



Application: 20250932

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011**

SCREENING OPINION UNDER REGULATION 15

To: **C/o Agent
C/O Kathryn McCain, Rapleys LLP
66 St James's Street
London
SW1A 1NE**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, as Local Planning Authority, under the Town and Country Planning Act hereby determines that the development referred to in the letter received on 23rd September 2024 does not constitute EIA development and therefore and Environmental Statement. The notice relates to land situated at

**Former Tollgate Hotel
Watling Street
Gravesend
Kent**

and being **Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether a Full planning permission for the demolition of existing buildings to provide an EV charging hub and petrol filling station, including 24 charging bays and supporting electrical infrastructure (12 charging upstands, three substations and two network cabinets), six pump islands with canopy above, a forecourt shop/amenity building, customer parking, two air and water spaces and associated hardstanding and landscaping, accessed from the Wrotham Road/eastbound A2 roundabout junction constitutes EIA development.**

GRAVESHAM BOROUGH COUNCIL MAKES THE FOLLOWING COMMENTS :-

Given the characteristics and location of development and the characteristics of the potential impact outlined, it is considered that the proposal would not be likely to have a significant effect on the environment. Gravesham Borough Council therefore concludes that the development is not EIA development and that an EIA is not required.

INFORMATIVES:-

1 SUBMITTED PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Covering letter

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 8 October 2025

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