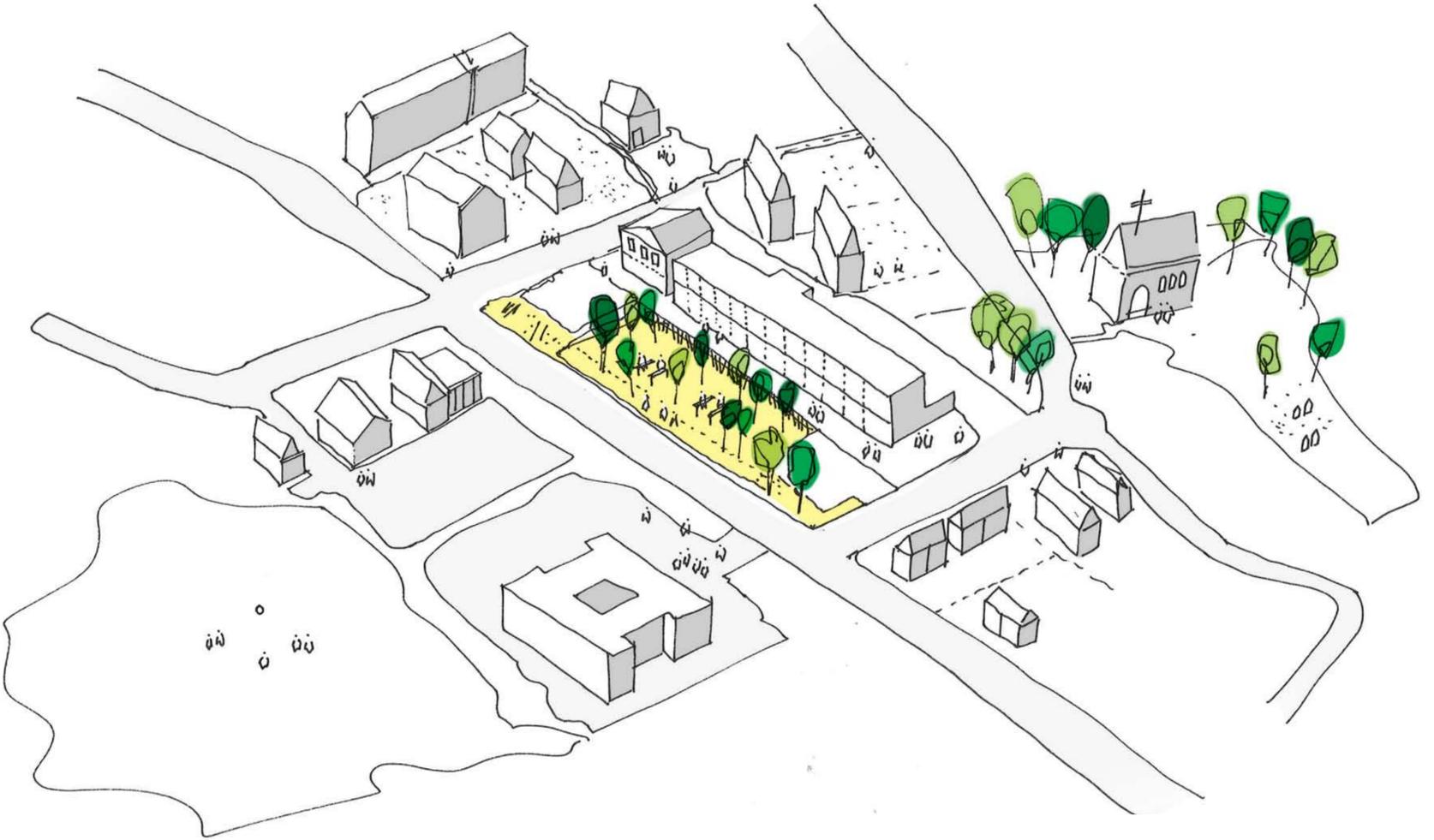


7 OPTION 1 : RETAIN EXISTING FACILITIES & REMOVE CAR DEALERSHIP



The minimal option proposes to remove the car sales unit from the front of the site to improve the visibility of the existing shopping parade including the library. The remaining funding could be concentrated on new landscaping to the front of the site.



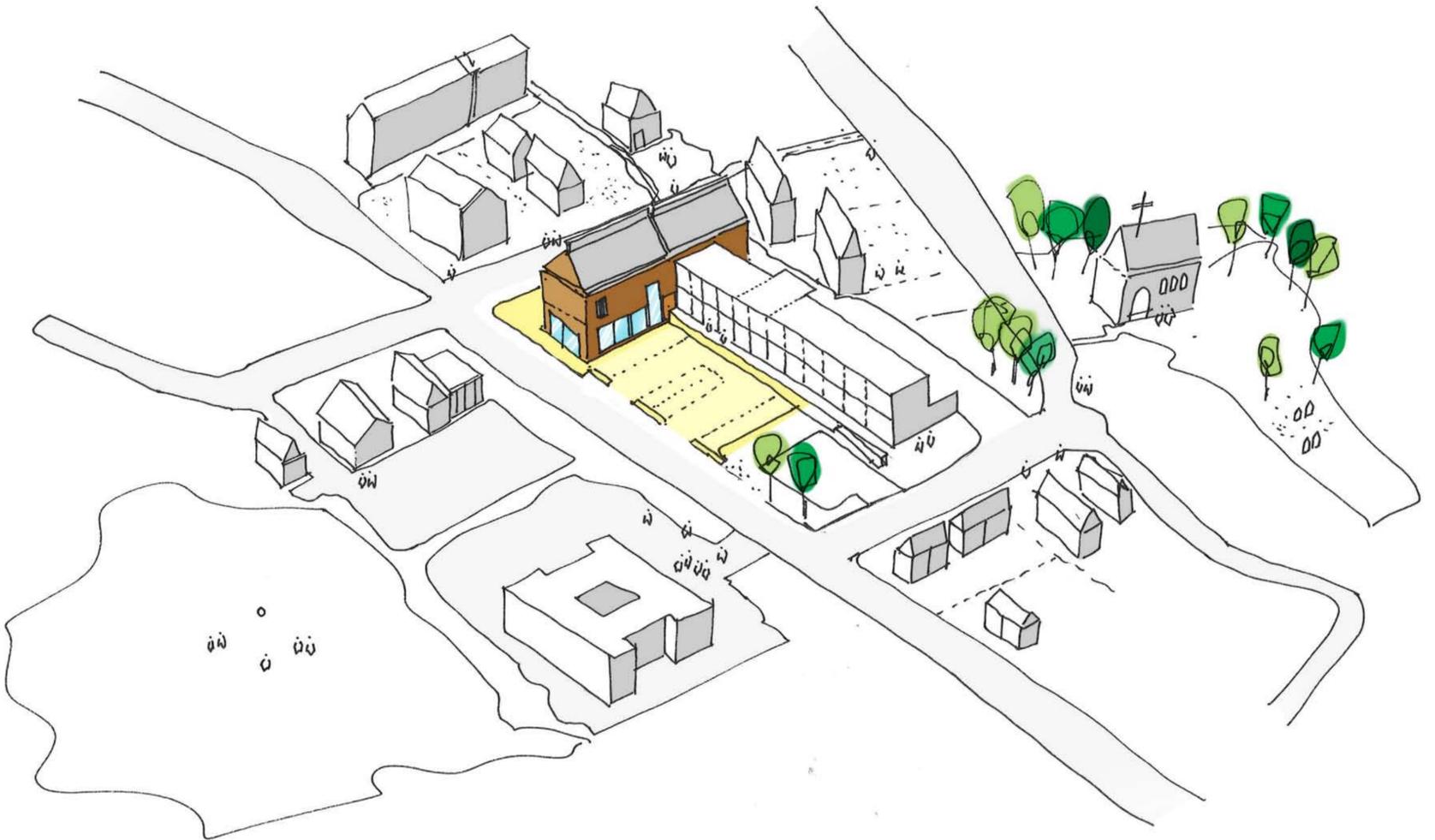
PROs-

- Removal of car sales unit will improve the visibility of the existing shopping parade
- Due to the limited amount of development this option could be the most straight forward option to deliver.
- Cars from the car sales unit parked on the pavement causing obstacles on the pavement will be removed.

CONS-

- The option does not address the physical condition of the existing shops which will continue to deteriorate.
- The library will remain in its existing facilities
- The Pike + Herron will remain vacant
- The option invests public money into private land with limited regeneration benefit
- The pharmacy have concerns about investing into their existing building
- The option does not have the variety of facilities proposed in the other options
- The area to the back of the shops will continue to be underused and fly tipping will likely continue.
- The option does not include any traffic calming measures along Bawtry Road. Pedestrian connections across are also not improved
- No additional night time uses are proposed for the site

8 OPTION 2 : PARTIAL RETENTION



The second option combines new development with the existing shops. The new development could be located on the site of the Pike + Herron and the strip of land to the front of the pub. The development could comprise of a Health Service Centre, library and small supermarket.



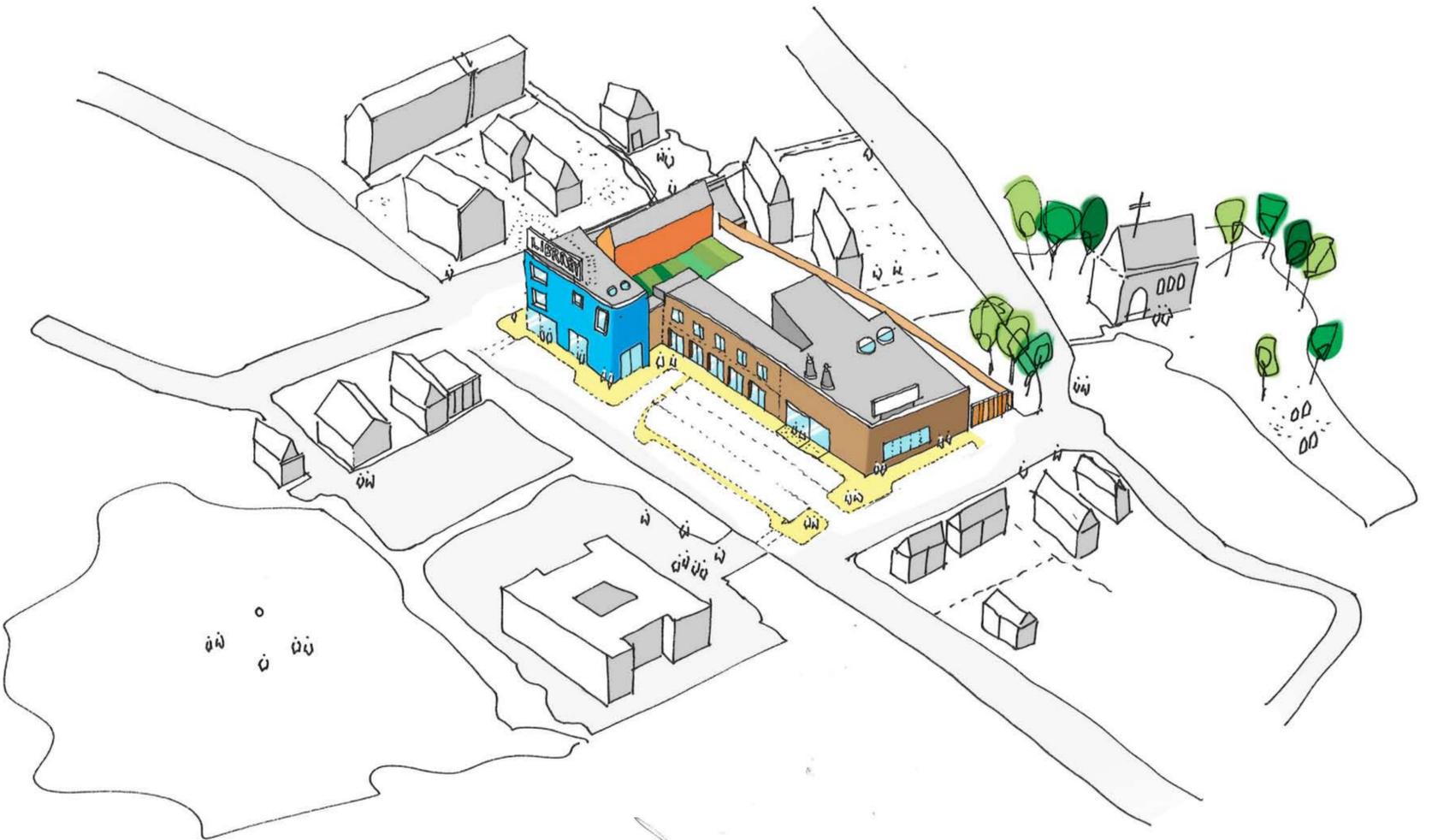
PROs-

- The option could retain all of the existing retailers on the site
- The combined Health Service Centre and Library could allow the facilities to work together to create a 'wellbeing' centre.
- The new development will be clearly visible from Bawtry Road
- Cars from the car sales unit parked on the pavement causing obstacles on the pavement will be removed.
- New development fronts onto Highgate and Bawtry Road
- The Health Service Centre and small supermarket will create additional activity on the site

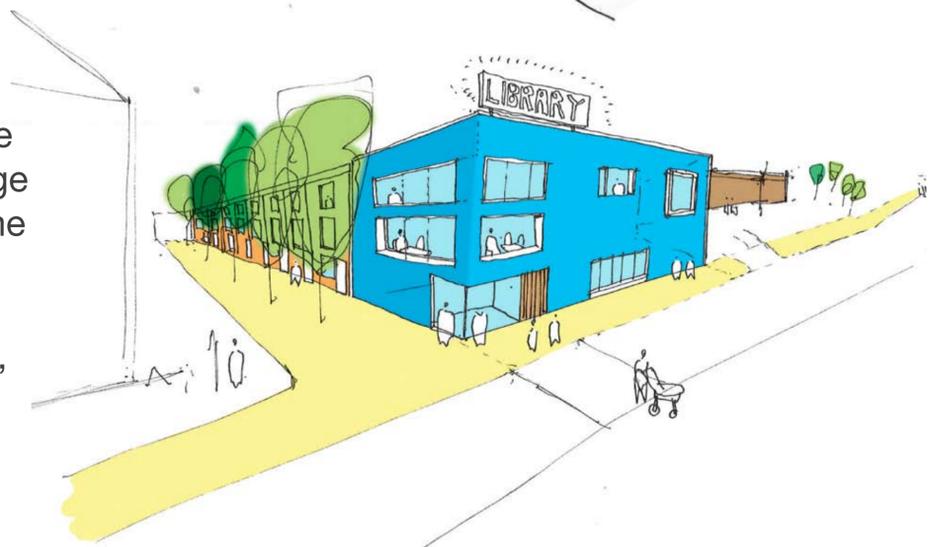
CONS-

- The option does not address the physical condition of the existing shops which will continue to deteriorate.
- Part of the new development is constructed on Deangate properties land and could require either a land swap or joint venture with Deangate properties. This could be difficult due to the potential loss to Deangate of the Pharmacy and library from their units
- The area to the back of the shops will continue to be underused and fly tipping will likely continue.
- The option does not include any traffic calming measures along Bawtry Road. Pedestrian connections across are also not improved
- No additional night time uses are proposed for the site
- The option will be very difficult to deliver due the variety of different land owners

9 OPTION 3 : PERIMETER BLOCK



This option will re-develop the whole site. The new development will be located around the edge of the site forming a perimeter block. The scheme will be serviced from the back of the site. New development will include a combined Health Service Centre and Library, a small supermarket, new retail units and new town houses.



PROs-

- The option provides a variety of new social/community facilities alongside new retail and residential development
- The combined Health Service Centre and Library could allow the facilities to work together to create a 'wellbeing' centre.
- The option replaces the existing retail units which are not in a good condition
- A clear visual connection between Bawtry Road, the parking and the shops is created by the new development
- New larger residential units will improve the housing offer in Tinsley
- The different buildings on the site respond to the change in levels on the site
- The new Health Service Centre and Library will be clearly visible on approach, as you move along Bawtry Road and also marking the centre of Tinsley
- All the servicing of the shops occurs at the back of the site away from public view
- New Traffic calming measures paid for by the new development will calm the traffic on Bawtry Rd reducing traffic speeds and allowing better pedestrian access across the road to the school



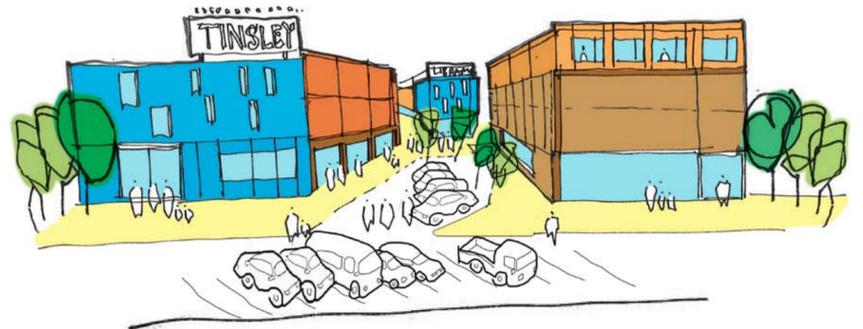
CONS-

- Rents on the new retail units will be higher than the existing rates
- The option does not include any public space within the site

10 OPTION 4 : SQUARE

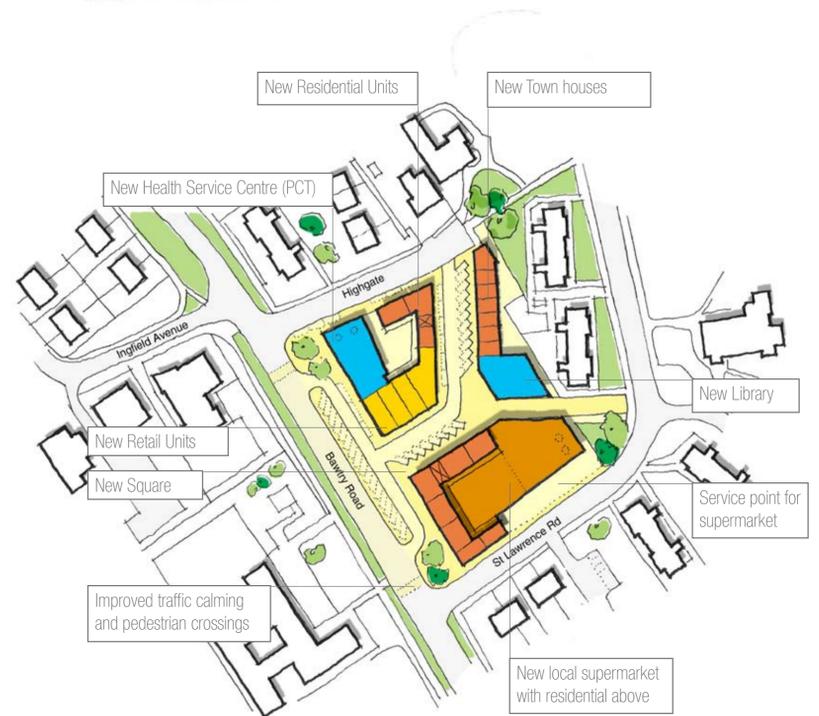


The final option will also totally redevelop the site. Option 4 aims to draw people into the site with the development focussed around a central space. The development is divided into 3 building plots. Which includes a Health Service Centre, library, townhouses, flats, retail units and a small supermarket



PROs-

- The option provides a variety of new social/community facilities alongside new retail and residential development
- The option replaces the existing retail units which are not in a good condition
- A clear visual connection between the Bawtry Road, the parking and the shops is created by the new development
- New larger residential units will improve the housing offer in Tinsley
- New Traffic calming measures paid for by the new development will calm the traffic on Bawtry Rd reducing traffic speeds and allowing better pedestrian access across the road to the school
- The new development will be clearly visible from Bawtry Road
- The option contains the largest supermarket foot print that will be attractive to a potential supermarket (this is also a negative)
- The option provides a variety of different types of housing including houses and flats that will ensure the centre is populated after the shops and other facilities have closed for the day.
- The scheme generates the most value from the site.



CONS-

- The library and Health Service Centre are located in separate buildings
- Rents on the new retail units will be higher than the existing rates
- The option does not respond to the height change across the site meaning that the site could have to be levelled.
- The servicing of the supermarket could occur off St Lawrence Road
- The option contains the largest supermarket (this is also a positive)
- The scheme is the most difficult to deliver and the focus around the central space means that it is essential the public realm is of high quality.
- Less car-parking provided
- Houses do not have particularly big gardens