

HOW TO OBJECT TO THE PROPOSED LOCAL PLAN

It is not easy to either find the consultation or to complete it. We thought this guide might help you. Once you have completed your objections, maybe take 10 minutes to ask any neighbours if they need help completing.

Remember – the proposal is for nearly 2,000 new houses across Otford and Dunton Green. This is in addition to 650 at Fort Halstead (approved), 950 at Bat & Ball Quarry site (approved), 850 at Broke Hill and 330 in Kemsing. Otford only has 1,500 homes currently...

You can submit a response for anyone over 12 years old in your home. The more responses received the more Sevenoaks District Council must listen.

How to complete the Regulation 18 Consultation Survey:

1. Copy and paste this link into a browser:

<https://tinyurl.com/k7bery9y>

2. Fill in your personal details per the prompt
3. Answer Option 1, 2 or None
4. Click “**Suitable Sites**” and click continue
5. You now need to select the sites you want to comment on
 - a. For those in Dunton Green click “Sevenoaks Urban Area”
 - i. Click **SEV 24** -land north of Sevenoaks, West of Otford (this is the proposed Rye Lane farmland development adjacent to the wildlife reserve) and click continue
 - b. For those in Otford, click “Otford”
 - i. Click **OT2** for the estate planned on the fields behind Hale Lane
6. Answer the questions with your views and you must provide commentary. If you have files to upload then you can do that here – these might include drainage reports, wildlife studies, transport of infrastructure reports as well as photos or other relevant studies. See over page for a guide on how to comment.
Click continue
7. Continue to answer all sections until you get to “**Would you like to comment on another site?**” – answer as appropriate for you and your surrounding areas. **Note that other relevant sites for residents of Otford and Dunton Green are: SEV19 / SEV16 / OT1**
8. Submit your answer and you must include a valid email address for on-line submissions

How to object
to the plans



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these plans



Points to consider as part of your response:

1. Even if land has been reclassified as grey belt it must **still be sustainable and suitable for housing development**. Use should be made of existing urban sites and brownfield sites FIRST.
2. If sufficient space cannot be found then the Council must consult and cooperate with neighbouring local councils and districts to find suitable space.
3. Will these developments 'merge' villages and towns or encroach into the countryside?
4. The **cost of retro fitting infrastructure to make it suitable and sustainable can eliminate a site as suitable simply because it is too expensive and disruptive**. Consider this in light of existing hot spots for example: (a) Dunton Green station and existing railway lines, bridges, tunnels (b) local roads (Station Road/London Road in Dunton Green, Rye Lane in Otford leading to Pilgrims Way, Bat and Ball junction) (c) existing privately owned dwellings and businesses on nearby land e.g. Bat and Ball junction, Station Road and London Road in Dunton Green.
5. **Accessibility/Transport Limitations** – how would residents of these new estates access shops, public transport or will they need to use their own cars. As an example it is intended that new SEV24 and OT2 residents would walk to Otford or Dunton Green stations - this is not realistic. It is a 30-40 min walk along narrow roads with limited pavements and street lights. For the elderly and young how suitable is walking or cycle paths ? There are already very limited scheduled buses servicing PWW.
6. The existing **road network is inadequate** and does not support current traffic, let alone an **additional 2500 homes** (inc Bat & Ball Quarry site). In particular; (i) Station Road leading into London Road at Rye Lane and Pilgrims Way West are already insufficient with no/limited pavements and lighting; (ii) **Congestion in Otford** is already high and (iii) Bat and Ball junction is already chaos and will become more so following the redevelopment of the quarry site. **Pollution and health** might be an issue
7. If the **OT2** site is built on we will lose '**Best & Most Versatile**' land for crop growing – the guidelines say any Local Plan should avoid loss of this type of land
8. **OT2** is right next to **National Landscape** land (areas of outstanding natural beauty) and the North Downs Way – wildlife will be irreparably harmed and the landscape will be changed for the worse... forever
9. **SEV24** is adjacent to the **Sevenoaks Wildlife Reserve** – a nationally recognised site of special scientific interest. Wildlife will be irreparably harmed
10. **SEV24** is on a **Flood Plain** – this makes it unsustainable for development
11. The River Darent is a **chalk stream** – the Environment Agency has funded a multi year research pilot focussing on the River Darent as a chalk stream – what consideration is being given to this?
12. Large scale housing developments significantly reduce water retention (permeable land is replaced with surfaces like roads, buildings, driveways) – impacting on local river and ground water levels and also local wildlife. What considerations are being given to this given that the SEV24 site is a flood plain and adjacent to the Wildlife reserve, with the River Darent nearby?