

Appendix 1A

Education

Site Name	NORTHFLEET HARBOURSIDE – LAND SURROUNDING EBBSFLEET UNITED
Reference No.	GR 2022 1064
District	Gravesham

	Houses	Flats	Total
Unit Numbers		1589	1589

Primary Education			
		Per house	Per flat
<i>Primary pupil generation rate</i>		0.28	0.07
New Primary Pupils generated from this development			111
New Primary School build contribution			
	per Pupil	per House	per Flat
<i>New Build Rate</i>	£24,286	£6,800	£1,700
Contribution requested towards New Primary School Build			£2,701,300.00
Total Primary Education build contribution			£2,701,300.00

Secondary Education			
		Per house	Per flat
<i>Secondary pupil generation rate</i>		0.20	0.05
New Secondary Pupils generated from this development			79
New Secondary School build contribution			
	per Pupil	per House	per Flat
<i>New Build Rate</i>	£25,880	£5,176	£1,294
Contribution requested towards New Secondary School Build			£2,056,166.00
New Secondary School site contribution			
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 (79.45 / 900)			
Contribution requested towards New Secondary School Site			£1,396,060.09
Total Secondary Education Build and Land contribution			£3,452,226.09

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Special Education Needs			
		Per house	Per flat
<i>SEN pupil generation rate</i>		<i>0.0110</i>	<i>0.0027</i>
New SEN Pupils generated from this development			4
New Special Educational Needs build contribution			
	per Pupil	per House	per Flat
<i>New Build Rate</i>	<i>£45,916</i>	<i>£505.17</i>	<i>£126.29</i>
Contribution requested towards New SEN School Build			£200,674.81
Total SEND build contribution			£200,674.81

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