



## **ARE YOU CONCERNED ABOUT THE MOUNTFIELD PARK DEVELOPMENT?**

“Mountfield Park” (also known as “**South Canterbury Urban Extension**”) is the largest development that Canterbury City Council has ever considered – 4,000 houses/flats, and over 750,000 square feet of other buildings, mainly commercial.

The Council quietly granted Planning Permission to a developer, Corinthian, on 3 February.

But the South Canterbury community and its friends are now fighting back, by taking legal action against the Council over the way it has handled this major long-term development ....

On 17 March, a concerned local resident launched High Court proceedings against the Council for Judicial Review (JR) of the Planning Permission for the development.

A JR can only be brought on certain legal grounds. The Court papers challenge the Planning Permission on the following three, carefully-selected grounds:-

1. This development includes 2 hotels, 2 conference centres and excessive office space, which are not justified outside the City, especially on best-quality agricultural land;
2. The residential and hotel development will increase pollution in the internationally-protected Habitats at Stodmarsh, and the required decisions have not been properly carried out;
3. For several years, no Affordable Housing will be provided by the developer, because the Council accepted information from the developer about the development’s profitability, which was over 4 years old and has never been fully published.

The Court papers were prepared by a specialist Planning Barrister, who has been retained by the local resident.

**Huge thanks** to all the individuals and organisations who generously contributed funds in early March, to enable the Court papers to be prepared and launched.

**But the battle has only just begun. There is much more to do, and no time to lose!**

**Starting now** - several important pieces of legal work will be needed:-

- (i) to consider the Council’s response, and the next steps in the case;
- (ii) to prepare for and attend at least one Hearing, in front of a High Court Judge.

To keep the Court case running, **a further £15,000 - £20,000 is required**, to cover the Court’s and the specialist Barrister’s fees, and other legal and paperwork costs.

**Please, please seriously consider donating whatever you can to support the JR.** We thank you if you donated to the initial Appeal.

This is a **once-only opportunity** to challenge the Planning Permission in Court. If sufficient funds are not available in time for each stage of the Court case, the JR will not be able to be pursued, and this ‘last chance’ will be lost forever.

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## What are the prospects of success?

Success in a Court case can never be guaranteed, unfortunately. But the local resident who has started this case against the Council has been advised that, on the basis of the information so far considered, the case has a real prospect of success. Therefore, he is asking the local community in good faith to support the case.

It is hoped that the Planning Permission will be found by the High Court to be illegal, and torn up, with the development thereafter being re-thought and re-consulted upon.

## Hasn't the development already been challenged in Court?

You may remember that from 2016 to 2020, separate JR cases (brought by Emily Shirley and Dr. Michael Rundell) held up the development for 4 years. Those concerned the development's detrimental effect on roadside air quality in Canterbury, and the Local Plan policy on air quality. However, the argument ultimately failed in the Supreme Court.

This JR is based on three entirely different grounds of challenge, which have not yet been considered by the Courts, as outlined on the previous page.

## So please support this JR today!

Whatever you can donate will go directly to bridging the funding gap mentioned above. Please consider this seriously - there is no time to lose – and then respond .....

Should any funds that are raised ultimately not be required (e.g., because the case is won, and the Council pays most of the costs), pro rata refunds will be made to donors.

## How can I contribute?

### 1 By Cheque made payable to "Mr Thomas John Lynch"

Please deliver/post to **Mr T Lynch, 118 New Dover Road, Canterbury CT1 3EH**

Please enclose a note saying, "For the Mountfield Park JR" and **giving your Name** (*Do you want your name kept confidential?*) **Address Email & Phone number**

### 2 By Bank transfer/mobile banking

**Account Name. Mr Thomas John Lynch**

**Sort Code 20 17 92, Account 83587614**

Reference: **MOUNTFIELD JR**

And please **send an email to [mpjudicialreview@protonmail.com](mailto:mpjudicialreview@protonmail.com) giving your Name** (*Do you want your name kept confidential?*), **Address, Email, Phone number and the amount donated by bank transfer**