

LAND SOUTH OF LEISURE WAY, GUNTON
PLANNING APPLICATION DC/22/1395/FUL
PLANNING COMMITTEE AGENDA 3RD MAY 2022
ITEM 223 PUBLIC COMMENT (OBJECTION)



It is considered that the application to build a McDonalds' drive-through restaurant on development land off Leisure Way should be rejected by the Planning Committee of Lowestoft Town Council.

This parcel of land has been granted planning permission previously by WDC/ESC for 21 desperately needed houses. It is in an ideal location, particularly for social housing, being opposite a supermarket and a bus stop, with buses to Lowestoft town centre, and Great Yarmouth via the James Paget Hospital, every 15 minutes. The plot has immediate access to the A47 Yarmouth Road, and lies within walking distance of primary and secondary schools. It is bounded to the south and east by Local Green Spaces.

It should be noted that the wards of Lowestoft Town Council are surrounded by the sea to the east, and by the parishes of Oulton, Oulton Broad, and Carlton Colville within the urban boundary. There is nowhere for the parish of Lowestoft to expand to develop urgently needed housing. The Waveney Local Plan section WLP 2.4 allocated significant areas of land for housing on derelict brownfield sites along Kirkley Waterfront, but apart from development of the old hospital, this site off Leisure Way is the only plot currently available for new housing in North Lowestoft. There are very few other tracts of vacant land in the north of the town.

The previous decision to reject planning permission by LTC on account of disturbance to the neighbouring Gunton Meadows Nature Reserve was disingenuous. There is already heavy traffic to the adjacent Tesco supermarket and petrol station, plus visitors to Pleasurewood Hills in summer. A small housing estate will not create undue additional disturbance to wildlife, but a McDonalds' drive-through restaurant would generate considerably more traffic, plus significant light pollution at night.

The land has already been levelled, with facilities such as an access road, street lighting, drainage, etc.



This objection is not a crusade against McDonalds *per se*, nor a lecture on healthy diets. It is simply a considered opinion that the need for good quality housing in Lowestoft is infinitely more important than a drive-through, fast-food restaurant. It is recommended that the application be refused.

Colin Butler
Cllr St Margaret's Ward East
2nd May 2022