

## Appendix 1A

### Education

Site Name	Ebbsfleet Central East Adjacent To Ebbsfleet International Railway Station Thames Way, Kent
Reference No.	EDC 22/0168
District	Gravesham

	Houses	Flats	Total
<b>Unit Numbers</b>	<b>306</b>	<b>1766</b>	<b>2072</b>

Primary Education		
	Per house	Per flat
<i>Primary pupil generation rate</i>	0.28	0.07
<b>New Primary Pupils generated from this development</b>		<b>209</b>
<b>EDC to Provide New 2FE Primary School</b>		
<b>New 2FE Primary School site: EDC to provide land (min2.05ha) to meet KCC General Land Transfer Terms</b>		

Secondary Education			
	Per house	Per flat	
<i>Secondary pupil generation rate</i>	0.20	0.05	
<b>New Secondary Pupils generated from this development</b>		<b>150</b>	
<b>New Secondary School build contribution</b>			
	per Pupil	per House	per Flat
<i>New Build Rate</i>	£25,880	£5,176	£1,294
<b>Contribution requested towards New Secondary School Build</b>			<b>£3,869,060.00</b>
<b>New Secondary School site contribution</b>			
Residential Land Price per acre for Gravesham			£800,000
	Pupils	Hectares	Acres
<i>6FE Secondary School</i>	900	8.00	19.768
	per Pupil	per House	per Flat
<i>Land Rate</i>	£17,571.56	£3,514.31	£878.58
Total = Secondary School Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New Secondary School) = 19.768 x 800000 x (149.5 / 900)			
<b>Contribution requested towards New Secondary School Site</b>			<b>£2,626,947.56</b>
<b>Total Secondary Education Build and Land contribution</b>			<b>£6,496,007.56</b>

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	<b>Houses</b>	<b>Flats</b>	<b>Total</b>
<b>Unit Numbers</b>	<b>306</b>	<b>1766</b>	<b>2072</b>

<b>Special Education Needs</b>			
		<b>Per house</b>	<b>Per flat</b>
<i>SEN pupil generation rate</i>		0.0110	0.0027
<b>New SEN Pupils generated from this development</b>			<b>8</b>
<b>New Special Educational Needs build contribution</b>			
	<b>per Pupil</b>	<b>per House</b>	<b>per Flat</b>
<i>New Build Rate</i>	£45,916	£505.17	£126.29
<b>Contribution requested towards New SEN School Build</b>			<b>£377,610.16</b>
<b>New Special Educational Needs site contribution</b>			
Residential Land Price per acre for Gravesham			£800,000
	<b>Pupils</b>	<b>Hectares</b>	<b>Acres</b>
<i>Special Educational Needs School</i>	140	2.05	5.06555
	<b>per Pupil</b>	<b>per House</b>	<b>per Flat</b>
<i>Land Rate</i>	£28,946.00	£318.41	£78.15
Total = Special Educational Needs Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New SEN School) = 5.06555 x 800000 x (8.1342 / 140)			
<b>Contribution requested towards New SEN School Site</b>			<b>£235,452.55</b>
<b>Total SEN Build and Land contribution</b>			<b>£613,062.71</b>

#### Notes

**Costs** above will vary dependant upon land price at the date of transfer of the school site to KCC

**Totals** above will vary if development mix changes and land prices change

## Land Price Per Acre

Enter the land price per acre for each district here. These will be automatically picked up by Appendix 1A when a district is selected from the drop down. Note there is a value for both Primary and Secondary

District	Primary Land Price	Secondary Land Price
Ashford	£700,000	£700,000
Canterbury	£1,000,000	£1,000,000
Dartford	£800,000	£800,000
Dover	£500,000	£500,000
Folkestone and Hythe	£560,000	£560,000
Gravesham	£800,000	£800,000
Maidstone	£800,000	£800,000
Sevenoaks	£1,000,000	£1,000,000
Swale	£600,000	£600,000
Thanet	£380,000	£462,585
Tonbridge and Malling	£950,000	£950,000
Tunbridge Wells	£1,000,000	£1,000,000