

From: Clair Prince [REDACTED]
Sent: 17 May 2026 09:11
To: Consultations
Subject: Objection to the legally non compliant Merton Park Plans ("Policy SS3 and Policy C10 (Merton Park))

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To Whomever it may concern.

Regarding "Policy SS3 and Policy C10 (Merton Park)".

I'm writing to object to the unsound plans for the Merton park estate.

As a resident of Iffin Lane and Canterbury, my family use the orchards daily for health and mental well being, but my main concerns are:

1. THE TRAFFIC NIGHTMARE (Fails the "Duty to Cooperate" & "Effective" tests)

The traffic around here is already a nightmare and only takes a road closure to back this area up at busy times. There is also a severe lack of public transport so that I have to drive my kids into town daily for school. The Council has abandoned the original relief roads for a "bus-led" strategy. BUT, their own Draft Transport Strategy (Table 5.1) admits this will leave the A2/A28 Wincheap interchange and M2 J7 severely congested! Crucially, they don't have a signed legal agreement (Statement of Common Ground) with National Highways accepting this traffic chaos. Without this, the plan is legally non-compliant.

2. IGNORING BROWNFIELD SITES (Fails the "Justified" test)

National policy says you must exhaust brownfield (previously developed) land before destroying greenfield sites. The Council is sacrificing the historic green setting of Canterbury to build low-density sprawl at Merton Park, while completely ignoring the chance to regenerate the Wincheap Retail Estate, city-centre car parks, and vacant student housing into high-density, eco-friendly homes. The wildlife in the orchards is abundant - I see it daily as I walk there everyday.

3. THE ECOLOGICAL TRAP (Fails "Legal Compliance" & "National Policy")

The Stodmarsh Nature Reserve is failing due to water pollution. The Council's brand new March 2026 Habitats Regulations report (Para 5.5.22) explicitly admits they are "uncertain" if the environmental mitigation for these 1,950 homes can actually be delivered! Under UK planning law (the Waddenzee principle), you cannot legally approve a plan if you are "uncertain" about its environmental damage.

Please reconsider these plans with urgency.

Yours faithfully,

Mrs Clair Prince

[REDACTED]