

Full Council : 16 July 2014

Item 9b : Questions from Members

The following question was received on 10 July 2014 from Councillor Freer-Jones on behalf of the Independent Group and meets Procedure Rule 10.5(b)

The independent Group reads with interest the recent statement from the Leader regarding a Bypass for Melton.

Whilst we are encouraged to hear that the Council sees a bypass as a priority, and that our MP is fully supportive of the need for it, we, like many other people, continue to be disappointed that for many years now so many words have been spoken on this subject, so many hopes raised, and yet a bypass is no nearer to being a reality than it ever was.

The Leader states that we can only expect between 20% and 25% contribution out of a total cost of £40million, to come from housing developers.

Is it realistic to expect that somehow the Government can be convinced to allocate the remaining £30 million?

As an illustration, if 5000 dwellings were built... to create £10 million would mean a contribution of a mere £2,000 per dwelling.

Given an average house price of £180,000, this amounts to only 1.1%

Notwithstanding the fact that other developer contributions are currently imposed ... if a levy specifically for a bypass could be incorporated either in place of some or all of the other contributions, or if necessary, as well as the other contributions; then if 5000 homes were to be built, with a levy on each home of say £6,000... this would generate £30 million... three quarters of the estimated cost of a bypass. Surely this would be an extremely positive and proactive move, and would significantly improve our chances of securing the remaining share from Central Government/County Highways?

The Independent Group asks the following question :-

“Given the new powers and decision making mandate given to Local Authorities in the Localism Act; would the Leader undertake, to have Melton Borough Council, with immediate effect, put in place a Bypass levy on every new dwelling built in the Borough in order to create a fund to make a significant contribution to the cost of a bypass.

The exact level of which to be determined, along with the rates at which Rural developments would contribute... but in any case, 50% of such levy to be charged on the granting of Planning Consent, with the balance charged on completion of each dwelling”

The Leader to respond.