
Objections to the Draft Canterbury District Local Plan as part of the Regulation 19 consultation process

From Bonnie [REDACTED]
Date Thu 5/14/2026 2:28 PM
To Consultations <Consultations@canterbury.gov.uk>

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

Dear Canterbury Council,

Thank you for the opportunity to submit my objections to the Draft Canterbury District Local Plan as part of the Regulation 19 consultation process. As a resident of Nackington Road, South Canterbury, I am objecting to the large development of land at Merton Park (Policy C10) on the basis of a lack of soundness and legal compliance.

A large-scale development on this important green space is fundamentally unsound. It cannot be justified due to the following:

Firstly, the access and Transport strategy (DRAFT CANTERBURY DISTRICT LOCAL PLAN (2042/43), pg 51) focuses on "primary vehicle access from Hollow Lane and secondary vehicle access from Nackington Road." and "*Connections to Wincheap and the Great Stour Way via Hollow Lane, and Victoria Road; ii. Connections to Thanington via Birch Road;*"

It is unsound to believe that, even with enhancements, these roads will have the capacity to support the level of traffic generated by nearly 2000 houses in the Merton Park (c10) development.

There are multiple schools and two local hospitals in this vicinity, which require good access during key times. As a resident, I see the stationary traffic queue on Nackington Road from Old Dover Road to the Police station daily at rush hour and cannot imagine the gridlock, the impact on children getting to schools and patients getting to Kent and Canterbury Hospital and Chaucer hospitals for medical care.

The properties on Nackington Road, Homerton, Hollow Lane, Victoria Road and Birch Road are very close to these roads, making road widening impossible in many places. Cycling and walking down these roads will become almost impossible as the level of traffic is increased to support these large developments.

Secondly, the NPPF (HO4, Rev. Dec 2025, p.42, E4a) states that "*development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development*".

Though the local plan references development of brownfield sites such as the former Debenhams, Nasons and Odeon Cinema, in practise, there does not seem to be any will from the Council to actually develop these sites. For many years, these sites have remained derelict, leaving local eyesores and dangerous structures in the prestigious Canterbury City centre. For green field developments such as C10 - Merton Park to be considered sound, they can only be considered once these brown field developments are well underway.

Thirdly, the NPPF (HO4, Rev. Dec 2025, p.4, point 15) states that “At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”

The Merton Park area has provided a green space, fresh air and cathedral views for countless generations of residents. It fosters biodiversity and provides a home to many species, including endangered species such as hedgehogs, whose numbers have decreased in the UK up to 75% in rural areas and 30% in urban areas since 2000. This large development on one of the last greenfield spaces will compromise future generations' ability to meet their personal needs for green space, exercise and clean air. It is also very irresponsible of Canterbury to wipe out the habitats of so much wildlife, when other alternatives with lower impact and greater economic benefit exist.

Finally, the costs of the infrastructure to support this development are greatly underestimated. The costs of developing the transport and local infrastructure are likely to be far greater than initially estimated, completely undermining the soundness of the Merton Park Development. At the very least, the Canterbury Council should require new cost estimates to be provided, which take into account what has been learned through this consultation process.

Thank you for considering my four points, which demonstrate how the Merton Park development is not appropriate or sound in its current form. I ask the council to reconsider this development as the plan has failed to adequately consider the implications for traffic, the options for the positive use of alternative sites, the impact on the environment, and the unrealistic budget for this development.

Best Regards,

Bonnie Ferguson

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]