



CHOCOLATE WORKS

ISSUE 4

NEWSLETTER

DEC 2009

Introduction

This Newsletter has been prepared by GHT Developments LLP, to keep you informed of progress 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

Community Consultation

The Community Forum last met on 24th September 2009 and the application documents were made available for discussion along with the model of the site. There were no new issues arising and it was agreed that no further meetings would be arranged until after the application was determined at the Planning Committee.

The Developer has arranged to be on hand with the model of the site and information regarding the minor revisions, at St Chad's Church Hall, Campleshon Road, on Tuesday 22nd December 2009, 3pm to 6pm. Please come along to this final event before the application is considered by the Planning Committee

Traffic and Transport

Dialogue is continuing with Council Officers and agreement is close to being reached regarding the impact of the Development and the Mitigation measures being offered. The emphasis for mitigation is on promoting sustainable transport with upgraded cycle routes and a proposed new bus service. Physical highway engineering is proposed at the junction of Mount Vale/Tadcaster Road/Knavesmire and this has been discussed with residents local to this area.

Planning Application

The formal Planning Application was lodged on 27th August 2009. The main hybrid application has been given the reference number 09/01606/OUTM.

Accompanying the main application there are a suite of listed building applications and conservation area consent. Reference numbers for these are 09/01607/LBC, 09/01608/LBC, 09/01609/LBC, 09/01610/LBC, 09/01611/LBC and 09/01612/CAC. These are all available to view on the Council's website at www.york.gov.uk/planning.

Throughout the consultation period the feedback has been reviewed and minor amendments are now proposed to enhance the scheme. These revisions will be formally lodged shortly and a further 3 week consultation will be held, providing the opportunity to comment on these revisions before the Planning Committee meet in Feb 2010 to give their decision.

The minor revisions include the following:

- Revised rooftop extension and introduction of a full office wing in the Multi Storey Factory.
- Omission of one apartment block along Bishopthorpe Road, allowing increased distances and enhanced landscape between the other blocks.
- Revised Convenience store arrangement
- Senior living block separated into 3 blocks
- Additional supporting documentation for the proposed decked carpark.