



CHOCOLATE WORKS

ISSUE 2

NEWSLETTER

MARCH 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, the reasons for refusal and feedback from the Community Forum meetings and the public exhibition that was held on 14th February 2009.

A sketch Masterplan has been prepared, comprising elements from all 3 options that were displayed at the public exhibition on 14th February 2009. This sketch has been discussed with the planning officers and English Heritage and will be further refined and developed. We will then invite the public to view this and provide their comments before we finalise a Masterplan for submission as part of a planning application.

A summary of progress is attached overleaf.

Community Consultation

The Community Forum is progressing well, with 3 very constructive meetings having been held as at 31st March 2009.

The Exhibition of the 3 option diagrams was held on 14th February 2009; approximately 100 people attended and provided valuable feedback to help inform the design as it progressed.

Substantial amounts of feedback were provided and this has been summarised into key topics as follows:-

Existing Car Park – Do not put buildings on this.

The Mound – Whilst a minority resist altering this, the vast majority of people do support the removal or penetration of the mound.

Cycling – Proposals should include for an enhanced route to the river.

Site Uses – Housing to the North is appropriate; galleries, exhibition space and cafes were supported; community facilities and small shops are supported; access to a swimming pool was also featured quite strongly.

Traffic – Recognition that this is critical and requires considerable attention. Traffic lights at Bishopthorpe Road / Camplashon Road were not supported, but focus on sustainable transport is needed.

Feedback from the exhibition has been used in the development of the sketch Masterplan.

Traffic and Transport

Excellent progress has been made between the Developer and The Council with the scope of the full assessment being progressed and the tools and methodology being discussed. It is likely that full agreement on this will be reached at the next meeting in Mid April.

The traffic matters will be presented to the Community Forum in early May 2009.

MASTERPLAN DEVELOPMENT TIMELINE

Process	Outputs	Consultation
STAGE 1 Urban Analysis and Community Consultation	Urban Analysis Report	29 th Nov 2008 – Public Suggestions Dec 2008 – Feedback from 29 Nov 29 th Jan 2009 – Community Forum 1
STAGE 2 Creation of Option diagrams and Community Consultation	Redevelopment Options Diagrams	3 rd Feb 2009 – Newsletter 1 12 th Feb 2009 – Community Forum 2 14 th Feb 2009 – Public Exhibition 1
STAGE 3 Development of Basic Masterplan And Testing of Options	Sketch Masterplan Masterplan Revisions	25 th March 2009 – English Heritage Meeting 27 th March 2009 – Community Forum 3 31 st March 2009 – Newsletter 2
STAGE 4 Finalise Preferred Masterplan And Masterplan Exhibition	Preferred Masterplan	

We are currently in Stage 3, assessing initial feedback on the sketch Masterplan with a view to revising the Masterplan and adding detail to it.