

Development Form in Wool and East Burton – Wool Parish Neighbourhood Plan Supporting Document

1. This document develops an understanding of the evolution and development of Wool and East Burton. It identifies the broad structure of the settlements and identify key centres of activities, focus and broad building typologies. Key patterns of movement are identified and important aspects of topography, landscape/open space character and views are established. It identifies heritage buildings and Conservation Areas.
2. This information is used alongside priorities identified by residents to improve connectivity and priorities to improve quality in the built environment, to identify a series of design policy objectives.

Evolution and Development

3. The map below shows the historic core of East Burton village, the small hamlet of Giddy Green and Wool village to be the historic built-up area of Wool Parish (OS Six Inch Series 1888-1913 courtesy of National Library of Scotland website). It can be seen from this map that the Burton Road, East Burton Road, the Dorchester Road, Wareham Road, the High Street/Lulworth Road, Colliers Lane, Chalk Pit Lane and Baileys Drove are all in place historically.



4. The map below shows the development of Wool during the middle of the 20th Century (OS 1:10,000 Series, 1949-1971, Courtesy of National Library of Scotland). The main area of development that had taken place was the development of Braytown, an area located in between Wool and East Burton, centred on the Dorchester Road, its junction with Colliers Lane, down Baileys Drove/Sydenham Crescent and up Chalk Pit Lane. East Burton village grew along Burton Road to Giddy Green and along East Burton Road north of the railway line. Some development extended

east from Wool village a part of the way along Colliers Lane/Knowle Hill from the eastern end and down the High Street/Lulworth Road as far as New Buildings Drive leading to today's allotments. A row of five houses was developed on Burton Cross south of today's Burton Cross Roundabout. The recreation ground is laid out during this period.

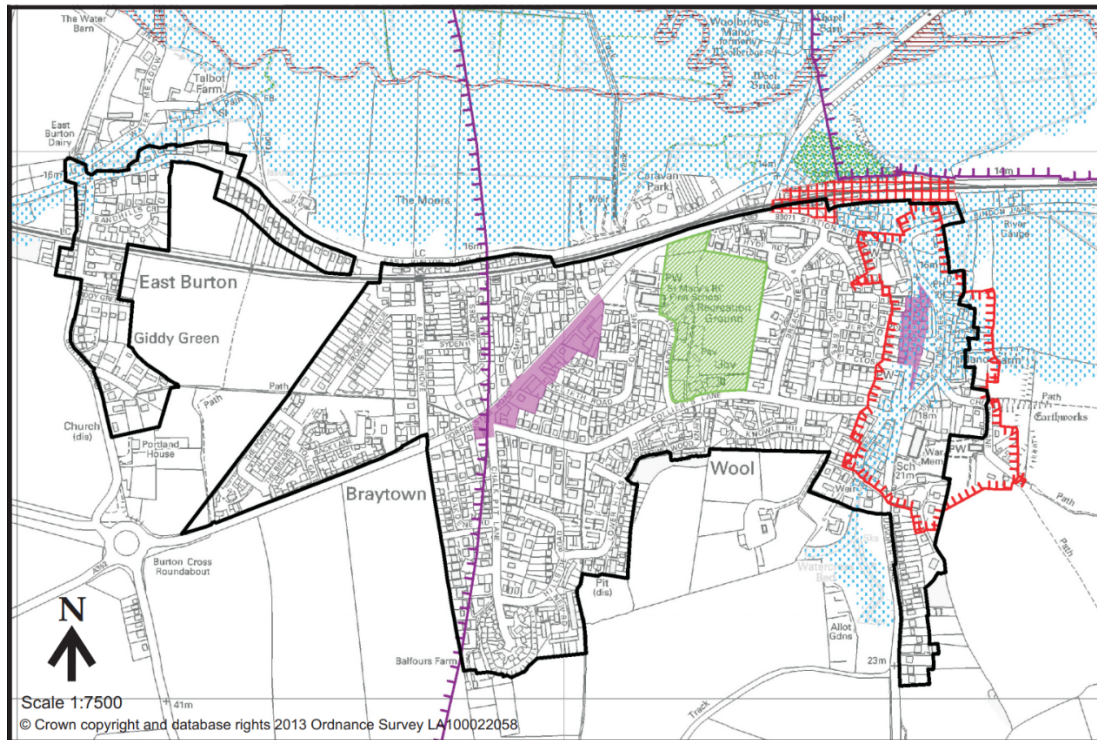


Local Plan Proposals for Future Development

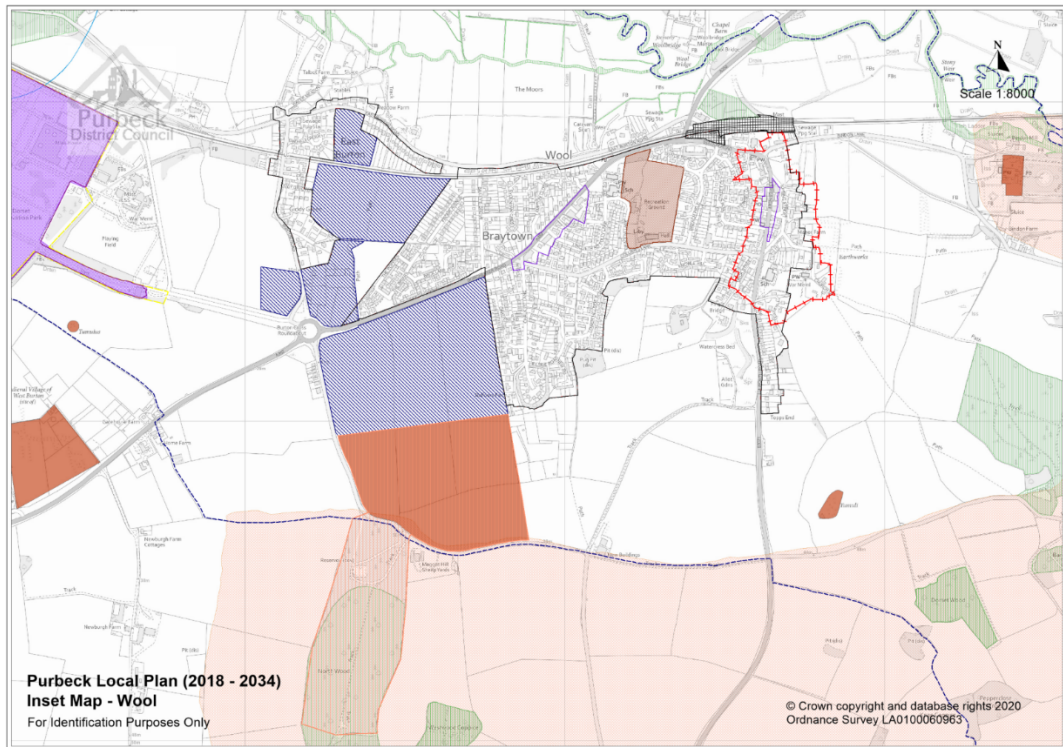
5. The map below shows the extent of Wool and East Burton Settlement in November 2012, including Purbeck Local Plan 2006–2027 site allocations. By this time development had occurred along the length of Colliers Lane and to its south at Knowle Wood Knap. Previous development plots had been reconfigured, shortening them behind the Braytown developments and behind the High Street. This facilitated the development of estates off Dorchester Road (Lampton Close), and developments where Breachfield, High Street Close and Jeremy Close now are, and where Meadow Lane, Folly Lane and Linclieth Road now are and where Oakdene Road, Hillside Road, Lower Hillside Road and New Road now are. A major entirely new area of development occurred to the north of the Dorchester Road at Purbeck Gate, completed in 2010.
6. Overall, significant new development occurred in the second half of the 20th Century and first decade of the 21st Century, with densification of plots laid out earlier to create housing estates.

PURBECK DISTRICT LOCAL PLAN (November 2012)

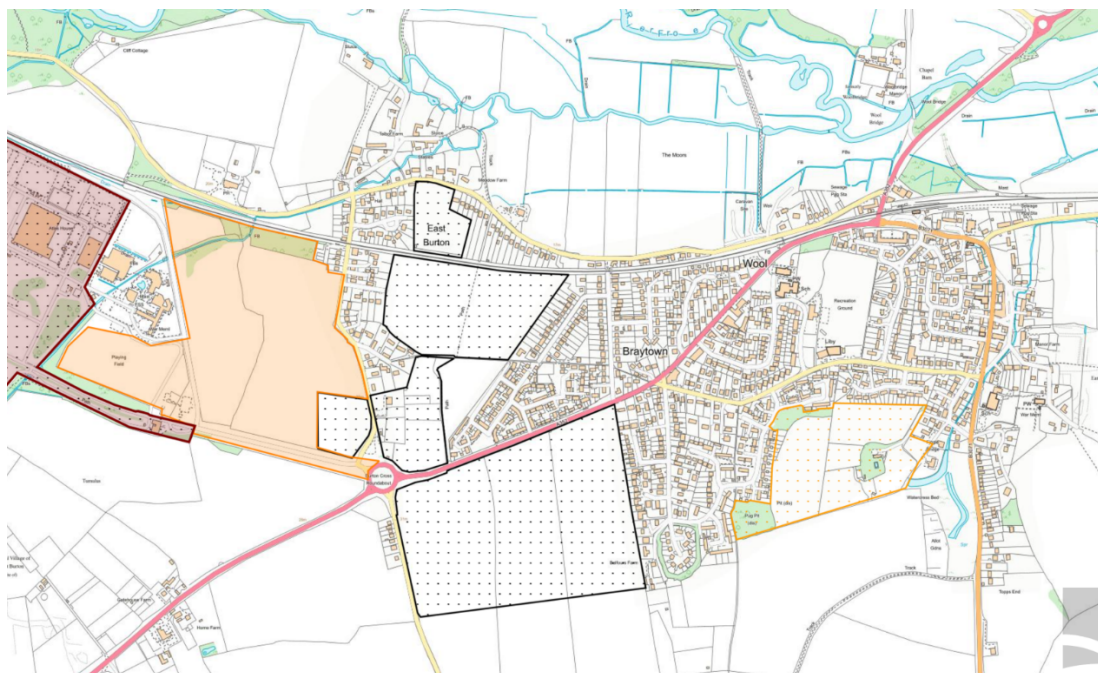
Inset Map 25 - Wool



7. The map below is the draft Wool Inset Map for the Purbeck Local Plan 2018-2034. This shows that there has been no further significant extension of development within or beyond the previous edges of Wool and East Burton. Planned development of strategic allocation sites will create significant areas of expansion for housing and will result in a full coalescence between East Burton and Wool, merging the two settlements. A proposed major extension to the south of the Dorchester Road is shown. The proposals also include a plot of land to the east of Burton Road, breaching this previous boundary to development.



8. The map below shows the Regulation 18 options consultation proposals for planned development presented during Dorset Council's 2021 Dorset Local Plan consultation (the process was subsequently halted and is now being taken forward with a new timetable). Two further major expansions were proposed, the main one to the west of Burton Road, filling in the open land between East Burton and the Dorset Police Headquarters/Dorset Innovation Park. The second option, presented as a possible additional planned development, would be located to the south of the current edge of Wool.



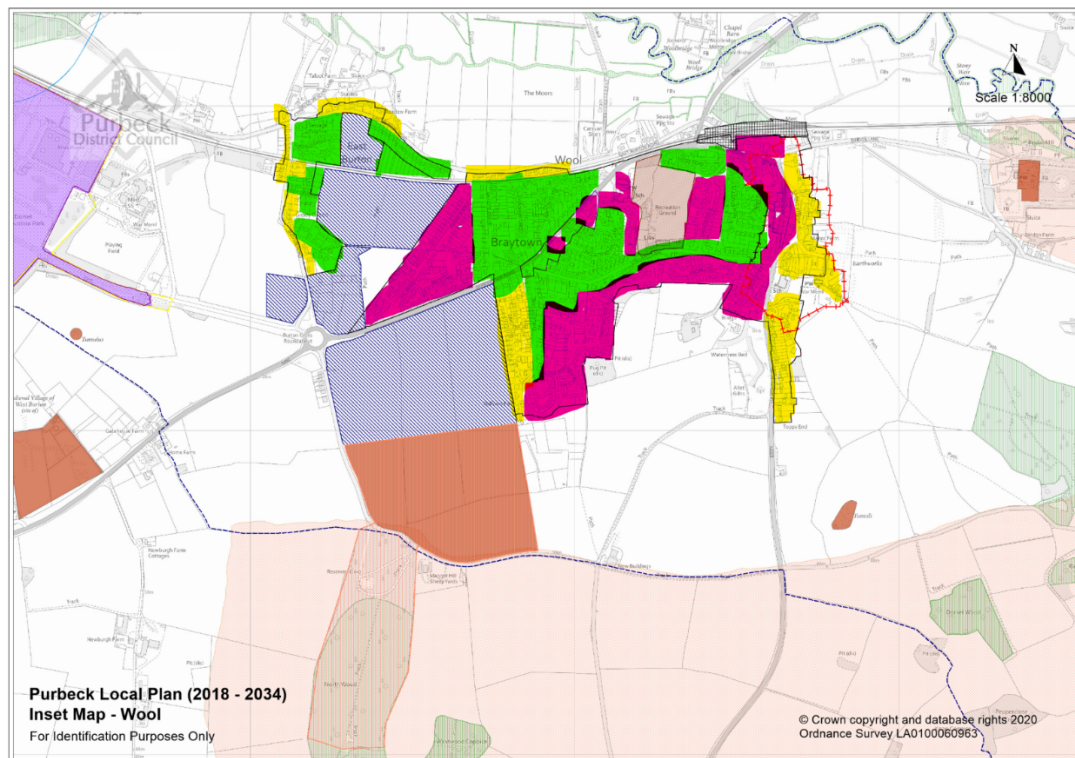
Wool and East Burton – Structure and Centres

9. The current village referred to generally as 'Wool' remains as two villages comprising Wool and East Burton. For now, they remain separate parts of the wider village. The historic cores of both villages (incorporating Giddy Green) remain intact. Whilst this is the case, the only community facilities in East Burton are the Village Hall and potentially East Burton Chapel. As such it has no neighbourhood centre designated.
10. Wool village centre retains a pub and four shops and is home to the parish church of the Holy Rood. The other clear and important part of the structure of the two villages is the shops and commercial facilities along the Dorchester Road at Braytown associated with the mid-20th century development of the area and, sitting behind it, the important community facilities off Colliers Lane and Meadow Lane.
11. Wool Railway Station and the railway line are important parts of the structure of the settlement. The Station and level crossing are an important gateway to the village. Commercial units have been developed north of it. The railway line has several pedestrian bridges and crossings, and the bulk of development lies south of the line so severance, whilst present, is not significant. The railway line infrastructure however is highly visible and strongly influences the look, feel and character of the areas immediately alongside on the Dorchester Road and East Burton Road.
12. The Recreation Ground provides the sole large formal public open space within Wool and East Burton and is used for organised sports. A Play area and a Skate Park complement this provision. To the west, Millennium Square is an open area next to St Mary and St Joseph's Primary School and St Joseph's Catholic Church.

Residential Building Typologies

13. The main feature of the settlement is residential. Historic properties in the older parts of East Burton and Wool village remain and represent a wide timespan of development, consisting of traditional thatched cottages, Victorian villas and more recent 20th century development and 21st century infill.
14. Building styles are varied according to period. Older properties in the historic village cores and individual isolated properties from then or from the 19th and early 20th centuries can be two storeys but even so are often of low elevation. In Wool village the building heights of older buildings can be the equivalent of 1.5 storey buildings in modern terms. Different styles are mixed in.
15. The first sustained expansion of development saw almost wholly bungalow development. This was along the main roads and lanes where properties were often set back in large plots. This created a low-density, small scale development character.
16. Later development took back land from large plots in Braytown and added existing farmland to create large developments. Mid-20th century development was denser on smaller plots but remained largely 1-storey detached bungalow estate development. However, areas to the south of Colliers Lane which extend up Knowle Hill was developed as 2-storey housing at this time, behind bungalow development fronting Colliers Lane.

17. Similarly, in more recent times later in the 20th Century and since 2000, development on Hillside and other roads there, and in Oakdene and Bakers Close, took place at 1.5 and 2-storeys behind the older bungalows on Chalk Pit Lane.
18. In Wool therefore, low density, low height residential development is viewed from main thoroughfares as it was there first. Older properties can be positioned forward on the road whilst the bungalow plots set them back where possible. New development is always denser and was at first bungalows but then generally became two storey development. Almost all developments are estate developments. There are many roads within Wool which contained 1, 1.5 and 2 storey development mixed in where the 2-storey buildings are generally of low elevation.
19. The most recent large development was at Purbeck Gate. Buildings extend to 2.5 or 3 storeys but there are many at 1.5 storeys (but very few are single storey). The larger buildings are in places positioned at the edges of the development and almost all buildings are positioned at the front of very small plots with no front gardens. The materials on show are a mixture of styles involving wood cladding, render, stonework details, red brick etc.
20. From the perspective of development in the rest of Wool, the density layout of development at Purbeck Gate is higher than other areas. From the perspective of character, it feels different to other developments in Wool, and at a different scale. This is due to plot size, building position and the materials palette. The development presents a solid face of buildings to the outside.
21. In East Burton, residential buildings tend to follow the form of older buildings in being 1 to 1.5 storeys, sat back in their plots, behind hedges, showing roofs to the street.
22. The annotated map below shows the broad typology of housing development in Wool in terms of house type and building height. The green areas are predominantly bungalows of 1-storey, the yellow is predominantly 1.5-storey development and the magenta is predominantly 2-storey.



Housing Density in Wool and East Burton

23. This section looks in more detail at the distribution and density of residential development in Wool and East Burton. The map below shows OS mapped addresses in Wool with red dots denoting individual dwellings. Google Maps satellite and street view imagery were used in combination with historic maps to identify individual development areas which provide housing and can be distinguished in terms of building style and density. Some areas with development from different time period are consistent in terms of their broad layout and density. Other developments are smaller but have easily definable boundaries. 15 areas have been identified shown on the map below.



24. Para 143 of the draft submission Purbeck Local Plan 2020 states that a density standard of 30 homes per hectare was used in the assessment of SHLAA sites, but that the appropriate density of development will be decided on a site-by-site basis.

25. The table below examines the density of development in the areas identified and describes the typical building heights, styles, positions, plot sizes and orientations.

26. Mid-20th century developments tended to provide larger plots with bungalow development. Houses were positioned in the middle of their plots providing front and rear garden space and off-road parking. The provision of verges and other public space was minimised. The combination of low-height development and set back plot position created an open feel.

27. Later development became denser with development becoming 1.5 and 2 storeys with some bungalows as well. The basic approach of earlier development was maintained, through provision of front garden areas, properties facing the road and private garden space. These areas introduced some public space and/or verges. This maintains a relatively open feel to these areas.

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28. More recent developments start to exhibit the cramped feel of typical modern housing estates, based on very narrow plots with 2-storey houses placed to the front with small or no front garden area. These properties appear more cramped. Often, they are occupied by younger adults with two cars (with insufficient parking space) and there is nowhere to store waste bins which are therefore placed at the front. There is minimal landscaping, but provision is sometimes made for children's play.

Ref	Area/Development	Typical Building Heights (storeys)	Typical Building Style	Typical position and layout	Area in Hectares	No. Dwellings	Dwellings per hectare
1	Lulworth Road/Quarr Hill/Macville Avenue	1.5	Detached dormer bungalows, low two storey	Set back and raised, facing road, private rear gardens	2.75	36	13.1
2	Duck St/Colliers Lane	1, 1.5 and 2	Mixed	Mixed positions and orientations	2.29	32	14.0
3	East Burton Village and East Burton Road	1-1.5	Detached Bungalows and dormer Bungalows	Set back in own plots behind hedges with mixed orientations.	11.52	170	14.8
4	Chalk Pit Lane/Oakdene/Bakers Close, Hillside Road/Colliers Lane	1, 1.5	Detached dormer bungalows	Set back in large plots, facing road, private rear gardens	7.43	122	16.4
5	Dorchester Road/Lampton Close/Sydenham Close/Baileys Drove/Frome Ave	1	Semi-detached and detached bungalows	Set back, plot size varies, facing road, private rear gardens	10.55	179	16.7
6	High Street Close/Jeremy Close	1	Semi-detached and detached bungalows	Set back, plot size varies, facing road, private rear gardens	2.93	59	20.1
7	Knowle Hill/Colliers Lane	2	2-storey terrace and semi-detached	Older style, medium plots, set-back, facing roads, private rear gardens	2.18	46	21.1
8	Colliers Lane/Meadow Lane/The Square/Folly Lane/Linclieth Road	1 and 2	Bungalow areas and two storey semi-detached	Set back, medium plots, facing road, private rear gardens	4.68	104	22.2
9	Breachfield/Hyde Road/Fairfields/Locks Piece	1 and 2	Bungalow estates and two storey semi-detached	Set back, plot size varies, facing road, some public verges and green space, private rear gardens	4.96	121	24.4
10	High Street/Spring Street/Bindon Lane	1.5 and 2	Mixed historic properties	Mixed, properties set forward on road, some backland properties	5.48	147	26.8

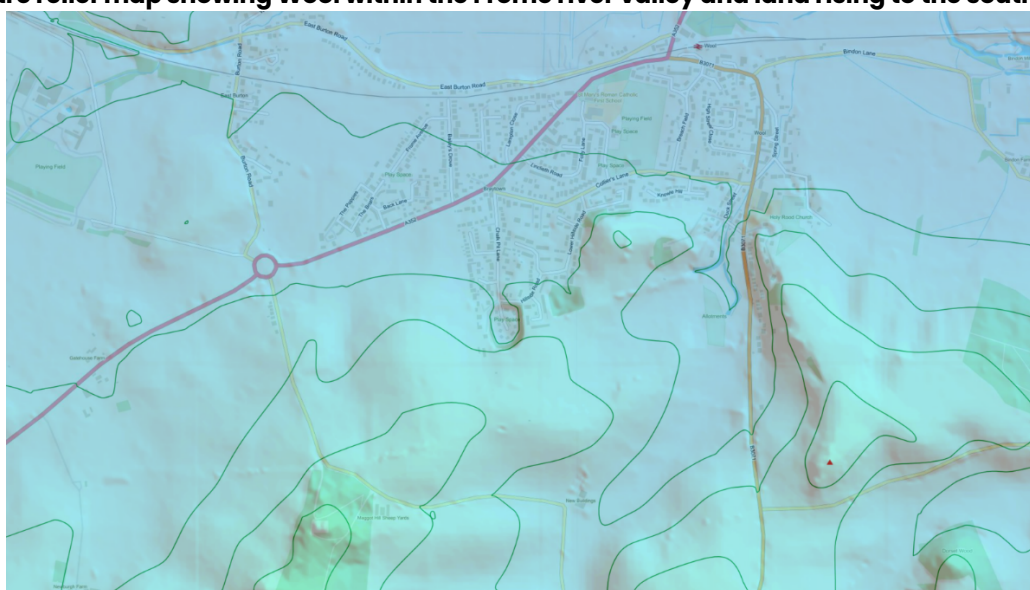
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11	Lower Hillside Road/ Vicarage Close	2	Semi-detached and terrace	Set back, plot size varies, facing road, private rear gardens	2.59	79	30.5
12	New Road	2	Semi-detached	Set back, plot size varies, facing road, private rear gardens	0.96	30	31.3
13	Burton Wood	2	Semi-detached	Set further forward, small plots, facing road, private rear gardens	0.81	26	32.0
14	Knowle Wood Knap	1 and 2	Mixed terraced and semi- detached	Set further forward, small plots, facing road, some verges and public green space private rear gardens	1.07	41	38.3
15	Purbeck Gate	2 and 3	Terraced houses and some flats	Set forward, very small plots, mixed orientations, some private gardens	4.43	170	38.4

Topographical considerations for new development

29. The topographical map below shows APGB 5m Digital Terrain Model overlaid with OS Terrain50 10m contours (courtesy of the Dorset Explore Map). Wool sits in the shallow river valley of the River Frome. It is located on the southern side and its southern edges of the village extend up the valley side towards higher land and the boundary of the Dorset Area of Outstanding Natural Beauty. Views of Wool are seen from northern approaches on the other side of the valley. Rising open land on the southern slope, adjacent to and beyond Wool's southern edge, is visible from this northern direction.

10 metre relief map showing Wool within the Frome river valley and land rising to the south



30. Development in Wool has extended up rising land over the course of time. Burton Wood is located in an old quarry. New Road, Knowle Wood Knapp, Hillside and Lower Hillside and Knowle Hill, have been developed in this context. In particular, Knowle Wood Knapp shows regard for the topography in the placement of single storey bungalows on higher land and two storey houses in lower parts of the site.
31. In Purbeck Gate, the site is set lower than the Dorchester Road and, in some areas (but not others) the placement of buildings at different scales reflects the topography.
32. Land proposed for allocation in the Emerging Purbeck Local Plan is in two topographical contexts. The land adjacent to East Burton is lower lying land bordered by single storey or 1.5 storey Dormer Bungalows, however Purbeck presents a wall of buildings at 2 storey height towards this land.
33. Land south of the Dorchester Road lies adjacent to the backs of properties in Chalk Pit Lane, Oakdene and Bakers Close. These are mostly single or 1.5 storey properties. The second topographical map below shows this land 'bulges' somewhat so that it sits higher than existing properties in the middle of the site.
34. This also applies to sites presented as options for further development in the emerging Dorset Local Plan, to the east of Burton Road and Burton Cross Roundabout and especially behind Knowle Hill.

Findings From Analysis

Building Heights and Development Form

35. Throughout most of Wool, building heights are 1 to 1.5 storeys. Older traditional buildings at two storeys are low height. Development frontages are generally low height and sometimes taller buildings are accommodated inside developments. This maintains a sense of low mass and open feel to existing developments.
36. There are examples in Wool of developments undertaken at different times during the 20th Century and early 21st Century and these manage to maintain this approach despite some achieving high densities. There is one example of a different generic approach to development in Wool, at Purbeck Gate, and this is less successful, not integrating well with the existing settlement.
37. The neighbourhood plan wants to avoid development styles which are alien to the area and, whilst achieving the required densities, adopt a lower profile development that has regard to existing building heights in Wool.
38. Regarding the main allocation site off Dorchester Road, this approach would also reduce the potential significance of landscape and visual impacts given the topography of the site on a north facing hill which bulges somewhat in the centre, creating the potential for impacts on existing residences to the east and across parts of Wool.
39. The same principles should apply to individual developments involving infill, redevelopment and extensions, which is to respect the height of existing developments and respect the development form around sites.

40. The development form of estates in Wool are, prior to Purbeck Gate, based on a traditional street or cul-de-sac layout of houses facing the street with some private space to the front and to the rear. For the most part, rear gardens back on to other rear gardens providing seclusion for private properties. This often provides space for car parking, some planting to the front and a means of storing bins, bicycles and other property either to the side or, where terraced, in private space at the front. Rear gardens are a decent size.
41. The Neighbourhood plan wants to avoid the negative elements of generic developments for new development in Wool. Typically, this means avoiding non-traditional development patterns that are not legible and are confusing. It means providing truly private space and avoiding layouts that create overlooking into private gardens and living space. It means incorporating private space to the front, to allow planting to soften the street scape. There should be places to store bins. Crucially, the provision and design of car parking should be a central consideration in order to avoid what is seen in many new developments across the country, which is cars parked everywhere, on pavements, preventing access down narrow winding streets.

Materials and Details

42. The Purbeck Design Guidance produced in 2014 set out guidance on managing and using traditional building materials in Purbeck and identified materials which play a role in characterising vernacular development in Wool. The neighbourhood plan requires that, where feasible, development proposals should seek to incorporate traditional materials in walls (Rendered Cob/Rubble, Limestone-Heathstone-Flint mixed materials or solely Heathstone), and roofs (Thatch).
43. It is recognised that this may not be appropriate for large developments in terms of materials availability or viability. The neighbourhood plan is focused on ensuring that if traditional materials cannot be used, plans do not revert to the 'anytown' generic blueprints of volume housebuilders, involving lack of regard to materials and often poor-quality materials that do not stand the test of time (e.g., the render on the houses at Purbeck Gate).

Renewable Energy and Low Carbon

44. New development should be designed to ensure that it contributes to a reduction in the impacts on climate change from Greenhouse Gases consistent with national objectives. Development put in place now is going to be operational for decades and longer. The Government has already introduced changes in 2022 to Part L of the Building Regulations which require greater energy efficiency in new buildings.
45. Further changes to require 70-80% reduction in carbon emissions from new housing is expected in 2025, subject to Government confirming this. This may involve a ban on gas boilers in newbuilds from that time. This will necessitate building design to provide space for hot water tanks and for air source heat pumps. Significant increases in insulation and airtightness may be introduced.
46. The technology that would enable new homes to be provided to meet these requirements is available now and the neighbourhood plan encourages developers to provide them now. At the very least, new properties should be 'future homes standard ready' in allowing space for air source heat pumps and incorporating plumbing and electrical connections ready for them to be installed by residents. This would save significant alterations to homes just a few years after

construction. The alternative is to build houses now in the knowledge that they will perform sub-optimally on climate change for decades to come.

Density

47. The density of new development should have regard to the density of development adjacent and should lead to design which creates a positive relationship with existing development. This document shows that there are parts of Wool which achieve high densities on a par with Purbeck Gate, but they don't follow the same development form or building heights to achieve it.

Landscaping

48. Many parts of Wool do not have areas of landscaping and public space in amongst residential development. Each plot has its own front garden, and this creates the planting that is experienced from the street. Some newer developments on the southern slopes of Wool provided smaller front spaces and created grass verges with some tree planting. By and large areas of public space and landscaping in front of residential and other developments in Wool are somewhat sterile and lack interest. They don't appear to be operating to any kind of landscape strategy. As such they underperform in enhancing the local environment.

49. The neighbourhood plan wants to ensure that new development achieves different outcomes. For this to happen, new development proposals (that will in any case be required to provide details of landscaping strategy), should seek to enhance the local environment through provision and maintenance and this should be at the forefront. Landscaping which meets this goal is likely to require more intervention and so the long-term management of public realm landscaping in new developments is a key consideration. It is vital that the residents of Wool have some control over this rather than leaving residents to deal with an arms-length management company which residents they must pay for but have little influence over.

Waste Collection Bins

50. The neighbourhood plan seeks to ensure that all new developments make appropriate provision for waste bin storage. Council recycling policies and practices require a range of bins to be used and in terraced properties with no private space to the front, this can be difficult to manage. New development should be designed to enable storage of bins in appropriate enclosures at the front of properties if there is no other means to the side.