

M3 Junction 9 Improvement

Scheme Number: TR010055

6.3 Environmental Statement Appendix 15.2 - Short list of Cumulative Developments

APFP Regulation 5(2)(a)

Planning Act 2008

**Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009**

Volume 6

November 2022

Infrastructure Planning

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

M3 Junction 9 Improvement
Development Consent Order 202[x]

6.3 ENVIRONMENTAL STATEMENT - APPENDIX 15.2: SHORT LIST OF CUMULATIVE DEVELOPMENTS

Regulation Number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference:	TR010055
Application Document Reference:	6.3
BIM Document Reference:	HE551511-VFK-EGN-X_XXXX_XX-RP-LE-0027
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Version	Date	Status of Version
Rev 0	November 2022	Application Submission

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1 Short List of Cumulative Developments

1.1 Short List

1.1.1 **Table 1.1** presents the short list of cumulative developments.

Table 1.1: Short List of Cumulative Developments

ID	Application Ref	Local Planning Authority	Description of development	Distance from AB (where relevant to northern satellite construction compound this has been specified)	Status	Tier	Within ZoI?	Progress to Stage 2?	Is 'other development' due to be built out before construction of M3J9? If 'yes', include in future baseline	Progress to Stage 3/4 assessment for EIA disciplines where thresholds are crossed.
1	19/00601/OUT	Winchester City Council	Mixed Use development involving the erection of buildings up to 5 storeys from street level, a lower ground floor level and basement to provide up to 17,972 sqm of office (use classes B1), up to 1,896 sqm of mixed uses including potential retail, restaurant/cafe, bar and leisure uses (use class A1, A3, A4 and D2) and retention and refurbishment of the old registry office, associated car parking in basement (up to 95 spaces) and minimum of 156 cycle parking spaces and associated works. - Land East of Station Road, Winchester (also known as WIN5 and WIN6)	1.8km	Submitted (13 Mar 2019)	1c	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction of M3J9	Yes
3	19/01616/REM	Winchester City Council	Application for Approval of Reserved Matters following outline planning permission 13/01694/FUL in respect of appearance, layout, landscaping and scale for 264 dwellings and public open space for second phase 2A of the Kings Barton development - Barton Farm Major Development Andover Road (allocated under WT2)	1.9km	Approved (05 Feb 2021)	1c	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
4	19/02124/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance and landscaping) of the second phase of development within the Neighbourhood Centre (Phase 2B, Plot 1) of Barton Farm site (known as Kings Barton). Plot 1 comprises of 231 dwellings and associated infrastructure, public open space including equipped play areas and village green. The application also includes the public realm and access to the various mixed uses within the Neighbourhood Centre, Recreation Ground and Park & Ride Facility - Barton Farm Major Development Andover Road (allocated under WT2)	1.6km	Submitted (26 Sept 2019)	1c	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
5	19/02118/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the second phase of development within the Neighbourhood Centre (Phase 2B, Plot 2) of Barton Farm site (known as Kings Barton). Plot 2 comprises of a retail food store (Retail Use class A1), 5 smaller retail units (falling within Use Classes A1, A2, A3, A4 and A5) with associated service yard, car parking and landscaping - Barton Farm Major Development Andover Road (allocated under WT2)	1.7km	Approved (17 June 2022)	1b	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes

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6	19/02122/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the second phase of development within the Neighbourhood Centre (Phase 2B, Plot 3) of the Barton Farm site (known as Kings Barton). Plot 3 comprises of a Children's Day Nursery (Use Class D1 Non-Residential Institution) with associated outdoor play area, car parking and landscaping - Barton Farm Major Development Andover Road (allocated under WT2)	1.6km	Approved (17 June 2022)	1b	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
7	19/02115/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the second phase of development within the Neighbourhood Centre (Phase 2B, Plot 4) of the Barton Farm site (known as Kings Barton). Plot 4 comprises of a 2, 3 and 4 storey building housing an Extra Care Scheme. This includes 60 one and two-bedroom units with associated communal facilities for residents set within landscaped grounds - Barton Farm Major Development Andover Road (allocated under WT2)	1.7km	Approved (17 June 2022)	1b	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
8	19/02116/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the second phase of development within the Neighbourhood Centre (Phase 2B, Plot 5) of Barton Farm site (known as Kings Barton). Plot 5 is a mixed-use development comprising of B1 (a) Offices and D1 (Non-Residential) Training and Education Centre with associated parking, landscaping and related infrastructure - Barton Farm Major Development Andover Road (allocated under WT2)	1.7km	Approved (17 June 2022)	1b	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
9	19/01983/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the third phase of development (Phase 3A) of Barton Farm site (also known as Kings Barton) comprising a total of 208 dwellings including public open space in pursuance of conditions 05, 11 and 12 of permission 13/01694/FUL. - Barton Farm Major Development Andover Road (allocated under WT2)	1.6km	Submitted (10 Sept 2019)	1c	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes

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10	19/01985/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the third phase of development (Phase 3B) of Barton Farm site (also known as Kings Barton) comprising a total of 121 dwellings and associated landscaping - Barton Farm Major Development Andover Road (allocated under WT2)	1.6km	Submitted (10 Sept 2019)	1c	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
11	19/01984/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the fourth phase of development (Phase 4A) of the Barton Farm site (also known as Kings Barton) comprising a total of 273 dwellings with associated public open space including an equipped play area (LEAP), U13/14 Football Pitch, allotments and related infrastructure - Barton Farm Major Development Andover Road (allocated under WT2)	1.1km	Submitted (10 Sept 2019)	1c	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
12	19/02029/REM	Winchester City Council	Reserved Matters application for details (layout, scale, appearance, and landscaping) of the fourth phase of development (Phase 4B) of Barton Farm site (also known as Kings Barton) comprising a total of 433 dwellings including public open space in pursuance of conditions 05, 11 and 12 of permission 13/01694/FUL. - Barton Farm Major Development Andover Road (allocated under WT2)	1km	Submitted (16 Sept 2019)	1c	Cultural Heritage, Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Y	No, overlaps with construction and operation of M3J9	Yes
17	19/00048/FUL	Winchester City Council	A development of 35 units, including infrastructure and the open space provision associated with the development area. Provision of remaining open space, (change of use from agricultural, to publicly accessible recreation land). - Land Off Burnet Lane Kings Worthy Hampshire	1.3km	Construction under way (20 Jun 2019)	1a	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils,	Y	Development is likely to be operational before the construction of M3J9. Include as future baseline	No - as 'other development' is due to be operational prior to the construction of M3J9, it will be included in the future baseline for those disciplines where the thresholds are crossed.

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18	18/01083/FUL	Winchester City Council	Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 13 no. dwellings (6 x 2-bedroom, 4 x 3-bedroom and 3 x 4-bedrom), with associated access, landscaping and parking - 99 - 103 Springvale Road Kings Worthy Hampshire	1.4km	Construction under way (15 Jul 2019)	1a	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils	Y	Development is likely to be operational before the construction of M3J9. Include as future baseline	No - as 'other development' is due to be operational prior to the construction of M3J9, it will be included in the future baseline for those disciplines where the thresholds are crossed.
19	20/01554/FUL	Winchester City Council	Demolition of existing four dwelling houses and the erection of nineteen dwellings, with associated access, parking, and landscaping - 1-4 Woodpeckers Drive Winchester SO22 5JJ	3.2km	Approved (21 Jan 2021)	1c	Biodiversity	Y	No, likely to overlap with construction of M3J9	No - as no thresholds have been met.
24	20/00622/FUL	Winchester City Council	Change of use of the site from B1c to use as a public car park, specifically the provision of additional Park & Ride. - Coventry House Barfield Close Winchester Hampshire SO23 9SQ	570m	Approved (21 May 2020)	1b	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage,	Y	No, likely to overlap with construction of M3J9	Yes
26	19/01055/FUL	Winchester City Council	Demolition of the existing office building, mixed-use redevelopment of the site comprising:1,343sq.m (gross internal area) of B1(a) Office; purpose built student accommodation consisting of 3 no. 6 bed cluster flats, 3 no.4 bed cluster flats, 3 no. 5 bed cluster flats, 1no. 8 bed cluster flat, 35no. studios, including 5no. accessible studios (total of 88 student beds) and a warden's flat, associated communal facilities, external works including landscaping, car parking, bin storage, cycle parking and associated infrastructure. - The Cavendish Centre Winnall Close Winchester Hampshire SO23 0LB	200m	Approved (26 Mar 2020)	1a	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Y	No, overlaps with construction of M3J9	Yes

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27	19/01223/FUL	Winchester City Council	Reconfigured mezzanine floor of 2,323 SQM - Homebase Ltd Easton Lane Winchester Hampshire SO23 7UD	0m	Approved (03 Dec 2020)	1b	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Y	No, overlays with construction of M3J9	Yes
30	SDNP/20/01737/FUL	South Downs National Park	Demolition of existing agricultural building; erection of new winery building; new access track; parking; landscaping; and associated works - Street Record Alresford Road Itchen Stoke Hampshire	3.7km	Approved (18 Sep 2020)	1b	Biodiversity	Y	No, likely to overlap with construction of M3J9	Yes
31	SDNP/19/05412/FUL	South Downs National Park	The proposed redevelopment includes constructing new roads, pitches, erecting two new Toilet Blocks and installing a prefabricated reception building.- Morn Hill Caravan Club Site Alresford Road Winchester Hampshire SO21 1HL	2.3km	Approved (11 Dec 2020)	1b	Biodiversity, LVIA	Y	No, as overlaps with construction of M3J9	Yes
46	O/19/86980	Eastleigh Borough Council	Outline planning application for up to 59no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access). - Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ	7.9km	Submitted (28 Nov 2019)	1c	Biodiversity	Yes	No, likely to overlap with construction of M3J9	Yes

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47	Policy CF2	Eastleigh Borough Council	Policy CF2 - Rear of shopping parade and 75-99 Hiltisbury Road (16 dwellings)	8.2km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.
48	Policy CF1	Eastleigh Borough Council	Policy CF1 - Common Road Industrial Estate (30 dwellings)	8.4km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.

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49	Policy E2	Eastleigh Borough Council	Policy E2 - Land at Toynbee Road (64 dwellings)	9.8km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.
50	Policy CF1	Eastleigh Borough Council	Policy CF3 - Central Precinct, Chandlers Ford	9.6km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.

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51	Policy E4	Eastleigh Borough Council	Policy E4, Urban Renaissance Quarter, Eastleigh - retail led redevelopment	9.7km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.
52	Policy AL1	Eastleigh Borough Council	Policy AL1, Land east of Allbrook Way - approx. 95 dwellings	7.8km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.

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53	Policy AL2	Eastleigh Borough Council	Policy AL2, Land west of Allbrook Way - approx. 45 dwellings	7.8km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.
54	Policy SD63	South Downs National Park	Allocation Policy SD63: Land South of the A272 at Hinton Marsh, Cheriton - 12-15 dwellings	8.9km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.

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55	Policy SD73	South Downs National Park	Allocation Policy SD73: Land at Itchen Abbas House, Itchen Abbas - 8 to 10 dwellings	3.3km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.
57	Policy WIN4	Winchester City Council	Policy WIN4 - Silver Hill Mixed Use Site - town centre uses and residential.	1.1km	Allocation	F19/	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils

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58	Policy WIN6	Winchester City Council	Policy WIN6 - The Carfax Mixed Use Site - employment uses with leisure and residential.	1.5km	Allocation	3	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils
59	Policy WIN7 and WIN5	Winchester City Council	Policy WIN7 and WIN5 - The Cattlemarket Mixed Use Site - offices and residential development.	1.5km	Allocation	3	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils

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60	Policy CC2	Winchester City Council	Policy CC2 – Clayfield Park Housing Allocation	6km	Allocation	3	Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.
61	Policy WT3	Winchester City Council	Policy WT3 - Bushfield Camp Employment Site	1.9km	Allocation	3	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.

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62	17/01528/OUT	Winchester City Council	The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including an 'all-moves' roundabout from the A31; the realignment of Sun Lane and provision of additional school facilities including a 'Park and Stride'. EIA development. - Land To The East Of Sun Lane Alresford Hampshire	8.4km	Approved (12 Mar 2020)	1b	Biodiversity	Yes	No, likely to overlap with construction of M3J9	Yes
63	M3 J10-14 Improved Slip Roads	Winchester City Council	Road Investment Strategy schemes - M3 Junctions 10-14 improved slip roads	0km	Commitment	TBC	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach.		Yes, available information will be considered by Biodiversity.

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64	Policy WIN5	Winchester City Council	Policy WIN5 - Station Approach	1.4km	Allocation	3	Geology and Soils, Road Drainage and the Water Environment, Population and Health, LVIA, Biodiversity	Yes - however as 'other development' is a Site Allocation, due to uncertainty the available information will be passed to relevant EIA disciplines for consideration rather than applying a temporal overlap or threshold approach. Note, WIN6 and WIN7 fall within this allocation. Avoid double counting.		Yes, available information will be considered by disciplines. Note IDs 2 and 88 both fall within this allocation.
66	21/00219/FUL	Winchester City Council	The erection of a multi storey car park to provide 287 park & ride car parking spaces including 800m ² of photovoltaic panels, 16 Electric Vehicle (EV) charging bays, with associated access, turning and landscape proposal - Coventry House Barfield Close Winchester SO23 9SQ	600m	Approved (22 Apr 2021)	1b	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage,	Yes	No, likely to overlap with construction of M3J9	Yes

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67	20/02729/FUL	Winchester City Council	Erection of additional residential accommodation comprising 32 shared ownership apartments and 41 sub market rent apartments within two five storey apartment buildings and three shared ownership two storey dwellings. 2. Landscaping of site to provide pocket park and parking. 3. Upgrading of entrances to existing blocks - Winnall Flats Winnall Manor Road Winchester Hampshire	75m	Approved (27 May 2021)	1b	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Yes	No, likely to overlap with construction of M3J9	Yes
71	21/01727/FUL	Winchester City Council	Erection of car park to provide 287 park and ride car parking spaces including 800sqm of PV panels, 16 EV charging bays, with associated access, turning and landscape proposals	640m	Awaiting decision	1c	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Yes	No, likely to overlap with construction of M3J9	Yes
72	22/00230/FUL	Winchester City Council	Creation of a new McDonalds restaurant with drive-thru facility, car parking, landscaping and associated works.	100m	Current	1c	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Yes	No	Yes
76	22/00443/FUL	Winchester City Council	Refurbishment and re-development of Care Home to provide 16No. close care apartments with associated welfare and staff facilities. The proposals include the demolition of the 1980's additions, the erection of a new 2.5 storey building with single storey wing to the rear of the site and the re- ordering of the listed building.	7.9km	Current	1c	Biodiversity	Yes	No	Yes
79	21/03239/OUT	Winchester City Council	Demolition of existing buildings, alteration to access, erection of up to 2100sqm office floorspace, up to 158 bed purpose built student accommodation; parking; landscaping; and associated features.	600m	Current	1c	Biodiversity, Road Drainage and the Water Environment, Population and Health, LVIA, Geology and Soils, Cultural Heritage	Yes	No	Yes