

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 am writing to object to the above planning application for the following reasons, with reference to the National Planning Policy Framework (NPPF, December 2024, as amended February 2025) and the Mansfield District Local Plan (2020):

- **Traffic Congestion:** The proposed development would significantly increase traffic on Peafield Lane (A6075) and the A60, both of which already suffer from congestion and safety issues. (NPPF para 115; Local Plan ST1)
- **Inadequate Local Roads:** Dennon Drive, Marples Avenue, Sandgate Road, Meden Road, and Leas Road are not suitable for additional through-traffic and would be negatively impacted by increased use as cut-throughs.
- **School Capacity and Parking:** Local schools, including Peafield Lane Academy, are at or over capacity, and further expansion will worsen congestion and parking problems at peak times. (Local Plan IN1)
- **Medical Services:** The only GP surgery in Mansfield Woodhouse is already overstretched and cannot accommodate further demand. (NPPF para 93; Local Plan IN1)
- **Loss of Countryside and Agricultural Land:** The development would result in the loss of valued open countryside and productive agricultural land, harming the landscape and local biodiversity. (NPPF paras 174, 180; Local Plan NE1)

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

Signed: _____

Additional Comments:

(Please add any further specific concerns or evidence as appropriate.)