

Castle Point Borough Council Housing Scenario Test

Mainstream Primary & Secondary Schools Addendum

January 2026

Background

In November 2025, Essex County Council's (ECC) School Place Planning team undertook a housing scenario test to assist Castle Point Borough Council (CPBC) with the preparation of their Local Plan. The data provided by CPBC included 2,000 homes at West Canvey. However allocation Policy C4 states that:

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.

Through duty to cooperate discussions, feedback on the additional 700 homes has been requested.

Assessment Update

CPBC's estimated unit mix for the West Canvey development is: 17% Qualifying Houses; 68% Qualifying Flats and 15% Discounted Units. This gives an extra 119, 476 and 105 dwellings respectively, which equate to 107 primary and 71 secondary pupils or approximately half a form of entry more pupils than were allowed for in the original Scenario Test.

The adjusted test outputs are as follows:

Age / Group	Using NOR but keeping 5% of capacity unfilled	Based on Peak Demand	2035/36 Demand keeping 5% of capacity unfilled
Castle Point Primary B: South (Canvey)	-2.0	-1.9	-1.3
Castle Point Secondary B: South (Canvey)	-1.7	-0.6	2.0

Conclusion

Primary

The range of estimated deficits, at the end of the Local Plan period including the extra housing, suggests that at least one 1fe school expansion will be required in addition to Northwick Park increasing their current Admission Number and again operating as a 3fe rather than 2fe school.

Secondary

The three measures, adjusted for the extra dwellings, suggest a small deficit in provision for some cohorts is now more likely. Unless there is consistent and sustained excess demand it is likely that bulge groups can be accommodated by adapting existing buildings.

Land & Funding

Land for new schools or expansion are not required. However, should further growth be proposed on Canvey post 2043 it is possible that a new school could be required. 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. Pro rata additional financial contributions should be secured from developers for school expansions / recommissioning as appropriate.