

**From:** Susie Potter [REDACTED]  
**Sent:** 18 May 2026 14:06  
**To:** Consultations  
**Subject:** Merton Park Development

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Dear Sir/ Madam,

I am a resident of [REDACTED], and I would like to write to you to express my misgivings about the housing plans in Merton Park Policy SS3 and C10. It is my opinion that the plan is unsound and legally non-compliant based on Transport, Brownfield and Habitat Regulations Failure.

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

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.

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.

I would appreciate the opportunity to speak at the Examinations Hearings due to take place in the near future.

Yours faithfully,

Susan M Potterl