Site C12’s access points are simply not viable. All of the other surrounding roads are narrow, winding/hilly roads with records of speeding and accidents. The proposed development will be on both sides of Tyler Hill Road, but it says it will “minimise traffic flow onto Tyler Hill Road”. How will this be achieved? It won’t, as how can adding 2000 houses to a small village area not impact road safety. How does this improve cycling and pedestrian safety in the area?  
  
The Council’s 2021 Landscape Character Assessment describes the “strong rural character” of this area with its mix of woodlands, orchards and farmland, and talks about the need to conserve this landscape. The southern part of the site is located in Canterbury’s Area of High Landscape Value, and it is between two Sites of Special Scientific Interest – RSPB Blean and West Blean Reserve. The C12 proposals are incompatible with the 2021 Land Character Assessment, to which the Local Plan is required to conform.

We have 3 distinct villages in this area of Tyler Hill, Blean and Rough Common. By allowing this development the council is simply agreeing to merge the 3 villages into one and effectively then join it into Canterbury. This is against the Councils objectives.  
  
The development site is right in the middle of the Blean Woods area, surrounded by various parts of the National Nature Reserve. There are numerous rare and endangered species living in the fields, ponds, hedgerows and Sarre Penn valley. The Council’s other policies (eg SS1.10) say that it will continue to work with partners to extend and improve connectivity of the Blean Woodland Complex, but this development would make connectivity impossible. Land and Nature of this importance should be preserved and nurtured, not find housing estates built near to, destroying nature corridors.   
  
Wildlife and biodiversity in the area is important to us all, once it is impacted then what will be left other than a concrete jungle. This is a decision that will impact our future and is not something that can be reversed – we owe that to our children and as a family love our walks in our local woodland which shouldn’t be overlooked just because of financial gain.  
  
The proposed development would mean the loss of large areas of “best and most versatile” Grade 2 and Grade 3 agricultural land (scored out of 5). The Local Plan includes a policy to protect the best quality agricultural land outside of urban and settlement boundaries. Once planning is gained then more of this land will be lost, with food security more important than ever then how can this land be allowed to be lost.