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My comments are in relation to Chapters 1, 2, 5 and 6 of the Draft Local Plan and in particular to policy C12 of Chapter 2.

My objection to the Plan regards the construction of a new town with 2000 residences on prime agricultural terrain that is vital for local biodiversity and borders ancient woodlands. Brownfield sites within the District should be prioritized for developments of this magnitude before even considering paving over the rural landscape. In instances where that is not feasible on a large scale, the Council should urgently seek an exemption from housing targets from the Central Government, based on the district's exceptional rich natural assets and heritage. By advancing the C12 proposal, the Council is acting against their own policies by hastily pushing forward a weak case in a manner that suggests it has been rushed at the last minute without sufficient preparation.

The planned high-density town will disrupt the natural geology, leading to inefficient water drainage and adverse effects on North Canterbury's sustainability.

The woods act as a vital wildlife corridor, facilitating the movement of species like the Heath Fritillary and the Nightingale, who have frequently been observed in the area adjoining the woods. Urban development would disrupt this essential ecological pathway, putting them at risk.

Keeping the school operational during construction poses serious safety risks to students, with the proximity of heavy machinery and construction work. But the alternative of sending students elsewhere would be highly disruptive. There are no good solutions that will keep the staff at the school - either way the school's reputation will be damaged.

Reconfiguring Rough Common Road to accommodate colossal construction vehicles and excessive Canterbury traffic burdens this weight-restricted residential district with disruption, hazards, and potential property damage.

The expected rise in motor vehicle traffic will lead to a decline in air quality, with increased emissions posing health risks to the community, particularly to children and the elderly. Furthermore, the visual impact of road construction would detract from the scenic beauty of the area, replacing green vistas with the starkness of asphalt and concrete.