

From: A Redgwell [REDACTED]
Sent: 17 May 2026 10:14
To: Consultations
Subject: Local plan objections Policy SS3 and C10 (Merton Park)

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Dear Sirs,

We are writing to object to the local plan as it's unsound and legally non compliant:-

1. THE AWFUL TRAFFIC NIGHTMARE

The Council has abandoned the original relief roads for a "bus-led" strategy. Re:- Draft Transport Strategy (Table 5.1) this will leave the A2/A28 Wincheap interchange and M2 J7 severely congested! There is no 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.

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.

The plan is Unsound and Legally Non-Compliant based on Transport, Brownfield, and Habitats Regulations failures.

We wish to participate in the oral examination hearings.

Yours faithfully,

Ann and Adam Redgwell
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