



LOCAL PLAN IMPACT BRIEFING

What does the new Local Plan mean for Otford?

Thousands of new homes are proposed within two miles of the village. This briefing sets out what that scale of development could mean for our roads, water, healthcare and countryside — and how to have your say before the deadline.

Regulation 19 consultation — responses close

17 September 2026

PROPOSED WITHIN TWO MILES OF OTFORD

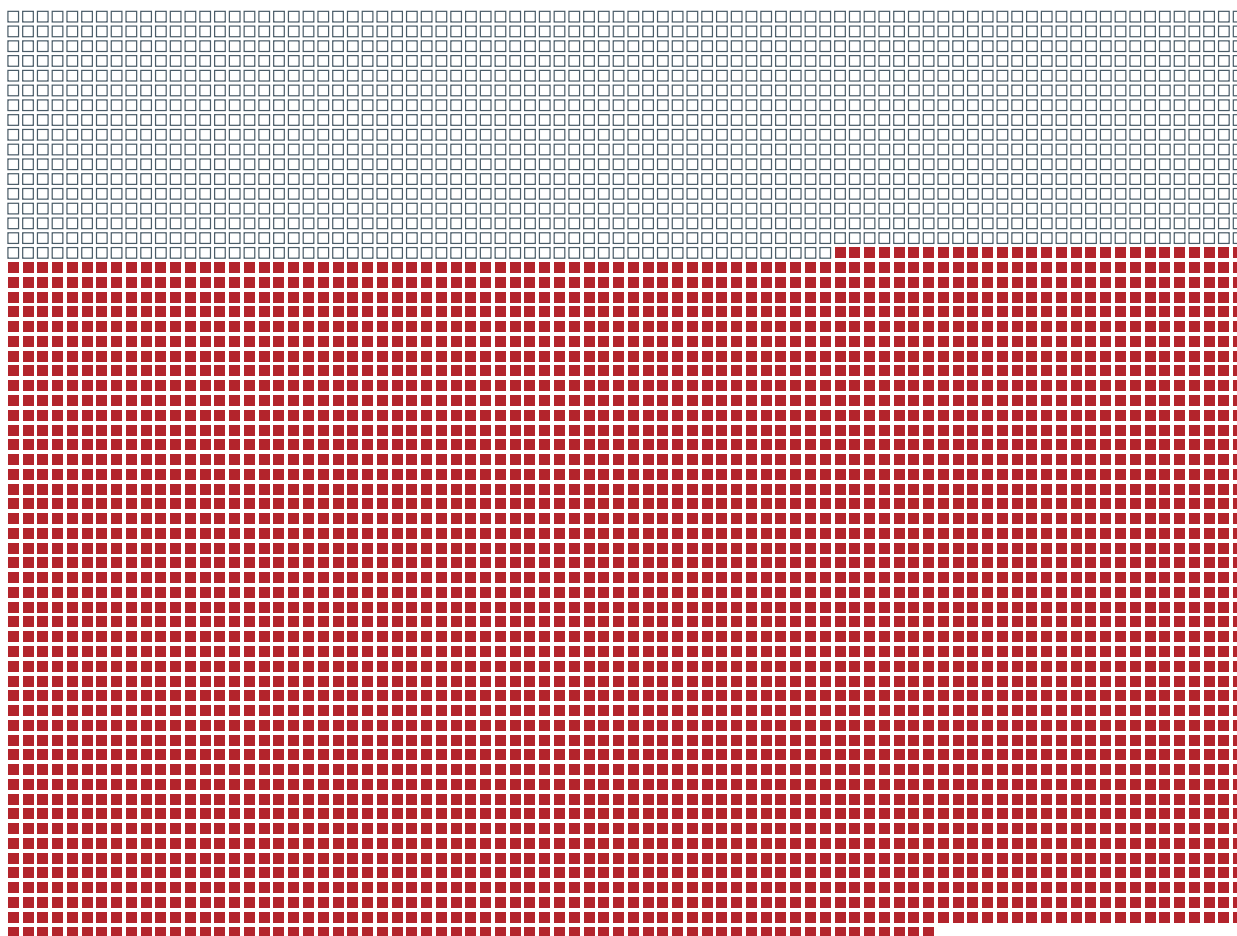
3,871

NEW HOMES

Against approximately 1,400 homes in the village today

Otford would not simply grow. It would be enclosed by development equivalent to nearly three additional villages, built on the fields that currently separate us from our neighbouring settlements. We would lose our identity as a village.

EVERY SQUARE IS ONE HOME



□ Otford today — approx. 1,400 homes

■ Proposed within 2 miles — 3,871 homes

OTFORD TODAY

~1,400

existing village homes

PROPOSED NEARBY

+3,871

new homes within 2 miles

RELATIVE SCALE

277%

of existing housing stock

What could this mean for our roads?



Illustrative image

5,419

ADDITIONAL CARS

3,871 homes × 1.4 cars per household

Parked nose to tail, those vehicles would form a continuous queue of roughly **15 miles**. They would join a network of single-carriageway lanes and village junctions never designed for traffic on this scale.

Almost all of it would funnel onto the same small number of routes in and out of the valley.

THE ROADS THIS TRAFFIC WOULD USE

The A225 through Otford is a single carriageway, narrow (or no) pavements and residential frontages along much of its length. There is no realistic scope to widen most of it.

What could this mean for our water supply?



Illustrative image

1,354,850

EXTRA LITRES, EVERY DAY

3,871 homes × approx. 350 litres per home per day

That is close to **200 Olympic-size swimming pools every year**, drawn from a catchment already under serious pressure.

The Environment Agency classifies this part of the South East as seriously water-stressed.

198 OLYMPIC POOLS — ONE MARK EACH



THE QUESTION FOR THE COUNCIL

Which water resource and wastewater treatment capacity has been identified to serve these allocations, and over what timescale will it be delivered?

What could this mean for our GP surgeries?



Illustrative image

~54,000
EXTRA GP APPOINTMENTS A YEAR

3,871 homes × 2.36 residents × 5.88 appointments

Roughly **9,100 additional residents** would need registering with local practices. At the current national average of 5.88 GP appointments per patient per year, that is more than a thousand extra appointments every week.

No new surgery capacity has been identified to absorb it.

THE QUESTION FOR THE COUNCIL

Which practices are expected to absorb these patients, what is their current list size against capacity, and has the Integrated Care Board confirmed that provision is deliverable?

Once Green Belt is built on, it does not come back.

Otford sits within a distinctive landscape of villages, fields, woodland and open countryside, framed by the Kent Downs. The gaps between settlements are not spare land. They are the reason this is a valley of villages rather than one continuous suburb.

DECISIONS MADE NOW WILL PERMANENTLY DETERMINE

- the physical separation between Otford and its neighbouring settlements
- the rural setting and character of the village
- wildlife, habitats and irreplaceable hedgerow and woodland
- whether infrastructure ever catches up with the housing
- what is left of this landscape for future generations

Is local infrastructure ready for development on this scale?

Four numbers, drawn from the proposals themselves and from published national averages.

3,871**New homes**

within two miles of Otford — equivalent to 277% of the village's existing housing stock

5,419**Additional cars**

on single-carriageway lanes and village junctions — a queue of roughly 15 miles nose to tail

1.35m**Extra litres of water, every day**

close to 200 Olympic-size pools a year, in a seriously water-stressed catchment

~54,000**Extra GP appointments a year**

from approximately 9,100 additional residents, with no new surgery capacity identified

QUESTIONS RESIDENTS DESERVE ANSWERS TO

- Where is the evidence that these roads, junctions and the level crossing can absorb this traffic?
- Which water resources and treatment capacity will serve these homes, and when?
- Which GP practices and schools will take these residents, and who is funding the expansion?
- Has genuine brownfield capacity been fully assessed and exhausted before Green Belt is released?

Your response counts — but only if it arrives in time.

Regulation 19 consultation window

23 Jul - 17 Sep 2026

This is the formal stage of the Local Plan. Representations made now go to an independent Planning Inspector at examination. Comments made after the deadline carry no weight, so the window matters as much as the content.

WHAT MAKES A RESPONSE EFFECTIVE

- **Write in your own words.** Identical form letters are counted, but carry far less weight than individual representations.
- **Everyone in your household has a voice.** Individual responses are powerful and numbers matter. Ask everyone in your household to respond separately.
- **Address soundness.** The Inspector asks whether the plan is positively prepared, justified, effective and consistent with national policy.
- **Be specific.** Name the policy or site reference you are commenting on, and say what change you want made.
- **Use evidence.** Traffic counts, water stress designations and brownfield capacity carry more weight than general objection. Photographs and records of your own experience, with dates and times, are powerful.
- **Say what you know locally.** First-hand knowledge of a junction, footpath or watercourse is evidence the council and planning inspectorate may not otherwise have.

HOW TO RESPOND

Representations are submitted to Sevenoaks District Council through the Local Plan consultation portal — there is a link to it from the Otford Protection Committee's web page. Guidance, a plain-English summary and a template covering the four soundness tests are also available at www.otfordsociety.org.uk/development

Sources and methodology

Every figure in this briefing is shown with its working, so that it can be checked.

HOMES

3,871 is the identified and proposed new housing figure within approximately two miles of Otford in the emerging Sevenoaks District Local Plan. Otford's existing stock is taken as approximately 1,400 homes. 277% is 3,871 expressed as a proportion of 1,400.

TRAFFIC

5,419 cars is 3,871 homes $\times$ 1.4 cars per household. Queue length assumes 4.5 metres per vehicle, giving 24.4 km, or 15.2 miles.

WATER

1,354,850 litres per day is 3,871 homes $\times$ 350 litres per home per day. That is 494.5 million litres a year, or 198 pools at 2.5 million litres each.

HEALTHCARE

3,871 homes $\times$ 2.36 residents per household (ONS average household size, England and Wales) gives approximately 9,100 residents. At 5.88 GP appointments per patient per year (NHS Digital, 2025), that is approximately 54,000 appointments a year.

IMAGES

All photographs in this briefing are illustrative. They do not depict Otford, or any specific proposed development site.

ABOUT THIS BRIEFING

Prepared by the Otford Protection Committee to help residents understand the scale of development proposed around the village, and to encourage informed responses to the Local Plan consultation. Corrections and additional evidence are welcome.

Have your say before

17 September 2026