

KCC developer contribution assessment for Primary Education

District:	Ashford	1-bed:	105
Site:	Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent	Houses:	392
Plan ref:	AS/22/00571	Flats:	158
Date:	27/04/2022	Total units:	655

Current and forecast pupils on roll for schools within

Ashford South planning group

DfE no.	School	2020-21 (A)	2021-22 (A)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
3909	Ashford Oaks Primary School	408	415	410	403	399	404
2060	Beaver Green Primary School	409	412	398	387	374	375
2093	Chilmington Green Primary School						
2282	Great Chart Primary School	420	422	416	407	401	402
6919	John Wallis CE Academy	335	371	314	298	287	293
3299	John Wesley CE and Methodist Primary School	445	450	443	430	407	407
3743	St. Simon of England RC Primary School	205	205	204	200	199	199
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		2,222	2,275	2,185	2,125	2,067	2,080
Required capacity to maintain 5% surplus capacity		2,339	2,395	2,300	2,237	2,176	2,190

Current and forecast capacity for schools within

Ashford South planning group

DfE no.	School	2020-21 (A)	2021-22 (A)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
3909	Ashford Oaks Primary School	420	420	420	420	420	420
2060	Beaver Green Primary School	420	420	420	420	420	420
2093	Chilmington Green Primary School						
2282	Great Chart Primary School	420	420	420	420	420	420
6919	John Wallis CE Academy	420	420	420	420	420	420
3299	John Wesley CE and Methodist Primary School	450	450	450	450	420	420
3743	St. Simon of England RC Primary School	210	210	210	210	210	210
Current and forecast capacity (1)		2,340	2,340	2,340	2,340	2,310	2,310

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

Expected pupil product from new developments within

Ashford South planning group

Planning reference	Development	Houses	Flats	Primary product
AS/21/02058	Purchase Farm, Goldwell Lane, Great Chart, Ashford, Kent, TN26 1JS	40	0	11
AS/21/01654	Ashford International Sports and Social Club, Beaver Road, Ashford, Kent, TN23 7SG	0	12	1
AS/21/01335	Site B, Blue Barn Equestrian Centre, Blue Barn Farm, Ashford Road, Great Chart, Ashford, Kent, TN23 3DH	25	0	7
AS/21/01067	Blue Barn Equestrian Centre, Blue Barn Farm, Ashford Road, Great Chart, Ashford, Kent, TN23 3DH	43	0	12
AS/20/01318	Prima Recycling Ltd, Ninn Lane, Great Chart, Ashford, Kent, TN23 3DA	6	0	2
AS/18/00733	Land adjacent The Barn, Chilmington Green Lane, Great Chart, Kent, TN23 3DP	8	0	2
AS/18/01861	Land at Playing Fields and Linden Grove Primary School, Stanhope Road, Stanhope, Kent	117	54	37
AS/18/01550	The Gables, Mock Lane, Great Chart, Ashford, Kent, TN23 3DS	0	14	1
AS/18/01508	Recreation Ground between Halstow Way & Noakes Meadow, Ashford, Kent TN23 4EX (S106)	0	11	0
AS/18/00748	Land North east of Toke Farm and east of Minden Cottage Ashford Road Great Chart Kent	12	0	3
AS/17/01674	Former Powergen Site Victoria Road Ashford Kent	0	7	0
New developments within the planning area		251	98	76
This development		392	158	121

Assessment summary

Detail	2020-21 (A)	2021-22 (A)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	1	-55	40	103	134	120
Expected pupil product from new developments	76	76	76	76	76	76
Surplus / (deficit) capacity including the expected pupil product from new developments	-75	-131	-36	27	58	44
Expected pupil product from this development	121	121	121	121	121	121
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-196	-252	-157	-94	-63	-77
Expected pupil product from this development that on current plans for school provision cannot be accommodated	121	121	121	94	63	77

Background notes:

Pupil forecasts 2021 employed from September 2021. Incorporating roll data from Schools Census Autumn 2020. Data from the Health Authority includes pre-school children born up to 31st August 2020. 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.

Capacity and forecast data for Chilmington Green PS is (not shown) in the above table because this new school is fully funded by developer contributions in order to mitigate the pupil product arising from the Chilmington development. The expected additional future capacity is therefore not considered to be available to this assessment.

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

District: Ashford	1-bed: 105
Site: Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent	House: 792
Plan ref: AS/22/00571	Flats: 158
Date: 27/04/2022	Total units: 655

Current and forecast pupils on roll for schools within

Ashford North non-selective and Ashford selective planning groups

DfE no.	School	2020-21 (A)	2021-22 (A)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
4092	Highworth Grammar School	1,062	1,079	1,107	1,100	1,100	1,095	1,089	1,087
6918	John Wallis CE Academy	1,077	1,120	1,109	1,137	1,124	1,118	1,125	1,126
4246	North School	880	1,071	1,073	1,110	1,116	1,105	1,118	1,112
4528	Norton Knatchbull School	981	963	998	1,009	1,010	1,000	996	995
4196	Towers School	1,129	1,241	1,262	1,321	1,322	1,307	1,319	1,310
4007	Wye School	901	897	925	941	936	921	921	913
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		5,730	5,971	6,074	6,218	6,198	6,146	6,179	6,153
Required capacity to maintain 5% surplus capacity		6,032	6,285	6,393	6,545	6,524	6,469	6,504	6,476

Current and forecast capacity for schools within

Ashford North non-selective and Ashford selective planning groups

DfE no.	School	2020-21 (A)	2021-22 (A)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
4092	Highworth Grammar School	1,110	1,140	1,140	1,140	1,110	1,080	1,050	1,050
6918	John Wallis CE Academy	1,100	1,125	1,125	1,125	1,100	1,075	1,075	1,075
4246	North School	990	990	1,020	1,050	1,050	1,050	1,050	1,050
4528	Norton Knatchbull School	1,269	1,296	1,296	1,296	1,269	1,242	1,215	1,215
4196	Towers School	480	480	480	480	450	450	450	450
4007	Wye School	5,947	6,055	6,111	6,141	6,054	5,972	5,890	5,890
Current and forecast capacity (1)									

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

Expected pupil product from new developments within

Ashford North non-selective and Ashford selective planning groups

Planning reference	Details	Houses	Flats	Secondary product
AS/21/02038	Newlands Farm, Charing Heath Road, Charing, Ashford, Kent, TN27 0AL	5	0	1
AS/21/02036	Broadfield, Church Hill, Charing, Ashford, TN27 0BU	4	0	0
AS/22/00367	Dehallslands at West Hill, Charing Hill, Charing, Kent	2	0	0
AS/22/00279	Land on the west side of Headcorn Road, Biddenden, Kent	1	0	0
AS/22/00249	Hemwood Car Park, Hemwood, Ashford, Kent	0	14	1
AS/22/00131	Mineral Depot, Canterbury, Wiltshire Road, Kennington, Ashford, Kent, TN24 9QP	127	18	26
AS/22/00136	Liberty Barn, Canterbury Road, Brabourne, Kent	1	0	0
AS/21/02216	The Old Flour Mills, East Hill, Ashford, Kent	0	29	1
AS/21/02206	Barn in field rear of 22, Loyds Green, Wittersham	1	0	0
AS/21/02181	Hill Farm, Ravenswood, Staidford Church Road, Charing, Ashford, TN27 0WJ	1	0	0
AS/21/02146	Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent	374	0	75
AS/21/02058	Purchase Farm, Goldwell Lane, Great Chart, Ashford, Kent, TN26 1JS	40	0	8
AS/21/01826	Lot 10 Redwood, Tenterden Road, Rolvenden	8	0	0
AS/21/01688	Deborah, Woodchurch Road, Shadoxhurst, Ashford, Kent, TN26 1LE	12	0	0
AS/21/01656	Land west of Copse Hall, Biddenden Road, Smeardon	1	0	0
AS/21/01654	Ashford International Sports and Social Club, Beaver Road, Ashford, Kent, TN23 7SG	0	12	1
AS/21/01569	Houses Miles, The Street, Brook, Ashford, Kent, TN23 5HG	4	0	1
AS/21/01406	Lot 10 Tyle House Farm & Mount Pleasant Stocks Rd Wittersham	26	0	1
AS/21/01361	Land North East of 74, North Street, Biddenden, Kent	50	0	3
AS/21/01325	Site B, Blue Barn Equestrian Centre, Blue Barn Farm, Ashford Road, Great Chart, Ashford, Kent, TN23 3DH	25	0	5
AS/21/01294	Land between 85-110 Front Road, Woodchurch	40	0	8
AS/21/01292	Wye College land and buildings Site Wye 3, Otteragh Road, Wye, Kent	20	0	4
AS/21/01293	Farmer A D A S offices, Otteragh Road, Wye, Ashford, Kent, TN25 5EL	40	0	8
AS/21/01135	Land west of Headcorn Farm, Warehorne Road, Warehorne	6	4	0
AS/21/00605	Boughton Court, Church Lane, Boughton Aluph, Ashford, Kent, TN23 4EU	1	0	0
AS/21/01067	Blue Barn Equestrian Centre, Blue Barn Farm, Ashford Road, Great Chart, Ashford, Kent, TN23 3DH	43	0	9
AS/21/00927	Land between Boame House and Summerhill Cottages, Ashford Road, High Halden, Kent	28	0	1
AS/21/00765	Wiler Farm, Luckford Lane, Smeardon, Ashford, TN27 8DW	2	0	0
AS/21/00790	Land between Woodchurch Road and Appledore Road, Tenterden, Kent	145	0	7
AS/21/00750	55 Habbendon Avenue, Ashford, Kent, TN24 8BN	12	8	3
AS/21/00730	Coombe Wood Business Park, Tenterden Road, Biddenden, Ashford, Kent, TN27 8BH	4	0	0
AS/21/00712	Stone Green Nurseries, Puckley Road, Betheredon	5	0	0
AS/21/00681	Land south east of Old Barn, Betheredon Road, Shadoxhurst, Kent	10	0	1
AS/21/00627	Land rear of 7 to 14, Hamers Way, Egepton, Kent	13	0	1
AS/21/00624	Land south east of Farm, Appledore Road, Woodchurch, Kent	15	4	2
AS/21/00575	The Bamboos, Bookshanger Lane, Kennington, Ashford, Kent, TN25 4AH	5	0	1
AS/21/00126	Land south east of, Ashford Road, Kingsnorth, Kent	15	0	3
AS/20/01752	Poplar Farm House, 20 Poplar Road, Wittersham, Tenterden, TN20 7PD	23	0	1
AS/21/00028	The Insects Press, Lower Queens Road, Ashford, Kent, TN24 9HJ	60	75	16
AS/20/01600	Land adjoining Four Winds, New Road, Egepton, Kent	15	0	1
AS/20/01318	Prima Recycling Ltd, Wren Lane, Great Chart, Ashford, Kent, TN23 3DA	6	0	1
AS/20/01048	Elton Farm, Elton Lane, Ashford, Kent, TN27 0SQ	1	0	0
AS/20/00975	Lot 10 Well House, 4 Court Lodge Road, Appledore	5	0	0
AS/20/00955	Messingham Farm, Pilgrims Way, Brabourne, Ashford TN25 5UJ	3	0	1
AS/20/00947	1 to 11 New Remts, Ashford, TN21 1LE	0	3	0
AS/20/00868	Redhorse House, Hamstead Road, Hamstead, Ashford, Kent, TN26 2EB	2	0	0
AS/20/00711	Swanton House, Elwick Road, Ashford, Kent, TN23 1NN	0	30	2
AS/20/00408	Land Parcel 38 Former Rowcroft and Templar Barracks site, Templar Way, Ashford, Kent	19	16	5
AS/20/00362	Land at Goddard Lane, Hopton, Ashford	11	0	2
AS/20/00339	Abbotsfield, Lees Rd, Brabourne, Ashford, Kent TN25 6AN	1	0	0
AS/20/00623	Moat Farm, Hoons Green, Wittersham, Tenterden Kent TN30 7FR	1	0	0
AS/20/00604	Land south west of Restoration Ground Road and north and east, Smallhythe Road, Tenterden	5	0	0
AS/20/00312	Noakes Farm, Buckton, Ashford TN25 29S	5	0	1
AS/20/00313	Land east of Little Rye, Pilgrims Way, Charing, Kent	3	0	1
AS/20/00154	Land to the west of Calveley Lane, Aldington, Kent	33	0	7
AS/20/00194	High Tree Lodge, Duck Street, Chiddingfold, Ashford, TN25 4AT	15	0	5
AS/18/01816	Land North of Farnham, Blind Lane-Mersham Kent	7	0	1
AS/19/01742	Plot 2, Former Wye College Pig Unit, Amarg Road, Wye	1	0	0
AS/19/01785	Eleven Acres Shaw, Redbrook Street, Woodchurch, Kent	4	0	0
AS/19/01701	Land east of Ham Street Bypass and south west of, Brocksmans Lane, Bilsington	100	0	20
AS/19/01679	Land north of Farley Close, Woodchurch Road, Shadoxhurst, Kent	18	0	1
AS/19/01617	Bridge House, Chart Road, Ashford, Kent, TN23 3H2	0	34	2
AS/19/01597	Home Plus, Beaver Road, Ashford, Kent, TN23 70K	9	149	9
AS/19/01476	Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN (S106)	0	197	0
AS/19/01307	Site of former Ashford Hospital N H S Trust land between 3 and 23 Chart Road, Ashford, Kent	9	0	2
AS/19/01232	Land south-west of junction of, Bullfinch Avenue, Fishery, Smeardon, Ashford	0	38	2
AS/19/01207	Elton Court (Exeuntion Centre, Smeardon Road, Biddenden, Ashford, Kent, TN27 8DT	2	0	0
AS/19/01201	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent, TN30 6HX	3	0	0
AS/19/00997	Land between Doctors Surgery and 80, The Street, Appledore, Kent	12	0	1
AS/19/00753	Land between The Barn, Chillingham Green Lane, Great Chart, Kent, TN23 3DP	8	0	2
AS/19/00834	Land at Orchard Farm, Canterbury Road, Kennington, Kent (S106)	25	0	0
AS/19/00025	Land between railway line and, Willeborough Road, Kennington, Kent (S106)	518	170	0
AS/18/01861	Land at Playing Fields and Linden Grove Primary School, Stanhope Road, Stanhope, Kent	117	54	26
AS/18/01840	The Rosemary, Park Street, Ashford, Kent	0	13	1
AS/18/01822	Land at Court Lodge, Pound Lane, Kingsnorth	830	30	188
AS/18/01801	Land between Peppers and Oakleigh, Church Road, Smeath, Kent	31	0	6
AS/18/01550	The Golden Wood Lane, Great Chart, Ashford, Kent, TN23 3DS	0	14	1
AS/18/01552	Ashford Golf Complex, Beane Lane, Betheredon, Ashford, Kent, TN23 3BZ	10	0	20
AS/18/01508	Recreation Ground between Hobdow Way & Noakes Meadow, Ashford, Kent TN23 4EX (S106)	0	11	0
AS/18/01168	Brundrett House, Tarnsey Lane, Ashford, TN23 3PN	0	144	7
AS/18/00748	Land North east of Oak Farm East of Hilden Cottage, Ashford Road Great Chart Kent	12	0	2
AS/18/00739	Land to the South of Sockfield House Ashford Road St Michaels Tenterden (S106)	30	0	0
AS/18/00652	Land south of Park Farm East Hamstead Bypass Kingsnorth Kent (S106)	328	25	0
AS/18/00644	Land to the North of 30 Marys Close and East of Ashford Road Hamstead Kent (S106)	80	0	0
AS/18/00594	Site of Former Knapdale Works Newtown Road Ashford	1	52	0
AS/18/00321	Phase 2 Old Clockhouse Green, Canterbury Road, Challock (S106)	19	0	0
AS/18/00262	Land between Ransley East and Greenacre, Ashford Road, High Halden (S106)	39	0	0
AS/18/00098	Warehorne Park, Wiltshire Avenue, Smeardon, Ashford (S106)	400	0	0
AS/18/00029	Land South of Swan Hoed, Maidstone Road, Charing (S106)	135	0	0
AS/18/00056	Land between A2070 and Railway north of, Warehorne Road, Hamstead, Kent TN26 2JR (S106)	70	0	0
AS/17/01926	Land rear of Charing Motors Ltd, Northdown Service Station, Maidstone Road, Charing, Kent	17	0	3
AS/17/01674	Former Powergen Site Victoria Road Ashford Kent	0	7	0
AS/17/01511	Godinton House, Godinton Road, Ashford	29	0	6
AS/17/00538	Farmer Precinct 13, Ashford Road, High Halden	3	6	0
AS/17/01118	Prince Albert, 109 New Street, Ashford	0	14	1
AS/17/00952	Land East of Hope House, Ashford Road, High Halden (S106)	28	0	0
AS/17/00567	Farmer Wye College, High Street, Wye (S106)	13	25	0
AS/17/00505	New Tree Park Homes, Maidstone Road, Charing	20	0	4
AS/17/00258	Land at rear of Boar Cottage Farm, North Street, Biddenden (S106)	45	0	0
AS/16/01841	Land between The Hollies and Park Farm Close, Woodchurch Road, Shadoxhurst (S106)	12	0	0
AS/16/01722	Land between Himehill Road and, Hyde Road, Wiltshire Road, Ashford (S106)	186	4	0
AS/16/01412	Saint Heights, West between Aldington Fresh Foods and Brockhursts Roman Road, Aldington	11	0	2
AS/16/01271	Courtenick Church Hill, Betheredon, Ashford	15	0	1
AS/16/01198	Farmer Highways Depot, Ashford Road, High Halden (S106)	25	0	0
AS/16/01157	Farmer Pledges Hill and South Kent College Site and land south of junction of Beaver Road (S106)	0	116	0
New developments within the planning area		4,638	1,305	499
This development		392	158	86

Assessment summary

Details	2020-21 (A)	2021-22 (A)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	-85	-236	-262	-404	-470	-497	-614	-586
Expected pupil product from new developments	499	499	499	499	499	499	499	499
Surplus / (deficit) capacity including the expected pupil product from new developments	-84	-737	-762	-903	-969	-997	-1,113	-1,086
Expected pupil product from this development	86	86	86	86	86	86	86	86
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-670	-816	-848	-990	-1,056	-1,083	-1,199	-1,172
Expected pupil product from this development that can be accommodated	86	86	86	86	86	86	86	86

Background notes:

Pupil forecasts 2021 employed from September 2021. Incorporating roll data from Schools Census Autumn 2020. Data from the Health Authority includes pre-school children born up to 31st August 2020. 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.