

ANALYSIS REPORT:

- HERITAGE

- LANDSCAPE & VISUAL

SEGRO PARK WALSGRAVE

SEGRO

BCA DESIGN
Landscape Architects

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TECHNICAL NOTE

Job Name: Land at Walsgrave, Coventry
Job No: 333102840
Note No: 01
Date: April 2026
Prepared By: Emma McKeown, Archaeology and Heritage Planner
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Subject: **Heritage Assessment Technical Note**

1. Introduction

1.1. This Technical Note has been prepared to support the proposed draft allocation and provide an updated assessment based on the amendments made to the indicative masterplan, in order to demonstrate, that development of the site is capable of being brought forward in a manner that is compliant with heritage legislation and national and local planning policy.

2. Early Principles

2.1. The site lies within the wider landscape setting of the Registered Park and Garden (RPG) at Coombe Abbey, a designed historic landscape whose significance derives from its planned composition, spatial hierarchy, parkland character, and the visual and experiential relationship between the Abbey, its grounds, and the surrounding landscape.

2.2. The approach to the site has been informed by a robust understanding of the heritage and landscape context, considering:

- the historic parkland structure and its relationship to the wider estate landscape;
- the primacy and visual dominance of Coombe Abbey within its designed setting;
- the importance of openness, topography, and tree cover in shaping views and perceptions of the asset; and
- the need to avoid suburbanising influences at the edge of the RPG.

2.3. These principles therefore define the parameters within which development could be appropriately accommodated, ensuring that landscape and heritage character and structure remain the primary determinants of any proposals.

3. Coombe Abbey Specific Sensitivities

3.1. In preparing the indicative proposals and the local plan representations, particular regard has been given to the sensitivities of the Coombe Abbey RPG. This includes consideration of the way in which the parkland is experienced, when approaching and moving through it, the role of long and medium-distance views across areas of open landscape, and the relationship between built form, topography, and tree cover in shaping visibility and spatial hierarchy. The work undertaken also recognises the importance of maintaining the historic legibility of Coombe Abbey as the principal focal element within a layered and carefully structured designed landscape.

3.2. Against this context, the indicative masterplan accompanying the draft allocation is intended to illustrate one way in which future development might respond to these sensitivities. In particular, it indicates how development could:

- relate to the wider estate landscape in a manner that respects its established scale and hierarchy;
- achieve a degree of visual containment through a response to landform and the use of structural planting; and
- limit potential effects on views outwards towards the surrounding landscape that contributes to the significance of the RPG.

4. Historic England Engagement

4.1. Historic England has provided advice on the site on an iterative basis since 2024, consistently highlighting the sensitivity of development within the setting of the RPG. The current indicative masterplan should be read as the product of this ongoing engagement, reflecting the progressive refinement of the spatial strategy rather than a response to a single consultation stage. In this respect, it demonstrates how potential heritage effects have been considered and mitigated proportionately at the allocation stage, while maintaining a realistic basis for delivery.

4.2. Within their advice, they have differentiated clearly between areas of the site in heritage terms and associated sensitivity. In particular, no objection has been raised in relation to the northern part of the site, which lies at a greater distance from the RPG and is visually separated from it by intervening landform.

4.3. As a consequence, this northern area has been understood to present a materially lower level of heritage sensitivity, with Historic England's detailed advice focused on the western and south-western parcels in closer proximity to the RPG and more directly related to its setting.

4.4. The table below provides a summary of the comments received and how the illustrative proposals have sought to respond.

Historic England Theme / Area of Concern	Advice Raised (2024–2025)	Masterplan Response	Outcome at Draft Allocation Stage
Principle of Development in the RPG setting	Historic England advised that development within the setting of the RPG would need to be demonstrably landscape-led, with a clear understanding of significance, openness, and visual hierarchy.	Allocation strategy explicitly avoids development within the RPG itself and is structured around landscape capacity and sensitivity rather than maximising built form.	Indicates that development could be accommodated in principle without direct encroachment and with heritage considerations embedded at plan-making stage.
Western Built Form – Proximity to the RPG (Plots 701 / 601)	Identified as potentially the most harmful elements, due to proximity and scale. Historic England indicated that cut-and-fill alone was unlikely to fully mitigate visual intrusion.	Indicative masterplan reduces and reconsiders built form in the most sensitive western areas and removes reliance on fixed mitigation solutions to justify massing. Flexibility is retained for further reduction or removal at application stage.	Harm is acknowledged rather than disguised, which is appropriate at allocation stage. Allows avoidance or justification to be addressed later in line with National Planning Policy Framework (NPPF 2024).

Scale and Massing of Buildings	Highlighted scale as a core driver of harm, particularly where buildings would compete visually with the historic landscape.	Overall quantum is redistributed away from the RPG edge; scale is reduced in the most sensitive locations and absorbed closer to existing commercial context (Ansty Park / A46 corridor).	Demonstrates that scale can be managed spatially through a differentiated approach, reinforcing that harm is not inherent to the allocation as a whole.
Plot 401 – Relationship with Walsgrave Hill	Advised this plot could be less harmful if effective screening by landform could be demonstrated.	Masterplan responds by treating Walsgrave Hill and associated topography as primary landscape structure, with built form positioned to sit behind landform rather than against the RPG edge.	Shows that landform-led screening is feasible, subject to detailed testing at application stage.
Plot 501 – Relationship with Ansty Park	Identified as the least harmful of the western plots, though with residual impact still perceived.	Retained but repositioned and visually associated with established commercial development rather than the parkland edge; scale moderated accordingly.	Reinforces that not all western plots perform equally in heritage terms and that differentiation has informed layout.
Road Alignment and Infrastructure	Noted that road alignment was not fixed and encouraged relocation westwards, closer to the A46, to reduce impact on the RPG.	Indicative masterplan relocates primary routes away from the RPG edge, reducing landscape fragmentation and urbanising effects within sensitive areas.	Confirms infrastructure can be designed to support, rather than undermine, the historic landscape setting.
Landscape Strategy vs. Engineered Mitigation	Early proposals relied heavily on a large, engineered landscape bund (up to c.9m), raising concerns about artificial landforms within a historic parkland setting.	The current masterplan removes reliance on a continuous large landscape bund, replacing it with a broader country park extension, woodland belts, and landform-responsive design.	Represents a material shift towards heritage-led, landscape based mitigation, in place of reliance on engineers screening solutions.
Country Park and Open Landscape Provision	Emphasised the need to maintain openness and avoid suburbanising the RPG setting.	Masterplan expands the country park, reinforces grassland, woodland, and wetland character, and establishes meaningful buffers and transition zones.	Provides long-term landscape management benefits and supports gradual reduction of harm through maturation.
Residual Harm and Policy Compliance	Advised that where harm remains, particularly for Plots 701/601, clear and convincing justification would be required.	Allocation framework explicitly anticipates that residual harm may persist and defers detailed justification to later stages, supported by viability and alternatives testing.	Aligns squarely with NPPF requirements and avoids prematurely fixing outcomes at plan-making stage.
Deliverability and Flexibility	Acknowledged commercial realities but stressed the need for flexibility to respond to heritage constraints.	Masterplan is expressed as indicative only, allowing future planning applications to adjust layout, scale and phasing.	Demonstrates the site is deliverable without locking-in harm, a key test of soundness.

5. Landscape Strategy and Mitigation

5.1. At this stage mitigation is intentionally strategic. The focus is on establishing clear principles rather than prescribing fixed design solutions or relying on engineered interventions. The indicative masterplan demonstrates that potential effects can be appropriately managed through careful spatial planning, a strong landscape framework and long-term landscape management.

5.2. The approach prioritises avoidance and reduction of harm, with mitigation forming part of a broader, landscape-led response that reflects the sensitivity of the site and accords with Historic England's advice for plan-making.

Spatial Strategy

5.3. Development across the site reflects differing levels of heritage sensitivity. Areas closest to the RPG, particularly to the west and south-west, are treated as the most constrained and are characterised by lower development intensity and a stronger emphasis on open landscape. In contrast, greater quantum and scale are directed towards the northern and eastern parts of the site, where development is visually and perceptually separated from the RPG.

5.4. This differentiation ensures that heritage effects are not experienced evenly across the site and that any potential harm is clearly localised rather than inherent to the allocation as a whole.

Retaining Agricultural and Pastoral Landscape Character

5.5. A fundamental component of the mitigation strategy is the retention and strengthening of the agricultural and pastoral character that defines the wider setting of Coombe Abbey. This character underpins the significance of the RPG by reinforcing its historic relationship with the surrounding land, its sense of openness and its legibility as a designed estate landscape within a working rural context.

5.6. The masterplan has been informed by an understanding of historic field patterns and boundary features, with mitigation measures aimed at maintaining landscape continuity and avoiding suburbanising influences at the parkland edge.

5.7. Existing hedgerows, particularly those aligned with historic field boundaries, are retained wherever practicable and form an integral part of the landscape structure. These features provide visual containment, reinforce historic agricultural patterns and contribute to the wider green infrastructure network. This approach limits landscape fragmentation and reduces the perception of urban encroachment when viewed from within the RPG and its wider setting.

5.8. Where historic hedgerows have been lost or weakened through modern agricultural practices, the strategy allows for their reinstatement along historic alignments, particularly within the Country Park extension and landscape transition zones. In addition, retained hedgerows in poor or fragmented condition are intended to be restored through infilling, appropriate management and reinforcement planting using native species characteristic of the local landscape. These measures will strengthen landscape structure over time, contribute to filtered views and help maintain the perception of a working, pastoral landscape.

5.9. The mitigations set out above have sought to retain the Agricultural and Pastoral Landscape Character through the retention and planting of hedgerows. Moreover following engagement with Historic England, the landscape mitigations will also introduce new woodland belts and tree groups which will further filter views from the RPG.

Landscape-Led Mitigation Measures

5.10. The proposed mitigation focuses on reducing potential impacts through a coherent, character-led landscape framework. Key elements include:

- The provision of a substantial Country Park extension between development and the RPG, creating a meaningful buffer that reinforces openness and parkland character;
- Retention and enhancement of existing woodland belts and tree groups associated with the historic estate landscape;
- Introduction of new woodland belts and tree groups to provide enhanced filtering of views outwards from the RPG;
- New grassland, scrub and wetland planting that reflects local landscape character rather than ornamental or suburban typologies; and
- Landscape design that responds to existing landform, particularly around Walsgrave Hill, allowing built form to sit discreetly within the landscape.

5.11. Earlier reliance on a large, continuous engineered bund has been intentionally removed. This reflects Historic England's concerns regarding artificial landforms within a historic setting and represents a clear move towards mitigation that is grounded in landscape character, landform and planting rather than engineered screening.

Infrastructure and Movement

5.12. Infrastructure mitigation is achieved primarily through careful siting and alignment. Primary road infrastructure is located away from the RPG edge, limiting urbanising effects within sensitive areas of the landscape.

5.13. Public Rights of Way (PRoW) and the diverted bridleway are retained, and new / enhanced landscape-led routes have been introduced, improving connectivity between Coombe and Coventry to the west. This is achieved by reinforcing rural character and continuity of movement through the Country Park rather than introducing suburban corridors.

6. Heritage Assessment

6.1. Potential effects have been assessed against a series of verified views representing key receptors within the RPG and its wider setting. These views capture the experience of openness, enclosure and spatial hierarchy that contributes to the significance of the historic landscape.

6.2. The effectiveness of mitigation is assessed with reference to a Year 0 and Year 15 landscape scenario, reflecting the realistic establishment and maturation of woodland, hedgerows and other structural planting. By Year 15, mitigation is anticipated to provide meaningful visual softening, reinforce pastoral landscape structure and ensure a legible transition between development and historic parkland.

Coombe Abbey Park and Garden

Heritage Context

6.3. Coombe Abbey RPG (Grade II*, NHLE 1000408) is a late 18th century designed landscape attributed to Lancelot Brown and incorporating earlier formal garden elements and later 19th century ornamental planting. The RPG is also designated as a Conservation Area. Its significance is derived from its planned composition, spatial hierarchy, and the interplay between open parkland, water, woodland structure and its relationship to Coombe Abbey itself.

6.4. The asset is experienced as a largely tranquil, rural landscape with a strong sense of separation from the urban edge of Coventry to the west. The site is located to the north of the RPG, having historically been associated with the wider estate. Today, the site is in intensive agricultural use and views outwards are generally well contained. There are some open views across the site which are allow for an appreciation of the historic links. However, the encroachment of modern development within the wider landscape setting of the RPG is notable to the north, with the built form at Ansty Park and the significant highways infrastructure to the north, south, and west having eroded the rural setting of the RPG to a degree.

Impact

6.5. Development of the site has the potential to impact the RPG's wider setting, particularly in relation to outward views across agricultural land and the perception of rural tranquillity. The most sensitive areas are those closest to the RPG boundary, where rising landform increases visibility.

6.6. The significance of the RPG at Coombe Abbey is derived primarily from its designed landscape and historic associations which would remain unaffected by the proposals. The development proposals are not perceivable within the majority of the RPG as a result of the existing extensive and mature tree belt to the north of the Abbey. However, it is acknowledged that there will be some intervisibility between the proposed development parcels and the northern extent of the RPG, particularly from the existing public footpaths and PRoW.

6.7. The proposals are acknowledged to result in a change in character to the wider setting of the RPG; however, the preservation of the historic landscape character in the most sensitive areas is retained and through the introduction of a sympathetic landscape area, this immediate setting will be preserved and enhanced.

6.8. The residual effect on the significance of the RPG will be a perceptible change to its wider setting, but there would not be any direct impacts to the asset such that the impacts would not fundamentally alter its character or ability to be appreciated as a heritage asset. The proposed development would therefore be judged to result in less than substantial harm to the significance of the Grade II* RPG at Coombe Abbey and this harm would need to be weighed against the public benefits in any future decision-making.

Views Commentary

The application submission is supported by a Landscape and Visual Impact Assessment (LVIA; BCA Design 2026) which included a series of viewpoints which had been assessed. The viewpoint were identified and consulted with Historic England, and wireline images and 0 and Year 15 landscape scenarios were prepared to show the extent of the proposed development within these views.

6.9. No specific guidance on the assessment of views is set out in best practice guidance for the historic environment. However, the Landscape Institute Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) provides detailed guidance on how identifying viewpoints, and the document also references the overlap between landscape and heritage when considering views and impacts. The document states:

> *"The viewpoints from which the proposal will actually be seen by these different groups of people should then be identified (but see Paragraph 6.18 and 6.19 for detail on selecting viewpoints). They may include:*
>
> - *Public viewpoints, including areas of land and buildings providing public access – in England and Wales, this includes different forms of open access land, and public footpaths and bridleways…*
> - *Transport routes where there may be views from private vehicles and from different forms of public transport.*

- *Places where people work.*

In some instances, it may also be appropriate to consider private viewpoints, mainly from residential properties. In these cases, the scope of such an assessment should be agreed with the competent authority…Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments.' These are separate from LVIA…"

6.10. The Technical Guidance Note 06/19 which supports GLVIA3 also states:

"Consideration of private residential viewpoints is relevant to Residential Visual Amenity Assessment (RVAA) but generally LVIA will use public viewpoint locations…Viewpoints on private land, which is publicly accessible may be relevant, e.g. open gardens, museums, communal access points, National Trust land, etc."

6.11. During discussions with LPA Officers, summer views were requested from within the RPG. Due to the time restraints during the preparation and submission of the application, it was not possible to provide such views.

Viewpoint 1: Coombe Abbey Hotel, outside of the western elevation

6.12. Viewpoint 1 is taken from within the RPG located outside of Coombe Abbey Hotel's western elevation. The view is across the manicured lawns of Coombe Abbey where significant mature vegetation encloses the lawns and blocks any views to the wider landscape.

6.13. The wireline images confirms that there will be no views to the proposed development from this position, even prior to any landscape mitigations. The view confirms that from this location, the built form would not impact the setting of the RPG, Grade I Listed Coombe Abbey and associated estate.

Viewpoint 2: Permissive Path, near the northern boundary of the Parkland

6.14. Viewpoint 2 is taken on the boundary of the site and the RPG. The view is taken looking across what is currently agricultural land, where the topography steadily rises to the north. The agricultural fields are bisected by field boundaries comprising dispersed hedge lines, with a line of trees along the skyline.

6.15. The view demonstrates that at Year 0, the upper elements of the development of buildings 601 and 602 will be visible in glimpsed views though the tree planting. The proposed elevational treatment will further limit the visibility of the development with a graduated colour strategy for the upper part of the buildings. By Year 15 development will be entirely screened from this view as a result of the landscape interventions. The development within this view does not diminish the appreciation of the heritage interest of Coombe Abbey RPG, due to the limited ability to decipher built form from this location.

Viewpoint 3: Heron's Way, where its set back from the boundary

6.16. Viewpoint 3 has been taken from within the RPG looking toward the boundary of the Site. The view is of an established hedge line which comprises dense vegetation and mature trees. There are glimpsed views to the wider landscape above the vegetation, however these are distanced and, limited which restricts the landscape from being fully appreciated.

6.17. The wirelines depict where the proposed built form is situated in relation to the RPG boundary hedge line. Within this view at Year 0, there is limited views to the upper elements of building 601, which is well screened behind the proposed planting, and due to colour palette, appears recessive. By Year 15 the built form will be fully screened by planting, which will appear to form part of the parkland context. It is therefore considered the development within this view does not diminish the appreciation of the heritage interest of Coombe Abbey RPG.

Viewpoint 4: The 'Menagerie Viewpoint' from the area of open grassland

6.18. Viewpoint 4 is taken from an area of open grassland to the north of Smiths Brook, within the northern extent of the RPG. The view comprises open grassland in the foreground which is surrounded by tall pine trees which form the woodland belt of the RPG. From this location development is not visible. The change to the view, through the growth of screening planting between Year 0 and 15, would be glimpsed between the existing treeline boundary of the RPG, bolstering the existing vegetation appearance. It is therefore considered the development within this view does not contribute to the appreciation of the heritage interest of Coombe Abbey RPG.

Viewpoint 5: Heron's Way, from the path at an opening in the boundary trees

6.19. Viewpoint 5 is taken from within boundary of the RPG on a boundary path. The view is between a gap in the trees looking west across agricultural land toward University Hospital Coventry. The hospital is a focal feature in the landscape.

6.20. Within the viewpoint, at Year 0, building 601 and 602 will be visible. The buildings will appear behind the vegetation set on a gradual slope so to minimise the views towards the building. It is considered that at Year 0 whilst elements of the buildings will be visible, they will appear in the context of the current hospital development. It is considered that the potential visual impacts will be minimised as a result of the proposed updated colour strategy for the upper part of the buildings. Moreover, by Year 15, the proposed landscaping would grow up and sever this view so to prevent any visual impact to the RPG. The view confirms that while it is possible to decipher the development from this point, landscape mitigations seek to improve the heritage interest setting of Coombe Abbey RPG.

Viewpoint 6: Blue Walking Trail, from western most interpretation board

6.21. Viewpoint 6 is taken from within the west of the RPG to the south of Coombe Pool. Within the foreground of the view open grass extends to Smite Brook and Coombe Pool, behind which mature woodland forms the boundary of the RPG. The viewpoint demonstrates that from within this area of the RPG, the development is not visible. At both Year 0 and 15 the development appears as an increase in dense vegetation within the wider landscape of the RPG. It is therefore considered the development within this view does not contribute to the appreciation of the heritage interest of Coombe Abbey RPG.

Viewpoint 22: Footpath name: 156 R75y/1, Northern edge of Coombe parkland

6.22. Viewpoint 22 is taken from the northeastern boundary of the RPG looking north towards the industrial development of Coombe Fields Road. The view comprises agricultural land which gradually rises to the north, towards the industrial estate.

6.23. Within the viewpoint at year 0, the landscape is depicted as changing to form a gently rising hillside which has tree planting. The new landscape feature will block any views towards the current and proposed industrial development. By year 15 the landscape feature will appear as a dense woodland, further limiting any views towards the site. It is therefore considered that the Landscape mitigations appropriately screen views of the development from the RPG.

Listed Buildings at Coombe Abbey

Heritage Context

6.24. Coombe Abbey (Grade I, NHLE 1233485) and its associated listed estate structures derive their significance from their exceptional architectural and historic interest, their evolution as a high-status country house, and their intimate relationship with the designed landscape of the RPG. Their setting is defined by the immediate pleasure grounds, woodland belts, and internal parkland spaces that frame and choreograph views to and from the Abbey. These assets are not visually or functionally connected with the site, as confirmed through previous site visits. Dense woodland, internal planting, and the depth of the designed landscape ensure that the Listed Buildings are experienced entirely within their own enclosed, historic environment.

Impact

6.25. The site forms part of the wider agricultural landscape beyond the RPG's internal structure, but it does not play a role in how the Listed Buildings are appreciated, understood, or experienced. Given the level of visual and physical separation, development of the site is not considered to give rise to harm to the significance of Coombe Abbey or its associated listed structures. The indicative masterplan reinforces this position by maintaining and enhancing the woodland and parkland buffers that already sever any perceptual connection.

Walsgrave Hill Farm

Heritage Context

6.26. Walsgrave Hill Farm is a Grade II (NHLE 1233531) Listed Building, whose significance derives from its historic fabric, traditional scale and its evolution as an agricultural holding. This lies primarily in the farmhouse itself, associated smaller-scale outbuildings of heritage interest, and the historic relationships between buildings, yards and the surrounding agricultural landscape.

6.27. The part of the site that contributes to the significance of Walsgrave Hill Farm is localised and relates primarily to the immediate agricultural land surrounding the farmstead. The wider site does not form part of the farm's historic curtilage, functional landholding, or designed views.

High-Level Principles

6.28. The approach to the area surrounding Walsgrave Hill Farm seeks to establish a clear, heritage-led approach, guided by the following principles:

- safeguarding the significance of the Listed Building through retention of historic fabric and structures that contribute positively to its special interest;
- Removal of modern, large-scale agricultural buildings that are non-significant and visually intrusive;
- Retention of smaller historic structures that reflect the traditional scale, function and evolution of the farmstead; and
- Integrating the asset into the wider green infrastructure framework.

Concept / Precedent

6.29. This approach is informed by relevant local precedent, notably the Tuning Fork development. This is set out in detail in the accompanying Vision Document. Key lessons from this precedent that are applicable at Walsgrave Hill Farm include:

- The heritage benefits of removing large, modern structures that detract from the appreciation of historic buildings;

- The effectiveness of retaining smaller historic elements to preserve scale, grain and authenticity; and
- The role of landscape and open space in reinforcing setting, rather than relying on new built development to define edges.

Impact Assessment

6.30. Development of the site will introduce new built form into parts of the wider agricultural setting that currently contribute to the farmstead's rural character. Although the indicative masterplan directs development away from the most sensitive areas, there is still likely to be some impact on the significance of the asset. These impacts relate to changes in the setting, not to the historic farmstead group, which will be retained and restored.

6.31. The proposed development would result in some harm to the significance of Walsgrave Hill Farm, as a result in the change in character of its setting through the introduction of built form, continuing the shift from a rural to a more developed context. However, the harm would fall within the bracket of less than substantial harm, at the lower end, due to the fact that significance of the Listed Building is derived primarily from its historic fabric, intimate farmyard setting, and smaller traditional outbuildings, all of which remain unaffected.

6.32. The indicative masterplan also provides a series of clear benefits that directly address existing detractors:

- Removal of large modern agricultural sheds, which currently obscure the historic form of the farmstead and detract from its character;
- Retention and restoration of smaller historic structures, reinforcing the traditional scale and grain of the farmstead;
- Integration of the farmstead into a coherent landscape framework, enhancing its visibility and appreciation; and
- Opportunities for viable long-term reuse, supporting the conservation of the listed building and its historic outbuildings.

6.33. These deliver tangible improvements to the farmstead's immediate setting and historic character, as well as securing the long-term preservation of the historic buildings in a viable use which complements and responds to the surrounding development.

7. Conclusion

7.1. Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form is carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.

7.2. This Technical Note has sought to demonstrate that development of the site is acceptable in heritage terms and will not result in an unacceptable impact on the significance of the identified heritage assets which include the Grade I Listed Coombe Abbey and associated Listed Buildings, Grade II* Listed Coombe Abbey RPG and Grade II Listed Walsgrave Hill Farm.

7.3. It is acknowledged that the proposed development would result in a change through the introduction of built form within the setting of the Grade II* RPG of Coombe Abbey and Grade II Listed Walsgrave Hill Farm which is considered to result in less than substantial harm. This harm is principally derived from the intensification of development within the setting of the assets. The proposals however will not result in harm to the significance of Grade I Listed Coombe Abbey and its associated Listed Buildings.

7.4. Less than substantial harm would engage paragraph 215 of the NPPF and require the harm to the designated heritage asset to be weighed against the public benefits. The proposals include the creation of a new substantial and publicly accessible country park, as an extension to the RPG. The public benefits being delivered by the proposals are considered to outweigh the harm to the historic environment.

7.5. As such, the proposals meet the statutory and policy tests set out in the Planning (Listed Buildings and Conservation Areas) 1990 Act and Chapter 16 of the NPPF.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
1.0		April 2026	EM	ET	LK	LK

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LANDSCAPE & VISUAL

1.0 INTRODUCTION

1.1 this report has been prepared for the site referred to as 'Land at Walsgrave Hill' with the site ID: 121.

2.0 LANDSCAPE CHARACTER

2.1 The landscape character assessment (LCA) used for this report is the 'Warwickshire Landscape Guidelines' (WLG) produced by Warwickshire Country Council in 1993.

The site is located with the following areas:

- Regional Character Area: Dunsmore
- Landscape Type: Dunsmore Parklands

2.2 The characteristic features of the Dunsmore Parklands are listed below:

- *Middle distance views enclosed by woodland edges.*
- *Belts of mature trees associated with estatelands.*
- *Mature parkland with large country houses.*
- *Mature hedgerows and roadside oaks.*

2.3 On the accompanying map within WLG assessment, the site area is identified as an 'Enhancement Zone' within the Dunsmore Parklands. Page 40 of the assessment provides a summary of landscape guidelines, including the management option of small and large scale woodland planting as a high priority.

2.4 The following landscape designations are important considerations for the site:

- Coombe Abbey: registered Park & Garden. Created by Lancelot Brown between 1771 to 1776.
- Within the eastern edge of the West Midlands Green Belt.
- Bridleway 156 R75x/1 links Farber Road on the edge of Coventry with Coombe Fields Road to the east of Coombe Abbey. A well-used permissive path links the bridleway with the northern edge of Coombe Abbey parkland.

2.5 In terms of historic landscape character, the site represents a typical field pattern associated with parliamentary enclosures from the period 1760 to 1797.

2.6 The future treatment of the landscape character between the northern edge of the registered parkland and any employment use on the site, is set out in more detail in the 'Country Park Strategy'. This report sets out the purpose of a swathe of land running along the northern edge of Coombe Abbey, to function as a country park delivering public benefits in addition to providing a green setting for the registered parkland.

3.0 Visual Amenity

3.1 The following augmented zones of theoretical visibility (ZTV) have been produced to provide evidence of the likely visual effects from the site:

- Figure 1 – ZTV No Mitigation
- Figure 2 – ZTV Mitigation Year 1
- Figure 3 – ZTV Mitigation Years 15
- Figure 4 – ZTV Southern Units (303, 501, 601, 602, 701) colour coded

3.2 The ZTVs were produced with QGIS 4.0 software, using First Return LiDAR data, including trees and buildings as a digital surface model (DSM). The ZTVs are included in section 5.0 of this report.

3.3 Using the findings of the ZTVs, plus field survey work, the viewpoint locations were selected and are illustrated on Figure 5, in section 6.0 of this report.

3.4 The illustrative buildings and Country Park area used in the photomontages are taken from the Masterplan drawing no. 20164-UMC-XXXX-SI-DR-A-F0037 produced by UMC Architects.

3.5 The visual effects from the 7 viewpoints from within Coombe Abbey, plus viewpoint 'D' towards Walsgrave Hill Farm, are shown on the visually verified photomontages

on Figures 6 to 37 in section 7.0 of this report. The following table is a summary of the visual effects from these 8 viewpoints:

Ref	Receptor	Sensitivity	Magnitude	Importance of Effect	
				Completion Effect (Year 1)	Residual Effect (Year. 15)
VP1	Coombe Abbey Hotel	High	Low	No effect	No effect
VP2	Permissive Path	High	Medium / High	Moderate Adverse	Minor Beneficial
VP3	Heron's Way (by sculpture)	High	Low	Negligible Neutral	Negligible Neutral
VP4	Wrautam Open Grassland	High	Low	Negligible Neutral	Negligible Neutral
VP5	Heron's Way (by bird hide)	High	Medium / High	Moderate Adverse	Minor Beneficial
VP6	Blue Walking Trail	High	Low	Negligible Neutral	Negligible Neutral
VP22	Footpath 156 R75y/1	High	Medium / High	Minor Beneficial	Minor Beneficial
VP 'D'	Walsgarve Hii Farm	High	Low	Minor Beneficial	Minor Beneficial

3.6 Where there are visual effects from new buildings in the employment areas of the site, mitigation measures will be provided through the design of landform, woodland planting plus building elevation composition and colour. A description of the assessment process for the four key viewpoints is given below.

3.7 Viewpoint 2 – Small sections of the upper parts of the eastern elevations of illustrative buildings 401, 601 and 602 would be visible above the skyline between the new woodland panting in the foreground, giving an adverse effect. However, this would be offset by the increase in woodland seen on the horizon and in the foreground, providing the beneficial effect of softening the existing featureless arable fields. At year 15 after completion the woodland planting screens the earlier view to the buildings and also contains the views to some extent compared to the baseline condition.

3.8 Viewpoint 5 – The baseline view is to Coventry Hospital building forming a distant skyline. At completion this will be replaced by the upper half of the eastern elevations of illustrative units 601 and 602, seen closer to the viewpoint, above the newly planted structural woodland. Fifteen years after completion the woodland will have established to an extent where it will screen the buildings from view.

3.9 Viewpoint 22 – From this location the walker looks across the open field to the Apollo 5, Apollo 6 and old Rolls-Royce factory on the southern edge of Ansty Park. At completion, new landform and planting will screen the buildings at Ansty Park from view and also create a more contained view. As the woodland planting matures, it will also hide the rise in landform.

3.10 Viewpoint D – The existing view shows the listed farmhouse at Walsgrave Hill Farm, with a large Dutch Barn to the right. Potential future employment buildings to the north (major units are shown in the wireframe montage) are at a lower level and so concealed from view by the intervening topography. As part of the development of the site, the farmhouse and courtyard will be retained as a hub for facilities such as a café etc. at the interface between the employment park and country park. The removal of the later modern additions to the listed farmhouse (Dutch Barn) will have a beneficial visual effect.

3.11 The residual visual effects will see some reduction in the length of views, as new woodland planting within the country park adds visuals containment. However, this minor adverse effect will be offset by the public benefits delivered by the proposed country park, as set out in the Country Park Strategy document.

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Notes:

This drawing is based on UMC Architect's 'Masterplan' (Dwg. No. 20164-UMC-XXXX-SI-DR-A-F0037)

LEGEND

EXISTING FEATURES

- EXISTING TREE PLANTING TO BE RETAINED Taken from FPCR 'Constraints Plan'.
- EXISTING GRASSLAND TO BE RETAINED
- EXISTING HEDGEROWS TO BE RETAINED Taken from FPCR 'Constraints Plan'
- EXISTING FIELD DRAINAGE & PONDS TO BE RETAINED Taken from FPCR 'Constraints Plan'
- EXISTING TREES TO BE RETAINED Taken from FPCR 'Constraints Plan'
- EXISTING TOPOGRAPHY Produced from OS Terrain 5 data provided by Emapsite.
- EXISTING BROADLEAF WOODLAND BELT - COOMBE ABBEY REGISTERED PARK AND GARDEN

NEW HABITATS

- NATIVE TREES
- STRUCTURAL WOODLAND
- SPECIES RICH GRASSLAND

PUBLIC ACCESS ROUTES

- BRIDLEWAY ALIGNMENT
- EXISTING PUBLIC RIGHT OF WAY TO BE RETAINED
- WALKING TRAILS (GRAVEL OR GRASS)

RECREATIONAL FACILITIES

- PLAY AREA
- BBQ & PICNIC AREA
- CAFE & VISITORS CENTRE
- EVENT SPACE
- PUBLIC ART
- SCENIC VIEW
- IB — INFORMATION BOARD
- FT — FITNESS TRAIL
- BH — BIRD HIDE
- S/B — SEAT OR BENCH

KEY

- POTENTIAL AREAS FOR LOCALISED MOUNDING & EXENTUATION OF EXISTING TOPOGRAPHY
- ALLOCATION SITE BOUNDARY
- VIEWPOINT LOCATION (3)

Landscape Character Area: Dunsmore Parkland

REV	DESCRIPTION	BY	CKD	DATE
07	Minor amends following Clients comments	DLCB	GH	17-04-26
06	Updated to UMC Architects latest masterplan received 16.04.2026	DLCB	GH	16-04-26
05	Label for Coombe Abbey amended		GH	10-04-26
04	Landscape strategy altered to suit team comments	HC	GH	15-07-25
03	Strategy amended to better reflect historic landscape	HC	GH	15-07-25
02	Landscape strategy altered to suit comment	HC	GH	29-04-25
01	Initial landscape strategy issued for comment	HC	GH	28-04-25

BCA BARRY CHINN associates Landscape Architects

CLIENT: SEGRO

PROJECT: SEGRO PARK, WALSGRAVE

DRAWING TITLE: COUNTRY PARK LANDSCAPE STRATEGY

CONTRACT NUMBER:	2260/22	DATE:	28/04/2026
DRAWING STATUS:	INFORMATION	CAD REFERENCE:	2260-22-09.dwg
DRAWN BY:	HC	CHECKED BY:	GH
SCALE:	1:2500	ORIGINAL SHEET:	A0

PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
XXX	BCA	ELS	XX	DR	L 2260-22-09	S2	07

BCA Design Ltd, Studio 3, The Courtyard, Hollywell Business Park, Nonnfield Road, Southam, Warks, CV47 0FS. T: +44 (0)1926 811831. E: gph@bca-landscape.com W: www.bca-landscape.com

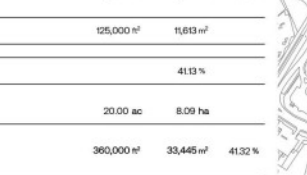
Key

Site Boundary 483.64 ac 195.72 ha

Schedule of Accommodation

Forthcoming Development		Gross To Net	
Plot 1	25.15 ac	10.18 ha	
Unit 101	320,000 ft²	29,729 m²	48.89 %
Unit 102	155,000 ft²	14,400 m²	45.85 %
Plot 1 Total	475,000 ft²	44,129 m²	
Plot Density		43.35 %	
Plot 2	21.57 ac	8.73 ha	
Unit 201	115,000 ft²	10,684 m²	38.88 %
Unit 202	250,000 ft²	23,226 m²	46.28 %
Plot 2 Total	365,000 ft²	33,910 m²	
Plot Density		38.84 %	
Plot 3	42.79 ac	17.32 ha	
Unit 301	65,000 ft²	6,039 m²	
Unit 302	145,000 ft²	13,471 m²	
Unit 303	480,000 ft²	44,594 m²	
Plot 3 Total	690,000 ft²	64,103 m²	
Plot Density		37.02 %	
Plot 4	6.98 ac	2.82 ha	
Unit 401	125,000 ft²	11,613 m²	41.13 %
Plot 4 Total	125,000 ft²	11,613 m²	
Plot Density		41.13 %	
Plot 5	20.00 ac	8.09 ha	
Unit 501	360,000 ft²	33,445 m²	41.32 %
Plot 5 Total	360,000 ft²	33,445 m²	
Plot Density		41.32 %	
Plot 6	44.05 ac	17.83 ha	
Unit 601	284,230 ft²	26,406 m²	
Unit 602	498,670 ft²	46,328 m²	
Plot 6 Total	782,900 ft²	72,734 m²	
Plot Density		40.80 %	
Plot 7	21.99 ac	8.90 ha	
Unit 701	265,000 ft²	24,619 m²	27.67 %
Plot 7 Total	265,000 ft²	24,619 m²	
Plot Density		27.67 %	
Commercial Plot 1	7.14 ac	2.89 ha	
Community Listed Building	1,990 ft²	185 m²	
Workshops	39,780 ft²	3,696 m²	
Cafe/Food	2,390 ft²	222 m²	
Commercial Plot 1	44,160 ft²	4,103 m²	14.20 %
Plot Density		14.20 %	
Grand Total	3,107,060 ft²	288,656 m²	
Site Density		12.22 %	

Bridleway - to be diverted and improved as pedestrian/cycle route



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- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipients responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

North

Document Notes

1. Dimensions are all in millimetres, unless stated otherwise. It is the recipients responsibility to print this document to the correct size & scale. All relevant drawings and specifications should be read in conjunction with this drawing. Scaling of this drawing is not recommended.

Key

LANDSCAPE

- LEGACY TREE PLANTING TO OPEN GRASSLANDS
- URBAN TREE PLANTING TO DEVELOPMENT EDGE
- INDIVIDUAL TREE PLANTING TO OPEN GRASSLANDS
- PROPOSED BROADLEAF WOODLAND CREATION 'Woodland' & 'Wet Woodland' mixes reflective of the species present within Coombe Abbey park & gardens to be planted within the 'Country Park Extension'.
- PROPOSED SCRUB CREATION Scrubland parcels to be strategically located & managed within areas of open grassland.
- PROPOSED SPECIES RICH OPEN GRASSLAND AREAS Areas of open grassland to reflect species present throughout 'Coombe Abbey' Registered Park and Gardens.
- PROPOSED LOWLAND/WETLAND GRASSLAND AREAS To be located around proposed attenuation basins,scrapes, ponds and at low points on site.
- WETLAND/BASIN CREATION (LOWLAND) Basins and ponds to be created within lowlands offering enhanced biodiversity, sustainable water management and increased diversity of habitats across site.
- PROPOSED HEDGEROW CREATION Existing field boundary hedgerows to be re-linked where possible to re-instate green corridors and bolster 'Country Park' aesthetic

EXISTING FEATURES

- EXISTING HEDGEROWS TO BE RETAINED Taken from FPCR 'Constraints Plan'
- EXISTING DITCHES TO BE RETAINED Taken from FPCR 'Constraints Plan'
- EXISTING TREES TO BE RETAINED Taken from FPCR 'Constraints Plan'
- EXISTING TOPOGRAPHY Taken from Greenhatch Survey drawing no: 38845_T_PM_REV2.

STRATEGY

- PROPOSED DEVELOPABLE AREAS (ON SITE)
- EXISTING COMMERCIAL DEVELOPMENT (OFF SITE)
- EXISTING BROADLEAF WOODLAND BELT - COOMBE ABBEY REGISTERED PARK & GARDEN

CIRCULATION

- EXISTING BRIDLEWAY ALIGNMENT
- PROPOSED DIVERTED BRIDLEWAY ALIGNMENT
- EXISTING PUBLIC RIGHT OF WAY TO BE RETAINED
- INFORMAL PEDESTRIAN CIRCULATION

OTHER ITEMS

- POTENTIAL AREAS FOR LOCALISED MOUNDING & EXENTUATION OF EXISTING TOPOGRAPHY

Project Name			
Walsgrave Hill			
Employer		Project Address	
Segro		Walsgrave on Sowe	
RIBA Workstage		Suitability	
2 - Concept Design		S2 - Information	
Drawn	Checked	Created	Size
RAC	RT	09/05/2025	A0
UMC Project Reference		Scale	LOD LOI
20164		1: 4000	2 2

Document Title

Masterplan

Document Reference

20164 - UMC - XXXX - SI - DR - A -F0037

Revision Note

Initial Issue

Issue Date	Status	Current Revision
15.04.2026	Feasibility	P01

KEY

Application Site

Area of Augmented ZTV Bund and Mature Planting **Baseline**

0km 1km 2km 3km

North

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SEGRO Park, Walsgrave
Appendix C - Figure 01
ZTV - No Mitigation

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KEY

Application Site

Area of Augmented ZTV Bund and New Planting **Year 1**

0km 1km 2km 3km

North

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SEGRO Park, Walsgrave
Appendix C - Figure 02
ZTV - Mitigation Year 1

BCA DESIGN
Landscape Architects

KEY

Application Site

Area of Augmented ZTV Bund and Mature Planting **Year 15**

0km 1km 2km 3km

North

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SEGRO Park, Walsgrave
Appendix C - Figure 03
ZTV - Mitigation Year 15

BCA DESIGN
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KEY

Application Site

Zone of Augmented ZTV

Unit 303

Unit 501

Unit 601

0km 1km 2km 3km

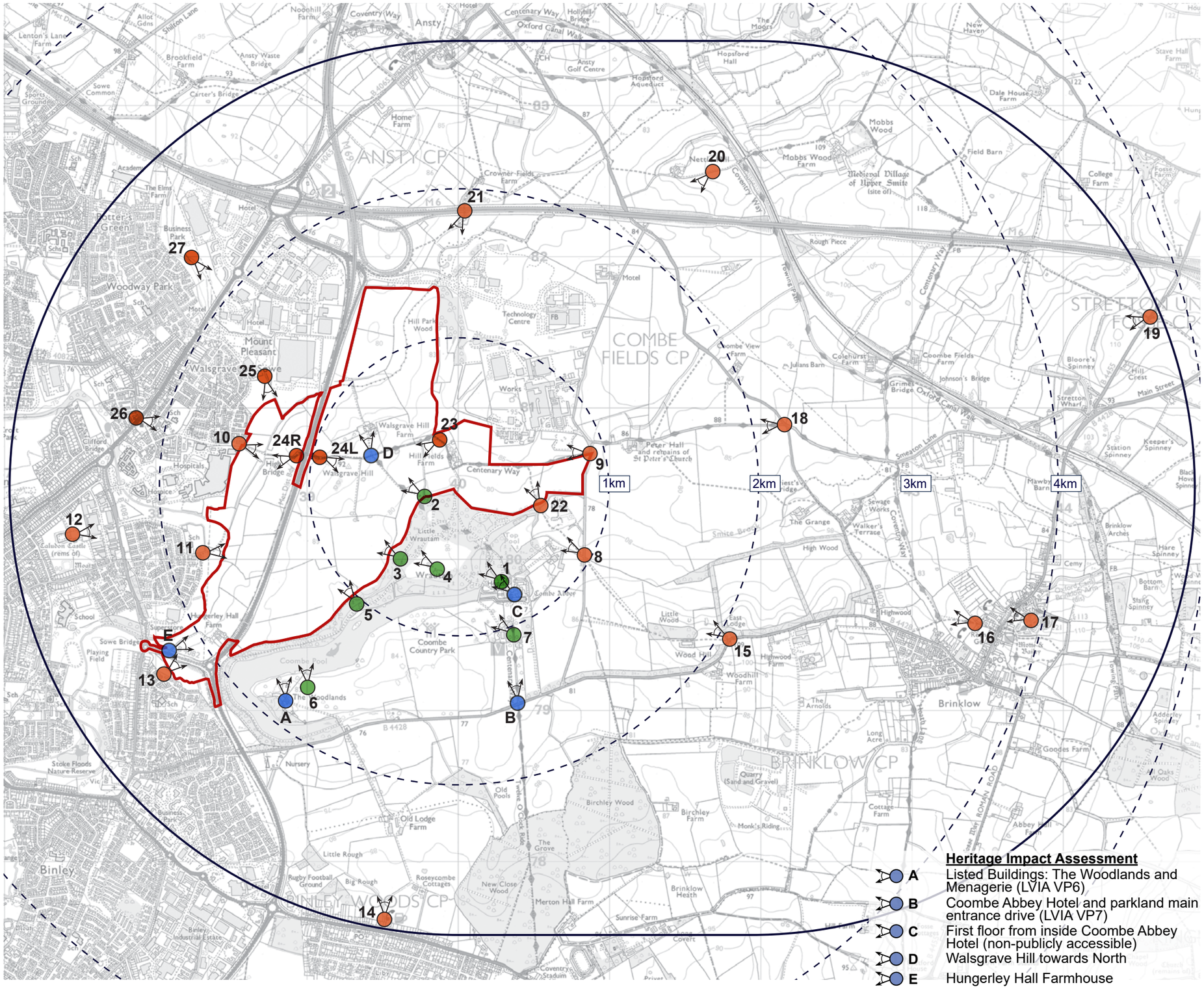
North

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SEGRO Park, Walsgrave
Appendix C - Figure 04
ZTV - Southern Units (303, 501, 601)

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KEY

Application Site

Study Area

Representative Viewpoints

Coombe Abbey Listed Park & Garden

1 Coombe Abbey Hotel, outside of the western elevation.
2 Permissive Path, near the northern boundary of the parkland.
3 Heron's Way, where it set back from the boundary.
4 The 'Menagerie Viewpoint' from the area of open grassland.
5 Heron's Way, from the path at an opening in the boundary trees.
6 Blue Walking Trail, from the western most interpretation board.
7 Main Avenue, from the pedestrian crossing linking the visitors centre and carpark.

Remaining Study Area

8 Footpath, Coombe Abbey Farm, Coombe Fields Road.
9 Centenary Way, leading to Hill Fields Farm, Coombe Fields Road.
10 Bridleway leading from Farber Road, Walsgrave on Sowe.
11 Bridport Close, near Dorchester Way Open Space, Wyken.
12 Caludon Castle Park, public green space with ancient ruins, Farren Road.
13 Faygate Close, near Smite Brook open space, Binley.
14 The Roseycombe public house, Rugby Road, Binley Woods.
15 Footway near East Lodge, Coventry Road (B4027).
16 Footway from Barr Lane Playing Field, Brinklow.
17 Brinklow Castle and Picnic Area, The Crescent (B4455).
18 Junction of Peter Hall Lane and B4029.
19 Footway from Fosse Way (B4455) near Stretton under Fosse.
20 Coventry Way (long distance path) Brinklow Road, Ansty.
21 Footpath over M6 motorway bridge, near Ansty Park
22 Footpath name: 156 R75y/1. Northern edge of Coombe parkland (also for Heritage report)
23 Centenary Way, Walsgrave Hill Farm
24L Centenary Way, A46
24R Centenary Way, A46
25 Halls Drive, Mount Pleasant
26 St. Mary's Coventry, Walsgrave
27 POS from Leven Way

Heritage Impact Assessment

A Listed Buildings: The Woodlands and Menagerie (LVIA VP6)
B Coombe Abbey Hotel and parkland main entrance drive (LVIA VP7)
C First floor from inside Coombe Abbey Hotel (non-publicly accessible)
D Walsgrave Hill towards North
E Hungerley Hall Farmhouse

0km 1km 2km 3km

North

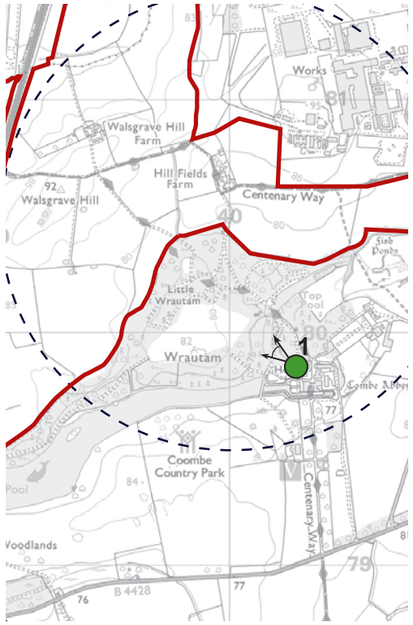
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SEGRO Park, Walsgrave
Appendix C - Figure 05
Viewpoint Locations

BCA DESIGN
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Viewpoint 1: Coombe Abbey Hotel, outside of the western elevation



Viewpoint Location
Photo taken: 17/03/2026
Height: 78.281
Easting: 440303.47
Northing: 279798.775

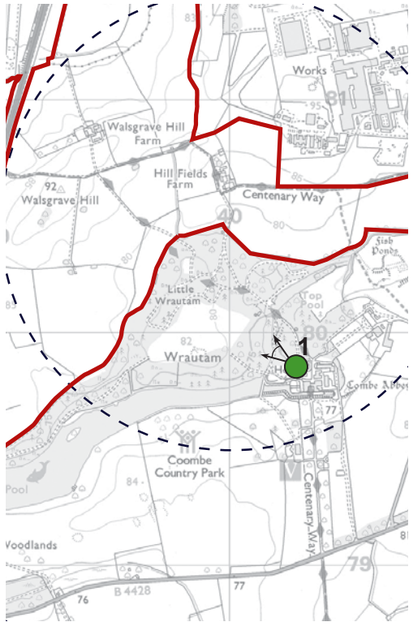
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SEGRO Park, Walsgrave
LVIA Appendix C Figure 06
Photomontages - Baseline

BCA DESIGN
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Viewpoint 1: Coombe Abbey Hotel, outside of the western elevation



Viewpoint Location
Photo taken: 17/03/2026
Height: 78.281
Easting: 440303.47
Northing: 279798.775

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

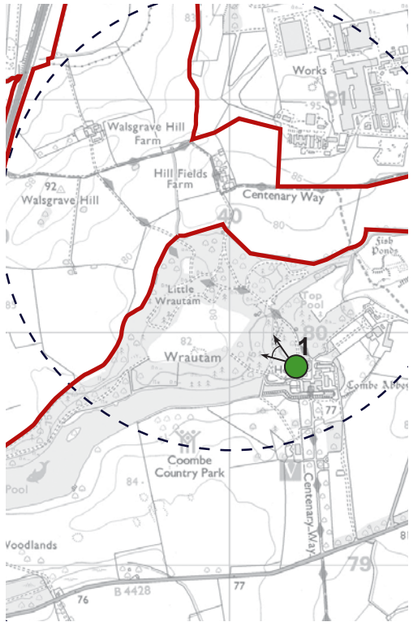
SEGRO Park, Walsgrave
LVIA Appendix C Figure 07
Photomontages - Wireframe

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Viewpoint 1: Coombe Abbey Hotel, outside of the western elevation



Viewpoint Location
Photo taken: 17/03/2026
Height: 78.281
Easting: 440303.47
Northing: 279798.775

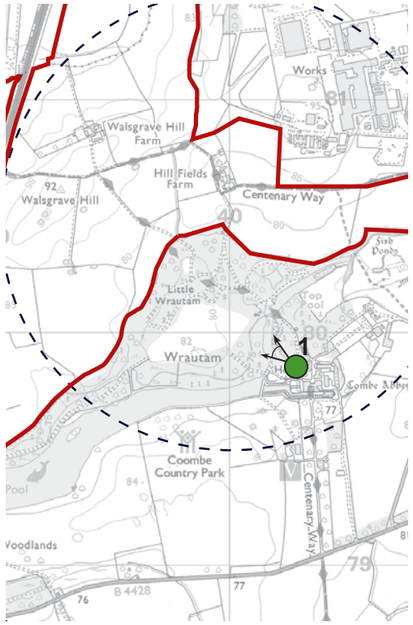
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SEGRO Park, Walsgrave
LVIA Appendix C Figure 08
Photomontages - 1 Year (Completion)

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Viewpoint 1: Coombe Abbey Hotel, outside of the western elevation



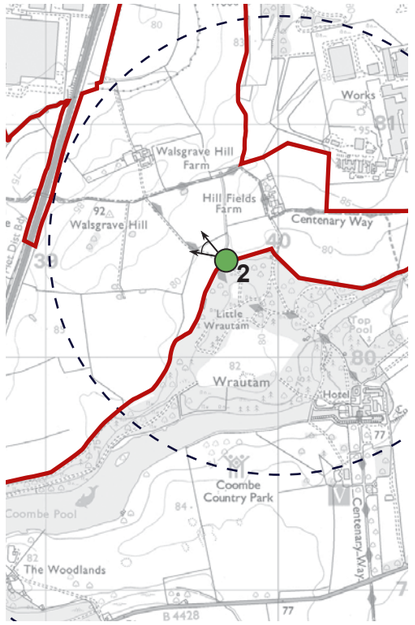
Viewpoint Location
Photo taken: 17/03/2026
Height: 78.281
Easting: 440303.47
Northing: 279798.775

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SEGRO Park, Walsgrave
LVIA Appendix C Figure 09
Photomontages - 15 Years (Residual)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 80.243
Easting: 439772.322
Northing: 280401.304

Viewpoint 2: Permissive Path, near the northern boundary of the parkland

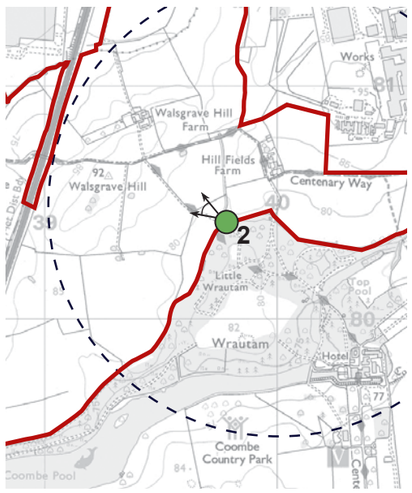
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SEGRO Park, Walsgrave
LVIA Appendix C Figure 10
Photomontages - Baseline

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Viewpoint 2: Permissive Path, near the northern boundary of the parkland



Viewpoint Location
Photo taken: 17/03/2026
Height: 80.243
Easting: 439772.322
Northing: 280401.304

Wireframe Colours

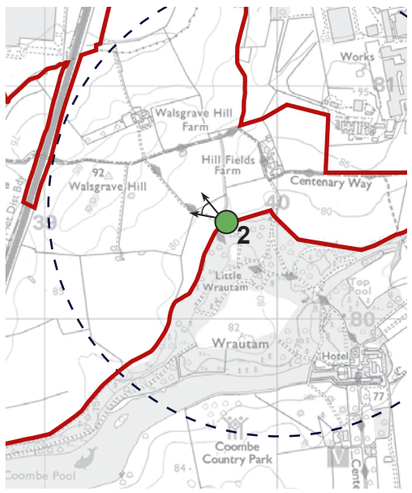
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Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

SEGRO Park, Walsgrave
LVIA Appendix C Figure 11
Photomontages - Wireframe

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Viewpoint 2: Permissive Path, near the northern boundary of the parkland



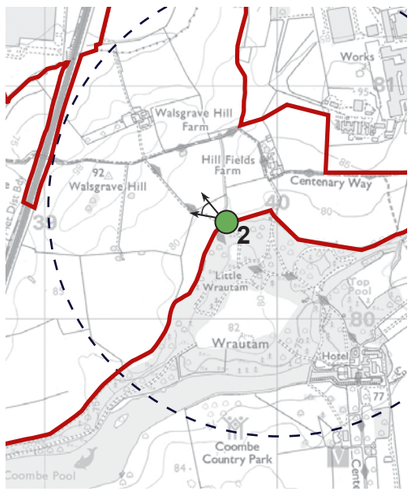
Viewpoint Location
Photo taken: 17/03/2026
Height: 80.243
Easting: 439772.322
Northing: 280401.304

SEGRO Park, Walsgrave
LVIA Appendix C Figure 12
Photomontages - 1 Year (Completion)

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Viewpoint 2: Permissive Path, near the northern boundary of the parkland



Viewpoint Location
Photo taken: 17/03/2026
Height: 80.243
Easting: 439772.322
Northing: 280401.304

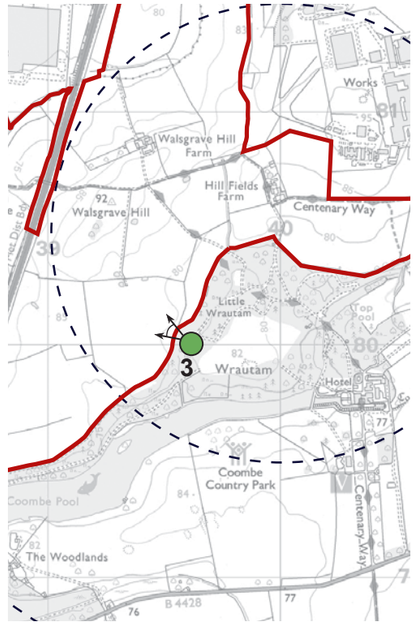
SEGRO Park, Walsgrave
LVIA Appendix C Figure 13
Photomontages - 15 Years (Residual)

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Viewpoint 3: Heron’s Way, where it set back from the boundary



Viewpoint Location
Photo taken: 17/03/2026
Height: 82.328
Easting: 439636.993
Northing: 280023.418

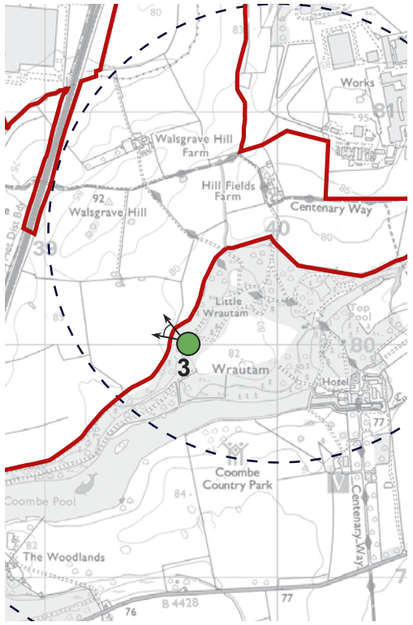
SEGRO Park, Walsgrave
LVIA Appendix C Figure 14
Photomontages - Baseline

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Viewpoint 3: Heron’s Way, where it set back from the boundary



Viewpoint Location
Photo taken: 17/03/2026
Height: 82.328
Easting: 439636.993
Northing: 280023.418

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

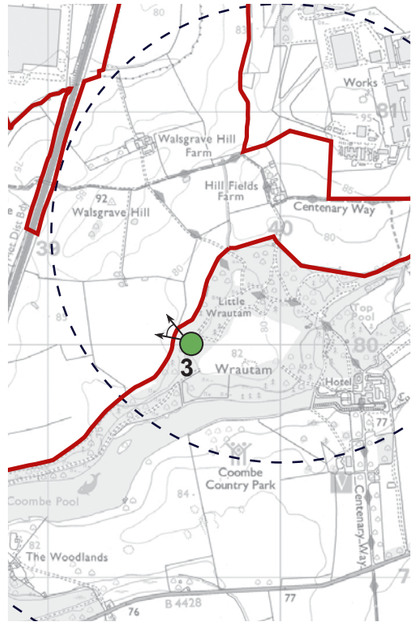
SEGRO Park, Walsgrave
LVIA Appendix C Figure 15
Photomontages - Wireframe

BCA DESIGN
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Viewpoint 3: Heron’s Way, where it set back from the boundary



Viewpoint Location
Photo taken: 17/03/2026
Height: 82.328
Easting: 439636.993
Northing: 280023.418

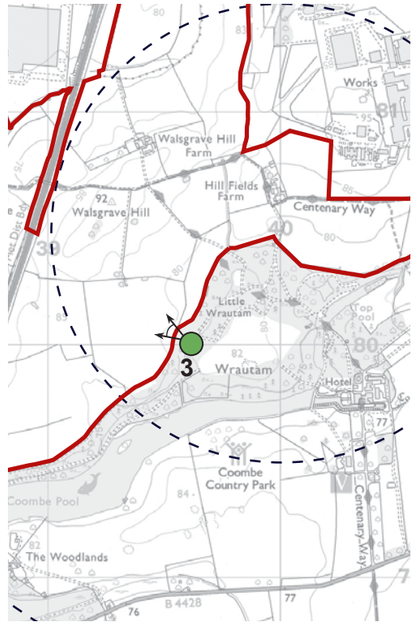
SEGRO Park, Walsgrave
LVIA Appendix C Figure 16
Photomontages - 1 Year (Completion)

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Viewpoint 3: Heron’s Way, where it set back from the boundary



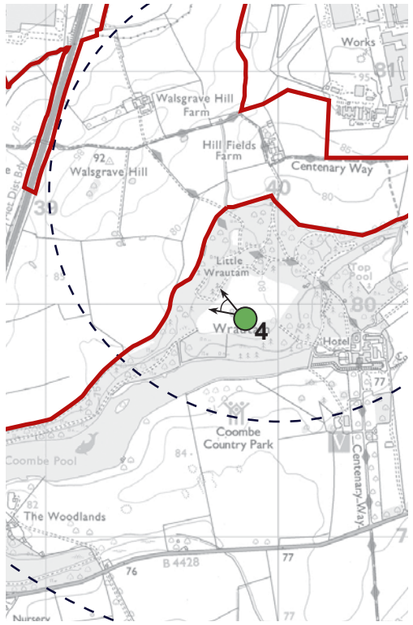
Viewpoint Location
Photo taken: 17/03/2026
Height: 82.328
Easting: 439636.993
Northing: 280023.418

SEGRO Park, Walsgrave
LVIA Appendix C Figure 17
Photomontages - 15 Years (Residual)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 84.376
Easting: 439819.305
Northing: 279927.566

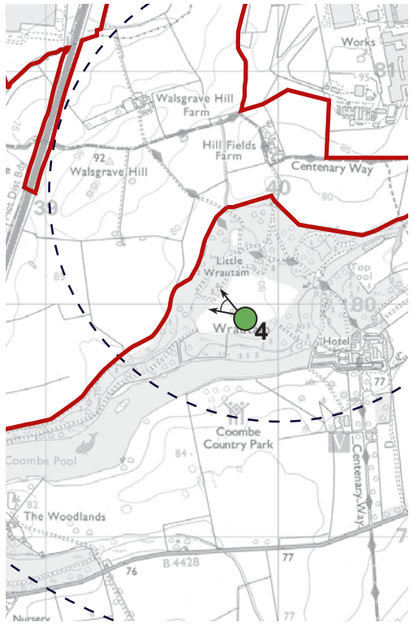
Viewpoint 4: The ‘Menagerie Viewpoint’ from the area of open grassland

SEGRO Park, Walsgrave
LVIA Appendix C Figure 18
Photomontages - Baseline

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Viewpoint Location
Photo taken: 17/03/2026
Height: 84.376
Easting: 439819.305
Northing: 279927.566

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

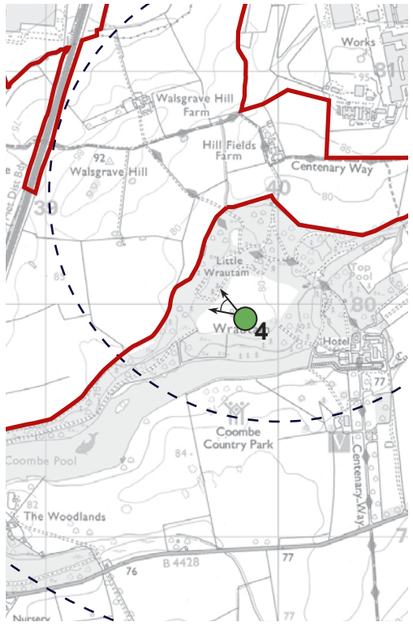
Viewpoint 4: The ‘Menagerie Viewpoint’ from the area of open grassland

SEGRO Park, Walsgrave
LVIA Appendix C Figure 19
Photomontages - Wireframe

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Viewpoint Location
Photo taken: 17/03/2026
Height: 84.376
Easting: 439819.305
Northing: 279927.566

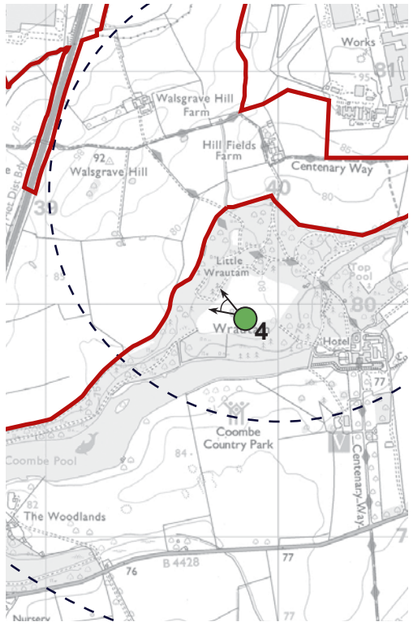
Viewpoint 4: The ‘Menagerie Viewpoint’ from the area of open grassland

SEGRO Park, Walsgrave
LVIA Appendix C Figure 20
Photomontages - 1 Year (Completion)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 84.376
Easting: 439819.305
Northing: 279927.566

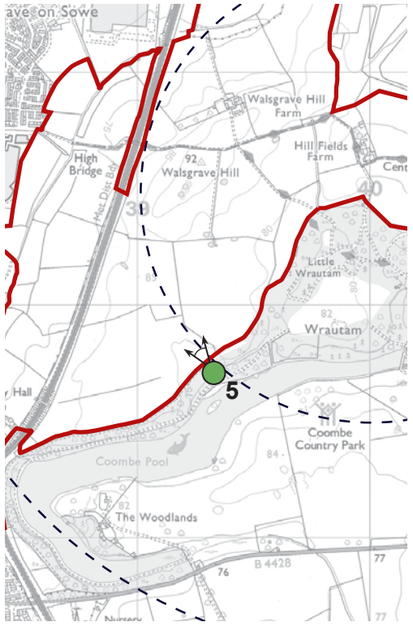
Viewpoint 4: The ‘Menagerie Viewpoint’ from the area of open grassland

SEGRO Park, Walsgrave
LVIA Appendix C Figure 21
Photomontages - 15 Years (Residual)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 82.741
Easting: 439430.482
Northing: 279820.646

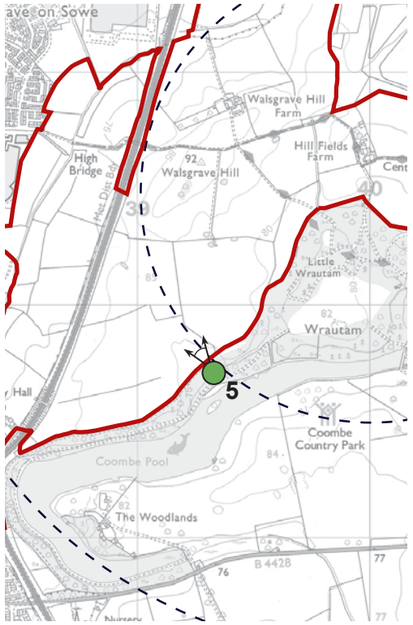
Viewpoint 5: Heron’s Way, from the path at an opening in the boundary trees

SEGRO Park, Walsgrave
LVIA Appendix C Figure 22
Photomontages - Baseline

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Viewpoint Location
Photo taken: 17/03/2026
Height: 82.741
Easting: 439430.482
Northing: 279820.646

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

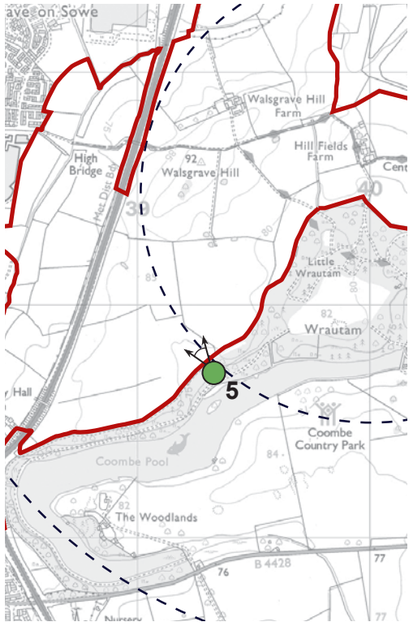
Viewpoint 5: Heron's Way, from the path at an opening in the boundary trees

SEGRO Park, Walsgrave
LVIA Appendix C Figure 23
Photomontages - Wireframe

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Viewpoint Location
Photo taken: 17/03/2026
Height: 82.741
Easting: 439430.482
Northing: 279820.646

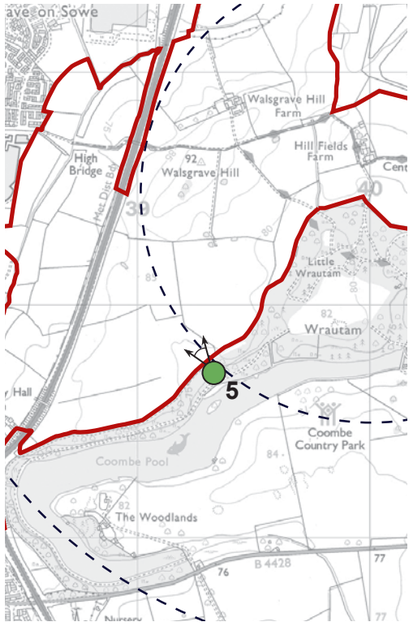
Viewpoint 5: Heron’s Way, from the path at an opening in the boundary trees

SEGRO Park, Walsgrave
LVIA Appendix C Figure 24
Photomontages - 1 Year (Completion)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 82.741
Easting: 439430.482
Northing: 279820.646

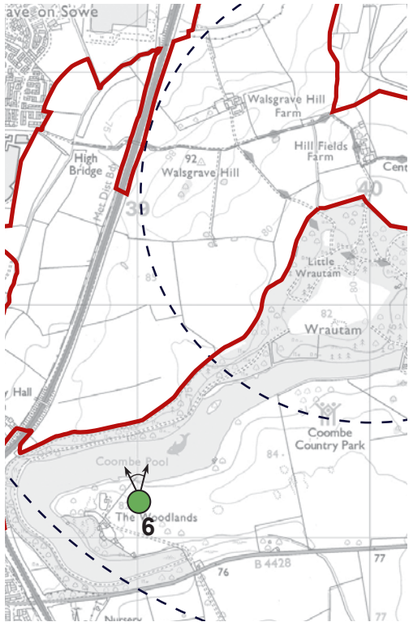
Viewpoint 5: Heron’s Way, from the path at an opening in the boundary trees

SEGRO Park, Walsgrave
LVIA Appendix C Figure 25
Photomontages - 15 Years (Residual)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 80.224
Easting: 439120.458
Northing: 279139.301

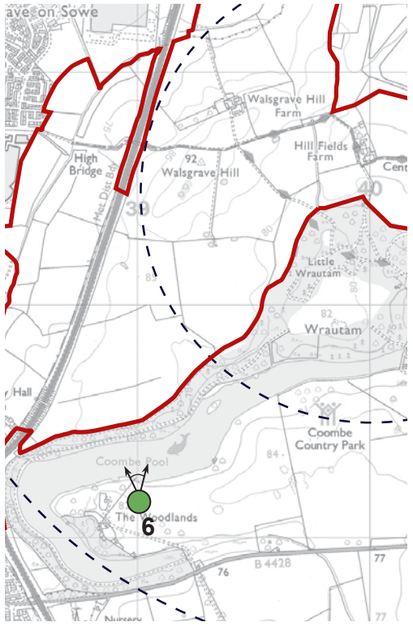
Viewpoint 6: Blue Walking Trail, from the western most interpretation board.

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Photomontages - Baseline

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Viewpoint Location
Photo taken: 17/03/2026
Height: 80.224
Easting: 439120.458
Northing: 279139.301

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

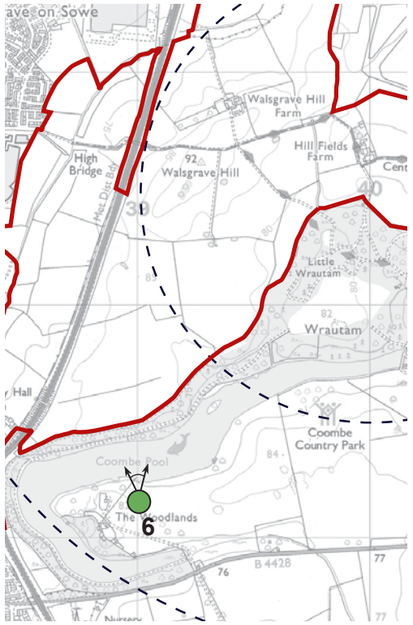
Viewpoint 6: Blue Walking Trail, from the western most interpretation board.

SEGRO Park, Walsgrave
LVIA Appendix C Figure 27
Photomontages - Wireframe

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Viewpoint Location
Photo taken: 17/03/2026
Height: 80.224
Easting: 439120.458
Northing: 279139.301

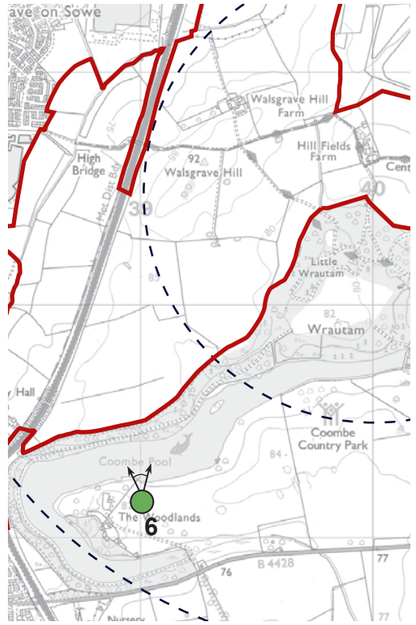
Viewpoint 6: Blue Walking Trail, from the western most interpretation board.

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LVIA Appendix C Figure 28
Photomontages - 1 Year (Completion)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 80.224
Easting: 439120.458
Northing: 279139.301

Viewpoint 6: Blue Walking Trail, from the western most interpretation board.

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Photomontages - 15 Years (Residual)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 78.505
Easting: 440532.749
Northing: 280362.558

Viewpoint 22: Footpath name: 156 R75y/1, Northern edge of Coombe parkland

SEGRO Park, Walsgrave
LVIA Appendix C Figure 30
Photomontages - Baseline

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Viewpoint Location
Photo taken: 17/03/2026
Height: 78.505
Easting: 440532.749
Northing: 280362.558

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

Viewpoint 22: Footpath name: 156 R75y/1, Northern edge of Coombe parkland

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SEGRO Park, Walsgrave
LVIA Appendix C Figure 31
Photomontages - Wireframe

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Viewpoint Location
Photo taken: 17/03/2026
Height: 78.505
Easting: 440532.749
Northing: 280362.558

Viewpoint 22: Footpath name: 156 R75y/1, Northern edge of Coombe parkland

SEGRO Park, Walsgrave
LVIA Appendix C Figure 32
Photomontages - 1 Year (Completion)

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Viewpoint Location
Photo taken: 17/03/2026
Height: 78.505
Easting: 440532.749
Northing: 280362.558

Viewpoint 22: Footpath name: 156 R75y/1, Northern edge of Coombe parkland

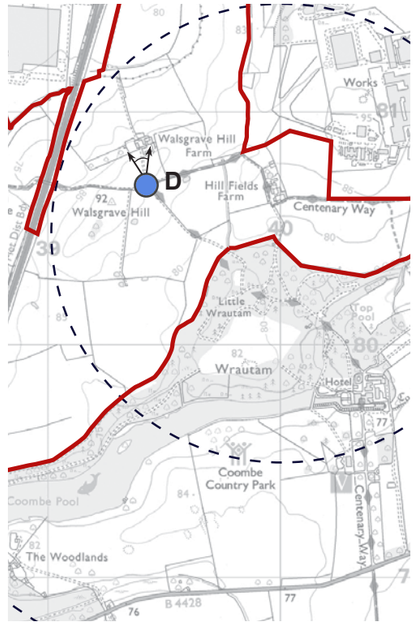
SEGRO Park, Walsgrave
LVIA Appendix C Figure 33
Photomontages - 15 Years (Residual)

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Viewpoint D: Walsgrave Hill towards North



Viewpoint Location
Photo taken: 17/03/2026
Height: 92.026
Easting: 439431.51
Northing: 280691.394

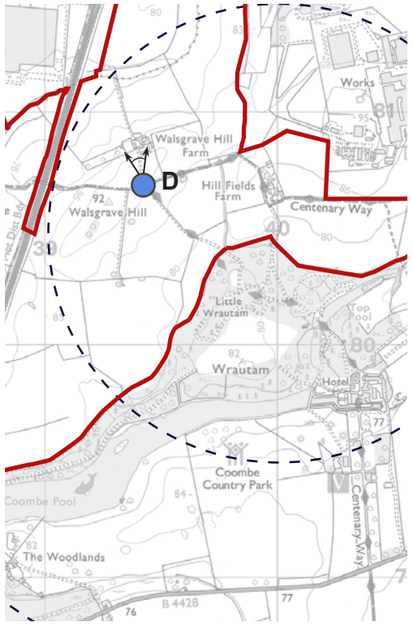
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SEGRO Park, Walsgrave
LVIA Appendix C Figure 34
Photomontages - Baseline

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Viewpoint D: Walsgrave Hill towards North



Viewpoint Location
Photo taken: 17/03/2026
Height: 92.026
Easting: 439431.51
Northing: 280691.394

Wireframe Colours

Green	101, 102
Red	201, 202
Blue	301, 302, 303
Yellow	401
Pink	501
Cyan	601, 602
Purple	701

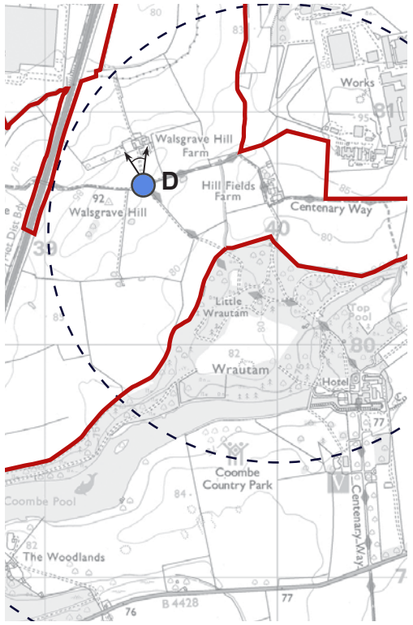
SEGRO Park, Walsgrave
LVIA Appendix C Figure 35
Photomontages - Wireframe

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Viewpoint D: Walsgrave Hill towards North



Viewpoint Location
Photo taken: 17/03/2026
Height: 92.026
Easting: 439431.51
Northing: 280691.394

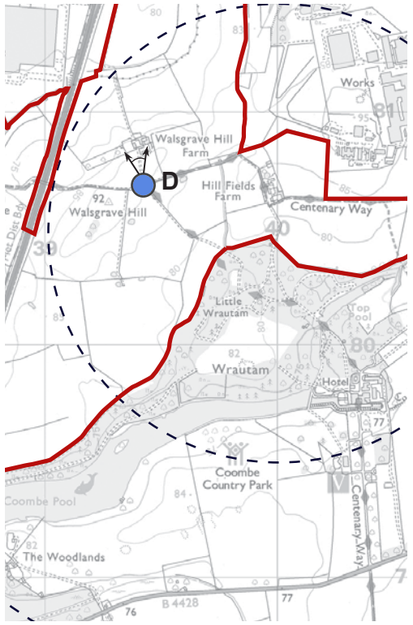
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SEGRO Park, Walsgrave
LVIA Appendix C Figure 36
Photomontages - 1 Year (Completion)

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Viewpoint D: Walsgrave Hill towards North



Viewpoint Location
Photo taken: 17/03/2026
Height: 92.026
Easting: 439431.51
Northing: 280691.394

SEGRO Park, Walsgrave
LVIA Appendix C Figure 37
Photomontages - 15 Years (Residual)

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