**Traffic and Road Impact**

The Sustainability Assessment of the SLAA describes Site C12 as a “car-dependent development.” Despite the council’s new proposed bus policies, this designation seems accurate. The main traffic access points are both located on Whitstable Road, near the Rough Common roundabout. Significant highways improvements and two new slip roads on the A2 at Harbledown would be necessary, making Rough Common a major route into Canterbury. This would increase traffic on Whitstable Road to St Dunstan’s roundabout and St Stephen’s Hill, exacerbating congestion and affecting air quality.

In my experience, the roads around Rough Common and Canterbury are already congested, especially during peak hours. The Land Assessment highlights the challenges of these access points, which seem inadequate for the proposed development's scale.

**Road Safety and Suitability**

Surrounding roads are narrow, winding, and hilly, with records of speeding and accidents. The proposed development aims to minimize traffic flow onto Tyler Hill Road, but this appears impractical given the road network's current state. These roads are not safe or suitable for increased traffic.

Road safety is a significant concern, as evidenced by past accidents and speeding issues. The increase in traffic would likely worsen these conditions.

**Impact on Landscape Character**

The 2021 Landscape Character Assessment describes the area as having a strong rural character with woodlands, orchards, and farmland that need conservation. The southern part of the site lies in Canterbury’s Area of High Landscape Value and between two Sites of Special Scientific Interest—RSPB Blean and West Blean Reserve. The C12 proposals conflict with the 2021 Landscape Character Assessment, which the Local Plan must follow.

The development would disrupt the countryside between Canterbury and Whitstable and the villages of Tyler Hill, Blean, and Rough Common. This proposal does not align with the Council’s Land Character policies.

**Heritage Impact**

The development would affect many heritage assets, including the Church of St Cosmus and St Damian, a Roman Villa, Mediaeval Tile Kilns, multiple Listed Buildings, and Conservation Areas. The council’s Environmental Strategy emphasizes protecting and enhancing the historic environment.

C12 fails to demonstrate how conservation areas can be preserved or how impacts on heritage sites and their surroundings can be minimized. The Church of St Cosmus and St Damian, a historic part of Blean village, would be adversely affected by this development.

**Wildlife and Biodiversity**

The development site is in the Blean Woods area, surrounded by parts of the National Nature Reserve, which hosts numerous rare and endangered species. The council’s policy SS1.10 aims to improve connectivity of the Blean Woodland Complex, but this development would disrupt connectivity.

The area's wildlife and biodiversity are vital, and this development would significantly harm them. The proposal does not conform to policy SS1.10.

**Agricultural Land**

The development would result in the loss of high-quality Grade 2 and Grade 3 agricultural land. The Local Plan includes a policy to protect the best agricultural land outside urban and settlement boundaries.

Destroying quality farmland for this development contradicts this policy and threatens valuable agricultural resources.

**Impact on Blean Primary School**

One of the two access points for the proposed 2,000 houses would require the demolition and relocation of Blean Primary School, the only Outstanding primary school in this part of Kent.

This development would significantly disrupt the school, its staff, and its pupils, affecting the quality of education and stability for the community.