

RETAINING THE GROUND FLOOR AS F2(B) COMMUNITY HALL AND CHANGE OF USE OF UPPER GROUND FLOOR INTO F2(A) RETAIL SHOP AT THE RAINBOW CENTRE, ROSE STREET, NORTHFLEET DA11 9EQ 8Y UNDER THE TOWN AND COUNTRY PLANNING ACT, 1990.

Supporting statement.

The property was purchased at the auction last march from the trustees of a Methodist church, and prior to the purchase, it was used as a community hall. We are not sure exactly when, but the place was already closed for a number of years. Obviously because the business was no longer viable, possibly due to the pandemic, and probably also as to the future uncertainty of it remaining competitive, in the wake of a new 200meter sq. community centre overlooking the Thames river, with complimentary facilities around its vicinity, being built alongside the residential development of about 530 dwellings under the policy {CS03 : Northfleet Embankment and Swanscombe peninsula east opportunity area. Old Northfleet residential extension key site (sub-area 1.4)}. The cost involved to renovate and facilitate the property in its current class of use will not be economically viable to stay competitive. Especially in this current economic climate.

The lower ground floor will retain its former use classification, as a place for the community to gather for events, such as for meetings, parties, cultural programs, fitness classes, for tea, coffee and drinks and also for charity events.

The food shop will focus on the procurement and distribution of fresh produce; this will include fruits and vegetables, meat and poultry, pastries and bakery, some frozen goods, spices, confectionaries, drinks, and toiletries. The opening hours will be 13 hours shift between 7am to 10pm weekdays, and shorter hours in the weekends. The exact timing will be ultimately determined by the needs and convenience of the neighbouring residents, which it is aimed to serve.

The facilities: The community hall and shop proposed could continue to support and improve the existing local community, in order to meet both current and future economic, social and environmental needs, and achieving sustainable development in one of Gravesham most sustainable part of the borough.

Social : The need for a localised shop, and community hall, will help to mitigate the problem as had during the pandemic. Its accessibility will reduce the need for long travels (by vehicle), encourage cycling and access by foot. As food is an essential necessity, and its procurement at the shop, which is a shared space, it will promote social interaction, opportunities for meetings between people who might not otherwise come into contact with each other. When the site becomes actively and continually in use it would deter crime and disorder in the surrounding vicinity.

Environment : The biggest initiative on the environment is cutting greenhouse gas emissions. The impact of global warming has meant that our business supports the objectives that focus on limiting the need for customers to travel by cars, and to encourage walking and cycling. Taking the opportunity to maximise this form of sustainable

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transportation, we propose to build a bicycle shelter within the boundaries of the property. We would also offer eco bikes delivery services locally. All of this will help to reduce congestion and improve air quality and public health.

Economical: Jobs will be created as a result of the existence of the proposed business. Staff will be employed from the local community to operate the business.

Crime: Below is the crime reference number for incident that occurred at the premises due to lack of use and the property remaining empty. [Crime Ref 46/263394/21](#)