

## **Chocolate Works Residents Association**

### **Statement of Planning and Transport Values**

#### Introduction

We feel privileged to live in this area of the great City of York, with the River Ouse to the east, and the open stretches of Micklegate Stray/the Race Course to the west and south.

The site of the former Terry's Works is being transformed into an attractive residential area. Although not everything is perfect, the developers have achieved a generally high quality and consistency of design. This has been recognised through a number of awards.

The northern part of the site comprises an attractive mix of family housing and small-scale apartment blocks. They have a coherence of design features and materials, together with uncluttered roads and attractive landscaping.

The southern part of the site has retained, and brought back into valuable use, the historic Terry's buildings, including the iconic Clock Tower (on which work continues). These need to be conserved and treasured, as assets for the whole City to enjoy.

Work on the site will continue for some years yet. When it is complete, the northern and southern parts will be connected by footpaths and cycleways, and there will be shared open space at the Memorial Garden. We would hope to live in an attractive place integrated into the surrounding neighbourhoods and the City as a whole.

#### The Role of CWRA

The CWRA Committee, supported by a small Planning and Transport Sub Group, has been keeping an eye on the development of the site as it has progressed to date. We have been mainly concerned to see that the developers adhere to the agreed plans, and carry out the construction work in a considerate way. Where necessary we have lodged objections, engaged with the developers, local councillors and officials, and other interested parties.

We have also been concerned to ensure that any proposals coming out of York City Council for our neighbourhood are appropriate and well considered.

We will continue to monitor any plans and proposals that affect our area, and the CWRA Committee will decide the appropriate action in each case.

Any individual resident can lodge a planning application, and other residents are free to object to it if they think fit.

The CWRA's guiding principles are as follows:

1. The CWRA would like to see the development completed at an early date in line with the proposals agreed in the Master Plan. We will oppose any further development of apartments, which might damage the balance and coherence of the community.
2. We want to retain the overall quality and consistency of building design, including the use of materials, and the overall environment. We will oppose

any plans or proposals that will damage the landscaping or public realm, or adversely affect the amenity of residents.

3. We endorse the principles of sustainable transport. We will support appropriate improvements to the footpath and cycle network, and lobby for improved public transport services. We will continue to ensure that the estate road network is safe and free from parked vehicles.
4. The CWRA will be mainly concerned with plans and proposals that affect the whole, or a significant part, of the Terry's site. This includes both the northern and southern parts of the site as covered by the original Master Plan, where appropriate in liaison with the Terry's of York Residents Association.
5. The CWRA may support or object to plans and proposals which, though they are outside the boundary of the Terry's site, affect the amenity or well being of our residents.