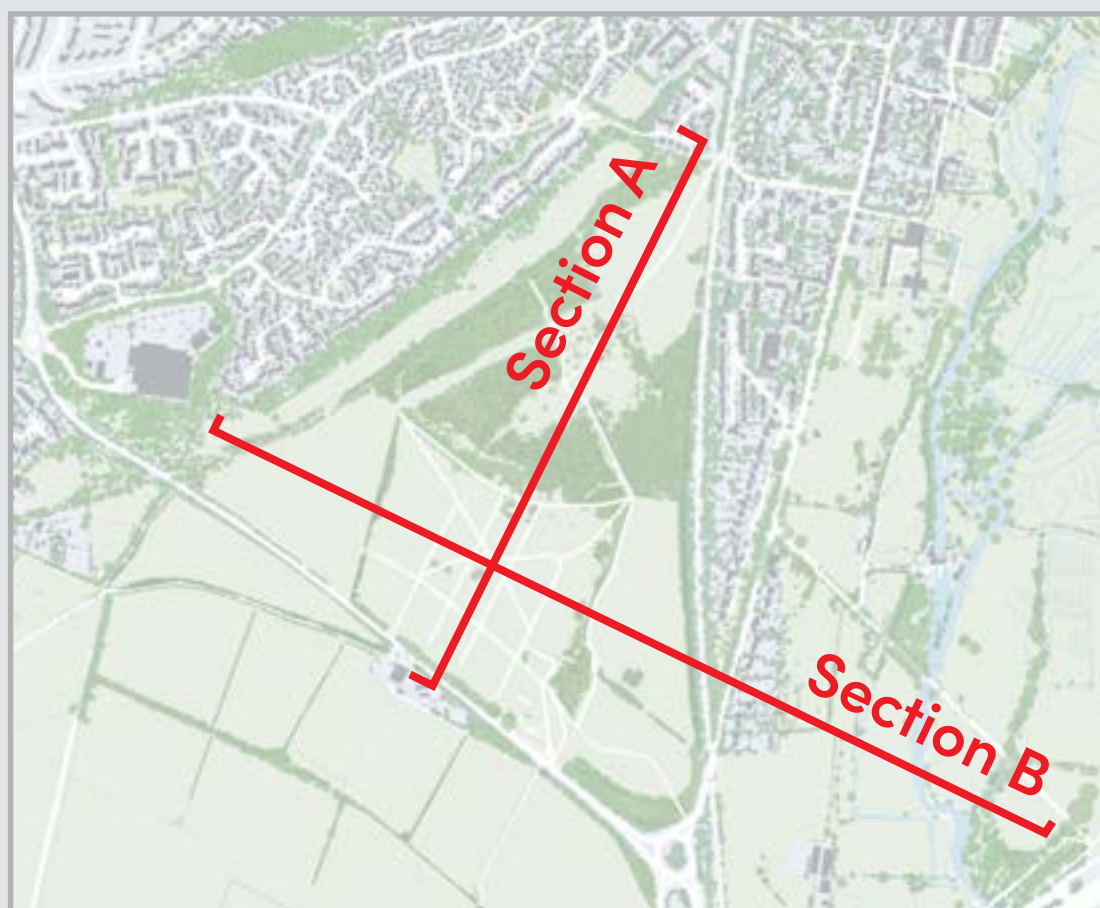


Sitting sensitively in the landscape

The scale and massing of buildings has evolved out of spatial constraints, design concepts and key moves, including connectivity and access, walkability, and a desire to capitalise on views to the surrounding landscape.

The proposed buildings are generally 2–3 commercial storeys in height above ground level. The height reduces to the eastern edge creating a lower-rise setting adjacent to the Eastern Meadows. Along Badger Farm Road the buildings heights will be visible and create a new sense of arrival to Winchester from the south. Building heights have been developed to respond sensitively to key views to the east and from St Catherine's Hill in particular.



Contextual sections

Section A



Section B



Sitting sensitively in the landscape

Landscape and visual impact assessment (LVIA)

A Landscape and Visual Impact Assessment (LVIA) identifies and assesses the significance of the effects of change caused by a development on the landscape as an environmental resource as well as views and visual amenity. The viewpoints being tested have been discussed and agreed with Winchester City Council as part of the pre-application engagement process. We have agreed over 30 viewpoints for testing with Winchester City Council. The six we have shown today are some of the most sensitive identified. The visuals illustrate the current illustrative masterplan massing without any proposed landscape mitigation or screening.



Key

- Site boundary
- Zone of theoretical visibility (ZTV) 25m (bare earth)
- South Downs National Park (SDNP)
- Viewpoints selected for iterative testing in advance of formal EIA

Baseline



Test



Viewpoint 1 St Catherine's Hill

Baseline description:

The viewpoint from St Catherine's Hill is arguably the most sensitive identified as part of the initial landscape and visual baseline study.

It is located within South Downs National Park (SDNP), is a promoted viewpoint on the 1:25K OS and is designated as a Schedule Monument as well as a biological SSSI and nature reserve. Its distinctive landform and network of footpaths makes it a popular place for recreational users, with views across Winchester and SDNP.

To the west, there are views towards St Cross Hospital which sits on the edge of the River Itchen floodplain, the residential areas of Stanmore and Badger Farm beyond. Residential properties in the Oliver's Battery area can be seen on the skyline.

There are strong linear belts of mature trees including those around the Bushfield Camp site, along Otterbourne Road (Roman Road) and at Compton to the south-west.

Baseline



Test



Viewpoint 3 Hockley Golf Club

Baseline description:

The viewpoint is located on Twyford Down within Hockley Golf Club. It is located within the South Downs National Park on a public right of way. From this location, Winchester is screened by the rolling chalk landform of the downs.

Few buildings are visible, with the exception of residential properties in the Oliver's Battery area which can be seen on the skyline to the west.

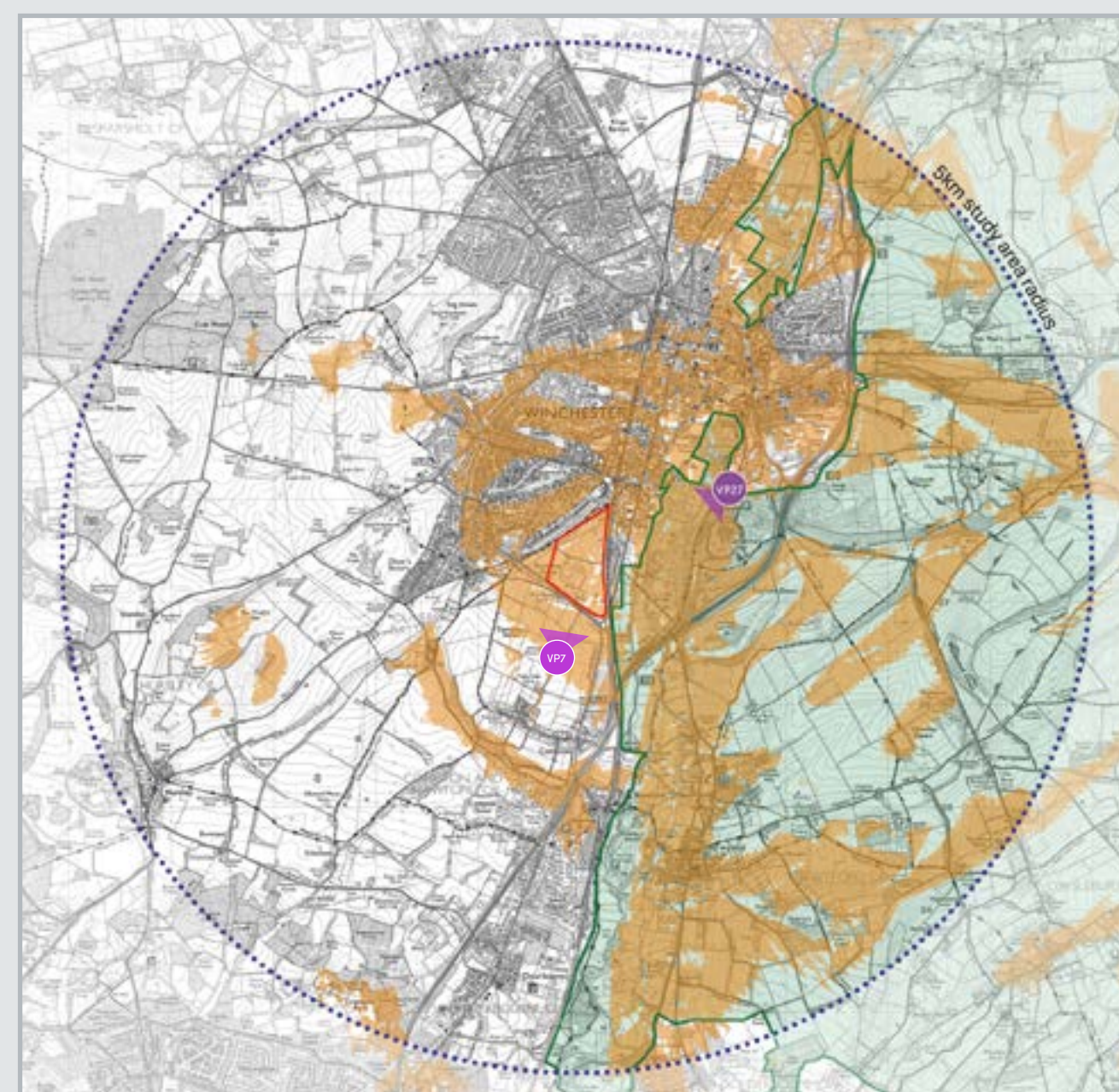
There are strong linear belts of mature trees including those around the Bushfield Camp site, along the railway line and A3090 and at Compton to the south-west, many of which form wooded skylines.



Sitting sensitively in the landscape

Aims

- Ensure building heights remain below distant tree lines where possible.
- Use form and materials to break up massing and blend with the surrounding area.
- Use pitched roofs and strategically located green roofs to blend with the landscape and enhance biodiversity.
- Maintain the historic setting of Hospital of St. Cross and Keats Walk along the Itchen Valley.



Key

- Site boundary
- Zone of theoretical visibility (ZTV) 25m (bare earth)
- Viewpoints selected for iterative testing in advance of formal EIA
- South Downs National Park (SDNP)

Baseline



Test



Viewpoint 7 Attwoods Drove Farm

Baseline description:

The viewpoint is located on a public right of way near Attwoods Drove Farm. Looking north, Bushfield Farm is located to the centre of the view. Lighting columns along Badger Farm Road are visible within the mature trees which are present either side of the road, which include a group of copper beech tree (subject to tree preservation order) at the existing entrance to the Bushfield Camp site. The beech hanger along the northern side of the main Bushfield Camp forms a strong wooded skyline. The metal structures within Bushfield Camp are just visible within the vegetation. A double wood pole line is visible poles breaking the wooded skyline. Currently, there is a National Highways contractor compound for works on the M3. This was expected to be in place until late 2024; however, with the pause in the Smart Motorways, the timescales are currently unknown.

Baseline



Test



Viewpoint 27 Tun Bridge

Baseline description:

This viewpoint is representative of people using the Itchen Way regional trail at Tun Bridge on Garnier Road. It is located adjacent to the car park for St Catherine's Hill.

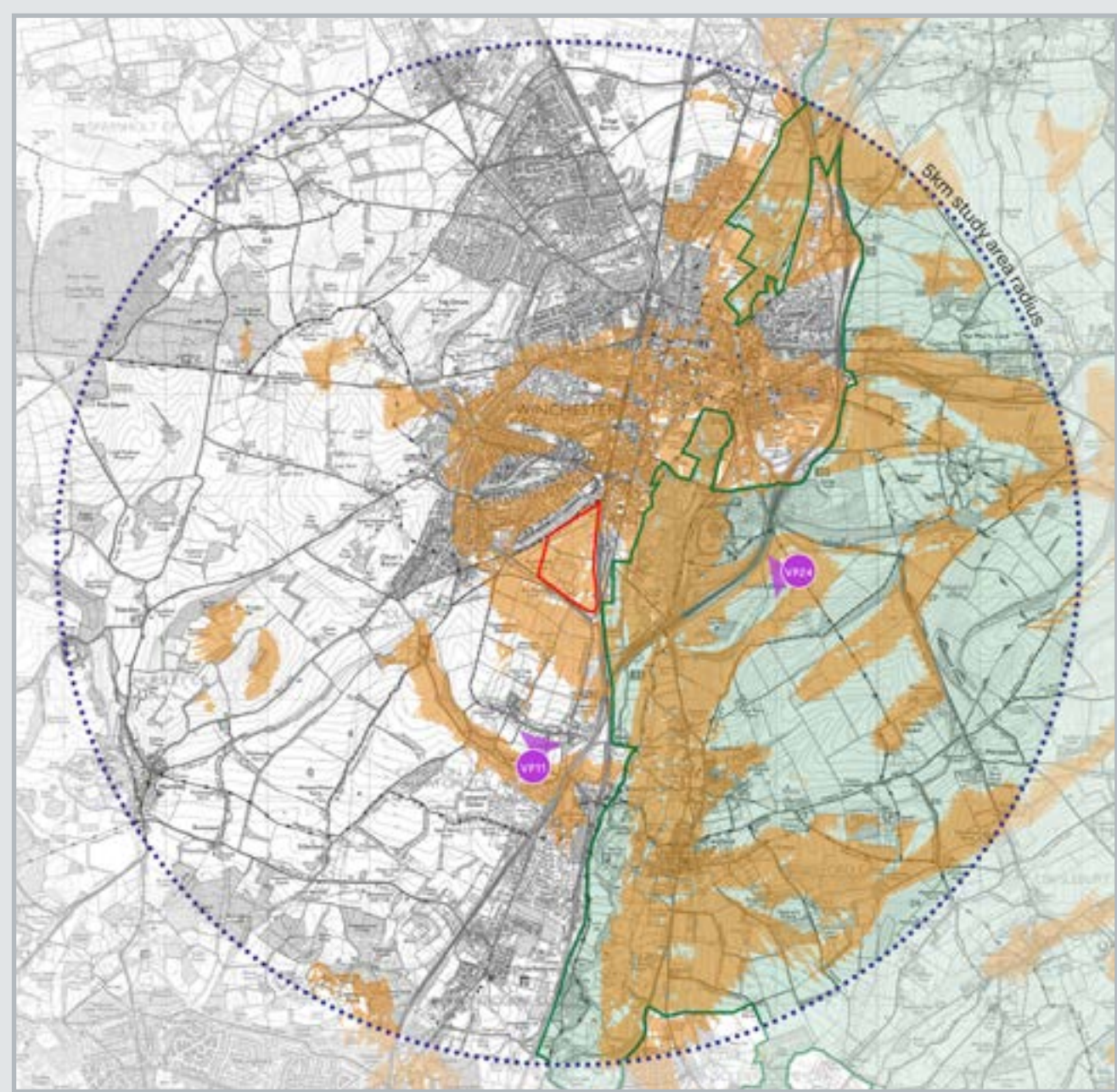
The viewpoint is located within the South Downs National Park.



Sitting sensitively in the landscape

Evolving masterplan

- The concept masterplan has evolved through an iterative process to test layout and massing options and review impacts for key LVIA viewpoints to ensure the development sits sensitively in the local context.



Key

- Site boundary
- Viewpoints selected for iterative testing in advance of formal EIA

- Zone of theoretical visibility (ZTV) 25m (bare earth)
- South Downs National Park (SDNP)



Viewpoint 11 Hurdle Way (Compton Gap)

Baseline description:

The viewpoint is located on a public right of way on Hurdle Way in Compton. The landform slopes away from the viewpoint allowing longer distance views north towards Winchester and Twyford Down.

The roofs of properties along Compton Road are visible in the mid-ground with Attwoods Drove Farm seen on the higher ground beyond.

The strong belt of mature trees towards the centre of the view are those along Otterbourne Road, Winchester Cathedral is just visible just to the left. The spire of St Thomas Church breaks the skyline.

To the right of those trees, St Catherine's Hill with its distinctive landform rises above the tree line with Twyford Down forming the skyline to the right. Beyond Attwoods Drive Farm, the beech hanger and vegetation at Bushfield Camp forming a more wooded skyline to the left.



Viewpoint 24 Twyford Down (Pilgrim's Trail)

Baseline description:

The viewpoint is located on Twyford Down adjacent Hockley Golf Club on the Pilgrim's Trail regional footpath. It is located within South Downs National Park. From this location, there are wide views across Winchester with its wooded hills.

Views to the west are dominated by the golf course in the foreground with its greens and small groups of trees. St Catherine's Hill is just visible to the right of the view.

