



Ashburton – Chuley Road Masterplan

This newsletter provides an update of the current position in preparing the Masterplan for the redevelopment of Chuley Road, Ashburton. This masterplan is being carried out in response to an approach from several major landowners at Chuley Road who wish to redevelop their sites. The Masterplan will provide a 'blueprint' for the redevelopment, it will ensure that opportunities are taken to provide wider community benefit (for example through new parking and flood mitigation), and require that individual planning applications piece together and contribute towards these wider improvements.

Update

With the Draft II of the Masterplan nearing agreement, the issue of the reinstatement of a rail link between Ashburton and Buckfastleigh arose, with significant interest in it being considered. This has come to the table very late in the Masterplan process, and at the last DNPA Planning Panel Meeting Members were keen this is given due consideration, but also that the Masterplan is not further delayed unnecessarily.

Friends of Ashburton Station is currently preparing a proposal and evidence to support their ideas for the railway. They will present this to DNPA shortly. This will enable DNPA, the Masterplan Steering Group and the Town Council to consider their views.

In the meantime we are considering changes based on your comments on the Draft II Masterplan. This means that should the railway idea not come to fruition, or not require changes in the Masterplan area, we can move forward with the Masterplan and provide certainty for the community, local businesses and landowners.

How will we make a decision on the railway proposal?

A report will set out an appraisal of a number of options for the further inclusion of railway heritage matters into the Masterplan. The options considered will be:

- 1) The conservation of railway heritage buildings within the site, with public access to those buildings where possible
- 2) The conservation of Ashburton Station building, and use as a railway heritage centre
- 3) The safeguarding of a route for the future provision of a new railway line between Buckfastleigh and Ashburton (in combination with option 2)
- 4) The provision of a new railway line between Buckfastleigh and Ashburton, with a station which lies short of Chuley Road (in combination with options 2 and 3)
- 5) The provision of a new railway line between Buckfastleigh and Ashburton Station (in combination with options 2 and 3).

In reaching a decision on the feasibility of the reinstatement of the railway link the principal technical issues that Masterplan Steering Group and DNPA will need to consider are:

- Evidence demonstrating the deliverability of a railway proposal
 - Evidence demonstrating the social, economic and environmental benefits of a railway proposal consistent with National Park purposes
 - The timescales for delivery of a railway proposal, and a consideration of this against timescales for the current Masterplan proposals
 - The weight of evidence to support any change of course on the Masterplan, including the context of pending planning applications or existing permissions
 - The implications of changes to the Masterplan and subsequent local plan review
- DNPA would consult the community on an alternative proposal or further alterations to the Masterplan if a proposal is clearly set out and if it is considered that it is feasible.

Planning applications

An outline planning application has been received for redevelopment of the current Tucker's site; we have requested further information to support this application. We consider that the consultation on the application should be carried out only once the Masterplan has progressed, and that there is sufficient detail in the application for the community to judge the proposal against the framework of the Masterplan. Further information on the application will be available on our web site www.dartmoor.gov.uk/planning in due course. This application, and the existing permission for Tucker's new store at Peartree, will be an important consideration in making a decision on the railway proposal.

Getting involved...

If you want to find out more about the development please contact:

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www.dartmoor.gov.uk/ashburtonmasterplan

www.facebook.com/chuleyroadmasterplan