

00-A

Orchard Corner, Potterne
Additional Information
December 2025

DESIGN CONCEPT & RATIONALE

The design for the proposed single-storey new build home on the plot adjacent to Blounts Court in Potterne is driven by the need to provide a practical and comfortable living space for a young, growing family. The home is designed to meet the immediate requirements of the family while ensuring long-term adaptability, allowing the space to evolve without the need for extensions or major alterations. Proximity to family members is also a key factor, ensuring the home fosters strong familial ties within the local community.

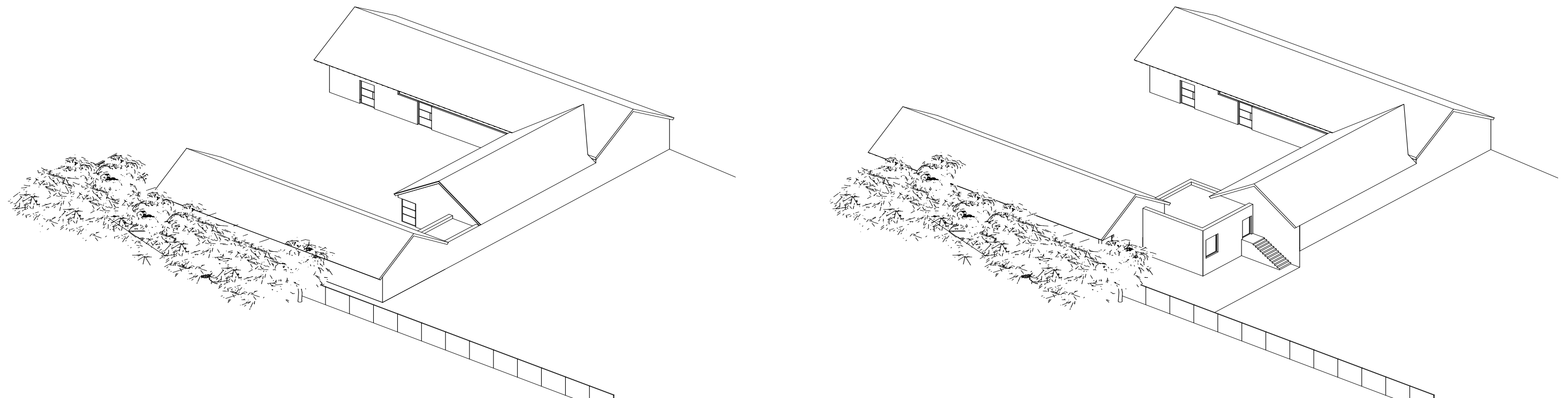
The property is planned as a single-level dwelling to accommodate ease of access and future flexibility, offering an ideal environment for a range of family needs as well as the possibility of aging in place. The layout is conceived as a collection of modestly proportioned, functional spaces that come together to create a modern yet contextually sensitive home, drawing inspiration from the local vernacular and agricultural barn architecture typical of the Wiltshire countryside.

A key feature of the design is its orientation around a central private courtyard, which provides a sheltered outdoor space that is open on one side, offering both connection to the surrounding landscape and a high degree of privacy for family life. This courtyard serves as a focal point, bringing natural light into the home and creating a seamless relationship between indoor and outdoor living spaces.

The architectural form and material palette take cues from traditional barns in the area, employing simple, honest materials such as timber cladding, pitched roofs, and expansive glazed elements that help the building harmonize with its rural surroundings. The building's scale remains modest, ensuring it sits comfortably within the landscape without overpowering its context.

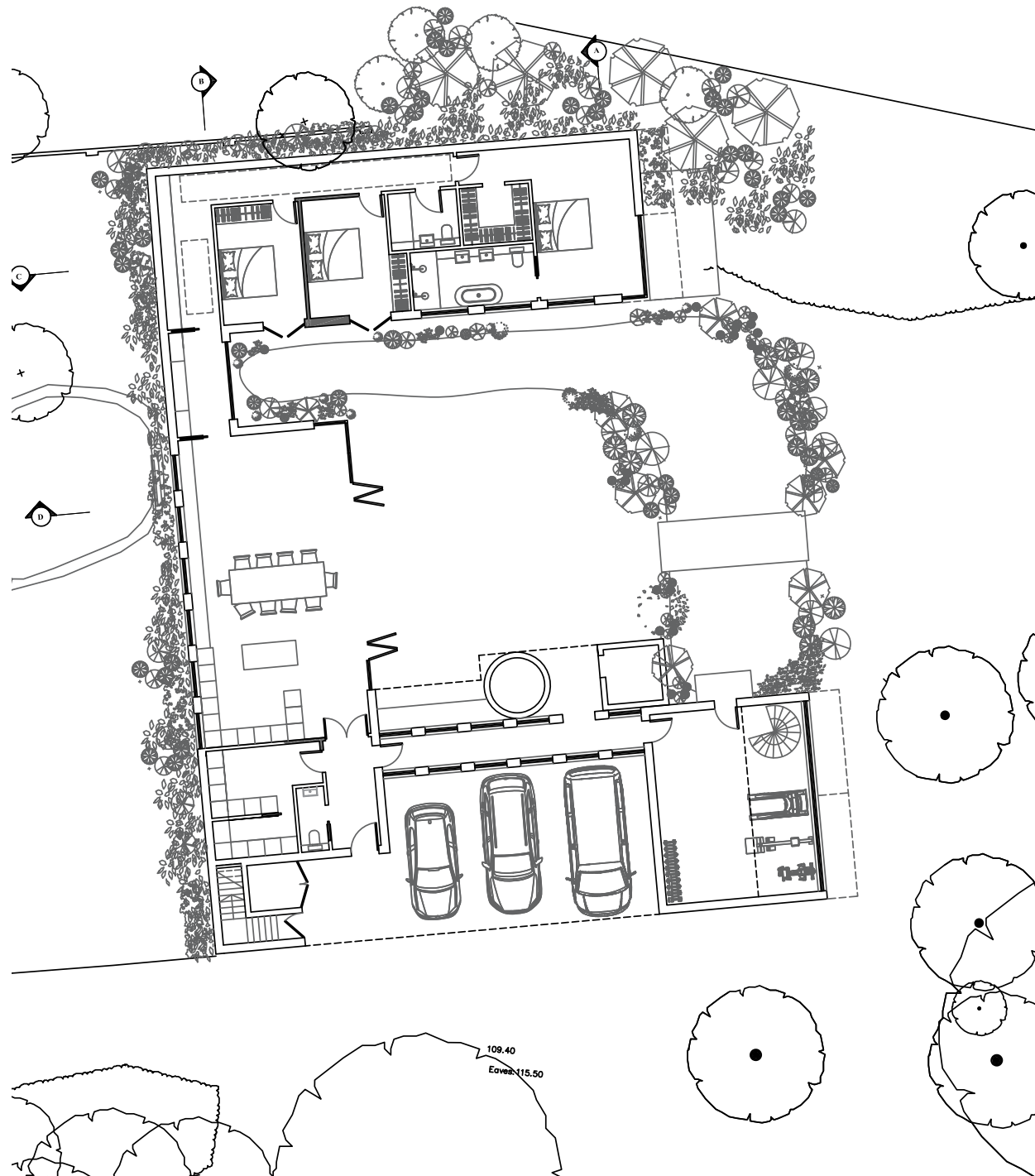
Internally, the home is designed with flexibility in mind, featuring spaces that can adapt to different uses over time. In addition to meeting the needs of a growing family, the layout includes dedicated workspaces, accommodating one of the owner's businesses as a weight loss specialist, allowing for home working without compromising the family dynamic. The single-storey arrangement further ensures accessibility and ease of movement throughout the home, making it functional and adaptable for all stages of family life.

The design aims to create a home that not only responds to the immediate needs of the occupants but also offers future-proofing, blending contemporary living requirements with a sensitive approach to the local character of Potterne and its surrounding landscape.

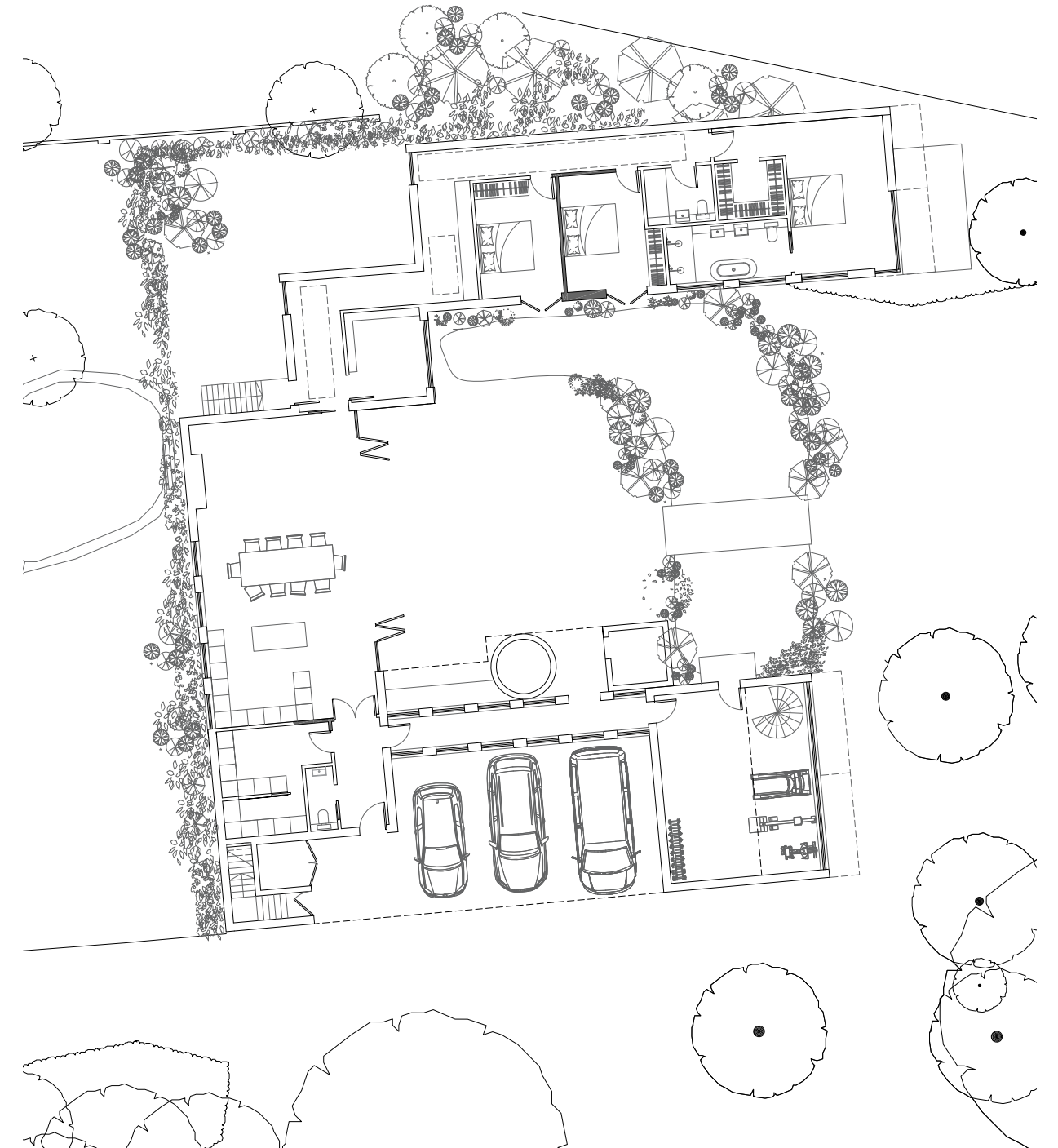


Comparison of original proposal and amended proposal

PROPOSED FLOOR PLANS

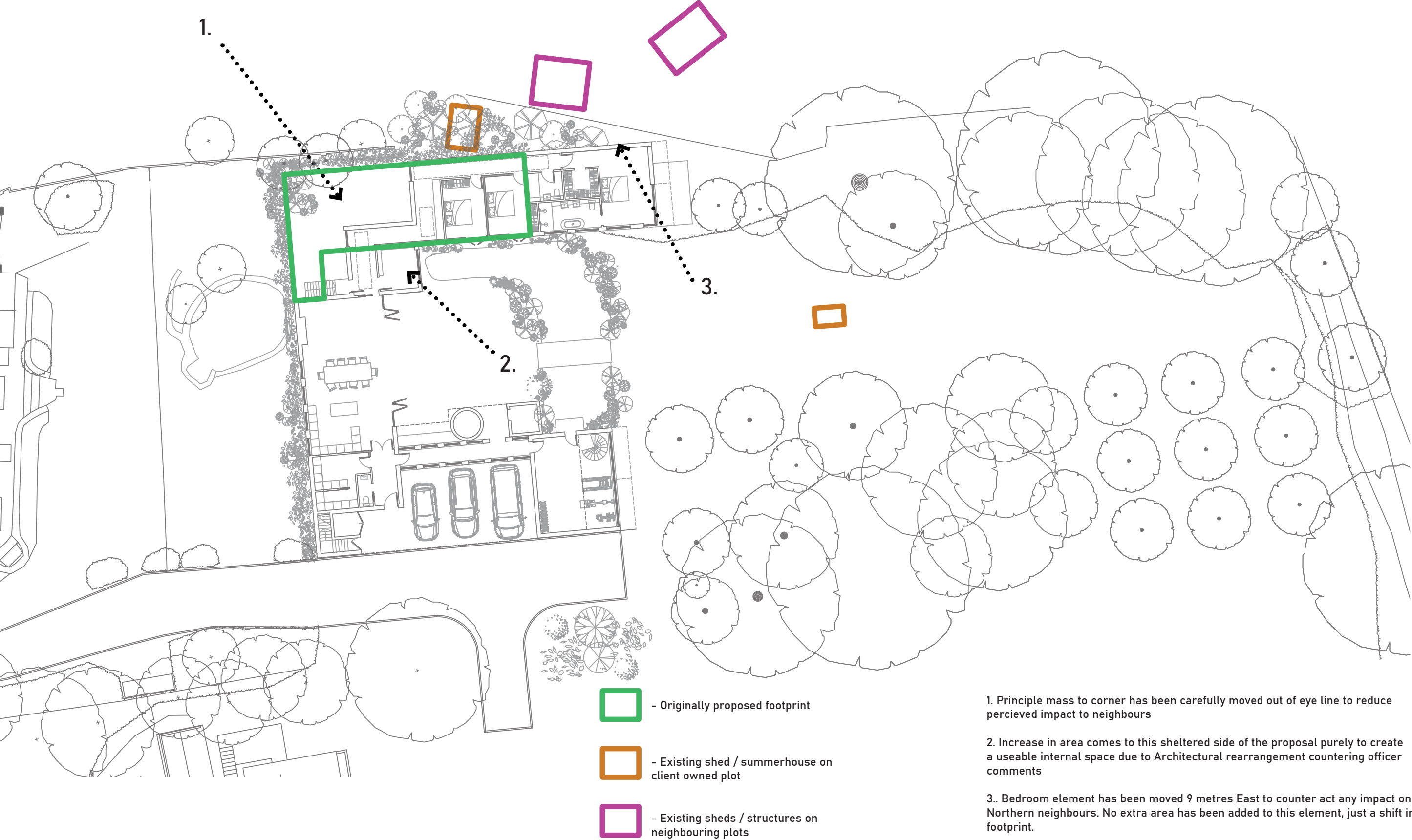


1. Original submitted proposed floor plan

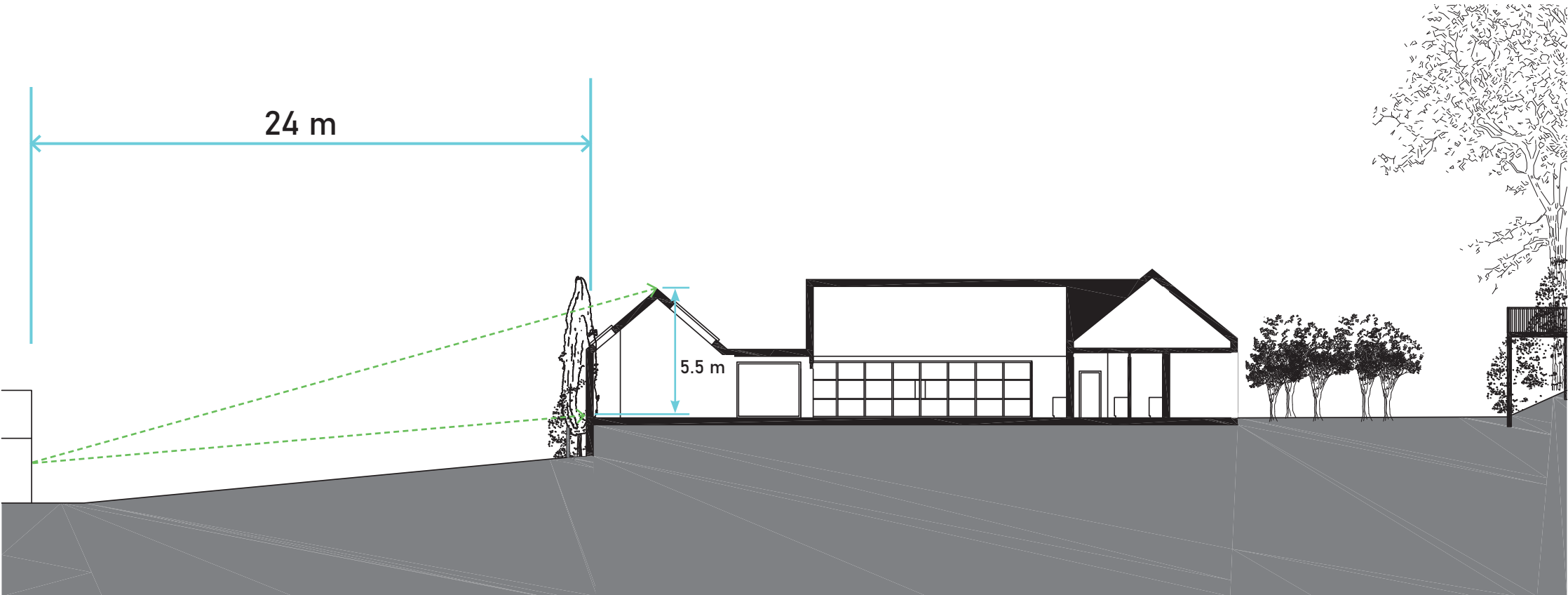


2. Amended proposed floor plan post officer feedback

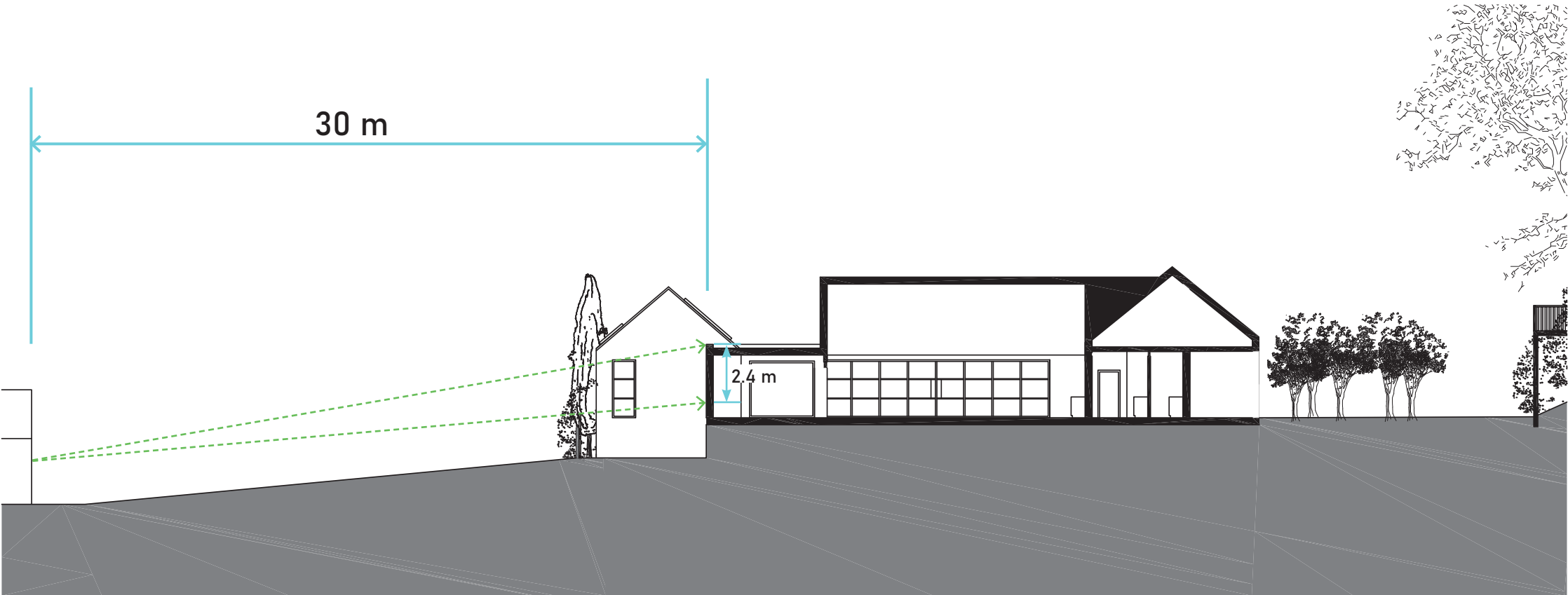
AMENDED FLOOR PLAN



PROPOSED SECTIONS



1. Proposed Site Section



2. Amended Proposed Site Section

PROPOSED SECTIONS

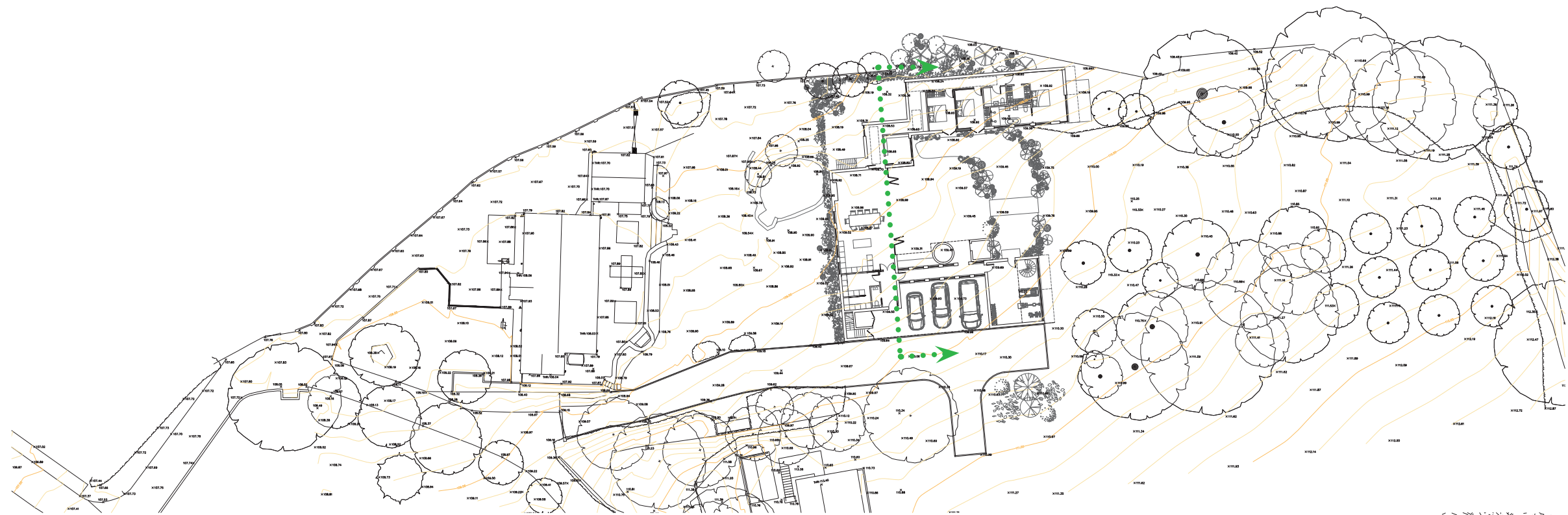


1. Proposed Site Section

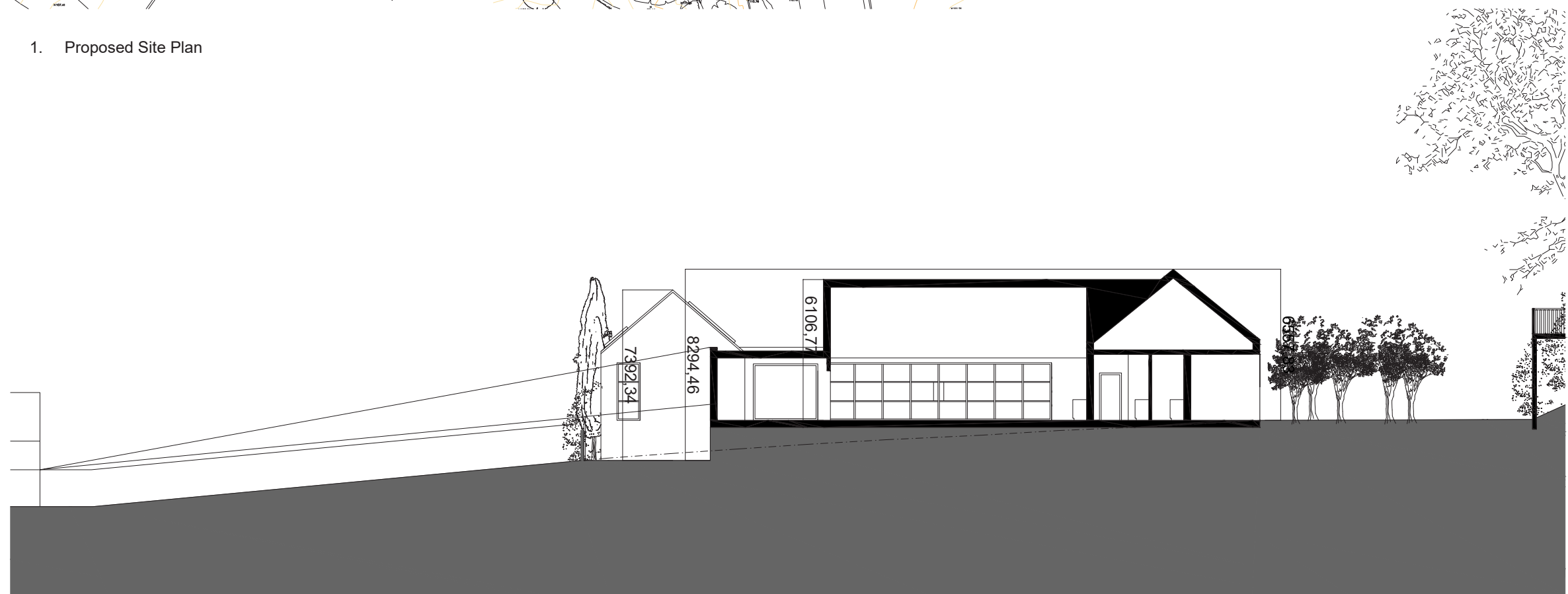


2. Amended Proposed Site Section

TOPOGRAPHY PLAN & SITE SECTION

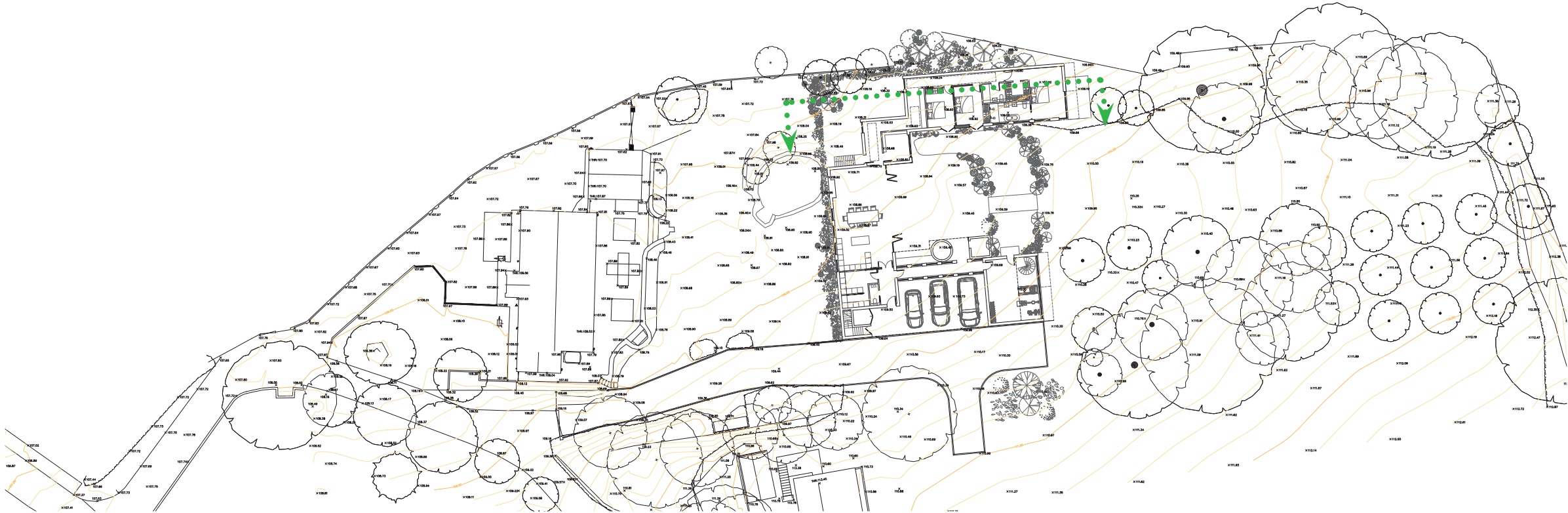


1. Proposed Site Plan

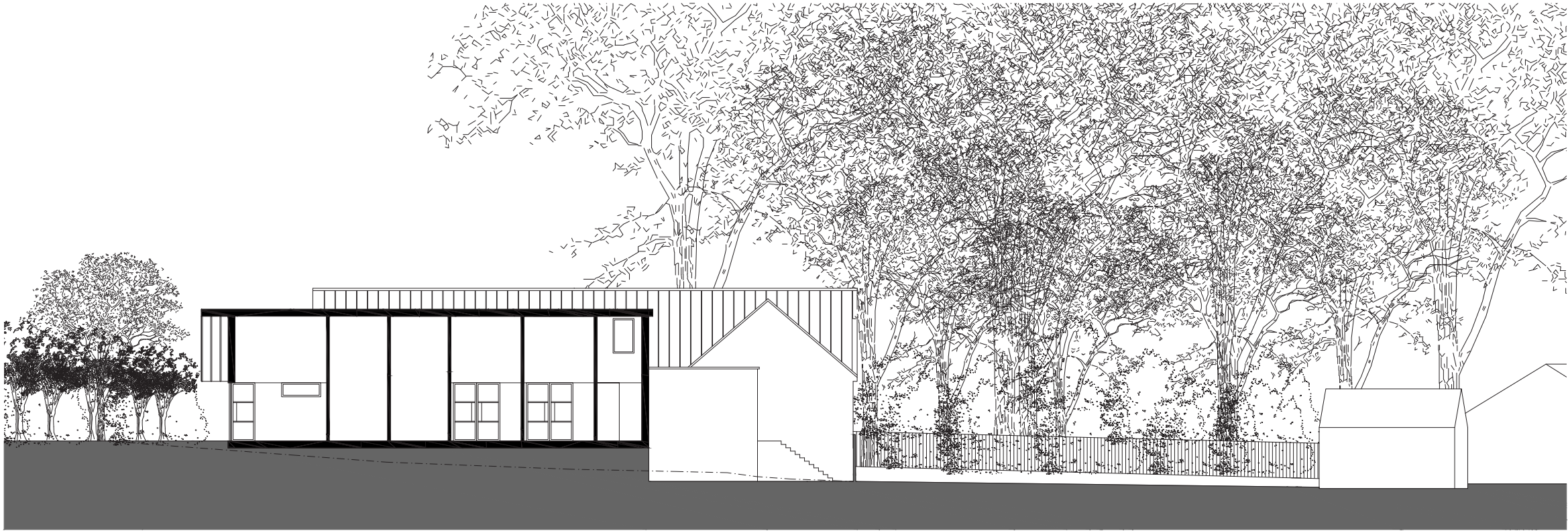


2. Proposed Section with existing Topo overlay

TOPOGRAPHY PLAN & SITE SECTION

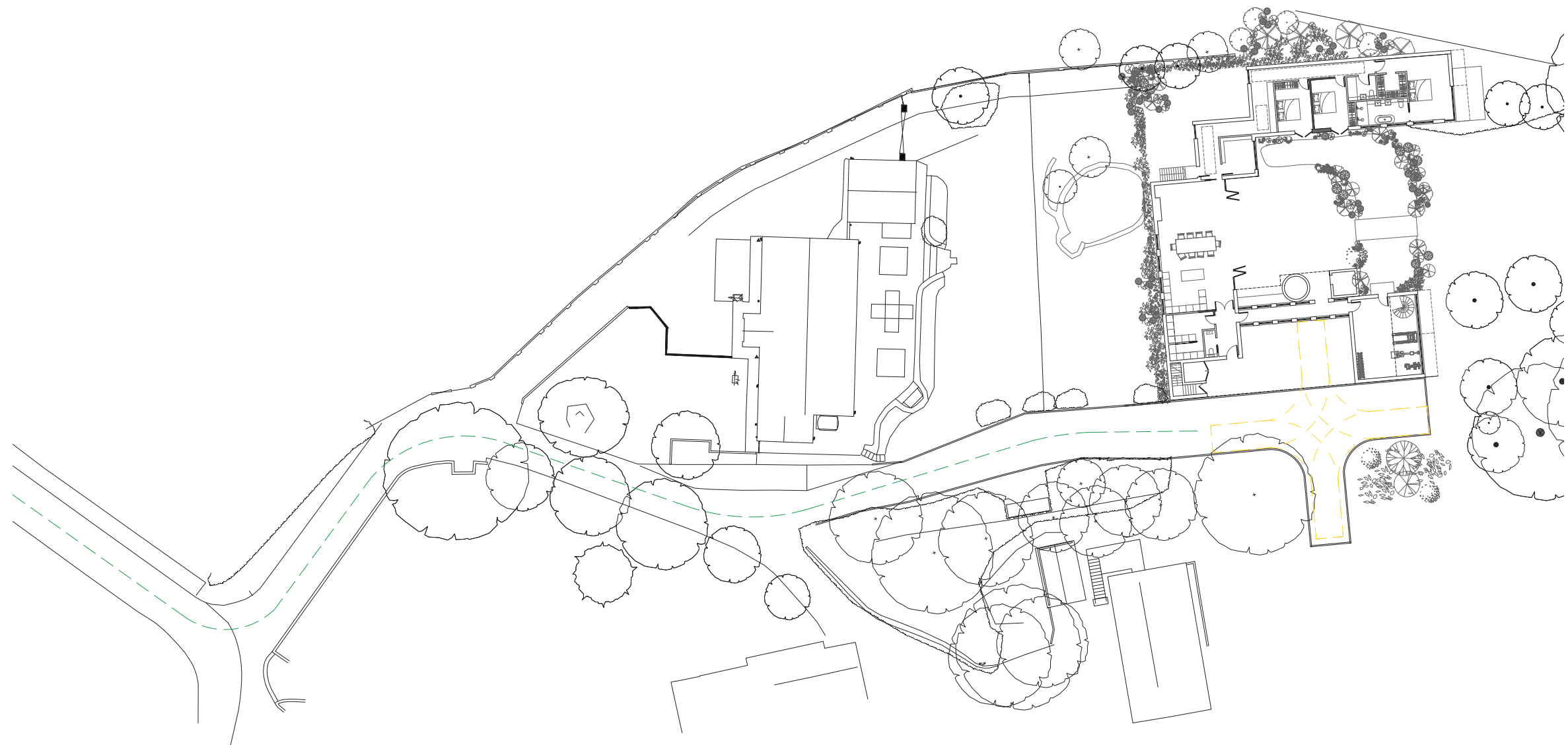


1. Proposed Site Plan



2. Proposed Section with existing Topo overlay

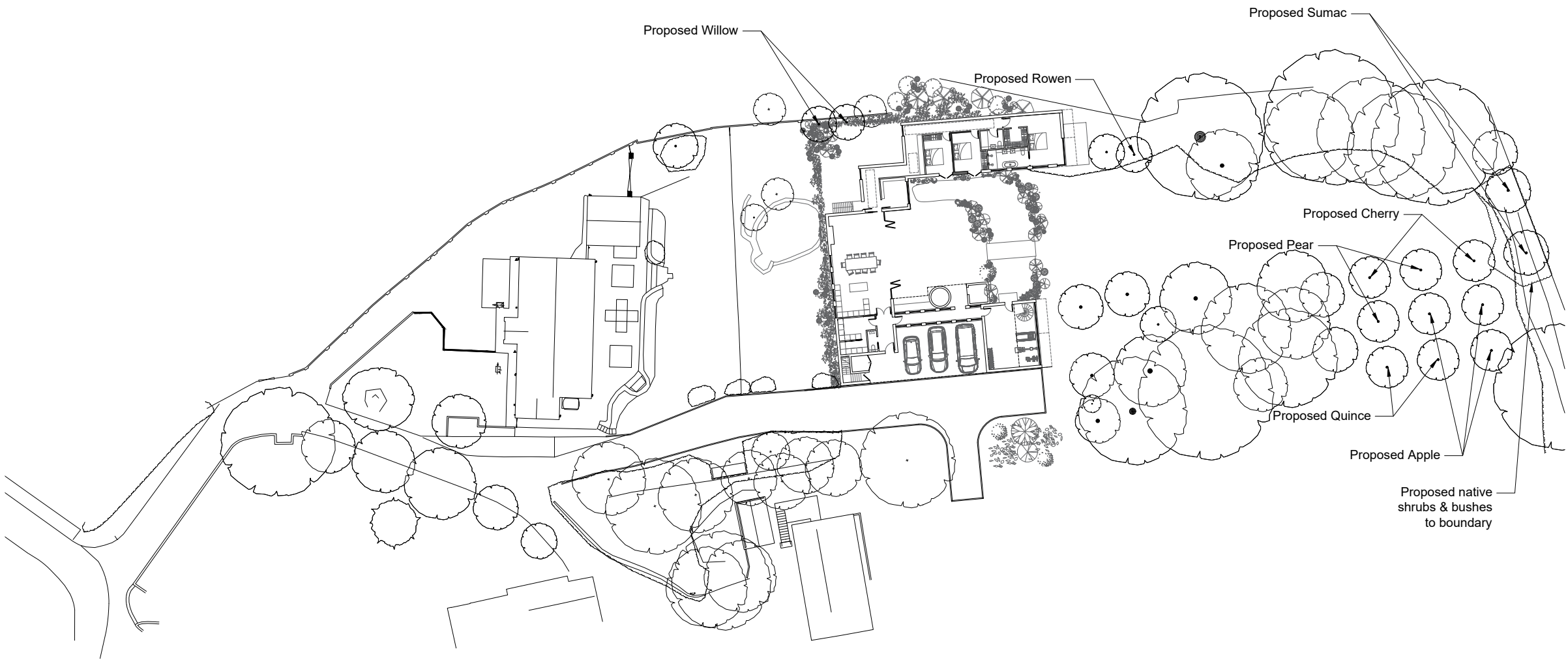
EXISTING & PROPOSED VEHICLE ACCESS/EGRESS



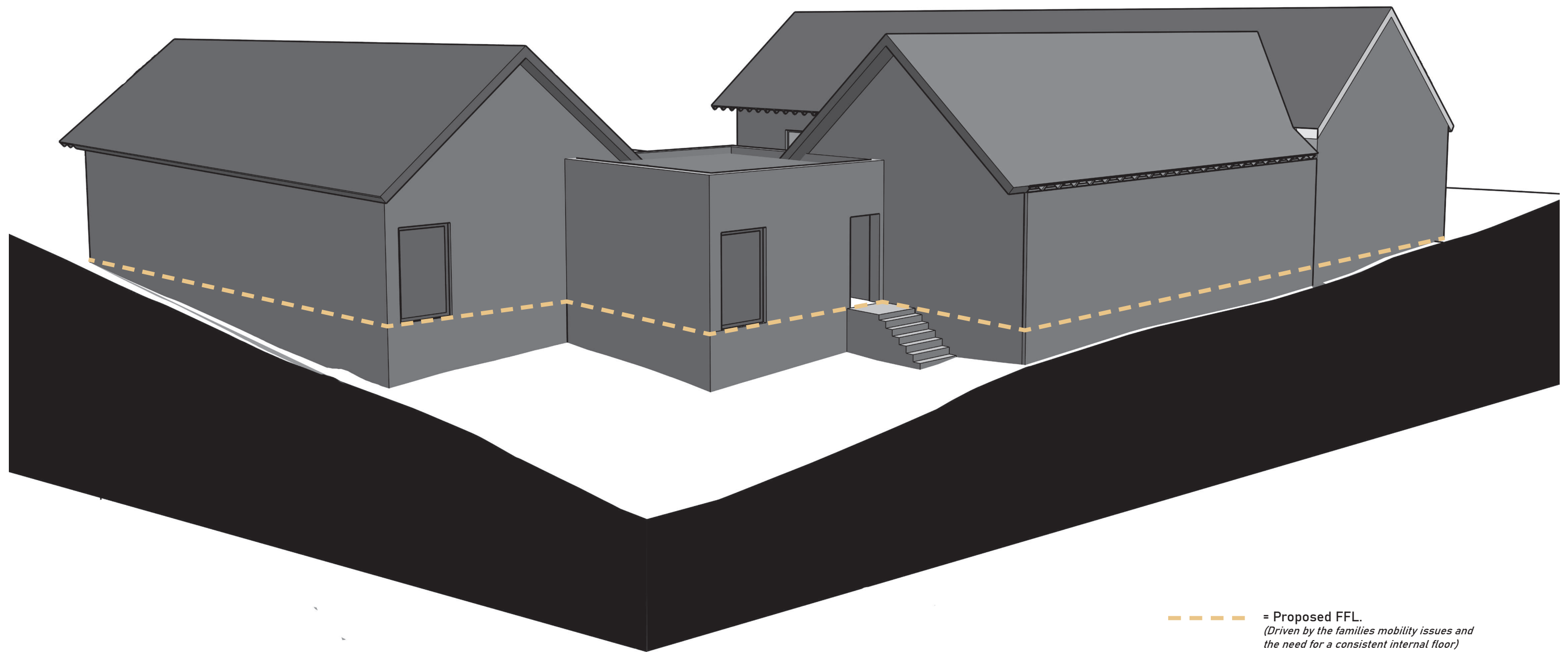
— — — — — - Existing Access

— — — — — - Proposed turning head/Swept path

PROPOSED PLANTING



EXISTING TOPOGRAPHY TRANSPOSED



PROPOSAL VS. CONDITIONED LANDSCAPING



Amended proposal

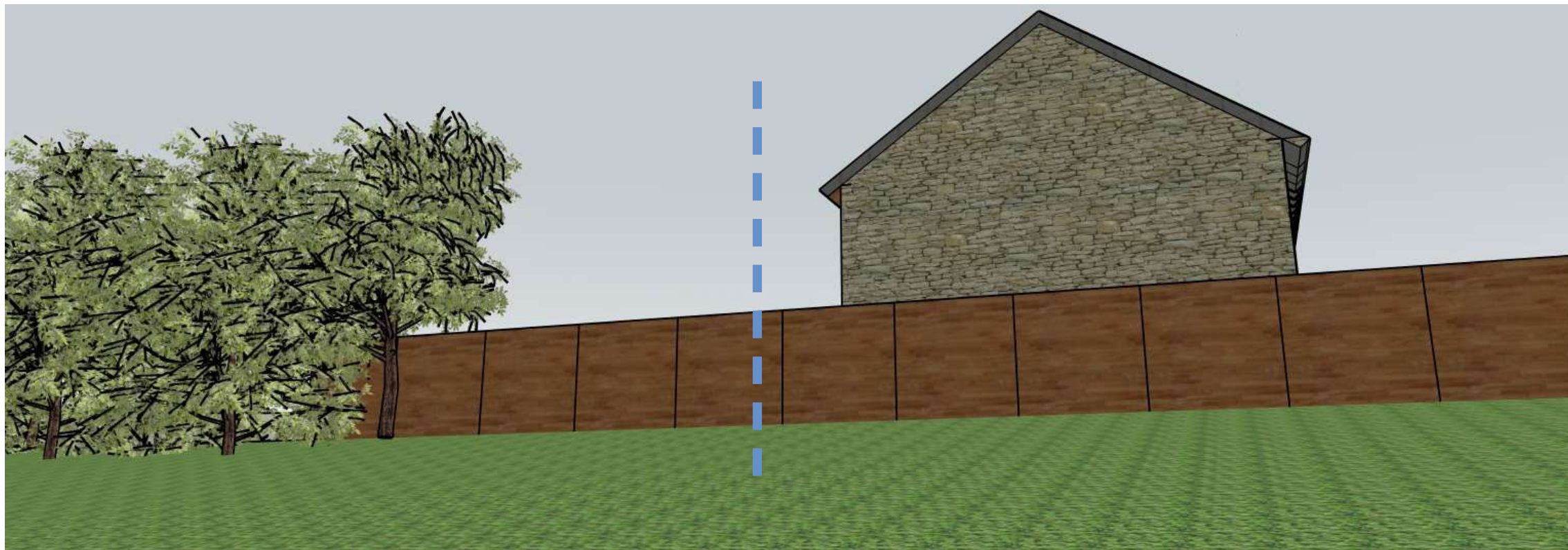


Potential conditioned landscaping

CURRENT VS. PIP

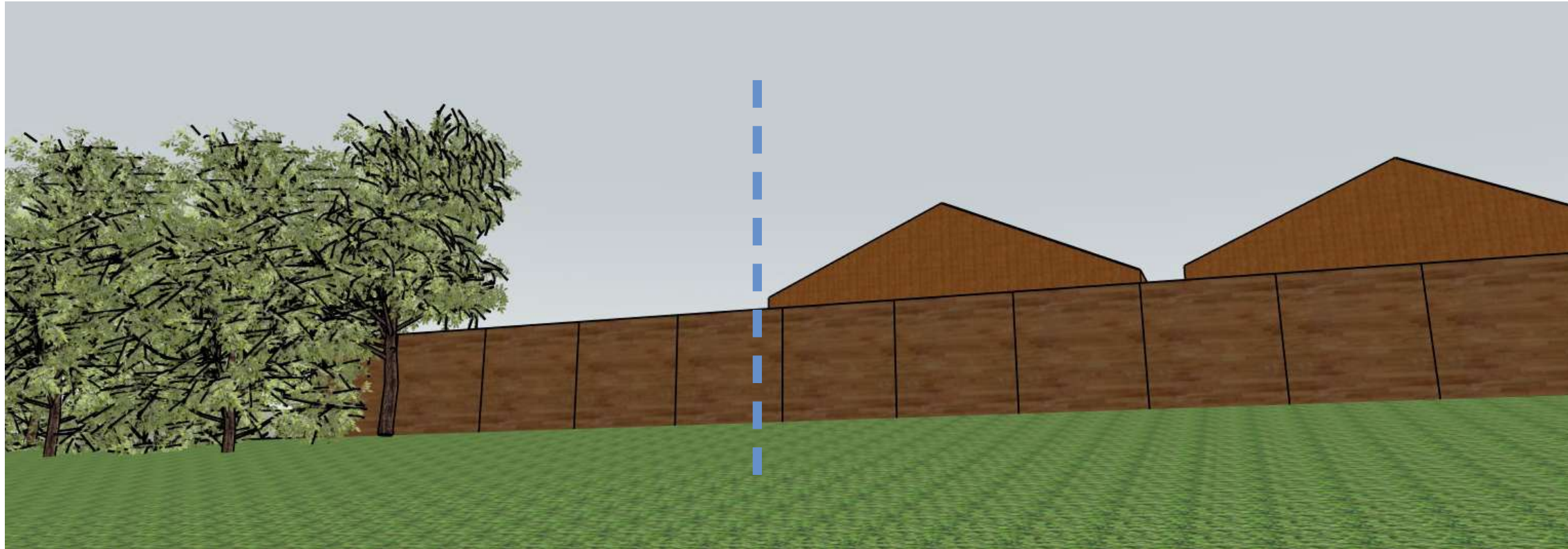


Current proposal

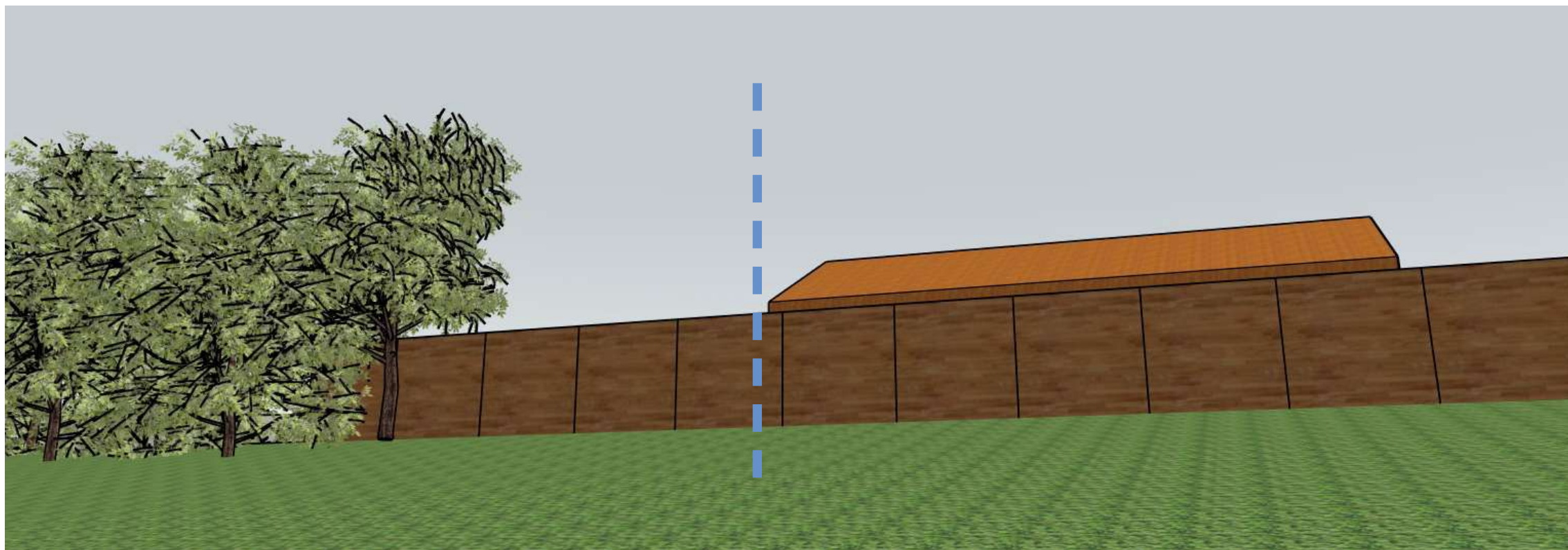


Potential submission positioned within PiP boundary

GREENACRES PERMITTED DEVELOPMENT



— — — — = Current Greenacres boundary



GREENACRES SITE HISTORY

The Greenacres land used to belong to the owner of Botany Cottage and was used to grow fruit and vegetables to sell in Devizes market. The owner of Botany Cottage split the land and constructed Greenacres bungalow in 1983.

Greenacres was purchased by a mother and two children. The children lived with their mother through her old age and their own. Each of them passed away, with no children or close relatives to inherit the land. The Greenacres property was then repurchased by the owner of Botany Cottage in March 2020.

The Greenacres bungalow was apportioned a much smaller parcel of land, to encompass the pond, with the remainder of the land attributed to Botany Cottage. Greenacres continues to be owned by the owners of Botany Cottage and is rented to tenants. The owners of Botany Cottage agreed to sell a parcel of the North East element of the land to their son, to enable multi-generational living and, having learnt from the difficulties faced by previous occupants, ensure they had support in managing and maintaining the land.

31st December 2005



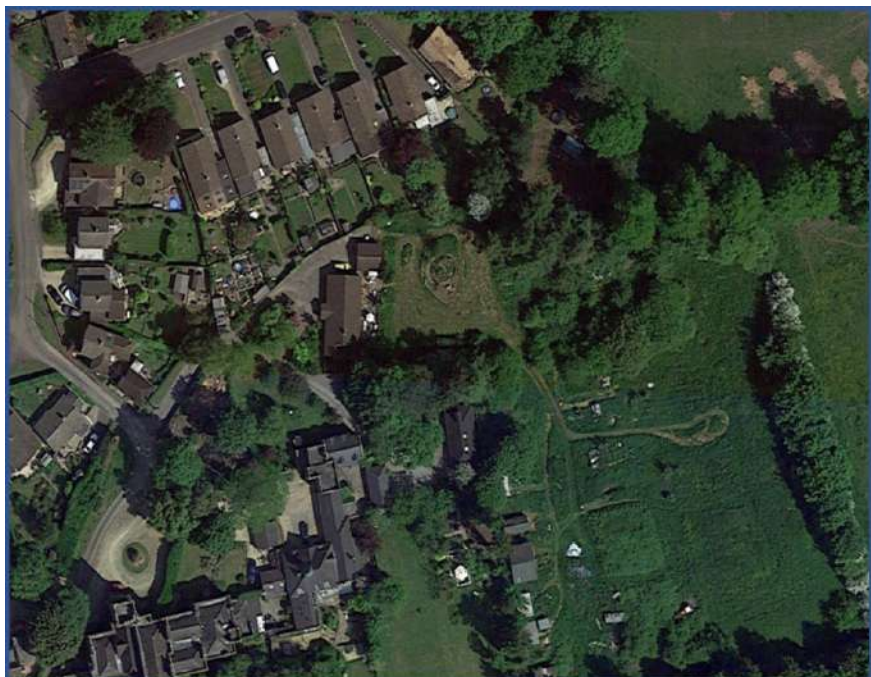
Agricultural buildings established across the land, including sheds, greenhouses, polytunnels, fruit and vegetable patches and animal housing. Multiple occupants of Greenacres (3), able to manage the land and maintain a working 'market garden'.

18th April 2015



Now only a single occupant, with some elements beginning to deteriorate. Clearly defined 'back garden' of the bungalow. This spread to the North of the orchard where a summer house was constructed with concrete slab base.

20th May 2018



Elderly, single occupant unable to maintain land. All agricultural buildings, animal pens and fruit/vegetable patches become overgrown. Land is covered with debris and litter and is inaccessible in many areas.

CONDITION OF LAND ON PURCHASE - 2020



Caravan filled with farming chemicals. Surrounding land covered in plastics, broken glass and debris.



Summer house in disrepair, with unmanaged vegetation. Demonstrates extent of previous curtilage.



Vegetation completely overgrown. Outbuilding in dangerous state of disrepair. Unable to access tall trees which required urgent management.



Broken polytunnel. Plastic sheeting embedded in land. Open chemical containers and plastic tubs littered around site.



Dilapidated sheds and fencing. Wire and metalwork buried in the earth. Abandoned machinery.

AREAS OF INTEREST

Outside of Northern Boundary



On the boundary with Greenacres and Botany Cottage there are already at least 8 outbuildings (Orange) which are visible from over the boundary and will have been constructed without planning permission (not including Greenacres bungalow and garage).

The Orchard Corner proposal is far more sensitively positioned than the existing structures. Importantly, the most Eastern element of the build will be screened from neighbours by foliage as well as their existing large sheds (Pink), which are situated on the boundary between the two properties.

Edge of Village



 = Application site

 = Approx. 'Edge of Village', extending East of the application site

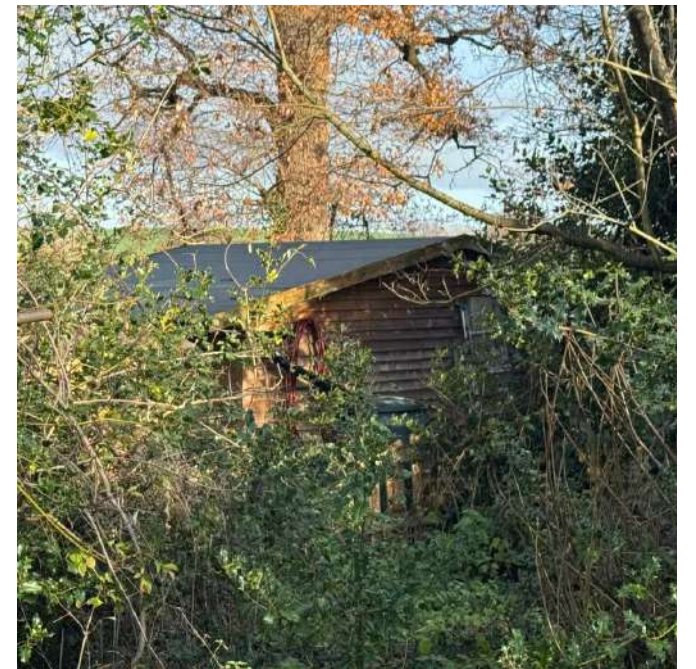
The Site sits on the south-eastern side of Potterne, directly adjoining existing residential development and reading as part of the established built form rather than an isolated incursion into open countryside. The plot is closely related to the current pattern of development, with built frontage and garden/plot boundaries immediately to the west and north, and a strong landscape edge formed by mature tree belts and field boundaries to the east and south.

In spatial terms, the proposal would represent a contained "rounding-off" at the village edge, consolidating the settlement in a logical location where the transition to the surrounding rural landscape is already clearly defined and visually filtered.

IMAGES OF BOUNDARY CONSTRUCTIONS



IMAGES OF BOUNDARY CONSTRUCTIONS



BIODIVERSITY NET GAIN

1. Purpose & Context

This Biodiversity Net Gain (BNG) & Ecological Enhancement Plan supports Planning Application PL/2024/11095 by demonstrating how the proposed development achieves and exceeds biodiversity net gain targets, in compliance with the Environment Act 2021 and Wiltshire Council's biodiversity policies.

The total site area is approximately 2,300 m², comprising a core redline development footprint of 488 m² (378 m² building footprint + 110 m² patio) and an extended ecological enhancement zone (orchard, wildflower meadow, hedgerows, corridors).

The site was previously managed as short-mown grassland, providing limited ecological value. This proposal transforms the area into a structurally diverse, multi-zoned habitat that supports pollinators, amphibians, birds, bats, and small mammals across the entire site and beyond.

2. Habitat Areas & Features (Post-Development)

Habitat Zone	Area (m²)	Notes
Patio (hard surfacing)	110	Low ecological value (included in redline total)
Natural Swimming Pond	115	Planted aquatic habitat with no fish (high-value)
Orchard Tree Canopy Zone	750	26 total trees (19 existing, 2 removed, 9 new)
Wildflower Meadow Understory	100	Pollinator-rich, nitrogen-fixing flora
Eastern Hedgerow Corridor	~60	Native mixed hedge with underplanting
Shaded/Japanese Garden	~25	Low-light biodiversity niche
Herb Beds + Pollinator Border	~40	Near patio, sensory/permaculture style
Wildlife Corridors (Drive edges, rear)	~200	Includes stepping-stone access zones, beetle banks, log piles

Total Enhanced Habitat Area (soft): ~2,190 m²
Total Hard/Developed Area: 488 m²

3. Key Enhancements & Benefits

Tree Planting (Offsetting & Orchard Diversity)

There are 19 existing fruit and nut trees in the orchard (various species). 2 of these will be removed and replaced by 9 new fruit trees: 2 × Spartan Apple (*Malus domestica* 'Spartan'); 1 × Bramley Apple (*Malus domestica* 'Bramley'); 2 × Quince (*Cydonia oblonga*); 2 × Conference Pear (*Pyrus communis* 'Conference'); 2 × Sunburst Cherry (*Prunus avium* 'Sunburst'). Additional trees will also be planted outside the orchard: 2 × Sumac (*Rhus typhina*) – structural, pollinator-supporting; 1 × Rowan (*Sorbus aucuparia*) – berries for birds, spring flowers; 2 × Willow (*Salix alba* or *purpurea*) – catkins for early insects, moisture-loving. A series of

companion plants will be planted across the landscape: wild garlic, borage, and chives (for pollinators and pest resistance).

Pond & Aquatic Habitat

The pond margins will include the following species: *Iris pseudacorus*, *Mentha aquatica*, *Myosotis scorpioides*, Marsh Marigold. Open water oxygenators will include: Hornwort, Water Crowfoot. The pond will be fish-free, preserving amphibians and dragonfly larvae. Large shallow areas and sloped edges will enable access and hibernation.

Wildflower Meadow (Under Orchard)

Wiltshire-native perennial mix including Birdsfoot Trefoil, Red Campion, and Self-Heal Scabious. This combination will suppress weeds, improve soil structure, support bees, hoverflies, and moths. Yellow Rattle will be sown first to control aggressive grasses.

Native Hedgerow Planting (Eastern Boundary)

A blended shrub bed and hedge row will form the Eastern boundary. Species will include Hawthorn, Dog Rose, and Guelder Rose, layered with understorey planting: Primrose, Bugle, Violets. All of this will provide benefit for nesting birds, berries for overwintering wildlife, and visual screening.

Wildlife Corridors & Shaded Zones

Driveway corridor includes herbaceous edge, deadwood piles, and stepping stones. A Japanese shade garden to the North West of the site will feature ferns, moss, hostas, Camellia, and stone features. This area will be maintained as dark, undisturbed passage zones for nocturnal species, and help to connect the existing pond of a neighboring site to the hedgerow along the Northern boundary.

Pollinator & Invertebrate Features

Butterfly boxes, bird nesters, and bat boxes will all be installed across the site. This will be complimented by deadwood log stacks and habitat piles for stag beetles and amphibians, particularly on the Northern boundary. The site will continue to provide support to Potterne Honey, enabling multiple bee hives to be situated to the South Eastern edge of the site. The Northern and Eastern boundaries will feature open access for hedgehogs (13cm x 13cm gaps in boundary).

4. Seasonal Flowering & Habitat Table

Season	Flowering Species	Wildlife Supported
Spring	Primrose, Camellia, Red Campion, Fruit Blossoms	Early bees, hoverflies, birds
Summer	Oxeye Daisy, Wild Thyme, Self-Heal, Clover, Lavender, Verbena	Butterflies, moths, bees, pollinators
Autumn	Sedum, Dog Rose hips, Crab Apple, Rowan berries	Birds, insects, late-season bees
Winter	Ivy, Holly, habitat structure	Shelter for insects, bats, birds

BIODIVERSITY NET GAIN

5. Habitat Comparison

Metric	Before (Baseline)	After (Proposed)
Standing Water	0 m² (none)	115 m² (planted pond)
Orchard Trees	19 fruit/nut trees	26 total incl. 9 new trees + 5 others (Sumac, Rowan, Willow)
Grassland (short)	2,400 m² (species-poor)	100 m² wildflower + meadows
Hedgerow	0	~60 m new native hedge
Shrubs & Corridors	0	>250 m² corridors, deadwood, herbs

Result: Estimated uplift in habitat units > 20%, exceeding 10% BNG requirement

6. Management & Monitoring

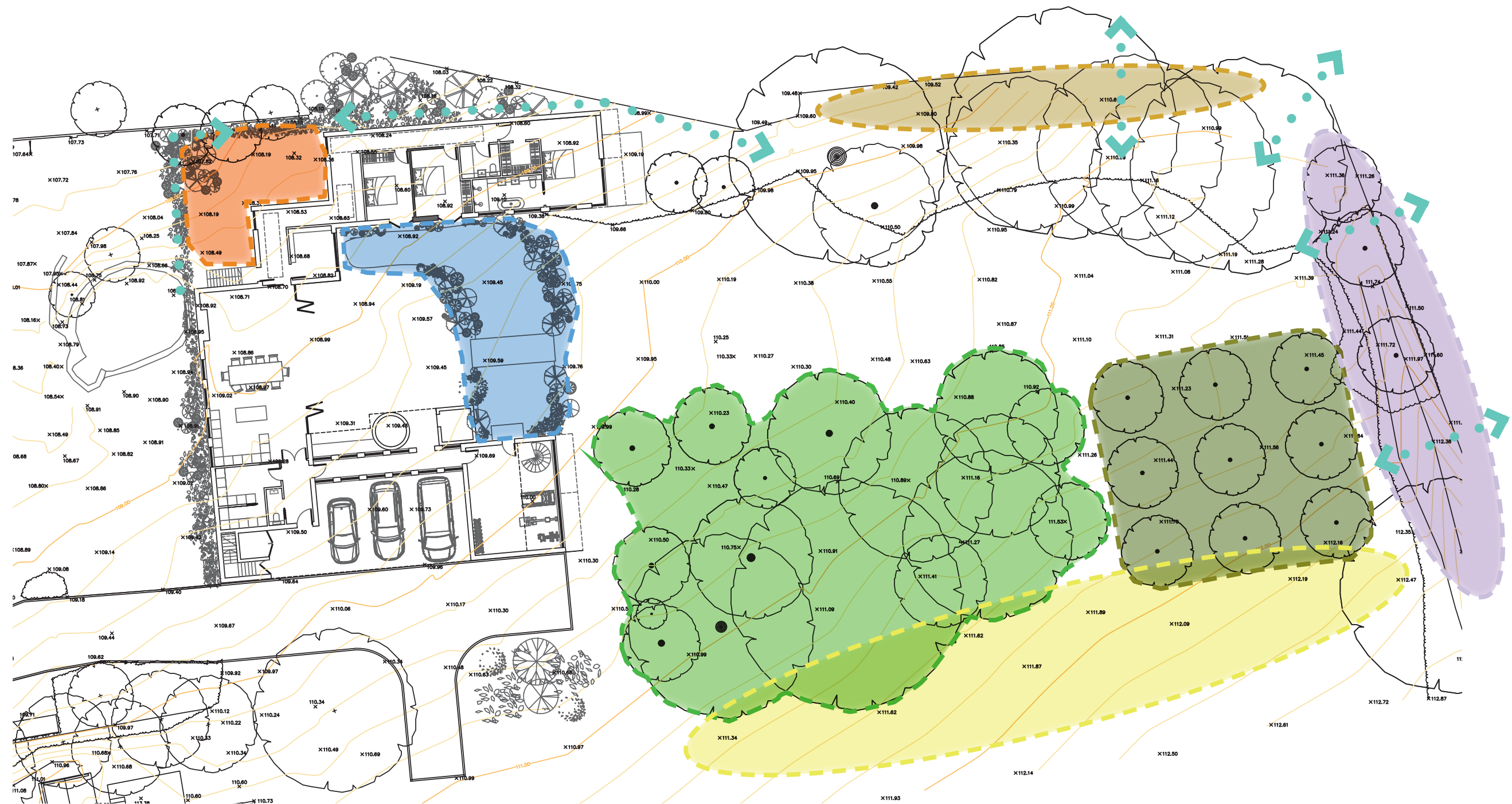
- Annual cutting of wildflower meadow (late August).
- Rotational pruning of hedge and shrubs to retain structure.
- No chemical fertilisers or pesticides used.
- Ongoing maintenance by landowner with review every 2 years.

7. Planning Summary

This design achieves a measurable net gain in biodiversity, supported by native-rich, structurally layered planting, wildlife corridors, pollinator habitat from early spring through late autumn, and climate resilience (e.g. deep-rooted meadow, tree canopy cover).

It complies with the Environment Act 2021, Wiltshire Council's Core Strategy policies (e.g. CP50), and the emerging Local Nature Recovery Strategy (LNRS).

BNG LAYOUT



- Japanese Garden



- Existing Orchard



- Wildflower Meadow



- Logpiles



- Pond



- Additional Orchard



- Shrub & Hedgerow



- Wildlife Corridor

00-A

LONDON