



Malden
Rushett
Community



Annex 7: News Sheets



Deciding Our Future

New planning rules were introduced last year.

Local authorities that build insufficient housing will now lose control of their housing policies.^[1]

When this happens local communities will be unable to prevent any valid^[2] planning application they do not like.

Communities that wish to have a say in the future of their area are encouraged to write a Neighbourhood Plan.^[3]

RBK's Annual Housing Quota

2011

375

2016

643

2020

1,364

For communities
WITHOUT
an up-to-date
Neighbourhood Plan

a local authority needs to build
75% of its quota.^[4]

RBK's 75% = 1,023 units

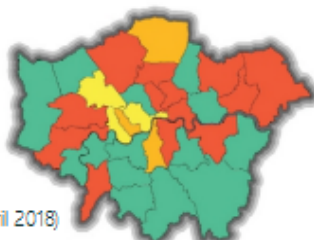
For communities
WITH
an up-to-date
Neighbourhood Plan

a local authority needs to build
45% of its quota.^[5]

RBK's 45% = 614 units

Neighbourhood Plans allow communities to plan for their future needs and offer them a range of exclusive benefits

RBK is one of 13 London Boroughs at risk of losing control of its housing policies.^[6]



[1] "NPPF (2019)" para 11

[2] "NPPF (2019)" para 145

[3] DCLG: "Fixing Our Broken Housing Market" (2017) p 17

[4] "NPPF (2019)" para 13, 18, 21

[5] "NPPF (2019)" para 14

[6] Lichfields LLP: "Insight Focus" (April 2018)

How a Neighbourhood Plan can help Malden Rushett

A Neighbourhood Plan can manage the future growth of the village whilst maintaining its character and integrity.

We can:

- ◆ *Allocate sites for our future housing need*
- ◆ *Provide Affordable Housing for the community*
- ◆ *Specify a Design Code for new housing*



- ◆ *Protect community assets*
- ◆ *Secure higher CIL receipts to improve local infrastructure*
- ◆ *Improve accessibility to local Green Belt*



If you live or work in Malden Rushett you can take part.

We will be using an open and transparent process throughout the plan's preparation.

Tell us your views, offer suggestions – what do you hope the village will be like in 2040?

Will we still have a pub or a shop?

Where should new housing be built?

Will our affordable housing stock have fallen or risen?

Will the village lack any key facilities?

Will the air quality be better?

Together we can find the best solutions to protect the future integrity of the village.



13% of London's Green Belt is publicly accessible^[7]

Just 3% is accessible in Malden Rushett

[7] London First: "The Green Belt: A place for Londoners?" p14

There are no definitions for the terms "village" or "infilling" in the new planning rules.^[8]

A Neighbourhood Plan can clarify how undefined terms should be interpreted in Malden Rushett.

[8] Bracknell Forest Council: "Green Belt Village Assessment" (2018) p4

Why can't this be done by the MRRA?

A Residents Association cannot write a Neighbourhood Plan – it has to be prepared by a Neighbourhood Forum.^[9]

In January 2017 the MRRA Committee agreed that a separate body should be established so that our community could access new rights when the next Local Plan was being written.

Malden Rushett Community (MRC) is that body.

A Neighbourhood Forum has one sole purpose - to write planning policies for a community.

	Day-to-day issues	Write local planning policies
MRRA	✓	✗
MRC	✗	✓

Once that task is completed the Forum is shut down and the Neighbourhood Plan will be monitored and managed by the **MRRA**.

How does a Neighbourhood Forum work?

Everyone who lives or works in Malden Rushett can take part, regardless of their views or opinions. **MRC** provides a platform to share and discuss those opinions so that the community can find consensual agreement.

The community's objectives are translated into planning policies which are vetted and approved by a planning Inspector before they are adopted.

These policies then carry statutory weight when **RBK** assesses future planning applications in Malden Rushett.

Help shape the future of Malden Rushett

<http://maldenrushett.community>



[9] RBK: "Statement of Community Involvement" (2019); para 3.4 – 3.6



A big thank you!!

A sufficient number of residents have expressed an interest in using new planning powers for local communities^[1] for **MRC** to submit an application to write a Neighbourhood Plan for Malden Rushett.

The Neighbourhood Plan will be written by the community, for the community; it will allow **us** to manage the future growth of the village, protect our community assets and write planning policies for the Malden Rushett Neighbourhood Area..

RBK will be holding two consultations during October as part of its assessment of our application:

1 - Neighbourhood Area

to check that the proposed boundary is both logical and appropriate.

2 - Designated Body

to check that the proposed qualifying body meets the criteria to be designated a Neighbourhood Forum.



MALDEN RUSHETT NEIGHBOURHOOD AREA

[1] RBK: "Neighbourhood Planning Protocol"

***Neighbourhood Plans allow communities
to plan for their future needs
and offer them a range of exclusive benefits***

Malden Rushett Neighbourhood Plan (2019 - 2041)

Taking part is FREE
your views are important!

Participate at a time that is convenient for you, 24/7.

- ◆ make comments and offer suggestions
- ◆ participate in surveys and discussions
- ◆ receive monthly progress updates
- ◆ access to all documentation

Can you spare an hour or so a month?

The plan will be written by the community – anyone can contribute.

There are a number of tasks that need to be completed over the next two years. If you have any skills you can offer us, please let us know!

Do you have an idea?

Bring it to the table and let's see if we can make it happen.

The new planning rules allow us to make many more decisions for our community than previously was the case.

Want to be more involved? Help make it happen!

If you are passionate about the village's future, help us make a difference.

We need a strong team that represents residents and employees, local businesses and organisations, young and old to help secure the best possible outcome for the village.



Consultation

Everyone who lives or works in the village will be asked for their views on a wide range of issues

Exploration

Policy options that reflect your responses will be explored and developed

Decision

A range of viable options will be offered and preferred solutions agreed

Developers are being advised to seek out sites in local authority areas that are predicted to fail the new Housing Delivery Test^[2]

These sites will be **easier** to develop.

However, developers are also being advised to **avoid** areas with a Neighbourhood Plan.

Malden Rushett *needs* a Neighbourhood Plan if we want to protect its vulnerable sites from speculative development.



[2] Evans Jones Ltd: "New NPPF – 5 key changes to consider" [August 2018]

New rules will have an impact from 2024

Communities WITHOUT a Neighbourhood Plan

tilted balance* applies if RBK has not built **3,069+** new units over the previous three years

~
future growth is **unmanaged**

~
developer decides what houses are built and where

~
up to 5 hectares of our Green Belt is vulnerable

~
potential loss of community assets

~
affordable housing **not** guaranteed

Communities WITH a Neighbourhood Plan

tilted balance* applies if RBK has not built **1,840+** new units over the previous three years

~
future growth is **managed**

~
community decides what houses are built and where

~
additional protection for 80% of vulnerable Green Belt

~
protection for community assets

~
can provide affordable community housing

** the **tilted balance** is a mechanism that suspends local strategic policies for underperforming local authorities, making it easier for developers to secure permission.*

On the website...

- ◆ the issues we face
- ◆ how a Neighbourhood Plan could help Malden Rushett
- ◆ 15 key areas and topics for initial discussion

<http://maldenrushett.community>

Paper copies of all information will be available for those with no access to the Internet.

If you require paper copies, drop a note to Petrina Tatnall, at [redacted] Leatherhead Road.