

Tom Hawkes

From: Planning
Sent: 20 October 2025 08:36
To: Policy
Subject: Fw: Planning Objection Letter Merton Park Orchard

From: Graeme McCredie [REDACTED]
Sent: 17 October 2025 22:22
To: Planning <planning@canterbury.gov.uk>
Subject: Re: Planning Objection Letter Merton Park Orchard

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hi
not sure if my email got through as I had an undelivered reply , so please see below

On 17/10/2025 22:12, Graeme McCredie wrote:

Planning Policy Team
Canterbury City Council
Council Offices
Military Road
Canterbury
CT1 1YW

**RE: Objection to Proposed Allocation of Merton Park
(Policy C6) in the Draft Canterbury District Local Plan to
2040**

Dear Simon / Planning Policy Team,

I am writing in strong objection to the proposed allocation of
Land at Merton Park (Policy C6) in the draft Canterbury
District Local Plan to 2040.

While I support the need for sustainable housing growth, I believe the Merton Park proposal is unsound, undeliverable, and damaging to the local environment and infrastructure. I urge the council and the Planning Inspectorate to remove this site from the final Plan.

1.

Traffic Congestion and Highway Safety

The Merton Park site would place thousands of additional vehicle movements onto:

- The already congested Wincheap Gyratory,
- Local roads like Hollow Lane, Thanington Road, and Victoria Road, and
- The A2 junctions, which are regularly over capacity.

Although the plan refers to a new A2 link road or new access, there is no guaranteed funding or delivery timescale for this infrastructure. Without it, early phases will proceed without mitigation, creating unsafe and unsustainable conditions.

This violates NPPF Para. 111, which states developments should be refused if they result in “unacceptable impact on highway safety”.

2.

Environmental Harm and Loss of Green Space

The site includes productive orchard land, hedgerows, and habitat that supports biodiversity. Development would result in:

- Loss of landscape character on the south-west edge of Canterbury,
- Reduction in wildlife corridors, and
- Harm to views from nearby AONBs and conservation areas.

No credible mitigation has been proposed, and the site's development would irreversibly alter the ecological and rural character of the area.

3. Uncertain Delivery of Key Infrastructure

The Infrastructure Delivery Plan lists vague and unfunded proposals for:

- A new primary school,
- Healthcare facilities,
- Sustainable drainage, and
- Public transport enhancements.

These are left as aspirational, with no confirmed delivery mechanism or phasing. Without secured infrastructure, the proposal is not deliverable as required by NPPF Para. 35.

4.

Nutrient Neutrality / Water Quality Concerns

Canterbury lies within the catchment area affected by Stodmarsh nutrient neutrality requirements. The Merton Park allocation has not demonstrated any certainty that its scale of development can comply with these legal environmental protections.

Proceeding without proven mitigation is contrary to the Habitats Regulations and risks legal challenge.

5.

Lack of Justification for Site Selection

There are more appropriate, better-connected, and less constrained sites across the district. Merton Park was not supported by local residents, and consultation has been insufficient.

The site fails to meet the “justified” and “effective” soundness tests under the NPPF.

Requested Action

I respectfully request that:

- The Merton Park (Policy C6) allocation is removed from the final Local Plan, and

- The housing numbers be redistributed across more sustainable and deliverable sites elsewhere in the district.

Thank you for considering my objection. I wish to be kept informed of the progress of the plan.

Kind Regards Graeme McCredie
Canterbury ReformUK

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Best Wishes Graeme

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Planning Services



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