

FOR DISCUSSION PURPOSES ONLY

We want you to have your say on the future of your community so please fill in this form at the consultation event (see the end of this form for other ways that you can comment)

The Garnets (including Dewsbury Road District Centre and Holbeck Police Station)

(Scenarios for housing, the probable redevelopment of Holbeck Police Station and improvements to Dewsbury Road District Centre)



The 'scenarios' are not proposals, they have been developed to help understand options and to assist consultation:

**'Scenario 1'** – IMPROVEMENTS TO TUNSTALL ROAD – IMPROVEMENTS TO EXISTING HOUSING AND SELECTIVE DEMOLITION - ENVIRONMENTAL IMPROVEMENTS – REDEVELOP HOLBECK POLICE STATION FOR RESIDENTIAL - DEWSBURY ROAD IMPROVEMENTS

**'Scenario 2'** – IMPROVEMENTS TO TUNSTALL ROAD – IMPROVEMENTS TO EXISTING HOUSING AND SELECTIVE DEMOLITION - ENVIRONMENTAL IMPROVEMENTS – REDEVELOP HOLBECK POLICE STATION FOR COMMERCIAL USE (RETAIL/ LEISURE - DEWSBURY ROAD IMPROVEMENTS

**'Scenario 3'** - BASIC REFURBISHMENT TO HOUSING – REDEVELOPMENT OF HOLBECK POLICE STATION (AS ABOVE) – DEWSBURY ROAD IMPROVEMENTS

This future of this area is important and decisions made here will have a significant effect throughout the regeneration area.

**The three ‘scenarios’ are based on the following:**

- the need for housing improvements and the need to meet ‘decency’ standards
- the need to improve the vitality and viability of Dewsbury Road Centre (‘Kwik Save’ recently closed)
- the relocation of Holbeck Police Station (possible relocation to Elland Road)

<b>What would the scenarios mean for local people?</b>	
<b>SCENARIO 1 - IMPROVEMENTS TO TUNSTALL ROAD – IMPROVEMENTS TO EXISTING HOUSING - SELECTIVE DEMOLITION - ENVIRONMENTAL IMPROVEMENTS – REDEVELOP HOLBECK POLICE STATION FOR RESIDENTIAL - DEWSBURY ROAD IMPROVEMENTS</b>	
<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"> <li>• Comprehensive redevelopment allows for Dewsbury Road to become the heart of a new sustainable community</li> <li>• Refurbishing the best buildings and reflecting local character will help the creation of a sustainable community</li> <li>• Increase in trade</li> <li>• New housing would fund environmental improvements and public art</li> <li>• Opportunity to make Tunstall Road more pedestrian friendly</li> <li>• Environmental improvements to Dewsbury Road</li> <li>• Opportunity to meet local housing needs, increase choice and attract new residents to the area</li> <li>• Tackling the area’s housing problems</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of housing</li> <li>• Disruption</li> <li>• Increased traffic</li> </ul>
<b>SCENARIO 2 - IMPROVEMENTS TO TUNSTALL ROAD – IMPROVEMENTS TO EXISTING HOUSING - SELECTIVE DEMOLITION - ENVIRONMENTAL IMPROVEMENTS – REDEVELOP HOLBECK POLICE STATION FOR COMMERCIAL USE (RETAIL/ LEISURE - DEWSBURY ROAD IMPROVEMENTS</b>	
<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"> <li>• Comprehensive redevelopment allows for Dewsbury Road to become the heart of a new sustainable community</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of housing</li> <li>• Disruption Expanded retail/leisure centre would mean an increase in traffic</li> </ul>

<ul style="list-style-type: none"> <li>• A new expanded commercial heart will allow Dewsbury Road to compete with surrounding areas and bring new much needed attractions for local people</li> <li>• Refurbishing the best buildings and reflecting local character will help the creation of a sustainable community</li> <li>• New housing would fund environmental improvements and public art</li> <li>• Opportunity to make Tunstall Road more pedestrian friendly</li> <li>• Environmental improvements to Dewsbury Road</li> <li>• Opportunity to meet local housing needs, increase choice and attract new residents to the area</li> <li>• Tackling the area's housing problems</li> </ul>	
<p><b>SCENARIO 3 – - BASIC REFURBISHMENT TO HOUSING – REDEVELOPMENT OF HOLBECK POLICE STATION (AS ABOVE) – DEWSBURY ROAD IMPROVEMENTS</b></p>	
<p style="text-align: center;"><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Comprehensive redevelopment allows for Dewsbury Road to become the heart of a new sustainable community</li> <li>• Refurbishing the best buildings and reflecting local character will help the creation of a sustainable community</li> <li>• Increase in trade</li> <li>• New housing would fund environmental improvements and public art</li> <li>• Opportunity to make Tunstall Road more pedestrian friendly</li> <li>• Environmental improvements to Dewsbury Road</li> </ul>	<p style="text-align: center;"><b>Cons</b></p> <ul style="list-style-type: none"> <li>• Deterioration of housing quality over time is likely if sold to private landlords</li> <li>• Successful improvements to Dewsbury Road Centre less likely with adjacent housing in poor condition and deteriorating</li> <li>• Redevelopment of Holbeck Police Station could still go ahead but redevelopment would not be inclusive and integrated</li> </ul>

**What is your 'preferred option'?**

Please state 1, 2 or 3

**Any other comments?**

Please hand this form to one of the facilitators or place in the box at the consultation event. Or alternatively:

Post

Ian Mackay  
Renaissance Team  
City Development  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

Tel: 0113 247 8090

E-mail: [ian.mackay@leeds.gov.uk](mailto:ian.mackay@leeds.gov.uk)

Website: [www.leeds.gov.uk/beestonhillandholbeck](http://www.leeds.gov.uk/beestonhillandholbeck)

Planning Aid

Seeking independent advice and support

Planning Aid provides free, independent and professional advice on planning issues to community groups and individuals who cannot afford to pay a planning consultant.

Yorkshire Planning Aid can be contacted as follows:

**The Green Sand Foundry**  
**99 Water Lane**  
**LS11 5QN**

**Tel: 0113 237 8486**

**Email: [ykco@planningaid.rtpi.org.uk](mailto:ykco@planningaid.rtpi.org.uk)**

**Website: [www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)**

**If you would like to be kept informed on progress on the regeneration plan, please provide your contact details:**

We want to make sure that all our services are delivered fairly. We are therefore asking the following questions about you, so that we can make sure that our services include everyone's needs. The information you provide will be kept confidential. You do not have to answer these questions, and if you choose not to, this won't make any difference to the service you receive. **(Please tick the relevant boxes)**

<b>Gender</b>	Male	<input type="checkbox"/>	Female	<input type="checkbox"/>	<b>Age</b>	Under 20	<input type="checkbox"/>
						20-30	<input type="checkbox"/>
<b>Disabled</b>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>		30-45	<input type="checkbox"/>
Are you disabled?						45-60	<input type="checkbox"/>
						60+	<input type="checkbox"/>

**Ethnic Origin - What is your Ethnic Group?**

Please choose one section from A - E, and then tick the appropriate box to indicate your ethnic background.

**A White**

British  Irish  Any other White background please write below:

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**B Mixed**

White and Black Caribbean  White and Black Asian  White Asian

Any other mixed background please write below:

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**C Asian or Asian British**

Indian  Pakistani  Bangladeshi  Kashmiri

Any other Asian background please write below:

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**D Black or Black British**

Caribbean  African

Any other Black background please write below:

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**E Other ethnic groups**

Chinese  Gypsy/traveller

Any other background please write below:

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**Could you please also state whether you are an asylum seeker or refugee.**

Are you an asylum seeker? Yes  No

Are you a refugee? Yes  No

