

Education Build and Land Contributions

Appendix 1a

Site Name	Land Surrounding Ebbsfleet United Football
Reference No.	GR20221064
District	Gravesham

	Houses	Flats	Total
Unit Numbers	0	1589	1589

Primary Education

	Per house	Per flat	
Primary pupil generation rate	0.28	0.07	
New Primary Pupils generated from this development		111	
New Primary School build contribution			
	per Pupil	per House	per Flat
New Build Rate	£25,289.80	£7,081.20	£1,770.30
Contribution requested towards New Primary School Build			£2,813,006.70

Secondary Education

	Per house	Per flat	
Secondary pupil generation rate	0.20	0.05	
New Secondary Pupils generated from this development		79	
New Secondary School build contribution			
	per Pupil	per House	per Flat
New Build Rate	£27,935.95	£5,587.19	£1,396.80
Contribution requested towards New Secondary School Build			£2,219,515.20
New Secondary School site contribution			
Residential Land Price per acre for Gravesham			£917,458
	Pupils	Hectares	Acres
6FE Secondary School	900	8.00	19.768
	per Pupil	per House	per Flat
Land Rate	£20,151.46	£4,030.29	£1,007.57
Total = Secondary School Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New Secondary School) = 19.768 x 917458 x (79.45 / 900)			
Contribution requested towards New Secondary School Site			£1,601,033.12
Total Secondary Education Build and Land contribution			£3,820,548.32

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Site Name	Land Surrounding Ebbsfleet United Football
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Special Education Needs			
		Per house	Per flat
<i>SEN pupil generation rate</i>		<i>0.0110</i>	<i>0.0027</i>
New SEN Pupils generated from this development			4
New Special Educational Needs build contribution			
	per Pupil	per House	per Flat
<i>New Build/Expansion Rate</i>	<i>£50,893.35</i>	<i>£559.83</i>	<i>£139.96</i>
Contribution requested towards New SEN School Build			£222,396.44
New Special Educational Needs site contribution			
Residential Land Price per acre for Gravesham			£917,458
	Pupils	Hectares	Acres
<i>Special Educational Needs School</i>	<i>140</i>	<i>2.05</i>	<i>5.06555</i>
	per Pupil	per House	per Flat
<i>Land Rate</i>	<i>£33,195.92</i>	<i>£365.16</i>	<i>£89.63</i>
Total = Special Educational Needs Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New SEN School) = 5.06555 x 917458 x (4.2903 / 140)			
Contribution requested towards New SEN School Site			£142,420.47
Total SEN Build and Land contribution			£364,816.91

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

Land Price Per Acre

Enter the land price per acre for each district here. These will be automatically picked up by Appendix 1A when a district is selected from the drop down. Note there is a value for both Primary and Secondary

District	Primary Land Price	Secondary Land Price
Ashford	£802,775	£802,775
Canterbury	£1,146,822	£1,146,822
Dartford	£917,458	£917,458
Dover	£573,411	£573,411
EDC	£917,458	£917,458
Folkestone and Hythe	£642,220	£642,220
Gravesham	£917,458	£917,458
Maidstone	£917,458	£917,458
Sevenoaks	£1,146,822	£1,146,822
Swale	£688,093	£688,093
Thanet	£530,503	£530,503
Tonbridge and Malling	£1,089,481	£1,089,481
Tunbridge Wells	£1,146,822	£1,146,822