

ACT NOW - OBJECTION LETTER DEADLINE 18th JULY

FROM: _____

Date: _____

Address: _____

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

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

Dear Mrs. Cook,

I wish to register my strong objection to the above application for the following reasons, referencing the National Planning Policy Framework (NPPF, December 2024, as amended February 2025) and the Mansfield District Local Plan (2020):

Traffic & Road Safety:

An extra 235 homes will significantly increase traffic on Peafield Lane (A6075), already known for accidents and congestion. The Peafield Lane/A60 junction is often gridlocked, and the A60 itself is overloaded, especially at key junctions. Residential access roads such as Dennor Drive, Marples Avenue, Sandgate Road, Meden Road, and Leas Road are not suitable for increased through-traffic, raising safety and amenity concerns (NPPF para 115; Local Plan ST1).

Schools:

Local schools, including Peafield Lane Academy, are at or over capacity. More families will worsen congestion and safety at school times (Local Plan IN1).

Medical Services:

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

Environmental Impact:

The site is valued agricultural land near Green Lane bridleway and open fields, important for local wildlife. Development would harm biodiversity and landscape character (NPPF paras 174, 180; Local Plan NE1).

Heritage:

The Flood Dykes are a vital part of local heritage and must be preserved and enhanced (NPPF paras 194-202; Local Plan HE1).

This proposal does not meet key requirements of the NPPF and Mansfield Local Plan regarding infrastructure, environment, and heritage. I therefore urge the Council to refuse this application.

Signed: _____

Please add any further specific concerns or evidence as appropriate.