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	King Ca- nute - Long Road j/w Haven Road/Can- vey Road towards Town Cen- tre (Evens):	(New Road)												
773	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	383	WR Motors	Mechanical Repairs	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	B2 General indus- trial - Use for in- dustrial process other than one falling within class E(g) (previously class B1) (exclud- ing incineration purposes, chemi- cal treatment or landfill or hazard- ous waste)	No	No
774	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards	371	BP Gar- age/Londis	Fuel & Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
			Town Cen- tre (Odds):													
775	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	(Grasmere Road)				N/a	N/a	N/a	✓					
776	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	365	Southwick Motor Ser- vices	Car re- pairs/servic- ing	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	B2 General indus- trial - Use for in- dustrial process other than one falling within class E(g) (previously class B1) (exclud- ing incineration purposes, chemi- cal treatment or landfill or hazard- ous waste)	No	No
777	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	365	Les's Cycles	Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
778	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	363	Britannia Pharmacy	Pharmacy	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(e) Provision of medical or health services (except the use of prem- ises attached to the residence of the consultant or practitioner)	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
779	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	361	The Rooms	Hairdresser	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
780	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	357 – 359	Cosmos	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
781	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	355	New Slow Boat	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
782	Canvey Pa- rade 3: Long Road j/w Grasmere Road	Local Shop- ping Pa- rade	Long Road j/w Haven Road Gras- mere Road towards Town Cen- tre (Odds):	353	Canvey Is- land Commu- nity First Re- sponders	Clinic	Bespoke Courier Ex- press – Business Courier	N/a	N/a	N/a	✓	Local Shopping Parade	Non-Retail Service	E(e) Provision of medical or health services	No	No
783	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Long Road j/w Craven Avenue (Odds):	2 Craven Avenue (On Cor- ner)	Nisa Lo- cal/Post Of- fice	Conven- ience Shop/ PO	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
784	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Long Road j/w Craven Avenue (Odds):	179 (On Corner)	Robert Nash Butchers	Butchers Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
785	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Long Road j/w Craven Avenue (Odds):	173 – 175	The Co-Op	Conven- ience Shop	Spar	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
786	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Long Road j/w Craven Avenue (Odds):	177	Grouts the Bakers	Bakers	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	Sui – Hot food takeaway	No	Yes
787	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Long Road j/w Craven Avenue (Odds):	171	Boots	Pharmacy	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(e) Provision of medical or health services (except the use of prem- ises attached to the residence of the consultant or practitioner)	No	No
788	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Long Road j/w Craven Avenue (Odds):	169	Crown Bar- bers	Hairdresser	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
789	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	176a	Jones Corner Café	Café / Takeaway		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of food and drink for con- sumption (mostly) on the premises	No	No
790	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	174-176	Ladbrokes	Betting	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	No	No

ID	Town	Hier- archy	Street/Sec- tor	Address	Business name	Type	2025 Up- date	(Town Centre (1998 Bound- ary)	Town Centre (May 2025 GIS Bound- ary) Policy TC1	Primary Shop- ping Area Policy TC1	Local Shop- ping Pa- rades Policy TC2	Recom- menda- tion	Broad Classifi- cation (Conven- ience, Compari- son, Ser- vice, Other, Leisure, Financial & Busi- ness Ser- vices	Use Class Note: Based on current or most recent use, so applies regard- less of current occupancy If vacant, base on most recent active use	Even- ing Econ- omy (after 6pm) 'No' if vacant	Hot- food take- way or fast food outlet (sui use since 2020) 'No' if vacant
791	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	170a	The Furniture Box	Second Hand Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
792	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	172	Wong Hing	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
793	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	170	Parker Floor- ing	Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
794	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	168	Hometech Centre	Computer repairs	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
795	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	166	Val's Pets	Pet Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
796	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	164	Castle Opti- cians	Opticians	Lipley – Houseware crafts	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No

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797	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Long Road j/w Denham Road (Evens):	162	Louis Fish Bar	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
798	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Denham Road j/w Long Road	2 (MSB House)	ADB Ac- countancy	Account- ants	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Financial and Busi- ness Ser- vices	E(c)(i) Financial services	No	No
799	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Denham Road j/w Long Road	2 (MSB House)	LJJ Associ- ates Ltd	Insurance agency	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Financial and Busi- ness Ser- vices	E(c)(i) Financial services,	No	No
800	Canvey Pa- rade 4 Denham Pa- rade	Local Shop- ping Pa- rade	Jones Cor- ner - Denham Road j/w Long Road	3	Royal British Legion	Charity shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
801	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	4	Bar Monico	Bar	Online only	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No
802	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	1-3	Estuary Views	Bar	Vacant (Online)	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	Sui Generis	No	No
803	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	Unit 1 Ca- sino Pa- rade	Duration Win- dows	Window Product Showroom	Online only	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No

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804	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	Unit 3 Ca- sino Pa- rade	Myra Turkish Restaurant & Bar	Bar		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No
805	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	Unit 5 Ca- sino Pa- rade	Premier	Conven- ience Shop		N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
806	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	Unit 6	Coronado SA	Hairdresser		N/a	N/a	N/a	✓	Local Shopping Parade	Retail se- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
807	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)		Parkins Pal- ladium	Amusement Arcade		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No
808	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)		Movie Starr	Cinema		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No
809	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	31-33	Starr Sports	Bar (Sports)		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No
810	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	35	Gold Mine Amusements	Amuse- ments		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui Generis	Yes	No

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811	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	35 to 37	ID Studios	Dance/Fit- ness Studio		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	F2(b) Halls or meeting places for the principal use of the local com- munity	Yes	No
812	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade North Side (west to east)	37	Brunos Fish & Chips	Restau- rant/Takea- way		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of food and drink for con- sumption (mostly) on the premises	Yes	Yes
813	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade South Side (east to west)	4	Jimmy Macs	Restaurant		N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of Food and drink on the Premises	Yes	No
814	Canvey Pa- rade 5 Es- planade	Local Shop- ping Pa- rade	Eastern Es- planade South Side (east to west)		Friends of Concord Beach	Charity		N/a	N/a	N/a	✓	Local Shopping Parade	Non-Retail Service	Sui Generis	No	No
815	Canvey Pa- rade 6a: High Street j/w Seaview Road	Local Shop- ping Pa- rade	High Street j/w Seaview Road	286a	Uncle Kams	Fish and Chips	Vacant	N/a	N/a	N/a	✓	Local Shopping Parade	Vacant	Sui Generis	Yes	Yes
816	Canvey Pa- rade 6a: High Street j/w Seaview Road	Local Shop- ping Pa- rade	High Street j/w Seaview Road	286 – 290	Nisa Local	Conven- ience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No
817	Canvey Pa- rade 6a: High Street j/w Seaview Road	Local Shop- ping Pa- rade	High Street j/w Seaview Road	288	Bright Tan- ning & Beauty	Beauty Sa- lon	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No

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818	Canvey Pa- rade 6b: High Street j/w Station Road	Local Shop- ping Pa- rade	High Street j/w Station Road	269	Chutney Tan- doori	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
819	Canvey Pa- rade 6b: High Street j/w Station Road	Local Shop- ping Pa- rade	High Street j/w Station Road	271	Post Office	Post Office	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
820	Canvey Pa- rade 6b: High Street j/w Station Road	Local Shop- ping Pa- rade	High Street j/w Station Road	273	Shapes N Curls	Hair Salon	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
821	Canvey Pa- rade 6b: High Street j/w Station Road	Local Shop- ping Pa- rade	High Street j/w Station Road	275	Lyn Lesters Pit Stop	Cafe	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	E(b) Sale of food and drink for con- sumption (mostly) on the premises	No	No
822	Canvey Pa- rade 6b: High Street j/w Station Road	Local Shop- ping Pa- rade	High Street j/w Station Road	(Station Road)				N/a	N/a	N/a	✓					
823	Canvey Pa- rade 6b: High Street j/w Station Road	Local Shop- ping Pa- rade	High Street j/w Station Road	270-272	GMD Mowers	Hardware store	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Compari- son	E(a) Display or re- tail sale of goods, other than hot food	No	No
824	Canvey Pa- rade 7 Point Road	Local Shop- ping Pa- rade	Point Road	90	Point Corner Shop	Conven- ience Shop	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No

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825	Canvey Pa- rade 7 Point Road	Local Shop- ping Pa- rade	Point Road	92	BodyZone	Hair & Beauty	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Retail Ser- vice	E(c)(iii) Other ap- propriate services in a commercial, business or ser- vice locality	No	No
826	Canvey Pa- rade 7 Point Road	Local Shop- ping Pa- rade	Point Road	94	China Ex- press	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
827	Canvey Pa- rade 7 Point Road	Local Shop- ping Pa- rade	Point Road	98	Nadia Indian Takeaway	Takeaway	Empty	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
828	Canvey Pa- rade 8: Mep- pel Avenue	Local Shop- ping Pa- rade	Meppel Av- enue	8	Delicious	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes
829	Canvey Pa- rade 8: Mep- pel Avenue	Local Shop- ping Pa- rade	Meppel Av- enue	10 to 12	Co-Op	Shop	New Point Food & Wine – Conv shop	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 me- tres	Yes	No
830	Canvey Pa- rade 9: Third Avenue	Local Shop- ping Pa- rade	Third Ave- nue	15	Crispy Cod	Takeaway	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Leisure	Sui – Hot food takeaway	Yes	Yes

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831	Canvey Pa- rade 9: Third Avenue	Local Shop- ping Pa- rade	Third Ave- nue	17 - 23	Nisa Extra	Conven- ience Shop	✓	N/a	N/a	N/a	✓	Local Shopping Parade	Conven- ience	E(a) Display or re- tail sale of goods, other than hot food	Yes	No