

KCC developer contribution assessment for Primary Education

District:	Maidstone	Non-applicable units:	0
Site:	Land At Moat Road Headcorn TN27 9NT	Houses:	120
Plan ref:	MA/23/504471	Flats:	0
Date:	30/10/2023	Total units:	120

Current and forecast pupils on roll for schools within

		Maidstone Rural South East planning group										
DfE no.	School	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)	2032-33 (F)
2165	Headcorn Primary School	386	425	444	454	468	481	491	506	520	523	533
2578	Kingswood Primary School	129	132	143	148	154	158	162	166	171	172	175
3069	Leeds and Broomfield CE Primary School	82	80	87	90	90	99	97	96	99	99	101
2193	Sutton Valence Primary School	207	213	224	232	242	253	262	270	277	280	285
3083	Ulcombe CE Primary School	70	72	74	67	65	70	74	74	76	77	78
Current and forecast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)		874	922	972	991	1,019	1,060	1,087	1,112	1,143	1,150	1,172
Required capacity to maintain 2% surplus capacity		892	940	992	1,011	1,040	1,082	1,109	1,135	1,167	1,173	1,196

Current and forecast capacity for schools within

		Maidstone Rural South East planning group										
DfE no.	School	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)	2032-33 (F)
2165	Headcorn Primary School	390	420	420	420	420	420	420	420	420	420	420
2578	Kingswood Primary School	140	140	140	140	140	140	140	140	140	140	140
3069	Leeds and Broomfield CE Primary School	105	105	105	105	105	105	105	105	105	105	105
2193	Sutton Valence Primary School	210	210	210	210	210	210	210	210	210	210	210
3083	Ulcombe CE Primary School	105	105	105	105	105	105	105	105	105	105	105
Current and forecast capacity (1)		950	980	980	980	980	980	980	980	980	980	980

(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

		Maidstone Rural South East planning group		
Planning reference	Development	Houses	Flats	Primary product
MA/23/500383	Land West Of The Hawthorns, Pye Corner, Ulcombe, Maidstone ME17 1EF	4	0	1
MA/22/504692	Land At Haven Farm North Street Sutton Valence Kent ME17 3HT	82	8	24
MA/22/500745	Church Farm, Ulcombe Hill, Ulcombe ME17 1DN	8	0	2
MA/21/505594	Bramblewood Pitt Road Kingswood Maidstone Kent ME17 3NR	3	0	1
MA/20/505350	Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent ME17 3LW	18	0	5
MA/19/506112	Bletchenden Barn, Bletchenden Road Headcorn Ashford Kent TN27 9JB	1	0	0
MA/20/501240	Gibbs Hill Farm Grigg Lane Headcorn TN27 9LY	17	0	5
New developments within the planning area		133	8	38
This development		120	0	34

Assessment summary

Detail	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)	2032-33 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)	58	40	-12	-31	-60	-102	-129	-155	-187	-193	-216
Expected pupil yield from new developments	38	38	38	38	38	38	38	38	38	38	38
Surplus / (deficit) capacity including the expected pupil yield from new developments	20	2	-50	-69	-98	-140	-167	-193	-224	-231	-254
Expected pupil yield from this development	34	34	34	34	34	34	34	34	34	34	34
Surplus / (deficit) capacity including the expected pupil yield from new developments and this development	-13	-32	-83	-103	-131	-173	-200	-226	-258	-265	-288
Expected pupil yield from this development that on current plans for school provision cannot be accommodated	13	32	34	34	34	34	34	34	34	34	34

Background notes:

Pupil forecasts 2023 employed from September 2023. Incorporating roll data from Schools Census Autumn 2022. Data from the Health Authority includes pre-school children born up to 31st August 2022. Forecasts use trend data over the previous three years.

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

District:	Maidstone	Non-applicable units:	0
Site:	Land At Moat Road Headcorn TN27 9NT	Houses:	120
Plan ref:	MA/23/50471	Flats:	0
Date:	30/10/2023	Total units:	120

Current and forecast pupils on roll for schools within		Maidstone District non-selective and Maidstone & Malling selective planning groups										
DfE no.	School	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)	2032-33 (F)
6913	Cornwallis Academy	1,008	1,011	999	1,047	1,116	1,126	1,146	1,190	1,209	1,239	1,274
4058	Invicta Grammar School	1,257	1,278	1,288	1,298	1,315	1,335	1,347	1,366	1,377	1,388	1,383
4015	Lenham School	749	788	827	873	924	976	1,013	1,060	1,103	1,129	1,157
4522	Maidstone Grammar School	1,050	1,059	1,060	1,068	1,087	1,099	1,112	1,131	1,141	1,150	1,147
4523	Maidstone Grammar School for Girls	862	838	818	810	795	812	821	835	844	851	848
5401	Maplesden Noakes School	1,089	1,135	1,183	1,232	1,255	1,286	1,311	1,340	1,355	1,346	1,320
6912	New Line Learning Academy	733	760	776	824	845	854	862	874	879	887	876
5422	Oakwood Park Grammar School	785	792	796	795	796	806	815	826	835	842	840
4019	School of Science and Technology Maidstone	574	780	986	999	1,014	1,030	1,037	1,042	1,039	1,035	1,017
4000	St. Augustine Academy	770	784	797	802	843	859	874	895	910	912	903
5432	St. Simon Stock Catholic School	901	922	944	959	981	1,011	1,028	1,049	1,065	1,067	1,057
4249	Valley Park School	1,341	1,370	1,393	1,420	1,447	1,473	1,483	1,493	1,486	1,479	1,449
Current and forecast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)		11,118	11,518	11,868	12,127	12,418	12,666	12,848	13,102	13,242	13,325	13,273
Required capacity to maintain 2% surplus capacity		11,345	11,753	12,110	12,374	12,671	12,925	13,110	13,369	13,512	13,596	13,543

Current and forecast capacity for schools within		Maidstone District non-selective and Maidstone & Malling selective planning groups										
DfE no.	School	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)	2032-33 (F)
6913	Cornwallis Academy	1,140	1,095	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
4058	Invicta Grammar School	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
4015	Lenham School	750	750	750	750	750	750	750	750	750	750	750
4522	Maidstone Grammar School	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025
4523	Maidstone Grammar School for Girls	900	930	960	990	1,020	1,050	1,050	1,050	1,050	1,050	1,050
5401	Maplesden Noakes School	1,110	1,140	1,170	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
6912	New Line Learning Academy	900	900	900	900	900	900	900	900	900	900	900
5422	Oakwood Park Grammar School	800	800	800	800	800	800	800	800	800	800	800
4019	School of Science and Technology Maidstone	540	720	900	900	900	900	900	900	900	900	900
4000	St. Augustine Academy	750	750	750	750	750	750	750	750	750	750	750
5432	St. Simon Stock Catholic School	900	900	900	900	900	900	900	900	900	900	900
4249	Valley Park School	1,350	1,320	1,290	1,260	1,230	1,200	1,200	1,200	1,200	1,200	1,200
Current and forecast capacity (1)		11,365	11,530	11,695	11,725	11,725	11,725	11,725	11,725	11,725	11,725	11,725

(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		Maidstone District non-selective and Maidstone & Malling selective planning groups		
Planning reference	Details	Houses	Flats	Secondary product
MA/23/504068	Land East Of Albon Road And North Of Copper Lane Marden Kent TN12 9EG	101	0	20
MA/23/504023	Meadow View Marden Road Staplehurst Tonbridge Kent TN12 0JG	12	0	2
MA/23/502977	Land Adj. To Woodcut House Ashford Road Hollingbourne Kent	3	0	1
MA/23/502771	Home Farm Couchman Green Lane Staplehurst Kent TN12 0RU	61	0	12
MA/23/502352	Land West Of Lodge Road Staplehurst Kent TN12 0RQ	88	0	18
MA/23/500383	Land West Of The Hawthorns, Pye Corner, Ulcombe, Maidstone ME17 1EF	4	0	1
MA/23/500244	81 London Road Maidstone Kent ME16 0DU	0	7	0
MA/23/505340	Chapel Nursery Pleasant Valley Lane East Farleigh Maidstone Kent ME15 0BB	1	0	0
MA/23/504602	Land At Haven Farm North Street Sutton Valence Kent ME17 3HT	82	8	17
MA/22/503963	Land Adj To 12 West Street Hamstead Maidstone	3	0	1
MA/22/504154	79 London Road Maidstone Kent ME16 0DU	6	6	2
MA/22/500745	Church Farm, Ulcombe Hill, Ulcombe ME17 1DN	8	0	2
MA/22/500222	Heather House And Pavilion Building Bicknor Road Maidstone Kent ME15 9PS	11	0	2
MA/22/500638	Land Between Northumberland Road And Cambridge Crescent Shepway Estate Maidstone Kent	56	39	13
MA/22/500637	Britannia House Granville Road Maidstone Kent	0	10	1
MA/21/506664	Vanity Lane Linton Maidstone Kent ME17 4BP	1	0	0
MA/21/505594	Bramblewood Pitt Road Kingswood Maidstone Kent ME17 3NR	3	0	1
MA/21/505021	Land At George Street Staplehurst Kent TN12 0RA	35	22	8
MA/21/504975	Land Adjacent To West View Maidstone Road Staplehurst Tonbridge Kent TN12 0RE	4	0	1
MA/21/504832	3den Garage Coobrook Road Staplehurst TN12 0ET	6	0	1
MA/21/502379	The Old Green Stave 34C Gabriels Hill Maidstone Kent ME15 6JJ	0	12	1
MA/21/504089	Land Rear Of Blossom Lodge Stockell Lane East Farleigh Kent ME15 0QG	10	0	2
MA/21/503101	Stenden House Medway Street Maidstone Kent ME14 1JS	0	6	0
MA/21/503043	J B Industrial Doors Ltd, Straw Mill Hill, Tovil, Maidstone, Kent ME15 6FL	0	12	1
MA/21/501418	Land To The North Of Forstal Lane Coxheath Kent ME15 0QE	2	0	0
MA/20/506064	Culls Farm, Dean Street, East Farleigh, ME15 0PS	10	0	2
MA/20/505707	Mote Road Car Park Mote Road Maidstone Kent	0	94	5
MA/20/505350	Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent ME17 3LW	18	0	4
MA/20/504834	Land At Granville Road, Maidstone, Kent, ME14 2BJ	0	6	0
MA/20/504416	8 Tonbridge Road Maidstone Kent ME16 8RP	0	13	1
MA/20/504127	The Somerfield Hospital 63-79 London Road Maidstone Kent ME16 0DU	7	28	3
MA/19/506112	Bletchenden Barn, Bletchenden Road Headcorn Ashford Kent TN27 9JB	1	0	0
MA/20/501773	Land Off Oakapple Lane Barming Maidstone Kent	163	18	24
MA/20/501427	Land To Rear Of Kent Police Training School Off St Saviours Road Maidstone Kent ME15 9DW	78	12	16
MA/20/501240	Gilbs Hill Farm Grigg Lane Headcorn TN27 9LY	17	0	3
MA/19/504724	Land off Old Ashford Road Lenham Maidstone Kent	100	0	20
TM/23/01263	Development Site South Of Hilberry Farm Wateringbury Road East Malling West Malling Kent	12	0	1
TM/23/00563	26 Alma Road West Malling ME19 6RP	1	0	0
TM/22/02204	Land North East Of The Hurst Stan Lane West Peckham Maidstone Kent	1	0	0
TM/22/01570	Land North East And South Of 161 Wateringbury Road East Malling West Malling Kent	48	0	2
TM/22/00907	Land North Of 351 Hermitage Lane Maidstone Kent	39	0	2
TM/22/00701	Development Site At 84 And 86 Mill Hill Aylesford Kent	12	0	1
TM/20/00409	Land At Bunyards Beaver Road Allington Kent	299	98	16
TM/21/02922	White Ladies, Teston Road, Offham, Kent ME19 5PF	3	0	0
TM/21/02719	Development Site At Broadwater Farm, Asham Way, West Malling	757	77	39
TM/21/01930	Land Adjoining Scarborough Lane Burham And Peters Pit Hall Road Woudham Rochester Kent (S106)	47	0	0
TM/21/01658	Bumblebee Barn East Street Addington West Malling Kent ME19 5DG	1	0	0
TM/21/01767	Land Northwest Of Bull Lane, Burham, Rochester, Kent (S106)	58	0	0
TM/21/00864	4 & 4A High St, Snodland	0	4	0
TM/21/00881	MOD, Land South Of Discovery Drive, Kings Hill	65	0	3
TM/21/00515	Court House, Vigo Road, Fairseat, Sevenoaks, Kent TN15 7LU	1	0	0
TM/20/02749	Land South Of Barming Station And East Of Hermitage Lane, Aylesford, Kent (S106)	325	0	0
TM/20/02675	Munsukh House 3 Orwell Spke West Malling Kent ME19 4PB (S106)	5	0	0
TM/20/02239	Development Site South Of 1 And 2 Orwell Spke, West Malling, Kent	9	0	0
TM/20/01954	Land Adjacent Orchard House, Peppingsroad Close, Offham, West Malling, Kent	3	0	0
TM/20/01218	Land Adjacent Ditton Common North Of Redd Wood Road Oakapple Lane Barming Kent (S106)	118	0	0
TM/19/00376	Land South West of London Road and west of Castor Park, Allington Maidstone Kent (S106)	68	14	0
TM/18/02266	Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford (S106)	270	6	0
New developments within the planning area		3,033	492	258
This development		120	0	24

Assessment summary		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)	2032-33 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)		20	-223	-415	-649	-946	-1,200	-1,385	-1,644	-1,787	-1,871	-1,818
Expected pupil yield from new developments		258	258	258	258	258	258	258	258	258	258	258
Surplus / (deficit) capacity including the expected pupil yield from new developments		-238	-480	-673	-907	-1,204	-1,457	-1,642	-1,902	-2,045	-2,129	-2,076
Expected pupil yield from this development		24	24	24	24	24	24	24	24	24	24	24
Surplus / (deficit) capacity including the expected pupil yield from new developments and this development		-262	-504	-697	-931	-1,228	-1,481	-1,666	-1,926	-2,069	-2,153	-2,100
Expected pupil yield from this development that on current plans for school provision cannot be accommodated		24	24	24	24	24	24	24	24	24	24	24

Background notes:

Pupil forecasts 2023 employed from September 2023. Incorporating roll data from Schools Census Autumn 2022. Data from the Health Authority includes pre-school children born up to 31st August 2022. 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.