

LINDHURST
MANSFIELD

4. CONSIDERATION OF ALTERNATIVES

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4.1 Consideration of Alternatives

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4.1.1 The applicant has not considered alternatives because this is an exercise already carried out by Mansfield District Council. Details of their conclusions are set out below.

4.1.2 The District Council has examined alternative ways of meeting the development requirements set out in the East Midlands Plan. It has concluded that sustainable urban extensions will represent the most appropriate needs and, in this regard, it has examined eight alternative locations.

4.1.3 The conclusions reached by the council confirm that the land along West MARR is the most appropriate location for a high quality sustainable mixed use development. The council's own documentation is included at Appendix 3 of the Planning Statement.

4.1.4 The conclusions in terms of development feasibility for each of the Potential locations for urban 'Eco-extensions' are summarised below:

Potential Location	Conclusions
West MARR (Sherwood Way)	<ul style="list-style-type: none">• Possible location for a strategic urban extension;• Interest shown by relevant landowners who have requested that this area is looked at as part of the Council's Strategic Housing Land Availability Assessment (SHLAA).
West of Mansfield Woodhouse	<ul style="list-style-type: none">• Limited development potential due to issues of access and the environmental and topographical constraints in this area.• Development possibilities too limited to be considered as a strategic mixed use development site.

<p>North of Mansfield Woodhouse</p>	<ul style="list-style-type: none"> • May provide possible development sites to address local housing needs in the future as part of the development of the LDF. • Concerns over marketability, accessibility, impact on environmental assets and landscape character of any large scale mixed-use extension.
<p>Peafield Lane</p>	<ul style="list-style-type: none"> • May provide possible development sites to address local housing needs. • Concerns over the marketability and accessibility of the area and the impact on environmental assets.
<p>Forest Town / Clipstone Road West area</p>	<ul style="list-style-type: none"> • Planning permission has already been granted for a relatively small, mixed use scheme to help facilitate development of an employment site. • Whilst there is scope for further development, there is not a specific, significant site for a mixed use urban extension and there are concerns over the marketability of employment development. • There are also concerns over accessibility and the pressure large scale mixed use development would place on the urban road network. • Ownership issues of the different areas would also add to the problems of ensuring a deliverable scheme.
<p>Land off Jubilee Way South</p>	<ul style="list-style-type: none"> • Whilst there is scope for future development within this area, the layout, size and current use of the site all limit it's suitability for a significant mixed use urban extension.

South Marr (Lindhurst)	<ul style="list-style-type: none"> • This area has a number of significant positive factors. • The main advantages of this area is that it has been historically, and through various documents, highlighted as a location for future regeneration and growth. • It has the benefit of clear ownership and developer interest in bringing forward a large scale mixed-use scheme, which is of sufficient size to provide for the related social and physical infrastructure provision the District Council would like to achieve.
South West of Warsop	<ul style="list-style-type: none"> • Whilst new housing will be considering and possibly employment allocations within the Warsop area (and this may result in some form of urban extension), the significant degree of mixed use development envisaged for a strategic urban extension would be unsuitable within this area.

4.1.5 Within the conclusions of the Urban Extension Paper, the Council goes on to say:

'In terms of the South MARR area, it has benefitted from clear developer interest and they are undertaking significant work to consider how an exemplary scheme could be brought forward. As part of that, development would help to facilitate significant new employment sites, once sufficient housing land has been released. This is probably the most marketable and commercially attractive part of the District, and will significantly widen the opportunities that Mansfield can offer as a place to live and work.'