

**Matter 3**

- 1.1 From the start of the drafting of the Melton Local Plan following the demise of the Melton Core Strategy in 2013, MBC has aspired to a figure of 37% of all new housing built in the lifetime of the Local Plan (2011-2036) being affordable housing. A series of transport studies carried out by Jacobs Consulting between 2014 and 2016 highlighted the fact that Melton town's road congestion was so severe that only by building new road infrastructure in the form of a Distributor Road around the edge of the town, could any large scale development in or on the edge of Melton town be considered feasible. The proposed Distributor Road would have to be part funded by the developers involved with the MNSN and the MSSN. That and the mitigation costs of other infrastructure requirements e.g. schools, other road modifications, affordable housing etc. meant that something would have to give as developers could not be expected to be able to find the funds to pay for all MBC's mitigation requirements.
- 1.2 This came to a head in April 2016 when a planning application for over 500 homes off the A607 Leicester Road in the south of the town (15/00910/OUT- the so-called "Gladman site") was approved. In exchange for a £4.5 million contribution towards "strategic road improvements", MBC agreed to a reduction from 37% affordable to 15% affordable homes on that site. At the time it seemed that MBC officers and councillors plus presumably the Leicestershire County Council Highways Authority (LHA) had all failed to grasp that the deal struck for the "Gladman site" would set a precedent for all subsequent planning applications within the town. This has proved to be the case and MBC have been forced to accept that for the two Sustainable Neighbourhoods in the town, there will only be between 5% and 15% affordable homes.
- 1.3 MBC's unrealistic targets for affordable homes and their subsequent handling of the "Gladman site" which set the benchmark for all developers to follow, has ensured that on this matter, the Local Plan is unsound.