

Education Build and Land Contributions

Appendix 1a

Site Name	Land East of Kiln Barn Road and West of Hermitage Lane, Aylesford
Reference No.	TM/24/00372/OUT
District	Tonbridge and Malling

	Houses	Flats	Total
Unit Numbers	910	260	1170

Dwelling mix calculated on assumption of 70% houses, 20 applicable flats and 10% non applicable flats

Secondary Education

	Per house	Per flat
<i>Secondary pupil generation rate</i>	0.20	0.05

New Secondary Pupils generated from this development **195**

New Secondary School build contribution

	per Pupil	per House	per Flat
<i>New Build Rate</i>	£27,935.95	£5,587.19	£1,396.80

Contribution requested towards New Secondary School Build **£5,447,510.90**

New Secondary School site contribution

Residential Land Price per acre for Tonbridge and Malling £1,089,481

	Pupils	Hectares	Acres
<i>6FE Secondary School</i>	900	8.00	19.768

	per Pupil	per House	per Flat
<i>Land Rate</i>	£23,929.84	£4,785.97	£1,196.49

Total = Secondary School Site area x Residential Land Value x (Number of pupils generated by

Contribution requested towards New Secondary School Site **£4,666,319.76**

Total Secondary Education Build and Land contribution **£10,113,830.66**

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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