

Holt Park District Centre Regeneration Opportunities





Purpose of the Consultation

Leeds City Council are seeking views from the community on the potential regeneration of Holt Park District Centre and the provision of fenced pitches in association with the new Ralph Thoresby High School.



Holt Park District Centre Today

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a range of local services, many of which are well-used by the community, it provides an unattractive environment with outdated buildings and facilities. It has been recognised by the City Council that the relocation of Ralph Thoresby High School creates the opportunity to bring forward a regeneration scheme to re-invigorate and redesign the District Centre with new buildings and improved facilities.

The new **Ralph Thoresby High School** is under construction and will open in September 2007. Facilities for community use will be provided within the new school including a larger and better equipped library, 250 seat community theatre, sports hall and an all weather playing pitch which may be floodlit. The existing school buildings will be demolished by the end of 2007 and this provides the opportunity to reconfigure the District Centre with a range of new facilities linked to the new school and the Asda store which it is anticipated will remain on the current site.

Two new fenced pitches for joint school and community use are proposed at Tinshill Recreation Ground together with proposals to upgrade the four other pitches on the remainder of the playing field area.

The existing **Leisure Centre**, which is now over 30 years old, is outdated in terms of its design, layout and facilities available. Whilst there has been investment in new facilities such as the popular Bodyline Suite, the centre is outdated with significant costs required to bring the centre up to modern day standards. Should a new swimming pool not be delivered as part of a potential regeneration of Holt Park District Centre, the long term future of the leisure centre will have to be assessed.

The **Holt Park Health Centre**, situated next to the Holt Park Leisure Centre, was identified by the former North

West Leeds Primary Care Trust for replacement due to the age and condition of the building and its outdated design and layout. The potential for a replacement Health Centre is being assessed by the new Leeds Primary Care Trust.

In summary, it is recognised that the current Holt Park District Centre provides an important facility for the local community. However this is delivered in a poor quality environment with outdated buildings and facilities which do not satisfy modern day standards.

Discussions to Date

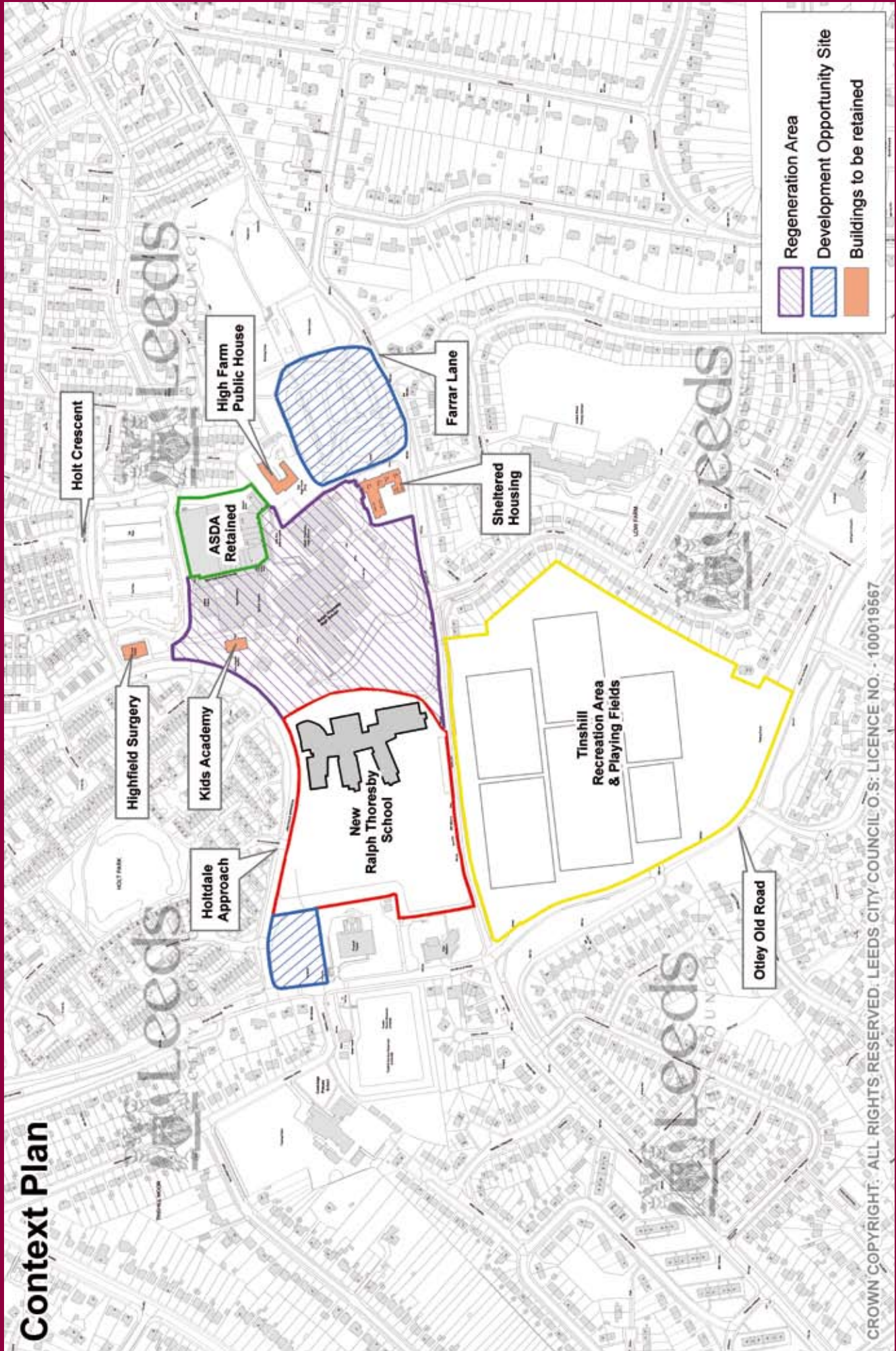
Since the late 1990s, the City Council has been working with other organisations to bring forward a new plan for the regeneration of the District Centre. Many options have been considered which have been guided by changing circumstances including the securing of funding to provide a new Ralph Thoresby High School. This has been a long and complicated process which has been reliant on a partnership approach between the different organisations involved.

A concept plan was subsequently drawn up for the full redevelopment of the District Centre which focussed on the provision of a new, much larger Asda supermarket (to replace the existing store), together with small shop units, a new swimming pool, gym and community meeting spaces, new health centre, offices, residential units and over 500 car parking spaces.

Following lengthy discussions between the Council and Asda over the development proposals, it appears that the prospects for delivering a viable scheme for both parties will be difficult to achieve. Whilst there is the opportunity for dialogue with Asda to continue, the Council along with its other partners, is keen to progress the regeneration opportunity for the District Centre by looking at alternative development options. These could include the possible redevelopment of the leisure centre and health centre sites.

The Context Plan (overleaf) shows the development opportunity area and its relationship to the existing Asda store and site of the new Ralph Thoresby High School.

Context Plan



GIS 3407

THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE



Potential New Facilities

New Swimming Pool and Associated Facilities

There is the potential, subject to funding and the availability of a suitable site within a redeveloped District Centre, to provide a new swimming pool and associated facilities. Offering a range of activities for all ages, the new building could accommodate a 25 metre main pool; a learner pool; a 100 station Bodyline gym and dance studio, together with additional meeting rooms/spaces available to satisfy a range of community needs. The anticipated cost is around £8m.

New Health Centre

The former North West Leeds Primary Care Trust identified the potential for a new Enhanced Primary Care Centre, costing between £4.5m and £6.0m, to replace the existing building. The new facility, it was envisaged, would provide a modern health centre with, potentially, a number of GP practices sharing new, enhanced facilities to serve the community.

The new Leeds Primary Care Trust, which has replaced the 5 area based trusts in the city, is currently undertaking a review of premises and strategic service provision across Leeds. Until this work has been completed, provision of a new health centre at Holt Park remains subject to confirmation. The concept plans (pages 7 and 8) show possible locations for a new health centre assuming funding is confirmed and a suitable development site can be made available.

On the basis a new health centre can be provided, there will also be the opportunity for joint working with Ralph Thoresby High School/Leeds City Council to utilise some new school and other potential new sports and

leisure facilities to offer a coordinated approach to the provision of improved health services. The potential for career development/work experience opportunities through links to Ralph Thoresby High School, has also been identified.

Objectives for Regeneration

The following objectives have been identified for a regenerated Holt Park District Centre:

- Seek to integrate the new Ralph Thoresby High School and its range of improved community facilities with the District Centre
- Provide a safe and attractive environment for all users of the centre by improving the layout and design of buildings and relationship between the different uses
- Provide new public spaces which are open, attractive, flexible and user-friendly
- Improve links to and within the District Centre for pedestrians
- Provide a new health centre offering a wider range of facilities
- Provide a new swimming pool with gym and a range of additional facilities for community use/meetings



Concept Plans

Reflecting the objectives for regeneration of Holt Park District Centre, three alternative concept plans have been prepared for the redevelopment of the area between the new Ralph Thoresby High School and Asda. It is emphasised that these are only indicative plans which provide an illustration of how the mix of district centre uses could be accommodated on the development site. Each concept assumes the Asda store remains located as existing.

Concept 1 New small supermarket, health centre, swimming pool including community facilities, offices and residential uses

Concept 2 As above, minus the small supermarket but an increased level of residential use

Concept 3 District Centre fundamentally unchanged with limited scope for comprehensive investment and improvement. The current Ralph Thoresby High School to remain undeveloped with its future to be determined at a later date



In Concept 1 and Concept 2, there is an opportunity to achieve a well-planned and comprehensive regeneration of the District Centre. These concepts would provide an improved range of facilities for the community, but this is clearly dependent upon the inclusion of the existing school site in the development area. This area is critical to achieving a comprehensive regeneration scheme. Concept 3 allows little scope to deliver a co-ordinated and comprehensive approach to the issues facing Holt Park District Centre.

Once a preferred concept has been identified which is acceptable in terms of planning principles, community aspirations and financial viability, more detailed proposals will be worked up for consultation with the local community.





Development Programme

The potential timescale for bringing forward the regeneration opportunities for the District Centre is as follows:

Public consultation on concept plans	January/February 2007
Closure of existing Ralph Thoresby High School	July 2007
Opening of new Ralph Thoresby High School	September 2007
Public consultation on emerging proposals	Autumn 2007 *
Demolition of school site	December 2007
Submission of planning application for regeneration scheme	2008 *
Commencement of regeneration scheme	2008/09 *

NB. * *The regeneration timescale is indicative only at this stage and will be subject to planning permission (Local Planning Authority and other approvals), and securing the appropriate financial and development agreements.*

Consultation Period

An exhibition will be on display at Holt Park District Centre and Ralph Thoresby High School and will be attended by officers from Leeds City Council who will be happy to respond to enquiries.

Arcade outside Asda, Holt Park

- Wednesday 10th January (3 - 8pm)
- Thursday 11th January (11am - 3pm)
- Friday 12th January (4 - 7pm)
- Saturday 13th January (11am - 3pm)

Ralph Thoresby High School

- Wednesday 24th January (7 - 9pm)

This brochure will be available for inspection at Holt Park library, Horsforth library and the Development Enquiry Centre (2 Rossington Street, Leeds) during the consultation period.

We would like to hear your views. Please let us have your comments by filling in the comments form and return it by 5th February 2007 to:

Planning & Economic Policy
Strategy & Policy
Development Department
Leeds City Council
2 Rossington Street
Leeds LS2 8HD
Fax: 0113 2476484

The brochure and interactive comments form are also available on the City Council's website: www.leeds.gov.uk



If you do not speak English and need help in understanding this document, please phone: 0113 247 8092 and state the name of your language. We will then put you on hold while we contact an interpreter. This is a free service and we can assist with 100+ languages. We can also provide this document in audio or braille on request.

যদি আপনি ইংরেজিতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिण) से संपर्क करेंगे।

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 'ਤੇ ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹرپرائٹر) سے رابطہ کریں گے۔

