



Fairfax Properties Ltd
Bunton Barn, Bunton Lane
Bolney
Haywards Heath
RH17 5RE

The Otford Protection Committee
c/o The Otford Society
protectotford@theotfordsociety.org.uk

19th October 2026

Open Letter to The Directors of Fairfax Properties Ltd

Re: Proposed development of Green Belt land at site ST4-7, Otford – petition of 1,377 local residents

Dear Directors,

We write on behalf of the residents of Otford and the surrounding communities to present the enclosed petition opposing your proposals for the development of site ST4-7. In less than two weeks since it opened on 9th October, the petition has gathered **1,377 signatures**. That a petition can attract such support so quickly speaks for itself: this is not the view of a vocal few, but the settled position of the community you propose to build beside. The petition can be viewed in full at: <https://c.org/zgj5VCLSyc> and the 69 pages of signatures are also attached to this email.

The community's view is clear and long-standing

This opposition did not begin with your consultation. In The Otford Society's village survey of 2025, **92% of respondents** opposed development of site ST4-7, with only **4%** in support. Otford Parish Council's Survey conducted in July this year shows that this opposition had hardened to **93%** and support had fallen to just **0.9%** of respondents. Opposition at this level is almost unheard of in any survey of public opinion, and the response to this petition shows that local people deeply care about this green open countryside which sits adjacent to a wildlife reserve. We would ask you to weigh that evidence carefully. A scheme of this scale, imposed on a community in which opposition is close to unanimous, would begin its life without the consent of the very people expected to live alongside it.

The wrong development in the wrong place

There are clearly many reasons why local opinion is so against a development of such scale on this site and these will be presented in a well-evidenced way at the appropriate stage, should proposals move forward. However, there are two fundamental points.

Firstly, the infrastructure is not there. The roads, public transport, schools, health services and utilities that serve Otford, Dunton Green and the neighbouring settlements are already under strain even before the 950 (already approved) homes are built on the Sevenoaks Quarry site). A development of the scale proposed would place demands on them that they cannot meet, and no realistic package of measures would change that.

Secondly, this is Green Belt. The land at ST4-7 forms part of the open countryside that separates our communities and gives this part of the Darent Valley its character. Building at this scale on Green Belt land is inappropriate in principle and we do not accept its designation as Grey Belt, or that the exceptional circumstances needed to justify its release exist here.



Our Commitment to Local People

We want to be entirely clear about what lies ahead. Alongside many other people, local organisations and groups, The Otford Protection Committee together with its professional and legal advisors, intends to object to any development of this land **at every stage** – through the Local Plan examination, at any planning application, and through any further process that may follow. We will do so in support of local people and for as long as it takes.

We would far rather that this effort were unnecessary. We therefore invite Fairfax Properties to listen to the community, to recognise the strength and depth of local feeling demonstrated by this petition and by our survey, and to withdraw its proposals for site ST4-7.

Yours faithfully,

Simon Featherstone
Chris Sutton,
Co-Chairmen, The Otford Protection Committee

Copied to:

- Dr Pav Ramewal, Chief Executive, Sevenoaks District Council
- Laura Trott MP
- Cllr Marc Logen, Kent County Council
- Cllr Irene Roy, Sevenoaks District Council
- Cllr John Edwards-Winser, Sevenoaks District Council
- The Clerk, Otford Parish Council
- The Clerk, Dunton Green Parish Council
- The Chief Executive, Sevenoaks Town Council