The Wincheap Society

Minutes of a Committee Meeting of The Wincheap Society held at 7.30p.m. on Tuesday 20th October 2026 at 46 Martyrs Field Road, Canterbury CT1 3PX.

Present:

Barney Parsons, David Ireland, Caroline Galbraith, Mike Ebbs

1. Apologies for absence

Peter Campbell, Dane Buckman. It is likely that Grace Cooper no longer wishes to join the Committee.

2. Welcome to new committee members

Barney Parsons welcomed three new committee members elected at the Public General meeting held on September 20th 2026.

3. Minutes of committee meeting 6 July 2026, society meeting 17 Aug 2026 and Public General meeting 29 Sep 2026

These were accepted with clarification of the nomination of Caroline Galbriath to the committee at the September 29th meeting.

4. Matters arising from meetings

Gyratory and 4th slip road update

Peter Campbell has raised concerns that the gyratory system and the 4th slip road were not on the agenda for the JTB meeting of KCC and CCC which was taking place at the same time as this committee meeting.

He has posed a number of questions relating to the schemes and the questions and answers to the questions are presented here. The answers have been provided by Kevin Gore, Canterbury Highway Manager, Highways Asset Management, Kent County Council. This is therefore a comprehensive update on the two schemes.

Wincheap Gyratory

1. You say below that you have recently received an updated design..."*including adjustments to junction layouts, pedestrian crossings and other wider highway design details*", are you able to provide some details around those modifications

please? You will appreciate that these will be of great interest to residents and businesses.

Changes have been made in consultation with KCC's Signals Team to optimise the design. Our planning team has been involved to ensure the proposed changes remain agreeable in terms of capacity.

This includes a revised signal arrangement at the A28 / Simmonds Road junction (Kwik Fit), introducing a pedestrian crossing point across the A28 between Tudor Road and Simmonds Road (replacing the existing pedestrian crossing, some 30m to the west), with full signal control of the westbound A28 movement, and removal of the previously proposed merging lane for drivers emerging from Simmonds Lane heading west along the A28. In addition, the signalisation of the Hollow Lane / A28 / Cow Lane junction has been removed, largely retaining the existing layout, with the pedestrian crossing east of Hollow Lane to remain.

On Simmonds Road, the revised layout includes some of the road space on each side dedicated for parking, similar to the existing arrangement, with build out features guiding traffic smoothly through the layout.

2. Can you please advise what the next steps are please in terms of gaining final design approval? Do you have a timescale for the return of the design from the developer, and your subsequent review period? Is that then the final approval, or is further approval required by other authorities (e.g. National Highways)?

The next steps are for the developer to update their design and make a resubmission for review, however, as the scheme is developer-led we have no control over their timescales and they have not yet indicated when a revised design will be available. Our review period will depend on the complexity of the proposals and the extent to which other teams need to be consulted. The design will go back and forth until final approval is reached. No approvals are required from National Highways since the works they are fully within KCC's highway network.

3. Can you please outline approximate dates for activities beyond final design approval, e.g. procurement, TRO, construction? I appreciate these will be very approximate, but it would be good to be able to communicate something to set expectations - you will appreciate our residents and businesses have been living with uncertainty for a very long time.

It is very difficult to set any expectations for this scheme since it is fully dependent on the developer's timescales. For context, the drawings were originally approved in 2019, but the construction of the scheme has been repeatedly delayed by third party matters beyond KCC's control.

However, I would also note that our Streetworks Team is currently booking road space for planned works across Canterbury years in advance. As such, road space considerations are likely to be a significant factor affecting timescales for commencement of works, and these discussions are yet to be had.

4. Are you able to advise whether all necessary s106 developer funds have been made which would enable the works to proceed?

The gyratory scheme (Wincheap, Cow Lane and Simmonds Road) is fully developer-funded, and unaffected by s106 contributions.

5. The estimate for the works was created some time ago, and given the increase in construction costs it may be necessary to top-up funding to be provided (similar to the Sturry Link Road) - what contingency plans does KCC have in place please?

No funding contingency is required since the works are fully developer-funded.

6. The traffic modelling for the Gyratory was also undertaken some time ago, and traffic volumes and flow patterns will have changed significantly - is there any plan to remodel and/or revalidate the previous modelling? This is obviously to ensure the design is still relevant and future proofed as much as feasibly possible.

The modelling supporting the Wincheap scheme has not remained static. As the detailed Section 278 design has evolved, including amendments made in response to comments received during consultation with residents and businesses, further traffic modelling has been undertaken to assess the revised layouts and signal arrangements. The updated modelling indicates that the amended design maintains a broadly comparable level of traffic impact and network performance to that assessed as part of the planning consent, whilst accommodating the design refinements that have emerged through the detailed design process. Separately, the Wincheap area is also being assessed as part of the wider transport modelling work being undertaken to support Canterbury City Council's emerging Local Plan.

A2 4th Slip Road

1. Can you provide a full update on this project , covering the above points as much as possible please?

The Fourth Slip Road scheme forms part of planning permission CA/23/02167, granted in January 2025. Given the relatively recent planning approval, the transport assessment supporting the scheme remains current and the focus is now on progressing the approved scheme through detailed design and the necessary highway agreements. KCC, National Highways, Canterbury City Council and the developer's team continue to work collaboratively to advance the project, including detailed design development, geotechnical surveys, legal agreements and construction planning matters.
Discussions are also ongoing regarding the provision of land from Canterbury City Council's Park and Ride site, together with the temporary and ancillary works required to facilitate construction. As this is a developer-funded scheme, the programme remains dependent upon the developer progressing the necessary design, legal and technical processes, although all parties continue to work positively to advance the scheme towards implementation.

These replies were discussed and the following points were noted by the committee.

The traffic research carried out to support the original design for the gyratory system was undoubtedly flawed and recent minor modifications to the design would not easily mitigate

these flaws. especially at Cow Lane and at the Maiden's Head Junction. Pedestrians would be put in greater danger by the removal of signalling at Cow Lane.

It is likely, given these answers, that construction work is still a long way away. A substantial time has now passed since the scheme was devised and planning permission given. Increases in construction costs may now make the scheme impossible to be fully developer funded. There also does not seem to any idea of a possible time line for construction at the present time from these replies. The developer may have to renegotiate the scheme with KCC and CCC.

The 4th slip road is a more likely project, although the committee was unsure whether this version of the scheme had full National Highways approval.

Action

BP has asked Peter Campbell to attempt to obtain copies of the revised designs of the Gyratory scheme and copies of the revised traffic modelling.

4. Planning and licensing applications

a. 58-60 Wincheap -CA/26/01463, CA/26/01400 - licence
b. Land near A2 CA/26/01611 – Battery storage

CA/26/01400 and CA/26/01463 are for a conversion from a wood stove store at 58-60 Wincheap, which is a Grade 2 listed building, to a supermarket with a 24-hour alcohol license. The committee noted potential structural risks to the building's internal features, such as removal of an internal wall and an Inglenook fireplace together with an original staircase. BP has objected as has Canterbury Heritage Design Forum. It is important to keep an eye on this property as there is a risk that unauthorised work may be carried out

There is still time to make a representation about the 24-hour Alcohol licencing application. Both the Esso Garage and Morrisons Garage have a 24 hour licence for alcohol off sales and a on-street outlet would seem unnecessary and disruptive to local residents.

CA/26/01611 is a proposal for a battery storage container near the junction of the A2 and A28. This was discussed; while deemed small in scale, concerns had been raised regarding its proximity to Southern Water sewers.

5. Committee Administration

The committee addressed administrative matters to ensure smooth transition for the new committee.

Bank Account: Barney will update the minutes to the 29th September meeting o formally record Caroline as the treasurer to facilitate changing signatories at NatWest.

Digital Presence: David has gained website access and intends to redesign the site, potentially moving away from WordPress. He also hopes to create a Facebook page for the society.

Recruitment: There is a need for a small number of additional committee members: - representation from the allotments and other interest groups would be very welcome.

The committee agreed that they will make approaches to suitable local people who could be interested in joining the committee.

6. Delegation of planning responsibilities

It was noted that from October 31st, local councillors would lose the automatic right to "call in" minor developments. Planning applications for larger schemes will only be referred to committee if both the council's Chief Planning Officer and the Chair of the Planning Committee agree. These applications will need to raise a significant planning matter or an economic, social, or environmental issue of local significance. Most everyday planning decisions will therefore be decided by professional planning officers rather than elected council members.

It will therefore become increasingly important for committee member to be vigilant and to raise concerns about local planning applications.

7. CGR and Wincheap boundaries

The committee discussed potential changes in local government structure (CGR) and how Canterbury might lose its city status or change its ward boundaries.

Proposed boundary shifts in the Canterbury Urban area could see much of Wincheap integrated into a larger electoral ward called St Lawrence, potentially diluting its unique identity.

BP presented a map outlining his idea of what was the catchment area of the Wincheap Society

The second stage Consultation on CGR closes on December 17th 2026.

The presentation given by Dave Wilson has been circulated to all members and supporters of Winsoc.

8. Christmas Window Display Competition

This will go ahead as usual. BP will purchase trophy and John Osborne has offered to print and laminate certificates and donate prizes as in previous years. It would

be good if all committee members could help in the judging! This is a good way for Winsoc to engage with the local business community. BP to produce flyers.

9. Ashley Clake

DI to seek clarification from Ian Burr of how his experiences with organising ACV could benefit Winsoc, BP noted that Wye Parish council had completed an ACV for a community space and Pat Marsh would possibly be willing to talk to either Save Wincheap Orchard and Fields or Winsoc about it and how it was currently being run.

10. Future Social event proposals

The meeting discussed the possibility of having a Quiz Night after Christmas. This could be on Friday 15th or 22nd or 29th of January when the Scout Hut would be available after 630 p.m.. Possible structure - 8 tables of 8 and food and drink to be responsibility of teams + a raffle. £5 per head and winning team to get prizes! Martin Crowther to be approached (DI) about being Quiz Master. Could combine raffle prize solicitation with flyer distribution for Christmas display competition!

To be discussed at next committee.

11. AOB

The committee agreed to make a £25 donation to "Breast Cancer Now" as a tribute to Hilary Osborne whose funeral was held on Monday October 19th. BP has made the donation.

12. Date of next Committee meeting

Tuesday Nov 17 at 730 p.m. at 46 Martyrs Field Road. Meetings of the committee are not yet permanent attached to Tuesdays!