

Appendix 1A

Education

Site Name	Land West Of Queen Street And Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NP
Reference No.	TW/23/00086/HYBRID
District	Tunbridge Wells

	Houses	Flats	Total
Unit Numbers	522	26	548

Primary Education			
		Per house	Per flat
<i>Primary pupil generation rate</i>		0.28	0.07
New Primary Pupils generated from this development			148
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			£3,593,800.00
New Primary School site contribution			
Residential Land Price per acre for Tunbridge Wells			£1,000,000
	Pupils	Hectares	Acres
<i>2FE Primary School</i>	420	2.05	5.06555
	per Pupil	per House	per Flat
<i>Land Rate</i>	£12,060.83	£3,377.03	£844.26
Total = Primary School Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New Primary School) = 5.06555 x 1000000 x (147.98 / 420)			
Contribution requested towards New Primary School Site			£1,784,762.12
Total Primary Education Build and Land contribution			£5,378,562.12

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