

**Appendix A**  
**District Landscape Planning Policies**

**Policy R17: Trees, Woodland and Hedgerows**

The Council will seek the protection and retention of existing trees, hedgerows and woodland by the use of planning conditions, section 106 agreements, hedgerow retention notices and tree preservation orders where applicable. New development will be required to incorporate wherever appropriate new planting with locally native species and should be in accordance with Policy D8 Landscaping.

**Policy D1: Quality of Design**

The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance.

**Policy D2: Character and Context**

The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.

**Policy D8: Landscaping**

All development, other than changes of use of buildings, should include landscaping as an integral part of the overall design. This should reflect the strong tradition of urban landscape design in the district. Landscaping schemes will require the use of materials which respect the character of the area, the planting of trees, hedgerows and shrubs and details of future maintenance. The retention and enhancement of existing key landscape features such as trees and shrubs, ponds and watercourses will be expected where feasible; where this is not possible, replacement planting should be carried out.

The design of landscaped areas should be such that maintenance is straightforward. On larger schemes, certain landscaped areas will be required to be designed in a manner capable of adoption.

Tree Preservation Orders or planning conditions may be used to ensure continued future protection of particular trees, groups of trees or woodlands.

**Appendix B**  
**Site Appraisal and Site Context Photographs**



**Photograph A**

View looking north towards northern corner of site



**Photograph B**

View looking south-west across central part of site

# THE SPINNEY, ESSENDON

**Scarp** landscape architecture  
environmental planning

Scarp Landscape Architecture, Chiltern House Business Centre,  
45 Station Road, Henley-on-Thames, Oxon. RG9 1AT

Client	Lime Interiors Ltd	
Project	The Spinney, Essendon	
Dwg Title	Site Appraisal and Site Context Photographs Photosheet 1	
Dwg No	Scale	Date
-	NTS	Mar. 2016



**Photograph C**  
View looking towards southern site boundary



**Photograph D**  
View looking northeast from south-western corner of site

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Project	The Spinney, Essendon	
Dwg Title	Site Appraisal and Site Context Photographs Photosheet 2	
Dwg No	Scale	Date
-	NTS	Mar. 2016



Tree/shrub vegetation along western site boundary

**Photograph E**

View looking towards south-western corner of site



**Photograph F**

View looking west towards site from golf course

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Client	Lime Interiors Ltd	
Project	The Spinney, Essendon	
Dwg Title	Site Appraisal and Site Context Photographs Photosheet 3	
Dwg No	Scale	Date
-	NTS	Mar. 2016



**Photograph G**  
View looking southeast across golf course



North Lodge

Woodland block on northern side of site

**Photograph H**  
View looking towards southern edge of Essendon

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Dwg Title	Site Appraisal and Site Context Photographs Photosheet 3	
Dwg No	Scale	Date
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**Photograph I**  
View of building towards Dimsdale House on western side of High Road



**Photograph J**  
View looking south towards site from High Road (opposite Essendon Manor entrance)

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Client Lime Interiors Ltd

Project The Spinney, Essendon

Dwg Title Site Appraisal and Site Context  
Photographs Photosheet 3

Dwg No - Scale NTS Date Mar. 2016

# THE SPINNEY, ESSENDON





**Photograph K**

View looking southeast towards site from High Road (opposite site entrance)



**Photograph L**

View looking southeast into site through site entrance

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**Photograph M** View looking northeast towards site from High Road



**Photograph N**  
View looking west towards site from location on Hertfordshire Way 160m northwest of Danes Farm

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