

KCC developer contribution assessment for Primary Education

District: Thanet	1-bed: 146
Site: Land on the North East Side of Nash Road, Margate, Kent	Houses: 1023
Plan ref: TH/23/0685	Flats: 292
Date: 19/06/2023	Total units: 1461

Assumed Housing Mix:
 70% Applicable Houses
 20% Applicable Flats
 10% Non-Applicable dwellings

Current and forecast pupils on roll for schools within		Birchington and Thanet Villages planning group										
DfE no.	School	2021-22 (A)	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)
3178	Birchington CE Primary School	473	475	503	523	528	519	519	521	518	521	525
3182	Minster CE Primary School	389	387	422	444	454	446	457	451	448	450	452
3183	Monkton CE Primary School	104	106	114	117	122	122	124	123	122	122	122
3186	St. Nicholas at Wade CE Primary School	187	191	206	210	217	214	215	214	213	214	215
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		1,153	1,159	1,245	1,294	1,321	1,301	1,314	1,309	1,301	1,306	1,314
Required capacity to maintain 2% surplus capacity		1,177	1,183	1,270	1,320	1,347	1,327	1,341	1,336	1,328	1,333	1,341

Current and forecast capacity for schools within		Birchington and Thanet Villages planning group										
DfE no.	School	2021-22 (A)	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)
3178	Birchington CE Primary School	540	540	510	510	480	450	420	420	420	420	420
3182	Minster CE Primary School	420	420	420	420	420	420	420	420	420	420	420
3183	Monkton CE Primary School	105	105	105	105	105	105	105	105	105	105	105
3186	St. Nicholas at Wade CE Primary School	210	210	210	210	210	210	210	210	210	210	210
Current and forecast capacity (1)		1,275	1,275	1,245	1,245	1,215	1,185	1,155	1,155	1,155	1,155	1,155

(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		Birchington and Thanet Villages planning group		
Planning reference	Development	Houses	Flats	Primary product
TH/23/0437	Grenham Lodge Manston Road East RAMSGATE Kent CT12 5BT	12	0	3
TH/20/1145	Sportsman Inn, 123 Sandwich Road, RAMSGATE, Kent, CT12 5JB.	4	2	1
TH/21/1671	Land South Of, Canterbury Road West, RAMSGATE, Kent	133	0	37
TH/21/1422	Phase 5A, Land North Of Haine Road Broadstairs And West Of, Nash Road, MARGATE	0	14	1
TH/21/0761	Land Rear Of 92 To 102, Monkton Street, Monkton, Kent (S106)	49	0	0
TH/20/1755	Land North And East Of, Canterbury Road, BIRCHINGTON, Kent	1,650	0	462
TH/20/1525	St Stephens, Haine Road, RAMSGATE, Kent (S106)	91	16	0
TH/20/0335	W S Cole And Son, 116 Monkton Street, Monkton, Ramsgate (S106)	19	0	0
TH/19/0438	Land Between Manston Road And Preston Road Adjoining Manston Green Industries, Manston, RAMSGATE, Kent (S106)	28	0	0
TH/19/0173	Hoo Farm 147 Monkton Road Minster RAMSGATE Kent CT12 4JB (S106)	23	0	0
TH/18/1498	Land on the West side of Trothill Street, Minster, Ramsgate (S106)	214	0	0
TH/18/0261	Land on south side of Manston Court Road and west side of, Haine Road, Ramsgate. Westwood Village (S106)	900	0	0
New developments within the planning area		3,123	32	505
This development		1,023	292	307

Assessment summary												
Detail	2021-22 (A)	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	98	92	-25	-75	-132	-142	-186	-181	-173	-178	-186	
Expected pupil product from new developments	505	505	505	505	505	505	505	505	505	505	505	
Surplus / (deficit) capacity including the expected pupil product from new developments	-406	-412	-530	-580	-637	-647	-691	-686	-678	-682	-691	
Expected pupil product from this development	307	307	307	307	307	307	307	307	307	307	307	
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-713	-719	-837	-887	-944	-954	-998	-993	-984	-989	-998	
Expected pupil product from this development that on current plans for school provision cannot be accommodated	307	307	307	307	307	307	307	307	307	307	307	

Background notes:

Pupil forecasts 2022 employed from September 2022. Incorporating roll data from Schools Census Autumn 2021. Data from the Health Authority includes pre-school children born up to 31st August 2021. 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: Thanet	1-bed: 146
Site: Land on the North East Side of Nash Road, Margate, Kent	Houses: 1023
Plan ref: TH/23/0685	Flats: 292
Date: 19/06/2023	Total units: 1461

Assumed Housing Mix:
 70% Applicable Houses
 20% Applicable Flats
 10% Non-Applicable dwellings

Current and forecast pupils on roll for schools within

DFE no.	School	Thanet District non-selective and selective planning group										
		2021-22 (A)	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)
4016	Charles Dickens School	1,132	1,105	1,135	1,135	1,127	1,128	1,126	1,101	1,093	1,074	1,053
5462	Chatham & Clarendon Grammar School	1,035	1,008	947	923	915	913	907	899	900	890	875
5460	Dane Court Grammar School	886	878	881	882	856	865	863	849	845	831	815
4172	Hartsdown Academy	696	765	778	789	779	771	769	772	767	752	730
4120	King Ethelbert School	764	762	804	817	817	806	798	794	792	778	768
4030	Royal Harbour Academy	852	893	892	875	856	876	869	856	858	844	835
5447	St. George's CE Foundation School	1,081	1,080	1,076	1,071	1,067	1,070	1,066	1,049	1,045	1,028	1,010
4633	Ursuline College	798	817	833	816	822	826	821	819	816	802	786
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		7,244	7,308	7,347	7,308	7,238	7,256	7,220	7,138	7,116	6,999	6,873
Required capacity to maintain 2% surplus capacity		7,392	7,457	7,497	7,457	7,386	7,404	7,367	7,283	7,261	7,141	7,013

Current and forecast capacity for schools within

DFE no.	School	Thanet District non-selective and selective planning group										
		2021-22 (A)	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)
4016	Charles Dickens School	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160
5462	Chatham & Clarendon Grammar School	1,020	990	930	900	900	900	900	900	900	900	900
5460	Dane Court Grammar School	825	825	825	825	825	825	825	825	825	825	825
4172	Hartsdown Academy	900	900	900	900	900	900	900	900	900	900	900
4120	King Ethelbert School	750	750	750	750	750	750	750	750	750	750	750
4030	Royal Harbour Academy	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
5447	St. George's CE Foundation School	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085
4633	Ursuline College	810	840	810	780	780	780	750	750	750	750	750
Current and forecast capacity (1)		7,550	7,550	7,460	7,400	7,400	7,400	7,370	7,370	7,370	7,370	7,370

(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

Planning reference	Details	Thanet District non-selective and selective planning group		
		Houses	Flats	Secondary product
TH/23/0400	Western Undercliff Cafe Western Undercliff Ramsgate Kent CT11 9PH	0	11	1
TH/23/0437	Grenham Lodge Manston Road East RAMSGATE Kent CT12 5BT	12	0	2
TH/20/1145	Sportsman Inn, 123 Sandwich Road, RAMSGATE, Kent, CT12 5JB,	4	2	1
TH/22/1447	20-43 Sea Road and Land Rear of 37 Westgate on Sea CT8 8QW	6	29	3
TH/22/1311	59- 63 Queen Street RAMSGATE Kent CT11 9EJ	0	17	1
TH/22/1057	Unit 1 And 2 Belgrave Road MARGATE Kent CT9 1XG (S106)	0	10	0
TH/22/0979	60 To 68 High Street And , 1 To 11 George Street, RAMSGATE, Kent	0	6	0
TH/22/0642	Land South West Of The Nightingales, Ramsgate Road, MARGATE, Kent (S106)	0	10	0
TH/22/0573	Land at Manston Road, Ramsgate, Kent (S106)	70	9	0
TH/21/1907	78 To 80 Dumpton Park Drive, BROADSTAIRS, Kent	4	14	2
TH/21/1864	Shottendane Farm, Shottendane Road, Margate, CT9 4ND	7	0	1
TH/21/1671	Land South Of, Canterbury Road West, RAMSGATE, Kent	133	0	27
TH/21/1422	Phase 5A, Land North Of Haine Road Broadstairs And West Of, Nash Road, MARGATE	0	14	1
TH/21/0671	Land To The North Of Fairlawn Road And The West Of Northwood Road,Broadstairs, Kent	38	3	8
TH/21/1075	Kingsgate College Convent Road Broadstairs CT10 3BE (S106)	0	17	0
TH/21/0774	Former British Gas Site, Northdown Road, BROADSTAIRS, Kent	60	0	12
TH/21/0417	Land At, New Haine Road, RAMSGATE, Kent (S106)	440	37	0
TH/21/0761	Land Rear Of 92 To 102, Monkton Street, Monkton, Kent (S106)	49	0	0
TH/20/1726	Bowling Centre, Ethelbert Crescent, Margate, CT9 2DVF	0	10	1
TH/20/1708	143 - 147 High Street, RAMSGATE, Kent, CT11 9TY (S106)	0	6	0
TH/20/1725	Land North And East Of, Canterbury Road, BIRCHINGTON, Kent	1,650	0	330
TH/20/1525	St Stephens, Haine Road, RAMSGATE, Kent	91	16	19
TH/20/1386	43 - 49 High Street, MARGATE, Kent, CT9 1DX (S106)	0	10	0
TH/20/1400	Land South Of Westgate And Garlinge, MARGATE, Kent	1,647	95	334
TH/20/1320	Land South Of Manston Road Adjacent To The Beacon,(Former Car Storage Site), Manston Road, RAMSGATE (S106)	26	10	0
TH/20/1030	123 Canterbury Road, Westgate On Sea, Kent, CT8 8NW	12	17	3
TH/20/0847	Land And Buildings On The North West Side Of, Shottendane Road Of, Shottendane Road (S106)	402	48	0
TH/20/0842	Seagulls, Cliff Promenade, BROADSTAIRS, Kent	0	8	0
TH/20/0768	Land Rear Of 19 To 23 Harold Road And 9 To 15, Albion Road, MARGATE, Kent (S106)	14	0	0
TH/20/0335	W 5 Cole And Son, 116 Monkton Street, Monkton, Ramsgate (S106)	19	0	0
TH/19/1740	51 - 59 Norfolk Road MARGATE Kent CT9 2HX (S106)	0	14	0
TH/19/1761	Lanthorne Court, Lanthorne Rd, BROADSTAIRS, Kent CT10 3PB (S106)	46	3	0
TH/19/1531	Ramsgate Social Club, Elms Avenue, RAMSGATE, Kent (S106)	0	14	0
TH/19/1465	6 North Foreland Road BROADSTAIRS Kent CT10 3JU (S106)	0	36	0
TH/19/1389	20 - 26 Albion Place RAMSGATE Kent CT11 9HQ (S106)	2	12	0
TH/19/1162	Newington County Primary Infants School, Melbourne Avenue, Ramsgate (S106)	44	6	0
TH/19/1025	The Orb Inn, 243 Ramsgate Road, MARGATE, Kent (S106)	0	10	0
TH/19/0889	Former Westonsville Garage, Canterbury Road, MARGATE, Kent (S106)	0	18	0
TH/19/0813	Land Formerly Used As Club Union Convalescent Home, Reading Street, BROADSTAIRS, Kent (S106)	22	1	0
TH/19/0663	St Peters Presbytery, 117 Canterbury Road, Westgate On Sea, Kent (S106)	0	15	0
TH/19/0438	Land Between Manston Road And Preston Road Adjoining Manston Green Industries, Manston, RAMSGATE, Kent (S106)	28	0	0
TH/19/0484	Cox And Son, 3 Broad Street, RAMSGATE, Kent	0	32	2
TH/19/0323	Land On The North Side Of, Stirling Way, RAMSGATE, Kent (S106)	23	6	0
TH/19/0173	Hoo Farm 147 Monkton Road Minster RAMSGATE Kent CT12 4JB (S106)	23	0	0
TH/18/1109	14 Suffolk Avenue, Westgate On Sea, Kent, CT8 8JG	20	0	4
TH/18/1488	Land on the West side of Tothill Street, Minster, Ramsgate (S106)	214	0	0
TH/18/0261	Land on south side of Manston Court Road and west side of, Haine Road, Ramsgate, Westwood Village (S106)	900	0	0
TH/16/1311	Port Regis Nursing Home Convent Road BROADSTAIRS	0	6	0
TH/16/1765	Land adjacent to Salmestone Grange, Nash Road, Margate (S106)	235	0	0
New developments within the planning area		6,241	572	751
This development		1,023	292	219

Assessment summary

Details	2021-22 (A)	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	158	93	-37	-57	14	-4	3	87	109	229	357
Expected pupil product from new developments	751	751	751	751	751	751	751	751	751	751	751
Surplus / (deficit) capacity including the expected pupil product from new developments	-593	-658	-788	-808	-736	-755	-748	-664	-642	-522	-394
Expected pupil product from this development	219	219	219	219	219	219	219	219	219	219	219
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-812	-877	-1,007	-1,027	-956	-974	-967	-883	-861	-741	-613
Expected pupil product from this development that on current plans for school provision cannot be accommodated	219	219	219	219	219	219	219	219	219	219	219

Background notes:

Pupil forecasts 2022 employed from September 2022. Incorporating roll data from Schools Census Autumn 2021. Data from the Health Authority includes pre-school children born up to 31st August 2021. 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.