

A New Heart for Holt Park - Completing the Picture

PLANNING STATEMENT FOR
HOLT PARK DISTRICT CENTRE





The vision is to create a new heart for Holt Park, which supports and complements recent investment to serve the community and users of the centre.

WHAT IS THE VISION?

The vision is to deliver:

- A new focus for Holt Park by reconnecting the centre's new and existing facilities
- A liveable place for all ages - providing a healthy environment with improved well-being and safety
- An improved shopping environment
- A renewed public space within a child-friendly, greener setting
- New housing, including older people's housing
- New routes for pedestrian access connecting with neighbouring areas

The Vision has been devised to take account of existing proposals at Holt Park including improved public transport measures.

Development principles for the redevelopment of land at Holt Park District Centre are given in the following sections, including an indicative development approach providing guidance on design and access considerations. This new development opportunity will enable a large vacant site to be brought back into positive use, existing facilities to be improved, and create an environment that responds to the particular needs of children and older people.

WHO IS THE VISION FOR?

The vision has been produced for:-

- The community of Holt Park and neighbouring communities
- Organisations with an interest in Holt Park including local businesses and organisations
- Prospective developers, to provide a framework for the development of individual development sites

OBJECTIVES

The objectives are to:-

- Deliver appropriate uses for the former leisure centre site
- Deliver appropriate uses for the visually unattractive cleared site of the former Ralph Thoresby school
- Facilitate the external improvement of the existing sheltered housing on the site and review with Asset Management what the Council can offer for elderly care and housing in this location
- Consider alternative uses for the bus turn around facility and the large and under-used area of terraced car parking adjacent to the tennis courts and bowling green
- Provide a solution for the precinct area to the rear of ASDA and the shopping mall and enhance pedestrian linkages and improve the environmental quality of the area



WHERE IS HOLT PARK DISTRICT CENTRE?

Holt Park, as it is today, emerged from farmland in the mid 20th century. High Farm (now a pub) and Farrar Lane remain as evidence of its unique leafy origins.

The centre of Holt Park District Centre is located on the northern edge of the main urban area of Leeds within the neighbourhood of Holt Park and close to the residential areas of Adel and Cookridge. The Centre is accessed off Otley Old Road via Holtdale Approach from the west, Otley Road via Holt Road to the east and Farrar Lane, via the car park to the south.

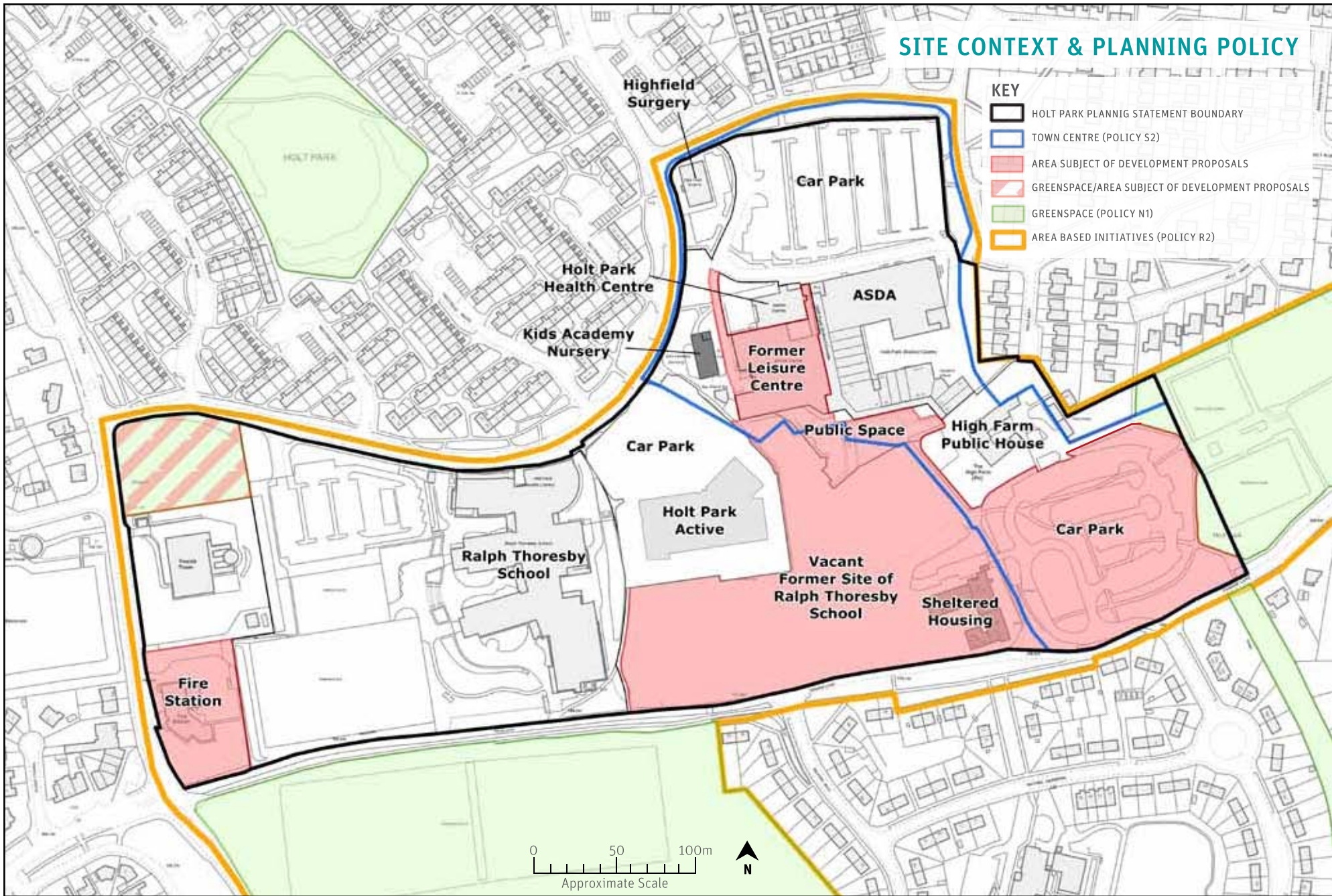
The district centre was built during the 1970s and whilst it provides a range of local services anchored by an Asda foodstore, the buildings and facilities are outdated which creates an unattractive environment. The construction of a replacement Ralph Thoresby School and subsequent demolition of the former school buildings to the rear of the district centre has left a vacant site and under-utilised development opportunity.

The Site Location plan shows the boundary of the planning statement highlighting in red the area subject to the development proposals. The Site Context and Planning Policy plan identifies the different land uses and occupiers within the district centre and neighbouring area and shows the relevant planning policy designations.





SITE CONTEXT & PLANNING POLICY



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WHAT HAS HAPPENED SO FAR ?

The centre of Holt Park has been subject to a number of development proposals over recent years. Some of these are now emerging and leave vacant spaces which need to be used appropriately to create a new, thriving centre.

Holt Park District Centre Regeneration Opportunities consultation

The City Council presented a series of concept plans for the regeneration of Holt Park District Centre as part of public consultation undertaken in 2007. The designs proposed three options for a combination of new retail, housing and community uses for the land occupied by the leisure centre and to the rear of the district centre building. The comments received at the consultation gave a consensus of opinion that the existing facilities were run down and in need of regeneration. Many recognised that the centre is a focus for the local community, however the area had problems of anti-social behaviour and vandalism created in part by the environmental conditions.

The concept plans which promoted comprehensive redevelopment of the district centre were unable to be progressed further at that time, due to emerging plans for Holt Park Active and new housing funded by the Private Finance Initiative. However the work undertaken and comments



received on the Regeneration Opportunities document have informed the content of this Planning Statement.

Ralph Thoresby School and Holt Park library and community theatre

Ralph Thoresby School together with Holt Park library and community theatre were relocated from the former location at the rear of the district centre building to a new site fronting Holtdale Approach. Funded by the Private Finance Initiative the new buildings opened in 2007. The design of the new building received a commendation in the Leeds Awards for Architecture in 2008.



Holt Park Active

The new Holt Park Active opened in October 2013 replacing Holt Park Leisure Centre which closed in Autumn 2012. Modern sport facilities include a 25 metre swimming pool and learner pool, hydrotherapy pool, Bodyline gym, sports hall, meeting rooms and cafe. The centre also provides facilities for older people and people with disabilities through the Adult Social Care Service.



New Sheltered Housing

Planning permission was granted in July 2010 for the provision of an Extra Care Living facility on the former site of Ralph Thoresby school to replace the existing sheltered housing at Farrar Lane. Due to the withdrawal of funding through the Private Finance Initiative in November 2010, the proposal is no longer progressing and the planning permission has expired. However, through the Vision there is an opportunity to progress new sheltered housing together with improvements to the existing sheltered housing provision.

Asda

Over a number of years Asda have presented a number of development options for the improvement and/or redevelopment of the existing supermarket to provide additional retail space and to improve the quality of the shopping environment. The City Council are supportive of Asda's plans for investment and improvement in the existing store and will continue to work with the company to achieve an acceptable scheme.



Transport (NGT)

The new trolleybus system for Leeds (New Generation Transport (NGT)) will provide two routes with the northern route proposed to run from Holt Park to the City Centre. The project commenced in 2010 and is planned to be completed by 2018. The engineering works associated with the delivery of NGT will require changes to the highways and parking layout at Holt Park. Appendix 1 provides a plan showing the changes to highway and parking arrangements.

WHAT IMPACT HAS THIS HAD ON HOLT PARK?

The 1970s Holt Park provided a compact, walkable centre with shops, a library, leisure centre, pub, school, children's nursery, health centres, community theatre and other community uses.

In recent years the re-development of Ralph Thoresby School and Holt Park Active has changed the layout of the centre developed in the 1970s. The new design for the school, library and theatre building provided a 'community' face and special entrance - with a view to good connections back to the existing centre to the east.

The development has left behind unsightly pieces of land in the heart of the centre. These 'semi-derelict' areas need to be brought back into use - with attractive spaces and appropriate uses.

The connections between the new facilities and the existing centre also need to be enhanced - providing clear and attractive routes. The public space provided for the compact 1970s centre (adjacent to the former site of the school, library and theatre entrance, to the south side of the retail centre) is a 'hard' public space, and appears no longer fit for its purpose.

There is an opportunity to 'soften' this space, renew it and connect it with the surrounding neighbourhoods - to encourage a pedestrian - friendly place, access for all, and attractive places to sit as people go about their daily lives.

What is needed now is an awareness of the impact of recent development and appropriate uses, spaces and connections to 'complete the picture'. This process is about defining and realising the 'missing pieces' in Holt Park and renewing its innate quality as a leafy, accessible place with an attractive centre and a full range of quality facilities serving local people and the wider area.



▲ Unsightly vacant sites

Hard-spaces of 1970's ▼

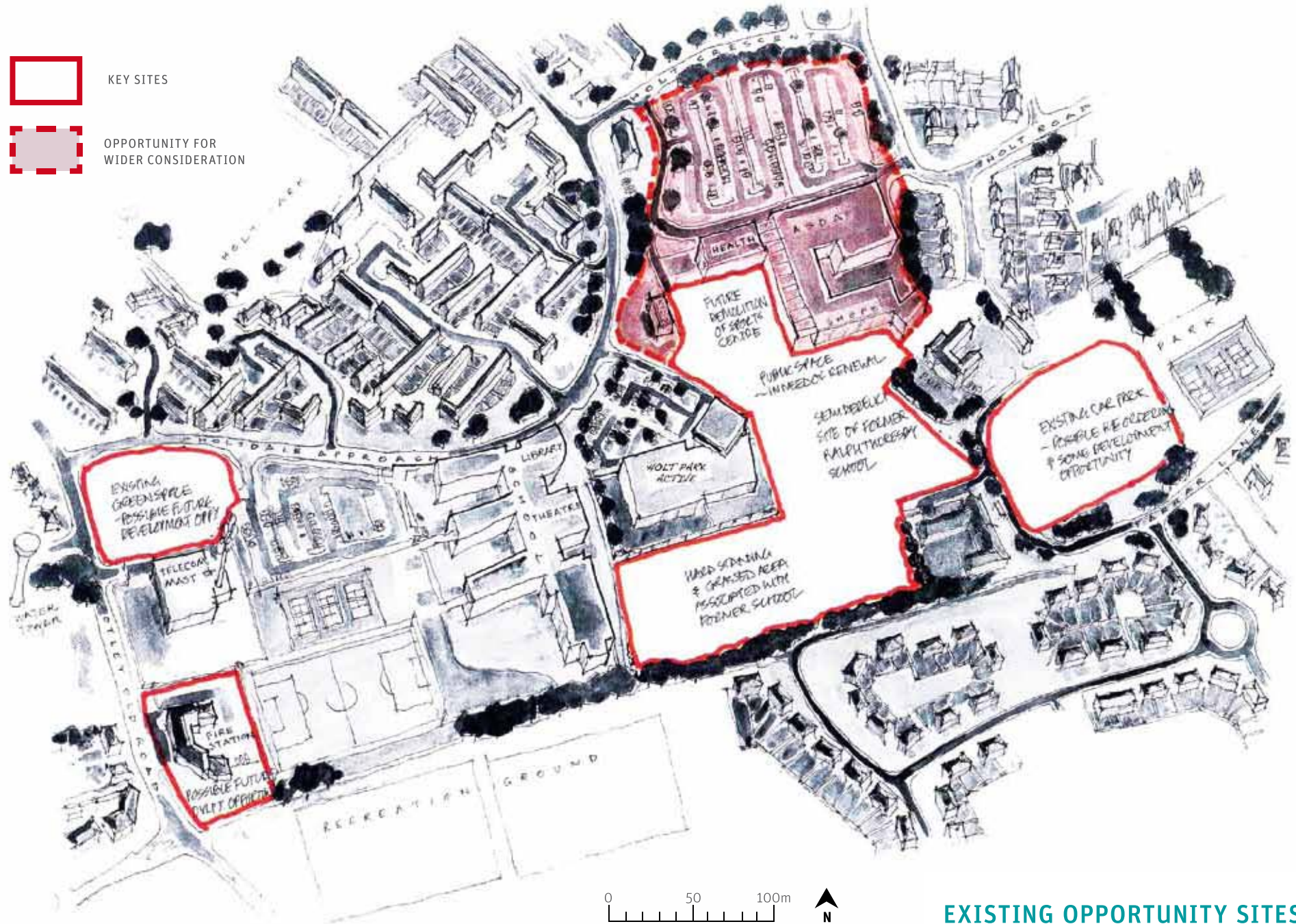




KEY SITES



OPPORTUNITY FOR WIDER CONSIDERATION



EXISTING OPPORTUNITY SITES

WHAT ARE THE ELEMENTS OF THE VISION?

- ... new retail
- ... better car parking
- ... new housing
- ... new older people's housing
- ... new public space
- ... better pedestrian links
- ... link with NGT (New Generation Transport)

Design Principles

- Provide complementary uses to enhance the existing place - consider retail uses (active day to day), older people's housing (good activity throughout the day and good natural surveillance), and housing (fits character of place) - to respond to the existing nature of Holt Park
- Deal positively with the unsightly gap sites left over after demolitions of recent years - to remove the poor image and realise Holt Park as a renewed/ valued centre
- Create and enhance links to (& from) the areas surrounding the centre - to respond to the 'leafy' nature of Holt Park as a whole, and enable a walkable place, and respect its origins (rural until mid 20th century - High Farm/ Low Farm and Farrar Lane)
- Minimise vehicle intrusion - to create a people-friendly place, and maximise efficient use of land
- Ensure appropriate natural surveillance of the spaces by appropriate new buildings facing the public space - to contribute to enhancing safety and security as a whole
- Maximise pedestrian dominance - to support the existing residents and users of the centre
- Create attractive frontages - with new buildings respecting positive existing character and providing architectural quality - to enhance and respect the existing character of Holt Park
- Create good pedestrian links between key facilities (library, wellbeing centre, shops, pub and greenspace) - to respond

to the more elongated 'centre' developing in Holt Park, encourage walking and sense of community

- Renew and enhance existing spaces (1970s spaces were 'harder' areas - responding to a more centralised heart) - to create a more relaxed, green approach providing softer/grass spaces to use and to support pedestrian use, be child-friendly and provide access for disabled people.

MAP KEY

-  KEY BUS ROUTE & BUS STOP (STAR)
-  VEHICLE ROUTE
-  CAR PARK
-  KEY PEDESTRIAN CONNECTION
-  POSSIBLE FUTURE PEDESTRIAN CONNECTION
-  GREEN/ PEDESTRIAN-FRIENDLY SPACE/LINK
-  LEAFY HISTORIC ROUTE - POSITIVE PEDESTRIAN LINK (ALONG FARRAR LANE TO FORMER HIGH FARM - NOW PUB)
-  EXISTING STEPPED PUBLIC SPACE (IN NEED OF GREENING/RENEWAL)
-  KEY VIEWS (RELATING TO FUTURE SITES & PEDESTRIAN CONNECTIONS)
-  PARK/RECREATION GROUND
-  RESIDENTIAL (INDICATING SITE AND FRONTAGE)
-  OTHER USES (COMMERCIAL, COMMUNITY AND OLDER PEOPLE'S HOUSING)

Existing photos ▼



EXISTING ANALYSIS



SITE OPPORTUNITIES

The proposals for new development aim to renew Holt Park's quality as a leafy, accessible place... and regenerate it as an attractive centre with a full range of facilities serving local people and the wider area.

Sites

There are a number of site opportunities that enable Holt Park's renewal – to provide complementary uses, renewed (and greener) public space and enhanced/new connections.

Site A - Older people's housing/housing opportunities (0.68 hectares)

Former site of Ralph Thoresby School which was cleared following relocation of the school and library to a neighbouring site.

Site B - Older people's housing/housing (0.20 hectares)

Former site of Ralph Thoresby School.

Site C - Older people's housing/housing/retail opportunities (0.44 hectares)

Former site of Ralph Thoresby School and library.

Site D - Housing opportunity (large area 0.35 hectares) (small area 0.07 hectares)

The car park located on the south east side of the district centre, accessed off Farrar Lane (adjacent to the bus shelter) serving the number 19 service;

Site E - Retail opportunity (0.22 hectares)

The site formerly occupied by Holt Park Leisure Centre has been cleared following its closure in December 2012; (see Indicative Options pages 16 & 17 - Options A, B & C);

Site F - Housing/community uses opportunity (0.27 hectares)

An area of greenspace located at the junction of Otley Old Road and Holtdale Approach;

Site G - Housing opportunity (0.35 hectares)

The existing Fire Station site located at the traffic junction on Otley Old Road, former Farrar Lane, opposite Tinshill Lane facing the main road and the recreation ground.

Public Space - Better, greener public space for all ages

The existing public square located between Sites C & E and the existing shop units on the southern edge of the district centre.

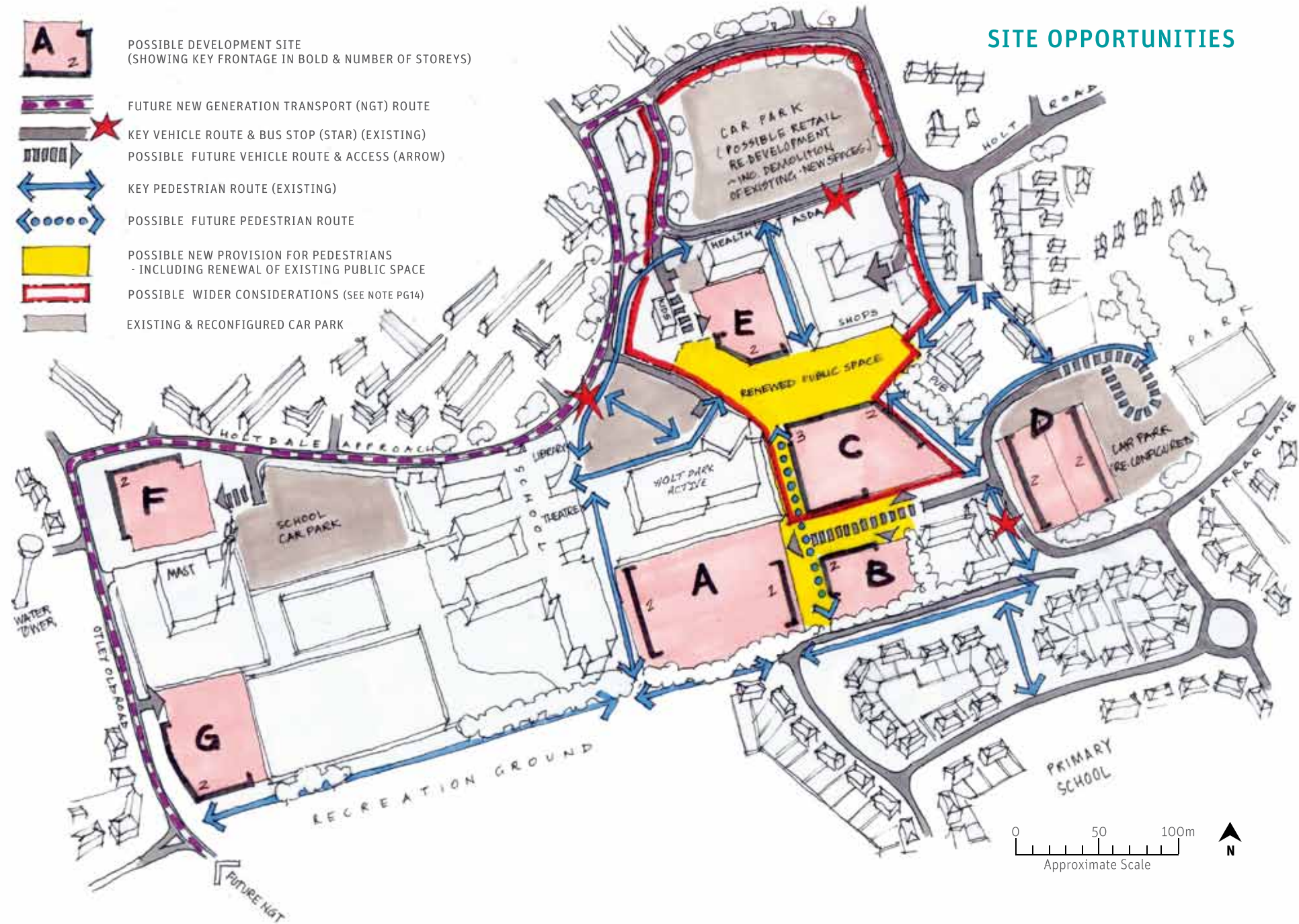
Wider Considerations Area

This area provides the potential to create a new focus of investment to provide new and improved retail provision including smaller shop units, together with access to the NGT and existing bus services, improved car parking and a new public space.

*... new retail ... better car parking ... new housing ... new public space
... new older people's housing ... better pedestrian links
... link with New Generation Transport*

SITE OPPORTUNITIES

- POSSIBLE DEVELOPMENT SITE (SHOWING KEY FRONTAGE IN BOLD & NUMBER OF STOREYS)
- FUTURE NEW GENERATION TRANSPORT (NGT) ROUTE
- KEY VEHICLE ROUTE & BUS STOP (STAR) (EXISTING)
- POSSIBLE FUTURE VEHICLE ROUTE & ACCESS (ARROW)
- KEY PEDESTRIAN ROUTE (EXISTING)
- POSSIBLE FUTURE PEDESTRIAN ROUTE
- POSSIBLE NEW PROVISION FOR PEDESTRIANS - INCLUDING RENEWAL OF EXISTING PUBLIC SPACE
- POSSIBLE WIDER CONSIDERATIONS (SEE NOTE PG14)
- EXISTING & RECONFIGURED CAR PARK



DEVELOPMENT GUIDELINES

Planning Policy Context

The area covered by the planning statement is subject to planning policy designations in the Leeds Unitary Development Plan Review (UDP). The site of the former leisure centre, Holt Park Health Centre and the car park accessed from Farrar Lane fall within the Town Centre boundary (Policy P1) and the wider area including adjoining greenspace and playing fields are identified for area-based initiatives under Policy R2. The Plan on page 6 shows the relevant planning policy designations.

There are no site specific proposals for Holt Park within the Core Strategy, which forms part of the Leeds Local Development Framework, however the Town Centre boundary for Holt Park District boundary will be reviewed as part of the Site Allocations Development Plan Document. The current boundary does not fully reflect the location of town centre uses and recent relocation of facilities.

Development proposals should take account of relevant policies contained within the Core Strategy, saved UDP policies and supporting supplementary planning guidance/documents, including: 'Neighbourhoods for Living' and 'Buildings for Tomorrow Today – Sustainable Design and Construction'. Also relevant are the Council's Ten Urban Design Principles.

Details of the planning policies can be found on the Council's website

www.leeds.gov.uk

Highway Access and Parking

Details of the access and parking requirements are provided in Appendix 2 as part of the Preliminary Site Appraisal.

Planning Obligations

Affordable Housing

The development will be expected to meet the requirements of the Council's affordable housing policy set out in Policy H5 of the Core Strategy.

Green space

Proposals for residential development will be expected to make provision for green space in accordance with green space policies G3, G4 and G6 set out in the Core Strategy.

Site F is an existing area of designated green space. Developers will be expected to compensate for the loss of this area of green space by either re-provision elsewhere within the area covered by the planning statement or provide qualitative improvements to existing green space within the vicinity of the area.

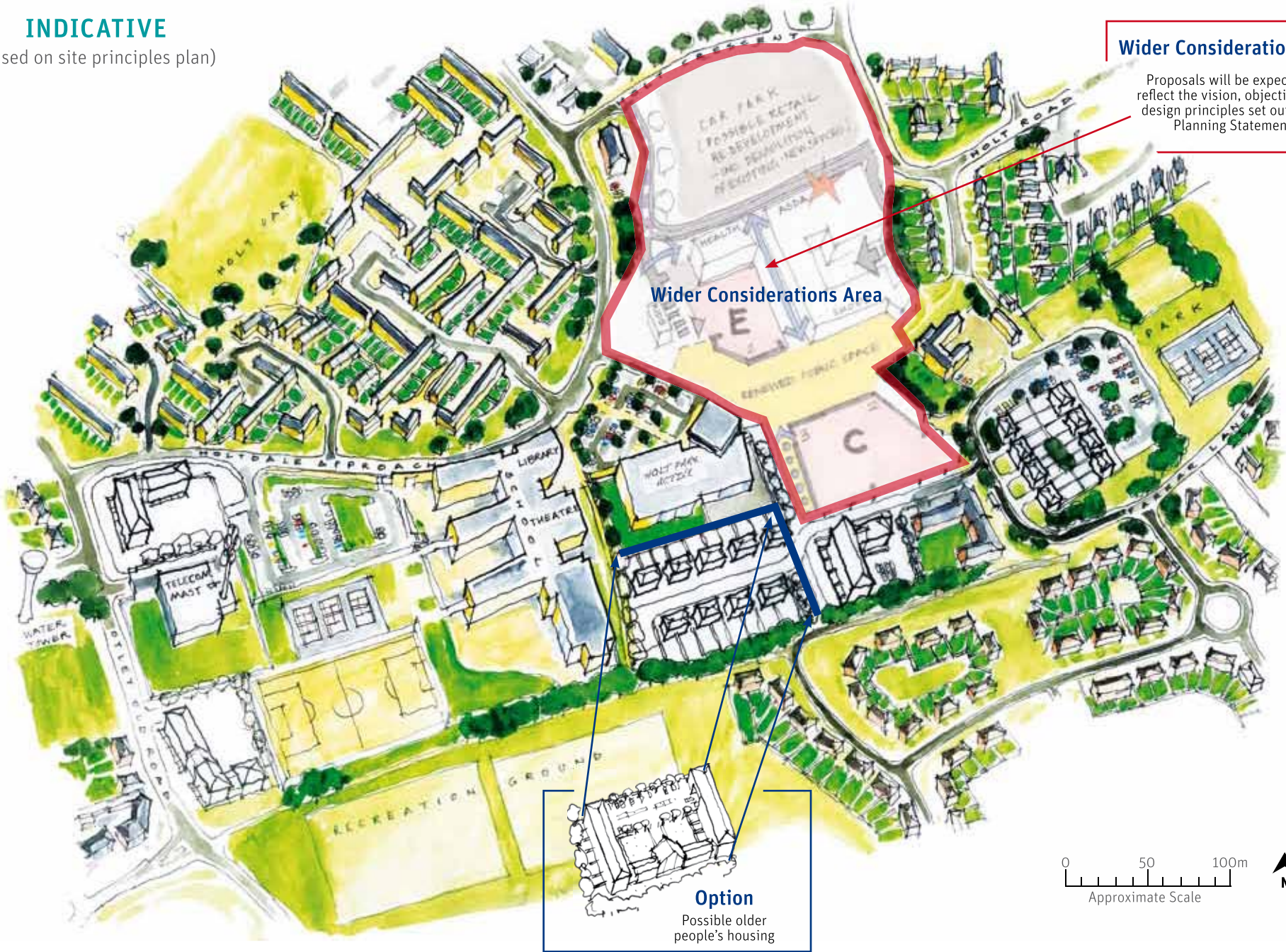
Site Delivery

The successful delivery of the Vision for Holt Park will require consideration given to the release of development sites and provision of community benefits including the delivery of the renewed public space. The provision of an on-site Section 106 Agreement for the site delivery will be required alongside Community Infrastructure Levy (CIL) contributions.

INDICATIVE

(based on site principles plan)

Wider Considerations Area
Proposals will be expected to reflect the vision, objectives and design principles set out in the Planning Statement.



Option
Possible older people's housing

0 50 100m
Approximate Scale

GREENING THE PUBLIC SPACE

Holt Park District Centre is no longer the compact centre of the 1970's. It is essential now to re-connect the new facilities with green spaces - encouraging an enjoyable, walkable centre well connected with the neighbourhoods around (indicative sketches shown here).



▲ Before

▲ After



▲ Park Square



▲ Merriion Gardens



▲ Before

▲ After



▲ After



▲ After



▲ Before



▲ Before

WHAT HAPPENS NEXT?

Before submitting a planning application for redevelopment of the site, applicants are encouraged to contact the City Development Department to agree the information required as part of the planning application submission, including a design and access statement and statement of community involvement. However there will be a fee charged for advice relating to major development proposals.

For further information, please refer to the leaflet 'Pre-application advice charter for major applications'.

For more information relating to planning and development issues refer to the Council's website (www.leeds.gov.uk) or for verbal advice, please contact the Development Enquiry Centre on **0113 2224409**.

Technical Site Information

A Preliminary Site Appraisal including a Geotechnical Desk Top Study is attached as Appendix 2.

