



Malden
Rushett
Community



Annex 8: **SYNOPSIS**

Email to:

Malden Rushett Residents Association
Friends of Woodview

August 2019

MALDEN RUSHETT NEIGHBOURHOOD PLAN

Malden Rushett Community (MRC) is applying to RBK to designate a Neighbourhood Area and Qualified Body to prepare a Neighbourhood Plan for Malden Rushett.

A synopsis outlining how a Neighbourhood Plan could benefit Malden Rushett is attached below.

Preparing a Neighbourhood Plan is a whole community project which will need to be carefully managed if we are to complete our plan within the desired timeframe.

MRC is striving to ensure that all sections of the community are represented and is currently contacting local businesses and organisations to encourage their participation and to draw on any expertise in the village that would assist the plan's preparation.

The required work will be undertaken by three distributed teams - a communications team to inform and engage with the community, a drafting team to analyse data and develop policies, and a management committee to oversee the entire project.

Should any of your committee members wish to be actively involved please visit our [website](#) for further details.

Kind Regards

Andrew Watson

Malden Rushett Neighbourhood Plan

Synopsis (July 2019)

Issues we face

- **Housing Delivery Test**

If RBK has failed to build 75% of its housing need, new sanctions will apply and the community will be unable to prevent planning applications it considers to be inappropriate.

- **Higher housing targets**

*RBK's new housing target is **3.6 times higher** than it was in 2012; an early review of the new London Plan could see it increased again. This would raise the Housing Delivery Test threshold and could challenge RBK's ability to pass in future years.*

- **Crossrail 2**

Expected in 2034, each upgraded station comes with 1,000 new homes and infrastructure upgrades.

Residents' main objectives

- **Protect Green Belt**
- **Appropriate Housing**
- **Protect community assets**

New rules allow communities to write planning policies that determine how local strategic policies should be implemented in their area. This allows a community to shape the future development of their area in order to achieve a shared vision.

There is no template for writing a Neighbourhood Plan; its scope and content is decided by the community. *A simple plan could include 3 or 4 generic policies that would apply to all future development; a more extensive plan could also include site allocations, a design code and/or plans for specific projects.*

All policies in a Neighbourhood Plan have to be in accord with NPPF (2019) and in general conformity with local strategic policies.

If a community objective cannot be achieved through a Neighbourhood Plan, it will also be unachievable without a plan. If an objective is unachievable, policies should be written that reflect the desired objective as closely as is permitted.

How a Neighbourhood Plan could help Malden Rushett

Housing Delivery Test

Different rules apply to communities that have an up-to-date Neighbourhood Plan. If RBK only builds 45% - 75% of its housing need, the Neighbourhood Area is protected from the new sanctioning regime – the plan's policies remain in force and continue to carry full weight when planning applications are assessed, whilst outside of the Neighbourhood Area local strategic policies are suspended.

Future Housing

A Neighbourhood Plan can:

- allocate sites for future housing – *windfall sites can be used (e.g., Champions, BP).*
- ensure housing needs are met – *2/3 bedroom houses as opposed to 5 bedroom luxury properties.*
- additional affordable housing with priority for members of the community.
- ensure housing design adds to the semi-rural character of the village by avoiding “identikit” developments that are more appropriate in a suburban area.
- delivery of new housing using a **stepped delivery programme** which will delay the majority of new development until the arrival of Crossrail 2.

The number of houses to be built is determined by a new formula. In smaller Neighbourhood Areas, such as ours, the planning rules allow the community and the local authority to agree an appropriate number based on local circumstances and constraints.

Community Infrastructure Levy

15% of the levy paid on any new development in Malden Rushett is currently allocated to the South of Borough for infrastructure improvements.

With a Neighbourhood Plan, **25%** is allocated to be spent solely in Malden Rushett. This could be used to provide additional off-street parking bays, improve the public realm and extend fibre optic broadband to the far reaches of the village.

Green Belt

Up to **5 hectares** of Green Belt land in and around the village is vulnerable to “infilling development”. A Neighbourhood Plan could limit this to up to **1 hectare** and protect or upgrade the remaining 80%.

Is Malden Rushett a village or a settlement?

Infilling development is permitted in villages but not in settlements. Malden Rushett was classified as a settlement for the current Core Strategy (2012), but since its publication the planning rules have undergone two re-writes.

A case could now be made that Malden Rushett qualifies as a village under the new rules and it is extremely likely that a developer will test this in the future at appeal should Malden Rushett continue to be classified as a settlement in the new Local Plan.

Local Economy

Malden Rushett has a vibrant local economy. Its businesses provide work opportunities for local residents and their employees contribute by supporting the **BP** and **The Shy Horse**.

Both venues also attract residents from surrounding areas, with the BP additionally serving as a “pit-stop” for motorists joining or exiting the M25. The loss of either would have a serious impact on the quality of life for both residents and employees.

Community Assets

Both **The Shy Horse** and **The Star** could be awarded Assets of Community Value status. This could prevent them from being sold and redeveloped in the future.

The **BP | M&S Simply Food** serves as our convenience store and its future is insecure.

- Petrol stations are closing and production of petrol vehicles ceases post-2030.
- The removal of through traffic from the village in the event of the construction of a relief road will, in the opinion of its manager, result in its closure.

Strategy

A Neighbourhood Plan needs to be kept up-to-date. This allows us to defer key decisions that relate to issues post-2030. The initial plan should aim simply to set the foundations for future decisions by safeguarding key sites and including aspirational policies that provide an overview for the period 2030-2041 until such a time when more detail is available.

Removing the central built core of the village from the Green Belt could be beneficial. Not only does it eliminate the risk of a challenge to our Green Belt status, a local authority is required to upgrade other Green Belt sites should it de-designate any Green Belt land. This could allow 3-5 hectares of Green Belt in Malden Rushett to be made publicly accessible through the creation of a community park or the extension of Jubilee Wood. Jubilee Wood was planted to commemorate the Golden Jubilee of Queen Victoria; it would be rather fitting if we could commemorate the current monarch's Platinum Jubilee in 2022.

Community involvement

All individuals who live or work in Malden Rushett are entitled to participate and each have an equal say in the decision-making process.

A Neighbourhood Plan isn't just about housebuilding, it should also seek to improve the quality of life for both residents and employees – community facilities, open spaces, improved transport links are some examples. Businesses can also use a Neighbourhood Plan as an alternative route for securing planning permission.

To be successful, a Neighbourhood Plan should seek to involve as many individuals in the community as possible. The 16 – 50 year old demographic in particular should be encouraged to participate to ensure the Malden Rushett of 2040 serves their future needs.

Process

Many communities have struggled with the process of preparing a Neighbourhood Plan. The workload can become overwhelming if not efficiently managed. MRC intends to use best business practices and distributed teams to manage the project and to ensure that:

- all information is accessible to everyone whenever they need it
- members are able to participate at a time that is convenient for them to do so
- The decision making process is open and transparent

Key Areas and Topics for initial discussion

Housing

1. Where should future housing be built?
2. What design constraints are needed to ensure future housing respects the existing character of the village?
3. How can we replace the lost affordable housing stock?

Green Belt and Environment

4. How can we prevent unwanted development of Green Belt sites?
5. How can we increase the amount of publicly accessible Green Belt and where should it be?
6. Are there any "important" trees in the village that are currently unprotected?
7. Can we further protect local wildlife?

Community Assets

8. Do we want to protect The Shy Horse and The Star from redevelopment?
9. How do we ensure there is a community shop in the village after petrol stations become unviable?
10. Are we lacking a vital community asset?

Infrastructure

11. How can we protect Chalky Lane from future development encouraged by the "within 800m of a transport hub" rule?
12. What conditions would we require for the construction of a future relief road?
13. How can we prepare for the arrival of 5G and increased ownership of electric vehicles?
14. How can we improve public transport links to the village?

Local Economy

15. How should we manage the growth of the local economy? (expansion of business park, new facilities etc)