

PORTISHEAD BRANCH LINE PRELIMINARY
ENVIRONMENTAL INFORMATION REPORT
VOLUME 4

APPENDIX 18.1

Matrix 1
Identification of 'other development'



Identification of ‘other development’

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details					Stage 2					
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
1	N/A	DCO National Grid Hinkley Point C Connection Project. Application by National Grid to construct, operate and maintain a new 400,000 volt connection between Bridgwater, Somerset and Seabank Substation, north of Avonmouth together with a range of related modifications to the electricity transmission and distribution networks.	0.00 km	DCO granted on 19/01/2016	1b	Falls within all ZOIs	Yes	Yes Construction is expected to take place 2016-2022. Yes Operation	Yes EIA development Likely to have significant effects on air quality, cultural heritage, ecology and biodiversity, ground conditions, landscape and visual, noise and vibration, socio-economics, transport and water resources.	Yes
2	N/A	DCO Avon Power Station New gas fired power station comprising high efficiency combined cycle gas turbines of up to 1500MW, with additional fast response generators (peaking plant) providing a combined capacity of up to 1800MW. Former Terra Nitrogen site, Severnside, NE of Avonmouth. The Government is seeking to change the rules for capacity market auctions. The next auction is likely to take place early 2018. It is assumed that the Avon Power Station is on hold and is not likely to come forward until after the Portishead Branch Line DCO Scheme is operational.	5.93 km	DCO application was expected to be submitted to the Planning Inspectorate Q4 2015 (currently no further information available).	2	Falls within the ZOIs for materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links and cycling networks)	Yes	No Given the delay in submission it is unlikely that the DCO would be consented in time for construction periods to overlap. Yes Operation - planned commission date not known. Design life at least 25 years	Yes EIA development Likely to have significant effects on air quality, cultural heritage, ecology and biodiversity, ground conditions, landscape and visual, noise and vibration, socio-economics and health, transport and water resources.	No Given the programme delays the onus would be on the promoter of the Avon Power Station to assess direct and cumulative impacts.
3	N/A	DCO Seabank 3 CCGT Two additional high efficiency combined cycle gas turbines (CCGT) with a combined capacity of up to 1,400MW that integrate with existing gas and electricity transmission infrastructure and will run in parallel with the existing 1,100MW of generation capacity giving a total output for the combined Station of up to 2,500MW. Seabank Power Station, Severnside, NE of Avonmouth. The Government is seeking to change the rules for capacity market auctions. The next auction is likely to take place early 2018. It is assumed that the Seabank 3 CCGT Power Station is on hold and is not likely to come forward until after the Portishead Branch Line DCO Scheme is operational.	6.15 km	DCO application was expected to be submitted to the Planning Inspectorate Q4 2015 (currently no further information available).	2	Falls within the ZOIs for materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links and cycling networks)	Yes	No - Given the delay in submission it is unlikely that the DCO would be consented in time for construction periods to overlap. Yes - Operation planned commission date not known not known.	Yes EIA development Likely to have significant effects on air quality, cultural heritage, ecology and biodiversity, ground conditions, landscape and visual, noise and vibration, socio-economics, transport and water resources.	No Given the programme delays the onus would be on the promoter of the Seabank Power Station to assess direct and cumulative impacts.
4	15/P/0595/F Figure 6.2 Sheet 1	NSC Former Co-op, Portishead. External alterations to existing building and amendments to site layout. Former Co-Operative Retail Services, Wyndham Way, Portishead BS20 8LR	0.38 km	Granted 12/06/2015	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology,	Yes	Unknown	No Small redevelopment of an existing building - EIA not required.	No

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						hydrogeology, ground conditions and contaminated land			Not likely to have effects on environmental topics within the ZOI.	
5	15/P/0560/ PDT Figure 6.2 Sheet 1	NSC Replacement of existing 11.7m monopole with new 12m monopole. Installation of new equipment cabinets and ancillary works. Land near Unit 10 Portishead Business Park, Old Mill Road, Portishead BS20 7BX	0.37 km	Granted 30/04/2015	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small development – EIA not required. Not expected to have significant environmental effects.	No
6	SAP 1 (reference used for identify-cation on Figure 6.2 Sheet 1 – not official) Site Allocations Plan Consultation Draft March 2016 Figure 6.2 Sheet 1	NSC Old Mill Road. New allocation, proposed as a mix of offices, retail, leisure, cafes, bars and restaurants and 20 residential units. Pedestrian/cycleway links to dockside development and adjacent supermarket required.	0.14 km	No consent April 2015	3b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	Yes May have a significant effect on socio-economics and economic regeneration.	Yes
7	14/P/2570/F Figure 6.2 Sheet 1	NSC Marina Gardens. Erection of an assisted living development comprising 118 apartments and integrated care support and well-being facilities (Use Class C2) for the over 60s age group with associated landscaping and infrastructure. Harbour Road/Martingale Way Portishead BS20 7AW	0.13 km	Granted 27/11/2015 Developer has applied for discharge of conditions.	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown Construction likely to start later in 2016 and may last for 2 years. Unlikely to be occupied before the start of construction for the DCO Scheme	Yes Small development – EIA not required. Likely to have significant effects on geology, hydrogeology, ground conditions and contaminated land and socio-economics and economic regeneration.	Yes
8	11/P/1145/F Figure 6.2 Sheet 1	NSC Construction of a 108 bed hotel. Same site as 14/P/2570/F. Land at Portishead Quay at junction of Harbour Road & Newfoundland Way Portishead.	0.09 km	Granted 03/10/2011 Expires 03/10/2016 This development is not going ahead as it has been superseded by the assisted living development proposal above (14/P/2570/F). Google Street View (July 2016) shows hoarding advertising the assisted living development. Included in this table to show planning history of the site..	1b	N/A	No		.	

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9	SAP 2 (reference used for identification on Figure 6.2 Sheet 1 – not official) Site Allocations Plan Consultation Draft March 2016 Figure 6.2 Sheet 1	NSC Marine View/Portishead Quays. Existing employment site and residual allocation of 1.2 ha from Replacement Local Plan.	0.23 km	No applications put forward.	3b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development – EIA unlikely to be required. Unlikely to result in significant effects as the development will just be expanding existing development in the area.	No Consider for future baseline
10	15/P/1911/NMA Figure 6.2 Sheet 1	NSC Non material amendment to planning permission 08/P/1912/O (Outline planning application for the erection of a residential development with approximately 117 homes together with associated access, servicing and ancillary works including demolition of existing premises). A.P. Burt and Sons Ltd. former Severn Paper Mill, Harbour Road, Portishead BS20 7NJ	0.33 km	Granted 19/08/2015 Under construction. Four units completed and owners moving in. The development will be completed in about 2 years.	1a	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	No Construction Yes Operation	No Small scale development – EIA not required. Buildings will be screened from the Portishead Branch line so occupants are not likely to suffer from noise effects. Development will increase number of sensitive receptors to the DCO Scheme.	No Consider for future baseline
11	15/P/2111/F Figure 6.2 Sheet 1	NSC Second floor extension to provide 9 No. residential units (Class C3) and associated works including elevation alterations to existing building. Land at Harbour Crescent, Serbert Road, Portishead BS20 7GB	0.02 km	Granted on 21/04/16 Amended plan 17/03/2016. Now seeking refurbishment of the building envelope only, without accommodating a second floor extension. There is scaffolding up, so perhaps the work is ongoing.	1c	Falls within all ZOIs	Yes	Unknown	No Small scale development – EIA not required. New occupants could be affected by noise from Portishead Branch Line, if insufficient noise insulation incorporated into the building design.	No Consider for future baseline
12	14/P/0359/CUPA Figure 6.2 Sheet 1	NSC Prior approval for the change of use from offices within use class (B1) to residential within use class (C3). Harbour Crescent, Serbert Road, Portishead BS20 7GB	0.07 km	Granted on 11/04/2014	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No New occupants could be affected by noise from Portishead Branch Line, if insufficient noise insulation incorporated into the building design.	No Consider for future baseline
13	SAP 3 (reference used for identification on Figure 6.2 Sheet 1 – not official) Site Allocations Plan Consultation Draft March 2016 Figure 6.2 Sheet 1	NSC Gordano Gate. Existing employment site and residual allocation of 1.6 ha from Replacement Local Plan.	0.02 km	1.6 ha of development land advertised at the site.	3b	Falls within all ZOIs	Yes	Unknown	No New occupants could be affected by noise from Portishead Branch Line, if insufficient noise insulation incorporated into the building design.	No Consider for future baseline
14	12/P/1255/O Figure 6.2 Sheet 1	NSC Outline planning permission for the erection of a new furniture store, petrol filling station and associated parking. Arthur Llewellyn Jenkins is the developer for this site. Land next to Premier Inn off Wyndham Way, Gordano Gate, Portishead	0.24 km	Granted on 25/02/2013 Construction has not started. It is unclear whether this development will go ahead. The site has	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology,	Yes	Unknown	Yes Great Crested Newts and Slow-worms have been recorded adjacent to the site. The development may have a socio-economic effect.	Yes

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15	11/P/1685/RM Figure 6.2 Sheet 1	NSC Submission of Reserved Matters of access, appearance, landscaping, layout and scale for a 3 storey office block pursuant to Outline Permission 08/P/1257/O - erection of offices with associated parking (73 spaces), vehicle manoeuvring and landscaping. Churngold is the developer. Land off Cheviot Meadow, Conference Avenue, Portishead BS20 7GA THIS PLANNING APPLICATION IS SUPERSEDED BY 17/P/1229/F BELOW. Kept here for planning history.	0.48 km	reduced in size since the first application. Granted on 26/01/2012 Construction not started (09/09/2014 Google Earth Satellite image) The Design and Access Statement for application 17/P/1229/F states there was a lack of market demand for this development..	1b	hydrogeology, ground conditions and contaminated land N/A	No		Small scale development – no EIA required.	
16	17/P/1229/F	NSC Erection of 35 no. dwellings (32 no. flats in Block A and 3 no. flats in Block B). Land off Wyndham Way Portishead. This development is proposed for the same site as the development above (11/P/1685/RM) above.	0.51km	Validated on 24/05/2017	1c	Falls within the ZOIs for ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); and source protection zones	Yes	Unknown	Yes Small scale development. No EIA required. Potential for cumulative effects on traffic and transport.	Yes
17	12/P/1939/F Figure 6.2 Sheet 1	NSC Conversion of first floor accommodation of two existing redundant barns into holiday accommodation. Shipway Farm Sheepway, Portbury BS20 7TE	0.38 km	Granted on 12/03/2013	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale redevelopment of an existing property. No EIA required.	No Consider for future baseline
18	15/P/0518/F Figure 6.2 Sheet 2	NSC Erection of a single storey extension to south east elevation following removal of existing cabins. Gordano Motorway Services M5 at Junction 19, Portbury BS20 7XG	0.43 km	Granted on 24/04/2015	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
19	14/P/1196/O Figure 6.2 Sheet 2	NSC Outline application for the construction 4 No. B1 Office Units with all matters reserved for subsequent approval. Land to rear of Gordano House, Marsh Lane, Easton-in-Gordano BS20 ONE.	0.28 km	Granted on 04/08/2014 Construction not started (09/09/2014 Google Earth Satellite image)	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; transport; ground water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	Yes Small scale development. No EIA required. Site located at the Port. Potential for interference in construction activities with the Portishead Branch Line.	Yes
20	15/P/1521/F Figure 6.2 Sheet 2	NSC Erection of 1 dwelling with detached double garage following demolition of existing garage. Land adjacent to 42 The Breaches, Easton-in-Gordano BS20 OLY	0.23 km	Granted on 02/09/2015	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline

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21	11/P/0053/F Figure 6.2 Sheet 2	NSC Change of use from Public House to 12 dwellings (flats) to include demolition of existing single storey buildings, including outbuildings, and erection of 3 storey side extension and second storey rear extension. Railway Inn 1 Monmouth Road Pill, Easton-in-Gordano BS20 0AY	0.02 km	Granted on 31/05/2013 Either nearing end of construction or fully constructed: Flats put on sale with architect’s drawings rather than photos (Rightmove.co.uk)	1a	Falls within all ZOIs	Yes	Unknown	No Small scale development. No EIA required. Redevelopment of an existing building. However, site is very close to the Portishead Branch Line.	No Consider for future baseline
22	13/P/0568/F Figure 6.2 Sheet 2	NSC Erection of a new dwelling. Land to rear of 10 Heywood Road, Pill, Easton-in-Gordano BS20 0ED	0.15 km	Granted on 30/08/2013	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
23	16/P/1987/F Figure 6.2 Sheet 2	NSC Development of the site for port related uses. Provision of hardstanding for storage of cargo (e.g. motor vehicles) in transit through Royal Portbury Docks, with associated infrastructure, including a crossing over the disused railway (by a crossing at grade and/or vehicle bridge) between the current Royal Portbury Dock estate and the proposed site. Land to west of Court House Farm Marsh Lane Easton-in-Gordano BS20 0NE	0.01 km	Validated 18/08/16 Registered Granted 21/12/2016	1c	Falls within all ZOIs	Yes	No Construction Yes Operation	Yes. Small scale development. No EIA required. Redevelopment of this area may result in significant cumulative effects due to its proximity Portishead Branch Line DCO scheme (MetroWest Phase 1).	Yes
24	13/P/0510/F4 Figure 6.2 Sheet 3	NSC Extension of time for 10/P/0165/F - (Erection of a two storey office building (B1) with associated external works) Eden Office Park Macrae Road Ham Green Pill BS20 0HH	0.22 km	Granted on 31/05/2013 Not built.	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. No EIA required. Separated from Portishead Branch Line by housing in Ham Green.	No Consider for future baseline
25	13/02693/COU Figure 6.2 Sheet 3	BCC Prior approval for the change of use from detached three storey building currently as 3 separate self-contained office units on lower, ground and first floors from office space within Use Class B1(a) to two bedroom apartment on lower ground floor, and 2 bed apartment on ground floor of residential accommodation falling within Class C3 (dwelling houses). The Old Railway Signal Station, Sea Mills Lane Bristol BS9 1DX	0.30 km	Granted on 06/08/2013 Google Earth imagery and estate agent websites do not indicate whether or not this change has occurred.	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; transport; ground water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development on the east side of the River Avon. No EIA required.	No Consider for future baseline
26	13/04567/F Figure 6.2 Sheet 4	BCC Erection of new three bedroom dwelling. Demolition of double garage, greenhouse, garden shed and re-building of boundary wall with Litfield Road and Percival Road to incorporate wall of dwelling. Re-location of garden gate on Percival Road. 41 Canynge Road, Bristol BS8 3LH	0.49 km	Granted on 24/01/2014	1a	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	No Construction Yes Operation	No Small scale development. No EIA required.	No Consider for future baseline

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27	11/03308/LA Figure 6.2 Sheet 4	BCC Internal and external alterations in relation to proposed change of use of Pannell House from Office use to 2 dwelling houses. Pannell House, 6-7 Litfield Place, Bristol	0.43 km	Granted on 06/10/2011 Change of use likely to have occurred (07/2015 Google Earth Street View)	1a	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	No Construction Yes Operation	No Small scale development. EIA not required.	No Consider for future baseline
28	13/04132/F Figure 6.2 Sheet 4	BCC Conversion and alteration of Grade II listed former Care Home to accommodate 8 residential apartments. St Angelas 4-5 Litfield Place Bristol BS8 3LU	0.44 km	Granted on 19/12/2013	1a	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	No Construction Yes Operation	No Small scale redevelopment of an existing property. EIA not required.	No Consider for future baseline
29	11/00431/F Figure 6.2 Sheet 4	BCC Demolition of garage, construction of a three-storey building to accommodate 3 no. two bed flats. Land Adjacent To 12 Westfield Place Clifton Bristol	0.34 km	Granted on 21/08/2011	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. EIA not required.	No Consider for future baseline
30	14/02407/COU Figure 6.2 Sheet 4	BCC Prior approval for the change of use of an office (Use Class B1) to residential accommodation falling within Use Class C3. The Old Coach House, 9 Westfield Place, Bristol BS8 4AY	0.35 km	Granted on 15/07/2014	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. EIA not required.	No Consider for future baseline
31	14/P/0944/F Figure 6.2 Sheet 4	NSC Conversion and sub division of the grade II Burwalls House from use class Sui Generis to use class C3 (residential) to 5 no. residential flats. Demolition of existing buildings in the annexe (excluding the former coach house and Lodge) and replacement with 6 No. residential dwellings (excluding The Lodge). Associated infrastructure, parking, open space and landscaping. Burwalls Bridge Road Leigh Woods Long Ashton BS8 3PD	0.11 km	Granted on 07/08/2014	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
32	15/02444/F Figure 6.2 Sheet 4	BCC Proposed change of use from office to residential including erection of ground floor extension and first floor bay extension. 78 Princess Victoria Street, Bristol BS8 4DD	0.37 km	Granted on 21/08/2015	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
33	11/03697/F Figure 6.2 Sheet 4	BCC Demolish garages and for each site to rebuild to provide a 2-storey development with a mixed use of	0.48 km	Granted on 19/12/2011	1a	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic	Yes	No Construction Yes Operation	No Small scale development. No EIA required.	No Consider for future baseline

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		Use Classes A1/A2 or B1 on the ground floor with a self-contained flat above. 36 & 40 Princess Victoria Street, Bristol BS8 4BZ				regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land				
34	11/01884/LA Figure 6.2 Sheet 4	BCC Proposed residential dwelling, with associated access onto Princes Lane, car parking, amenity space and refuse storage. Works to existing boundary walls. Land Off Princes Lane, Rear Of 412 Hotwell Road Bristol BS8	0.18 km	Granted on 02/07/2012	1a	Falls within all ZOIs except cultural heritage non-designated sites	Yes	No Construction Yes Operation	No Small scale development. No EIA required.	No Consider for future baseline
35	15/00291/P 6.10	BCC UWE Bower Ashton Campus. Outline planning application for the erection of new buildings for academic, administration and support purposes (6,500m use class d1) and associated infrastructure including provision of a new public transport facility, amendments to car park layout, revised access arrangements and landscaping; and the demolition of 4,198m existing buildings, with all matters reserved except for siting, massing and access. University Of The West Of England, Kennel Lodge Road, Bristol BS3 2JT	0.31 km	Granted on 09/09/2015 The construction of this scheme will be phased, with the first works expected to be completed in September 2016, and final works finishing in September 2020 at the earliest.	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Yes Construction Yes Operation	Yes. Small scale development. No EIA required. Potential significant cumulative effect on traffic and transport during construction due to proximity of development to Clamage Road construction compound.	Yes
36	10/04691/R Figure 6.2 Sheet 5	BCC Demolition of vacant building and construction of new building comprising 10 no. 1-bed units and 4 no. 2- bed units, 1 no. commercial unit and under-croft parking. Wedlocks Bower Ashton Terrace Bristol BS3 2LE	0.18 km	Granted on 23/06/2011	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
37	15/01376/NMA Figure 6.2 Sheet 5	BCC Application for Non-material amendment following grant of planning permission 08/03578/F - Erection of three storey building comprising 9764sqm commercial floorspace for self-storage (Use Class B8) and a three storey terrace comprising 7 no. two bed maisonettes and 7 no. one bed flats, with associated off street car, motorcycle and bicycle parking, refuse/recycling storage and hard/soft landscaping. Former Mercedes Garage Winterstoke Road Bristol BS3 2LG	0.08 km	Granted on 07/04/2015	1b	N/A	No			
		This planning application is superseded by 17/01/01789/F below. Application kept in this matrix for planning history of the site.								
38	17/01789/F	BCC Erection of a self storage unit, use class B8, with ancillary uses, on site car parking provision and landscaping (Major Application). Former Mercedes Garage Winterstoke Road Bristol BS3 2LG This development is proposed for the same site as the one above (15/01376/NMA).	0.08km	Validated on 04/04/2017 Pending decision	1c	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No Small scale development. No EIA required.	No

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39	13/03517/F Figure 6.2 Sheet 5	BCC Demolition of the existing Williams Stand, Wedlock Stand, former Hire-Rite building and 65 Ashton Road; erection of new Williams and Wedlock Stands with accommodation including community facilities, conferencing and hospitality, public house, club museum and club shop; and remodelled Dolman Stand, to include modifications to concourse, alterations to the front seating deck and alterations to front roof canopy; internal alterations to the Atyeo Stand and concourse; new sports pitch, car parking, landscaping (including fencing and paving); and associated infrastructure and engineering works. Stadium capacity to increase to 27, 000. Ashton Gate Stadium, Former Hire-Rite Building & 65 Ashton Road Bristol BS3 2EJ	0.17 km	Granted on 05/03/2014	1a	Falls within all ZOIs except cultural heritage non-designated sites	Yes	No Construction is due to finish in time for the 2016/2017 season. Yes Operation	Yes In close proximity to the railway line at Ashton Gate. Small scale development. No EIA required.	No Consider for future baseline
40	13/01483/F Figure 6.2 Sheet 5	BCC Erection of a bridge link between the main headquarters office building and the retained office building. Imperial Tobacco Ltd Winterstoke Road Bristol BS3 2LJ	0.01 km	Granted on 20/06/2013	1b	Falls within all ZOIs	Yes	Unknown	Yes Adjoins railway line close to Barons Close crossing. If construction occurs simultaneously with proposed works construction traffic may produce cumulative noise, air quality and socio-economic effects. Small scale development. No EIA required.	Yes
41	13/03556/COND Figure 6.2 Sheet 5	BCC Approval of details reserved by condition Nos. 4 (Validation of remediation) for planning permission 10/05279/F - Demolition of existing factory buildings (Use Classes B1 and B2) and erection of new office building (Use Class B1) with associated car parking and landscaping. Imperial Tobacco Ltd Winterstoke Road Bristol BS3 2LJ	0.01 km	Granted on 08/10/2013	1b	Falls within all ZOIs	Yes	Unknown	Yes Adjoins railway line close to Barons Close crossing. If construction occurs simultaneously with proposed works construction traffic may produce cumulative noise, air quality and socio-economic effects. Small scale development. No EIA required.	Yes
42	15/01020/F Figure 6.2 Sheet 5	BCC Proposed change of use of existing gymnasium (Use Class D2) to provide 6 no. 2-bedroom and 1 no. 1-bedroom (Use Class C3) apartments. 179 - 185 Ashton Drive Bristol BS3 2PU	0.41 km	Granted on 03/07/2013	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
43	14/05943/F Figure 6.2 Sheet 5	BCC Proposed two storey dwelling on land adjacent to 122 Swiss Drive. 122 Swiss Drive, Bristol BS3 2RP	0.15 km	Granted on 13/03/2015	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details						Stage 2				
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
44	13/05786/F Figure 6.2 Sheet 5	BCC New service centre on former industrial site. (Major application). Keenwork 16-20 South Liberty Lane, Bristol BS3 2SS	0.14 km	Granted on 27/11/2014	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
45	15/00749/F Figure 6.2 Sheet 5	BCC Proposed change of use from Offices and Retail to residential (Two Ground Floor Flats) and associated external alterations. 188 - 190 Bedminster Down Road, Bristol BS13 7AF	0.27 km	Granted on 21/05/2015	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; transport; ground water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
46	15/01106/F Figure 6.2 Sheet 5	BCC Change of Use of one vacant commercial unit to 1 two bed flat. 106 Unit 2A And 2C Bedminster Down Road, Bristol BS13 7AF	0.02 km	Granted on 29/05/2015	1b	Falls within all ZOIs	Yes	Unknown	No Small scale development. No EIA required.	No Consider for future baseline
47	11/00063/F Figure 6.2 Sheet 5	BCC Demolition of existing workshop and construct 9 terraced houses (in two blocks of 4 and 5 properties) with associated access and parking. Clifton Paints Site 92 North Street, Bedminster, Bristol BS3 1HF	0.71 km	Granted 19/04/2011	1a	Falls within the ZOIs for ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); and source protection zones	Yes	No Construction Yes Operation	No The redevelopment is likely to result in significant environmental effects, but it is separated from Portishead Branch Line by dense housing so unlikely to interfere with construction of the Portishead Branch Line. Small scale development. No EIA required.	No
48	10/P/1407/F4 Not on map	NSC Application to extend time limit to submit reserved matters until 24 October 2013 on planning permission 00/P/1846/O which varied the time limits of 94/0348 Outline planning application for the Demolition and excavation of existing structures including Albright & Wilson’s factory and the carrying out of Residential and Employment Development including Offices, Industrial and Distribution (B1, B2 and B8 uses), Retail Development of Local Shops including Community Facilities in a District Centre, Refurbishment of Portishead Dock as a Marina, Access Roads, Landscaping, Open Space Provision, Improvements to A369 and Portbury Common and associated highway works and flood protection works on land off Wyndham Way and adjacent to Portishead Dock, Portishead. Land off Wyndham Way, Portishead Dock, Portishead	0.17 km	Granted 11/03/2011	1a	Falls within all ZOIs except cultural heritage non-designated sites	No Works are covered by other planning applications.			No

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details						Stage 2				
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
49	11/P/1893/F Not on map	NSC Variation of Condition 16 of planning permission 99/0737 (Construction of rail link, field north of Pill, south of M5 bridge, Easton-in-Gordano, between Portbury Dock Junction and Portbury Dock). The number of freight trains using the Rail Link shall not exceed an average of twenty trains daily per calendar year in and out of the Port and, during any time when the Bristol to Portishead railway Branch Line is in use for scheduled passenger services, the number of Freight Trains using the Rail Link shall not exceed one train per hour in each direction. Rail Link Bristol-Royal Portbury Dock Field north of Pill/south of M5 bridge	0.01 km	Granted 04/01/2012	1b	Falls within all ZOIs	Yes	No Implemen-tation Yes Operation	No This variation was submitted to control the number of trains coming in and out of the port (as in 2012/13 the port planned to increase its business) in order to make sure that the Portishead Branch Line would be able to operate its passenger service. This will therefore be considered as part of the baseline. The DCO Scheme will allow the Port to continue its frequency of trains by careful timetabling and providing a down relief line at Bedminster for freight trains to wait in while Portishead Branch Line passenger trains pass by. As part of the DCO Scheme signalling along the Portbury Freight Line may be replaced in addition to ballast and rails and removal of vegetation, a blockage of the section will be agreed with the Bristol Port Company and will be scheduled when the port requires the least trains.	No
50	14/01187/FB Figure 6.2 Sheet 5	BCC MetroBus construction of North Fringe to Hengrove Package (NFHP): A rapid bus route between Bristol North and East Fringes to South Bristol via Bristol City Centre comprising new roads and alteration to existing highways to prioritise MetroBus, including widening of Bradley Stoke Way, A 4174 Avon Ring Road at Hambrook junction, Stoke Lane/Coldharbour Lane, new footbridge at Church Lane over A 4174, a new bus only junction on the M32, alterations to roads and public spaces at St Augustine's Parade/Baldwin Street/ Colston Avenue, widening of Hartcliffe Way, new MetroBus stop infrastructure, public realm works, associated engineering and earthworks, drainage works and landscaping Land And Highways Between Cribbs Causeway/Emersons Green And Hengrove Including Aztec West Roundabout, Bradley Stoke, Stoke Gifford Transport Link, Hambrook, Stoke Lane, M32, Bristol City Centre, Redcliffe Hill And Hartcliffe Way	0.01 km	Granted on 19/09/2014	1a	Falls within all ZOIs	Yes	No Construction Yes Operation	Yes EIA development Likely to have effects on air quality, cultural heritage, ecology and biodiversity, geology, hydrogeology, ground conditions and contaminated land, landscape and visual, noise and vibration, socio-economics and economic regeneration, soils, agriculture, land use and assets, transport and water resources, drainage and flood risk.	Yes Construction to be completed prior to start of works on Portishead Branch Line. BCC requested that this project is included
51	13/05648/FB (for revised route) 13/05921/K (for Transport and Works Act Order)	BCC MetroBus Ashton Vale to Temple Meads and Bristol City Centre Rapid Transit Order: The development comprises construction of a new junction with	0.01 km	Granted on 27/03/2014 (revised route) Granted on 06/11/2013	1a	Falls within all ZOIs	Yes	No Construction Yes Operation	Yes EIA development Likely to have effects on air quality, cultural heritage, ecology	Yes Construction to be completed

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details						Stage 2				
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
	Figure 6.2 Sheet 5	Cumberland Road, a new bridge at Bathurst Basin, flood protection measures, demolition and reconstruction of walls, realignment of highway, crossings, traffic signals and temporary construction areas, bus stops and shelter. Land between the A370 Long Ashton Bypass In North Somerset and Cater Road Roundabout Cater Road Bristol		(Transport and Works Act Order)					and biodiversity, geology, hydrogeology, ground conditions and contaminated land, landscape and visual, noise and vibration, socio-economics and economic regeneration and transport.	prior to start of works on Portishead Branch Line. BCC requested that this project is included
52	13/03108/F Figure 6.2 Sheet 5	BCC MetroBus South Bristol Link: Proposed highway and bus only link including bridges, structures, construction compounds, drainage and landscaping; traffic signs, lighting and bus shelters; shared cycleway and footway; works to existing highway; provision of replacement Highridge common land. Land between the A370 Long Ashton Bypass in North Somerset and Cater Road Roundabout, Cater Road, Bristol	0.94 km	Granted on 03/12/2013. Construction now complete. Road opened January 2017.	1a	Falls within the ZOIs for ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); and source protection zones	Yes	No Construction Yes Operation	Yes EIA development Likely to have effects on air quality, cultural heritage, ecology and biodiversity, geology, hydrogeology, ground conditions and contaminated land, landscape and visual, noise and vibration, socio-economics and economic regeneration, soils, agriculture, land use and assets, and transport – this may result in cumulative effects when combined with MetroWest effects.	Yes Construction to be completed prior to start of works on Portishead Branch Line. BCC requested that this project is included
53	15/06069/F	BCC Bristol Arena in Temple Quarter Enterprise Zone. Construction of 12 000 capacity indoor arena (Use Class D2) on the south part of the site, creation of public plaza in front of arena and landscaping of the site; Permanent disabled parking (45 spaces) and cycle parking facilities (252 spaces), temporary surface level parking for operational staff and VIP’s (200 spaces) for a period of 5 years; Pedestrian and vehicular access via bridge from Cattle Market Road (under construction) and provision of new pedestrian access and steps from Bath Road. Existing vehicular access from Bath Road to be retained as a restricted access. Bristol Arena Former Diesel Depot Bath Road Brislington Bristol BS4 3DT	3.16 km from Ashton Gate	Validated on 27/11/2015 Granted on 11/04/16	1c	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	No Construction Yes Operation Scheme is expected to open in early 2018.	Yes EIA development. Likely to have significant (beneficial) effects on socio-economics and economic regeneration.	Yes
54	15/06070/P	BCC Development on Bristol Arena site in Temple Quarter Enterprise Zone. Outline application (All Matters Reserved) for up to 19 000sqm of mixed use development on Arena Island comprising retail (Use Classes A1, A2, A3, A4); offices (Use Class B1); leisure (Use Class D2); residential dwellings, including affordable housing (Use Class C3); hotel (Use Class C1) and student accommodation (Sui generis). Provision of associated hard and soft landscaping, including linkages to the plaza and HCA Bridge. Former Diesel Depot Bath Road Brislington Bristol BS4 3DT	3.16 km from Ashton Gate	Validated on 27/11/2015 Granted on 11/04/16	1c	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	No Construction Yes Operation Scheme is expected to open in early 2018	Yes EIA development. Likely to have significant (beneficial) effects on socio-economics and economic regeneration and traffic and transport.	Yes

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details					Stage 2					
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
55	16/00222/FB	BCC Part of the Arena Island development in Temple Quarter Enterprise Zone. The proposed development includes a new single span, steel footbridge over the River Avon to connect Victor Street and the River Avon Path to the Arena Island. It also includes the minor realignment of the River Avon Path and associated bank realignment works around the eastern extent of the footbridge, and resurfacing of Victor Street and the River Avon Path. The footbridge will include a 4 metre wide combined cycleway and footway, and have a single western egress point and two eastern egress points; one for stepped access and one to provide access for all including a cycleway. Footbridge Accessed From Albert Road/ Victor Street St Philips Bristol	3.28 km from Ashton Gate	Validated on 15/01/2013 Granted on 17/05/16	1c	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	No Construction Yes Operation Scheme is expected to open in early 2018	Yes Small-scale development. EIA unlikely to be required. This scheme is part of the proposed Arena Island development so should be considered along with applications 15/06069/F and 15/06070/P in this assessment.	Yes
56	N/A	BCC Temple Quarter Enterprise Zone – other proposed developments. Temple Greenways: improved streets and walkways, landscaping – will open mid-2017 Temple Gate: changes to road layout, pedestrian/cycle routes, new buildings and public square, new MetroBus stop Expansion of Engine Shed: workspace for high-tech, creative and low carbon businesses at Temple Meads station Expansion of Paintworks: mixed-use development for creative people and companies Engagement Hub: development for connecting businesses with educators and young people to develop employability and enterprise skills – will commence 2016	2.88 km from Ashton Gate	Spatial framework created. Planning application (15/05885/F) for new public space and landscaping (part of the scheme) was validated 17/11/2015, now pending consideration.	3b	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	Unknown Construction Yes Operation	Yes Large scale project. Likely to have significant (beneficial) effects on socio-economics and economic regeneration and traffic and transport.	Yes
57	08/03387/K and HRO	BCC and HRO Construction of Bristol Port Deep Sea Container Terminal. The terminal will be able to accommodate ultra large container ships. There will be three 400 m berths dredged to a depth of 18 m. Avonmouth Docks, St Andrews Road, Avonmouth, Bristol, BS11 9DQ	2.66 km	Granted in 2010	1b	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	No Construction Yes Operation	Yes EIA development Likely to have effects on cultural heritage, ecology and biodiversity, noise and vibration, socio-economic and economic regeneration and transport.	No Plans for this development are on hold during the current economic climate
58	N/A	Network Rail PDR Great Western Mainline Electrification project. Electrifying the line from London Paddington to Cardiff (via Bristol Temple Meads). Part of the Control Period 5 (2014-2019) set of projects. This scheme is currently under construction.	3.18 km from Ashton Gate	The sections from Bristol Parkway to Bristol Temple Meads and Bath to Bristol Temple Meads have now been deferred and will be carried out in a later control period beyond 2019.	1a	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	Yes Construction Yes Operation	Yes The scheme may contribute to an improvement in air quality in the north-east outskirts of Bristol.	Yes
59	N/A	Network Rail	3.18 km from	In progress	1a	Falls within the ZOIs for ecology and biodiversity; internationally designated	Yes	No Construction	Yes	Yes

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‘Other development’ details					Stage 2					
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		Bristol Area Signalling Renewal and Enhancement (BASRE) – Network Rail works including resignalling at Bristol Temple Meads, replacement of signal structures, installation of fibre optic cable and Return Screening Conductor, four-tracking of Filton Bank, new crossover at Stoke Gifford and capacity improvement at Bristol Parkway.	Ashton Gate			sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)		Yes Operation	May have effects on air quality, ecology and biodiversity, noise and vibration and socio-economics and regeneration. EIA not required.	
60	N/A	Network Rail Bristol East Junction will be remodelled to improve the track layout and reduce congestion in order to prepare for the new electric trains and support the provision of additional fast train services between Bristol and London.	3.18 km from Ashton Gate	TBC	1b	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	No Construction Yes Operation	Yes May have effects on air quality, noise and vibration and socio-economics and economic regeneration. EIA not required.	Yes
61	N/A	Highways England Part of Road Investment Strategy. New junction on M49 near Severnside and Avonmouth.	3.40 km	Announced in 2014. Works likely to start late 2017.	3c	Falls within the ZOIs for ecology and biodiversity; internationally designated sites; materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links)	Yes	Yes Construction Yes Operation	Yes May have effects on air quality, ecology and biodiversity, landscape and visual, materials and waste, socio-economics and economic regeneration and traffic and transport	Yes
62	N/A	BCC Promotion of cycling and walking within Bristol	0.00 km	To be discussed with BCC	3b	Falls within all ZOIs	Yes	To be discussed with BCC	Yes May have effects on air quality, health/wellbeing, socio-economics and traffic and transport. EIA not required.	Yes
63	N/A	BCC Resident’s parking scheme in Bristol	0.00 km	To be discussed with BCC	3b	Falls within all ZOIs	Yes	To be discussed with BCC	Yes May have effects on traffic and transport. EIA not required.	Yes
64	N/A	BCC Bristol’s status as Green Capital 2015	0.00 km	To be discussed with BCC	3c	Falls within all ZOIs	Yes	To be discussed with BCC	Yes May have effects on air quality, ecology, socio-economics and economic regeneration and traffic and transport. EIA not required.	Yes

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‘Other development’ details						Stage 2				
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
65	16/P/1608/F Figure 6.2 Sheet 1	NSC Erection of 70 no. dwellings, means of access, landscaping and associated works. Land at Former Severn Paper Mill Harbour Road Portishead BS20 7DF	0.23 km	Validated on 29/06/16. Registered	1c	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Construction dates unknown Yes Operation	Yes If construction programmes coincide the same access roads may be used. Buildings will be screened from the Portishead Branch line so occupants are not likely to suffer from noise effects. Potential impact on traffic and transport if construction coincided with that of the DCO Scheme as the same haulage routes may be used.	Yes
66	16/P/2066/F Figure 6.2 Sheet 1	NSC Construction of 93 no. residential apartments (C3 use) and office floorspace (B1 use) with associated car parking, landscaping and servicing. Site is currently allocated for employment. Land at Harbour Crescent Serbert Road Portishead BS20 7FT	0.02km	Granted on 09/08/17	1c	Falls within all ZOIs	Yes	Construction dates unknown Yes Operation	Yes If construction programmes coincide the same access roads may be used. Development is adjacent to DCO Scheme. Development will increase number of sensitive receptors to the DCO Scheme.	Yes
67	16/P/1531/F Figure 6.2 Sheet 2	NSC Royal Portbury Dock Proposed creation of a new car park access from Portbury Way and access/parking arrangement alterations including the removal of two elder trees Tanks at For farmers UK Ltd, Royal Portbury Dock, Portbury Way Portbury BS20 7XS	0.37 km	Granted on 19/08/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Unlikely Construction Yes Operation	No Small scale development – EIA not required. Two elder trees will be removed but this is not a significant effect.	No
68	16/P/1938/F Figure 6.2 Sheet 2	NSC Royal Portbury Dock Construction of access between cargo storage areas Plot 25 and 26 in Royal Portbury Docks across the public highway at Marsh Lane together with the installation of a traffic signal control system and associated works, including the widening of the Marsh Lane carriageway land & highway between plots 25 and 26. Land and highway between Plots 25 and 26 Royal Portbury Dock Marsh Lane Easton-in-Gordano BS20 7XL	0.14km	Validated on 28/09/16 Registered	1c	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown Yes Operation	Yes Requires removal of vegetation and may affect traffic and transport on the local road network. Small scale development – no EIA required. Potential impact on traffic and transport if construction coincided with that of the DCO scheme as the same haulage routes may be used.	Yes
69	16/P/1056/EIA1 Figure 6.2 Sheet 1	NSC Royal Portbury Dock Screening opinion as to whether an Environmental Impact Assessment is required in relation to the proposed construction of a multi-storey car park. THIS IS NOT A PLANNING APPLICATION. Plot 33 Royal Portbury Dock Gordano Road Portbury BS20 7XQ	1.10 km	Decision on 01/09/16 – EIA not required. Planning application not yet submitted.	3c	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown Yes Operation	Small scale development – no EIA required. Potential impact on traffic and transport if construction coincided with that of the DCO scheme as the same haulage routes may be used. Potential impact on landscape and visual.	No

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70	16/P/1709/F Figure 6.2 Sheet 2	NSC Loft conversion with raised ridge, 2x single storey side extensions and extension to attached garage 8 Lodway Gardens Pill BS20 0DL	0.11 km	Granted on 13/09/16	1b	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme.	No Consider for future baseline
71	16/P/1080/F Figure 6.2 Sheet 2	NSC Erection of a detached dwelling. Creation of a new vehicular access into Overhill Garden to the side of 1 Overhill Pill BS20 0JZ	0.26 km	Granted on 21/06/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme.	No Consider for future baseline
72	16/P/0336/F Figure 6.2 Sheet 3	NSC Two-storey rear extension and associated internal reconfigurations, following demolition of existing conservatory. 8 Fitzharding Road Pill BS20 0EH	0.12 km	Granted on 08/08/16	1b	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme.	No Consider for future baseline
73	16/02530/H Figure 6.2 Sheet 3	BCC Resubmission of planning application 14/03733/H for the part demolition of existing porch and construction of new 2 storey extension to rear elevation of existing dwelling. Construction of new boat house store. Construction of new boundary retaining wall to allow ground levels to be raised around house. The River Signal Station Sea Mills Lane Bristol BS9 1DX	0.22 km	Granted on 08/08/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development is separated from DCO Scheme by River Avon therefore cumulative impacts are unlikely to be significant. Development may increase number of sensitive receptors to the DCO Scheme.	No Consider for future baseline
74	16/03954/F Figure 6.2 Sheet 4	BCC Single storey cafe extension to north, re-instatement of porch to south tower, re-location and re-grading of footpath and re-location of railings, minor works to external areas and roof. Clifton Observatory Clifton Down Bristol BS8 3LT	0.25 km	Validated on 06/09/16 Pending Consideration	1c	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development is separated from DCO Scheme by River Avon therefore cumulative impacts are unlikely to be significant. Development may increase number of sensitive receptors to the DCO Scheme (due to café extension).	No Consider for future baseline
75	16/04645/F Figure 6.2 Sheet 4	BCC Change of use of basement from builders store into an apartment, including alterations. 9 Gloucester Street Clifton Bristol BS8 4JF	0.46 km	Validated on 13/09/16 Pending Consideration	1c	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); groundwater resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme. Development is separated from DCO Scheme by River Avon	No Consider for future baseline

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‘Other development’ details						Stage 2				
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
									therefore cumulative impacts are unlikely to be significant.	
76	16/01254/F Figure 6.2 Sheet 4	BCC Change of use from a vacant bank (Use Class A2) to a restaurant (Use Class A3) with a proposed orangery, reconfigured external fire escape and associated internal and external alterations. Proposed alteration to approved scheme (appl. no. 15/05302/F). 42 - 44 Caledonia Place Bristol BS8 4DN	0.5 km	Granted 13/05/16	1b	Falls within the ZOIs for ecology and biodiversity internationally designated sites; materials and waste; socio-economics and economic regeneration; transport (excluding pedestrian links); and source protection zones	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme. Development is separated from DCO Scheme by River Avon therefore cumulative impacts are unlikely to be significant.	No Consider for future baseline
77	16/03094/LA Figure 6.2 Sheet 4	BCC Single storey, rear, conservatory-style extension. Replacement of rear, side and attic /dormer windows. Replacement/renovation of a section of internal stair to match original. Renovation and draft-proofing of windows to front elevation. Installation of new timber glazed doors to rear garden. Improvements to front garden boundary walls. Installation of new central heating system. 21 Freeland Place Bristol BS8 4NP	0.18 km	Granted on 22/07/16	1b	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme. Development is separated from DCO Scheme by River Avon therefore cumulative impacts are unlikely to be significant.	No Consider for future baseline
78	16/04343/F Figure 6.2 Sheet 5	BCC Extension of existing groundskeeper store. Bedminster Cricket Club Clanage Road Bristol BS3 2JX	0.11 km	Granted on 10/10/16	1b	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required.	No
79	16/03168/H Figure 6.2 Sheet 5	BCC Two storey side and single storey rear extension. 20 Blackmoors Lane Bristol BS3 2JJ	0.25 km	Granted on 21/09/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; soils, agriculture, land use and assets community assets; transport; water resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme	No Consider for future baseline
80	16/02627/F Figure 6.2 Sheet 5	BCC Extension to existing cafeteria. Replacement of existing toilet block and play facilities. Riverside Garden Centre Clift House Road Bristol BS3 1RX	0.36 km	Granted on 21/09/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme	No Consider for future baseline
81	16/01606/N Figure 6.2 Sheet 5	BCC Application for prior notification of proposed demolition of the Art Deco Tower. Former Mercedes Car Dealership Marsh Road And Winterstoke Road Bristol BS3 2LG	0.06 km	Decided on 12/05/16. Deemed approval.	1b	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown Yes Operation	Small scale development. No EIA required. If tower is demolished during the construction phase of the DCO Scheme, construction/demolition traffic may use the same routes.	Yes
82	16/01470/F Figure 6.2 Sheet 5	BCC	0.20 km	Granted 18/09/16	1b	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown	No	No

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details						Stage 2				
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
		Proposed two bedroom end-of-terrace dwelling, to be built in the garden of 123 Smyth Road, together with off-street parking and garden. 123 Smyth Road Bristol BS3 2DR						Yes Operation	Small scale development. No EIA required. Development may increase number of sensitive receptors to the DCO Scheme.	Consider for future baseline
83	16/04957/F Figure 6.2 Sheet 5	BCC Proposed extensions, at first floor level, to raise the height of 2no. existing workshops and proposed external staircase mezzanine floor office space. 46 Ashton Vale Road Bristol BS3 2HQ	0.31 km	Granted on 10/10/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. During construction the Development would need access via Ashton Gate level crossing. Potential cumulative traffic and transport impact if construction coincided with that of DCO Scheme.	Yes
84	16/01991/SCR Figure 6.2 Sheet 5	BCC Request for a Screening Opinion as to whether an Environmental Impact Assessment is required for the proposed residential development of approximately 131 dwellings with associated private gardens, car parking, open space and access roads. The dwellings to include a mix of bungalows, flats and two and three storey properties. Former Alderman Moores Allotments Silbury Road Bristol	0.01 km	Decided on 03/05/16 EIA not required Planning application not yet submitted.	1c	Falls within all ZOIs except cultural heritage non-designated sites	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. This development is likely to be completed before the DCO scheme construction begins. Once occupied, it will increase the number of sensitive receptors to the DCO scheme.	Yes
85	16/04454/F Figure 6.2 Sheet 5	BCC Construction of two storey detached house. 46 South Liberty Lane Bristol BS3 2SY	0.38 km	Granted on 12/10/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; socio-economics and economic regeneration; transport; groundwater resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	No Small scale development. No EIA required. Development would increase number of sensitive receptors to the DCO Scheme.	No Consider for future baseline
86	16/01699/P Figure 6.2 Sheet 5	BCC Bailey of Bristol caravan manufacturer remodelling their site. Hybrid application for ‘full’ and ‘outline’ consent- for the development of existing manufacturing site including construction of a new production building with refurbishment of an existing production building, a new headquarters building, a parking deck, a kiosk and a future production building, existing offices retained as staff facilities demolition of existing production buildings and 2 no. residential units, car parking and associated landscaping (Major Application) 16-20 South Liberty Lane Bristol BS3 2SR	0.26 km	Granted on 14/10/16	1b	Falls within the ZOIs for cultural heritage designated sites; ecology and biodiversity; materials and waste; noise and vibration; socio-economics and economic regeneration; transport; ground water resources; and geology, hydrogeology, ground conditions and contaminated land.	Yes	Construction dates unknown Yes Operation	Small scale development. No EIA required. Development may use same haulage routes as DCO Scheme – potential impact if they are constructed at the same time. Potential cumulative noise and dust impacts during construction.	Yes
87	N/A	West of England Joint Spatial Plan and Transport Study – Draft Strategy Draft Strategy includes proposal for future improvements such as new junction on the M5, ‘Smart Motorway’ management, increased rail capacity, improvements and bypasses on the A38 and	0.00 km	Strategy is at the draft stage. Public consultation to follow in November and December 2016.	3b	Falls within all ZOIs	Yes	Construction dates unknown. Yes Operation	Could result in cumulative impacts relating to traffic and transport, socio-economics and economic regeneration, ecology and biodiversity, noise and vibration and air quality.	Yes

Table 18.1: MetroWest Matrix 1 – identification of ‘other development’

‘Other development’ details					Stage 2					
ID	Application reference	Application for ‘other development’ and brief description	Distance from project	Status	Tier	Within Zone of Influence (ZOI)?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Progress to Stage 3/4?
		A368/A371 and a mass transit link between Bristol City Centre and Bristol International Airport. A38 improvements will depend on the future growth of the airport. It also identifies the potential for a light rail (tram) or heavy rail link from Bristol City Centre to the airport.								
88	N/A	Works required for MetroWest Phase 1 Network Rail Permitted Development Rights Bedminster Down Relief Line (MetroWest Phase 1): The Down Carriage Line running from Bristol Temple Meads will be extended past Bedminster station to a new turnout on to the Down Main between Bedminster Station and Parson Street Station. The new turnout is required to enable freight trains returning to Royal Portbury Dock to be held in the southbound direction, allowing passenger trains to pass. The works will include the construction of a new crossover (turnout), renewal of approximately 1km of track on the Down Carriage Line and associated signalling.	1.92 km	These works are within Network Rail's operational boundary and will be implemented using their General Permitted Development rights. These works must be completed before the Portishead Branch Line DCO Scheme starts operating.	1b	Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown. Yes Operation	Construction likely to coincide with the DCO Scheme. May result in adverse cumulative noise, dust and traffic and transport impacts	Yes
89	N/A	Works required for MetroWest Phase 1 Network Rail Permitted Development Rights Severn Beach / Avonmouth Signalling (MetroWest Phase 1): The only work required along the Severn Beach line to achieve the MetroWest timetable is to remove an interlock between two signals at Holesmouth Junction.	0.95 km	It is planned for this work to be carried out by a separate project prior to MetroWest phase 1 commissioning. These works are not required for the operation of the Portishead Branch Line DCO Scheme.		Falls within all ZOIs except cultural heritage non-designated sites.	Yes	Construction dates unknown. Yes Operation	These works are separated from the DCO Scheme by Avon Gorge. However, potential for cumulative transport impacts.	Yes
90	N/A	Works required for MetroWest Phase 1 Network Rail Permitted Development Rights Bathampton Turnback (MetroWest Phase 1): The Bathampton Turnback will comprise a new crossover between the existing Up line to London and the Down line to Bristol. A short walkway (unsurfaced path) will be provided on the existing Up loop for train drivers to walk from one end of a train to the other end. After stopping at Bath, the local train from Bristol would continue into the Up loop at Bathampton from the Up line. The driver would then descend onto the walkway, walk to the other end of the train and mount the train, before moving forward and exiting the loop via a new signal and through the crossover to the Down line back to Bristol.	20.23 km	All the works will be confined to NR's existing land holding and will be undertaken by NR under their permitted development rights. These works are not required for the operation of the Portishead Branch Line DCO Scheme.		Falls within the ZOIs for materials and waste; socio-economics and economic regeneration; and transport (excluding pedestrian links and cycling networks)	Yes	Construction dates unknown. Yes Operation	These works are separated from the DCO Scheme by Avon Gorge. However, potential for cumulative transport impacts.	Yes