

Get involved...talk to us and join the People's Panel

As local people, you have a rich knowledge about your town centre which we want to tap into. The masterplan will set the framework for the future of the site and as such it is important that it meets the needs and aspirations of the community.

BDP will be hosting a "Stakeholder Surgery" on Wednesday the 5th and Thursday the 6th June from 3.30pm to 7.30pm at Ashburton Town Hall, where local people are invited to meet the team and share their views on the issues, opportunities and aspirations for the site. It will be possible for you to drop in during these times, and Dartmoor National Park Authority representatives will also be available, but to secure a time slot for a one on one discussion with BDP please contact Tom Rudd on 0207 812 8262 or email Tom.Rudd@bdp.com to arrange an appointment.

BDP are also setting up a People's Panel which will bring together a mix of community representatives, businesses, landowners and the local authorities. The Panel will be a great source of information, as well as a unique sounding board for BDP's ideas throughout the development of the masterplan. It is also hoped that the People's Panel will stay together to oversee the delivery of the masterplan proposals in future.

Contact Tom Rudd on the above details if you want to be involved and join the first People's Panel in July 2013.

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

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What next?

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

- **Understanding the site** - Working with the community and other stakeholders, the team will analyse the existing condition of the site to understand the main issues and opportunities.
- **Vision and Options** - The team will develop a vision and initial ideas for developing 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

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



BDP.



CHULEY ROAD MASTERPLAN

COMMUNITY NEWSLETTER ISSUE 1: INTRODUCING THE MASTERPLAN



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INTRODUCING THE CHULEY ROAD MASTERPLAN

Dartmoor National Park Authority, working with Teignbridge District Council, has commissioned an exciting masterplan for the Chuley Road site in Ashburton. Award winning design practice BDP has been appointed to produce the masterplan, drawing on their unrivalled experience and expertise in delivering successful masterplans and engaging with local communities.

The masterplan will guide the regeneration of the Chuley Road site, identified in the National Park Authority's Development Plan for mixed use redevelopment, placing local people and its rich history at the heart of the plans. Working with the local community will be integral to the process to ensure that the proposals reflect local aspirations.

The masterplan will guide redevelopment and regeneration of the Chuley Road site to deliver business, housing, traffic circulation, parking and access improvements, and environmental benefits.

The final report will be ready by the end of 2013. The masterplan will set the direction of all future development on the Chuley Road site, providing a comprehensive framework for redevelopment, in line with an agreed vision for the area, and guiding future planning applications.

These community newsletters will keep you up to date with the masterplan project, share what we've done so far and let you know how you can get involved.

More information on the site, the process and how you can be involved are contained overleaf.

The Chuley Road study area

Proposals will be developed in conjunction with the community for the site at Chuley Road. The Chuley Road Masterplan study area is shown on the plan on this page, outlined in red. Just because a building is within the study area, it does not mean it will necessarily be proposed for redevelopment; the masterplan will seek to conserve and enhance important and valuable buildings and uses, as well as develop new ones. The site is located near to the town centre and is accessed via Chuley Road. The site currently contains a range of light industrial, business and retail services along with some residential uses. This area has historically been home to industry in the town, centred on the former Ashburton railway station, which closed in 1971. Over the coming weeks we will be gathering information and understanding the site, but the images below show a number of interesting characteristics noted from our initial investigations.



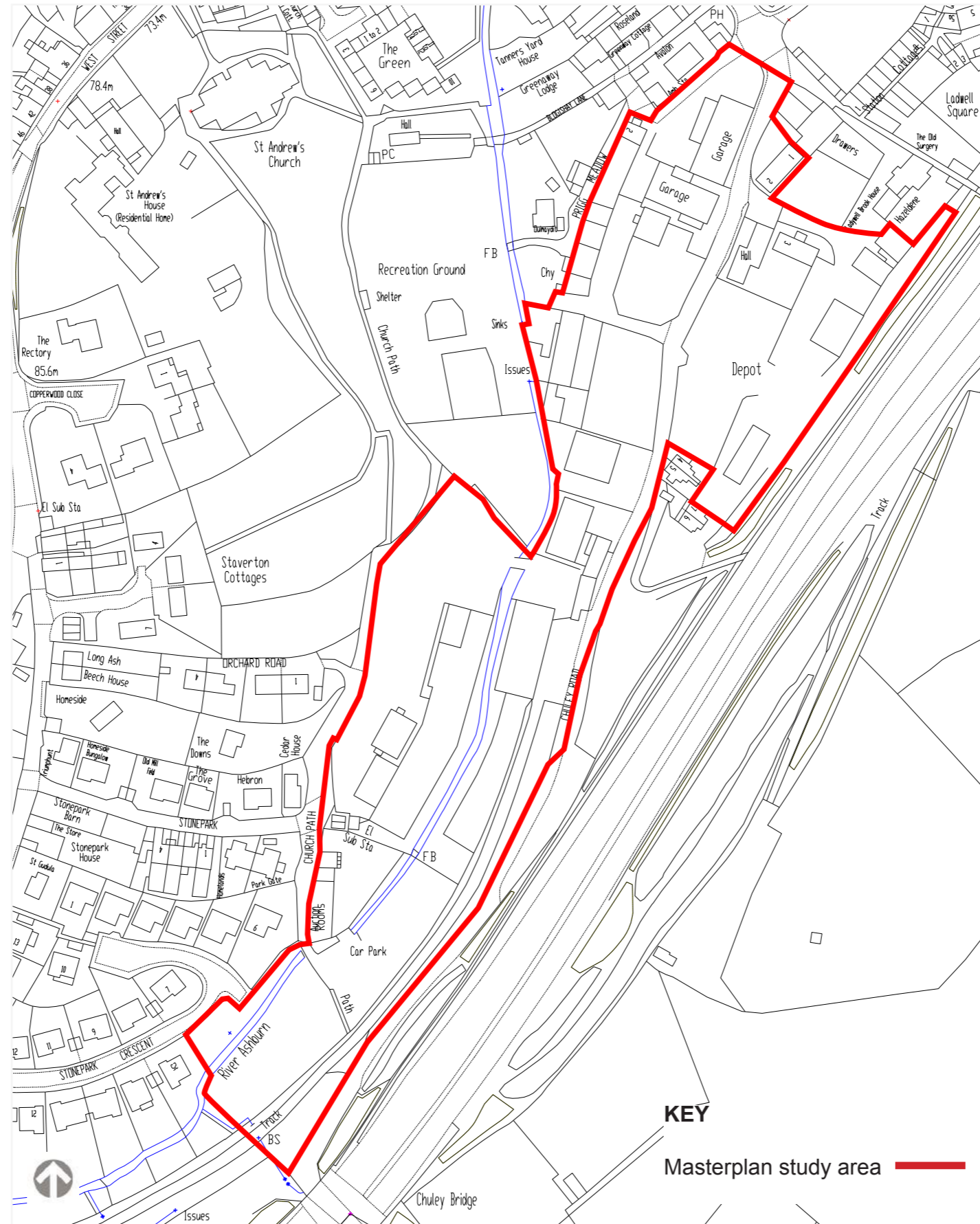
We need to consider the impact of development on the environment, address flooding issues and make the most of natural features on the site



We need to protect the needs of existing businesses on the site and make sure the future proposals help them thrive



We need to assess where there might be opportunities for sensitive new development, while working with landowners to meet their needs



There may be an opportunity to see how the site can better connect with existing community assets such as the town centre and recreation ground



We need to protect existing residents to make sure any proposals benefit and do not negatively affect their future lives



We need to assess how future development can meet parking needs and alleviate transport issues

Turn the page for the next steps...