

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 this planning application on the following grounds, with reference to the National Planning Policy Framework (NPPF, December 2024, as amended February 2025) and the Mansfield District Local Plan (2020):

Traffic and Access: The proposal would add significant traffic to Peafield Lane (A6075), the Peafield Lane/A60 junction, and the already congested A60. Local 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 near capacity. More homes would worsen congestion and parking at school times (Local Plan IN1).

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

Environmental and Heritage Impact: The site is valued agricultural land near Green Lane bridleway and open fields supporting wildlife. Development would harm biodiversity and landscape character (NPPF paras 174, 180; Local Plan NE1). The historic Flood Dykes require preservation and enhancement (NPPF paras 194-202; Local Plan HE1).

Five-Year Housing Land Supply: Under the latest government targets, Mansfield's annual housing requirement is now 495 dwellings per year. With the required 5% buffer, this means a five-year requirement of 2,599 dwellings. The Council's current deliverable land supply is approximately 2,830 dwellings, equating to a 5.4 years supply—well above the minimum required by the NPPF. This demonstrates there is no urgent need to release additional greenfield sites for housing.

Conclusion: Given the robust land supply and the unacceptable impacts on local infrastructure, environment, and heritage, this application does not comply with the NPPF or Mansfield Local Plan. I urge the Council to refuse permission.

Signed: _____

Additional Comments:

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