

Great Hollenden Farm: what you can do

Application 26/00899/FUL · Site B, Mill Lane · Sevenoaks District Council

20 September Objections close. Extended only because the District Council failed to put up the site notice.	15 October The last committee that could hear this in public. After 31 October one officer decides alone.
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What is being proposed

Permission for Site B to become either **Class B8**, the warehousing class, meaning storage and distribution with the lorries, loading and deliveries that go with it; or light industrial use within **Class E**, the class that since 2020 also covers shops, cafés, offices, gyms, clinics and nurseries. **Nothing pins it down.** No hours are proposed and no limit is set on lorry numbers.

It is one building taken in slices. A was signed off by a lawfulness certificate and C by prior approval, both in May 2025, on the same drawing with a different portion outlined. Each is judged alone, so nobody has assessed the whole: 1,946 square metres, and on the applicant's own figures about **102 vehicle movements a day, one every five minutes.**

What the issues are

Lorries	On a lane that cannot take them, already signed "unsuitable for HGVs". Kent Highways has placed a holding objection pending further information, and assessed Site B alone.
Danger	A dozen horses cross the lane twice a day at a blind bend, the school bus stops on request, and photographs show cars driven onto the verge to let lorries past.
Noise	The council's own environmental health officer has found the noise impact unacceptable. And that assumed set working hours which the application does not actually impose.
Pollution	Fumes and idling on a lane people walk daily, and the form answers "unknown" for foul drainage, beside a stream that floods.
Use drift	If permission is granted, it may be possible to change later to one of the other Class E uses, a shop, a gym, a clinic or a nursery, without any further permission being required.

Over 200 people have objected and nobody has written in support. Hildenborough and Seal Parish Councils both object.

What you can do

- ☐ **Object in your own words, by 20 September.** Email planning.comments@sevenoaks.gov.uk quoting 26/00899/FUL, with your name and address. Identical letters count once, so write again if you used a template.
- ☐ **Ask for the whole building to be assessed, not one third of it.**
- ☐ **Say where you live, and what you hear.** Only one house was ever assessed for noise.
- ☐ **Photograph traffic conflict on the lane.** Vehicles unable to pass, cars driven onto the verge, walkers and riders with nowhere to go. Note the date, time and place. This is the priority.
- ☐ **Report noise to the council.** Use their Noise App, see their webpage "Report noise nuisance using the Noise App". Every report is logged, so it becomes the council's record, not ours.
- ☐ **Ask both district councillors to have it heard on 15 October.** By name, and by date.
- ☐ **Ask for strict conditions if it is approved.** Hours, a cap on lorry movements, no outside storage, no floodlighting. Conditions are the only thing that binds a future occupier.

What will not help: property values, competition with an existing business, who the applicant is, private boundary disputes.
What does count: lorries, road safety, noise, pollution, wildlife and the absence of conditions.