

**END OF GREENFIELD HOMES BAN WAS A MISTAKE**

Dear Fellow Parish Councillor

You may have seen recent press coverage "QC says end of greenfield homes ban was a mistake".  
(ATTACH PRESS EXTRACT ELECTRONICALLY).

This issue was considered at an Extraordinary Meeting of Maidstone Borough Council on Monday 2<sup>nd</sup> September.  
(ATTACH NOTICE OF MOTION ELECTRONICALLY)

At that meeting Maidstone Borough Council did not resolve to have the full and open investigation requested by 5 Borough Councillors. Instead Maidstone Borough Council resolved to refer the matter to an obscure 'Planning, Transport and Development Overview and Scrutiny Committee' to be held at the Town Hall on Tuesday 17<sup>th</sup> September 2013.

Boughton Monchelsea Parish Council asked a series of very important linked questions of the Councillors at the meeting on the 2<sup>nd</sup> September. Unfortunately, by the procedural device of moving an amendment to the motion, the Councillors managed to avoid answering these questions. As regards the one question they did answer (i.e. is the Map Depot Site, Marden a windfall site) they got the answer wrong. The recording of the entire proceedings can be seen on the Council's own website.

This issue is being presented as being exceptionally complicated. Actually it boils down to one simple fact.

Government guidance (NPPF, paragraph 48) allows councils to have a windfall allowance in their calculation of a 5 year housing land supply. Historic windfall completions data shows that with such an allowance included Maidstone has a 5 year land supply. Because the Council is claiming it does not have a 5 year supply it is effectively inviting emergency planning applications on a number of large greenfield sites at this time. If these sites are granted planning permission it means the pattern of greenfield allocation will have been pre-determined and not decided by our Councillors through the proper Local Plan Process, which will lead to the adoption of the new plan in 2015.

Boughton Monchelsea Parish Council has consulted a pre-eminent planning barrister on this matter and he has confirmed that the Council has misunderstood NPPF policy and as a consequence is continuing to midsdirect itself on this very important issue.

Boughton Monchelsea Parish Council believes this issue impacts on most, if not all, of the Parish Councils to the south of Maidstone. As a result the Parish Council is calling a meeting to be held at the Town Hall on INSERT DATE, TIME AND ROOM. At this meeting there will be a factual briefing update on the position in relation to housing land supply in the Borough.

We very much hope you will be able to join us at this meeting. If you agree with Boughton Monchelsea Parish Council then you may care to voice your opinion, either as a Parish Council or as individuals, to the Borough Council through whichever mean you choose.

Yours sincerely