

## **Mid Devon Local Plan Review 2013 – 2033**

### **Proposed Submission (incorporating proposed modifications) Examination in Public**

**Hearing 1:  
Policy J.27  
(20/09/2018)**

### **Joint Statement of Common Ground on Highways and Transportation**

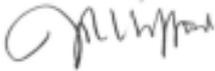
### **Supplementary Statement on Highway Mitigation Scheme Costs**

**Parties:** Mid Devon District Council  
Devon County Council  
Highways England  
Aviva Life & Pensions (UK) Ltd

**Date:** September 2018

**Signatures**

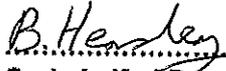
*Signature*



..... **J Clifford**

**On behalf of Mid Devon District Council**

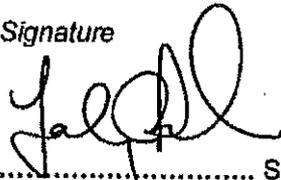
*Signature*



..... **B Hensley**

**On behalf of Devon County Council**

*Signature*



..... **S Parish**

**On behalf of Highways England**

*Signature*



..... **G Walker**

**WSP UK Ltd on behalf of Aviva Life & Pensions (UK) Ltd.**

## **1.0 Introduction**

Since the Statement of Common Ground on Highways and Transportation was agreed, the parties have continued to liaise with each other on the likely cost of the highways mitigation measures required to accommodate the proposed allocation at Junction 27. This supplementary statement summarises the parties agreed position in this respect.

## **2.0 Highway Mitigation: Preliminary Scheme Cost Estimates**

2.1 It is agreed that the cost of highway mitigation measures will depend upon the precise nature of the scheme that is ultimately proposed pursuant to the Local Plan allocation, the level of trip generation agreed for any such scheme and the extent and detail of the final package of mitigation measures that are determined to be required. It is appropriate at this stage however, to consider the likely scale of costs that relate to the potential highways mitigation works identified as necessary to facilitate delivery of the proposed allocation.

2.2 Preliminary outline scheme cost estimates have been prepared for the highway and junction mitigation works considered and reported in the Statement of Common Ground, as deemed necessary by the various traffic modelling assessments undertaken. Estimates have been prepared for the mitigation works required as shown in the TA (as shown on drawings 286897A-HHC/101 and 102) and for the larger scheme to mitigate the higher traffic generation scenario described in Technical Note 07 (as shown on drawing 286897A-HHC/103). For the scheme of works required to mitigate the higher traffic generation scenario the parties agree that the cost of the works will be in the region of £14m, at 2018 prices. This cost excludes VAT, land costs and any costs that associated with the protection and diversion of statutory undertakes utility services, which cannot be reasonably be determined at this early stage of scheme development.

## **3.0 Funding of Highway Mitigation Works**

3.1 It is agreed that the highway mitigation works described in the Statement of Common Ground and costed above would satisfactorily cater for the additional traffic generated by the all of the developments proposed for allocation in the Local Plan, including the J27 allocation. The mechanism for funding the required mitigation works will be for the Planning Authority/Local Plan team and County Council to agree (being beyond the remit of Highways England).

3.2 It is agreed that any development scheme brought forward pursuant to the J27 allocation would be a significant contributor to the highway mitigation measures required at M5 Junction 27 and on the local highway network. Mid Devon District Council and Devon County Council recognises that whilst a development scheme implemented at the J27 allocation site would be a major contributor to the costs, it may not be solely responsible for funding all of the highway mitigation measures required to support the Plan. Further sources of funding would be available which

may include contributions from other developments allocated in the Plan, national and/or local government funding.