

ADDITIONAL STATEMENTS

Site

The Manor Hotel Berwick Pond Road, Rainham, RM13 9EL

Client

Shobhna Properties Limited

Date

23rd August 2023

In order to validate the application the following reports have been requested:

1. Statement of Community Involvement
2. Safer Spaces Statement
3. Health Impact Assessment (HIA)
4. Fire Statement
5. Construction Logistics Plan

It is our understanding that the above reports would be required if the application were a Major Development. Havering Validation List gives this definition: -

“Major Development - For dwellings, a major development is one where the number of dwellings to be created by new development and conversion is 10 or more. Where the number of dwellings to be constructed is **not** given in the application, a site area of 0.5 hectares or more should be used as the definition of a major development. “

The definition of major development **for dwellings** if the number of dwellings is stated and it is less than 10 the site area factor does not come into consideration. That is what the definition says it is a sequential decision.

This is presumably to recognise situations like ours where an existing building is converted in a large plot where the size of the plot is an historic factor.

All of these clarify that the application that provides 9 dwellings is a minor development and not a major.

We will review the reports separately as listed below and although we do not consider that the above 5 reports are needed for validation we have expanded on the metrics sought in these areas with respect to the submission in mitigation.