

## 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 15<sup>th</sup> 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 **flooding particularly on the A6075 Debdale lane**.
- ☐ I frequently use **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 2013 - 2033** has sufficient land already identified for the next 8.7 years based upon the latest Mansfield Housing Monitoring Report 1<sup>st</sup> April 2024, published January 2025, therefore the application is premature and undermines the Plan's spatial strategy.
- ☐ **Medical services** in Mansfield Woodhouse are **already at capacity as stated by the NHS comments**, an influx of more users will reduce access for existing residents. The services are not reasonably accessible by foot, therefore will add to road congestion along the A6075 / A60.
- ☐ The **loss of open countryside** and **agricultural land** from our village is detrimental to our natural heritage and the Character of the Land. The application **negatively impacts biodiversity** from the **loss of farmland habitat** particularly for at risk bird species including the **Skylark and Lapwing**.
- ☐ The perimeter of the land is used as a local amenity for residents and has a significant positive impact on mental health.

Signed .....

Address .....

**Additional Comments Overleaf**

**Planning Application was submitted for a Major New Development off Peafield Lane – 235 Dwellings on the 16<sup>th</sup> June**

**ACT NOW!** You have a limited time to object to the plans. DEADLINE 18th July.

**Write and OBJECT to this proposed development.**

**How to Object**

Quote Application Ref; **2025/0377/OUT**

State you '**STRONGLY OBJECT**' and detail why

Online <https://planning.mansfield.gov.uk/online-applications>

**Write to the planning team:**

Development Services, Mansfield District Council, Civic Centre, Chesterfield Rd South, Mansfield, Notts NG19 7BH.

**Or Email** [pbcc@mansfield.gov.uk](mailto:pbcc@mansfield.gov.uk)

**Need Help!**

**Check out our resources for template letters to get you started:**

**Facebook page**

Mansfield Woodhouse Say NO to further development

**Website:**

<https://protect-woodhouse-green-spaces.co.uk/gladman-development-peafield-lane-planning-application/>

**Email**

[saynotogladmanland@gmail.com](mailto:saynotogladmanland@gmail.com)

**Additional Comments**