

piercy, timothy

From: TOLHURST, Kelly <kelly.tolhurst.mp@parliament.uk>
Sent: 01 April 2021 16:10
To: harris, dave
Cc: representations, planning
Subject: Email from Kelly Tolhurst MP

Dear Dave,

I am writing to you on behalf of a number of my constituents who have recently contacted my office regarding a local planning application (MC/21/0302) which is seeking full planning permission for the construction of a new three-storey secondary school, full planning permission for the part conversion and extension of Grade I Listed Manor Farm Barn and change of use to a wedding venue and conference facility and outline permission to be considered in detail and all other matters reserved for future consideration for the construction of up to 181 residential dwellings.

I have previously raised concerns both with Medway Council and the Department for Education regarding the development of the school due to the effect this will have on local traffic by putting a school in the most congested part of my constituency.

Many of my constituents have expressed their concerns over the lack of road infrastructure in the area for the proposed development in MC/21/0302 plan. As I have previously said to Medway Council and the Department for Education regarding the location of the school, the huge issues faced by all that have to use the roads in and around Medway City Estate are well known and the fact that the roads simply cannot cope with the traffic already. Constituents have raised issues such as, large amounts of traffic causing pollution, frequent car accidents and delays to all surrounding areas.

My constituents have asked me to raise this issue and ask Medway Council to consider fixing the current roads before adding yet another high footfall building, some have suggested another exit off of the estate or making the restricted back access that runs along passed Strood station open to all vehicles.

As well as this, I hold concerns about the use of a hybrid application for this proposal as there is a huge amount being included for the community to consider and I am sceptical whether it is appropriate a school and a housing estate belong in the same planning application.

Finally, it has recently come to my attention that the development at Hogmarsh Valley (MC/20/1478) opposite the proposed free school site was refused planning permission last week and I believe that similar reasons would apply. It was cited in the reasons for refusal, that "overall, it is considered that the impact of this proposal is an intrusion into the countryside which results in harm to the character, appearance and function of this important landscape area that would significantly and demonstrably outweigh the benefits of the 72 dwellings and the provision of a children's nursery. The proposal conflicts with Policies BNE25 and BNE34 of the Medway Local Plan 2003 and paragraph 170(a)&(b) of the National Planning Policy Framework 2019."

It is vital we consider the most important matter of safety of the students and families that will be using this building and surrounding pathways.

Best wishes,

Kelly

Kelly Tolhurst MP
Member of Parliament for Rochester & Strood

Tel: 0207 219 5387 – Westminster
Website: www.kelly4rochesterandstrood.com
House of Commons, London, SW1A 0AA

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