

## Tom Hawkes

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**From:** Bill Newland [REDACTED]  
**Sent:** 21 October 2025 12:06  
**To:** Consultations  
**Subject:** Draft Canterbury District Local Plan: Focused consultation 2025

[REDACTED]

### --Email From External Account--

I wish to raise the following points in regard to the Draft Canterbury District Local Plan.

#### **Policy N1: Land at Merton Park**

I wish to object to the plan to build 1,930 new homes at Merton Park.

If you look at what's happened before in Kent, big developments like this often get delayed, miss deadlines, and end up being built bit by bit. For instance Mountfield Park got the green light back in 2016, but not a single home has been built yet, and Chilmington Green near Ashford was supposed to have up to 5,750 homes, but progress has been very slow. This means that promised improvements to roads and schools are a long time in the delivery, if they are ever delivered at all.

The local infrastructure is already overstretched, Southern Water's system is already struggling, with regular spills into rivers and the sea. Without guaranteed improvements, nearly 2,000 new homes would make pollution and flooding worse.

Roads in South Canterbury are already busy, especially South Canterbury Road, Nackington Lane, Hollow Lane, and Lime Kiln Road.

Using Hollow Lane as the main access point for the development will put further stress on already busy roads. Access to Wincheap road will force cars down narrow residential streets, potentially passing Wincheap Primary school, increasing pollution and endangering children.

We have not seen evidence of recent, traffic flow surveys that assess the impact of all the proposed road changes, including this development, the Wincheap gyratory, and the southbound A2 slip road. These three, ill-thought-out policies will combine to create chaos on already overstretched roads. Even if the proposed "fast link" were viable, there is no detail in the plan as to how this will be delivered, it is – at best – no more than an aspiration.

The fields around Stuppington Lane are part of Canterbury's countryside and are productive farmland. These green spaces help wildlife – from hedges and pollinators to bats and birds. Bird life is particularly important, with documented sightings of many birds on the RSPB red list, including Eurasian Skylarks, Starlings, Yellowhammer, Spotted Flycatchers, Fieldfares, Common Linnet, Cetti's Warblers, Herring Gulls, House Martins, House Sparrows, and Greenfinches. Thin strips of landscaping won't make up for losing the viral biodiversity present in the landscape.

The orchards and fields here give clear views of Canterbury Cathedral, which you see in lots of old paintings. These views matter for culture and heritage, and are essential to our status as a World Heritage Site.

Local roads are already stretched, healthcare and sewage services are struggling, and valuable farmland and green space would be lost. Building at Merton Park would mean years of uncertainty and disruption for locals, with no guarantee that vital infrastructure will arrive when it's needed.

### **Policy N3: Thanington Recreation Ground**

At a time when there is growing concern about public health and childhood obesity, the council is proposing to remove the only free, publicly accessible green space in Thannington. The provision of a private sports facilities two miles away will not make up for the loss of this facility. Parents will not send their children on a 40-minute walk to play football, assuming the ground is even free to access, which is unlikely if this is to be run by a private company.

The trees on the recreation ground are not only important for our biodiversity, but they also perform a vital role soaking up groundwater in an area already prone to flooding, which contributed to the rejection of the original proposal to move the park and ride to the former allotments by Perch Road.

The council should instead, be opposing the ludicrous and unnecessary A2 junction proposal which will be further strain on the historic Wincheap road.

Kind regards

Bill Newland

