

A43 Corby Link Road

Application No:

Planning Application Support Statement

1.0 Introduction

1.1 This supporting statement has been prepared to accompany a Non Material Amendment relating to

- a) The formal updating of the Landscape planting scheme following on from the creation of a number of earth bunds at various locations along the length of the A43 Corby Link Road during the construction of the highway.
- b) Inform the Planning Authority that the requirements of the original Planning Condition 3 have not been achieved. In that the landscape works have not been **"implemented concurrently with the development"** or **"completed no later than the first planting season following substantial completion of the development"**.
- c) Seek a revision to Planning Condition 3 – that will acknowledge that the landscape planting works will be undertaken in the second planting season after completion of the main works as part of a landscape planting and maintenance contract awarded by the County Council in December 2014.

1.2 The original and current landscape design proposals and latest programme are included in appendix B

1.3 The original Planning Application Numbers Co/06/0427 (CBC) and KE/06/1127 (KBC) dated 12th December 2006 are included in appendix C

1.4 The non material amendment to Planning permission for the creation of bonding Application numbers are 13/00064/CCDNMA (NCC), 13/00205/COC (CBC) and KET/2013/0439 (KBC) was dated 8th August 2013 are included in appendix C

2.0 Brief History of the A43 Corby Link Road

- June 2007 - Planning Permission granted.
- March 2012 – NCC serve the Notices to Treat and Enter on the landowners
- May 2012 Award of Tender for Main Highway works
- June 2012 – Highway works to commence on site
- April 2014 Construction works completed
- New Road opens on 23rd May 2014

3.0 Scheme Location

3.1 The A43 Corby Link Road is located within open land with Corby to the North, Kettering to the South, with the A43 / Geddington to the East and Kettering to Manton Railway line and Oakley vale to the West, the route is predominately in agricultural use,

3.2 The proposal changes to the landscaping works as part of this Non Material Amendment application are located along the entire length of the new road, between the

Barford Bridge Roundabout (Ordnance Survey grid reference SP861833) at the southern end and the Stanion Roundabout (Ordnance Survey grid reference SP911873) at the north.

4.0 Previous Non Material Amendments to Planning Application

4.1 As highlighted in item 1.1a above, a previous Non Material Amendments was submitted for additional bunding in a number of locations along the scheme, and this NMA was approved in August 2013. At the time the NMA submission did not include any detailed landscape proposals and this latest NMA submission includes the changes made to the landscape scheme to incorporate the bunds created as part of the main highway scheme.

5.0 Proposed Landscape scheme

5.1 As part of the A43 Corby Link Road works the landform (embankments and cuttings) were changed, topsoil placed and the entire works were seeded prior to the opening of the road to the public in May 2014.

The proposed landscape scheme has two defined stages, the first stage will include the cultivation and preparation of soiled areas; the planting of hedgerows, shrubs and trees (transplants, feathered trees and semi-mature trees), and the seeding of wildflower meadows & grass areas. The planting is mainly on embankments, cutting slopes and the Barford Bridge roundabout.

The second stage of the contract includes the maintenance and aftercare of all planting and seeding (including some existing hedgerows) for a period of 5 years, commencing at the Date of Completion of the first stage planting.

5.2 The original landscape proposals have been reviewed following the completion of the highways works and hence the changes to the actual or "as built" landform, and this non material amendment application seeks approval to the latest landscape proposals detailed drawings in appendix B, the following schedule highlights the main differences between the previously original planting scheme and the current Proposals

5.3 The main changes are as follows:

- The original tender was drawn up on the basis of the site being left bare earth by the main road works contractor. In fact it has been seeded (BSH A18 mix) and the revision takes this into account
- Some changes to the shape and extent of planting beds
- Omission of several planting beds
- Individual feathered trees on embankments omitted, replaced with clumps of low density woodland (transplants)
- Shrub mix planting density reduced (from 1m centres to 1.25m centres)
- Substantially reduced extent and density of the semi-mature trees at Little Oakley
- Planting to the north roundabout omitted (existing planting left undisturbed)

The main consequences in terms of quantities are:

- Ground preparation

- amended area to suit revised design
- vegetation clearance only to areas to be seeded with the various wildflower mixes
- Seeding
 - The revised design has various wildflower mixes across much of the site (outwith planted areas) but leaves some areas of main road works seeding undisturbed
 - Verge seeding has been omitted, an allowance for patch repairs has been retained
- Planting
 - Revised quantities, including substantial reduction in numbers of semi-mature trees
 - Omission of mulching to beds in roundabouts
- Maintenance
 - Maintenance of verges has been omitted
 - An item to cover the maintenance of existing grass areas (excluding the verges) has been added

5.4 The proposed changes will **not** change the route or road alignment and will only update the Landscape proposals for the A43 Corby Link Road as approved as part of the original Planning approval dated June 2007

6.0 Revision to Planning Condition 3 – Landscape

6.1 The landscape works have always been an integral part of the overall A43 Corby Link Road scheme and the landscape works were originally planned to be undertaken in the first planting season after the completion of the main highway in May 2014, as required by Planning Condition 3.

6.2 Unfortunately, due to the complexities of the procurement process, which required a Pre-qualification period, tender and evaluation period, and reporting the tender value to the Project Board and ultimately the award of the contract has taken longer than originally anticipated.

The tender was based on a quality (60%) and cost (40%) basis and these submissions had to be fully assessed and re-assessed after some pricing anomalies across the tender submissions were identified. This resulted in an additional tender re-assessment work to verify and ensure the prices submitted were correct, fair and value for money.

This has resulted in the landscape planting and 5 year maintenance contract being awarded in December 2014 rather than the anticipated in August 2014, which would have allowed the planting to commence in September 2014. As a consequence the main planting works are now expected to commence in September 2015, (the second planting season) although some soils testing and ground preparation will get underway in early February 2015 and therefore the current programme does not accord with the original Planning Condition 3

7.0 Scheme Objectives

7.1 The key objectives of this submission are to:

- Confirm the County Councils commitment to the landscape works following the award of the landscape planting and maintenance contract.
- Confirm the current landscape design and seek the approval of the planning authority to that design.
- Seek the approval of the Planning Authority to the revision of the original Planning Condition 3.

8.0 Statement of Community Engagement

8.1 There has not been a formal consultation with local residents relating to this application, but as part of the Certificate of Ownership and Agricultural holdings process, a detailed letter of explanation has been sent to the landowners, tenants and their land agents.

9.0 Effects on the Environment / Environmental Benefits

9.1 The proposed landscape planting scheme will integrate the highway scheme in to the surrounding landscape, help screen the views from adjacent properties and equally provide attractive views from the road. The existing roadside planting has been retained wherever possible as part of the highway work and the new planting scheme will complement the existing vegetation and enhance the visual appearance of the highway within the countryside views.

9.2 The works within this proposal will conform with the Planning Consent Conditions as applied to the original A43 Corby Link Road planning approval dated June 2007 relating to Application Numbers CO/06/0427 and KE/06/1127, with the exception of the timescales related to planning condition 3. **A signed copy of the original approval is included in appendix B**

10.0 Cost Benefits and Programme

11.1 The cost of the procurement delays have been balanced by the review of the original landscape scheme with an initial saving of £75,000 over the original budget and this will in effect become a contingency sum or an opportunity to reinvest this amount in the scheme.

11.0 Summary and conclusions

11.1 Although the original and current landscape design drawings look substantially different, the current design takes in to account the changes in land form created by the new road and the subsequent bunding during the works. The current landscape proposals will in the long term help integrate the A43 Corby Link Road scheme in to the surrounding landscape.

	Document Title	
	Covering Letter to Planning Authority	A1
	Application Form for Non Material Amendment	A2
	Planning Support Statement	A3
	Copy of letter to landowner, tenants and their agents	A4
	Certificate of ownership, Agricultural Holdings and notice of Intension to submit a Non Material Amendment to the Planning Application	A5

APPENDIX A- Planning Support Drawings

Drawing Number	Title	
	Schedule of Changes	B1
12261579-002 LS_CLR_001 to 009 all revision C	A43 Corby Link Road Landscape Planting plans sheets 1 of 9 indicating the original planting scheme.	B2
LS/CLR/001 to 007 revision C	A43 Corby Link Road Landscape Plans sheets 1 to 7	B3
	Works programme 2015	B4

APPENDIX B- Planning Support Information

Drawing Number	Title	
Application No: CO/06/0427 & KE/06/1127	A43 Corby Link Road Planning Approval	C1
Application No: 13/00064/CCDNMA (NCC), 13/00205/COC (CBC) KET/2013/0439 (KBC)	The non material amendment to Planning permission for the creation of bonding Application numbers dated 8 th August 2013	C2