

**Report of :** Director of City Development  
**Report to :** Executive Board  
**Date:** 17 December 2014  
**Subject:** Holt Park District Centre Planning Statement

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Adel & Wharfedale		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

### Summary of main issues

1. The Council has progressed the preparation of a Planning Statement to facilitate the comprehensive redevelopment and regeneration of the Holt Park District Centre. This will add to the successful replacement of the Ralph Thoresby School and Holt Park Leisure Centre which were demolished and replaced through Private Finance Initiatives. The Planning Statement builds on these successes to enable the comprehensive development of the remaining sites in the District Centre.
2. The Holt Park District Centre provides an important facility for the local community. However, the environment is poor with outdated buildings and facilities which do not satisfy modern day standards. Part of this site has been in a semi-derelict condition since the old Ralph Thoresby School was demolished and its condition is having a detrimental effect on the area.
3. Following the completion of the Holt Park Active and new Ralph Thoresby School, it is now an appropriate time to move forward and consider what should happen to the remaining vacant land at Holt Park, including the site of the former Holt Park Leisure Centre. The areas of cleared land provide a significant opportunity to contribute to the regeneration of the District Centre and the city's housing growth targets as detailed in the Core Strategy. The development opportunity gives the opportunity for the Council to work with third parties to embed the Best City ambitions and make contributions to

the aspirations to create a Child Friendly city, meet the needs of older people, and ensure development is achieved in a way that meets the growth needs of the city whilst complementing and improving the amenity of the existing neighbourhood.

4. The Vision for Leeds to 2030 states the city will be prosperous and sustainable with a strong local economy driving sustainable economic growth and sufficient housing to meet the needs of the community. The regeneration of the Holt Park District Centre will make a contribution to this vision.
5. The draft Planning Statement for Holt Park District Centre was presented to Executive Board on the 17 July 2013 which sets out the development potential, design principles and uses for new buildings, streets, connections and green open space for the District Centre to ensure that it can be redeveloped in a cohesive manner for the benefit of the City, stakeholders and the local community, and to ensure it becomes a liveable place for all ages, and in particular creates an environment that responds to the needs of children and older people. Executive Board approved the draft Planning Statement for consultation purposes and for the consultation with stakeholders to commence in September 2013 for a period of six weeks.
6. The public consultation for the draft Planning Statement was undertaken from 15 October to 26 November 2013. The purpose of this report is to provide a summary of the consultation responses received during the consultation period, outline changes made to the Planning Statement and to seek approval of the Planning Statement by Executive Board.
7. Following the approval of the Planning Statement it had been intended officers would have undertaken marketing of the Council owned sites at Holt Park to enable the regeneration project and redevelopment of the land to be commenced. However, it is now proposed to explore interest in the retail elements of the Centre with Asda, to consider further options for the other development sites to working on the principles defined in the Planning Statement to determine the most appropriate form of residential development on the brownfield residential sites identified in the Statement.

## **Recommendation**

7. Executive Board is recommended to:
  - i) Approve the Planning Statement for Holt Park District Centre.
  - ii) Authorise officers to enter into discussions with Asda to explore the company's interest in acquiring Council owned land to enable the redevelopment of the existing Holt Park Asda supermarket. In the event of Asda and the Council not being able to agree redevelopment proposals that achieves best consideration for the Council, then officers are requested to advertise sites C and E for sale on the open market.
  - iii) Advise that the Director of City Development, in consultation with the Executive Member for Transport and the Economy, will bring forward proposals for the development and disposal of the brownfield residential sites to identify the most appropriate use.
  - iv) To note that the Head of Land and Property will be responsible for implementing recommendation ii, in consultation with the Executive Member for Transport and the Economy.

## **1 Purpose of this report**

1.1 The purpose of this report is to:

- i) Provide a summary of the consultation responses received during the consultation period.
- ii) Outline changes made to the Planning Statement.
- iii) Seek approval of the Planning Statement.
- iv) Seek approval to enter into discussions with Asda to explore the company's interest in acquiring Council owned land to enable the redevelopment of the existing Holt Park supermarket. In the event of Asda and the Council not being able to agree redevelopment proposals that achieves best consideration for the Council, then officers are requested to advertise sites C and E for sale on the open market.
- v) Advise that officers, on the basis of the principles defined in the Planning Statement, if approved, will explore competing interests in the brownfield residential sites to identify the most appropriate use of the sites.

## **2 Background information**

2.1 The existing District Centre was built in the 1970s and whilst it provides a range of local services, many of which are well used by the community, it offers an unattractive environment with outdated buildings and facilities. It also has a significant area of vacant land formerly occupied by Ralph Thoresby School and Holt Park Leisure Centre

2.2 Previously a Holt Park District Centre Regeneration Opportunities document was approved for consultation in January 2007, the consultation took place but the document was never adopted because the opportunity to relocate the Ralph Thoresby High School to an adjacent site in Holt Park arose and was completed in September 2007. Subsequently, Government funding was secured for a Wellbeing Centre, construction commenced in January 2012 and the renamed 'Holt Park Active' opened to the public in October 2013. Outline planning consent was obtained in July 2010 for a 60 unit Extra Care Living facility for the over 55s on the residual land formerly occupied by Ralph Thoresby School. However, the Government funding for the proposed redevelopment under Round 6 of the PFI housing programme was withdrawn in November 2010, as part of the Government's Comprehensive Spending Review, and this proposal is no longer progressing.

2.3 The draft Planning Statement for Holt Park District was presented to Executive Board on the 17 July 2013 (see Appendix 1) and was approved as a draft to go out to public consultation. The Planning Statement sets out the vision and development approach for the remaining areas of land at Holt Park District Centre. Sections 3.1-3.3 below outlines the consultation process, the comments received and the proposed changes to the Planning Statement subsequent to the consultation process. Section 3.4 then explains the next steps in progressing the regeneration project to enable the redevelopment of the remaining vacant land to be progressed.

### **3 Main issues**

#### **3.1 Consultation Process**

- 3.1.1 The public consultation period for the draft Planning Statement commenced on the 13 October for six weeks ending on the 26 November 2013. Notification letters were sent to the Members of the Adel & Wharfedale and the adjoining Weetwood Wards and Greg Mulholland MP. Letters or emails were also sent to local organisations and stakeholders with an interest in Holt Park District Centre, including Asda, the NHS, Holt Park Health Centre and Highfield Surgery, Kids Academy and local schools. Where contact details were not available, brochures and posters advertising the consultation process were hand delivered to occupants and tenants within the boundary of the Planning Statement.
- 3.1.2 The consultation was advertised in the October edition of 'North Leeds Life' through Cllr Anderson's monthly article in the Community News page, a webpage was placed on the Council's website and posters were placed in a number of venues across the Holt Park area.
- 3.1.3 Two consultation events were held. A presentation was given by officers to the Holt Park Forum on the 16 October 2013 at the newly opened Holt Park Active which was attended by approximately forty people. A public drop-in exhibition was also held at Holt Park Active on the 23 October. Four officers attended to explain the proposals and answer questions. In the region of fifty people looked at the exhibition. Following the consultation events, the exhibition panel was placed in the reception area of the Development Enquiry Centre (DEC) at the Leonardo Building, Rossington Street for the remainder of the consultation period.
- 3.1.4 The Planning Statement, technical appendix, summary brochure and comments forms were made available at Holt Park library, DEC and were also provided as a download on the Council's website.

#### **3.2 Consultation Responses**

- 3.2.1 A total of twenty-two responses were received via completed comments forms or emails. Thirteen responses were made by residents and nine by those representing local groups, organisations or companies. The key comments received are summarised below:
- i) The overall approach to regeneration of the District Centre, the need for redevelopment and the comprehensive nature of the proposals was welcomed.
  - ii) There was much criticism of the decline of the physical fabric of the buildings and in particular the closure of units resulting in Asda monopolising the centre and taking over the public arcade to display merchandise.
  - iii) Many wanted a wider range of facilities and retailers to widen the appeal of the District Centre.
  - iv) The provision of sufficient parking was highlighted and concern raised at the changes resulting from the introduction of NGT e.g. increased occurrence of park and ride commuters using the car park. Additional parking provision on Site D was suggested e.g. for Holt Park Active.

- v) A number suggested providing a single public transport hub combining all bus routes with NGT rather than the existing two bus termini at the Asda car park and Farrar Lane.
- vi) Support for provision of new housing on brownfield sites and recognition of the need to provide older people's and affordable housing. Integrating new housing into the centre was also seen as a positive benefit to improve the use of the centre linking into the range of facilities available at Holt Park including the new Holt Park Active and health centres. This would also improve security and surveillance overlooking the improved public space. The residents of the existing sheltered housing off Farrar Lane wanted better access into Holt Park Centre.
- vii) The emphasis on creating better greener public spaces for all was widely welcomed.
- viii) Many commented on the need for a new community centre referencing the expensive room booking costs at Ralph Thoresby School and Holt Park Active. Site F was suggested as a possible location. A community church was also suggested on Site F or E (as part of Retail Option C). (In response to the comments about high booking fees it can be confirmed that the fees charged at the facilities mentioned accord with Council charges at other such facilities across the city).
- ix) Better play provision for young people was highlighted by a number of respondents, for both young and older children. The improved public space was suggested as a possible location for a children's play area, although a number noted the possible amenity concern for elderly residents if in close proximity. Ralph Thoresby School is interested in having an input into the design process, possibly through the school's student parliament.
- x) Improved security was highlighted and the need for better surveillance and CCTV provision particularly for units overlooking the public space and addressing the existing blank facades created by the Asda store.

### 3.2.2 Site Specific Comments

- i) Site A – Whilst the majority of respondents supported new housing on the site, a number suggested alternative uses: additional parking; potential expansion site for Holt Park Active; or a youth area including flood lit all weather pitch.
- ii) Sites B, C and G – New housing was supported. Site G is an operational fire station. There are proposals to close and relocate the fire station. Redevelopment of site G would only be realised when the fire station is relocated.
- iii) Site D – There was general support for new housing, however two respondents considered the development would impact on the existing open and green character of the area which was a community asset which should be enhanced. There was concern about the two blocks of houses next to Holt Drive which it was considered are too close to the existing houses.
- iv) Site F – A number questioned the suitability of providing housing on the site and two respondents suggested a community centre. The Holt Park

Tenants' and Residents' Association is considering placing a 'Right to Bid' on the site in the near future.

- v) Site E - Retail Options – The draft Planning Statement contained three possible options for retail development:
  - Option A – a new stand-alone retail unit on the site of the old leisure centre.
  - Option B – an extension to the existing Asda supermarket.
  - Option C – complete redevelopment of the retail element of the district centre.
- vi) The following public consultation comments were received on the retail options.
- vii) Option A – The option was supported by the majority of respondents, particularly as it enables potentially new retail operator/s to establish in Holt Park.
- viii) Option B – The option was supported to provide additional retail floorspace, although a number considered it presented no opportunities for additional uses or new operators to come to the centre.
- ix) Option C – Many supported this option creating a greater diversity of uses and to enable a complete redevelopment of the centre.

3.2.3 Consultation responses from the key stakeholders are summarised below:

#### Asda Stores Limited

- i) Asda confirmed support the regeneration of the District Centre to include an improved Asda store. The company advises the existing store has strong trading figures and healthy customer demand and the company welcome the opportunity to expand and improve the retail offer. Asda has stated the company should be considered as a pivotal element of the regeneration strategy.

#### Leeds Community Healthcare NHS Trust

- i) The Trust gave general support to redevelopment of the area, but question how the health centre will be affected and how the retail units impact on access to the health centre and car park. Access needs to be maintained 0800-1900 Monday to Friday.

#### Adult Social Care (Leeds City Council)

- i) Holt Park District Centre has previously been identified as a site for Extra Care housing with funding through the Round 6 Private Finance Initiative. The outline planning permission lapsed in August 2013.
- ii) The boundary of the Planning Statement includes the existing sheltered housing block on Farrar Lane. A £3m refurbishment programme is due to start in June 2014. There is concern that it is only internal remodelling and that external elevations will not be improved to complement the proposed new build development.

- iii) Leeds has a growing number of older people with a predicted increase over the period to 2026 of 30% in householders aged 75 years and over. The Adel & Wharfedale Ward has no care beds with nursing or any extra care units and none are currently planned.
- iv) Experience from elsewhere shows that residents of extra care housing benefit from access to retail and leisure facilities (eg Seacroft Grange Care Village near Seacroft District Centre).
- v) A mixed tenure development is preferred with units available for sale, shared ownership and affordable to rent. Development of at least 45 units would be viable and a larger site would provide a more innovative approach to specialist housing (extra care and residential care with nursing).
- vi) The availability of LCC owned land for disposal within the centre of Holt Park offers an opportunity to meet the current shortfall and predicted need for specialist housing with care for older people in the Adel and Wharfedale ward. This opportunity could be realised fairly quickly in development terms and any specialist housing with care (and residential care with nursing) would complement the improved sheltered housing facility. The services provided at Holt Park Active would add to the attractiveness of the development in this area.

#### Kids Academy

- i) The nursery advise it is well situated in the community hub with good access for pedestrians, car users and public transport users. Parking is a growing problem for parents dropping off children following increased restrictions on Holtdale Approach and any development will need to take this into account. This will be greater if NGT proceeds as the main public car park is used for park and ride.
- ii) The nursery advise it has right of way over Holtfarm Rise and access, deliveries and parking must be maintained. Concern is raised if HGVs have access for retail deliveries for any new development as it would impede safe access for parents parking. Preference is for housing unless increased parking provision can be provided in association with an extended Asda.
- iii) The pedestrian access connecting Holt Park Active with the nursery building has not been as suitable as had been anticipated. Hope this can be improved through any future development.
- iv) The nursery say the most critical factor of any development is to have commitment from the project team to ensure that Kids Academy is consulted and included in the build plans to limit the negative impact during development.

#### Parking

- i) Outside the public consultation a comment has been received concerning the shortage of parking spaces at Holt Park Active. A member of the public has reported that the free car park is often full and the Council has issued Penalty Charge Notices on cars parked outside defined bays. A request has been made whether the number of designated disabled spaces could be reduced as they appear to be under used. The number of car parking spaces was determined at the planning stage taking into account the public transport links to the district centre and the presence of the car park adjacent to the Asda

supermarket. As the Holt Park Active is within the boundaries of the area defined in the Planning Statement consideration will be given to parking within the whole area if changes are proposed to parking associated with new retail development proposals.

### **3.3 Changes to the Planning Statement**

- 3.3.1 The majority of comments made about the Planning Statement during the consultation were positive and support the approach adopted by the Council to the redevelopment of the residual land at Holt Park and the vision and objectives to facilitate the comprehensive regeneration of the district centre. Therefore, the format and general content of the Planning Statement is little changed. Changes that have been made to the Planning Statement are detailed below.
- 3.3.2 A number of revisions are proposed to the Planning Statement, which are primarily factual updates to the document, for example replacing the reference to the Wellbeing Centre with Holt Park Active in the text and plans. The indicative plan on page 17 of the Planning Statement has been revised to remove reference to the three retail options identified for the Wider Considerations Area. The reason for this is to allow flexibility in the future development of this area, for alternative development options not anticipated by the Planning Statement. Notwithstanding this, development proposals will be expected to reflect the vision, objectives and design principles set out in the Planning Statement.
- 3.3.3 The boundary of Site D (existing car park at Farrar Lane) has been amended to exclude the grassed area on the northern edge of the site, in response to concerns by neighbouring residents on Holt Drive about loss of the grassed area and that the proposed blocks of houses would be too close to existing properties.
- 3.3.4 Community uses has been added to the uses considered suitable for Site F, to reflect the discussions described in paragraph 3.5.5.
- 3.3.5 Changes have been made to the Development Guidelines section on page 16 to reflect the adoption of the Core Strategy.

### **3.4 Retail Options**

- 3.4.1 The draft Planning Statement that was considered by Executive Board in July 2013 and the subject of the public consultation during October and November 2013 presented three options for new retail provision. These options are planning officers' suggestions only and do not imply that such developments can be delivered as they involve numerous parties.
- 3.4.2 To achieve the vision and objectives of the Planning Statement redevelopment of the district centre needs to be approached on a comprehensive basis. The wider liveable city objectives can be achieved by combining a new health centre, provision for children (both through the Kids Academy nursery and new public space), a range of new housing (including older peoples and affordable) and improved public transport together with the redeveloped superstore. A comprehensive redevelopment offers greater opportunities to address the issues raised during the consultation with regard to providing new community space and opportunities for small businesses.



### 3.5 Next Steps

3.5.1 The Council's objective is to realise the comprehensive redevelopment of the Holt Park District Centre, including the improvement of the retail element. It had been intended to recommend that Executive Board approve the Planning Statement and authorise officers to commence marketing. Any redevelopment proposals being received would be reviewed and then reported to Executive Board for consideration.

It is now proposed to recommend that:

- i) The amended Planning Statement be approved.
- ii) Authorise officers to enter into discussions with Asda to explore the company's interest in acquiring Council owned land to enable the redevelopment of the existing Holt Park Asda supermarket. In the event of Asda and the Council not being able to agree redevelopment proposals that achieves best consideration for the Council, then officers are requested to advertise sites C and E for sale on the open market.
- iii) Advise that officers, on the basis of the principles defined in the Planning Statement, if approved, will explore competing interests in the brownfield residential sites to identify the most appropriate use for the sites.

3.5.2 There are numerous competing Council interests being expressed in the brownfield residential sites which are at early stages preventing recommendations being made whether the sites should be made available for any of the particular uses. In addition a private organisation is interested in Site F. It is proposed all these interests will be explored in detail which will enable officers to determine and recommend the most appropriate use of these sites.

3.5.3 Reconfiguration of the existing Asda supermarket (either by extension, rebuilding or simply refurbishing) would contribute to the comprehensive and successful regeneration of the district centre. Asda wishes to develop proposals for its supermarket and requests the Council to sell its land adjoining the store to enable this. Entering into discussions with Asda will not bind the Council to sell its land and if suitable development proposals cannot be agreed then the Council can sell its land on the open market. Dealing exclusively with Asda is likely to result in a more appropriate and comprehensive redevelopment of the retail element of the district centre. However, any proposals should reflect the vision and objectives identified in the Planning Statement.

3.5.4 Proceeding as detailed will allow the Council to deal with sites A, B, D and F identified in the Planning Statement as their development will be independent of the retail development. Phasing of development will have to be carefully considered to avoid unacceptable disruption to the local community.

#### Open Space

3.5.7 An important element of the overall redevelopment will be the delivery of new public space. This will be concentrated on the existing hard paved area identified in the Planning Statement. The new space could be delivered by the party / parties selected to purchase and develop the Council's sites, but in the event of several parties being selected funding and delivery of this space could become complicated. It may therefore be preferable for the Council to undertake a project to construct and deliver this new public space. The cost could be funded from contribution through on-site s.106 Agreements attached to new planning

permissions granted for development of the sites, or from the capital receipts realised by the Council from the sale of the sites. Further consideration will be given to this as the level of interest and development proposals become clear during the marketing exercise.

- 3.5.6 The Council's sites offer significant and place changing development opportunities and their disposal must be carefully managed. All development proposals will be reported to Executive Board for consideration with recommendations how to proceed at that time.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 Executive Members for Transport & the Economy, and Neighbourhoods, Planning & Support Services have been consulted and support the proposal. Ward Members for Adel and Wharfedale were consulted before and during the consultation period and have raised no objections to the Planning Statement.
- 4.1.2 The development of the Planning Statement has been carried out in conjunction with the NGT team and its proposed route and design has been taken account of in the preparation of the draft. Following the Executive Board approval of the draft Planning Statement on 17 July 2013 a public consultation process was undertaken which is explained in Sections 3.1 of this report. Following completion of the NGT Inquiry it has been confirmed by the NGT team that no changes need to be made to references to NGT in the Planning Statement now being recommended for approval.
- 4.1.3 Future consultation with the local community and stakeholders will be an important part of the pre-application process and the detailed arrangements will be agreed at that time.
- 4.1.4 Ward Members have more recently requested that plans for the Holt Park District Centre are considered in the context of the wider area and have expressed an interest in preparing a Neighbourhood Framework. However, such documents have so far only been prepared for areas where the Council has wide spread land interests and where there is scope to facilitate more fundamental change and regeneration. This is not, however, the case at Holt Park as the Council's development land interest is limited and concentrated around the District Centre making the Planning Statement the appropriate form of guidance. Opportunities to explore wider improvements have been suggested.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 An Equality Impact Assessment has been completed for this proposal and a copy is attached as an appendix. The effects on equality have been considered as an integral element of the Planning Statement preparation and it is considered that there will be significant benefits to the community and users of Holt Park district centre arising from the proposals set out in the Planning Statement. In particular the proposals at Holt Park District Centre will:
- i) Enable improved connectivity of existing and new uses within the district centre which are currently separated as a result of recent developments at Holt Park, by providing new footpaths for pedestrians between the different uses. In terms of equality characteristics,

improving connectivity will assist the disabled, women and elderly people.

- ii) Provide better linkage to Holt Park from the surrounding residential area and greenspace (including Tinshill Recreation Ground) by new and improved footpaths.
- iii) Create an improved shopping environment encouraging access to existing services at Holt Park for the community and other stakeholders.
- iv) Improve the existing public space including addressing disabled access and public safety concerns. In particular this impacts equality characteristics, including women, the aged and BME groups.
- v) Bring a derelict site back into use, thereby addressing public safety concerns. This will have an impact on all equality characteristics but in particular those affected by safety concerns such as women.
- vi) Enable improved and new existing sheltered housing and new older people's housing, thereby improving their access to health services.
- vii) Enable access to public transport including the proposed NGT, which would improve accessibility for all equality characteristics but in particular those on lower incomes.

### **4.3 Council Policies and City Priorities**

4.3.1 The development proposals at Holt Park will assist the Council in achieving several of its objectives, notably:-

#### **4.3.2 Our New Vision 2010-2030**

4.3.2.1 By 2030, Leeds will be internationally recognised as the best city in Britain – a city that is fair, open and welcoming with a prosperous and sustainable economy, a place where everyone can lead safe, healthy and successful lives.

#### **4.3.3 Planning Policies**

4.3.3.1 The Planning Statement is consistent with the objectives of the Core Strategy and the saved policies of the Leeds Unitary Development Plan (Review) in supporting the regeneration of Holt Park District Centre, providing further retail floorspace, brownfield housing land, providing for housing needs (including for older people and affordable housing) and overall improving the liveability of the area. The proposed route of NGT is an integral element of the design approach. The Planning Statement would enable the recommendations of the Leeds City Centre, Town and Local Centres Study (July 2011) to be facilitated. The study which informed the preparation of the Core Strategy recognised the role of Holt Park District Centre as a retail and community focus and highlighted the opportunity to modernise, extend and/or reconfigure the existing centre. Given the retail capacity in the area, the Council was recommended to investigate this further as both planning authority and land owner. The Site Allocations Plan (SAP) which was subject to consultation on the Issues and Options document in Summer 2013 also recognises the opportunity to reconfigure and extend existing town centre boundaries. At the next stage

(Publication draft), the existing town centre boundary at Holt Park will be reconfigured to reflect the existing town centre uses and future uses promoted by the Planning Statement. The housing sites proposed in the Planning Statement will also provide potential housing sites to be included in the SAP Publication.

#### **4.3.4 Best Council Plan 2013 – 2017**

- 4.3.4.1 The Best Council Plan details several objectives to which the regeneration of Holt Park District Centre will link.

Objective - Building a Child Friendly City. This has already been contributed to through the construction of the new Ralph Thoresby High School. The capital receipt raised from the sale of the site of the original school site will contribute to the construction of the replacement school.

Objective – Delivery of Better Lives Programme. There is an opportunity for housing for older people and older people’s care facilities to be constructed at the District Centre which will contribute to this objective.

Objective – Promote Sustainable and Inclusive Economic Growth. The release of development sites at the District Centre will contribute to this objective which seeks to stimulate economic growth (including housing growth and regeneration). This will improve the economic wellbeing of local people and businesses, and also generate income for the Council through new homes bonus, council tax and business rates.

- 4.3.4.2 The Council will realise capital receipts from the disposal of sites at the District Centre. The Council’s Financial Strategy 2013 – 2017 and Annual Budget sets out the approved budget for revenue spend by the Council. The capital receipts will contribute to this strategy.
- 4.3.4.3 Vision for Leeds 2011 – 2030. This sets out the long term vision and aspirations for the city. The regeneration of the District Centre will contribute to the Vision in bringing about regeneration, improvements to the local neighbourhood, economic benefits and the development of brown field sites which relieves the pressure on green field sites being developed.

#### **4.4 Resources and value for money**

- 4.4.1 The capital receipts generated by the site disposals in due course will fund the Council’s Revenue programme.

#### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 The Head of Land and Property confirms that the proposed methods of disposal set out above are the methods most likely to result in the Council achieving the best consideration that can reasonably be obtained under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985).

#### **4.6 Risk Management**

- 4.6.1 The risks associated with the Planning Statement are that the document is not approved by Executive Board. In such an event, there will be no planning

document to guide the redevelopment of the vacant sites at Holt Park. Given the complex issues associated with the redevelopment of the District Centre it is important that the process is managed in a comprehensive manner and responds to the vision and objectives established through the Planning Statement.

- 4.6.2 Inappropriate development proposals may be submitted for the site. This risk will be managed by assessing the proposals against the Planning Statement which will guide interested parties to produce acceptable schemes. Council officers will be available to discuss proposals prior to submission. In addition, a period of time will be taken to consider submissions, and recommendations will not be made to select a party if there is no prospect of the accompanying scheme being granted planning permission.

## **5 Conclusions**

- 5.1 It can be concluded that following public consultation the Planning Statement for the Holt Park District Centre can be recommended for approval now that it has been amended to take in consultation responses. The numerous Council owned brownfield sites offer the opportunity for the comprehensive redevelopment of the District Centre to continue. It is concluded and proposed:

- i) The draft Planning Statement for the Holt Park District Centre should be approved by Executive Board.
- ii) Authorise officers to enter into discussions with Asda to explore the company's interest in acquiring Council owned land to enable the redevelopment of the existing Holt Park Asda supermarket. In the event of Asda and the Council not being able to agree redevelopment proposals that achieves best consideration for the Council, then officers are requested to advertise sites C and E for sale on the open market.
- iii) Advise that officers, on the basis of the principles defined in the Planning Statement, if approved, will explore competing interests in the brownfield residential sites to identify the most appropriate use of the sites.

## **6 Recommendations**

- 6.1 Executive Board is recommended to:

- i) Approve the draft Planning Statement for the Holt Park District Centre.
- ii) Authorise officers to enter into discussions with Asda to explore the company's interest in acquiring Council owned land to enable the redevelopment of the existing Holt Park Asda supermarket. In the event of Asda and the Council not being able to agree redevelopment proposals that achieves best consideration for the Council, then officers are requested to advertise sites C and E for sale on the open market.
- iii) Advise that the Director of City Development, in consultation with the Executive Member for Transport and the Economy, will bring forward proposals for the development and disposal of the brownfield residential sites to identify the most appropriate use.

- iv) To note that the Head of Land and Property will be responsible for implementing recommendation ii, in consultation with the Executive Member for Transport and the Economy.

## **7 Background documents<sup>1</sup>**

7.1 Appendices to Planning Statement

## **8 Appendices**

8.1 Holt Park Planning Statement

8.2 Site Plan

8.3 Equality Impact Assessment

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.