

**Our ref: 00143**

Date: 05 March 2024

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Dear Sir/Madam,

## **Application for Formal Screening Opinion for Development at Marwell Activity Centre, Hurst Lane, Owslebury, Winchester, SO21 1EZ.**

### **Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 As amended.**

We hereby submit, on behalf of Marwell Activity Centre, an application to South Downs National Park Authority (the Local Planning Authority). It is requested that South Downs National Park Authority to provide a formal Screening Opinion as to whether an Environmental Impact Assessment (EIA) is required for the proposed development at Marwell Activity Centre, Hurst Lane, Owslebury, Winchester, SO21 1EZ.

In support of the application, please find enclosed:

- This covering letter: 00143 05032024 Marwell Activity Centre Covering Letter
- The EIA Screening Report: Screening Report Rev02 (Appendix A)
- Site Location Plan (Appendix B)

## **Proposed Development**

### **Site Location**

The proposed development site is located within South Downs National Park at Hurst Lane, Owslebury, Winchester. The site has been in operation as an activity centre since 1982 and currently extends to 65 acres of land, but the EIA Screening Opinion would encompass only 28 Acres on which the proposed development will be located, as illustrated in the Site Location Plan (Appendix B)

The site operates as an indoor and outdoor activity centre as well as caravan and camp site. The increased popularity and to maintain viability have led to the development of holiday lodges, safari tents and eco-pods within the site.

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In addition, there is an existing consent for 40 new lodges in the Northeaster are of the site under the planning application reference “SNDP/19/0616/FUL”, although the construction has not yet commenced.

## Characteristics of the Proposed Development

The applicant is considering submitting a planning application for additional timber lodges and touring caravan pitches. The proposed development subject to the screening request includes bases for caravans, works for minor internal access roads/pathways, laying of utilities and provision of drainage.

The proposed development is therefore to construct new bases and facilities to improve the overall appearance and experience at Marwell Activity Centre, which would also include improvements to the existing internal access roads/pathways. As defined in EIA Screening Report “Screening Report Rev02”.



Figure 1: Site location (Outlined in red)

We trust this is acceptable and look forward to hearing from you.

Yours sincerely,  
for RPS Consulting Services Ltd

*Joney Ramirez*

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# Appendix A EIA Screening Report

# MARWELL ACTIVITY CENTRE, HURST LANE, WINCHESTER

Town and Country Planning (Environmental Impact Assessment)  
Regulations 2017

Formal request of a Screening Opinion for new hardstanding bases,  
internal access roads and drainage

Marwell Activity Centre  
EIA Screening Report  
Version 2

March 2024

[rpsgroup.com](http://rpsgroup.com)

**Quality Management**

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**Prepared for:**
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Marwell Resort, Hurst Lane, Owslebury,  
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## GLOSSARY

Term	Definition
ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
AQMA	Air Quality management Area
DEFRA	Department for Environment, Food and Rural Affairs
EIA	Environmental Impact Assessment
EPUK	Environmental Protection United Kingdom
IAQM	Institute of Air Quality Management
JNCC	Joint Nature Conservation Committee
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest



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# 1 INTRODUCTION

- 1.1 This report has been prepared on behalf of Marwell Activity Centre Ltd, with respect to the proposed development at Marwell Activity Centre, Hurst Lane, Owslebury, Winchester. It is requested that the Local Planning Authority, South Downs National Park Authority, provide a formal Screening Opinion as to whether Environmental Impact Assessment (EIA) is required in connection with the proposed development. This request is made under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended.
- 1.2 In accordance with Regulation 6 (2), this report includes:
- a plan sufficient to identify the land;
  - a description of the development, including in particular -
    - i. a description of the physical characteristics of the development and, where relevant, of demolition works;
    - ii. a description of the location of the development, with particular regard to the environmental sensitivity of the geographical areas likely to be affected;
  - a description of the aspects of the environment likely to be significantly affected by the development;
  - to the extent the information is available, a description of any likely significant effect of the proposed development on the environment resulting from -
    - iii. the expected residues and emissions and the production of waste, where relevant; and
    - iv. the use of natural resources, in particular soil, land, water and biodiversity; and
  - such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.
- 1.3 In accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended, it is requested that the South Downs National Park Authority adopt a Screening Opinion within three weeks beginning with the date of receipt of this request.



## 2 SITE LOCATION AND PROPOSED DEVELOPMENT

### Site location

- 2.1 The proposed development site is located at the Marwell Activity Centre site in the South Downs National Park at Hurst Lane, Owslebury, Winchester. The site has been used as an activity centre since 1982 and now extends to 65 acres of land.
- 2.2 The Marwell Activity Centre operates as an indoor and outdoor activity centre, offering a range of activities which take place across the site, as well as a caravan and camp site. Increased popularity and the need to maintain viability has led to the development of holiday lodges, safari tents and eco-pods within the site. Existing facilities include the following:
- timber lodges and eco pods (year round use);
  - safari tents (in use from April to October);
  - 60 grass camping pitches (in use from April to October) with a toilet block containing hot showers, toilet and washing up facilities;
  - caravan pitches, these include both gravel and grass pitches (year round use);
  - the adventure barn, which is a purpose built indoor soft play centre;
  - adventure golf area; and
  - tea room/cafe.
- 2.3 In addition, there is an existing consent for 40 new lodges in the northern area of the Marwell Activity Centre site (planning application reference SDNP/19/0616/FUL), although this has not yet commenced construction.
- 2.4 The proposed development site encompasses approximately 28 acres of land within the larger Marwell Activity Centre. The proposed development location is shown on **Error! Reference source not found.**, with the proposed development site boundary shown on Figure 2.
- 2.5 The Marwell Activity Centre shares boundaries with the Marwell Zoo and The Safari Lodge Hotel both to the north of the site. A farm and residential properties, including the Little Ranch, are located to the west of the site and additional farm properties to the north east of the site.
- 2.6 The nearest villages to the Marwell Activity Centre include the following.
- Lower Upham, approximately 2 km to the south east of the site.
  - Hestings, approximately 1.7 km to the north west of the site.
  - Bambridge, approximately 2 km to the north east of the site.
  - Fair Oak, approximately 3 km to the south of the site.
  - Eastleigh being the largest town, approximately 5 km south of the site.
- 2.7 Key environmental constraints are identified in section 4. The site itself is located within the South Downs National Park.

### Characteristics of the proposed development

- 2.8 The owners of the Marwell Activity Centre are considering submitting a planning application for additional timber lodges and touring caravan pitches. The proposed development subject to this screening request includes bases for caravans, works for minor internal roads and pathways, the laying of utilities (water/electricity) and provision of drainage. This will provide improvements to the existing facilities, as well as providing facilities for new caravans/lodges.

- 2.9 Most of the existing facilities on site (including caravans and lodges) are sited on small areas of hardstanding. Guests use the grass next to camping pitches, caravans and lodges to park their cars. The use of the grass to site caravans and to park cars causes damage to the site and can result in an untidy appearance. The proposed development is therefore to construct new bases and facilities to improve the overall appearance and experience at Marwell Activity Centre. Improvements to the existing internal tracks within the proposed development site would also be required, involving resurfacing and localised widening to improve circulation of vehicles within the site.

## **Key components**

- 2.10 The proposed development would include:
- construction of permeable bases;
  - upgrade and construction of new roads and pathways on the site;
  - installation of laying of general utilities (water/electricity) including the provision of improved drainage (for foul water and surface water).

## **Size and design of the development**

- 2.11 The proposed development site boundary encompasses 28 acres. The proposed development includes the construction of permeable hardstanding bases to facilitate the use of caravans and lodges all year round. Increased internal access roads and pathways and improved and new drainage systems are also proposed. The proposed development would improve facilities for visitors and contribute to the ongoing viability of the activity centre.
- 2.12 Existing buildings on site and the existing activity centre facilities would be retained and no demolition is proposed. The existing site entrance would remain unchanged. All construction activity would be at ground level only.
- 2.13 The proposed development would retain existing areas of habitat on site, including trees and woodland on site, as well as all waterbodies.
- 2.14 During construction, working hours would be 08:00-17:00 Monday to Friday and would be short term, given the nature of development. If undertaken during winter, there may be a requirement for construction works to operate outside daylight hours in which case task-specific lighting will be used. Standard good practice techniques would be adopted.

## 3 RELEVANT LEGISLATION AND SCREENING CRITERIA

3.1 Current EIA legislation in England is in the form of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), as amended. Further guidance is provided in the Planning Practice Guidance (Department for Levelling Up, Housing and Communities and the Ministry of Housing, Communities and Local Government, 2020).

### Schedule 1 development

3.2 A list of projects for which EIA may be required is set out in Schedules 1 and 2 of the EIA Regulations. Schedule 1 developments require EIA to be undertaken in all cases. The proposed development does not fall within Schedule 1 of the EIA Regulations and would not be classified as Schedule 1 development.

### Schedule 2 development

3.3 Schedule 2 development is defined within the EIA Regulations as development of a description mentioned in Column 1 of the table in Schedule 2 where:

- any part of that development is to be carried out in a sensitive area; or
- any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development.

3.4 With regard to the second bullet point above, the existing activity centre would fall under Schedule 2, 12 Tourism and Leisure. Schedule 2, 13 relates to changes to existing developments, which may constitute Schedule 2 development where either:

- the development as changed or extended may have significant adverse effects on the environment; or
- in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.

3.5 The change to the existing activity centre would not exceed any thresholds set out in Schedule 2. The potential for significant effects to arise is considered in Section 4 of this report.

3.6 However, in this case, the proposed development would be located the South Downs National Park. National Parks fall within the definition of a sensitive area in the EIA Regulations. It is therefore considered that the proposed development constitutes Schedule 2 development under the EIA Regulations.

### Screening of Schedule 2 development

3.7 Schedule 2 development does not require EIA to be undertaken in all cases but must be considered against the criteria provided in Schedule 3 of the Regulations to determine whether significant effects on the environment are likely. Schedule 3 considers the characteristics and location of the development and the characteristics of the potential impact.

3.8 Section 4 of this report considers the potential for likely significant effects to arise. In doing so, the following aspects have been taken into account:

- the size and design of the whole development;
- cumulation with other existing development and/or approved projects;
- the use of natural resources in particular land, soil, water and biodiversity;

## MARWELL ACTIVITY CENTRE

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- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- the risks to human health (for example due to water contamination or air pollution).

3.9 In determining whether significant environmental effects are likely, this report focusses on whether the proposed development would be likely to give rise to significant effects on the environment. In addition, consideration is given to whether the Marwell Activity Centre site, as changed by the proposed development, would be likely to give rise to significant effects.

## 4 EIA SCREENING

### Location of the proposed development: environmental sensitivity

- 4.1 The proposed development site is part of the Marwell Activity Centre in Winchester. The site is approximately 5 km north of Eastleigh, being the largest town close to the site. Portsmouth Road, the B2177, runs to the south of the site. Figure 2 shows the site boundary. The environmental constraints are shown in Figure 3 and are summarised below.
- 4.2 Marwell Activity Centre is an indoor and outdoor activities site which also provides the provision of overnight stays through camping, caravanning, lodges and eco-pods. The proposed development site would lie within the boundary of the existing Marwell Activity Centre 65 acre site, which is used year round. The proposed development covers an area of approximately 28 acres.
- 4.3 A residential property is located approximately 100 m from the western boundary of the proposed development site. This property is accessed from Portsmouth Road. Further residential properties are located approximately 500 m to the north of the proposed development site.
- 4.4 In terms of designated sites, the proposed development site is located within the South Downs National Park. It is also approximately 5 km east, at its closest point, of the River Itchen, designated for its Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The waterbody located within the Marwell Activity Centre site feeds into a watercourse (Bow Lake) that runs west of the site and eventually feeds into the River Itchen SAC. However, the proposed development site (see Figure 2) does not encompass the Bow Lake.
- 4.5 The land holding of the Marwell Activity Centre includes part of a Scheduled Monument, the Park Pale at Marwell as shown on Figure 3. The Scheduled Monument is not included in the proposed development site boundary and no development is proposed in this area. There is also one Scheduled Monument located 30 m to the east of Hurst Lane and three at least 300 m from the south western boundary of the site along Portsmouth Road.
- 4.6 There are 14 Grade II listed buildings located approximately 500 m north and west of the proposed development site and one Grade I approximately 500 m north east of the proposed development site. There are no listed buildings within the proposed development site and all are located further than 500 m from the site.
- 4.7 The site is relatively flat, although the topography rises from 35 m above ordnance datum (AOD) in the south to 41 m AOD in the north (Topographic maps, 2024).
- 4.8 The proposed development site sits within Flood Zone 1.
- 4.9 There are no Public Rights of Way (PRoW) located within the proposed development site boundary.
- 4.10 The natural resources at the site and the likely effect on these as a result of the proposed development are considered in subsequent sections of this report.
- 4.11 Further details are provided on a topic-by-topic basis in the sections below. Figure 3 shows the main environmental constraints of the site and surrounding area.

## Characteristics of the potential impacts

### Landscape and visual effects

#### Landscape character

- 4.12 The proposed development is located within the South Downs National Park which was designated in 2010 in recognition of its exceptional natural beauty, for the opportunities to learn about and appreciate its special qualities and as a landscape of national importance (South Downs National Park Authority, 2019). In terms of landscape character, the proposed development is located on land classified as Downland mosaic (LTC D1). The key attribute of this classification is chalk dipslopes with dry valleys.
- 4.13 The topography of the land is relatively flat, rising from 35 m AOD to 41 m AOD in the northern part of the site. The site benefits from screening by existing woodland and hedgerows and trees around the site. However, during the winter, the hedgerows along Hurst Lane allow for some visibility into the site.
- 4.1.1 The installation of bases and site improvements is likely to result in an initial change to the landscape character at the immediate site level due to the activity associated with construction of the new bases, roads, paths and drainage. It is proposed that existing wooded areas on site, the existing waterbodies and boundary hedgerows and trees would be retained.
- 4.1.2 The temporary activities and longer term changes in site character would likely be in the context of the existing activity centre, which includes camping, caravan and lodge development as well as a range of activities. Whilst the change may affect the natural character of the immediate area, the proposed development would be largely in line with the existing character of the site and would be contained within the wider setting of hedgerow and trees.

#### Visual

- 4.1.3 There are no PRoWs through the site. The closest PRoW is one bridleway located approximately 120 m to the north east of the site. The nearest roads from which views may be possible would be Hurst Lane.
- 4.14 The nearest residential receptors are at Little Ranch, to the immediate west of the site. However, there is screening provided by trees between the proposed development site and this property. The nearest villages are all more than 1 km away from the proposed development site and therefore will not be directly impacted.
- 4.15 The proposed development is to create permeable bases with the addition of new pathways, roads and foul water drainage within the site. The nature of the proposed development, considering that the development would relate to bases at ground level only, would not include any tall elements during the operational phase. Some HGVs may be required to work on site during the construction of the bases/drainage infrastructure, however the numbers are likely to be limited and their presence would be short term in nature. Due to existing vegetative screening and alongside its location within the context of existing Marwell Activity Centre site, visual effects are not anticipated to be significant.
- 4.1.1 The existing woodland and hedgerow screening would limit most views of activity at the proposed development site associated with installation of the bases and associated site improvements.
- 4.16 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on landscape character or views.

## Ecology and biodiversity

- 4.17 The proposed development site is not located within any statutory or non-statutory ecological designations, the closest being the River Itchen, an SAC and SSSI approximately 5 km west of the site. The River Itchen is designated as an SAC as a result of its freshwater habitats.
- 4.18 There would be no direct land take effects on any designated sites. It is unlikely that there would be any impacts on the designated sites located 5 km away, given the nature of the proposed development and distance. Good practice measures will be implemented to ensure that no works are undertaken close to Bow Lake and that no materials are stored in this area. All construction works will follow best practice to ensure no discharge to Bow Lake and to ensure that no spillage in this area is possible.
- 4.19 At the site level, habitats include woodland, hedgerow, tree, pond and grassland habitat. It is proposed that all boundary hedge and tree habitat, as well as all existing woodland will be retained as part of the proposed development. Three ponds are located within the existing woodland areas, which would not be affected by the proposed development. Bow Lake is not within the proposed development site and its surroundings will be retained. A 5 m buffer around existing woodlands will ensure that roots are protected.
- 4.20 The habitat likely to be affected by the proposed development is grassland. The grassland is already used for camping and for recreational activities associated with the activity centre. It is therefore heavily used.
- 4.21 The loss of small areas of the existing grassland, which is heavily utilised and unlikely to provide good habitat quality, is unlikely to be significant. Construction activities required to implement the bases, roads, pathways and drainage would be limited in nature and therefore not likely result in any significant disturbance to protected species.
- 4.22 Overall, due to the nature and scale of the proposed development, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on ecology and nature conservation, subject to adequate pollution control measures being implemented.

## Historic environment

- 4.23 Historic England data shows there to be three Scheduled Monuments adjacent to the proposed development site.
- The Park Pale at Marwell, approximately 50 m from the north western tip of the site boundary.
  - The Park Pale at Marwell, approximately 30 m from the south east corner of the site boundary, on the otherside of Hurst Lane.
  - Moated site at Marwell Manor, approximately 300 m from the south western corner of the site boundary.
- 4.24 No construction would occur near the scheduled monuments, which lie beyond the proposed development site boundary. There would therefore be no direct impact on these. Given the nature of the proposed development, which would be at ground level and ground works contained within the proposed development site boundary, no impact on the setting of these monuments is anticipated.
- 4.25 To create the new bases, it would be necessary to undertake some minor soil stripping works to provide the area on which the porous, free-draining bases would sit. However, this would be very limited in terms of depth (soil only) and it is not considered that this would have the potential to result in significant effects on buried archaeology.
- 4.26 All identified listed buildings are located approximately 500 m or more from the proposed development site (see Figure 3) such that there is no potential for impacts on these.

- 4.27 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on the historic environment.

## **Traffic and transport**

- 4.28 The site is served by an existing access lane from a junction off the southern end of Hurst Lane. This access road is only used by visitors and users to the Marwell Activity Centre. Hurst Lane is accessible by Portsmouth Road, Thompsons Lane and Whaddon Lane.
- 4.29 During the construction phase, any local traffic generated by the installation of the construction of the proposed development would be minimal and short term. Construction traffic would be managed in accordance with standard industry best practice measures and would be very limited. As such, significant construction traffic effects are not anticipated.
- 4.30 No operational effects would be associated with the proposed bases themselves and internal access routes. Any changes in operational traffic due to any changes in longer term use of the site by visitors are uncertain at this stage.
- 4.31 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on traffic and transport.

## **Noise and vibration**

- 4.32 The nearest potential noise sensitive receptors include the farm buildings that are situated close to the north boundary of the site and the residential property, 'Little Ranch' located approximately 100 m to the west of the proposed development site.
- 4.33 Due to the nature of the proposed development, any noise generated during the construction phase would be limited and short term. Noise due to the construction of the proposed development would be controlled as much as is reasonably practicable through the implementation of industry good practice measures. No significant sources of vibration during the construction phase of the proposed development are anticipated. Therefore, it is not considered that this would have a significant noise or vibration effect on the surrounding area.
- 4.34 Once operational, the noise generated by the proposed development would be limited. No vibration effects are considered likely.
- 4.35 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on noise and vibration.

## **Air quality**

- 4.36 The nearest Air Quality Management Area (AQMA) to the proposed development site is the Winchester Town Centre AQMA. The AQMA has been implemented to control the pollutants, nitrogen dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>), primarily within the town centre.
- 4.37 Air quality effects associated with the proposed development are likely to be limited to those associated with dust emissions and traffic emissions generated by the construction phase. Dust generated by the construction phase, such as that generated during any groundworks, would be effectively managed and controlled by standard mitigation measures, as set out by the Institute of Air Quality Management (IAQM) (IAQM, 2014) and would therefore be controlled to a negligible level. As previously mentioned, construction traffic movements would be minimal and short term and could be controlled through standard good practice measures such that significant emissions from construction traffic are not anticipated.
- 4.38 Guidance from Environmental Protection UK (EPUK) and the IAQM (IAQM and EPUK, 2017) identifies that the site is not located within a 'sensitive area' with respect to dust. The guidance notes that the indicative criteria for an air quality assessment include a significant change in Light Duty Vehicles (LDV) and Heavy Duty Vehicle (HDV) flows on local roads with relevant receptors (a



change of more than 500 and 100 annual average daily traffic, respectively). It is not likely that the operation of the proposed development would fall into this category. Overall, it is not anticipated that the construction or operational phases of the proposed development would have a significant effect on air quality.

- 4.39 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on air quality.

## Hydrology and flood risk

- 4.40 There are three ponds on site, located within wooded areas where no development is proposed.
- 4.41 Environment Agency mapping highlights that a statutory main river (Bow Lake) is situated within the wider Marwell Activity Centre but not within the proposed development site. Bow Lake (watercourse) is a tributary of the River Itchen, which is designated as an SAC some 5 km from the site. It is therefore essential that any pollution to Bow Lake and the watercourse is avoided.
- 4.42 The River Itchen is of good ecological status but poor chemical status, with the primary pollutants being point source pollution (treated wastewater, storm water, road run off etc.) and diffuse pollution.
- 4.43 No works are proposed to be carried out within close proximity to Bow Lake (see Figure 2). This area will be avoided by all construction activity and no materials will be stored close to the lake. Construction drainage and all site drainage improvements will avoid discharge to Bow Lake.
- 4.44 Best practice measures will be implemented during construction to ensure pollution is prevented. Good practice guidance detailed in the Environment Agency's Pollution Prevention Guidance notes (including Pollution Prevention Guidance notes 01, 05, 08 and 21) will be followed where appropriate, or the latest relevant available guidance.
- 4.45 The proposed development site is located within Flood Zone 1, which is an area of low probability of fluvial or coastal flooding (less than 1 in 1000 annual probability).
- 4.46 The proposed development would require the construction of new bases in areas where bases do not currently exist. In addition, the development includes the amendments to the internal access, together with the laying of general utilities (water/electricity) and drainage. This could potentially result in an increase in the rate of surface water runoff if the total area of hardstanding is increased. This could be controlled either through the use of permeable material for the bases or through provision of suitable site drainage (using sustainable drainage principles).
- 4.47 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on hydrology or flood risk, subject to adequate pollution control measures being implemented.

## Ground conditions and hydrogeology

- 4.48 The proposed development site is not located within a Source Protection Zone. According to the British geological survey (Geoindex, BGS) the site primarily comprises bedrock geology which encompasses the Lambeth Group, clay silt and sand formed between 59.2 and 47.8 million years ago. In addition, the south eastern area of the site is comprised of superficial deposits, river terrace deposits which include sand and gravel, formed between 2.588 million years ago and the present during the Quaternary period.
- 4.49 The proposed development site is located within a large nitrate vulnerable zone and has a high priority of groundwater nitrate issues. The proposed development site is defined to be at a high groundwater vulnerability zone.
- 4.50 Much of the proposed development site is characterised by the existing grassland associated with the operation of the existing camping and caravan park.

- 4.51 During construction, there could be the risk of spillage and contamination from substances and materials used. However, as set out in the hydrology section above, best practice measures would be used to ensure that the risk of spillage and contamination would be reduced.
- 4.52 During the operation of the proposed development, it is not anticipated that there would be any contamination risks to give rise to significant effect on ground conditions. In addition, no new sources of contamination are proposed to be introduced. Given the nature of the proposed development, no anticipated sources of pollution would give rise to significant effects on ground conditions and hydrogeology as a result of the proposed development.
- 4.53 Overall, it is not anticipated that the proposed development in itself, or the Marwell Activity Centre, as altered, would result in a significant adverse effect on ground conditions and hydrogeology.

## **Land use and soils**

- 4.54 The proposed development site comprises the existing camping and caravan areas and an activity centre. It includes a number of buildings and two hard standing areas currently used for parking. Soil maps identify that the site comprises soils from Soilscape 18. Soils of this soilscape mainly comprise impeded draining loamy and clayey soils, which are moderate in fertility and often correspond to grassland and arable land and some woodlands.
- 4.55 Provisional Agricultural Land Classification (ALC) is available for the site. This indicates that the site is partially located within Grade 3 land, i.e., good to moderate quality agricultural land. The area of Grade 3 land that would be developed is a relatively small area of the site.
- 4.56 The proposed development site is located within the existing operational camping and caravan park and as such the proposed development is not currently in agricultural use. No existing land uses would therefore be changed or affected.
- 4.57 Overall, no significant effects on agriculture, land use and soils are considered likely to occur as a result of the proposed development or the Marwell Activity Centre, as altered.

## **Human health**

- 4.58 Effects on human health are likely to be limited to effects from dust emissions, risk of pollution, traffic and noise generated by the construction phase. As previously mentioned, such effects would be effectively controlled by standard and recognised good practice measures that would control effects to a negligible level. As such no significant health effects are anticipated.
- 4.59 No other impacts that could result in significant health effects have been identified.

## **Socio-economics and community**

- 4.60 There may be some very minor short term beneficial socio-economic effects generated by the construction of the proposed development. However, this is not anticipated to give rise to a significant effect. The improvements in facilities would improve the tourism offer of the existing activity centre, which may result in localised socio-economic benefits. The proposed development, as changed, would continue to result in some localised positive effects in terms of the local economy.
- 4.61 Overall, no significant socio-economic effects are anticipated as a result of the proposed development or the Marwell Activity Centre, as altered.

## **Climate change**

- 4.62 The small scale of the proposed development would not have potential to give rise to significant effects on the climate.

## Production of waste

- 4.63 Waste on site would be managed in accordance with the waste hierarchy. The overall objective would be to reduce the amount of waste generated during construction and to sustainably manage any waste that is generated using waste management facilities in closest proximity to the site where possible. Waste generated by any removal of existing material and through construction of the proposed bases/internal routes would be re-used and recycled where possible. The primary waste produced would be soil removed to facilitate the construction of the permeable bases. In this case the soil could be redistributed within the existing site. In instances where the re-use and recycling of materials is not possible, an appropriately licensed waste disposal service would be employed.
- 4.64 Existing measures to manage waste would be improved, utilising the existing collection locations and operations currently in place. With waste management measures in place, the operational phase of the proposed development site is not anticipated to generate any unacceptable new levels of waste or significant effects.

## Risk of major accidents and/or disasters

### Flooding

- 4.65 The majority of the site is located within Flood Zone 1, which is an area of low probability of fluvial or coastal flooding (less than 1 in 1000 annual probability).
- 4.66 The proposed development would require the construction of new bases in areas where bases do not currently exist. In addition, the development includes the amendments and construction of internal access roads and pathways, together with the laying of general utilities (water/electricity) and drainage. This could potentially result in an increase in the rate of surface water runoff if the total area of hardstanding is increased. This could be controlled either through the use of permeable material for the bases or through provision of suitable site drainage (using sustainable drainage principles).

### Traffic

- 4.67 Traffic effects are considered above. The design of any amended internal access roads and pathways will be in accordance with standards and dimensions agreed with the local highways authority (Winchester City Council, 2023). No new highway junctions are proposed.

### Fire

- 4.68 The proposed development would be equipped with active fire protection measures, as well as fire detection and alarm systems.

### Site operations

- 4.69 All operations would be accompanied by emergency evacuation plans, based on those already in place for the existing site.

### Construction safety

- 4.70 Construction activity would be small scale and limited. Where relevant, standard construction good practice will be followed to ensure on site safety of the workforce in accordance with the Construction (Design and Management) Regulations 2015.

## Inter-relationships and cumulative effects

- 4.71 As set out above, the proposed development would include installation of the construction of new bases as well as the construction of internal access routes and pathways, together with the laying of general utilities (water/electricity) and drainage. The screening report has considered the likely effects of the proposed development.
- 4.72 Potential inter-relationships between environmental effects are considered within the text set out above.
- 4.73 In order to identify potential cumulative effects of the proposed development with other existing and/or approved developments, an initial review of the South Downs National Park application portal has been undertaken. There is one relevant consent in the vicinity of the proposed development site, which relates to the full application (SDNP/19/06161/FUL) that corresponds to the existing Marwell Activity Centre (See Table 4.1).

**Table 4.1: Cumulative Developments**

Planning Ref	Description	Distance from Site	Status
SDNP/19/06161/FUL	Use of land to station x 40 timber holiday lodges within a new native woodland and associated waste water treatment system.	Outside of the proposed development site but within the Marwell Activity Centre	Permitted

- 4.74 Planning permission has been granted for the development and it is currently at the discharge of conditions stage (SDNP/24/00285/DCOND). The planning permission grants the use of lodges on the wider Marwell Activity Site. However, the land was already used as part of the camping ground.

### Cumulative landscape and visual effects

- 4.75 The proposed development, together with the consented development of lodges, would result in some change in landscape character within the Marwell Activity Centre site and may result in some visual impacts, extending over areas currently in grassland use. As set out above, the proposed development site is contained relatively well within the wider setting of the landscape by the existing hedgerows and woodland vegetation on all boundaries.
- 4.76 The nearest residential receptor is located near to the existing site, located close to the western boundary of the site. This property, namely the Little Ranch, is accessed from Portsmouth Road. All other residential properties are located more than 500 m away, and there would be limited intervisibility between these properties and the Marwell Activity Centre site as the existing woodland and hedgerows provide substantial screening.
- 4.77 The proposed development, combined with the consented lodge development, would not introduce new elements when considering the existing uses of the site, but would result in an overall increase in the amount of development. This is unlikely to result in significant cumulative landscape of visual effects.

### Cumulative traffic and noise effects

- 4.78 The consented lodge development would be expected to lead to some increases in operational traffic and noise levels associated with visitors and transport. This development was screened as not requiring EIA and was not considered to result in any significant effects.
- 4.79 No operational effects would be associated with the proposed bases themselves and internal access routes. Any changes in operational traffic due to any changes in longer term use of the site by visitors are uncertain at this stage.

4.80 No significant operational noise is anticipated to be associated with either development.

4.81 Overall, cumulative operational traffic or noise effects are not likely to be significant.

### **Cumulative ecology and biodiversity effects**

4.82 The proposed development, together with the consented development of lodges, would result in an increased area of the Marwell Activity Centre being developed, which may result in a larger amount of grassland habitat affected than either development alone. However, as set out above, the grassland affected is likely to be of low value and key habitats within the Marwell Activity Centre site will be retained (including the waterbodies, woodland areas and boundary vegetation). No significant cumulative effects are anticipated.

## 5 CONCLUSION

- 5.1 This report identifies available information regarding the likely impacts and effects associated with the proposed development and has confirmed that the proposed development is not Schedule 1 development.
- 5.2 The proposed development is considered to be Schedule 2 development. Therefore, EIA is required only if it is considered that there are likely to be significant environmental effects as a result of the proposed development. The development has been considered against the criteria in Schedule 3. Section 4 of this report provides a consideration of the likely effects of the proposed development. The proposed mitigation measures outlined in this screening report would control and reduce potential effects associated with the proposed development.
- 5.3 A formal screening opinion is requested under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended. It is considered that the proposed development, including the mitigation measures outlined, would not lead to significant environmental effects and is therefore not EIA development.

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**FIGURES**



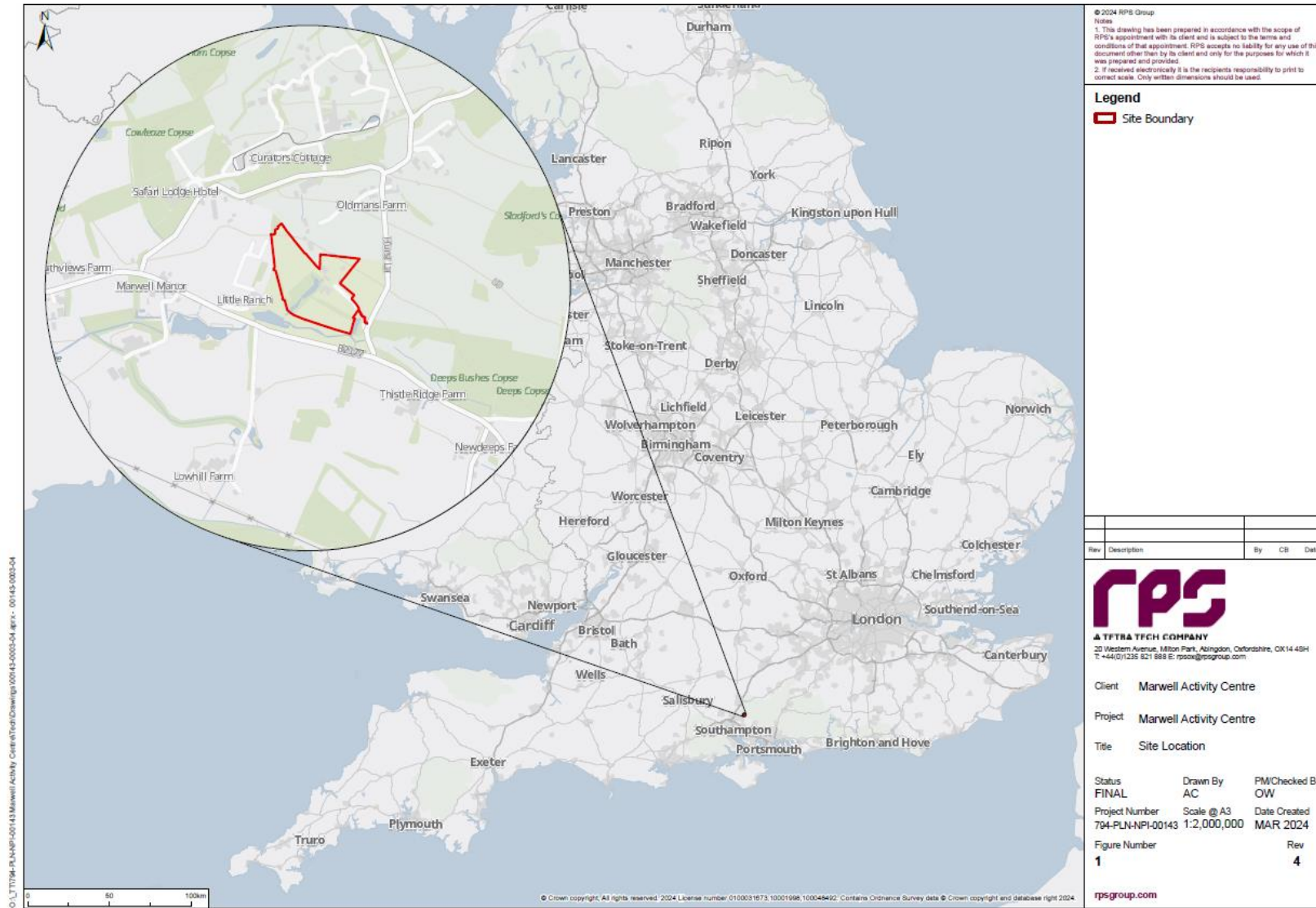


Figure 1: Marwell Activity Centre location



Figure 2: Proposed development site plan

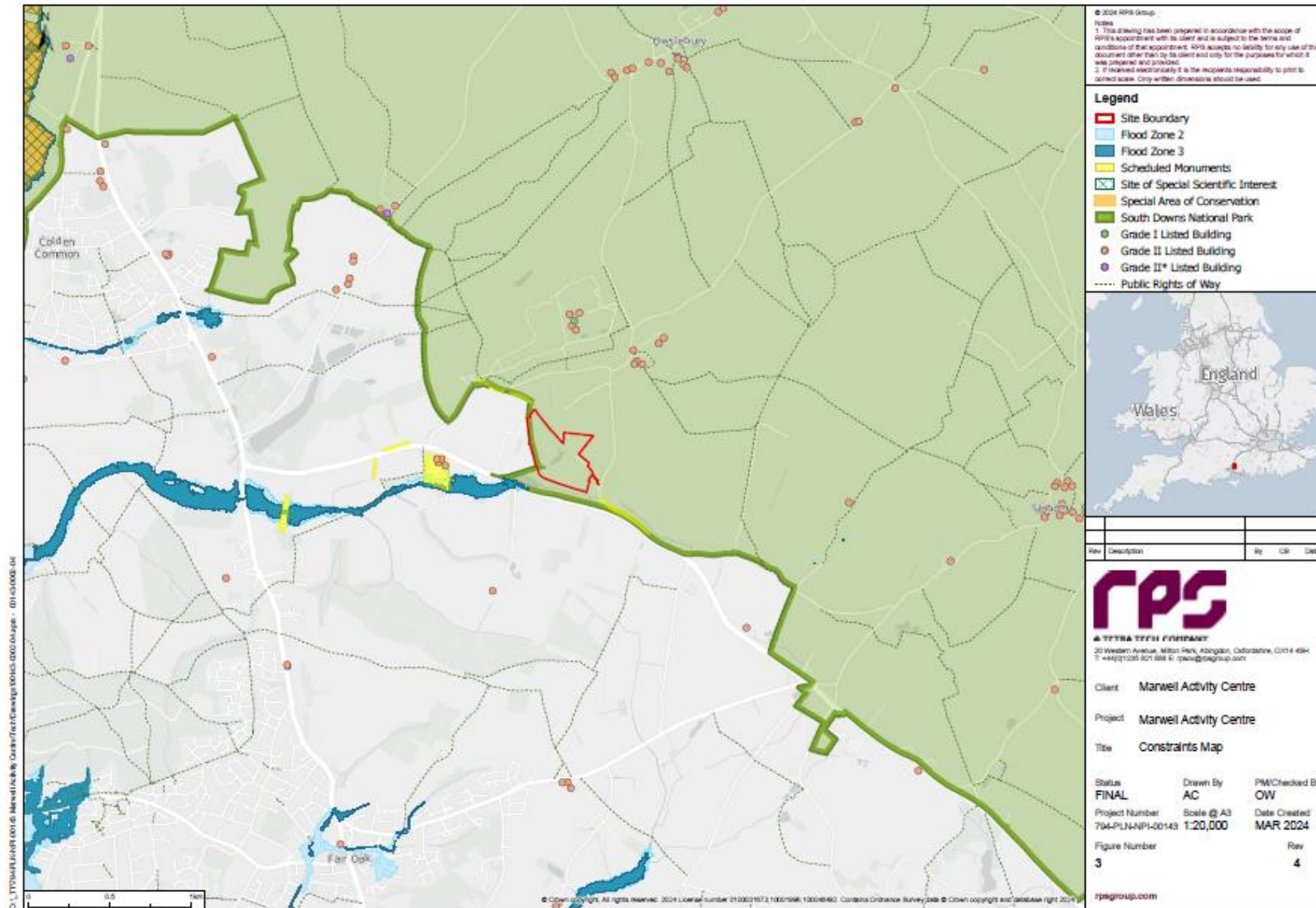


Figure 3: Constraints map

## Appendix B Site Location Plan

Our ref: 00143

Date: 05 March 2024

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