

Application for the designation of a Malden Rushett Neighbourhood Area

1 - Proposed Neighbourhood Area

A map of the proposed Neighbourhood Area can be found in **Annex 1**.

2a - Appropriateness of proposed Neighbourhood Area

The submitted Neighbourhood Area covers approximately 235 hectares of Green Belt land in the southern part of the "South of the Borough Neighbourhood" surrounding and including the village of Malden Rushett and represents 37% of RBK's designated Green Belt.

Situated 1.2km to the south of Chessington, Malden Rushett has an estimated population of 350 residents living in 161 households. This is consistent with other small villages that have adopted Neighbourhood Plans (**Annex 2**). An estimated 400 individuals additionally work in the submitted Neighbourhood Area, which contains a Locally Significant Industrial Site, Chessington Garden Centre, Champion Timber and a number of other smaller businesses.

The proposed Neighbourhood Area has a distinct identity with two public houses, a convenience food store attached to a 24 hour petrol station, two farms and public footpaths that are part of the Borough Strategic Walking Network. Residents believe the area represents a strong and coherent spatial entity.

A map of the proposed Neighbourhood Area has been available to view online since June 2021 and was distributed to all households in the village in July 2021.

2b - Boundary Definition

The boundary for Malden Rushett, as defined in section 22 of the Borough Character Study dated January 2011 (**Annex 2**), was used as a starting point for identifying the proposed Neighbourhood Area.

Part of its northern boundary, however, passes through Chessington World of Adventures, separating the south car park from the main site.

Following a meeting with Merlin Entertainments it was agreed to exclude the Chessington World of Adventures south car park from the proposed Neighbourhood Area and to use that site boundary for the proposed Neighbourhood Area.

- The north-western border is the boundary between Chessington World of Adventures South Car Park and Jubilee Wood, Chessington Garden Centre and the Leatherhead Road;
- The north-eastern border is the footpath through Chessington Wood to, and including, Rushett Lane;
- The southern, eastern and western borders are the administrative boundaries between RBK and SCC.

3 - Aims, Objectives and Reasons

For the last 150 years Malden Rushett's growth has been unmanaged with little consideration for the social, economic and environmental well-being of the area.

A Neighbourhood Plan for the proposed area

- could ensure that the semi-rural character of Malden Rushett is preserved and that future growth of the village is sustainable, through policies that offer guidance to developers to assist in delivering the community's vision of its future.
- could seek to increase public access to the Green Belt and strengthen the 'buffer' that separates Malden Rushett from neighbouring developments to the north, east and west of the Neighbourhood Area.
- could seek to restore the percentage of affordable housing through policies that encourage appropriate development to meet the area's future agreed housing need.
- could contain policies that not only protect valuable community assets but also plan for their continued existence beyond the lifespan of the plan.

The emerging RBK Local Plan provides an opportunity for the community to determine how future local strategic policies should be interpreted in the Neighbourhood Area and to help shape its future development.

Creating policies that promote and enhance the identity of Malden Rushett and that plan for appropriate future growth should additionally encourage social cohesion and help create a strong sense of place.

4 - Relevant Body

This application has been submitted on behalf of Malden Rushett Community (MRC).

MRC is the relevant body capable of being designated a Neighbourhood Forum for the purposes of section 61G of the Town and Country Planning Act 1990.

In order to meet the conditions outlined in section 61F(5) MRC has

- been established for the express purpose of promoting or improving the social economic and environmental wellbeing of the area through the development of a Neighbourhood Plan.
- prepared a draft written constitution utilising Locality's Constitution Template and checklist (**Annex 4**)
- an inclusive membership policy that is open to all residents, employees, businesses and local ward councillors
- 42 registered members as of 15th October 2021
- adopted working methods based on the principles of sociocracy to promote equivalence and to guarantee each member an equal say in our decision making processes

Invitations to join MRC are being sent regularly to all residents and employees in the proposed Neighbourhood Area. MRC's activities are publicised on the Internet and via a community News Sheet.

MRC offers a digital platform so that members can participate fully in all aspects of the preparation of the neighbourhood plan and where possible is seeking to utilize the expertise within the community to assist.

Arrangements are in place for those members without Internet access and large print versions of all documentation is available for those that require it.

Members will be asked to adopt the draft constitution prior to the submission of the application for designation of a Neighbourhood Forum.

MRC wishes to involve as many individuals in the community as possible and will continue issuing invitations until the publication of the draft Local Plan in 2022 in order to ensure that the Forum is demographically representative.

Locality will be contacted for funding in the first instance, and an expression of interest application will be submitted following designation. Funding will also be sought by local

business sponsorship and donation where possible. Further funding requirements and opportunities will be reassessed as the plan progresses.

5 - Contact details

Andrew Watson

366 Leatherhead Road
Chessington
KT9 2NN

07957 254 761

andrew.watson@maldenrushett.community

<https://maldenrushett.community>

Submitted by email on 15th October 2021.

Annex 1: **Map of Neighbourhood Area**

Annex 2: **Small Villages**

Annex 3: **Borough Character Study – 22 Malden Rushett**

Annex 4: **Draft Constitution**

Annex 5: **RBK Neighbourhood Planning Protocol checklist**