

KCC developer contribution assessment for Primary Education

District:	Canterbury	1-bed:	0
Site:	PROPOSED SOUTH CANTERBURY URBAN EXTENSION CANTERBURY	Houses:	4000
Plan ref:	CA/16/00600	Flats:	0
Date:	14/01/2022	Total units:	4000

Current and forecast pupils on roll for schools within

Canterbury City planning group

DFE no.	School	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
2258	Blean Primary School	430	442	449	453	456	462
2654	Canterbury Primary School	392	403	404	403	396	397
2607	Parkside Community Primary School	103	94	89	91	87	89
2098	Pilgrims' Way Primary School	222	222	209	193	190	192
2000	St. John's CE Primary School (Canterbury)	363	373	379	381	395	397
3289	St. Peter's Methodist Primary School	205	212	217	219	223	228
2611	St. Stephen's Infant School	265	285	292	297	286	286
2608	St. Stephen's Junior School	423	419	419	424	453	467
3749	St. Thomas' RC Primary School (Canterbury)	209	216	221	226	228	231
5221	Wincheap Foundation Primary School	437	448	449	450	453	457
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		3,049	3,113	3,127	3,139	3,168	3,204
Required capacity to maintain 5% surplus capacity		3,209	3,277	3,292	3,304	3,335	3,373

Current and forecast capacity for schools within

Canterbury City planning group

DFE no.	School	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
2258	Blean Primary School	420	420	420	420	420	420
2654	Canterbury Primary School	420	420	420	420	420	420
2607	Parkside Community Primary School	210	210	210	210	210	210
2098	Pilgrims' Way Primary School	315	315	315	315	315	315
2000	St. John's CE Primary School (Canterbury)	420	420	420	420	420	420
3289	St. Peter's Methodist Primary School	210	210	210	210	210	210
2611	St. Stephen's Infant School	270	270	270	270	270	270
2608	St. Stephen's Junior School	400	400	400	400	400	400
3749	St. Thomas' RC Primary School (Canterbury)	210	210	210	210	210	210
5221	Wincheap Foundation Primary School	420	420	420	420	420	420
Current and forecast capacity (1)		3,295	3,295	3,295	3,295	3,295	3,295

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

Expected pupil product from new developments within

Canterbury City planning group

Planning reference	Development	Houses	Flats	Primary product
CA/21/02517	Hoath Farm Unit 7 Old Hope House Hoath Farm Bokesbourne lane Canterbury CT3 4AB	2	0	1
CA/21/01990	Ld S of Talavera Rd, Canterbury CT1 1TQ	10	0	3
CA/21/01989	Howe Barracks Littlebourne Road Canterbury CT1 1TD	17	0	5
CA/20/01679	Westgate 46-47 High Street Canterbury Kent CT1 2SD	0	26	2
CA/18/01924	Buildings 1-7 Former St Mildreds Tannery Stour Street Canterbury CT1 2PH	8	16	3
CA/19/01886	Debenhams Plc, Guildhall Street, Canterbury, CT1 2JG	0	59	4
CA/19/01761	Newingate House, 16-17 Lower Bridge Street, Canterbury, CT1 2LG	0	10	1
CA/19/01463	Northgate Garage, Northgate, Canterbury, CT1 1FW	0	25	2
CA/19/01283	Trident Trailers, Gordon Road, Canterbury, CT1 3PP	0	6	0
CA/19/00116	Parham Student Village: 8-13 Albert Mews, 105 Sturry Road; 1-4 Riverdale House, Sturry Road; 1-3 Parham Close, Parham Road; 1-12 Becket Mews, Parham Close (S106)	1	11	0
CA/18/00970	Land at East of Kingsmead Field Stonebridge Road Canterbury	14	2	4
CA/17/02092	Canterbury Riverside, Kingsmead Road and Sturry Road, Canterbury, CT1 1SZ (S106)	14	107	0
CA/17/00800	11 Dover Street, Canterbury	0	12	1
CA/17/00519	Land adjacent to Cockering Farm, Thanington (S106)	394	6	0
CA/16/01429	The Garth, St Stephens Road, Canterbury, CT2 7HT (S106)	0	12	0
CA/16/00748	Former Wyevale Garden Centre, London Road, Upper Harbledown (S106)	15	2	0
New developments within the planning area		475	294	25
This development		4,000	0	1,120

Assessment summary

Detail	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	86	18	3	-9	-40	-78
Expected pupil product from new developments	25	25	25	25	25	25
Surplus / (deficit) capacity including the expected pupil product from new developments	60	-7	-22	-34	-65	-103
Expected pupil product from this development	1,120	1,120	1,120	1,120	1,120	1,120
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-1,060	-1,127	-1,142	-1,154	-1,185	-1,223
Expected pupil product from this development that on current plans for school provision cannot be accommodated	1060	1,120	1,120	1,120	1,120	1,120

Background notes:

Pupil forecasts 2021 employed from September 2021. Incorporating roll data from Schools Census Autumn 2020. Data from the Health Authority includes pre-school children born up to 31st August 2020. 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.

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

District:	Canterbury	1-bed:	0
Site:	PROPOSED SOUTH CANTERBURY URBAN EXTENSION CANTERBURY	Houses:	4000
Plan ref:	CA/16/00600	Flats:	0
Date:	14/01/2022	Total units:	4000

Note
Assumed housing mix used:
70% Houses
20% Applicable flats
10% 1-bed dwellings

Current and forecast pupils on roll for schools within		Canterbury City non-selective and Canterbury & Faversham selective planning groups									
DfE no.	School	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2027-28 (F)	
5426	Archbishop's School	538	532	535	543	551	564	572	574	574	
5444	Barton Court Grammar School	751	754	765	773	786	794	796	775	775	
	Barton Manor School										
5421	Canterbury Academy	1,105	1,132	1,160	1,208	1,222	1,241	1,251	1,250		
4534	Simon Langton Girls' Grammar School	858	861	884	893	895	899	908	896		
5412	Simon Langton Grammar School for Boys	716	742	769	802	801	801	806	799		
5446	St. Anselm's Catholic School	909	918	947	963	984	1,005	1,018	1,019		
5449	Queen Elizabeth's Grammar School	759	761	753	757	748	734	712	711		
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		5,647	5,701	5,833	5,938	5,988	6,027	6,053	6,024		
Required capacity to maintain 5% surplus capacity		5,944	6,001	6,140	6,251	6,303	6,344	6,371	6,341		

Current and forecast capacity for schools within		Canterbury City non-selective and Canterbury & Faversham selective planning groups									
DfE no.	School	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2027-28 (F)	
5426	Archbishop's School	700	700	700	700	700	700	700	700	700	
5444	Barton Court Grammar School	750	750	750	750	750	750	750	750	750	
	Barton Manor School										
5421	Canterbury Academy	1,080	1,110	1,110	1,110	1,110	1,080	1,050	1,050		
4534	Simon Langton Girls' Grammar School	825	825	825	825	825	825	825	825		
5412	Simon Langton Grammar School for Boys	650	750	750	750	750	750	750	750		
5446	St. Anselm's Catholic School	900	900	900	900	900	900	900	900		
5449	Queen Elizabeth's Grammar School	700	710	720	760	800	840	870	900		
Current and forecast capacity (1)		5,615	5,745	5,755	5,795	5,835	5,845	5,845	5,875		

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

Expected pupil product from new developments within		Canterbury City non-selective and Canterbury & Faversham selective planning groups			
Planning reference	Details	Houses	Flats	Secondary product	
CA/21/02951	Land Adj Margaret Cottage, Plain Hill, Whitstable, Kent, CT5 3BD	1	0	0	
CA/21/02787	Roady House, Aeronome Road, Bekebourne, Canterbury, CT4 8EX	7	0	1	
CA/21/02835	Barham Court Farm, Church Lane Barham Kent	22	0	4	
CA/21/02812	Southern Shalmsford St, Chartham Village Centre Shalmsford St Chartham Kent	30	0	6	
CA/21/02517	Hoath Farm Unit 7 Old Hope House Hoath Farm Bekebourne lane Canterbury CT3 4AB	2	0	0	
CA/21/01990	Ld S of Talavera Rd, Canterbury CT1 1TQ	10	0	2	
CA/21/01989	Hoove Barracks Littlebourne Road Canterbury CT1 1TD	17	0	3	
CA/21/02191	Ld 10 Tards, 4 Mill Lane, Heme Bay	8	0	0	
CA/21/02165	The Priar Orchard, Hawthorn Burginog And Altons, The List, Grove Road, Wickhambreau, CT3 1RX	5	0	1	
CA/21/02034	The Vocations Centre, Northwood Rd, Whitstable CT5 2EY	0	9	0	
CA/21/01696	Ld Adj Old Thanet Way, Whitstable CT5 3FS	28	16	2	
CA/21/01657	Ld At The Hill, Littlebourne CT5 3FS	115	0	23	
CA/21/01018	Sweeth Farm Shurry Kent CT3 4FZ	3	0	0	
CA/21/00841	22-23 St Georges Terrace, Heme Bay	0	10	0	
CA/21/00719	Land Adjacent To Chapel House Maypole Road Hoath Canterbury Kent CT3 4LN	1	0	0	
CA/21/00158	Land at Hilborough South of Highfields Avenue, Heme Bay CT6 6S3	350	0	18	
CA/20/02826	Land at Shurry/Broad Oak, Shurry (S106)	555	54	0	
CA/20/02237	Two Acres, Hardres Court Road, Upper Hardres, Canterbury CT4 6EA	4	0	1	
CA/20/02119	Upper Horton Farm, Newhouse Lane, Canterbury CT6 7BN	1	0	0	
CA/20/01946	Eddington Park Heme Bay Golf Club, Thanet Way Heme Bay CT6 7PG (S106)	0	8	0	
CA/20/01854	49-55 Canterbury Road Whitstable Kent CT5 4HH	0	3	0	
CA/20/01628	Bellings Land South of Osborne Gardens Hilborough Heme Bay (S106)	175	0	0	
CA/20/01679	Westgate 46-47 High Street Canterbury Kent CT1 2SD	0	26	1	
CA/20/01048	White Gates Marley Lane Kingston Canterbury Kent CT4 6JH	1	0	0	
CA/20/00861	35-58 Central Parade, Heme Bay	0	10	0	
CA/20/00925	Montpelier, Clapham Hill, Whitstable	3	24	0	
CA/20/00713	83-84 High Street Heme Bay Kent CT6 5LE	0	7	0	
CA/20/00761	Spice Master, Island Road, East Of Stains Hill, Shury	10	0	1	
CA/18/02299	Eddington Park Heme Bay Golf Club Thanet Way Heme Bay CT6 7PG (S106)	4	0	0	
CA/18/01924	Buildings 1-7 Former St Mildreds Tannery Stour Street Canterbury CT1 2PH	8	16	2	
CA/19/01886	Debenhams Plc, Guildhall Street, Canterbury, CT1 2JG	0	59	3	
CA/18/01761	Newingate House, 16-17 Lower Bridge Street, Canterbury, CT1 2LG	0	10	1	
CA/19/01463	Northgate Garage, Northgate, Canterbury, CT1 1PH	0	25	1	
CA/19/01283	Trident Trailers, Gordon Road, Canterbury, CT1 3PP	0	6	0	
CA/19/00296	Beach Street Car Park, Beach Street, Heme Bay, CT6 5JQ (S106)	17	8	0	
CA/19/00116	Parham Student Village: 8-13 Albert Mews, 105 Shurry Road; 1-4 Riverdale House, Shurry Road; 1-3 Parham Close, Parham Road; 1-12 Becket Mews, Parham Close	1	11	1	
CA/18/02131	Hoath Village Hall, Church Rd, Hoath, Canterbury	9	0	0	
CA/18/02290	Eddington Park, Heme Bay Golf Club, Thanet Way, Heme Bay, CT6 7PG (S106)	10	54	0	
CA/18/01380	Land at Ledsford, Vulcan Close, Whitstable	0	7	0	
CA/18/00970	Land at East of Kingsmead Field Stonebridge Road Canterbury	14	2	3	
CA/18/00868	Broad Oak Farm Sweechgate Broad Oak Shurry Kent CT2 OQR (S106)	402	54	0	
CA/18/00576	Scuffly Duck 10 William Street Heme Bay CT6 5EJ	0	20	0	
CA/17/02907	Land South of Greenhill Road Heme Bay (S106)	450	0	0	
CA/17/02092	Canterbury Riverside, Kingsmead Road and Shurry Road, Canterbury, CT1 1SZ (S106)	14	107	0	
CA/17/02017	41 Central Parade, Heme Bay	0	13	0	
CA/17/02053	Former Bus Depot, 74 High Street, Heme Bay	10	35	1	
CA/17/01886	Land at Hilborough, Sweechbridge Road, Heme Bay (S106)	818	50	0	
CA/17/00800	11 Dover Street, Canterbury	0	12	1	
CA/17/00469	Grasmere Gardens, Land South of The Ridgeway, Chestfield	300	0	15	
CA/17/00519	Land adjacent to Cockering Farm, Thanington (S106)	394	6	0	
CA/16/02931	Days Yard Shalmsbury Road, Whitstable	5	4	0	
CA/16/02626	54-65 Central Parade, Heme Bay, CT6 5JG	0	7	0	
CA/16/01975	Land adjacent to Aspinall Close, Bekebourne, CT4 5DN (S106)	15	0	0	
CA/16/01502	Land adjoining Goose Farm, Shallock Road, Broad Oak, Canterbury, CT2 0QE	10	0	1	
CA/16/01429	The Gaith, St Stephens Road, Canterbury, CT2 7HT	0	12	1	
CA/16/00748	Former Wyvelde Garden Centre, London Road, Upper Harbledown	15	2	3	
CA/16/00673	Land to the south of Island Road, former Chislet Colliery, Hersedon (S106)	293	0	0	
CA/16/00494	Handlens Farm, Island Road, Hersedon, Westbere (S106)	250	0	0	
CA/16/00554	Royal Oak Caravan Park, Sweechgate, Broad Oak, Shury, CT2 0QP	13	0	1	
SW/21/506465	Land At Lady Dane Farm Love Lane Faversham Kent ME13 8YN	98	27	5	
SW/21/506326	Preston Court Canterbury Road Faversham Kent ME13 8LL	1	0	0	
SW/21/504909	Land East Of Unit 4 Upper Brents Industrial Estate And North Of Plot 29 Waterside Close Faversham Kent ME13 7DZ	3	0	0	
SW/21/502927	Land At Lady Dane Farm - Phase 2 Love Lane Faversham Kent ME13 8YN	82	3	4	
SW/21/502545	Railway Depot Station Road Faversham ME13 8GE	2	18	0	
SW/21/502766	Land At Preston Fields (South) Salkers Lane Faversham Kent ME13 8YD	70	0	4	
SW/20/503523	Land To Rear Of 142-146 The Street Boughton Under Bleau Kent ME13 9AP	5	0	0	
SW/20/501715	Land At Perry Court London Road Faversham Kent ME13 8RY	58	0	3	
SW/20/500015	Land At Abbeyfields Faversham Kent ME13 8HS	180	0	9	
SW/18/501428	Land adj Bull Lane Boughton-under-Bleau	16	0	1	
SW/16/508709	Former Old Depot Abbey Wharf Standard Quay Faversham	10	0	1	
SW/16/508643	Land North Of Gravensley Road Faversham (S106)	75	18	0	
SW/16/508602	Land At Preston Fields Salkers Lane Faversham	250	0	13	
SW/16/504575	Land To The East Of Ham Road Faversham Kent ME13 7ER (S106)	23	3	0	
SW/16/503847	10 - 11 Market Street Faversham Kent ME13 7AA	0	5	0	
AS/21/00548	Northdown Residential Care Home, Canterbury Road, Molash, Canterbury, Kent, CT4 8EX	1	4	0	
AS/20/01142	North Court Farm, Lower Lees Road, Chilham, Canterbury, Kent, CT4 8AU	4	0	1	
AS/20/01140	North Court Farm, Lower Lees Road, Chilham, Canterbury, Kent, CT4 8AU	3	0	1	
AS/20/00039	Land opposite Highdown west of, Mulberry Hill, Chilham	2	0	0	
AS/19/00483	Harvest House, Branch Road, Chilham	10	0	2	
New developments within the planning area		5,307	758	143	
This development		4,000	0	800	

Assessment summary

Details	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	-329	-256	-385	-456	-468	-499	-526	-466
Expected pupil product from new developments	143	143	143	143	143	143	143	143
Surplus / (deficit) capacity including the expected pupil product from new developments	-472	-399	-528	-599	-611	-643	-670	-609
Expected pupil product from this development	800	800	800	800	800	800	800	800
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-1,272	-1,199	-1,328	-1,399	-1,411	-1,443	-1,470	-1,409
Expected pupil product from this development that on current plans for school provision cannot be accommodated	800	800	800	800	800	800		

Background notes:

Pupil forecasts 2021 employed from September 2021. Incorporating roll data from Schools Census Autumn 2020. Data from the Health Authority includes pre-school children born up to 31st August 2020. 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.

▒ Data not available