

## Tom Hawkes

---

**From:** Milena Wajda  
**Sent:** 27 October 2025 08:49  
**To:** Consultations  
**Subject:** FW: Complaint: Merton Park 'focused' consultation

Hi,

Please accept this late response to LP consultation

Thanks,  
Milena

---

**From:** Andrew Miles [REDACTED]  
**Sent:** 27 October 2025 08:42  
**To:** Milena Wajda [REDACTED]  
**Subject:** Re: Complaint: Merton Park 'focused' consultation

### --Email From External Account--

I am now able to respond to your consultation. Please accept the response below and confirm receipt of it as a response to your consultation. Your email asked that I return my response by 27th October (you mistakenly added 'Sunday') so I assume that I am submitting it within your deadline.

Before moving on to my response I would like to understand more about the process Canterbury will follow from this point. Gunning principle #4 requires a consultant to demonstrate that it has 'conscientiously considered the product of the consultation'. How will you demonstrate that you have met this and the other requirements of the Gunning Principles?

Once its analysis and consideration of the responses to the consultation has concluded I will expect the Council to publish a consultation report explaining its consultation methodology, the outcomes of the consultation and to include a comprehensive point-by-point response to the issues raised by respondents, as required by Gunning. If you do not plan to publish such a report please explain why.

My response

I object to the Merton Park development and ask that Canterbury Council remove it from the draft local plan. I would also like Canterbury Council to publish a statement committing that it will not seek a development in the Merton Park area in the future. This is because:

1, The resilience of the Wincheap road network to disruption, including planned events, is extremely poor. There have been recent examples of utilities works removing key through routes which have resulted in very, very significant congestion (which is to say total gridlock) throughout the Wincheap area. Adding vehicles used by an additional 2000 households to the area will greatly exacerbate existing congestion problems.

2, The quality of the road network in Wincheap is also extremely poor. The road surface is in a very poor condition indeed, and there are currently no active travel facilities whatsoever. The additional

demand brought by the Merton Park development will have a significantly impact in deteriorating an already very poor public realm.

3, The consultation does not satisfactorily explain what the impacts of the additional demand from the Merton Park development might be on the Wincheap area. There are some vague references to mitigations, but these are not properly explained and in the absence of an Integtated Impacts Assessment it is impossible to determine if these mitigations would be sufficient.

4, I am concerned that the consultation has not been sufficiently well publicised, if at all. In addition, the consultation includes a huge range of information that would be irrelevant to a Wincheap resident and which therefore has the effect of obscuring the potentially significant impacts of the Merton Park development to Wincheap. By a) failing to adequately promote the consultation and; b) flooding the consultation booklet with a large range of information about other projects I contend that Canterbury Council had deliberately designed its consultation to disincentive residents from responding. If Canterbury Council were serious about holding a 'focussed' consultation, it would do so on each project individually, and by properly promoting that consultation (including by letter drop) to each affected community. This would increase the costs of the exercise but would be entirely appropriate. It would also fit with the stated aims of Canterbury to 'put consultation and engagement at the heart of our decision making'.

On Fri, 24 Oct 2025, 11:17 Milena Wajda, [REDACTED] wrote:

Dear Andrew,

A planning application has not been submitted for the site, the Council is assessing the site for inclusion in its Local Plan which is a document that sets out proposed growth for the district.

Upon analysing the consultation responses, the Council will decide whether to take the site forward to the next stage of the Local Plan and what revisions need to be made to the Local Plan policy criteria.

Inclusion of a site in the Local Plan does not automatically grant planning permission. A planning application will need to be submitted by the developer which would then be assessed to ensure it complies with relevant criteria set out in the Local Plan.

Kind regards,

Milena

The Policy Team

Canterbury City Council

---

**From:** Andrew Miles [REDACTED]  
**Sent:** 24 October 2025 10:09  
**To:** Milena Wajda [REDACTED]  
**Subject:** Re: Complaint: Merton Park 'focused' consultation

**--Email From External Account--**

Thank you. One final question (apologies for not including it before) is what is the nature of the decision the Council will make once the responses to this consultation have been analysed? Is it 'move forward with the application, or drop it?', or something else?

On Fri, 24 Oct 2025, 10:02 Milena Wajda, [REDACTED] wrote:

Dear Andrew,

In order for development to be permitted, the developer would be required to provide upgrades to Hollow Lane and neighbouring streets to help facilitate increased traffic movements, as stated in the policy: *“Provide upgrades to Hollow Lane including the creation of a one-way working between the junctions with Wincheap and Hollowmede, and upgrades to Homersham including the creation of off-street parking bays”*

I trust this answers your query.

Kind regards,

Milena

The Policy Team

Canterbury City Council

---

**From:** Andrew Miles [REDACTED]  
**Sent:** 23 October 2025 21:05  
**To:** Milena Wajda [REDACTED]  
**Subject:** Re: Complaint: Merton Park 'focused' consultation

**--Email From External Account--**

Thank you. I will write again before the 27th.

One quick point of clarification: Hollow Lane is a footpath, how can it be a primary access road for vehicles?

Andrew

On Thu, 23 Oct 2025, 15:35 Milena Wajda, [REDACTED] wrote:

Dear Andrew Miles,

I apologise that your query was not dealt with appropriately per your latest email.

I have read your questions and would like to send over the draft policy for the proposal at Merton Park, which I believe is the site you are referring to. The proposal is for 1,930 new homes, new sports facilities for Canterbury City Football Club and Canterbury Rugby Club, a primary school and areas of open space including upgrades to the Lime Kiln play area.

The policy can be found on pages 22-25 of the attached draft Local Plan document which will help you understand what the detailed proposals are for the site and the criteria the development would be expected to pass.

To answer your query on Lime Kiln Road being used as an access point, the draft policy currently states that Lime Kiln Road will be used as a pedestrian and cycle access to the site. Primary vehicle access is proposed to be taken from Hollow Lane and a secondary access would be from Nackington Road.

While the deadline for response to the consultation was on Tuesday, we take into account the delay in responding to your query and are happy to receive any comments you may have by Sunday 27<sup>th</sup> October, by email to [consultations@canterbury.gov.uk](mailto:consultations@canterbury.gov.uk)

Kind regards,

Milena

The Policy Team

Canterbury City Council



.....  
Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)

---

**From:** Andrew Miles [REDACTED]  
**Sent:** 21 October 2025 15:32  
**To:** Consultations <[Consultations@canterbury.gov.uk](mailto:Consultations@canterbury.gov.uk)>  
**Subject:** Re: Complaint: Merton Park 'focused' consultation

[REDACTED]

**--Email From External Account--**

It wasn't a response. It was a question about the process: did you read it?

On Tue, 21 Oct 2025, 15:31 Consultations, <[Consultations@canterbury.gov.uk](mailto:Consultations@canterbury.gov.uk)> wrote:

Thank you for your response to the draft Local Plan: Focused consultation 2025.

We can confirm it has been recorded and will be considered in the next stages of the Local Plan process.

Kind Regards,  
Consultations Team  
Canterbury City Council

---

**From:** Andrew Miles [REDACTED]  
**Sent:** 18 October 2025 19:43  
**To:** Consultations <[Consultations@canterbury.gov.uk](mailto:Consultations@canterbury.gov.uk)>; Dane Buckman  
[REDACTED]  
**Subject:** Complaint: Merton Park 'focused' consultation

**--Email From External Account--**

Dear Canterbury Consultation team

I'm very sorry to say that I have found your 'focused' consultation to be impenetrable. Of additional concern is that the first I heard that there is a consultation on proposals for 2000 homes to be built a five minute walk from my house was when a neighbour put an alarmist note through my door.

I have several questions, not the least of which is "Where the hell do I start?"

But also:

What help can you give me to understand the proposals? Could we speak on the telephone, for example?

What extension to the consultation can you offer me so that I can properly give it thought and respond?

What is the truth to the rumours that Lime Kiln Road will in future be the access point to this development? I find that very hard to believe.

I've cc'd my Councillor to highlight the seriousness of my concerns. I don't wish to attend a town hall style meeting in which people get cross to no end, I simply would like to have an intelligent conversation with someone who can help me make sense of this.

Perhaps you can suggest some times we could speak?

Andrew Miles

[REDACTED]

[REDACTED]

---

This email, including any attachments, is for the sole use of the intended recipient(s) and may contain privileged or confidential information. Any unauthorised review, use, disclosure or distribution is prohibited. If you are not the intended recipient, immediately contact the sender by reply email and destroy all copies of this message.



.....  
Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)

**Milena Wajda**

Policy Officer (Planning)  
Policy and Communications



.....  
Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)

**Milena Wajda**

Policy Officer (Planning)  
Policy and Communications



.....  
Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)

**Milena Wajda**

Policy Officer (Planning)  
Policy and Communications



.....  
Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)

**Milena Wajda**

Policy Officer (Planning)

Policy and Communications



Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)