



CHOCOLATE WORKS

ISSUE 3

NEWSLETTER

MAY 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

Design Progress

Design has progressed taking consideration of the Conservation Area Character Appraisal, Revised 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. English Heritage has also been consulted and their valuable feedback incorporated.

A draft Masterplan has been prepared which will be displayed at St Chad's church hall on Friday 12th June from 3pm to 7pm and Saturday the 13th June from 9:30am to 1:00pm.

The Masterplan shows the building uses proposed, the open spaces, the routes through the site and the connections to the wider community and city. There are also image boards to indicate the types of street scenes and the styles of buildings that could be provided.

Community Consultation

Feedback from the community forum has helped shape the Masterplan and the next meeting is due to be held on 4th June 2009. Traffic and Transport remains the most sensitive issue and this has progressed as noted below.

Traffic and Transport

Agreement has been reached between the Developer and the Council Officers regarding the existing use of the site in terms of planning classification and quantum. This information has been used to calculate the baseline traffic scenario which will be compared to the proposed uses and to assess the capacity of the highway infrastructure. A full scope for traffic and transport has been agreed, which focuses not only on vehicles, but considers sustainable transport such as walking, cycling, car clubs and public transport.

The council officers are currently using their computer model to provide information on the current and predicted highway performance so that the impact of the proposed development can be assessed and mitigated. This information will be available in a few weeks and will be presented at a public meeting that focuses purely on traffic matters.

Planning Application

Discussions have progressed with the Council regarding the application format, which will be a hybrid of detail and outline. Agreement has been reached on the documentation required, which will include a design and access statement, design code, plans, sections and elevations, to allow the application to be determined.

The application will be accompanied by an Environmental Statement and the content of this has also been agreed.

It is likely that the application will be lodged in July of this year.

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	23 rd April 2009 – Revised Development Brief 5 th May 2009 – Presentation to CAAP* 11 th May 2009 – Micklegate Cllr's meeting 4 th June 2009 – Community Forum 4 12 th June 2009 – Public Exhibition 2 18 th June 2009 – Community Forum 5

We are currently in Stage 4, drafting the Masterplan and adding detail to it in preparation for inviting the comments from the public on the 12th and 13th of June 2009.

***CAAP – Conservation Area Advisory Panel**