Appendix 1 Primary Education

KCC developer contribution assessment for Primary Education

District:	Gravesham	**Non-applicable units:**	0
Site:	Land North Of Camer Road Meopham Gravesend Kent	**Houses:**	725
Plan ref:	GR20260207	**Flats:**	0
Date:	26/03/2026	**Total units:**	**725**

Current and forecast pupils on roll for schools within **Gravesham Rural South planning group**

DfE no.	School	2024-25 (A)	2025-26 (A)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)	2034-35 (F)
2094	Cobham Primary School	216	217	216	216	211	210	208	208	208	208	210
2110	Culverstone Green Primary School	202	206	198	194	188	185	182	188	190	187	189
2063	Istead Rise Primary School	210	211	219	220	217	219	222	223	225	223	225
2656	Meopham Community Academy	409	416	401	391	374	366	371	376	380	374	379
2519	Vigo Village School	132	133	133	138	140	145	153	148	150	147	148
Current and forecast pupils on roll (including the expected pupil yield from consented		1,169	1,183	1,166	1,159	1,130	1,125	1,135	1,144	1,153	1,139	1,151
Required capacity to maintain 2% surplus capacity		1,193	1,207	1,189	1,182	1,153	1,148	1,159	1,167	1,176	1,162	1,175

Current and forecast capacity for schools within **Gravesham Rural South planning group**

DfE no.	School	2024-25 (A)	2025-26 (A)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)	2034-35 (F)
2094	Cobham Primary School	210	210	210	210	210	210	210	210	210	210	210
2110	Culverstone Green Primary School	210	210	210	210	210	210	210	210	210	210	210
2063	Istead Rise Primary School	210	210	210	210	210	210	210	210	210	210	210
2656	Meopham Community Academy	420	420	420	420	420	420	420	420	420	420	420
2519	Vigo Village School	210	210	210	210	210	210	210	210	210	210	210
Current and forecast capacity (1)		1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260

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

Expected pupil yield from new developments within **Gravesham Rural South planning group**

Planning reference	Development	Houses	Flats	Primary product
GR20251233	Land at Rose Farm Downs Road Istead Rise Gravesend Kent	154	0	43
GR20251116	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE	134	8	38
GR20250993	Land Adjacent To Longfield Road Meopham Gravesend Kent DA13 0EW	77	40	24
GR20250992	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA	217	130	70
GR20250802	Blackthorn Farm Wrotham Road Meopham Gravesend Kent	100	0	28
New developments within the planning area		682	178	203
This development		725	0	203

Assessment summary

Detail	2024-25 (A)	2025-26 (A)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)	2034-35 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2024)	67	53	71	78	107	112	101	93	84	98	85
Expected pupil yield from new developments	0	0	203	203	203	203	203	203	203	203	203
Surplus / (deficit) capacity including the expected pupil yield from new developments	67	53	-133	-126	-97	-91	-102	-111	-120	-106	-118
Expected pupil yield from this development	0	0	203	203	203	203	203	203	203	203	203
Surplus / (deficit) capacity including the expected pupil yield from new developments **and** this development	67	53	-336	-329	-300	-294	-305	-314	-323	-309	-321
Expected pupil yield from this development that on current plans for school provision **cannot**	**0**	**0**	**203**	**203**	**203**	**203**	**203**	**203**	**203**	**203**	**203**

Background notes:
Pupil forecasts 2025 employed from September 2025. Incorporating roll data from Schools Census Autumn 2024 and Autumn 2025. Data from the Health Authority includes pre-school children born up to 31st August 2024. Forecasts use trend data over the previous three years.

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

District:	Gravesham	**Non-applicable units:**	0
Site:	Land North Of Camer Road Meopham Gravesend Kent	**Houses:**	725
Plan ref:	GR20260207	**Flats:**	0
Date:	26/03/2026	**Total units:**	**725**

Current and forecast pupils on roll for schools within — **Gravesham and Longfield non-selective and selective planning groups**

DfE no.	School	2024-25 (A)	2025-26 (A)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)	2034-35 (F)
6914	Leigh Academy Longfield	856	865	889	918	944	964	979	976	983	973	960
5465	Gravesend Grammar School	1,083	1,059	1,091	1,114	1,138	1,167	1,182	1,196	1,204	1,215	1,230
5467	Mayfield Grammar School	1,059	1,073	1,107	1,135	1,165	1,187	1,201	1,211	1,218	1,225	1,235
4004	Meopham School	890	837	883	870	854	881	877	879	875	881	877
4040	Northfleet School for Girls	1,056	1,057	1,096	1,128	1,156	1,184	1,209	1,226	1,243	1,256	1,275
5456	Northfleet Technology College	797	809	852	900	913	937	960	977	995	1,010	1,029
5404	St. George's CE School	1,066	1,067	1,108	1,139	1,144	1,168	1,179	1,182	1,181	1,176	1,177
5461	St. John's Catholic Comprehensive School	976	985	1,020	1,050	1,064	1,080	1,084	1,087	1,081	1,080	1,086
5407	Thamesview School	910	924	959	986	1,005	996	994	993	980	973	974
Current and forecast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2024)		8,693	8,676	9,005	9,240	9,382	9,565	9,665	9,726	9,759	9,788	9,844
Required capacity to maintain 2% surplus capacity		8,870	8,853	9,189	9,428	9,574	9,760	9,862	9,925	9,958	9,988	10,045

Current and forecast capacity for schools within — **Gravesham and Longfield non-selective and selective planning groups**

DfE no.	School	2024-25 (A)	2025-26 (A)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)	2034-35 (F)
6914	Leigh Academy Longfield	900	900	900	900	900	900	900	900	900	900	900
5465	Gravesend Grammar School	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
5467	Mayfield Grammar School	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
4004	Meopham School	940	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
4040	Northfleet School for Girls	1,050	1,050	1,060	1,070	1,080	1,090	1,100	1,100	1,100	1,100	1,100
5456	Northfleet Technology College	820	820	820	820	820	820	820	820	820	820	820
5404	St. George's CE School	1,080	1,080	1,080	1,080	1,050	1,050	1,050	1,050	1,050	1,050	1,050
5461	St. John's Catholic Comprehensive School	980	964	948	932	916	900	900	900	900	900	900
5407	Thamesview School	930	960	990	1,020	1,050	1,050	1,050	1,050	1,050	1,050	1,050
Current and forecast capacity (1)		8,800	8,874	8,898	8,922	8,916	8,910	8,920	8,920	8,920	8,920	8,920

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

Expected pupil yield from new developments within — **Gravesham and Longfield non-selective and selective planning groups**

Planning reference	Details	Houses	Flats	Secondary product
GR20260223	Land North Of High View, School Lane, Higham, Rochester	50	0	10
GR20251233	Land at Rose Farm Downs Road Istead Rise Gravesend Kent	154	0	31
GR20251116	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE	134	8	27
GR20250993	Land Adjacent To Longfield Road Meopham Gravesend Kent DA13 0EW	77	40	17
GR20250992	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA	217	130	50
GR20250889	Buckland Farm, Chalk Road, Higham, Rochester Kent	40	0	8
GR20241016	Hand Car Wash And Dons Tyres, 67 - 77 High Street, Northfleet DA11 9HJ	0	12	1
GR20250874	Land At 7 To 39 , Rose Avenue, Gravesend, Kent DA12 2LN	0	12	1
GR20250802	Blackthorn Farm Wrotham Road Meopham Gravesend Kent	100	0	20
EDC/25/0104	Abacus Corner Land East Of College Road And South Of The Creek Northfleet Kent DA11 9AU	2	37	2
GR20250318	Garage Site Adjacent To 33 Empress Road Gravesend Kent DA12 2QR	5	5	1
GR20240473	Kesson House Care Home Council Avenue Northfleet Gravesend Kent DA11 9HN	0	16	1
GR20240013	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent DA12 1NR	41	1	8
GR20231149	Cobham Lodge, Valley Drive, Gravesend, Kent DA12 5UE	11	15	3
GR20231143	7 Wrotham Road, Gravesend Kent DA11 0PD	0	5	0
GR20230102	145 Whitehill Road, (Land At Tesco Express Whitehill Open Space), Gravesend, Kent DA12 5LS	0	10	1
EDC/22/0088	Rectory Cottage Springhead Road Northfleet Gravesend Kent DA11 8HN	0	13	1
GR20221064	Land surrounding Ebbsfleet United Football Club, by Lower Road Railey Line Grove Road & River Thames Northfleet	0	1,589	79
GR20250167	Milton Place Car Park Gravesend Kent (S106)	15	0	0
GR20210453	Former Cinema Site, 11 King Street, Gravesend, Kent DA12 2EB	0	31	2
GR20210270	Albion Waterside, Canal Basin, Gravesend, Kent DA12 2RN	0	1,314	66
SE/22/03313	Oast House Nursery, Ash Road, Ash TN15 7HJ (S106)	18	0	0
New developments within the planning area		864	3,238	328
This development		725	0	145

Assessment summary

Details	2024-25 (A)	2025-26 (A)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)	2034-35 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2024)	-70	21	-291	-506	-658	-850	-942	-1,005	-1,038	-1,068	-1,125
Expected pupil yield from new developments	0	0	328	328	328	328	328	328	328	328	328
Surplus / (deficit) capacity including the expected pupil yield from new developments	-70	21	-619	-834	-986	-1,178	-1,270	-1,333	-1,366	-1,396	-1,453
Expected pupil yield from this development	0	0	145	145	145	145	145	145	145	145	145
Surplus / (deficit) capacity including the expected pupil yield from new developments **and** this development	-70	21	-764	-979	-1,131	-1,323	-1,415	-1,478	-1,511	-1,541	-1,598
Expected pupil yield from this development that on current plans for school provision **cannot be accommodated**	**0**	**0**	**145**	**145**	**145**	**145**	**145**	**145**	**145**	**145**	**145**

Background notes:

Pupil forecasts 2025 employed from September 2025. Incorporating roll data from Schools Census Autumn 2024 and Autumn 2025. Data from the Health Authority includes pre-school children born up to 31st August 2024. 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 Education Build and Land Contributions

Appendix 1a

Site Name	Land North Of Camer Road Meopham Gravesend Kent
Reference No.	GR20260207
District	Gravesham

	Houses	Flats	Total
Unit Numbers	725	0	725

Primary Education

	Per house	Per flat
Primary pupil generation rate	*0.28*	*0.07*

New Primary Pupils generated from this development **203**

New Primary School Build Contribution

	per Pupil	per House	per Flat
New Build Rate	*£25,290.00*	*£7,081.20*	*£1,770.30*

Contribution requested towards New Primary School Build **£5,133,870.00**

Total Primary Education Build and Land contribution **£5,133,870.00**

Secondary Education

	Per house	Per flat
Secondary pupil generation rate	*0.2*	*0.05*

New Secondary Pupils generated from this development **145**

Secondary School Extension Contribution

	per House	per Flat
Extension Rate	*£5,329.27*	*£1,332.32*

Contribution requested towards Secondary School Extension **£3,863,720.75**

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 **£4,050,712.75**

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 (145 / 900)

Contribution requested towards New Secondary School Site **£2,921,961.01**

Total Secondary Education Build and Land Contribution	£10,836,394.51

Special Education Needs			
		Per house	Per flat
SEN pupil generation rate		*0.011*	*0.0027*
New SEN Pupils generated from this development			**8**
New Special Educational Needs build contribution			
	per Pupil	per House	per Flat
New Build/Expansion Rate	*£50,893.64*	*£559.83*	*£139.96*
Contribution requested towards New SEN School Build			**£405,876.75**
Total SEN Build and Land Contribution			**£405,876.75**

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

KCC Communities Assessment Report

Appendix 2

Site Name	Land North Of Camer Road Meopham Gravesend Kent
Reference No.	GR20260207
District	Gravesham
Assessment Date	13/05/2026
Development Size	725
Non-Applicable Dwellings (under 56sqm GIA)	0

COMMUNITY LEARNING & SKILLS (CLS)

CLS generally operates from one central location per district owned by KCC. Many practical courses require resources (e.g., potter's wheels, kilns, stained glassing making equipment) that are not portable. Locations per district can be found on the Kent Adult Education website.

Provision of general courses (such as modern foreign languages, Maths, English and ESOL) are at capacity within these main centres. To increase capacity, CSL operates an outreach programme to bring services directly to communities: new developments will be required to contribute towards the cost of equipment and resources.
There is currently physical capacity within the hubs for specialist courses. However, increased enrolments will place additional demands on IT, learning technology and other equipment. New developments will also be expected to contribute towards this.

New adult participation from this development	**20 client(s)**
Contributions requested from this development *725 dwellings from this proposal*	£34.21 per dwelling **£24,802.25**

Contributions requested towards additional equipment and resources for Adult Education Centres and outreach provision serving the development.

INTEGRATED CHILDREN'S SERVICES - YOUTH / EARLY YEARS SERVICE

Historically, services for children and young people have been delivered from a static facility, typically youth/children's centres. The level of growth planned for each district will see the majority of development taking place away from the main hubs. To increase capacity and provide for the additional need created by new developments, much of the Youth/Early Years Services will be provided via Mobile/Outreach work. This will enable services to be delivered in the vicinity of new developments, increasing the likelihood of children, young people and parent/carers engaging with them. Therefore, all development will be expected to make contributions towards equipment and resources to enable Mobile/Outreach work to take place.

For expansions and enhancements of youth hubs and children's centres, including provision of specialist equipment and resources to increase capacity, this will be determined on a case-by-case basis, to mitigate the impact of growth. District provision will be assessed, and contributions requested where there is a project.

New Youth/Early Years Service participation from this development	**100 client(s)**
Contributions requested from this development *725 dwellings from this proposal*	£74.05 per dwelling **£53,686.25**

Contributions requested towards additional resources for Integrated Children's Services to enable expansion of capacity within the hubs and provision of outreach work in the vicinity of the development. Please note: Discount has been applied where the number of non-applicable dwellings is known.

LIBRARIES, REGISTRATIONS AND ARCHIVES (LRA)

New developments will place additional demands for both physical (hard copy) books and digital (eBooks/E-Audio) stock. The National Library Standard upper threshold recommends 1532 items per 1000 population; where stock levels are below this, contributions will be sought.

Library capacity has historically been based on Museums, Libraries and Archives (MLA) recommendation of 30sqm per 1,000 population – KCC does not currently meet this standard and has no plans to increase the number of libraries in Kent (the possible exception is the provision of new space on strategic sites/garden communities). In most cases, it will seek instead to meet the need generated by new growth by:

- Improving existing facilities
- Refits and reconfiguration
- Intensification of use

Library bookstock items per 1,000 population for Gravesham (Dec 2022)	**915**
Target: *National Library Standard bookstock items per 1,000 population (upper threshold)*	*1,532*
New borrowers from this development	**212 borrowers**
Contributions requested from this development *725 dwellings from this proposal*	£62.63 per dwelling **£45,406.75**

Towards additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development including, but not limited to, Meopham Library.

Net contributions requested for KCC Communities' Services	**£123,895.25**

KCC ADULT SOCIAL CARE ASSESSMENT REPORT

APPENDIX 3

Development Contributions Assessment over the planning period 1/1/2019 to 31/12/2039

Site Name	Land North Of Camer Road Meopham Gravesend Kent
Reference No.	GR20260207
District	Gravesham
Assessment Date	13/05/2026
Development Size	725

Net Social Care contributions requested:	
Social Care and Health Services	**£131,138.00**

Kent County Council has statutory* responsibilities to provide a variety of services that support and care for vulnerable adults and children across the county. In line with KCC Strategy**, the modern focus of the service is to support adults to live fulfilling and independent lives at home and in their community, ensuring adults receive the right care when they need it, and are also supported to get back on their feet when it is appropriate and possible.

To support this strategy, KCC seeks contributions toward five priority areas and may choose to apply the whole contribution to a single project, or proportionately between projects. The contribution from the development is the same. The result is greater certainty of project delivery and benefit to new communities to put together workable projects for the community and clients.

Proposed new housing development results in additional demands upon Adult Social Care (ASC) services from increases in older people and also adults with Learning, Physical and/or Mental Health Disabilities. Available care capacity is fully allocated already, with no spare capacity to meet additional demand arising from this and other new developments.

The focus of Adult Social Care is currently on the five areas listed below, offering a preventative approach to providing care. Based on an agreed set of service delivery models, an annual assessment of the impact of new and existing housing on these services has been carried out. Only the financial impacts relating to new housing are displayed.

Note: Client numbers are rounded for display purposes, but costs are based on unrounded figures

* Under the Care Act 2014, Mental Health Act 1993 and Mental Capacity Act 2005

**https://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/your-life-your-wellbeing

A. ASSISTIVE TECHNOLOGY & HOME ADAPTATION EQUIPMENT	*Assistive Technology systems and Home Adaptation Equipment are delivered to vulnerable adults in their own homes, enabling them to: live with the confidence that help is available when they urgently need it and to remain independent in their own homes.*
B. ADAPTING COMMUNITY FACILITIES	*Adapting Community Facilities to be accessible for those with both mental and physical disabilities means vulnerable adults can access other support services and facilities safely and comfortably.*
C. SENSORY FACILITIES	*Sensory facilities use innovative technology to provide a relaxing or stimulating environment for people of all ages with sensory impairment conditions. The facilities may be used to calm stress and anxiety, or to encourage sensory development and social engagement.*
D. CHANGING PLACE	*Changing Places have additional features than standard accessible toilets to meet the needs of people with a range of disabilities and their carers. These toilets are usually located in or near a popular public area to ensure suitable facilities are available for use by vulnerable adults when necessary.*
E. SPECIALIST CARE HOUSING	*Specialist care housing includes extra care accommodation and other care living accommodation for those clients with special requirements. These requirements include but are not limited to, the elderly and those with physical and learning requirements.*

New Social Care Clients generated from this development (NB: individuals may have one, or multiple needs and therefore, it is not possible to quote individual client numbers.)	**67 client(s)**
Forecast SC clients generated from ALL proposed developments within the District (up to 2039)	***767 clients***
Contributions requested from this development	**£131,138.00**

Towards Specialist Housing Provision in the district, adaptation of community facilities, technology to promote independence, multi sensory facilities and changing place facilities in the vicinity of the development.

Note: These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.

KCC WASTE DISPOSAL AND RECYCLING ASSESSMENT REPORT

Appendix 4

Development Contributions Assessment over the planning period 1/1/2021 to 31/12/2030

Site Name	Land North Of Camer Road Meopham Gravesend Kent
Reference No.	GR20260207
District/Area	Gravesham
Assessment Date	13/05/2026
Development Size	725

Net Waste contributions requested:

Kent County Council is the statutory 'Waste Disposal Authority' for Kent, meaning that it is responsible for the receipt and onward processing/disposal of household waste, providing Waste Transfer Stations (WTS), Household Waste Recycling Centre Services (HWRC) and monitoring closed landfills. Kent residents make approximately 3.5 million visits to HWRCs per year and each household produces an average of a 1/4 tonne of waste to be processed at HWRCs, and 1/2 tonne to be processed at WTSs annually. Kent's Waste Management services are under growing pressure with several HWRCs and WTSs over operational capacity (as of 2020).

In accordance with the Kent Waste Disposal Strategy 2017-2035, contributions may be sought towards the extension or upgrading of existing Waste facilities, or towards the creation of new facilities where a proposed development is likely to result in additional demand for Waste services. Existing Waste services will be assessed to determine the available capacity to accommodate the anticipated new service demands before developers are requested to contribute to additional provision. The proportionate costs of providing additional services for households generated from the proposed development are set out below:

A. WASTE TRANSFER STATIONS (WTS)

Additional waste generated by new households increase the throughput of waste and reduce speed of waste processing at Waste Transfer Stations.

1. Applicable dwellings from this development	**725**
*2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)**	*70,100*
3. Overall cost of increasing capacity for 70,100 new dwellings by 2030	*£9,963,313.00*
4. Cost per new dwelling (£9,963,313 / 70,100 new homes)	£142.13
Contributions requested from this development	£142.13 per dwelling
725 dwellings from this proposal	**£103,044.25**
Contributions requested towards Ebbsfleet WTS	

B. HOUSEHOLD WASTE RECYCLING CENTRES (HWRC)

Additional households increase queuing times and congestion at HWRC's and increase throughput of HWRC waste.

1. Applicable dwellings from this development	**725**
*2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)**	*64,200*
3. Overall cost of increasing capacity for 64,200 new dwellings by 2030	*£3,338,400.00*
4. Cost per new dwelling (£3,338,400 / 64,200 new homes)	£52.00
Contributions requested from this development	£52 per dwelling
725 dwellings from this proposal	**£37,700.00**
Contributions requested towards Ebbsfleet HWRC	

Net Contributions requested for KCC Waste from this development	**£140,744.25**

*** Estimated**

Note: These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.