

Report of : Director of City Development

Report to : Executive Board

Date: 17th July 2013

Subject: Holt Park – A New Heart for Holt Park – Completing the Picture draft Planning Statement for Holt Park District Centre

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 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 However, the environment is poor with outdated buildings and facilities which do not satisfy modern day standards.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 school was demolished and its condition is having a detrimental effect on the area.
2. Given the start of construction of the Wellbeing Centre, and the completion of the new Ralph Thoresby School, now is an appropriate time to move forward and to consider what should happen to the remaining sites and existing Sports Centre once it has been demolished. There is now an opportunity to deal with the regeneration of the District Centre holistically which will deliver far greater benefits than dealing with any redevelopment on an ad hoc basis.
3. The draft Planning Statement is consistent with the objectives of the Leeds Unitary Development Plan (Review) and the Core Strategy by 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 draft 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 currently subject to consultation on the Issues and Options document also recognises the opportunity to reconfigure and extend existing town centre boundaries. At the next stage of the Site Allocations plan, 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.

4. To this end, a draft Planning Statement has been prepared 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.
5. The draft Planning Statement is attached and approval is sought from Executive Board to commence the consultation process with stakeholders and the local community. Following a suitable consultation period, a further report will be submitted to Executive Board in late 2013, with a revised statement which will aim to address any concerns/issues raised with a view to seeking Executive Board approval to adopt the draft Planning Statement.
6. The draft Planning Statement has been brought forward to Executive Board following detailed work across the Development & the Economy and Neighbourhoods, Planning & Support Services portfolios.

Recommendation

Executive Board is recommended to agree the draft Planning Statement for consultation purposes, and for the consultation with stakeholders to commence in September 2013 and last for a period of six weeks.

1 Purpose of this report

- 1.1 The purpose of this report is to discuss and agree the content of the draft Planning Statement and seek approval from Executive Board to commence the consultation process.

2 Background information

- 2.1 The existing District Centre was built in the 1970's 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 the 'eyesore' of the cleared site of the former Ralph Thoresby School.
- 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, the Wellbeing Centre secured Government funding, construction commenced January 2012 and practical completion is due later this year, it is anticipated to open to the public September 2013. The round 6 housing PFI proposals were also being progressed at that time.

- 2.3 If all three had been completed there would have been very little surplus land to deal with around the District Centre. However, it is now an appropriate time to bring forward an updated "Draft Planning Statement" (DPS) to re-invigorate and re-design the District Centre and offer improved facilities to the community, and create a liveable place for all ages.
- 2.4 The new Ralph Thoresby High School opened in 2007 with the community facilities located within it, including a larger and better equipped public library, a 250 seat community theatre, sports hall and an all weather playing pitch.
- 2.5 The new Well Being centre, under construction, will provide a 'state of the art' facility, the existing Leisure Centre which recently closed was well over 30 years old, and outdated in terms of its design and layout and facilities. Practical Completion is anticipated July 2013, and opening to the public September 2013.
- 2.6 The Wellbeing Centre is a significant commitment to improving community social care, re-ablement, health, recreation and adults learning facilities in this area.
- 2.7 The arcade between ASDA and the Leisure Centre looks dated and tired and as the leases of the local shops expire, they are being taken back by ASDA, their landlord, in order to increase the floor area of the ASDA store. The rear entrance to the arcade looks on to the hoarded derelict site of the former Ralph Thoresby School and itself is underused. The relocation of the leisure centre will allow either ASDA to increase its retail offer, or for the provision of additional retail units within the District Centre and there may also be other options.
- 2.8 Outline planning consent was obtained in July 2010 for the provision of 60 units of an Extra Care Living facility for the over 55's on the former Ralph Thoresby School site. However, the funding from Government, for the proposed redevelopment under round 6 of the housing PFI programme was withdrawn in November 2010, as part of the Government's Comprehensive Spending Review, and this proposal is no longer progressing in that form.
- 2.9 In summary, the current 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. There is now an opportunity to draft a Planning Statement for the centre to ensure that it is redeveloped in a cohesive manner for the benefit of the City, stakeholders and all ages of the community. Part of this site is in a semi derelict condition and cannot be left in this state which is currently to the detriment of the community.

3 Main issues

- 3.1 In order to address the business need identified above, a Draft Planning Statement (DPS) has been prepared, a copy attached, for consultation with stakeholders and the local community in order to provide guidance for the successful redevelopment of the District Centre and to ensure that the remainder of the centre, which is currently undeveloped, is considered holistically through the development process,

creating a liveable place for all ages and creating an environment that responds to the particular needs of children and older people.

- 3.2 In addition, the 'DPS' will identify the most appropriate uses to stimulate and encourage a successful and sustainable District Centre, allow for the refurbishment/improvement of the Farrar Lane sheltered housing scheme, for which, dependent up on the chosen procurement route, the earliest time their works could commence is January/February 2014, improve the retail offer and identify potential capital receipt sites.
- 3.3 The overall aim is to facilitate and deliver a renewed district centre in line with a draft Planning Statement and address the following issues, which are identified on the attached plan:-
- appropriate uses for the existing leisure centre site (A).
 - appropriate uses for the visually unattractive cleared site of the former Ralph Thoresby School (B).
 - facilitate the improvement/refurbishment of the existing elderly care facility on the site and to review with Asset Management what the Council can offer for elderly care in this location (C).
 - consider alternative uses for the bus turnaround facility and the large and under used area of terraced car parking (D) adjacent to the tennis court and bowling-green.
 - a solution for the precinct area to the rear of ASDA and the shopping mall and to enhance pedestrian linkages and improve the environmental quality of the area (E).
 - providing a healthy place to live with improved wellbeing and public safety.
- 3.4 The draft Planning Statement supports the objectives of the Leeds Unitary Development Plan (Review) and the Core Strategy by supporting the role of town centres, promoting additional retail floorspace and redevelopment of brownfield land, providing for a mix of housing types and housing needs (including for older people and affordable housing) and overall improving the liveability of the area. The development approach has been designed to maximise development opportunities, providing better linkage between existing uses at Holt Park including the school and library to the shopping area and limiting the fragmentation between the District Centre and the neighbouring residential areas. The proposed route of the NGT has been incorporated into the design approach.
- 3.5 The draft 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 proposed retail options set out in the Planning Statement provide for this additional retail floorspace either as an additional retail store or an extended/redeveloped Asda. The Site Allocations Plan currently subject to consultation on the Issues and Options document also

recognises the opportunity to reconfigure and extend existing town centre boundaries. At the next stage of the Site Allocations plan, 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.

- 3.6 The catalyst for the improvement of the District Centre will be when construction commences on the individual development sites. The marketing of the sites will invite offers from developers on an individual or collective basis. The selection process of the preferred developer(s) will ensure that the most appropriate schemes, are recommended for approval having taken into account scheme design, best consideration, timeframe for delivery and ensuring the most successful outcome for the District Centre.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Executive Members for Development & the Economy and Neighbourhoods, Planning & Support Services have been consulted and support the proposal. Ward Members for Adel and Wharfedale will be consulted prior to Executive Board and their comments reported.

- 4.1.2 The development of the DPS has been carried out in conjunction with the NGT team and its proposed route and design has been taken in account of in the preparation of the draft. Careful management of the car park will be required to ensure that it does not become a Park and Ride car park and there is no 'overspill' on-street parking issues in adjoining residential areas.

- 4.1.3 Following Executive Board approval of this report, the Draft Planning Statement will be subject to public consultation and the comments will be detailed in a future Executive Board report when formal approval of the Draft Planning Statement will be requested. The consultation period will commence in September 2013 and last for a period of six weeks, this will include a public consultation event at the district centre, likely to be held in the Ralph Thoresby school.

- 4.1.4 There will be a continued liaison with the nursery 'Kids Academy' over the fine detail of the design to ensure children's safety is maintained and also ensure suitable drop-off, access and car park arrangements.

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.

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:-

- **Enterprise and Economy** - Increased international competitiveness through marketing and investment in high quality infrastructure and physical assets, particularly in the city centre.
- **Culture** – Enhanced cultural opportunities through encouraging investment and development of high quality facilities of national and international significance.
- **Health and Wellbeing** – Reduced health inequalities through the promotion of healthy life choices and improved access to services.

Our new Vision 2010-2030

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.

4.4 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 There are no legal implications to this report as officers are seeking Executive Board's approval to commence the consultation process of the draft Planning Statement with stakeholders. There will be a subsequent report to Executive Board which will address any concerns/issues raised by stakeholders.

4.6 Risk Management

- 4.6.1 There are minimal risks associated with this report as Executive Board are being requested to approve the commencement of the consultation process with stakeholders, and any issues and risks raised through the consultation process will be addressed in the subsequent Executive Board report seeking adoption of the draft Planning Statement.

5 Conclusions

- 5.1 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 school was demolished and its condition is having a detrimental effect on the area. Now is an appropriate time to move forward and to consider what should happen to the remaining sites and existing Sports Centre once it has been delivered. There is an opportunity now to deal with the regeneration of the District Centre holistically.
- 5.2 Asset Management and Planning Officers have consulted with all the necessary Planning, Design and Highways and Transportation colleagues in the preparation of the draft Planning Statement and believe that the document represents a good design framework for the future redevelopment of the district centre

6 Recommendations

6.1 Executive Board is recommended to agree the draft Planning Statement for consultation purposes, and for the consultation with stakeholders to commence in September 2013 and last for a period of six weeks.

7 Background documents¹

7.1 None.

¹ 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.