



The Private GP Clinic, The Dartmoor Suite, Great Hollenden Business Centre, Mill Lane,
Underriver, Sevenoaks, Kent TN15 0SQ
Tel: 01732 835212

4 September 2026

Ms Samantha Yates
Planning Officer
Sevenoaks District Council
Sent via email to: samantha.yates@sevenoaks.gov.uk

Dear Ms Yates,

RE: Formal objections to proposed planning application at Great Hollenden Farm TN15

I am writing on behalf of the GP Partners and Directors of The Private GP Clinic Sevenoaks to set out our circumstances and, more importantly, our strong concerns regarding the proposed use of the barns and the potential implications for our patients, staff and the wider operation of our medical practice.

We would be grateful if this email could be treated as our formal objection to the planning application and, if appropriate, to be forwarded to your relevant SDC Planning Team colleagues and included in the representations considered when the application is determined.

We are a well-established medical practice operating from the Great Hollenden Business Centre since 2013, providing private primary and specialist medical care to patients with a wide range of health needs, including a significant number of patients with complex medical problems. Importantly, many of our patients come to us because their particular or complex healthcare needs have not been adequately met within NHS primary care. These patients often require more time, continuity of care, detailed assessments and a level of individualised medical attention that they have been unable to obtain through conventional NHS services. Our practice therefore provides care to a patient population which is, in many respects, particularly vulnerable.

Our patients include elderly and frail individuals, patients with significant or complex medical conditions, people with disabilities or reduced mobility, pregnant women and patients who may be physically or psychologically vulnerable. Some patients attend with walking aids or have other mobility difficulties and some require assistance from family members or carers. We believe these are important considerations when assessing the suitability of the proposed development.

The Great Hollenden Business Centre is not simply an ordinary commercial or office environment and contains two established medical practices and patients regularly need to travel between the business centre car park and the entrance to the building. This involves pedestrians crossing

the road in the immediate vicinity of the barns. We are therefore extremely concerned about the prospect of the barns being used in a manner that generates regular movements by 7.5-ton vans and HGVs.

There is a fundamental difference between the existing agricultural use of the barns and an intensive commercial transport or logistics operation. The open-fronted section of the barn adjacent to the Business Centre has been used for the storage of hay and straw and the central section for the storage of agricultural machinery since before we came here. Whilst this existing activity inevitably generates some vehicle movements and noise, it is seasonal and is entirely different in character from a site which would accommodate frequent 7.5-ton vans and HGV arrivals, departures, manoeuvring, loading and unloading, etc.

Our concern is that the proposed planning permission could facilitate a materially more intensive commercial use of the barns, potentially allowing them to become a transport, logistics, storage or distribution facility. If that is the likely consequence of the application, we consider the location to be wholly unsuitable. In our view, such a use immediately adjacent to two established medical practices is fundamentally inappropriate and dangerous for vulnerable, frail patients accessing our clinical care.

7.5-ton vans and HGV's entering, leaving, reversing or manoeuvring close to the pedestrian routes used by our patients presents a significantly greater hazard than ordinary passenger vehicles. An elderly patient with limited mobility, a wheelchair user, a person using a walking frame, a pregnant woman or a medically unwell patient cannot necessarily move quickly or safely away from a manoeuvring heavy vehicle. There is consequently a very real possibility that increased HGV activity could compromise the safety and accessibility of the route used by our patients to attend medical appointments. We believe this issue deserves particular weight because our patients are attending the premises for healthcare, rather than for an optional commercial activity and they should be able to access their medical appointments in a safe, calm and accessible environment.

We are also concerned about the suitability of Mill Lane itself for the anticipated increase in heavy vehicle traffic. The narrow lane is entirely unsuitable for any HGV and the physical characteristics and existing traffic conditions not conducive to the safe and convenient passage of large vehicles alongside ordinary road users and pedestrians. The introduction of regular HGV movements would inevitably create additional risks associated with vehicle size, visibility, turning, manoeuvring, reversing and potential obstruction or queuing. These risks become particularly significant when considered alongside the pedestrian movements associated with the medical practices at the business centre.

We would therefore strongly encourage the SDC Planning Authority to ensure that the highway implications are assessed on the basis of the largest and most intensive use that the planning permission could reasonably facilitate, rather than simply relying upon an assumption that 7.5-ton van and HGV movements would be occasional or limited. We would also ask that particular consideration is given to how HGVs would enter and leave the site, where they would manoeuvre, whether reversing would be required, whether vehicles could wait or queue on Mill Lane and how patients crossing between the business centre car park and our clinic premises would be protected.

There is also a significant concern regarding noise. The business centre already hears the reversing alarms and other noise associated with agricultural machinery operating from the

barns however, regular light industrial and/or B8 Use would introduce a substantially different pattern and potentially much greater level of disturbance, including engine noise, reversing alarms, loading and unloading, vehicle manoeuvring and potentially vehicle idling.

This is particularly problematic immediately adjacent to a medical practice. Medical consultations in our practice require an environment in which our patients can speak privately and our clinicians can concentrate without persistent external disturbance. More importantly, many of the people attending our practice are already unwell or vulnerable and a significant increase in heavy vehicle activity immediately outside the practice would be an entirely inappropriate and avoidable source of disturbance. We are similarly concerned about the potential impact of additional HGV movements upon local air quality, particularly where heavy vehicles may be required to wait, queue or idle close to our medical practice. Taken together, we believe that the proposed use would be wholly incompatible with the established healthcare use immediately alongside it.

We would also respectfully ask that SDC considers the potential long-term implications of the planning permission. A permission granted today may remain in place for many years and could facilitate changes in the way the buildings are operated in the future. It is therefore important that the Council considers not merely the applicant's immediate intentions, but the use which the permission would actually enable. We are particularly concerned that an approval could establish a precedent for the barns to evolve into a more substantial transport or logistics operation, with an associated increase in HGV movements through Mill Lane. Once such a use becomes established, it may be considerably more difficult to prevent further intensification.

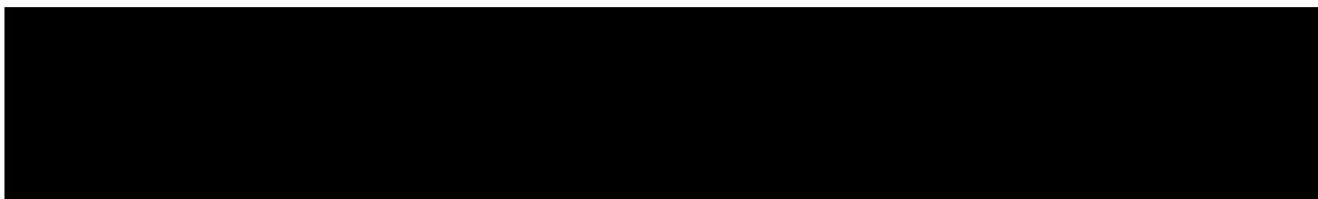
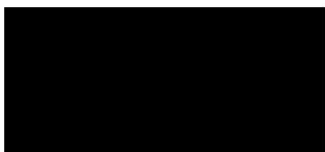
For these reasons, this medical practice strongly objects to the planning application. In our professional view, the creation or facilitation of light industrial or B8 Use immediately adjacent to our medical practice would be entirely unsuitable and would introduce an unnecessary and potentially significant risk to our patients, particularly those who are elderly, disabled, mobility-impaired, pregnant, medically vulnerable or living with complex health conditions. We believe that the character and physical limitations of Mill Lane, combined with the immediate proximity of the medical practices and the vulnerability of the patients who use them, make this an inappropriate location for an HGV or transport hub.

We would therefore respectfully ask SDC to support our objection and to recommend that the Planning Authority refuse the application. If the Planning Authority is nevertheless minded to consider the proposal further, we would ask that no decision is reached until there has been a thorough assessment of the highway, pedestrian safety, noise and environmental implications, with specific consideration given to the needs of patients with disabilities and reduced mobility and to the interaction between HGV movements and pedestrians accessing the medical practices.

We would be very happy to provide further information regarding the nature of our practice, our patient population and the practical impact that increased light industrial or B8 Use would have upon our patients and staff.

Thank you again for taking the time to engage with us on this matter. We very much appreciate SDC's kind consideration of what we believe is a serious concern for the safety and wellbeing of our patients and the appropriate functioning of the medical practices at Great Hollenden Business Centre.

With very best wishes,



c.c. Cllr Charles Batchelor, Hildenborough Parish Council