

Castle Point Borough Council Housing Scenario Test

Special Education Needs Addendum

January 2026

Background

In November 2025, Essex County Council (ECC) 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

Based on 951 Qualifying Houses and 4,384 Qualifying Flats (including the additional 700 split at West Canvey), the emerging local plan development proposals could result in SEN requirements for 31 pupils requiring an EHCP in mainstream school and a further 20 requiring a special school placement, which would be significant enough to warrant new provision within a mainstream school and the expansion of an SEN school within the district via a satellite provision.

CPBC's estimated unit mix for the West Canvey development is: 17% Qualifying Houses; 68% Qualifying Flats and 15% Discounted Units. This results in a total split of 459 Qualifying Houses, 1,836 Qualifying Flats and 405 Discounted Units. The adjusted test outputs for 2,700 homes equates to the need for 18 pupils requiring a special school placement (and a further 28 pupils with an EHCP in mainstream).