KCC developer contribution assessment for Primary Education

Dis	strict:	Tonbridge and Malling	Non-applicable units:	130
Sit	e:	Land East of Kiln Barn Road and West of Hermitage Lane, Aylesford	Houses:	910
Pla	an ref:	TM/24/00372	Flats:	260
Da	ite:	15/04/2024	Total units:	1300

Current and forecast pupils on roll for schools within

	TE no. School 2514 Brookfield Infant School 523 Brookfield Annor School 520 Brook Teach School 520 Brookfield Annor School 5210 Otton E Junior School 5212 Otton Infant School 5213 March School 5212 Otton Infant School 5213 March School 5213 March School 5213 Infant School 5213 March School 5213 Part Scho	Eust Fluiling										
DfE no.	School	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
2514	Brookfield Infant School	180	180	175	169	166	159	157	156	156	156	155
5223	Brookfield Junior School	247	252	245	244	247	245	240	232	229	223	221
5208	Ditton CE Junior School	191	206	178	186	187	184	177	175	173	168	166
5212	Ditton Infant School	170	165	161	159	157	151	149	149	148	148	148
3324	Leybourne St. Peter and St. Paul CE Primary Academy	214	211	212	207	203	200	196	193	192	190	189
2562	Lunsford Primary School	209	208	208	206	202	197	192	188	187	183	182
2006	St. James the Great Academy	177	189	173	166	164	154	145	146	145	142	141
3057	St. Peter's CE Primary School	193	201	198	204	203	201	197	193	193	190	190
2030	Valley Invicta Primary School at Aylesford	383	386	370	367	354	372	361	352	351	348	347
Current and fore	ast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)	1,964	1,998	1,921	1,909	1,881	1,861	1,814	1,784	1,774	1,748	1,739
Required capacit	to maintain 2% surplus capacity	2,004	2,039	1,960	1,948	1,920	1,899	1,851	1,820	1,810	1,784	1,774

Current and fo	recast capacity for schools within	East Malling	planning grou	ıp								
DfE no.	School	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
2514	Brookfield Infant School	180	180	180	180	180	180	180	180	180	180	180
5223	Brookfield Junior School	256	256	256	256	256	256	256	256	256	256	256
5208	Ditton CE Junior School	256	256	256	256	256	256	256	256	256	256	256
5212	Ditton Infant School	180	180	180	180	180	180	180	180	180	180	180
3324	Leybourne St. Peter and St. Paul CE Primary Academy	210	210	210	210	210	210	210	210	210	210	210
2562	Lunsford Primary School	210	210	210	210	210	210	210	210	210	210	210
2006	St. James the Great Academy	210	210	210	210	210	210	210	210	210	210	210
3057	St. Peter's CE Primary School	168	168	168	168	168	168	168	168	168	168	168
2030	Valley Invicta Primary School at Aylesford	390	390	390	390	390	420	420	420	420	420	420
Current and fore	cast capacity (1)	2,060	2,060	2,060	2,060	2,060	2,090	2,090	2,090	2,090	2,090	2,090

(1) including expansion projects at existing schools that have successfully passed through statutory processes but may not yet be complete

Expected pupi	pected pupil yield from new developments within East I						
Planning reference	Development	Houses	Flats	Primary product			
TM/24/00408	Cobdown House London Road Ditton Kent ME20 6DQ	9	0	3			
TM/23/03060	LAND WEST OF, Stickens Lane, East Malling, West Malling	150	0	42			
TM/23/01263	Development Site South Of Hillberry Farm Wateringbury Road East Malling West Malling Kent	12	0	3			
TM/22/01570	Land North East And South Of 161 Wateringbury Road East Malling West Malling Kent	48	0	13			
TM/22/00907	Land North Of 351 Hermitage Lane Maidstone Kent	39	0	11			
TM/22/00701	Development Site At 84 And 86 Mill Hall Aylesford Kent (S106)	12	0	0			
TM/22/00409	Land At Bunyards Beaver Road Allington Kent	299	98	91			
TM/20/02749	Land South Of Barming Station And East Of Hermitage Lane, Aylesford, Kent (S106)	325	0	0			
TM/20/01218	Land Adjacent Ditton Common North Of Rede Wood Road Oakapple Lane Barming Kent (S106)	118	0	0			
TM/19/00376	Land South West of London Road and west of Castor Park, Allington Maidstone Kent (S106)	68	14	0			
TM/18/02966	Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford (S106)	270	6	0			
New developme	nts within the planning area	1,350	118	163			
This developmen	nt	910	260	273			

Assessment summary

Detail	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)	56	21	100	112	140	191	239	270	280	306	316
Expected pupil yield from new developments	163	163	163	163	163	163	163	163	163	163	163
Surplus / (deficit) capacity including the expected pupil yield from new developments	-107	-142	-63	-51	-22	28	76	107	117	143	153
Expected pupil yield from this development	273	273	273	273	273	273	273	273	273	273	273
Surplus / (deficit) capacity including the expected pupil yield from new developments and this development	-380	-415	-336	-324	-295	-245	-197	-166	-156	-130	-120
Expected pupil yield from this development that on current plans for school provision cannot be accommodated	273	273	273	273	273	245	197	166	156	130	120

Background notes:
Pupil forecasts 2023 employed from September 2023. Incorporating roll data from Schools Census Autumn 2022. Data from the Health Authority includes pre-school children born up to 31st August 2022. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

Where a section 106 agreement has been secured for a development that includes education contributions (indicated by code \$106 in brackets), the expected pupil product from that development has been shown as zero. This indicates that the pupil product need arising from the development has been mitigated by the developer.

KCC developer contribution assessment for Secondary (Years 7-11) Education

District:	Tonbridge and Malling	Non-applicable units:	130
Site:	Land East of Kiln Barn Road and West of Hermitage Lane, Aylesford	Houses:	910
Plan ref:	TM/24/00372	Flats:	260
Date:	15/04/2024	Total units:	1300

Current and for	ecast pupils on roll for schools within	Malling non-	selective and	Maidstone &	Malling selec							
DfE no.	School	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
4058	Invicta Grammar School	1,257	1,257	1,288	1,298	1,315	1,335	1,347	1,366	1,377	1,388	1,383
4522	Maidstone Grammar School	1,050	1,054	1,060	1,068	1,087	1,099	1,112	1,131	1,141	1,150	1,147
4523	Maidstone Grammar School for Girls	862	890	818	810	795	812	821	835	844	851	848
5422	Oakwood Park Grammar School	785	785	796	795	796	806	815	826	835	842	840
4029	Aylesford School	798	836	903	903	898	906	902	893	899	916	910
4027	Holmesdale School	453	492	484	501	522	523	520	516	521	530	519
5425	Malling School	903	906	908	913	911	909	909	900	897	901	888
Current and forec	ast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)	6,108	6,220	6,258	6,287	6,324	6,390	6,426	6,466	6,513	6,579	6,536
Required capacity	to maintain 2% surplus capacity	6.233	6.347	6.385	6.416	6.454	6.520	6.557	6.598	6.646	6.713	6.670

Current and fore	cast capacity for schools within	Malling non-	selective and	Maidstone &	Malling select	ive planning	groups					
DfE no.	School	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
4058	Invicta Grammar School	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
4522	Maidstone Grammar School	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025
4523	Maidstone Grammar School for Girls	900	930	960	990	1,020	1,050	1,050	1,050	1,050	1,050	1,050
5422	Oakwood Park Grammar School	800	800	800	800	800	800	800	800	800	800	800
4029	Aylesford School	900	900	900	900	900	900	900	900	900	900	900
4027	Holmesdale School	900	900	900	900	900	900	900	900	900	900	900
5425	Malling School	903	906	909	912	915	915	915	915	915	915	915
Current and foreca	st capacity (1)	6,628	6,661	6,694	6,727	6,760	6,790	6,790	6,790	6,790	6,790	6,790

(1) including expansion projects at existing schools that have successfully passed through statutory processes but may not yet be complete

Malling non-selective and Maidstone & Malling selective planning groups

Expected pupil	yield from new developments within	Malling non-	selective and	Maidstone &
Planning reference	Details	Houses	Flats	Secondary product
TM/24/00408	Cobdown House London Road Ditton Kent ME20 6DQ	9	0	2
TM/23/03397	LAND NORTH OF 4, Cemetery Road, Snodland	0	32	2
TM/23/03060	LAND WEST OF, Stickens Lane, East Malling, West Malling	150	0	30
TM/23/01263	Development Site South Of Hillberry Farm Wateringbury Road East Malling West Malling Kent	12	0	2
TM/22/01570	Land North East And South Of 161 Wateringbury Road East Malling West Malling Kent	48	0	10
TM/22/00907	Land North Of 351 Hermitage Lane Maidstone Kent	39	0	8
TM/22/00701	Development Site At 84 And 86 Mill Hall Aylesford Kent (S106)	12	0	2
TM/22/00409 TM/22/00113	Land At Bunyards Beaver Road Allington Kent Development Site Bushey Wood Phase 1 Bull Lane Eccles Aylesford Kent (S106)	299 950	98	65 190
TM/22/00113 TM/21/01939	Land Adjoining Scarborough Lane Burham And Peters Pit Hall Road Wouldham Rochester Kent (S106)	47	0	9
TM/21/01939	Land Northwest Of Bell Lane, Burham, Rochester, Kent (S106)	58	0	12
TM/21/00864	4 & 4A High St, Snodland	0	4	0
TM/20/02749	Land South Of Barming Station And East Of Hermitage Lane, Aylesford, Kent (S106)	325	0	65
TM/20/01218	Land Adjacent Ditton Common North Of Rede Wood Road Oakapple Lane Barming Kent (S106)	118	0	24
TM/19/00376	Land South West of London Road and west of Castor Park, Allington Maldstone Kent (\$106)	68	14	14
TM/18/02966	Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford (S106)	270	6	54
TM/23/00563 TM/22/02204	26 Alma Road West Malling ME19 6RP	1	0	0
TM/22/02204 TM/21/02922	Land North East Of The Hurst Stan Lane West Peckham Maldstone Kent White Ladies, Teston Road, Offham, Kent ME19 5PF	3	0	0
TM/21/02922 TM/21/01658	Bumblebee Barn East Street Addington West Malling Kent ME19 5DG	1	0	0
TM/21/01030	MOD, Land South Of Discovery Drive, Kings Hill	65	0	3
TM/21/00551	Court House, Vigo Road, Fairseat, Sevenoaks, Kent TN15 7LU	1	0	0
TM/20/02675	Munsukh House 3 Orwell Spike West Malling Kent ME19 4PB (S106)	5	0	0
TM/20/02239	Development Site South Of 1 And 2 Orwell Spike, West Malling, Kent	9	0	0
TM/20/01954	Land Adjacent Orchard House, Pepingstraw Close, Offham, West Malling, Kent	3	0	0
MA/24/500222	Land At And To The East Of Headcorn Road Ulcombe Kent	25	0	1
MA/24/500468	Land Rear Of Blossom Lodge Stockett Lane East Farleigh Kent ME15 0QG	0	10	0
MA/24/500149 MA/23/505821	Millfield Meadow Holm Mill Lane Harrietsham Kent ME17 1LA Former Springfield Library Land To The West Of Chatham Road Maidstone Kent ME14 2LG	7	63	0
MA/23/505821 MA/23/505276		15	0	1
MA/23/505276 MA/23/505139	Longton Manor Stockbury Valley Stockbury Kent ME9 7QN Land North & South Of Kenward Road Yalding Kent ME18 6JP	112	0	6
MA/23/504552	Former Royal Mail Sorting Office Sandling Road Maidstone Kent ME14 2RJ	0	159	2
MA/23/504471	Land At Moat Road Headcorn TN27 9NT	120	0	6
MA/23/504249	Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE	8	0	0
MA/23/504068	Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG	101	0	5
MA/23/504023	Meadow View Marden Road Staplehurst Tonbridge Kent TN12 0JG	12	0	1
MA/23/503997	Abbey Farm Lower Street Leeds Maidstone Kent	3	0	0
MA/23/503783	Land Rear Of Blossom Lodge Stockett Lane East Farleigh Kent ME15 0QG	14	0	1
MA/23/503262 MA/23/503025	Land Adjacent To South Of Rosewood Farm Scragged Oak Road Detling Kent ME14 3HL The Vale Nursing Home Willington Street Maidstone Kent ME15 8ED	0	0 5	0
MA/23/503025 MA/23/502771	Home Farm Couchman Green Lane Staplehurst Kent TN12 0RU	61	0	3
MA/23/502352	Land West Of Lodge Road Staplehurst Kent TN12 ORQ	88	0	4
MA/23/500383	Land West Of The Hawthorns, Pye Corner, Ulcombe, Maidstone ME17 1EF	4	0	0
MA/23/500244	81 London Road Maidstone Kent ME16 0DU	0	7	0
MA/22/505340	Chapel Nursery Pleasant Valley Lane East Farleigh Maidstone Kent ME15 0BB	1	0	0
MA/22/504692	Land At Haven Farm North Street Sutton Valence Kent ME17 3HT	82	8	4
MA/22/503963	Land Adj To 12 West Street Harrietsham Maldstone	3	0	0
MA/22/504154	79 London Road Maidstone Kent ME16 0DU	6	6	0
MA/22/500745	Church Farm, Ulcombe Hill, Ulcombe ME17 1DN	8	0	0
MA/22/500222 MA/22/500638	Heather House And Pavillon Building Bicknor Road Maidstone Kent ME15 9PS	11 56	0 39	1 3
MA/22/500638	Land Between Northumberland Road And Cambridge Crescent Shepway Estate Maidstone Kent Britannia House Granville Road Maidstone Kent	0	10	0
MA/21/506664	Vanity Lane Linton Maidstone Kent ME17 4BP	1	0	0
MA/21/506821	Land South Of A20 - Harrietsham Ashford Road Harrietsham Kent ME17 1BL	46	6	2
MA/21/505594	Bramblewood Pitt Road Kingswood Maidstone Kent ME17 3NR	3	0	0
MA/21/505021	Land At George Street Staplehurst Kent TN12 0RA	35	22	2
MA/21/504975	Land Adjacent To West View Maidstone Road Staplehurst Tonbridge Kent TN12 0RE	4	0	0
MA/21/504832	Iden Grange Cranbrook Road Staplehurst TN12 OET	6	0	0
MA/21/502579	The Old Grain Store 34C Gabriels Hill Maidstone Kent ME15 6JJ	0	12	0
MA/21/504089 MA/21/503101	Land Rear Of Blossom Lodge Stockett Lane East Farleigh Kent ME15 0QG	10	0	1 0
MA/21/503101 MA/21/503043	Idenden House Medway Street Maldstone Kent ME14 1JS J B Industrial Doors Ltd, Straw Mill Hill, Tovli, Maldstone, Kent ME15 6FL	0	12	0
MA/21/503043 MA/21/501418	Land To The North Of Forstal Lane Coxheath Kent ME15 0QE	2	0	0
MA/20/506064	Culls Farm, Dean Street, East Farleigh, ME15 0PS	10	0	1
MA/20/505707	Mote Road Car Park Mote Road Maidstone Kent	0	94	1
MA/20/505350	Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent ME17 3LW	18	0	1
MA/20/504834	Land At Granville Road, Maidstone, Kent, ME14 2B3	0	6	0
MA/20/504416	8 Tonbridge Road Maidstone Kent ME16 8RP	0	13	0
MA/20/504127	The Somerfield Hospital 63-79 London Road Maidstone Kent ME16 0DU	7	28	1
MA/19/506112	Bletchenden Barn, Bletchenden Road Headcorn Ashford Kent TN27 9JB	1	0	0
MA/20/501773 MA/20/501427	Land Off Oakapple Lane Barming Maidstone Kent Land To Rear Of Kent Police Training School Off St Saviours Road Maidstone Kent ME15 9DW	163 78	18 12	8
MA/20/501427 MA/20/501240	Gibbs Hill Farm Grigg Lane Headcorn TN27 9LY	17	0	1
MA/19/504724	Land off Old Ashford Road Lenham Maidstone Kent	100	0	5
, ,,,,,	s within the planning area	3,734	690	562
This development		910	260	195
i i i i s development		910	260	195

ASSESSMENT Summary											
Details	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
Surplus / (deflicit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)	395	314	309	311	306	270	233	192	144	77	120
Expected pupil yield from new developments	562	562	562	562	562	562	562	562	562	562	562
Surplus / (deflicit) capacity including the expected pupil yield from new developments	-167	-248	-253	-251	-255	-292	-329	-370	-418	-485	-442
Expected pupil yield from this development	195	195	195	195	195	195	195	195	195	195	195
Surplus / (deficit) capacity including the expected pupil yield from new developments and this development	-362	-443	-448	-446	-450	-487	-524	-565	-613	-680	-637
Expected pupil yield from this development that on current plans for school provision cannot be accommodated	195	195	195	195	195	195	195	195	195	195	195

Expected pupil product from new developments within the planning area

Where a section 106 agreement has been secured for a development that includes education contributions (indicated by code \$106 in brackets), the expected pupil product from that development has been shown as zero. This indicates that the pupil product need arising from the development has been mitigated by the developer.