

Tollgate Hotel Site, Gravesend

Public Exhibition



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Welcome

BP are proposing a new Service Station comprising a flagship EV charging hub with an ancillary petrol filling offer and an M&S Simply Food store at the Former Tollgate Hotel, a derelict gateway site into Gravesend.

The proposal would provide 24 bays with access to Ultra-Fast 300kW chargers capable of providing up to 80% charge in 20 minutes.

BP and the Team are keen to hear your thoughts on the proposal.

Please complete the [questionnaire](#) and provide us with your comments so that we can take them into account as the development proposals evolve.



The Proposal

The site comprises the Former Tollgate Hotel located north of the eastbound entry slip road to the A2, which has been vacant and derelict since 2006.

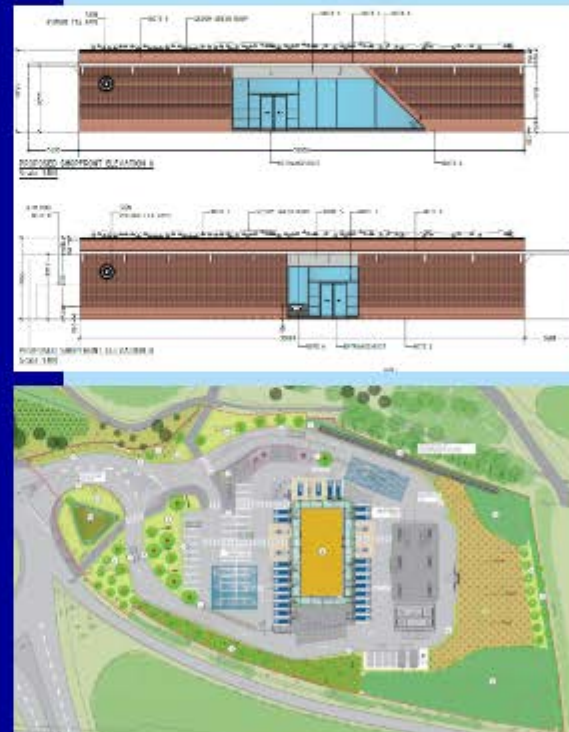
Previously used as a hotel and restaurant, part of the hotel was demolished to enable the construction of the new sliproad to the A2.

bp pulse propose to demolish the existing buildings on site and develop a service station that would provide a new flagship EV charging hub for residents of Gravesend and users of the A2. The scheme would include 24 Ultra-Fast EV charging bays with an ancillary petrol filling element. The scheme would help support the transition away from combustion engines to electric vehicles and a Net Zero future.

The proposal includes an amenity building incorporating an M&S Simply Food store and Wild Bean Café to meet the needs of the motorist using the site as they recharge/refuel whilst improving the diversity of facilities on offer in Gravesend. bp pulse are currently exploring brick as the main material for the amenity building, in place of timber as originally proposed.

As well as enhancing consumer choice for residents of Gravesend, the proposal will generate new job opportunities for local people.

The scheme has been carefully designed taking into account the character of the surrounding area and the site's Green Belt location, and includes large areas of landscaping and biodiversity improvements to soften the visual appearance of the development and ensure it fits harmoniously within the immediate context.



Track Record

The proposed development is anchored by a bp pulse and Marks & Spencer franchise store. The two organisations have a track record of working together successfully, having delivered 278 sites over an 11 year period via a franchise model.

The existing former Tollgate Hotel

This site walkover shows the current state of the site in its Green Belt location





Investment in excess of £10 million into the regeneration of the site



Generating employment opportunities including a mixture of 30 full time, part time and management roles



Regeneration of a prominent brownfield site in a gateway location to Gravesend



Replacement of a dilapidated, vacant building with a high-quality, well designed and sustainable development



Provision of ample soft landscaping and trees to improve the appearance of the site whilst exceeding biodiversity net gain requirements



Increased provision of Ultra-Fast EV charging points in the area, providing a minimum 150kW charge



Provision of a Green Roof to enhance biodiversity and help the building blend harmoniously with its surroundings



Addressing the Climate Emergency by encouraging the transition to low carbon vehicles and a cleaner transport system



Improved links to local pedestrian and cycle routes

Green Belt

The site is previously developed land within the Green Belt. The proposed development would bring the vacant site that is a blight on Gravesend's townscape back into active use, resulting in a positive impact on the Green Belt whilst providing a number of key environmental, economic and social benefits, including:

- Providing a positive impact on the openness of the Green Belt by reducing the volume of built form on site by 74.33%
- Supporting the transition to a low carbon future through the promotion and provision of Ultra-Fast EV charging bays
- Providing EV charging infrastructure powered by a supply from 100% renewable energy
- An effective and efficient reuse of a brownfield site, reducing pressure on greenfield land
- Improving landscaping and planting of 57 native trees on site, resulting in biodiversity improvements of 14.63%
- Transforming a derelict site into high quality development in a gateway location to Gravesend
- Creating an exceptional first impression for visitors and residents of Gravesend, reinforcing Gravesend as a place for where people are happy to live, work and visit
- Meeting an identified need for Ultra-Fast chargers in the local area
- Improving pedestrian and cycle links in and around the site for the benefit of local residents



Next Steps

Work is underway to carry out detailed assessments of the site and proposed scheme. These assessments focus on the design and functionality of the proposal, taking into consideration the sites relationship with the surrounding landscaping and Green Belt location.

Any comments received will be carefully considered as part of these assessments before the proposals are finalised.

[Complete the comments form](#)

