

## Get involved...join the People's Panel

We are now developing our ideas for the vision and different design options based on the feedback you gave us. We will then show you these ideas and invite you to be involved in the decision making by holding a People's Panel workshop in late July. Further details of this session will follow shortly. If you have not already expressed an interest and would like to be involved in the People's Panel, please do get in touch Tom Rudd on 0207 812 8262 or email [Tom.Rudd@bdp.com](mailto:Tom.Rudd@bdp.com).

The invitation to join the People's Panel is open to all and we hope to bring together local residents, businesses, landowners and other stakeholders to make shared decisions on the future of the site.

There will be other opportunities for everyone to be involved in developing the masterplan ideas throughout the summer, including a formal exhibition and consultation period on the draft plan.

## What next?

Following the initial research stage and Stakeholder Surgery, the following summarises the key stages in the masterplan process:

- **Vision and Options** - The team are now developing a vision and initial ideas for the site. The options will look at different uses and layouts for future development. The People's Panel will be invited to analyse and adapt the options to reflect community aspirations.
- **Draft Masterplan** - The preferred option will be worked up into a draft masterplan, including the proposed mix of activities, spaces, routes and building blocks, and a design palette.
- **Public Consultation** - Later in the year BDP will host an exhibition where you can see the draft masterplan proposals and give your thoughts.
- **Final Masterplan** - Following 4 weeks of consultation, the masterplan will be updated to reflect the community feedback and the final version published.

Please look out for regular updates on the Dartmoor National Park Authority website at [www.dartmoor.gov.uk/ashburtonmasterplan](http://www.dartmoor.gov.uk/ashburtonmasterplan)

And on the Chuley Road Masterplan facebook page at <http://www.facebook.com/chuleyroadmasterplan>

# BDP.



## CHULEY ROAD MASTERPLAN COMMUNITY NEWSLETTER ISSUE 2: CONSULTATION FEEDBACK



©DNPA

## THANK YOU FOR YOUR HELP SO FAR

On the 5th and the 6th of June 2013 we invited the local community to the Chuley Road Masterplan Stakeholder Surgery, held in Ashburton Town Hall. We wanted to meet you and hear your aspirations for the future of the site at Chuley Road.

We were delighted with turnout, with lots of people dropping by. We had one on one discussions with 44 different people, including a range of local businesses, landowners and local residents. Others dropped by to chat informally to planning officers from Dartmoor National Park Authority. We also received a number of completed questionnaires. The findings from all these discussions have been extremely interesting and valuable. We have listened and are now developing our ideas in response to the feedback.

This note summarises the key messages that you told us.



### CONTACTS

Becky Cocker

Town Planning Associate  
BDP

Telephone - 020 7812 8980

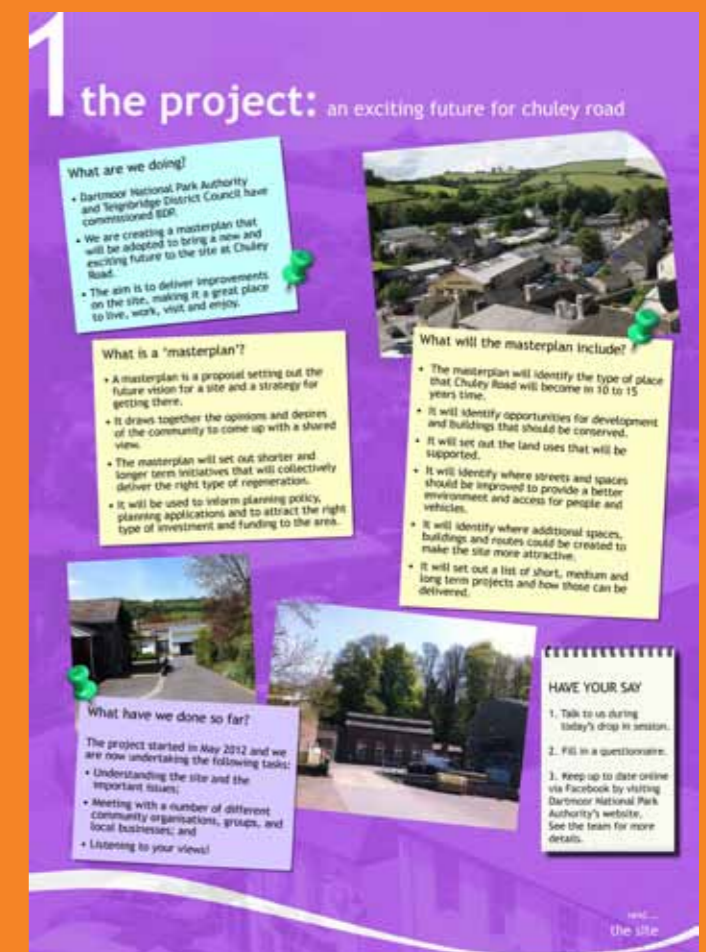
Email - [becky.cocker@bdp.com](mailto:becky.cocker@bdp.com)

David Lillington

Forward Planner  
Dartmoor National Park Authority

Telephone - 01626 832093

Email - [forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk)

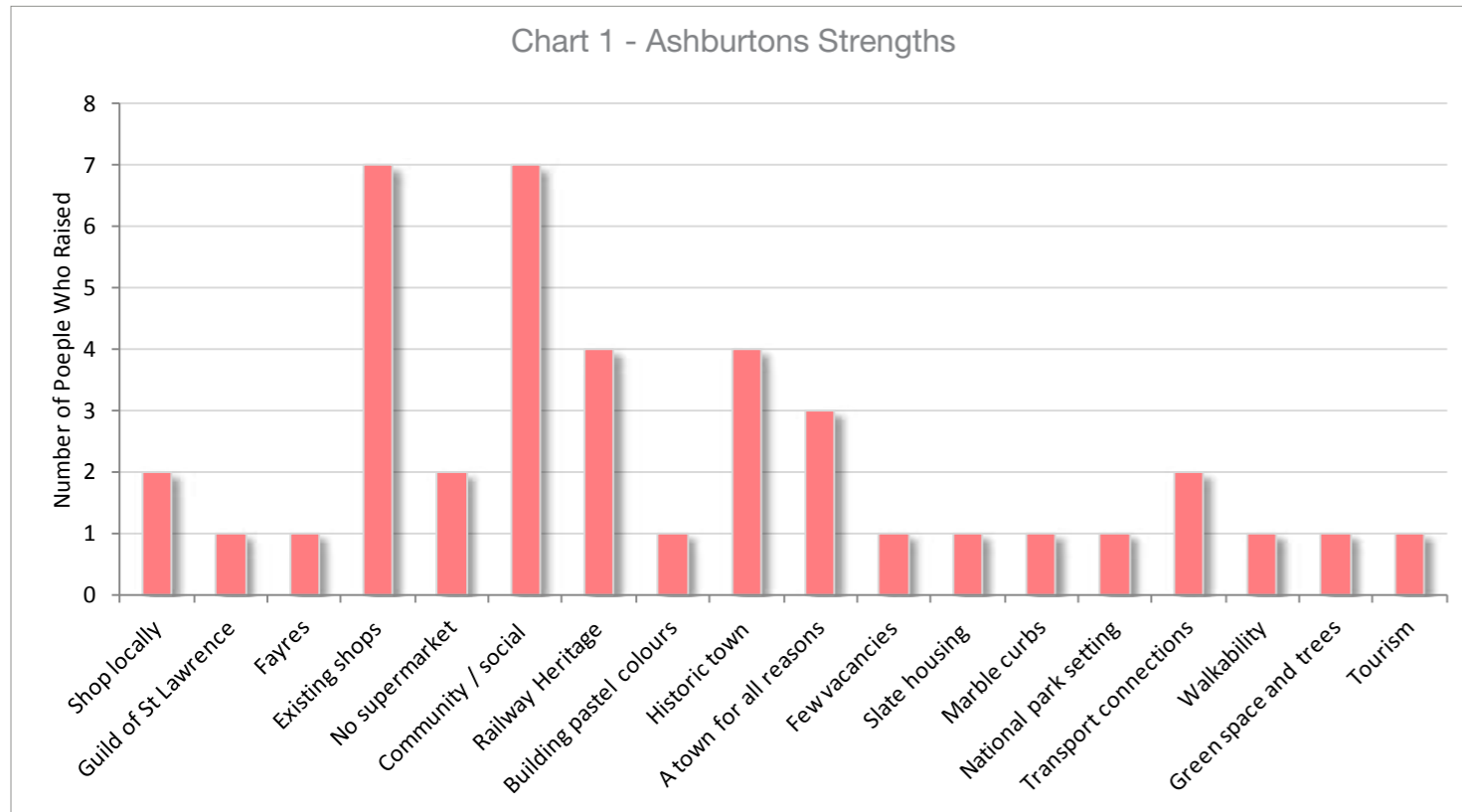


# What you told us

This first stage of consultation has given us an understanding of the interesting views and ideas from the community, from which a number of key themes have emerged. The charts on this page illustrate the initial findings on the strengths and weaknesses of Ashburton and the Chuley Road site which will inform our ideas on the vision and options for the masterplan for the Chuley Road site.

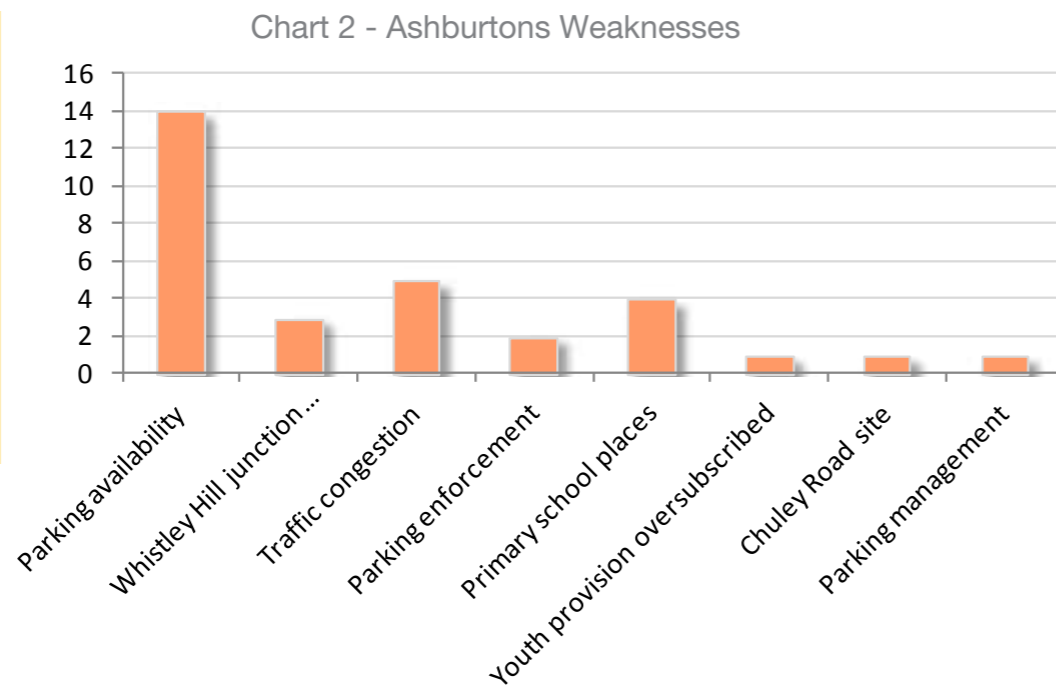
Charts 1 and 2 below illustrate the feedback we received on what are considered to be the strengths and weaknesses of Ashburton.

You told us that the two major strengths of Ashburton are the diverse range of independent shops and the active community with a wide range of local societies and organisations. Ashburton is seen as a 'town for all reasons' – a place to live, work, shop, socialise; it meets all the daily needs of residents and visitors, and that is an important characteristics to maintain.



Concerns with traffic congestion and pedestrian safety were key weakness you identified, as well as a lack of parking availability throughout the town.

The capacity of community facilities, including youth provision and the local primary school, to support new families was also a concern.



We asked what the community consider to be the strengths and weaknesses of the Chuley Road site.

You told us that the Chuley Road site has a number of strengths, including the railway heritage which is considered to be an important part in the history of Ashburton, environmental assets such as the river, views to the hills, access to the countryside and Bulliver's Way. The existing businesses on the site are a positive attribute, and the industrial heritage is recognised as an important characteristic.

Problems with flooding was most commonly cited as a major issue on the site. Access and traffic congestion are also considered to be important issues that the masterplan must address. A number of people suggested that the poor quality of existing buildings detract from the appearance of the site and negatively affect the other heritage assets and the National Park setting.

The masterplan will seek to maintain the strengths and improve on the weaknesses to reinforce Chuley Road as a special place.



WHAT GIVES ASHBURTON AND CHULEY ROAD THEIR IDENTITY?

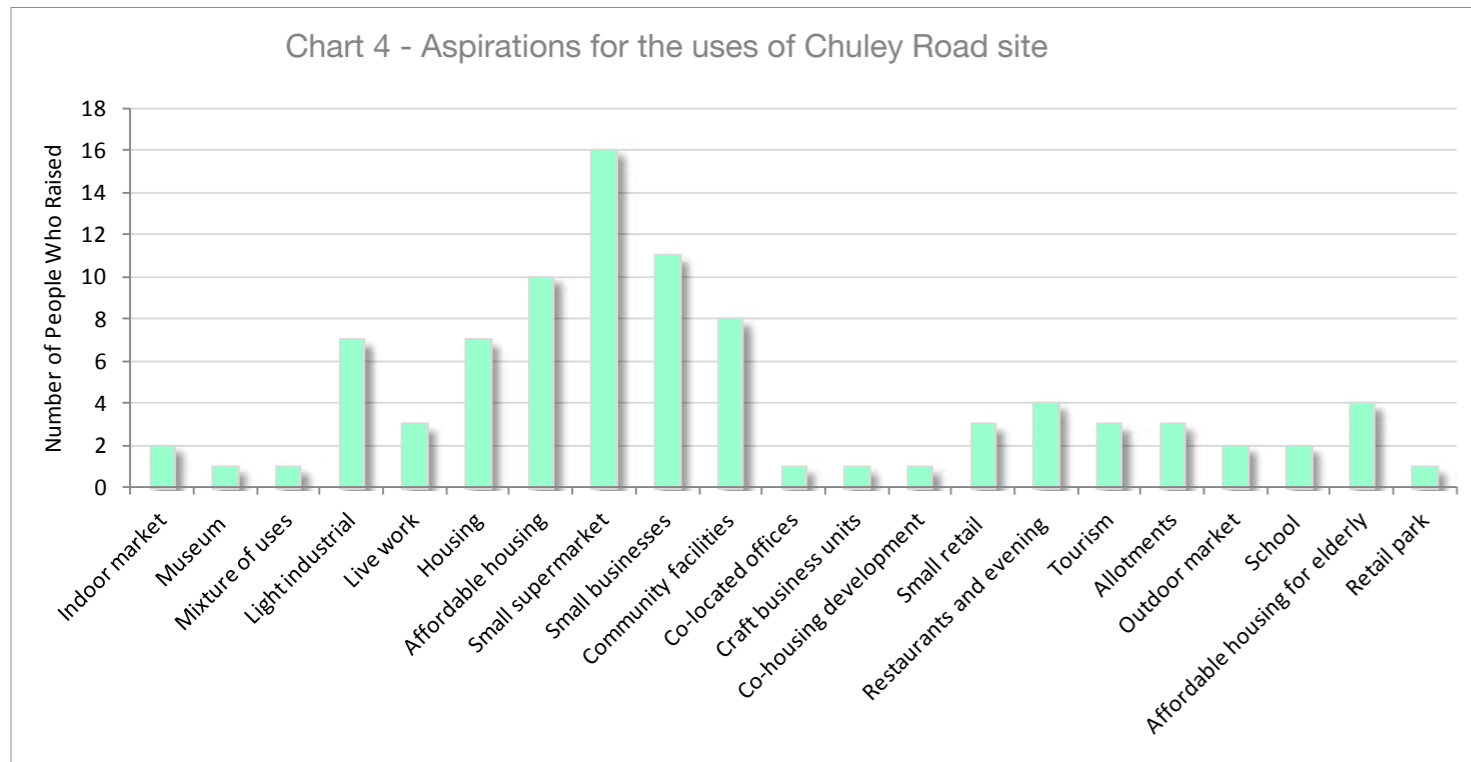
Turn the page for more feedback..

# What you told us (continued)

The charts on this page illustrate the initial findings on the community aspirations for the Chuley Road site which will inform our ideas on the vision and options for the masterplan.

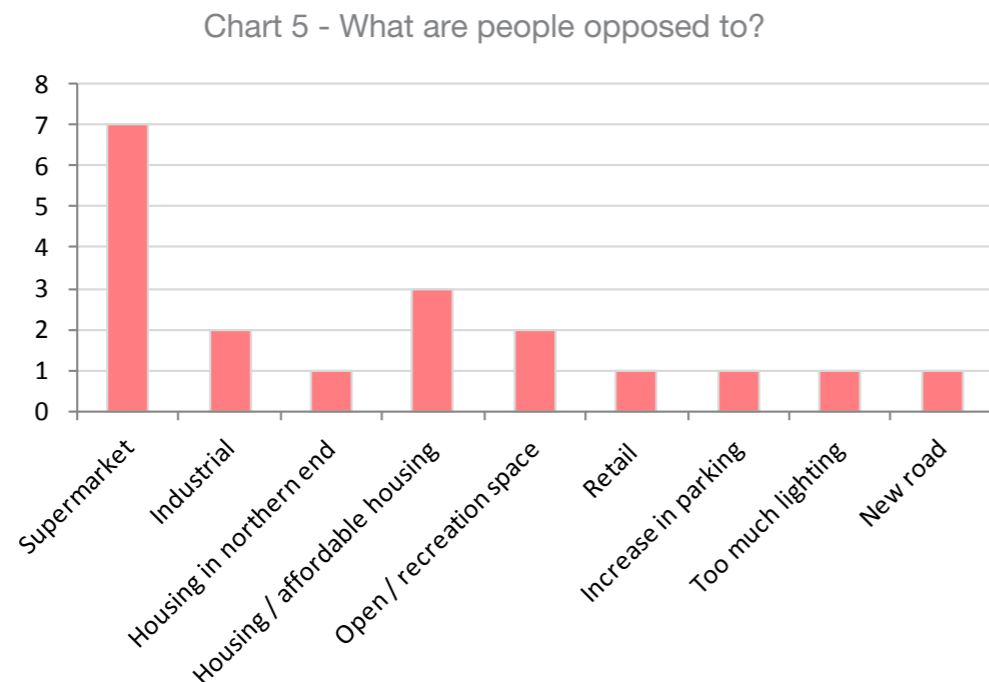
Chart 4 illustrates the feedback received on aspirations for uses of the Chuley Road site. We heard a wide range of ideas with one of the most common being for a small and sympathetic supermarket to increase convenience shopping in the town. Chuley Road is also however seen as an important site for employment and housing provision, as well as other community and leisure uses.

A number of people highlighted an opportunity to expand upon the existing successful businesses within the site, such as Grey Matter and Marketing Means, and an aspiration for live work units and new light industrial uses. Feedback also indicated that the local community consider Chuley Road a suitable site for both private and affordable housing, and also for providing homes for the elderly. Other opportunities included small retail units, tourism, indoor or outdoor markets, restaurant and evening uses, a youth centre and allotments.



You also told us what you would not like to see happen on the site. The main concerns related to development which would upset the balance of Ashburton and impact on its unique character.

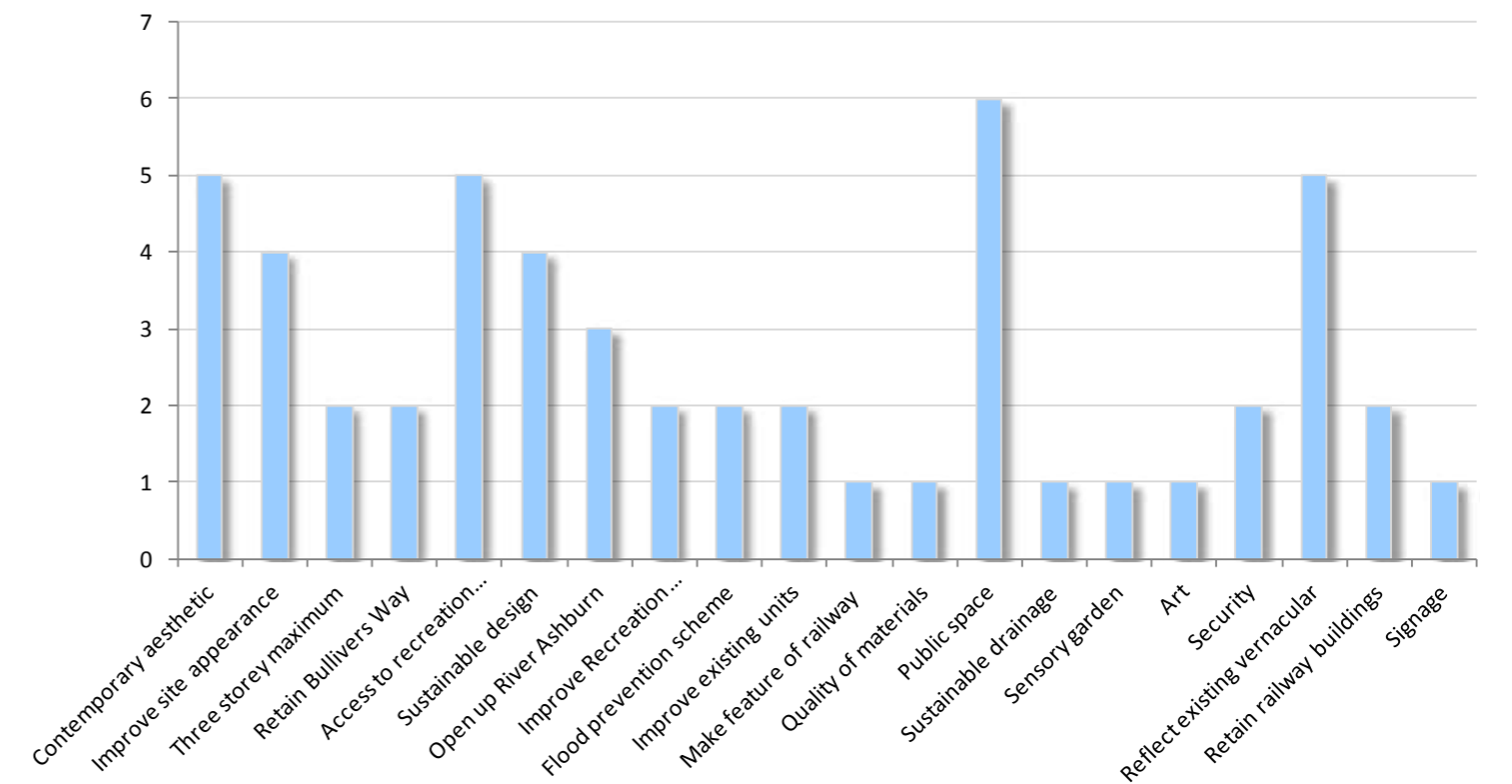
A number of people were specifically opposed to including a supermarket within the masterplan, and particularly a large one. A small number of people were also opposed to housing, industrial and other retail uses.



Charts 6 and 7 below illustrate the feedback we received on design and transport opportunities for the site.

We heard many ideas for the future design of the Chuley Road site, with one of the main aspirations being to create new public space and improve connections to the recreation ground. There was also a strong desire to improve the appearance of the site; paired with an aspiration for a contemporary aesthetic which reflects the existing vernacular of Ashburton. Others saw an opportunity for sustainable development on the site, to incorporate sustainable drainage and make more of the river as one of the sites valuable assets.

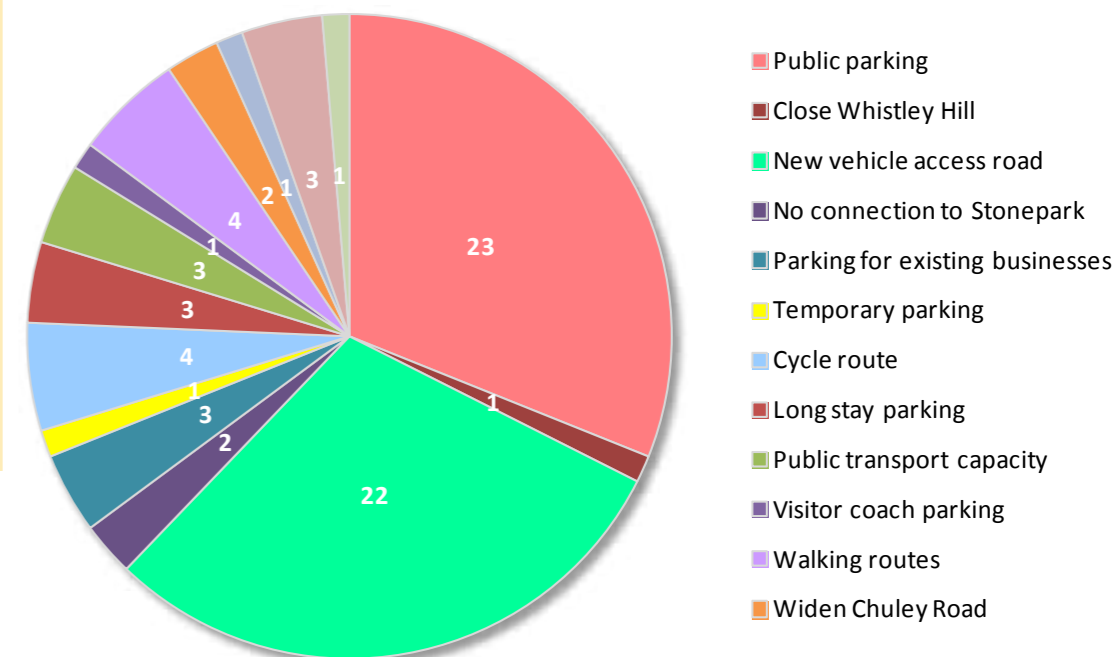
Chart 6 - Design aspirations for the Chuley Road site



The feedback indicated there are two important priorities for transport on the Chuley Road site – providing public car parking and considering alternative options for road access.

The feedback also revealed an interest in improving opportunities for sustainable movement such as new walking and cycling routes.

Chart 7 - Transport aspirations for the Chuley Road site



Turn the page for the next steps...