



## **Chuley Road Masterplan Draft II**

### **Summary of consultation responses to the draft Masterplan**

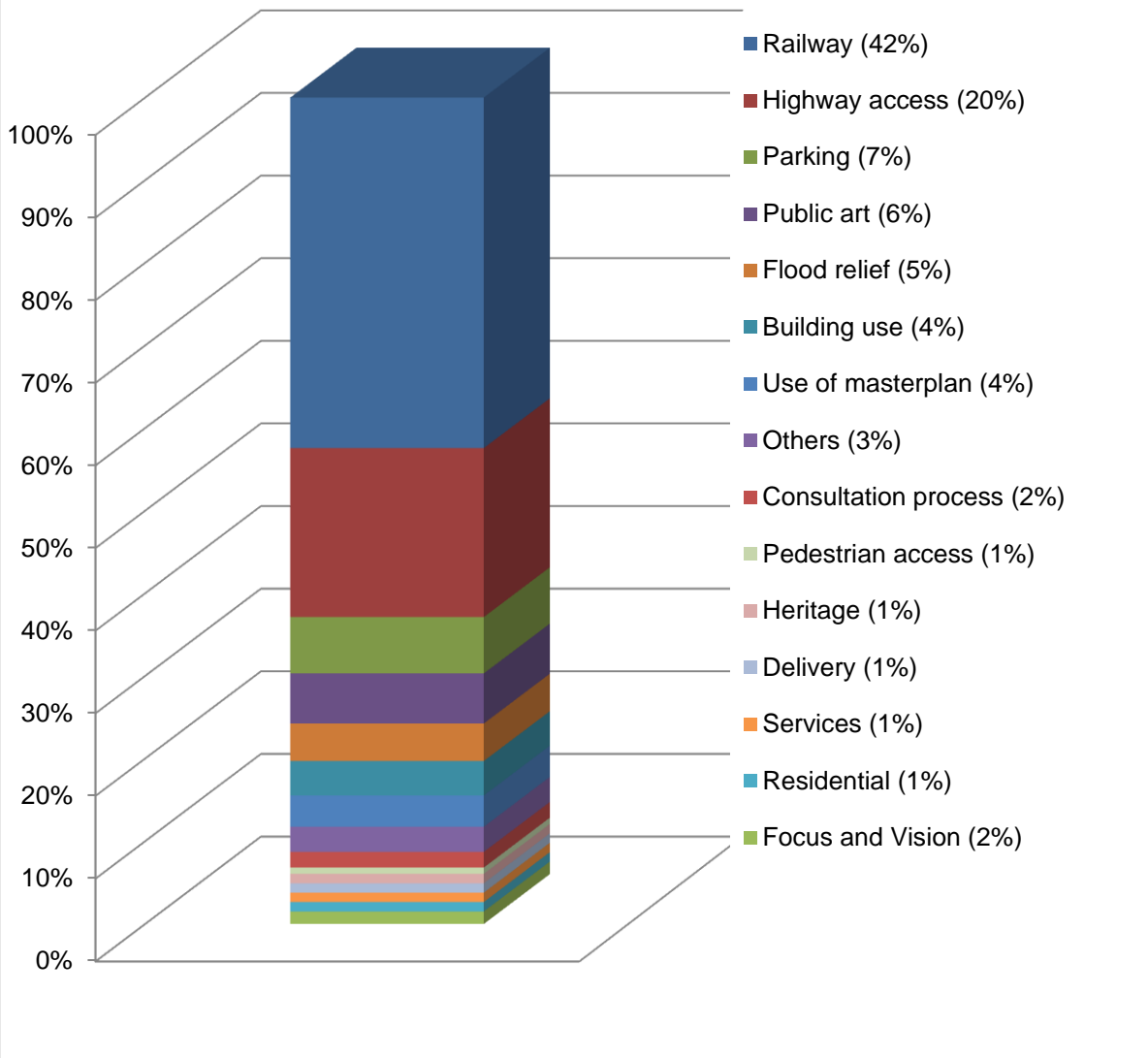
The following short report sets out summary of the responses received on the second draft Masterplan for Chuley Road, Ashburton. Please note the purpose of this report is to summarise responses only; it does not set out how the how the Masterplan will be changed in response or the next steps in the process of preparing the Masterplan.

**January 2015**

A total of 99 written responses were received on the second draft Masterplan. These have been summarised into 266 individual matters raised. Clear themes have emerged from the consultation around the railway and highway access (making up 62% of comments). The comments received around these main issues are explored further, below. An online petition with 2,153 signatures was also received calling to include the Railway Station Building as a protected building (and re-list as a listed building) as part of the Chuley Road Masterplan.

A range matters beyond these main two have also been raised (making up 38% of comments). These will all be taken on board as revisions to the draft plan are considered. A schedule of the summarised responses is set out in Table 1.

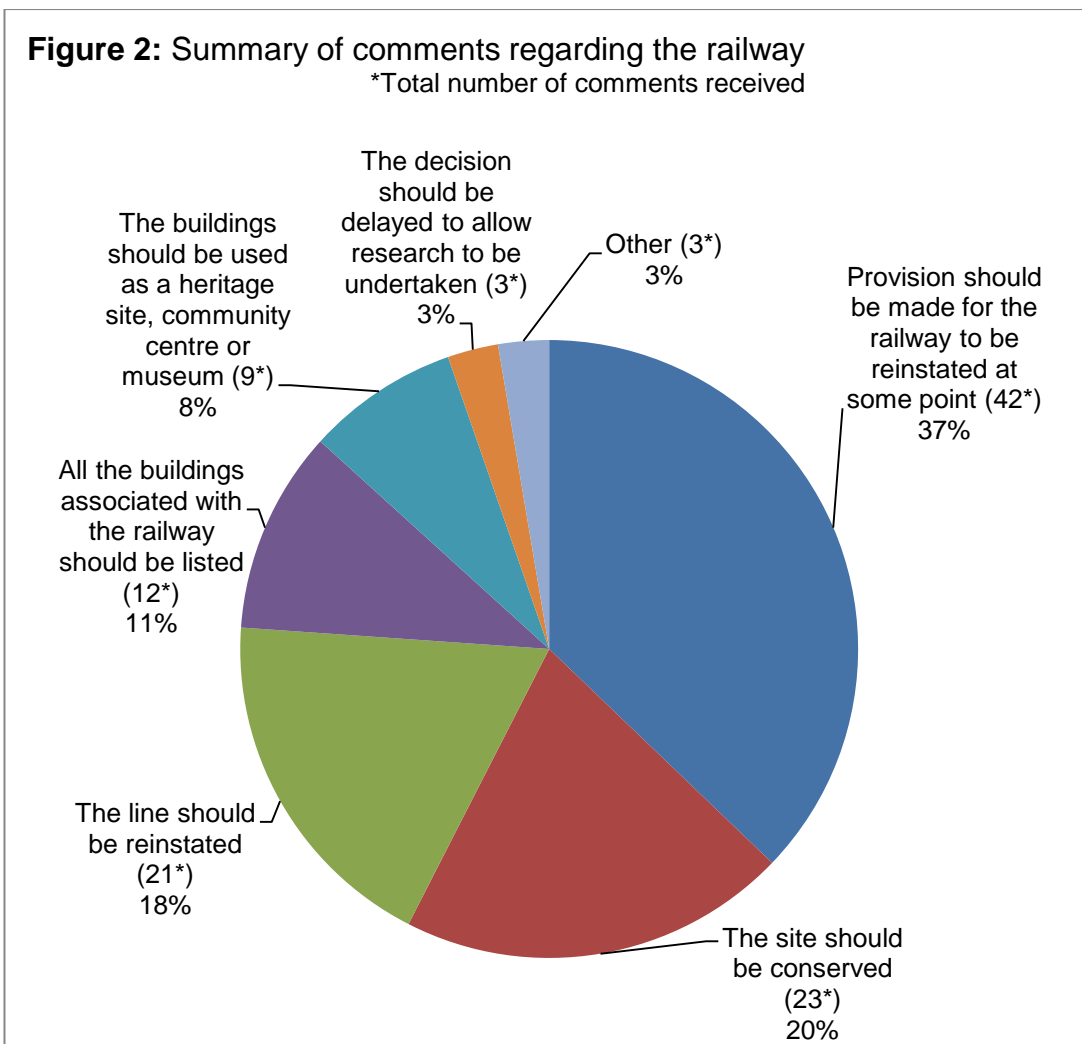
**Figure 1: Topics raised a Draft II Consultation**



## Key matters

- **Railway**

Comments regarding the railway made up 42% of the matters raised in the consultation responses. Key concerns are summarised in the pie chart below.



Concerns were also raised regarding the station roof, request to delay consultation to allow research into the site to be undertaken, questions regarding funding for the reinstatement of the railway.

It is recognised that the railway has become a key interest among the public. The majority of comments have requested the railway line to be excluded from development to allow it to be reinstated at some point in the future. We also received an online petition with 2,153 signatures calling to include the Railway Station Building as a protected building (and re-list as a listed building).

During the consultation of Draft I concerns over the railway were only raised by one consultee requesting that the design should reflect Ashburton's vernacular styles and the railway heritage.

- **Highway access**

Highway access made up 20% of the matters raised in the consultation responses. Key concerns were:

- That access should be via a new link road to the site (9\*)
- That St Lawrence Lane shouldn't be used for access (7\*)
- Questions of the validity of the highway survey (6\*)
- Concern over potential increase in traffic through St Lawrence Lane and associated potential damage to buildings (6\*)

\*Total number of comments received

Concerns were also raised regarding access through Stonepark, health and safety issues, potential inability to use St Lawrence Lane for events and a suggestion to create an extended one way system.

It is recognised that highway access remains a concern among local residents.

During the consultation of Draft I there were more concerns regarding access through Stonepark, requests to consider Bulliver's Way for access and a need to better understand highway issues. The consultation responses for Draft II seem to be more focused on a link road, questioning the validity of the survey and access through St Lawrence Lane. However clearly requests for Bulliver's Way to be used as a new road, will conflict with those asking for it to be safeguarded for a railway.

- **Positive comments received**

We also received a number of positive comments on the masterplan:

- Support the masterplan (7\*)
- That the proposals were consistent with the vision (3\*)

Comments were also received stating that parking had been considered appropriately and that there were clearly potential benefits of the plan for the small businesses due to it being mixed use.

- **Other key matters raised**

Other key issues raised in responses include:

- Parking – particularly in relation to potential parking restriction changes to St Lawrence Lane and a request for more parking spaces to be provided
- Public art – suggested inclusion of art with a lit seating area in the Masterplan
- Flood relief – concerns over the suggested mitigation not being sufficient, its importance, who pays for it and impact on insurance costs

- Use of the Masterplan – a number of consultees supported the plan, although some opposed it and thought the evidence behind it was flawed

## Response schedule

The following table sets out a summary of the matters raised in each written comment received in response to the draft masterplan. Many people took the time to provide detailed comments for which we are grateful. Whilst these detailed comments have all been considered, the following sets out a summary of the matters and issues raised and does not summarise every detailed comment received.

**Table 1.** Summary of responses and matters raised

KEY MATTERS	
Resident	<ul style="list-style-type: none"> <li>• Flood relief (not sufficient)</li> <li>• Highway Access (not through Stonepark)</li> <li>• Vision (proposals consistent)</li> <li>• Supports masterplan</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (down St Lawrence Lane)</li> <li>• Supports masterplan</li> </ul>
-	<ul style="list-style-type: none"> <li>• Design (too contemporary)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Objective order should be changed (objective 5 should be 1, objective 1 should become objective 3)</li> <li>• Objective text (weak sentence)</li> <li>• Sustainability statement (renewable technologies)</li> <li>• Impact on existing properties (Hillside properties layout)</li> <li>• Impact on existing properties (DP3 2 storey)</li> <li>• Railway (Development of the station should be completed)</li> <li>• Delivery (fears some areas will be left)</li> <li>• Highway access (hasn't been addressed)</li> <li>• Parking (hasn't been properly addressed)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (if can't keep the station roof should move it)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (delay decision to research)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (use as a heritage site, community centre or museum)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Convenience store (not needed)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Highway access (questions validity of survey)</li> <li>• Flood relief (concern downstream)</li> <li>• Vision (proposals consistent)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Focus (too much on roads and parking and not on wider issues)</li> <li>• Flood relief (not sufficient)</li> <li>• Parking (good attempt to restrain car use)</li> <li>• Heritage (restoration and retaining buildings good)</li> <li>• Business (plans good for small businesses)</li> <li>• Highway access (include cycle route)</li> <li>• Highway access (one way traffic increase speed and danger)</li> <li>• Heritage (retain linear railway feel)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Heritage (clarity of which buildings kept required)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>

-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> <li>• Railway (list it)</li> <li>• Railway (site conservation)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (keep daytime parking in St Lawrence Lane)</li> <li>• Convenience store (not needed)</li> <li>• Parking (more spaces required)</li> <li>• Highway Access (won't be able to use St Lawrence Lane for events)</li> <li>• Highway access (St Lawrence Lane damage to buildings)</li> <li>• Flood relief (not sufficient)</li> <li>• Railway (list it)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (link road required)</li> <li>• Highway access (St Lawrence Lane damage to buildings)</li> <li>• Parking (new dwellings)</li> <li>• Convenience store (not needed)</li> <li>• Parking (more spaces required)</li> <li>• Market (not needed)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Parking (more spaces required)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (link road required)</li> <li>• Highway access (St Lawrence Lane damage to buildings)</li> <li>• Convenience store (not needed)</li> <li>• Flood relief (installed first)</li> <li>• Railway (list it)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (more spaces required)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
DCC	<ul style="list-style-type: none"> <li>• Re-wording required</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (health and safety issues)</li> <li>• Convenience store (not needed)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (shouldn't use St Lawrence Lane)</li> <li>• Highway access (make one way system)</li> <li>• Convenience store (not needed)</li> <li>• Mixed use (good)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (questions validity of survey)</li> <li>• Highway access (make one way system)</li> <li>• Parking (more disabled parking in North St)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (delay decision to research)</li> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Convenience store (not needed)</li> <li>• Supports masterplan</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (delay decision to research)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (use as a heritage site, community centre or museum)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>

Resident	<ul style="list-style-type: none"> <li>• Housing (too near A38)</li> <li>• Parking (surfaces to be porous)</li> <li>• Parking (keep daytime parking in St Lawrence Lane)</li> <li>• Event Space (unnecessary)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (site conservation)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (site conservation)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (site conservation)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (site conservation)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Highway Access (make St Lawrence Lane one way)</li> <li>• Pedestrian access (Grey Matter designated for pedestrian and single access)</li> <li>• Pedestrian access (past umber works and Grey Matter)</li> <li>• Flood relief (insurance costs)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Highway access (not through Stonepark)</li> <li>• Highway access (link road required)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Highway access (make St Lawrence Lane one way)</li> <li>• Highway Access (make St Lawrence Lane one way)</li> <li>• Parking (control on illegal parking)</li> <li>• Railway (where would money come from for conservation and reconnection?)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (list it)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway Access (not through Stonepark)</li> <li>• Highway Access (survey needed at Stonepark)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (car park should be extended by relocating access road)</li> <li>• Highway Access (don't want one way)</li> <li>• Flood relief (insurance costs)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Railway (site conservation)</li> <li>• Railway (restore the line)</li> <li>• Highway Access (won't be able to use St Lawrence Lane for events)</li> <li>• Highway access (shouldn't use St Lawrence Lane)</li> <li>• Convenience store (not needed)</li> </ul>



Resident	<ul style="list-style-type: none"> <li>• Highway Access (won't be able to use St Lawrence Lane for events)</li> <li>• Highway access (shouldn't use St Lawrence Lane)</li> <li>• Highway access (St Lawrence Lane damage to buildings)</li> <li>• Parking (keep daytime parking in St Lawrence Lane)</li> <li>• Highway Access (questions validity of survey)</li> <li>• Highway access (health and safety issues)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Highway access (supports route through Stonepark)</li> <li>• Supports masterplan</li> <li>• Delivery (Redeveloping previously developed land - additional costs)</li> <li>• Highway access (agree significantly fewer numbers)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Highway access (link road required)</li> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Highway access (shouldn't use St Lawrence Lane)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Highway access (link road required)</li> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Highway access (shouldn't use St Lawrence Lane)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (gain in spaces)</li> <li>• Supports masterplan</li> <li>• Highway Access (alternative through Bulliver's Way)</li> <li>• Flood relief (not sufficient)</li> <li>• Highway access (shouldn't use St Lawrence Lane)</li> <li>• Highway access (main issue)</li> <li>• Highway access (questions validity of survey)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (questions validity of survey)</li> <li>• Highway access (link road required)</li> <li>• Evidence (flawed)</li> <li>• Consultation (appendices should have been available earlier)</li> <li>• Oppose plan</li> <li>• Consultation (believes masterplan already agreed)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Oppose plan</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Supports masterplan</li> <li>• Flood relief (important)</li> <li>• Railway (site conservation)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Supports masterplan</li> <li>• Parking (issues considered appropriately)</li> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Vision (proposals consistent)</li> <li>• Railway (site conservation)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Order of development sites released</li> <li>• Parking (has substituted affordable housing)</li> <li>• Flood relief (who pays for it?)</li> <li>• Section 106 contributions</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Consultation (unhappy with meeting)</li> <li>• Consultation (appendices should have been available earlier)</li> <li>• Consultation (believes masterplan already agreed)</li> </ul>

	<ul style="list-style-type: none"> <li>• Highway access (link road required)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> <li>• Railway (site conservation)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Flood relief (concern downstream)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (site conservation)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Public art (wanted)</li> <li>• Seating and lighting in area (wanted)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Railway (site conservation)</li> <li>• Convenience store (not needed)</li> <li>• Railway (restore the line)</li> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (use as a heritage site, community centre or museum)</li> <li>• Delivery (fears some areas will be left)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (St Lawrence Lane damage to buildings)</li> <li>• Highway access (link road required)</li> <li>• Highway access (shouldn't use St Lawrence Lane)</li> <li>• Highway access (one way traffic increase speed and danger)</li> <li>• Parking (keep daytime parking in St Lawrence Lane)</li> <li>• Flood relief (not sufficient)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (list it)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• General (dog bins should be provided)</li> <li>• Highway access (St Lawrence Lane damage to buildings)</li> <li>• Highway access (link road required)</li> <li>• Highway access (survey needed at Stonepark)</li> <li>• Highway access (questions validity of survey)</li> <li>• Schools (will be oversubscribed)</li> <li>• Railway (allow for it to be reinstated as some point)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (restore the line)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Recreation (include 2 tennis courts)</li> <li>• Highway access (make one way system)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Railway (allow for it to be reinstated as some point)</li> <li>• Railway (restore the line)</li> </ul>