

# Castle Point Borough Council Housing Scenario Test – Addendum- Early Years and Childcare (Regulation 19 Plan), January 2026

## Background

Essex County Council's (ECC) Early Years and Childcare team has previously worked with Castle Point Borough Council (CPBC) to assist in the preparation of the Local Plan to ensure sufficient Early Years and Childcare (EYCC) places are provided, arising from new development, over the Plan period and beyond. A Scenario Test was undertaken in November 2025 based on a spatial scenario provided by CPBC for assessment, which included the site allocation Policy C4 - West Canvey for 2,000 homes rather than the full policy requirement of 2,700 homes.

Following duty to co-operate discussions, CPBC has agreed that the full 2,700 homes is assessed consistent with requirements in Policy C4, in order to clearly inform the future masterplanning of the site (as required by the policy), update policy wording in the submission Plan and an update to the IDP. Policy C4 - West Canvey, paragraph 1 states:

*Land at West Canvey, as identified on the Policies Map as a broad location, will provide around 2,700 new homes, employment, associated community facilities and open space provision, of which 2,000 will be delivered by 2043. A master planned approach to the regeneration and renewal of west Canvey will be taken to optimise urban land use and improve the quality of the urban environment and public realm. The Master Plan will provide:*

## Assessment Update

This assessment has been carried out in accordance with the ECC [Local and Neighbourhood Planners Guide to School Organisation \(2025\)](#) and the [ECC Developers' Guide to Infrastructure Contributions \(November 2025\)](#), using a methodology consistent with the November 2025 assessment.

CPBC recommended that the estimated unit mix for the West Canvey development as assessed for 2,000 homes be applied to the additional 700 homes in this assessment, namely 17% qualifying houses; 68% qualifying flats and 15% discounted units. Consequently, the scenario provided by CPBC includes a total of 6,480 homes. In assessing the future demand for childcare places the capacity from sites with planning permission are removed as they have already been considered as part of the planning application process. Consequently, the scenario for testing includes 5,741 homes, of which some 531 are qualifying houses (9%) and 4,207 qualifying flats (74%) with 1,003 discounted (17%). Further assessment will be undertaken to support individual planning applications once the detailed housing mix has been determined by the developer.

## Scenario test results

	<b>Total</b>			
	<b>Capacity</b>	<b>Qualifying</b>	<b>Qualifying</b>	<b>EYCC</b>
<b>Ward/Parish</b>	<b>Homes</b>	<b>Houses</b>	<b>Flats</b>	<b>Places</b>
Appleton	10	0	8	0
<b>Canvey Island Central</b>	<b>2,783</b>	<b>488</b>	<b>1,879</b>	<b>171</b>
Canvey Island East	240	21	183	14
Canvey Island South	993	0	697	42
Hadleigh St James	388	0	330	20
St Mary's	27	0	23	1
<i>St Michaels's</i>	128	22	87	8
Tarpots	191	0	163	10
Thundersley North/South	981	0	837	50
<b>Total</b>	<b>5,741</b>	<b>531</b>	<b>4,207</b>	<b>316</b>

The Qualifying houses and flats generate the demand for 316 additional early years and childcare places.

Providers who are seeking to set up new EYCC provision in the borough stress that they are unable to find any available, suitable premises to start up their new setting, or expansion on existing provision is not an option. Therefore, with the additional childcare places that these developments will create for working families, ECC will be seeking land to create new EYCC provision, where possible, in addition to developer contributions from sites to potentially enable the expansion of existing provision.

#### Broad location – Policy C4 - West Canvey

The potential development of 2,700 homes at this location will generate the need itself for around 171 places, which should be provided by new 72 place and two 56 place stand-alone nurseries. There are 5 providers in Canvey Island Central ward with 30 vacancies available, all with 1 provider and the rest have reached capacity.

The cost of a new standalone 72 place early years and childcare nursery is  $72 \times £24,416$  per place = £1,757,952.

The cost of a new 56 place early years and childcare nursery is  $56 \times £24,416$  per place £1,367,296 each.

ECC recommend Policy C4 West Canvey, Criteria 8 is amended to read:

*A new 72 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.22 0.13 hectares of suitable land and two new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.18 hectares of suitable land allocated for education and childcare use and additional primary school provision as required*

ECC recommend that should further growth be proposed on Canvey post 2043 it is possible that a new primary school could be required, which should include a co-located early years

and childcare nursery. Since there are a limited number of suitable sites, CPBC are advised to consider carefully their approach to West Canvey (allocation Policy C4) to prevent prejudice to any future spatial strategy.

Thundersley North and South Wards - Policy Thun2 – Kiln Road Campus

ECC supports reference in Policy Thun2 – Kiln Road Campus, bullet 2 for the provision of a new 56 place nursery but this should be provided on 0.18 ha of suitable land rather than 0.13 ha consistent with the [ECC Developers' Guide to Infrastructure Contributions \(November 2025\)](#).

ECC recommend bullet two is amended to read:

*A new 56 place stand-alone early years and childcare nursery (Use Class E(f)) on 0.18 hectares of suitable land allocated for education and childcare use*

The cost of a new 56 place stand-alone early years and childcare nursery is  $56 \times £24,416 = £1,367,296$

Further discussion will be required through the masterplanning of these sites where the nursery will be located and the proportionate developer contributions.

Prepared by Essex County Council January 2026