

Education Build and Land Contributions

Appendix 1a

Site Name	Land Surrounding
Reference No.	GR 20221064
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	
New Primary School site contribution			
Residential Land Price per acre for Gravesham			£917,458
	Pupils	Hectares	Acres
2FE Primary School	420	2.05	5.06555
	per Pupil	per House	per Flat
Land Rate	£11,065.31	£3,098.29	£774.57
Total = Primary School Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New Primary School) = 5.06555 x 917458 x (111.23 / 420)			
Contribution requested towards New Primary School Site		£1,230,794.21	
Total Primary Education Build and Land contribution		£4,043,800.91	

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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Unit Numbers	0	1589	1589

Special Education Needs			
		Per house	Per flat
SEN pupil generation rate		0.0110	0.0027
New SEN Pupils generated from this development			4
New Special Educational Needs build contribution			
	per Pupil	per House	per Flat
New Build/Expansion Rate	£50,893.35	£559.83	£139.96
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
Special Educational Needs School	140	2.05	5.06555
	per Pupil	per House	per Flat
Land Rate	£33,195.92	£365.16	£89.63
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