

ACT NOW - OBJECTION LETTER DEADLINE 18th JULY

TO: Mrs. Clare Cook
Mansfield District Council
Development Services
Civic Centre
Chesterfield Road South
Mansfield
Nottinghamshire
NG19 7BH

Objection Letter: Planning Application Ref: 2025/0377/OUT – Erection of up to 235 Dwellings, Peafield Lane, Mansfield Woodhouse, NG19 9DS – Gladman Developments

To Whom It May Concern,

I am writing to object to the above planning application for up to 235 dwellings on Peafield Lane, Mansfield Woodhouse. My concerns are based on the National Planning Policy Framework (NPPF, Dec 2024, as amended Feb 2025) and the Mansfield District Local Plan (2020).

Highways & Access:

The local road network—including Peafield Lane (A6075), the Peafield Lane/A60 junction, and the A60 into Mansfield—already suffers from congestion and safety issues. Additional traffic from this development would worsen these problems. Local roads such as Dennor Drive, Marples Avenue, Sandgate Road, Meden Road, and Leas Road are not designed for increased through-traffic, raising further safety and amenity concerns (NPPF para 115; Local Plan ST1).

Schools:

Peafield Lane Academy and other local schools are at or near capacity. More homes will increase pressure on school places and worsen congestion at school times (Local Plan IN1).

Public Transport:

Bus services are already infrequent, with no Sunday service and only hourly buses during the week, limiting sustainable travel options (NPPF paras 104-105; Local Plan ST2).

Medical Services:

The only GP surgery in Mansfield Woodhouse is overstretched, with inadequate parking. Additional residents will further strain healthcare provision (NPPF para 93; Local Plan IN1).

Environmental & Heritage Impact:

The site is productive agricultural land near a public bridleway and open fields, supporting local wildlife. Development would harm biodiversity and landscape character (NPPF paras 174, 180; Local Plan NE1). The historic Flood Dykes must be preserved and enhanced, and there is no evidence of necessary archaeological assessment (NPPF paras 194-202; Local Plan HE1).

Community:

This scale of development risks overwhelming local infrastructure, eroding community identity, and providing limited benefit to the local economy.

In summary, the proposal does not meet key requirements of the NPPF and Mansfield Local Plan regarding infrastructure, environment, and heritage. I respectfully request that this application be refused.

Signed: _____

Date: _____

Address: _____

Please add additional comments overleaf