

KCC developer contribution assessment for Primary 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

Assumed housing mix:
 70% Applicable houses
 20% Applicable flats
 10% 1-bed/non-applicable dwellings

Current and forecast pupils on roll for schools within		East Malling planning group										
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 forecast 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 capacity to maintain 2% surplus capacity		2,094	2,039	1,960	1,948	1,920	1,899	1,851	1,820	1,810	1,784	1,774

Current and forecast capacity for schools within		East Malling planning group										
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 forecast 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 pupil yield from new developments within		East Malling planning group		
Planning reference	Development	Houses	Flats	Primary product
TM/24/00408	Caldown House London Road Ditton Kent ME20 6DO	9	0	3
TM/23/03060	LAND WEST OF Slickens Lane, East Malling, West Malling	150	0	42
TM/23/01263	Development Site South Of Hilberry 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 developments within the planning area		1,350	118	163
This development		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 S106 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.

