

Alison Webster
Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KM/19-02858
Date: 19 November 2024

Dear Alison

Re: Gravesend - Former Tollgate Hotel, Land at the junction of the A2 with Wrotham Road

On behalf of our client, bp pulse (the applicant), we submit a full planning application in respect of the proposed redevelopment of the Former Tollgate Hotel at Wrotham Road, Gravesend. All land within the red and blue lines is in the ownership of the applicant.

The description of the development proposals (the proposed development) is below:

"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."

In support of this full planning application, the following has been submitted via the Planning Portal (PP: PP-13400788) alongside the application fee of £3,538.00:

- The completed application Forms and certificates prepared by Rapleys LLP;
- A Planning, Design & Access Statement, Statement of Community Involvement, and Sustainability & Energy Statement prepared by Rapleys LLP;
- A full suite of drawings, accompanied by a document register, prepared by MBH Architecture, including:
 - EV005-PS-LAY-000-GB00015044-0001-001 B01 OS Location Plan (Issued 10.05.24)
 - EV005-PS-LAY-000-GB00015044-0003-001 B01 Existing Site Layout (Issued 30.04.24)
 - EV005-PS-LAY-000-GB00015044-0003-002 B01 Existing Site Layout 1-500 (Issued 30.04.24)

Rapleys – 66 St James's Street St James's London SW1A 1NE

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- EV005-PS-LAY-000-GB00015044-0005-001 B01 Proposed Site Layout (Issued 06.09.24)
- EV005-PS-LAY-000-GB00015044-0005-002 B01 Proposed Site Layout 1-500 (Issued 06.09.24)
- EV005-PS-LAY-000-GB00015044-0005-003 B01 Hazardous Zones Layout (Issued 06.09.24)
- EV005-PS-LAY-000-GB00015044-0007-001 B01 Surfacing Site layout (Issued 06.09.24)
- EV005-PS-LAY-000-GB00015044-0004-001 B01 Proposed Site Elevations (Issued 06.09.24)
- EV005-PS-GAS-000-GB00015044-0001-001 B01 Proposed Building Details (Issued 06.09.24)
- EV005-PS-GAS-000-GB00015044-0002-001 B01 Equipment Details Sheet (Issued 05.03.24)
- EV005-PS-LAY-000-GB00015044-0009-001 B01 Vehicle Tracking HGV (Issued 06.09.24)
- EV005-PS-LAY-000-GB00015044-0010-001 B01 Vehicle Tracking Cars (Issued 06.09.24)
- 2024-05-07 Tollgate - Existing Site Layout 1-500 PLANNING AREAS
- 2024-09-04 Tollgate - Proposed Site Layout 1-500 C PLANNING AREAS
- Lighting Assessment and Lighting Plans prepared by Graham White Lighting Consultancy, including:
 - Tollgate BP186.1 Lighting layout
 - Tollgate BP186.2 Illuminance layout
- Transport Statement prepared by Markides Associates;
- A Transport Addendum prepared by Markides Associates;
- Ecological Impact Assessment and Biodiversity Assessment (dated September 2024) prepared by Eco Tech;
- Bat Surveys and Technical Note prepared by SLR Consultancy;
- Landscape and Visual Impact Assessment prepared by Huskisson Brown;
- Landscaping Plan and Planting Schedule prepared by Huskisson Brown;
- Phase 1 Contamination Desk Study Report prepared by Subadra;
- Fuel Tank Risk Assessment prepared by Subadra;

- Air Quality Assessment prepared by Wardell Armstrong;
- Acoustic Assessment prepared by Sharps Redmore;
- Archaeological Assessment prepared by the Environmental Dimension Partnership Ltd;
- Arboricultural Impact Assessment prepared by Owen Allpress;
- Flood Risk and Drainage/SUDS Assessment prepared by Weetwood;
- Operational Rational prepared by BP Pulse; and
- Heritage Assessment prepared by the Environmental Dimension Partnership Ltd.

As requested by officers, this pre-application includes the draft planning application documents for officer review and feedback ahead of submission of a full planning application.

For reference, the following documents have not included within this pre-application consultation, but propose these can be secured via an appropriately worded condition:

- Waste Management Plan
- Code of Construction Practice/Demolition/Construction Environment Management Plan
- Electrical services layout

We trust that the above is self-explanatory, and we look forward to confirmation of validation at the earliest possible juncture. However, if further information is required, please contact me using the details below.

Yours sincerely



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