
Re: Representation; CCC Reg 19 C10 and associated plans/policies C15 and C16 - representation on soundness and legal compliance.

From Ian Burr [REDACTED]
Date Mon 18/05/2026 16:49
To Consultations <Consultations@canterbury.gov.uk>

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The Google sheet images may have clipped my address of my previous email, so adding it here just in case..

Thanks

Ian

Ian Burr



On Mon, 18 May 2026, 16:46 Ian Burr, <iandburr@gmail.com> wrote:
C10 'Merton Park' Orchards and Fields Wincheap and South Canterbury.

I would like to submit my objection to the soundness and legal compliance of Canterbury City Council officers, and elected Councillors (the collective*), that collectively* allowed Reg 19 to be pushed through with a majority vote of 23/12.

This vote was 'politically whipped' through by what was then a Labour and Lib Dem coalition. This coalition has since hit the rocks, with Lib Dem councillors pulling out, due to issues around Reg 18 to Reg 19 transition, and the Planning Committee being asked by the Labour Chair Alan Baldock to 'not vote against and not to abstain' in current Planning items.

The collective* within the Council has not made fair representation of their most recent Rep 19 plan to our local community, throughout the plans successive stages.

When representation has been sought by myself and other community representatives, it has been through a mammoth effort by the community and unequal effort by the collective*. We have not been adequately informed at all stages. Gaining information has been a big challenge, such that we have had to resort to submitting multiple 'Freedom of Information' requests simply

in order to get any response. The collectives* Legal Compliance wrt due diligence and 'fit for purpose' process is therefore questionable.

Wrt ACCESS for C10 - [A] on the site, and [B] to the site; for both 1) during any future build, and 2) for any future residents after any build completion. CCC have failed to gain our confidence that they have a 'sound' plan, one that honestly and truly factors in local experience and current issues with traffic access and previously passed plans. We are aware of the Saxon Fields experience, with CCC and KCC inability to put in place what was promised in this area. But the houses are still built. CCC also reneged on their cap for the number of homes that could be built before that 'access' had to be completed. Some 10yrs later and there is still no solution to current traffic issues; which was to be alleviated through an additional slip road off the A2. The Council are sat on £1m in SIL money, given to them as a direct contribution from the initial developer. CCC and KCC have collectively failed in their past plan promises on a development that was passed by CCC in 2016 and officially started in 2020. 10yrs on we are told to accept this most recent Reg19 C10 plan, but we fail to be convinced that CCC have learnt from past mistakes, that they are simply 'sticking their heads in the sand' and ignoring the 'co-issues' of ACCESS wrt C10 Saxon Fields 750 homes, and the soon to be active(?) Mountfield Park development of 4,000 additional homes. Both these sites contribute to our areas current and future traffic, including addition to the proposed C10 Merton Park ~1,737 homes development. With Mountfield on one side of the Nackingtin Road area and C10 on the other side of Nackingtin road area. *[Canterbury City Council (CCC) formally voted to grant planning permission for the major South Canterbury development (originally known as Mountfield Park) on December 1, 2022.]*

We do not think the Council has fully represented on the issue of Access within the C10 plan. It is therefore an unsound plan wrt Access within the site, as well as off the site to the A2, and off the A2 into Canterbury/the proposed C10 site. KCC have told CCC that access is an issue. We have yet to see any proposal within the current C10 to acknowledge this, let alone mitigate the obvious access issue.

We locals are fully aware of the current traffic issues in our area of Wincheap and South Canterbury. We are not convinced that CCC has the ability to manage local developments to their initial plan and promise. The soundness of ACCESS associated with their current plan C10 is 'joined at the hip' to CCC's prior failed planning and development across similar areas in Canterbury.

Wrt access within the C10 sites current road infrastructure. In all plans, there appears to be a plan to limit the current country roads (eg Stuppington Road) to make these 'green corridors' residential travel, bus and bike only. There have been no vehicle surveys sponsored by, or carried out by CCC. We (local residents) have had to carry out our own vehicle surveys to gain information on current local road use, for the roads in C10 that are highlighted in the plan maps.

Our data show Stuppington Lane, a single track country road without pavements, is regularly used by over 200 cars in a 1.5hr 07:30-09:00 period Monday to Friday. The Council are not aware of this as they have not committed to gathering these type of data set for their own C10 plan. How can the council 'green wash' these lanes in their plan, yet not bother to commit to a true assessment of current use. These parents and workers travelling at this time of the day are obviously going to spill into the other road and access points in the immediate vicinity or just use Merton Park as a cut through. The plan is not currently fit for purpose and CCC and KCC really need to do their home work in the 'current use' assessments.