

## What next?

The draft masterplan is now being published for consultation so that the community can review the report in detail and provide feedback on the proposals.

The draft report can be downloaded from the Dartmoor National Park Authority's webpage: [www.dartmoor.gov.uk/ashburtonmasterplan](http://www.dartmoor.gov.uk/ashburtonmasterplan) where the other supporting technical documents are also available to download.

Information and extracts will also be available on Facebook at [www.facebook.com/chuleyroadmasterplan](http://www.facebook.com/chuleyroadmasterplan)

The closing date for receiving comments will be **Wednesday 5th March 2014**; if however you are unable to provide a response by that date, please let us know as we will consider any feedback received before the final report is completed.

Once all responses have been received, we will review the feedback and make amendments where necessary to the masterplan before the final report is adopted by Dartmoor National Park Authority.

The intention is for the final report to be adopted and published in **May 2014**.

Please let us know your views; what you like or dislike about the proposals, what you would like to see changed and your ideas for any improvements. Is there anything you think is missing? Or are you happy with what is being shown?

It is as important for us to hear positive feedback, as well as any constructive inputs into suggestions for changes.

Please send your responses to the contact details below.



# BDP.



## CHULEY ROAD MASTERPLAN

### COMMUNITY NEWSLETTER ISSUE 4: DRAFT MASTERPLAN CONSULTATION



#### PREPARING THE DRAFT MASTERPLAN

Following the last People's Panel we have been hard at work preparing the draft masterplan.

Further studies have been undertaken to provide a better understanding and make sure the proposals help the town in the best way. These included a parking and movement study carried out by Urban Flow and further flood analysis conducted by Parson's Brinkerhoff in partnership with the Environment Agency.

The key findings from studies, and the messages we listened to throughout public consultation have helped to refine the masterplan proposals. GL Hearn then conducted viability testing to assess if the proposals were realistic and deliverable from a commercial point of view.

The draft masterplan is now being published for public consultation, where we are asking the local community to give their thoughts on the draft masterplan. If necessary amendments will then be made before the masterplan is finalised in May

2014.

This leaflet provides a brief summary of the masterplan, for full details of the proposals please see the draft masterplan consultation document. Details on how to access this document are provided on the back of this newsletter.



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# The Chuley Road Study Area

The masterplan is required by policy ASH2 of the Dartmoor National Park Authority's Development Management and Delivery Development Plan Document (July, 2013) before any development can be permitted.

The draft masterplan provides a framework to guide future development of the Chuley Road site. It consists of three main components: a **vision**, which sets out the overall intent for the future of the site and what it will be like in 10 years time, set of **objectives** which set out the main drivers behind the masterplan and should be achieved once the site regeneration is complete, a **set of detailed principles** to guide development so that the masterplan objectives are achieved. This newsletter provides a taster of the draft masterplan. For full details of the proposals, including the background to the masterplan, the set of detailed principles and the delivery plan please refer to the full consultation draft masterplan document. Details of how to access this document are provided on the back cover of this newsletter.

## VISION

*Chuley Road will be a revitalised area of Ashburton, a place where people live and work in an attractive environment.*

*The rich historic and natural assets of the site will be revealed, celebrating the special qualities of Ashburton as a former railway town and a gateway to Dartmoor National Park. The place will be recognisably 'Ashburton', while featuring stunning contemporary architecture that adds to the character of the town. Landscape features such as trees and the River Ashburn will be conserved and integrated into an environment that has been adapted to alleviate flood risk.*

*Chuley Road will be a lively riverside neighbourhood where new residential streets provide a range of homes for the community with direct access to the town and the countryside. The streets will provide safe and convenient access for vehicles, pedestrians and cyclists, along with green spaces and routes to the countryside and Recreation Ground. A variety of new places to park will provide for the town in a manner that does not increase traffic congestion and complements provision in the town centre.*

*A distinctive and vibrant destination to the north based on the former Ashburton Station building will connect into the town centre and complement the new residential neighbourhood. It will be a creative business hub, providing new places for work, shopping, leisure and entertainment. It will support existing businesses and enhance what Ashburton already has to offer. Historic buildings will be rejuvenated or restored to their former glory, transforming them into places for use in centuries to come. Public spaces will provide places for small enterprises to be creative and showcase their offer, and where the community can gather in an attractive environment that draws the eye to the unique heritage of Chuley Road.*

## OBJECTIVES

**Objective 1** - Create attractive, sustainable and accessible new residential opportunities for Ashburton

**Objective 2** - Create an active place with uses that support existing businesses and the town centre

**Objective 3** - Create a well connected, accessible, attractive and social place for the community

**Objective 4** - Conserve and better reveal the site's heritage and natural assets. Reinforce the distinctive character and qualities of Ashburton

**Objective 5** - Alleviate flood risk on the site and ensure development does not worsen the existing situation

**Objective 6** - Ease traffic movement to and from the site and ensure development does not worsen the existing situation

**Objective 7** - Improve parking availability in Ashburton

**Objective 8** - Create streets that are attractive and safe for cyclists to connect the town and encourage cycling

**Objective 9** - Ensure each development contributes to the regeneration of the site as a whole

### SITE 4 - STATION



*Business and community hub*

- Create a focus of activity at the northern end of the site comprising community, market and events space of around 400 square metres.
- Small convenience store of around 400 square metres to the rear of the old station building.
- Enhance the public realm around the station building and old goods shed.
- Public car park for around 28 short to medium spaces.
- Retain Station Yard buildings (Prigg Meadow/Umber Works) as commercial led, mixed use development.
- New footbridge across the River Ashburn, connecting to the Recreation Ground.

### SITE 2 - RIVERSIDE



*Residential neighbourhood consisting of around 34 houses, within a riverside setting.*

- A flood alleviation scheme must be implemented before development can commence.
- A on-site public car park of approximately 26 long-stay spaces.
- Create a public cycling and walking route along the riverside, connecting Bulliver's Way to the Recreation Ground.
- Undertake highways enabling works, including carriageway improvements and around 45 medium to long car parking spaces (along Chuley Road).

### SITE 1 - AUCTION ROOMS



*mixed use development with residential on upper floors and businesses on the ground floor*

- Retain Auction Rooms building and enhance its setting, with improve spaces and riverside environment.

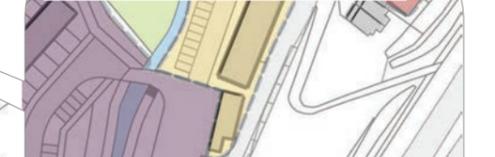
### SITE 5 - HILLSIDE PLATEAUX



*Hillside residential environment providing approximately 29 houses and 8 flats*

- Deliver approximately 29 houses and 8 flats.
- On-site public car park of approximately 18 spaces (medium to long stay).
- Undertake highway and public realm improvements along Chuley Road, including a new mini roundabout to provide safe pedestrian and vehicle access.
- Maintain a scale and distinctiveness of development that reflects the context of Ashburton.

### SITE 3 - CENTRAL COMMERCIAL



*A mixed use development with residential on upper floors and business at ground floors.*

- The masterplan is designed for light industrial businesses to remain should they wish, or for commercial led mixed use development in the mixed use in the future.
- Retain and improve the setting of Engine House.
- Any residential use at upper floors must be provided with safe emergency egress to a zone where there is no flood risk.

Masterplan study area



Turn the page for the next steps...