

# **Winchester Local Plan 2020-2040**

## **Examination of the Local Plan**

### **Matter 14: Biodiversity and the Natural Environment**


Statement on behalf of Three Maids Property  
LLP

April 2025

**Turley**

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**Our reference**  
MEYS3000  
  
3<sup>rd</sup> April 2025

# 1. Introduction

- 1.1 This Statement is submitted on behalf of Three Maids Property LLP to Stage 2 of the Winchester Local Plan Examination and in response to 'Matter 14: Biodiversity and the Natural Environment' as set out in the Inspector's 'Matters, Issues and Questions' for Stage 2 of the Examination' (document ED17).
- 1.2 Three Maids LLP has an interest in, and has actively promoted the land at Upper Farm, Headbourne Worthy, Winchester to the emerging Local Plan. The site is well placed to deliver commercial and industrial development on the edge of Winchester to support the needs of the District.
- 1.3 This Statement should be read in conjunction with the other Statements submitted on behalf of Three Maids Property LLP, and their representations to consultation on the draft Local Plan (ANON-AQTS-32F2-P).
- 1.4 In responding to the Inspector's matters and questions, due regard is had to the NPPF paragraph 35 in assessing the Plan's soundness.
- 1.5 This Statement has been prepared on the basis that the Local Plan is to be examined against the NPPF published in 2023. Unless specifically referred to, any references to the NPPF are to that version.

## 2. Response to Matter 14: Biodiversity and the Natural Environment

### **Policy NE13 Leisure and recreation in the countryside**

#### **1. How would policy NE13 interact with strategic policy SP3? Would it be consistent with strategic policy SP3?**

- 2.1 Policy NE13 explicitly provides support for leisure and recreational developments in countryside locations, recognising such locations as sometimes necessary for these activities. It clearly sets out criteria under which new facilities or expansions would be acceptable, emphasising minimal visual, noise and ecological impacts and ensuring appropriate landscaping and lighting controls.
- 2.2 In contrast, Strategic Policy SP3 is more restrictive in its wording specifying only limited types of acceptable development in countryside locations. Although Strategic Policy SP3(ii) references “outdoor recreation” as a permissible use where a countryside location is operationally required, it does not explicitly acknowledge the broader leisure and recreational development scenarios contemplated by Policy NE13, such as expansions of established facilities or specific leisure uses that may not strictly fall under “outdoor recreation”.
- 2.3 The lack of alternative policies in relation to sport or leisure facilities is concerning, especially given the clear strategic aim of promoting healthy, prosperous communities and the Framework’s guidance that policies should enable and support healthy lifestyles.
- 2.4 Therefore, as currently drafted, there appears to be a policy gap and tension between Strategic Policy SP3 and Policy NE13. Policy SP3, being strategic, should clearly reflect or cross-reference Policy NE13 to avoid unnecessary conflict or ambiguity in decision-making. Ensuring consistency would require amending Strategic Policy SP3 to explicitly reference Policy NE13 and the broader scope of leisure and recreational activities permissible in the countryside.

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