



# **Chuley Road Masterplan**

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

The following short report sets out summary of the responses received on the 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.

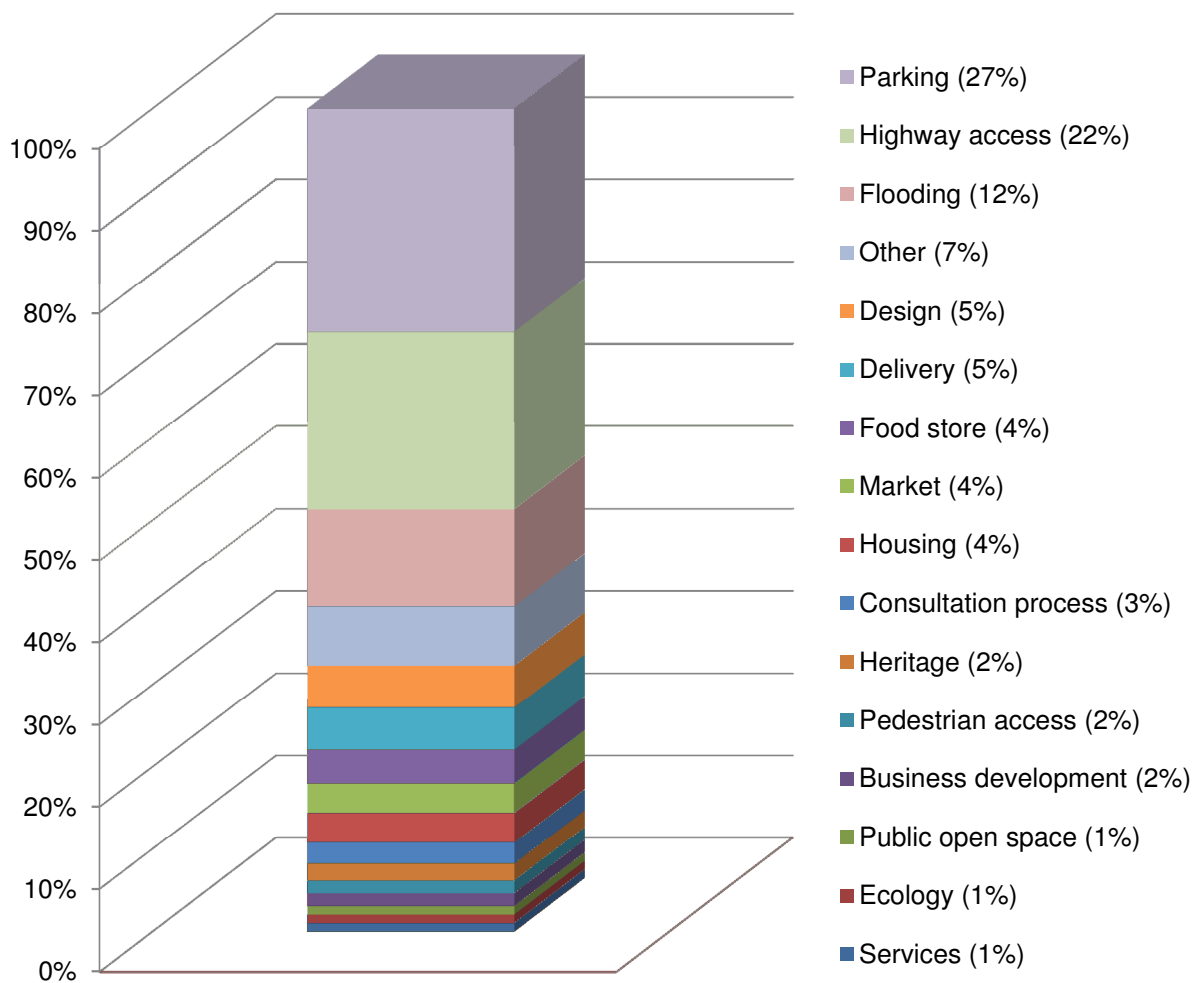
**April 2014**

A total of 55 written responses were received on the draft Masterplan. These have been summarised into 195 individual matters raised. Clear themes have emerged from the consultation around parking, highway access and flooding. The comments received around these main issues are explored further, below.

A range matters beyond these main three have also been raised (making up 39% 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.

In particular it is noted that comments were made regarding the consultation process around the draft Masterplan; this will be taken on board as the next stage of community engagement is considered.

**Figure 1. Matters raised at draft consultation**



## Key matters

- **Parking**

Parking made up 27% of the matters raised in the consultation responses. Key concerns were:

- There should be a net gain in parking (17\*)
- Proposals are inadequate for existing businesses (9\*)
- Proposals are inadequate for new housing (6\*)
- More parking is needed for existing residents (3\*)

\*Total number of comments received

Concerns were also raised around the proposed changes at St Lawrence Lane; the need to consider wider parking issues in the town; suggestions for potential solutions were also proposed.

It is recognised that parking is a key concern among local residents and that the community does not consider the draft Masterplan to propose an appropriate approach to matters within the site, and the role that changes in Chuley Road may play in helping to resolve wider parking issues in Ashburton.

- **Highway access**

22% of matters raised related to highway access. In particular the following issues were put forward:

- Need for more detailed consideration of Bulliver's Way access (8\*)
- Stonepark should not be used for access (8\*)
- There is a need for a better understanding of highway access issues (5\*)
- Concerns around deliveries to the proposed food store (4\*)

\*Total number of comments received

Concerns were also raised around access on St Lawrence Lane and the continued use of the Whistley Hill A38 junction. A number of specific issues were raised around particular proposals as well as suggestions of potential solutions.

The response to the consultation makes clear that many respondents do not consider the current proposals to be an appropriate approach to highway access arrangement for Chuley Road.

- **Flooding**

12% of comments received related to flooding, with some respondents focussing in great detail on the issue. The key issues that have been raised relating to flooding are:

- Importance of downstream flood prevention (4\*)
- Current proposal will not be effective (3\*)
- Measures should focus on improvements to the Balland Culvert (3\*)
- Need for better understanding of flood risk issues (2\*)

\*Total number of comments received

Key issues raised around flooding relate to the scope of the issue, and how the Masterplan may resolve issues on the site for both existing and new occupiers, and whether on site measures are sufficient.

It is recognised that flooding is a key concern of the community that respondents feel requires further consideration.

- **Other key matters raised**

Other key issues raised in responses include:

- Design – particularly in relation to the area next to the A38 (outdoor experience), sustainable design and vernacular design recognising the heritage of the area
- Delivery – including the need to respond more sensitively to existing or remaining businesses, and the viability of various elements
- Food store and market – responses show general support for the idea of the market, again there is an equal split on the merits of a food store

## 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	
-	<ul style="list-style-type: none"> <li>• Highway access (safety)</li> <li>• Design (Quality of hillside housing)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Support the plan</li> <li>• Parking (retain existing)</li> <li>• Highway access (not through Stonepark)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Design (Quality of hillside housing)</li> <li>• Highway access (new A38 access via Hillside)</li> <li>• Highway access (safety)</li> <li>• Business (need to encourage new)</li> </ul>

KEY MATTERS	
	<ul style="list-style-type: none"> <li>• Parking (inadequate for existing businesses)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Housing (need for disabled accommodation)</li> <li>• Parking (2 spaces) per house</li> </ul>
-	<ul style="list-style-type: none"> <li>• Housing (need for disabled accommodation)</li> <li>• Community space (support)</li> <li>• Parking (suggest multi-storey at Kingsbridge Lane)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Support the plan</li> <li>• Parking (inadequate for existing businesses)</li> </ul>
Business / Resident	<ul style="list-style-type: none"> <li>• Parking (inadequate for existing businesses)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Design (Quality of hillside housing)</li> <li>• Highway access (mini-roundabout not appropriate)</li> <li>• Highway access (not sufficient for convenience store)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Market (support for pannier market)</li> <li>• Heritage (recognise importance)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Support in principle</li> <li>• Flooding (downstream prevention)</li> </ul>
-	<ul style="list-style-type: none"> <li>• Parking (inadequate for existing businesses)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Traffic (needs to resolve wider issues in town)</li> <li>• Parking (needs to resolve wider issues in town)</li> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Highway Access (St Lawrence Lane is not feasible)</li> <li>• Parking (on-street parking along Chuley Rd is inappropriate)</li> <li>• Flooding (proposal not costed)</li> <li>• Ecology (wildlife impacts not properly addressed)</li> <li>• Housing (deliverability of 50% affordable housing questionable)</li> <li>• Climate change (impacts inadequately addressed)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Flooding (downstream prevention)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Food store (support - consider larger food store than the one proposed)</li> <li>• Consultation (needs for improvement)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (not through Stonepark)</li> <li>• Parking (inadequate for new housing)</li> <li>• Highway access (difficult for construction)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (not through Stonepark)</li> <li>• Services (sewerage capacity)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (not through Stonepark)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Ecology (wildlife impacts not properly addressed)</li> <li>• Pedestrian access (from Tuckers site to Recreation Ground is needed)</li> <li>• Flooding (proposals should incorporate sustainable drainage schemes)</li> <li>• Flooding (flood risk assessment should be using UKCIP projections)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Support principle</li> <li>• Parking (overall lack of parking provision)</li> <li>• Highway access (level of proposed residential development will create unacceptable level of traffic movements)</li> <li>• Design (should reflect Ashburton's vernacular styles and the railway heritage)</li> <li>• Design (presumption in favour of locally sourced materials)</li> <li>• Design (high Code for Sustainable Homes levels)</li> <li>• Design (renewable energy has not been considered – biomass, or district heating could be used)</li> </ul>

KEY MATTERS	
	<ul style="list-style-type: none"> <li>• Design (noise and sunpath issues not highlighted properly)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Heritage (mixed use of a heritage asset would not be economically feasible)</li> <li>• Flooding (downstream prevention)</li> <li>• Flooding (Propose a relief channel alongside the R Ashburn across Brewery Meadow, discharging below the stone bridge)</li> <li>• Auction Rooms (could be developed in the short term)</li> <li>• Delivery (whole site development value equalisation scheme will be needed)</li> <li>• Highway access (articulated lorries used to resupply even small shops)</li> <li>• Housing (proportion of affordable housing being sought will undermine viability)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Parking (inadequate for new housing)</li> <li>• Services (additional infrastructure e.g. schools, will be needed at the proposed level of housing development)</li> <li>• Parking (no parking space for traders using the proposed market hall)</li> <li>• Flooding (no house building should take place in a flood plain)</li> <li>• Business (need to encourage new)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (St Lawrence Lane parking should be retained)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (not through Stonepark)</li> <li>• Flooding (downstream prevention)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (should be a net gain)</li> </ul>
Residents	<ul style="list-style-type: none"> <li>• Parking (more needed for existing residents)</li> <li>• Parking (should be a net gain)</li> <li>• Highway Access (concern around food store delivery)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (should be a net gain)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Support in principle</li> <li>• Parking (preference for station area)</li> <li>• Food store (support)</li> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Pedestrian access (support)</li> </ul>
Ashburton Town Council	<ul style="list-style-type: none"> <li>• Support principle</li> <li>• Parking (should be a net gain)</li> <li>• Highway access (need for better understanding)</li> <li>• Highway access (concern around safety and capacity of St Lawrence Lane)</li> <li>• Highway access (not through Stonepark)</li> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Flooding (measures should include improving Balland Stream culvert)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway access (need for better understanding)</li> <li>• Parking (should be sufficient for each new house)</li> <li>• Parking (should be a net gain)</li> <li>• Highway Access (concern around food store delivery)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Do not support plan</li> <li>• Flooding (needs to be resolved before new development)</li> <li>• Parking (should be a net gain)</li> <li>• Consultation (need for improvement)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Delivery (should proceed as a whole and not piecemeal)</li> </ul>
Landowner	<ul style="list-style-type: none"> <li>• Parking (inadequate for existing businesses)</li> <li>• Consultation (need for improvement)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Design (needs to reflect local vernacular)</li> <li>• Design (parking should not be long riverside)</li> <li>• Parking (need sufficient for each new house)</li> </ul>

KEY MATTERS	
	<ul style="list-style-type: none"> <li>• Parking (should be a net gain)</li> <li>• Food store (not supporting)</li> <li>• Market (support idea)</li> <li>• Heritage (needs more emphasis)</li> <li>• Highway access (St Lawrence Lane proposal will not work)</li> <li>• Housing (should be lower density)</li> <li>• Highway access (need for better understanding)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Food store (do not support)</li> <li>• Market (support idea)</li> <li>• Highway access (St Lawrence Lane residents need alternative, also need for enforcement)</li> <li>• Parking (should be a net gain)</li> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Flooding (measures should include improving Balland Stream culvert)</li> <li>• Housing (support for affordable housing)</li> <li>• Open space (support riverside walk layout)</li> </ul>
Landowner	<ul style="list-style-type: none"> <li>• Parking (inadequate for existing businesses)</li> <li>• Highway access (need for better solution)</li> <li>• Delivery (query around the viability of affordable housing)</li> <li>• Delivery (acceptance that this site will not solve all Ashburton's problems)</li> </ul>
Landowner	<ul style="list-style-type: none"> <li>• Delivery (focus on new development not existing businesses)</li> <li>• Flooding (measures should focus on improving Balland Stream culvert)</li> <li>• Flooding (current proposal will not be effective)</li> <li>• Flooding (upstream solutions should be explored)</li> <li>• Flooding (should improve situation for existing owners not just new)</li> </ul>
Community group	<ul style="list-style-type: none"> <li>• Delivery (seeking developer contribution towards Ashburton skate park)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (inadequate for new housing)</li> <li>• Parking (should be a net gain)</li> <li>• Flooding (need for better understanding)</li> <li>• Market (support)</li> <li>• Food store (do not support)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (needs better consideration of residents parking)</li> <li>• Parking (should be a net gain)</li> <li>• Parking (extent of parking issues should be widened)</li> <li>• Highway Access (concern around food store delivery)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Support principle</li> <li>• Highway access (not through Stonepark)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (changes in St Lawrence Lane not necessary)</li> <li>• Parking (should be a net gain)</li> <li>• Parking (need for consideration of existing residents)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Highways access (current solutions not appropriate)</li> <li>• Parking (should be a net gain)</li> <li>• Parking (propose long stay out of town car park)</li> <li>• Housing (too dense)</li> <li>• Food store (do not support)</li> <li>• Market (support)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Do not support plan</li> <li>• Parking (should be a net gain)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Parking (should be a net gain)</li> <li>• Parking (inadequate for existing residents)</li> <li>• Parking (inadequate for new residents)</li> <li>• Parking (inadequate for existing businesses)</li> </ul>

KEY MATTERS	
	<ul style="list-style-type: none"> <li>• Delivery (concern regarding timing of parking provision to support new development)</li> <li>• Parking (need for surplus to support town events)</li> <li>• Parking (business spaces could be higher density than public car park)</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>• General principle of the options is accepted</li> <li>• Flooding (river works may need to expand being masterplan site boundary)</li> <li>• Flooding (more detailed flood zone plans will be required at application stage)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Consultation (need for improvement)</li> <li>• Heritage (needs further consideration)</li> <li>• Highway access (Bulliver's Way should be considered)</li> <li>• Highway access (need for better understanding)</li> <li>• Highway access (Whistley hill not appropriate for large vehicles)</li> <li>• Highway access (not through Stonepark)</li> <li>• Food store (support)</li> <li>• Parking (inadequate for existing businesses)</li> <li>• Parking (should be a net gain)</li> <li>• Parking (inadequate for existing residents)</li> <li>• Flooding (need for further investment)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Flooding (important issue)</li> <li>• Parking (important issue)</li> <li>• Highway access (make one way)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Support plan in principle</li> <li>• Parking (inadequate for existing businesses)</li> <li>• Parking (should be a net gain)</li> <li>• Market (risks a threat to existing businesses)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (inadequate for existing residents, biased towards businesses)</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Consultation (need for improvement)</li> <li>• Delivery (focus on 3 main landowners and not those in between)</li> <li>• Highway Access (Bulliver's Way should be considered)</li> <li>• Pedestrian access (proposals along Chuley Road need improvement)</li> <li>• Highway access (need for better understanding)</li> <li>• Highway access (plan around Prigg Meadow and junction needs further consideration)</li> <li>• Businesses (leaving more industrial business in situ will not work)</li> <li>• Flooding (current proposals currently inadequate)</li> <li>• Food store (support, but viable?)</li> <li>• Market (support, but viable?)</li> <li>• Delivery (is the scheme viable)</li> </ul>
Resident	<ul style="list-style-type: none"> <li>• Parking (should be a net gain)</li> <li>• Flooding (proposal currently inadequate)</li> <li>• Highway access (Whistley Hill unsafe)</li> <li>• Delivery (needs to be more bold to make more substantial changes)</li> </ul>