

## Tom Hawkes

---

**From:** Ian Redding [REDACTED]  
**Sent:** 20 October 2025 23:37  
**To:** Consultations  
**Subject:** Concerns for Merton Park development - Ian Redding - Wincheap

[REDACTED]

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

Hello,

My name is Ian Redding and I moved with my family here a few years ago from Bromley. I live at [REDACTED] and work locally, and my [REDACTED]. We heard about the possible building development in the Merton Park / Apple Orchards area and went to the public meeting to find out all the information. I'm writing to you to explain my objection and reasoning for it.

Some of the main reasons we moved here for are more green spaces, cleaner air and greater bio-diversity. Bromley is one of the greenest boroughs in London but it doesn't compare to the Canterbury area. When we were viewing properties here we went on a walk around Wincheap and surrounding areas and discovered the Orchards, which we now take regular walks through as do many other 100s of families locally. Having this area completely wiped out will be devastating to the local residents. It is a huge benefit to a lot of families to have a peaceful walk and clear the head as a means of improving mental health and involving ourselves in a local nature area.

There is a huge amount of bio-diversity in that specific area and I can't see a good reason for any development to come in a wipe all of that out. I'm sure you will be sent all the lists of wildlife, fauna and flora including quite a lot of rare species in the area and it is of huge importance to allow all these species to exist and to keep coming back. There is a particular list of birds that a local person collected evidence of from that exact area that is very impressive.

There is also the point that taking all these trees away will create even worse drainage for the area. Local drainage is already dreadful and the recent flooding in July on my road would only get worse if a similar event occurs and that drainage up at the orchards is taken away. The local sewers and drainage would need a HUGE overhaul before any new developments are to happen and that is a HUGE job creating massive disruption for a long period of time.

In terms of transport links to this area it seems as if the plans are extremely eye opening for myself. And I don't even drive. The only listed road is Hollow Lane and this is completely inappropriate road to access over 1900 new homes. To build this development I also assume that this would also be the access to the site. Has anyone even had a look at this area? A short way up the road is the main entrance to Wincheap Foundation School. Any extra traffic up this road will cause chaos to the school as well as the main road that links to it. Not to mention that the road turns into a narrow and enclosed bridlepath type road to get to "the site". A terrible, terrible plan that would hugely disrupt local traffic and transport links.

Wincheap Foundation School is already over subscribed as well as other local primary schools so an influx of potentially 1900 families will put a huge strain on local schools. What is the plan for this? Even with a possible development of Thanington school I still don't believe this is enough local

spaces for a sudden rise in the areas population. I work at Canterbury Academy and Primary school who are already over subscribed too. I'm sure the Simon Langton schools are also in the same position. Not enough school places.

I've got to be honest. I am very shocked that this planning was even entertained by the local council considering all of the obvious issues I have stated above. It's fairly outrageous to me that this is happening to this beautiful area and a new development of that size will ruin this area. I understand the need for building more homes and I understand that these building firms have had other areas turned down but I don't understand why now this area is in the running considering all of the (very obvious) reasons above. The locals will not stand for it and I expect there will be a difficult local protest ahead from most of the local residents.

I hope our messages to you make a difference. Please don't let this awful plan go ahead.

Many Thanks

Ian Redding