

ACT NOW - OBJECTION LETTER DEADLINE 18th JULY

Development Services
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
Notts
NG19 7BH

Re: Planning Application Ref: 2025/0377/OUT

Erection of up to 235 Dwellings, Land South of Peafield Lane, Mansfield Woodhouse. Notts.

Please be aware that **I am writing to register my objection** to the above Planning Application on the following grounds:

- ☐ Development of the site has **previously been refused on appeal** due to the '**harm to the safety and free flow of traffic**' and 'additionally, there would be **harm to the landscape character and appearance of the area**'. As detailed in the report by The Planning Inspectorate: Ref APP/X3025/W/19/3230027 15th November 2019
- ☐ In my opinion the **current situation** with the '**safety and free flow of traffic**' since the Appeal Decision in November 2019 **has deteriorated significantly**.
- ☐ Congestion into Mansfield along **the only two viable routes** from this part of Mansfield Woodhouse (namely A60 and A6075) **cannot cope** with the **existing volume of traffic** at **peak times**, or during **road closures** or **floodings particularly on the A6075 Debdale lane**.
- ☐ I frequently use the following **residential access roads** in an attempt to bypass congestion:
.....
- ☐ I fear that the **increased pressure** on these roads is a **serious safety concern** for **all road users and pedestrians** alike.
- ☐ In my opinion the development application **has not** taken appropriate consideration of the **real impact to the safety and free flow of traffic on the road network, the use of residential access roads by the local community in the wider area** and the **legitimate concerns raised by the residents** of Mansfield Woodhouse.
- ☐ The **adopted local plan has sufficient land already identified for development for the next 8.7 years based upon the latest Mansfield Housing Monitoring Report 1st April 2024, published January 2025 and the application undermines the Plan's spatial strategy.**
- ☐ **Increased air pollution** from the extra traffic and congested road infrastructure.
- ☐ Expansion of **the school** and resultant **parking problems**.
- ☐ **Medical services** in Mansfield Woodhouse are **already overstretched**, an influx of more users will create further problems.
- ☐ The **loss of open countryside** and **agricultural land** from our village. The **negative impact on biodiversity** from the **loss of farmland habitat** for at risk resident bird species including the **Skylark and Lapwing**.

Signed

Address

Additional Comments