



CHOCOLATE WORKS

ISSUE 1

NEWSLETTER

JANUARY 2009

Introduction

This Newsletter has been prepared by GHT Developments LLP, to keep you informed of what is happening regarding the proposed redevelopment of The Chocolate Works (the former Terry's Chocolate Factory). It is intended to be a very brief overview and further information is available by visiting the following websites

www.thechocolateworks.net

www.york.gov.uk

or, by post to

GHT Developments LLP

4 Station Business Park

Holgate Park Drive,

York, YO26 4GB

or

City of York Council

Community Planning

9 St Leonard's Place

York YO1 7ET

Design Progress

Design has progressed taking consideration of the Conservation Area Character Appraisal, Development Brief, Tree Survey and the reasons for refusal. The options will be open to the public on Saturday 14th February 2009 and feedback from this exhibition and the Community Forum will help inform the development of a Masterplan.

The process will be iterative and requires that design options and their rationale are tested against the various policies and objectives. The community consultation plays a very important part in this process. In terms of timescales it is unlikely that any application will be lodged until late spring of this year.

Community Consultation

The Developer's team held a workshop with community representatives on 29th November 2008. This workshop resulted in a set of agreed objectives and some design principles, which have been considered alongside the designer's site analysis and the development brief. This combined information has been used to prepare a document containing several options on how the site may be developed. It is not a Masterplan, but feedback from this will be used to develop a Masterplan. This work will be the subject of a public exhibition, at which comments and feedback are invited, on

Saturday 14th February 2009, from 9:00am to 12noon, at St Chad's Church Hall on Camleshon Road.

A community forum has also been established and the first meeting was held on Thursday 29th January 2009 at the Guildhall. This forum provides an opportunity for interested parties to inform and debate issues and will help shape the thinking behind the proposals for the site. Notes of the meetings will be provided on the websites.

Traffic and Transport

Progress has been made between the Developer and The Council, with the baseline quantum and use being agreed. This provides a solid foundation from which to move forward to assess the impact of the development on surrounding areas.

The scope of the traffic assessment to be undertaken is currently being discussed and it is expected that the assessments will commence in the next few weeks.

It is planned to have a discussion regarding traffic at one of the future the community forum meetings to enable everyone to understand what is being considered and how the traffic issues are being addressed.