

Subject: Immediate Refusal of Planning Permission – HELAA 67, Peafield Lane, Mansfield Woodhouse

Date: [Insert Date]

Dear Sir/Madam,

I am writing to formally object to any proposed housing development on the rural land identified as HELAA 67, Peafield Lane, Mansfield Woodhouse, and to request that planning permission be refused on the following immediate and material grounds:

1. Conflict with the Adopted Local Plan

The proposed development lies outside the defined settlement boundary and is not allocated for housing in the adopted Mansfield District Local Plan (2013–2033). Granting permission would undermine the spatial strategy and planned distribution of growth, contrary to Policy S2 (Spatial Strategy) and Policy S5 (Development in the Countryside).

2. Harm to Landscape Character and Visual Amenity

HELAA 67 comprises open arable land that contributes to the rural setting and visual separation between Mansfield Woodhouse and the surrounding countryside. Development would result in unacceptable harm to the landscape character, contrary to Policy NE1 (Landscape Character) and the findings of the 2019 Planning Inspectorate appeal decision, which highlighted the site's sensitivity to built development.

3. Highway Safety and Infrastructure Constraints

Peafield Lane is a rural road with limited capacity and no continuous footways or cycle infrastructure. The proposed access arrangements would exacerbate congestion and pose risks to pedestrian and cyclist safety. These concerns were previously cited in the Council's refusal of outline application 2018/0777/OUT.

4. Prematurity and Prejudice to Plan-Led Development

Approving this application ahead of the next Local Plan review would be premature and prejudicial to the proper planning of the area. It would set a precedent for speculative development on unallocated rural sites, undermining public confidence in the plan-led system.

5. Ecological and Biodiversity Impact

The site supports hedgerows and field margins that provide habitat for local wildlife. No ecological mitigation strategy has been presented, and the development risks contravening Policy NE2 (Biodiversity and Geodiversity).

Conclusion

For the reasons outlined above, I respectfully urge the Council to issue an immediate refusal of planning permission for HELAA 67. The proposal is contrary to multiple adopted policies and would result in significant and irreversible harm to the rural character, infrastructure, and planning integrity of Mansfield Woodhouse.

Yours faithfully,
[Your Full Name]
[Your Address]

[Your Email Address]

[Your Signature – if submitting by post]

Would you like me to format this into a downloadable Word document for you? I can also tailor it further if you're submitting it as part of a consultation response.