

Received By Ashfield District Council

02.01.2025

**Land End, Kirkby in Ashfield
Community Consultation
Statement**

McDonald's Restaurants Ltd

19 December 2024

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places
for over 60 years.

lichfields.uk

© 2024 Nathaniel Lichfield & Partners Limited (trading as "Lichfields"), All Rights Reserved, is registered in England, no. 2778116.

Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

Formatted for double sided printing.

Plans based upon Ordnance Survey mapping with the permission of His Majesty's Stationery Office.

© Crown Copyright reserved. Licence number 10007707

PERSONAL/KJ

33322375v1

Contents

1.0	Introduction	1
	Background	1
	Scope of Report	1
	Structure of the Report	2
2.0	Process of Engagement	3
	Pre-Application Discussions	3
	Scheme Evolution – Planning Application June 2024	4
	Press Release	4
	Letter Drop	5
	Consultation Website	5
	Local Councillors and other Stakeholders	6
	Meetings with Residents	6
3.0	Findings from the Public Consultation	7
	Design of the Scheme	8
	Highways Safety and Traffic	9
	Trees/Landscaping	11
	Impact on Local Businesses	11
	Amenity Concerns/Anti-Social Behaviour	12
	Litter	13
	Healthy Eating	13
	Employment and Economic Benefits	14
4.0	Conclusions	16

1.0 Introduction

Background

- 1.1 This statement has been prepared by Lichfields on behalf of McDonald's Restaurants Ltd ("McDonald's") and accompanies a planning application for the development of land at Lane End, Kirkby in Ashfield to provide a drive-thru restaurant. The description of development is provided below:

"Development of a drive-thru restaurant (Use Class E/sui generis) with associated access, servicing, car parking, hard and soft landscaping and other associated works".

- 1.2 This application follows the withdrawal of an earlier planning application (reference: V/2024/0294) which sought permission for the development of a drive-thru restaurant (Use Class E/Sui Generis) with associated access, servicing, car parking, hard and soft landscaping and other associated works. Vehicular access was proposed via the unnamed carriageway to the east of the site. Following further discussions with Nottinghamshire County Council Highways Department, McDonald's has amended the scheme with vehicular access now proposed via Lane End to the north. A revised layout is therefore proposed, together with a revised building design, and updated technical assessments. have been prepared. The revised scheme is considered in further detail in the accompanying Planning Statement.

Scope of Report

- 1.3 Following the introduction of the Localism Act in 2011, greater emphasis has been placed on increased community involvement in the planning process.
- 1.4 The National Planning Policy Framework ("NPPF"), published in March 2012 and most recently updated in December 2024, promotes sustainable development through the creation of a high-quality built environment which reflects the community's needs and well-being. The NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Paragraph 41 of the NPPF encourages applicants, where they are not already required to do so by law, to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
- 1.5 The NPPF sets out that Local Planning Authorities ('LPAs') and statutory consultees should encourage developers to engage with them and provide advice in a timely manner through the pre-application process before applications are submitted. In relation to design, the NPPF states that applications which have been the subject of effective engagement, and where feedback is incorporated, should be viewed positively:
- "Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot." (Paragraph 137).*

- 1.6 McDonald's is keen to ensure that the Government's objectives for community consultation are embraced in respect of the proposed development. The purpose of this report is to set out the pre-application consultation that has been undertaken, together with the feedback received and how it has been responded to and incorporated into the application submission, where possible.
- 1.7 Ashfield District Council's Statement of Community Involvement (SCI) was adopted in August 2020. The SCI outlines the Council's approach to community engagement within the planning system, and whilst it does not outline the role of the applicant, the benefits of early engagement in the planning process are highlighted. It also states that the council will encourage developers to have early discussions with local residents for major applications, where appropriate.

Structure of the Report

- 1.8 This Statement is structured as follows:
- **Section 2.0:** describes the consultation exercise which has been undertaken to ensure that the local community has had the opportunity to comment on the proposals;
 - **Section 3.0:** summarises the findings from the consultation exercise and provides a response to the feedback received; and
 - **Section 4.0:** summarises and presents the conclusions.

2.0 **Process of Engagement**

2.1 In undertaking consultation, regard has been had to both the NPPF and Ashfield District Council's Statement of Community Involvement.

2.2 The purpose of the consultation exercise was to involve Council Officers, Council Ward Members, and the wider community in the emerging development proposals. As explained in more detail below, this was undertaken both during the early stages of the design and layout of the proposed development, and prior to the submission of a planning application for the development.

2.3 Following initial pre-application discussions with Council Officers, it was agreed that McDonald's would undertake digital consultation within the local community which would offer all those with an interest in the site and the proposed development the opportunity to provide their comments.

2.4 Local Councillors were also to be contacted and provided with an overview of the application proposals.

Pre-Application Discussions

2.5 A request for formal pre-application advice was submitted to Ashfield District Council in June 2023 and a meeting was held with officers in August 2023. Written advice was received on 18th August 2023. The main points raised in the pre-application feedback included:

- The site is considered to be a key gateway location into Kirkby in Ashfield and development should be of a high-quality design, including comprehensive landscaping.
- There is the opportunity to enhance connectivity of this gateway area between the train station and town centre.
- Comprehensive details relating to access proposals need to support any application.
- A 10% biodiversity net gain should be achieved and climate change impacts reduced.
- A Flood Risk Sequential Assessment should accompany any planning application given areas of the site fall within Flood Zones 2 and 3, as well as being subject to surface water flooding.
- A sequential test for town centre uses should be undertaken.
- Consideration should be given to protecting residential amenity and minimising noise, odours and anti-social behaviour.

2.6 A number of modifications were made to the proposals following these discussions.

2.7 A further, follow up meeting took place (on MS Teams) with Council Officers on 27 September 2023 in order to discuss the potential for the scheme to be accommodated on an alternative site at Pond Street, in Kirkby Town Centre. McDonald's agreed to undertake a review of the site's commercial potential to accommodate the scheme. However, this review identified that Pond Street benefits from weak traffic flows (significantly lower than the proposed site at Lane End) and would not be a commercially viable location for the proposed development. This was communicated back to Council Officers on 11 December

2023, with confirmation that McDonald's would propose to move forward in undertaking wider community consultation in relation to the proposed scheme at Lane End.

Scheme Evolution – Planning Application June 2024

- 2.8 This application follows the withdrawal of an earlier planning application (reference: V/2024/0294) which sought permission for the development of a drive-through restaurant (Use Class E/Sui Generis) with associated access, servicing, car parking, hard and soft landscaping and other associated works. The application was withdrawn to make revisions to the scheme to address the comments raised by consultees. This has resulted in the following changes:
- Vehicular access was previously proposed via the unnamed carriageway to the east of the site. Following further discussions with Nottinghamshire County Council, McDonald's has amended the scheme with vehicular access now proposed via Lane End to the north. No access will be provided off the unnamed carriageway to the east.
 - During determination, further feedback was received in relation to the design proposals. Officers considered that the design needed to reflect local character, enhance the setting of this key gateway location to the town centre and provide a more active frontage onto the public realm on Lane End. The design of the scheme was subsequently revised, and the proposed restaurant will now extend to 7.8m at its highest point, this provides a two-storey appearance appropriate to its setting - and in line with neighbouring uses. The new scheme also incorporates extensive glazing on the northern and eastern elevations to provide an attractive and active frontage to Lane End. The revised design proposals include a mix of red brick and stone with a band of Staffordshire blue brick which will add interest and reflect local materials.
 - The position of the drive-thru has been moved to the far south-west of the site to accommodate the new access road. This will enhance the access into the site and improve residential amenity, with the drive-thru now located further away from residential properties off Erewash Street.

Press Release

- 2.9 A press release was prepared to further advertise both the proposals and the consultation website. A copy is included at **Appendix 1**.
- 2.10 This was circulated in the local press, and this led to the publication of an article in the Nottingham Press - a copy of this article is included at **Appendix 2**.
- 2.11 This coverage in the local press enhanced public awareness of the proposed development and consultation website.
- 2.12 Adverts were also displayed on social media directing people towards the consultation website.
- 2.13 A letter was sent to local residents and businesses (**Appendix 3**) and an infographic was sent to stakeholders which is included at **Appendix 4**.

Letter Drop

- 2.14 A consultation letter informing residents and stakeholders about the scheme was distributed to addresses adjoining the application site, as shown in Figure 2.1.

Figure 2.1 Leaflet Distribution



Source: Cavendish

- 2.15 The consultation letter - which is appended at **Appendix 3** - provided an overview of the proposals and advised how further information could be found via the consultation website.

Consultation Website

- 2.16 A consultation website was deemed to be the most appropriate way to communicate and explain the proposed scheme to the public, and to invite feedback. The leaflet and website were developed/hosted by Cavendish, an award-winning communications expert in the built environment sector.
- 2.17 A copy of the consultation website is included at **Appendix 5** and was available at the following URL:

<https://mcdonaldsconsultation.co.uk/kirkby-in-ashfield/>

- 2.18 The website provided further information on the site's context, further details about the scheme, as well as the benefits that would result from the proposals.
- 2.19 The website also included a short questionnaire to gather feedback from the public, allowing the project team to gauge the level of support for the scheme, as well as providing an opportunity for the community to raise any issues or concerns they may have in relation to the proposals.
- 2.20 The consultation website was launched on 29 April 2024, with members of the public able to comment on the application proposals until 13 May 2024. This allowed a period of 14 days for people to access the online survey on the website, consider the proposals and leave feedback. Respondents could also leave feedback via email and freephone.

Local Councillors and other Stakeholders

- 2.21 A meeting was held with a neighbouring ward member on the 14 February 2024 to enable them to hear more about the proposals and ask any questions/allow McDonald's to provide feedback.
- 2.22 In attendance were Councillor Warren Nuttall, as well as representatives from Lichfields, McDonalds and Cavendish.
- 2.23 Meeting invites and consultation notifications were also sent to neighbouring ward members, cabinet members and councillor leaders.
- 2.24 The applicant will continue to liaise with the community, local councillors and other stakeholders following the submission of the planning application.

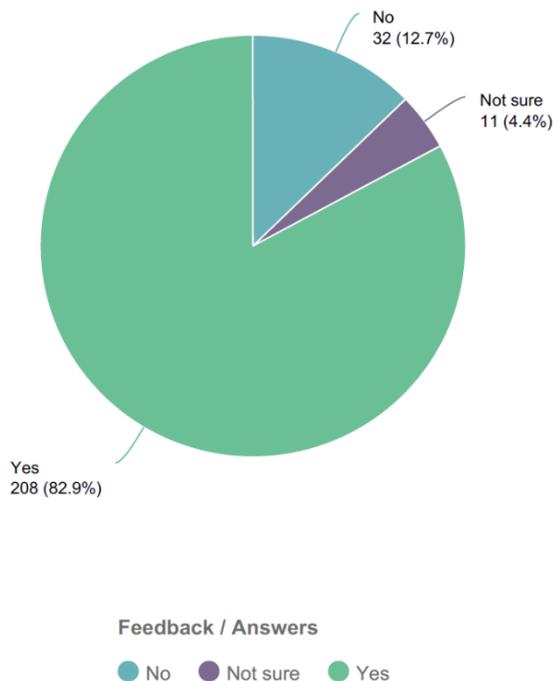
Meetings with Residents

- 2.25 Local residents were offered the opportunity to have individual meetings to discuss the proposals in more detail.

3.0 Findings from the Public Consultation

3.1 During the consultation period 251 responses were received. The response was positive overall with 82.9% (208 people) supportive of the proposal and just 12.7% (32 people) not supportive. Furthermore, a total of 79.2% (199 people) considered that a McDonald’s would benefit the area. The detailed breakdown is provided in Figure 3.1 below.

Figure 3.1 Summary of Consultation Responses



Source: Cavendish

3.2 The supportive comments varied in their topic and scope, but included the following:

“[It’s] a great chance for a multi global company to offer investment into Kirkby, creating new jobs, developing a derelict site and transforming the part of town. I cannot see any reasons to turn down the development.”

“Much needed for an area that has been in decline for a long time.”

“[It will] bring in much needed additional income for local groups and jobs for the local community.”

“The land has been wasted for years now.”

“It would definitely benefit the area by attracting people to stay more local to the area.”

“Nice place to meet with friends and a drive through is something we don't currently have.”

“A great design will be great for anyone coming by bus or train to the area.”

“I think it will make Kirkby a more appealing town to visitors and bring in revenue for other businesses.”

“As a long serving customer of McDonalds, I fully believe this will benefit the area. Good location near the train station. Just make it fit into the area with trees/landscaping, & all should be good.”

- 3.3 In addition to the above, a range of detailed comments on specific issues were received, as outlined in further detail in this section. All comments received are included at **Appendix 6**.

Design of the Scheme

- 3.4 Numerous respondents supported the design of the proposed scheme with a total of 69.4% (170 people) considering it was fresh and modern. A total of 26.9% (66 people) were neutral about the design, and only 3.7% (9 people) did not like the proposed design. Supportive comments included the following:

“Kirkby looks a bit drab and could do with a fresh new colourful business in town.”

“I like the design and I feel it would fit in well in the area.”

“It is a typical McDonalds design that is clean looking and will brighten up the area.”

“Looks nice instead of an eye sore of unused land.”

- 3.5 The applicant has fully engaged with the Council as part of the pre-application process which demonstrates the applicant’s commitment to deliver a high-quality scheme. The scheme has evolved following pre-application discussions and following the withdrawal of the previous application (reference: V/2024/0294) to create an attractive, and sustainable scheme which responds to the local context and ensure that the site is integrated within the local area. The proposed materials for the building have been based upon the local vernacular which includes incorporating red brick into the design of the building. The design will mostly feature red brick alongside dark grey engineering brick for the restaurant stall riser, white render, buff brick slips and white canopies and columns. The windows and doors will be finished in jet black and security doors in umbra grey.

- 3.6 The proposed layout has been refined in order to retain as many of the existing trees as possible, alongside new planting, to deliver a comprehensive landscaping scheme and contribute to visual and ecological improvements on the site. The proposals include the planting of 16 specimen trees, 6 native linear trees and 32 linear metres of hedgerows. The updated planting proposals now include advanced nursery stock tree planting following the feedback received from the Council’s trees officer on the previous application. These trees are suited to the site’s location within Kirkby-in-Ashfield’s western gateway.

- 3.7 Furthermore, the restaurant building will operate using 100% renewable energy, in the form of PV panels installed on the roof. McDonald’s is committed to developing buildings which have a low impact on the environment, achieved through their intelligent design, sustainable sourcing of materials, efficient use of energy and resources, and site waste reduction. The design of the new building has been directly influenced by sustainability and the standard practices to enable the reduction in their carbon footprint. Approximately, 90% of new McDonald’s restaurants are built using modular construction techniques, which use considerably less energy, inclusive of the reduction of the total number of deliveries to site during the build. The external shell is designed to prevent air leakage and

achieve the U-value required by current building regulation standards, and McDonald's utilise a sophisticated building management control system with specifically engineered energy reduction strategies to maximise operating efficiencies. LED lighting is also proposed, which will result in a 50% reduction in energy use compared to fluorescent lights. Automatic closures fitted to all internal doors and draft-proofing fitted or repaired to all doors and windows, including the use of energy save reminder stickers in the back of house area. Variable speed control fans are installed so that they are not required to run when ventilation is not required, and room sensors installed to monitor internal air temperatures.

- 3.8 The proposals will bring a vacant site into active use and deliver an attractive and sustainable restaurant which will bring a range of social, economic and environmental benefits. The proposed design will complement existing materials in the town centre and reflect the prominent gateway location of the site for visitors to the town and train station.

Highways Safety and Traffic

- 3.9 A number of respondents identified potential issues relating to traffic and highway safety, including the following:

"Great addition as Sutton in Ashfield and Kings Mill branch are just so busy so will divert some of the traffic away from those restaurants."

"It needs a good parking/drive through system, so traffic doesn't back up onto the main road."

"I've long thought the site in question would be ideal for a McDonald's restaurant and would help revitalise an otherwise rundown area of the town. My only concern would be in regard to the terrible traffic flow that Kirkby already suffers around rush hour that leads to tailbacks quite often from the town centre and quite some considerable distance past the proposed site."

"I am only worried about the traffic it may cause as that road is always busy around school drop off and pick up times and may cause some congestion."

"I am concerned about the potential increase in traffic volume and congestion that a McDonald's would bring to our area. Our neighbourhood already experiences heavy traffic flow during peak hours, and adding a popular fast-food restaurant could exacerbate this problem."

"I think it's a fantastic idea. However, I do think the council need to rethink the traffic in Kirkby. Kirkby gets gridlocked really easily I'm concerned with the safety of both other road users and pedestrians within the area of the proposed McDonald's."

- 3.10 Vehicular access was previously proposed via the unnamed carriageway to the east of the site. Following further discussions with Nottinghamshire County Council, McDonald's has amended the scheme with vehicular access now proposed directly from Lane End, to the north. No access will be provided off the unnamed carriageway to the east.

- 3.11 A new pedestrian footway will also be provided to the east and west of the vehicle entrance to provide pedestrian access to the restaurant and improve connectivity to the train station to the west and town centre to the east. Enhancements are also proposed to the pedestrian crossings on the unnamed road to the east and Erewash Street.

- 3.12 Given its location, on the edge of Kirkby in Ashfield Town Centre, the site is in a sustainable location and is within walking distance of a range of key services and facilities. Whilst Kirkby in Ashfield centre is identified as a district shopping centre under policy SH1 of the adopted Ashfield Local Plan, it is known as the town centre and will be referred to as such throughout these reports. The site can be accessed on foot from adjacent residential areas and there are several cycle routes within the vicinity of the site. The layout has sought to promote active travel through enhancing pedestrian permeability and the provision of cycle parking.
- 3.13 The site is also accessible by public transport, with Kirkby in Ashfield Railway Station approximately a 2-minute walk, and the nearest bus stop approximately a 2-minute walk from the site which provide regular services to Nottingham, Mansfield, Ripley and Sutton. The proposal is therefore accessible by a range of sustainable transport modes to encourage trips by modes other than private car.
- 3.14 Full details of the site's accessibility are provided in the accompanying Transport Assessment prepared by AMA. The TA confirms that traffic generated from the proposed development will have a negligible impact on queuing and delay on the surrounding area. Furthermore, the capacity assessments demonstrate that the local highway network has sufficient capacity to accommodate the predicted trip generation, with only 19% and 21% of traffic anticipated to be 'new/additional' to the network during the Friday and Saturday peak hours respectively. It is anticipated that the proposed restaurant would result in 31 and 39 'new' trips during the restaurants two busiest peak hours of the week, resulting in approximately one new trip every minute. It concludes that the proposed development could be accommodated without resulting in any significant detrimental impact upon existing road safety or the capacity of the highway network.
- 3.15 A total of 36 parking spaces will be provided on the site. This includes 3 accessible bays and 2 electric vehicle charging bays. In addition, there would be 6 cycle parking spaces provided close to the restaurant in the form of 3 Sheffield stands. Secure cycle parking will also be provided for staff within the corral area. The level of parking proposed is consistent with that provided at other McDonalds restaurants and is considered appropriate for the requirements of the proposed restaurant in this location.
- 3.16 The proposed drive thru lane has the capacity to accommodate 15 vehicles and is therefore more than suitable to meet anticipated demand during peak times and avoid queuing onto the main road. There are also 2 separate grill bays for drivers to wait in if their order will take longer, in order to ease congestion.
- 3.17 A Travel Plan has also been prepared which sets out measures to encourage sustainable travel patterns and reduce the reliance on private car use. The aim of the McDonald's staff Travel Plan is to make staff aware of the alternative means of transport that are available in order to travel to and from their place of work and reduce the number of journeys made by car. The surveys undertaken have shown that a relatively low number of staff drive to McDonald's Restaurants and the introduction of the Travel Plan will help to reduce the number further.
- 3.18 Overall, it is considered that the site is a suitable and highly accessible location, and indeed an appropriate location for the use proposed.

Trees/Landscaping

- 3.19 A number of residents raised concerns in relation to the potential loss of trees as a result of the proposals:

“More planting might be needed around the site. Be nice to see a few trees planted to replace those on current site.”

“Soft landscaping is a must, plenty of trees and wildflower planters would complement the council’s plans for the train station entrance and new building.”

“I would say more trees/landscaping to improve the overall look, as it is also a gateway to Portland Park.”

- 3.20 The layout of the proposed development has been refined, including moving the drive-thru lane slightly further into the site to retain as many of the existing trees as possible and to deliver a comprehensive scheme of new planting. It is proposed that existing trees along the southern and western site boundary will be retained where possible, and additional tree planting will also contribute to visual and ecological improvements on the site.

- 3.21 The proposed layout has been refined in order to retain as many of the existing trees as possible, alongside new planting, to deliver a comprehensive landscaping scheme and contribute to visual and ecological improvements on the site. The proposals include the planting of 16 specimen trees, 6 native linear trees and 32 linear metres of hedgerows. The updated planting proposals now include advanced nursery stock tree planting following the feedback received from the Council’s trees officer on the previous application. These trees are suited to the site’s location within Kirkby-in-Ashfield’s western gateway.

- 3.22 Further information on this matter is available within the accompanying Tree Survey Report and Ecological Appraisal.

Impact on Local Businesses

- 3.23 Both supporting and opposing comments were made regarding the impact of a McDonalds on local businesses in the area:

“Kirkby boasts a vibrant economy supported by tea rooms and independent fast-food outlets. The introduction of a McDonald’s restaurant has the potential to undermine this thriving local economy, leading to the displacement of existing businesses and a loss of community character”.

“I think it would make Kirkby a more attractive place to visit and may even encourage businesses to operate within our area.”

“It brings people into the centre for other businesses in the area.”

“I think it will make Kirkby a more appealing town to visitors and bring in revenue for other businesses.”

“As a business owner located on same street, I support this fully. Not only would it be great footfall for business but bring people into area.”

3.24 Restaurants and drive-thru restaurants are recognised as main town centre uses at Annex 2 of the NPPF. The proposed development of a McDonald's drive-thru is therefore an appropriate town centre use which will sit on the edge of Kirkby Town Centre. The site benefits from a sustainable location, within walking and cycling distance of the centre, and located adjacent to the train station and bus stops. The proposal therefore has the potential to facilitate linked trips to the centre and surrounding businesses, as acknowledged by many respondents.

3.25 It is not the role of the planning system to protect commercial interests but rather promote sustainable development, which the application would achieve through the reoccupation of a vacant site. The proposal will create a high-quality gateway to the town centre and deliver an attractive restaurant which will bring a range of social, economic and environmental benefits.

Amenity Concerns/Anti-Social Behaviour

3.26 Concerns were raised by a small number of respondents in relation to the potential impact of the proposed development in terms of noise, odour and anti-social behaviour as follows:

"The bottom of Lane End is frequented regularly by people in cars at all times of night and crime is frequent on the road with break ins, damage caused to property etc. As a local business resident, we are very worried about the business bringing more people to the area who will partake in this and cause a nuisance, particularly younger people who may visit the restaurant on foot and walk down Lane End afterwards."

"I am apprehensive about the potential for an increase in antisocial behaviour, particularly among teenagers who may congregate around the McDonald's. Such gatherings could lead to disturbances, vandalism, and other forms of misconduct, creating safety concerns for residents."

"The smell, hygiene and litter issues McDonald's presents would be damaging to local wildlife and we have few precious green spaces as it is!"

"Whilst it will create jobs and develop the site, there are concerns around the level of antisocial behaviour it could bring on top of that which is already present."

3.27 McDonalds take the safety of staff, customers and neighbours very seriously. Tackling anti-social behaviour is a key part of delivering the best possible experience for McDonald's customers and providing a great place to work.

3.28 The proposals will deliver a modern restaurant/hot food takeaway which has been designed with security and safety in mind. The internal layout is orientated for natural surveillance. In addition, the premises will not be licenced for the sale of alcohol. McDonald's restaurants in the UK do not sell alcohol to promote its family-friendly focus. It is not envisaged that anti-social behaviour would be an issue; however, it is within McDonald's interests to ensure that any issues that do arise are dealt with accordingly and they would work with local authorities in this regard as required.

3.29 The location of the restaurant is set back from existing residential properties alongside a sensitive lighting scheme to avoid having an adverse impact on amenity. Furthermore, McDonald's has a long (and extremely successful history) of operating in sensitive settings,

and consequently any litter noise, odour, amenity considerations that do arise will be appropriately mitigated. A noise assessment has been undertaken and is submitted with the application. This demonstrates that the proposals will not result in an unacceptable impact upon neighbouring residents.

- 3.30 In relation to odour, the external works (including the ventilation/extraction equipment) will also not give rise to any negative impacts on local amenity. Further details are provided in the odour control report accompanying the application.

Litter

- 3.31 A number of respondents were concerned that the proposals will increase littering in the local area:

“We already have a high number of McDonald's food waste/litter around the towns and local parks, we don't need anymore.”

“The rubbish created by customers dropping their rubbish out of their window as they drive through will make the area feel even more unattractive.”

“Another issue of concern is the potential increase in littering and waste generation associated with a fast-food establishment. Despite efforts to maintain cleanliness, fast-food restaurants often contribute to littering in their vicinity. This could have detrimental effects on our neighbourhood's aesthetic appeal and environmental health.”

- 3.32 McDonald's does not condone customers who choose to dispose of its packaging irresponsibly and is committed to tackling litter in as many different ways as possible. It is company policy to conduct a minimum of three daily litter patrols, whereby employees pick up not only McDonald's packaging, but also any other litter that may have been discarded in a 150m vicinity of a restaurant. This may be expanded to suit local needs.

- 3.33 Litter bins are provided outside all restaurants, as shown on the drawings and packaging carries anti-littering symbols to encourage customers to dispose of litter responsibly. Anti-littering signage is displayed within restaurants and car parks, and support is given to Keep Britain Tidy.

Healthy Eating

- 3.34 A number of respondents raised the relationship between the proposals and the promotion of healthy eating as follows:

“Too many fast food/ takeaways as it is. McDonald's now delivers so don't really need one on the doorstep. Kids obesity is already high in the area.”

“We already have a rather obese community; unhealthy offerings will not support a healthier lifestyle choice for people.”

“Our local independent takeaways will suffer. Tacky, poor dietary choices.”

- 3.35 The proposed development is a McDonald's drive thru restaurant (Use Class E/Sui Generis) which is a 'main town centre use' as defined in the NPPF. It is an appropriate use within this edge of centre location and would complement existing town centre facilities within

Ashfield Town Centre, and encourage and support linked trips with other uses/businesses within the town centre.

- 3.36 McDonald's has a diverse menu and offers a range of healthy options, including main meals under 600kcal and main meals and breakfast items under 400kcal. Healthier meals are publicised on the instore menu and via delivery providers including Deliveroo and Uber Eats. Calories are shown next to all menu items to allow customers to make an informed decision. McDonald's has introduced more salad options, as well as fruit and vegetable bags, orange juice, mineral water and organic semi-skimmed milk.
- 3.37 McDonald's nutrition strategy in the UK has been in place for over 15 years. During this time, McDonald's has reformulated over 200 of their ingredients and invested heavily in broadening its menu of balanced healthy options. Currently, 92% of the core food and drink menu is under 500 calories. Around 70% of items in the McDonald's Happy Meal menu is non-high in fat, salt and sugar (non-HFSS), according to the UK Government's Nutrient Profiling Model.
- 3.38 McDonald's also seeks to encourage young people to have active lifestyles and has supported community football through their longstanding partnerships with the four UK football associations. McDonald's now has over 600 Fun Football Centres that provide hundreds of free football sessions designed with their UKFA partners and delivered by a team of fully qualified coaches across the UK.
- 3.39 Given the above, it should be clear that the proposed McDonald's approach is very different from that of other HFT operators who do not operate such a wide-ranging menu or provide customers with information on nutrition and calories to help customers make an informed choice.

Employment and Economic Benefits

- 3.40 Numerous respondents acknowledged the economic benefits of the proposed development, with comments such as:
- "The jobs will be very much appreciated. please ensure there are lots of shift options for those with caring responsibilities."*
- "I believe this would be great for our community. It would benefit our local community by offering jobs."*
- "The much-needed investment this will bring along new jobs and make the area great, it will hopefully encourage more businesses to return to Kirkby and invest."*
- "Great for the local area, also great opportunity of bringing more jobs and making use for a site that hasn't been used for many years."*
- 3.41 The economic benefits of the proposed development are considerable. In addition to the commercial opportunities presented by the site, they include:
- Supporting 195 direct FTE construction jobs, as well as supporting a further 235 indirect FTE jobs during the construction phase;
 - Generating an additional £11.5 million of Gross Value Added during construction;

- Creating 80 direct headcount jobs (55 direct FTE jobs) on-site, once the proposals are completed and operational. This could support a further 45 indirect and induced FTE jobs in the wider region;
- Generating an additional £1.1 million of GVA per annum through direct operational employment; and
- Delivering an uplift in business rates revenue in the order of £38,000 per annum - of which £19,000 would be retained locally.

3.42 In addition, McDonald's itself employs around 171,415 people (as of 2023) across the UK, with a mix of people of all ages and life stages. People are at the heart of the business and, as a responsible and proud employer, McDonald's is committed to investing in them. To ensure the needs of all staff are met, and to attract and retain the best talent, the range of employment options has been expanded, with the Guaranteed Minimum Hours Contracts (GMHC) rolled out to all UK restaurants.

3.43 In the workplace, flexibility, opportunity, equality, and development are promoted. McDonald's believe in hiring people on their qualities and giving them the opportunity to progress and gain qualifications with us. McDonalds' commitment to learning and development can be seen in their Investors in People Gold award, as well as in the £62.5 million they invested in training in 2023.

3.44 In the UK, 89% of McDonald's restaurants are run by local franchisees – a model that sees local people managing the restaurant and supporting their communities through charity and sponsorships. Many of them live and work in the places where their restaurants are located. They know and understand their areas and want to help them thrive.

3.45 The proposals will bring a vacant site into beneficial use and result in a number of socio-economic benefits.

4.0 Conclusions

- 4.1 This statement has summarised the consultation undertaken in relation to the proposals for a McDonald's drive-thru restaurant at Lane End, Kirkby in Ashfield.
- 4.2 The application which this statement accompanies relates to a revised scheme. An earlier planning application (reference: V/2024/0294), for a similar form of development was withdrawn in October 2024. The revised application seeks permission for a revised scheme which responds positively to issues raised in relation to the earlier application.
- 4.3 Pre-application discussions took place with Officers at Ashfield District Council and written feedback received in relation to the original application scheme. Various discussions have subsequently place – including with Nottinghamshire County Council Highways Department – prior to the preparation of the revised planning application. A meeting was also held with a local Ward Councillor to discuss the proposals in more detail and answer questions. To inform the local community of the proposals, and invite feedback, a consultation website was launched in April 2024, and advertised through a press release. The website provided information on the proposals and enabled people to make comments via an online comment form or via email/freephone.
- 4.4 Leaflets were distributed to addresses adjoining the application site in order to inform individuals of the development proposals and direct them towards the consultation website. A press release was also published in the Nottingham Post.
- 4.5 During the consultation period, a total of 251 people responded, either via the online questionnaire or email. The feedback was positive overall with 82.9% (208 people) supportive of the proposal.
- 4.6 A number of comments were made on specific issues, mainly in relation to:
- Design of the Scheme;
 - Highways Safety and Traffic;
 - Trees/Landscaping;
 - Impact on Local Businesses;
 - Amenity Concerns/Anti-Social Behaviour;
 - Litter;
 - Healthy Eating; and
 - Employment and Economic Benefits.
- 4.7 The issues raised have all been considered and addressed, both above and, in more detail within the Planning Statement and other technical documents submitted with the planning application.
- 4.8 Further consultation will be undertaken by the Council upon validation of the planning application. The applicant remains committed to listening to, and working with, key stakeholders and the local community throughout the planning and construction process.

Appendix 1 Press Release



Press release for issue 29th April 2024

Consultation launches for new McDonald's in Kirkby-in-Ashfield as plans for new restaurant revealed.

McDonald's has announced exciting plans for a new restaurant at a key gateway location in Kirkby-in-Ashfield, conveniently situated off Lane End, opposite the train station and a local supermarket.

A public consultation has just been launched and will run until 13th May, inviting local residents to have their say on the plans, prior to the submission of a planning application to Ashfield District Council.

If approved, the plans will deliver a new McDonald's restaurant with indoor and outdoor seating, as well as 38 on-site parking spaces, including 2 accessible spaces, 2 EV charging spaces and cycle storage.

The plans would provide a significant economic boost to the local area, creating up to 120 new jobs across a range of full and part-time positions and generating around £45,000 in business rates every year, which can be used by Ashfield District Council to fund key services.

Ben Spratt, Senior Acquisitions Surveyor, said: *"We are excited by this opportunity to transform a vacant site into a new, modern McDonald's restaurant, helping to enhance food choices for residents.*

"The creation of a new restaurant will also deliver significant job opportunities for local people and provide welcomed investment into Kirkby-in-Ashfield's economy.

"We are committed to working closely with the local community ahead of submitting a planning application to Ashfield District Council. I would therefore encourage local people with an interest in the scheme to take part in our public consultation and share their views about our proposals with us directly."

Local people can have their say online at: <https://mcdonaldsconsultation.co.uk/kirkby-in-ashfield/> via the online feedback form.

The deadline for submitting feedback is **13th May 2024**.

Residents can also contact McDonald's Community Engagement team via **feedback@consultation-online.co.uk** or **0800 298 7040**.

--Ends--

Appendix 2 Nottingham Press Article

News ▶ Local News ▶ Kirkby in Ashfield

McDonald's plans new Nottinghamshire restaurant after engineering building torn down

Fast-food giant hoping to build new eatery opposite an Aldi supermarket

NEWS By **Joshua Hartley** Senior reporter

15:39, 29 APR 2024 | UPDATED 18:28, 29 APR 2024

Bookmark



Comments 9

Enter your postcode for local news and info Enter your postcode In YourArea



The world's largest fast food chain is hoping to build a brand-new eatery on land off Lane End, Kirkby-in-Ashfield, opposite the road's Aldi supermarket (Image: Google)

ADVERTISEMENT

The newest release of Creative Cloud for teams is here.

Buy now

138437485146

McDonald's is planning to open up a new restaurant on a patch of wasteland in a Nottinghamshire town. The world's largest fast food chain is hoping to build a brand-new eatery on land off Lane End, **Kirkby-in-Ashfield**, opposite the road's **Aldi** supermarket.

The huge company has told residents it plans to redevelop the land, which had been an engineering works before it was torn down, into a drive-thru restaurant with car parking and what it called a "carefully designed landscape scheme". A representative explained it had started a consultation with locals before finalising its planning application for the new building, which will then be submitted to Ashfield District Council.

Sponsored Link by Taboola

A letter, addressed to those living and working near the prospective site, said: "We are committed to community engagement consultation for this proposal and are commencing with a pre-application consultation. The aim is to inform local people, including residents, businesses and interest groups, as well as obtaining feedback.

"Where appropriate, this feedback will be incorporated into the final proposals." McDonald's currently has more than 1,450 restaurants across the UK and Ireland.

Ben Spratt, senior acquisitions surveyor at McDonald's, said: "We are excited by this opportunity to transform a vacant site into a new, modern McDonald's restaurant, helping to enhance food choices for residents. The creation of a new restaurant will also deliver significant job opportunities for local people and provide welcomed investment into Kirkby-in-Ashfield's economy.

"We are committed to working closely with the local community ahead of submitting a planning application to Ashfield District Council. I would therefore encourage local people with an interest in the scheme to take part in our public consultation and share their views about our proposals with us directly."

Appendix 3 Letter to residents and businesses



29 April 2024

Information line: 0800 298 7040

Dear Resident,

A new drive-thru restaurant for Kirkby-in-Ashfield

At McDonald's we take pride in our more than 1,450 restaurants across the UK and Ireland. Our customers are at the heart of everything we do and as with all our restaurants, we will bring a full range of benefits to the communities we serve.

The proposed location is a vacant development site, off Lane End, opposite the Aldi Supermarket, in Kirkby-in-Ashfield. The site was previously occupied by an engineering works but has now been cleared.

Our proposals are to comprehensively re-develop the site, through the development of a new McDonald's drive thru restaurant, with associated car parking and a carefully designed landscape scheme.

We are committed to community engagement for this proposal and are commencing with a pre-application consultation. The aim is to inform local people, including residents, businesses and interest groups, as well as obtaining feedback. Where appropriate, this feedback will be incorporated into the final proposals. Cavendish is working with us to assist with the consultation process.

As the proposal site is near your property or business, we would like to invite you to discuss the plans and hear your initial feedback. Our project team will be available to meet with you virtually, via Microsoft Teams, at a time convenient for you. For those without access to the internet, we can make arrangements to speak over the telephone.

If a meeting is of interest, please contact Matthew Murray at Cavendish on the project's information line number - **0800 298 7040** or by emailing **feedback@consultation-online.co.uk** – to arrange a meeting. We would encourage you to call at your earliest convenience.

We will also be holding a virtual consultation for the wider community to view and comment on the proposals. This consultation is available to view at: <https://mcdonaldsconsultation.co.uk/kirkby-in-ashfield/> You can have your say via the online feedback form.

The deadline for submitting feedback is Monday 13th May 2024.

In the meantime, please do not hesitate to contact Matthew on the project information line or email us if you require further information.

I look forward to hearing from you.

Yours faithfully,

Ben Spratt
**Senior Acquisitions Surveyor,
McDonald's Restaurants Limited**

c/o Cavendish, WeWork, 29 John Dalton Street, Manchester, M2 6FW
0800 298 7040 | feedback@consultation-online.co.uk | www.mcdonalds.com/gb

McDonald's Restaurants Limited, Registered Office: Head Office, McDonald's, 11-59 High Road, East Finchley
London, N2 8AW
Company No. 01002769

Appendix 4 Infographic

A new McDonald's Restaurant for

Kirkby-in-Ashfield



McDonald's is bringing forward a planning application for a new drive-thru and restaurant, off Lane End in Kirkby-in-Ashfield.

The proposed site is suitably located on land opposite the train station and local Aldi food store. The proposals provide an opportunity for more local jobs and will complement other businesses in Kirkby-in-Ashfield.

Our proposal for Kirkby-in-Ashfield offers:

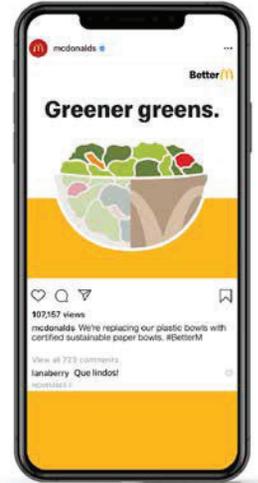
- Over 120 jobs alongside excellent training opportunities.
- A multi-million-pound investment into the local community.
- Improvements to landscaping and public space, as well as connectivity with the wider community.
- Generate significant business rates for Ashfield District Council, helping to fund important local services.

A new McDonald's for Kirkby-in-Ashfield



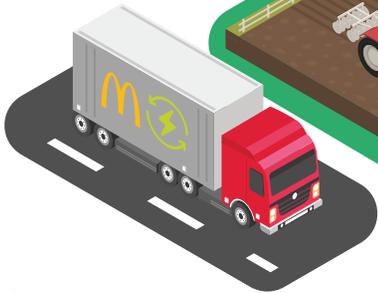
Our People

We have more than 1,300 restaurants across the UK and Ireland and employ more than 130,000 UK employees. We are proud to be recognised as one of the UK's best employers. We are committed to industry leading training for our people as well as offering terms and conditions to suit all members of the local community. They are the backbone of our Brand, and they follow our five core values that put our customers and people first.



Our Environment

McDonald's are committed to keeping the areas around our restaurants clean and tidy. All our restaurants are equipped with recycling facilities for customers. We are also committed to sourcing all our packaging from renewable and recyclable materials by 2025. McDonald's will conduct a minimum of three daily litter picks for all litter within a 150m vicinity, and this radius can be expanded.



Our Communities

We want to be good neighbours and make a positive impact in our communities. We believe we have a responsibility to the people we serve. We encourage healthy and active communities by investing in local and national sports programmes and working with the Football Association, providing new kit and equipment for local teams.

Benefits of our proposal:



120 New local jobs

Over 120 new local jobs, with excellent career and training opportunities. Alongside many more within construction and the supply chain.



Investment

A new restaurant will provide the area with a major economic boost with an international recognised employer and investor.



Connectivity

Given the proximity to the train station, this site is well connected to Kirkby-in-Ashfield and the surrounding areas. The traffic generated from customers will not pose a risk to air quality as many cars are already on the network.



Landscaping

We will work closely with landscape architects to ensure the landscaping surrounding the site will enhance its appearance.



New McDonald's restaurants are all built to a modern specification to maximise the amount of natural light that can enter the building, providing a comfortable and welcoming environment for customers.



The proposed site is located on land just off Lane End, Kirkby-in-Ashfield, Nottinghamshire.

The site is currently undeveloped brownfield and has remained vacant for many years. It is in the geographic centre of Kirkby-in-Ashfield, on the B6020, a main arterial road through the town. Close to other businesses, the train station and within walking distance from residential areas, it would add to the local offering, providing a greater food and drink choice for local people.

Bringing Jobs to Kirkby-in-Ashfield

Ashfield District Council has identified the need to improve the accessibility of employment and McDonald's is committed to bringing year-round and part time employment to Kirkby-in-Ashfield.

McDonald's pay reflects the age-related national minimum wage bandings. Pay is regularly reviewed, and they always give the biggest pay raises to their youngest staff.

McDonald's is committed to its staff and invests over £43 million annually in staff training and also has an ambitious apprenticeship scheme which enables employees to gain the necessary skills to progress in their careers.

Appendix 5 Consultation Website



A new restaurant and drive-thru for Kirkby-in-Ashfield

McDonald's is bringing forward plans for a new drive-thru and restaurant, off Lane End in Kirkby-in-Ashfield.

We are committed to listening to the views of the local community and want to hear your feedback on our proposals for the site.

[View our proposals](#)





About our public consultation

McDonald's is committed to meaningful community engagement. On this website, you can learn more about our proposals for Kirkby-in-Ashfield and let us know what you think.

We will carefully review all feedback received before finalising and submitting a planning application to Ashfield District Council.

If you have any questions, or need assistance accessing the information, please contact our community engagement team on **0800 298 7040** who will return your call. Alternatively, you can email feedback@consultation-online.co.uk and we will respond to your enquiry as soon as possible.

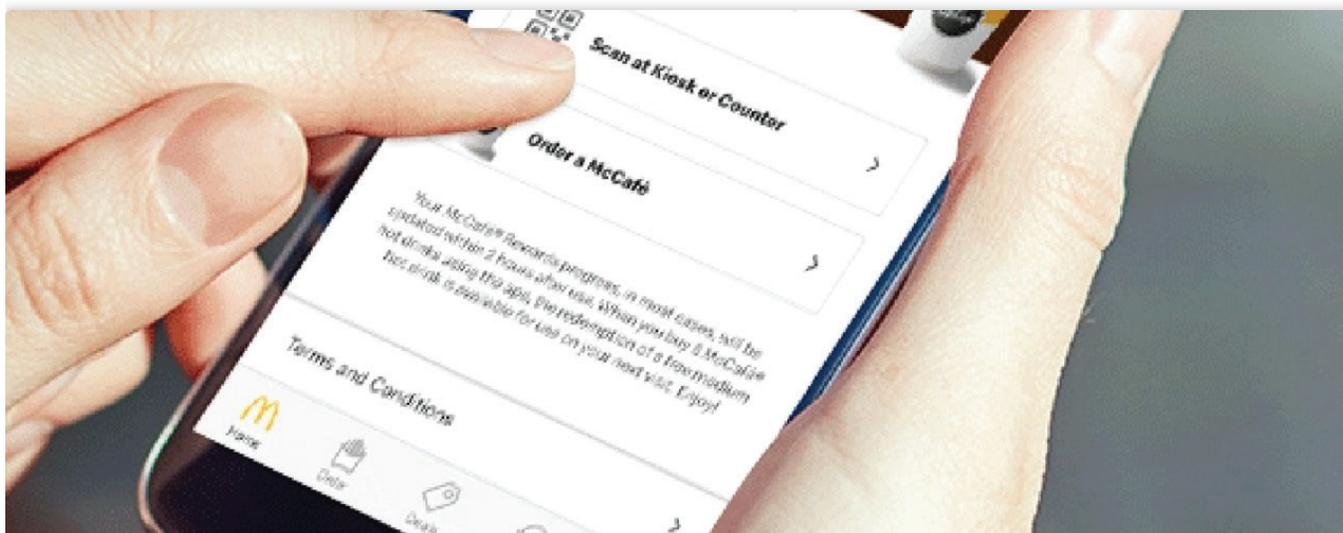
Find out more and get involved



About McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)



[Home](#)

[Our Proposals](#)

[McDonald's in Ashfield](#)

[Have your say](#)

[Did you know?](#)

The Site

[The site](#)

[Highways](#)

[Landscaping](#)

[Sustainability](#)

[A sensitive neighbour](#)

[The Benefits](#)

[Feedback](#)



The site

McDonald's are proposing to develop a new restaurant and drive thru on a vacant site in a key gateway location, off Lane End in Kirkby-in-Ashfield. The site currently comprises of cleared brownfield land, having remained vacant since the closure of the engineering works on the site a number of years ago. Located on the B6020, it is a main arterial route through the town. The site is within proximity to other businesses and is located directly opposite the train station and a local supermarket.

McDonald's proposals will regenerate this derelict site and bring it into restaurant use.

This is an ideal location for a McDonald's restaurant and drive-thru, a key gateway location on the edge of Kirkby-in-Ashfield town centre.

If approved, McDonald's would transform the site into an attractive and sustainable McDonald's drive-thru restaurant. The delivery of a new restaurant would enhance local food choice, while creating over 120 new jobs. Ashfield District Council has identified the need to improve the accessibility of employment and McDonald's is committed to bringing year-round and part time employment to Kirkby-in Ashfield.

McDonald's is committed to bringing year-round full and part time employment to Kirkby-in Ashfield.

McDonald's Proposals and Benefits for Kirkby-in-Ashfield

McDonald's has a long history of offering amazing value and high-quality food in Ashfield and believe there is demand for a McDonald's restaurant to serve this side of the district. Our proposals would see the delivery of a new drive-thru restaurant to cater for Kirkby residents in this area; saving them travelling to the McDonald's in Sutton-in-Ashfield or South Normanton.

Our proposals include:

A new McDonald's drive-thru restaurant, including indoor and outdoor seating for customers.

A multi-million-pound investment into the Kirkby area, creating jobs for local people and supporting economic growth.

38 on-site car parking spaces for customers, including 2 accessible spaces, 2 electric vehicle charging points, 6 bicycle parking spaces.

A carefully planned internal queuing system to regulate traffic within the site.

Recycling and waste facilities across the site to encourage disposal of rubbish and reduce littering.

Attractive landscaping and new tree planting incorporated around the site, enhancing the appearance of this derelict



site.

Supporting local community groups by investing in local charities and children's sports programmes.



Benefits of a local McDonald's

A new McDonald's restaurant would deliver significant benefits in the local community, including by:

Creating approximately 120 new jobs for local people, with excellent training available and opportunities for progression. Both full and part-time opportunities would be available.

Regenerating a vacant brownfield site at a key gateway location, enhancing the appearance of the local area.

Representing a significant investment into the local economy.

Generating approximately £45,000 in business rates (per year) for Ashfield District Council. This additional money can then be used to help fund key local services.



About McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)



Highways

The site

Highways

Landscaping

Sustainability

A sensitive neighbour

Highways

McDonald's is undertaking a Transport Assessment as part of the planning application to ensure the proposed restaurant does not have a significant impact on the local road network.

This assessment will look at the operation of local roads both with and without the proposed McDonald's restaurant. Based on studies undertaken to date, the scheme is not expected to have a significant impact on the local road network.

Access to the site will be via an upgraded access road adjacent to restaurant and the site will include 38 car parking spaces. Pedestrian access, bicycle parking and proximity to bus stops and the local train station mean the restaurant will be accessible via sustainable transport methods.

The proposed car parking is sufficient to accommodate the expected level of demand and a carefully planned internal queuing system will be in operation to regulate vehicles once within the site.

McDonald's minimise delivery requirements by utilising multi-temperature vehicles which allows all the restaurant's requirements for; frozen, chilled, and ambient products to be delivered in one visit. This therefore reduces the number of deliveries each restaurant receives. We would anticipate that the McDonald's restaurant would require three to four deliveries per week and would use the site's car park to manoeuvre and unload.



Back **The site**

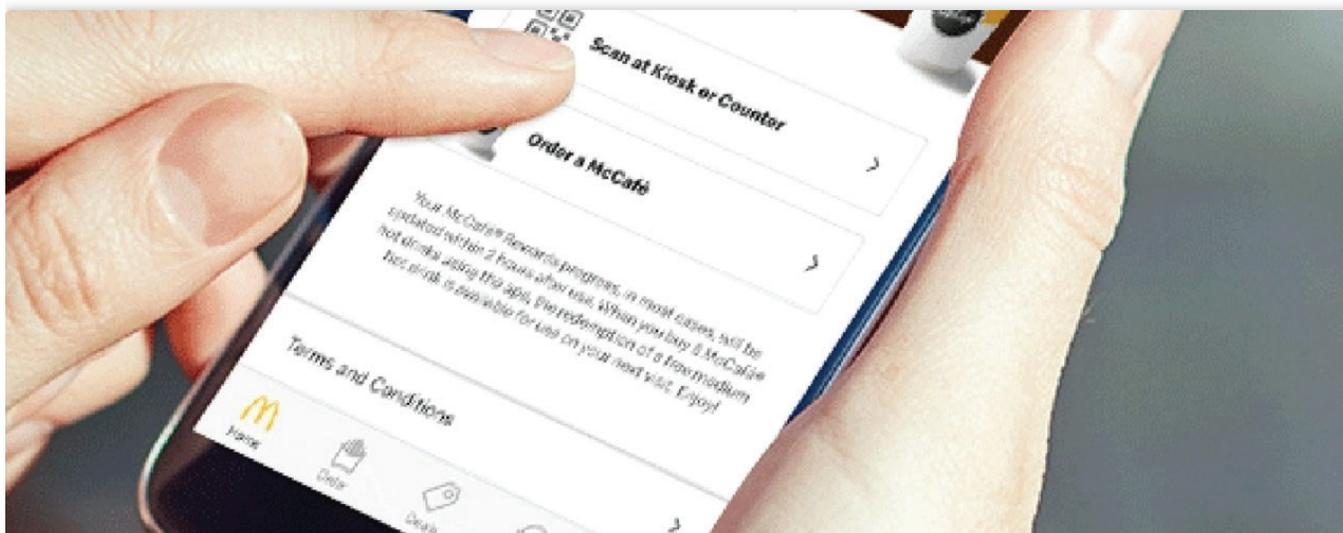
Next **Landscaping**



About McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)



Landscaping

The site

Highways

Landscaping

Sustainability

A sensitive neighb

Landscaping

The site has remained vacant for many years with a factory previously on the site. The site is now overgrown and unsightly for residents and passing motorists. It is in desperate need of redevelopment and McDonald's proposals will help to bring the site into use, with an attractive development that enhances the appearance of the local area.

McDonald's are developing a high-quality designed scheme, that will incorporate attractive landscaping and boundary treatments to enhance the appearance of the site and create a positive relationship with neighbouring properties and roads.

McDonald's proposals would deliver environmental and ecological benefits, including new habitat opportunities and biodiversity net-gain.



Back Highways

Next Sustainability



About McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)

© McDonalds 2024



Sustainability

The site

Highways

Landscaping

Sustainability

A sensitive neigh

Sustainability

At McDonald's we want the best for our environment. We share Ashfield District Council's commitment to addressing the climate crisis and have committed to delivering net zero carbon emissions by 2040 – this drive-thru has been designed with this goal in mind.

To us that means constantly challenging ourselves to find ways in which we can use our scale and our people, to influence and drive change. By rethinking, reducing, and recycling, we are minimising the impact we have on the environment. We have developed a range of initiatives that ensure our restaurants promote sustainability both during construction and throughout operation:

To achieve this, we will include the following measures to make sure this new restaurant in Kirkby-in-Ashfield is a sustainable development:



All the energy we purchase to run our restaurants comes from renewable wind and solar power.



We don't waste cooking oil. Our entire UK delivery fleet runs on biodiesel with almost half of that



Since 2015, we've installed recycling units in over 1,000 of our UK restaurants, so it's easier to

biodiesel coming from our used cooking oil. It's even made at a plant powered by some of our food waste. Using this biodiesel creates 6,900 fewer tonnes of CO2 than low sulphur diesel.

separate your paper cups and plastics for recycling. Our paper cups are sent to specialist recycling centres in the UK who make different recycled products from the fibre and plastic lining.



Several of our new McDonald's restaurants have 100% LED lighting – which uses 50% less energy than fluorescent lights. We've installed 120,000 across the UK.



Our new restaurants are built to use less power – from energy management systems that control our lights, heating and air conditioning, to energy-efficient kitchen equipment and motion sensitive lighting.



We're always looking to reduce our water consumption in restaurants. Across 750 of our restaurants we've installed waterless urinals which helps us save 150 million litres of water every year.





You can discover more about McDonald's commitment to the environment in our [Plan for Change](#).

[Back](#) [Landscaping](#)

[Next](#) [A sensitive neighbour](#)



About McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)



A sensitive neighbour

The site

Highways

Landscaping

Sustainability

A sensitive neighk

A sensitive neighbour

To ensure that neighbours are not adversely impacted by the operation of the proposed drive-thru, we will implement the following measures:

Extensive landscaping and new tree planting along key residential boundaries, minimising visual impacts.

Appropriate control measures to be incorporated into our ventilation systems, limiting cooking odours.

A sensitive light scheme, lowering lighting spill beyond the site boundary.

A minimum of three daily litter picks to collect all litter in the vicinity of the restaurant, not just McDonald's packaging.

Appropriate control measures to limit noise from the development to surrounding neighbours.

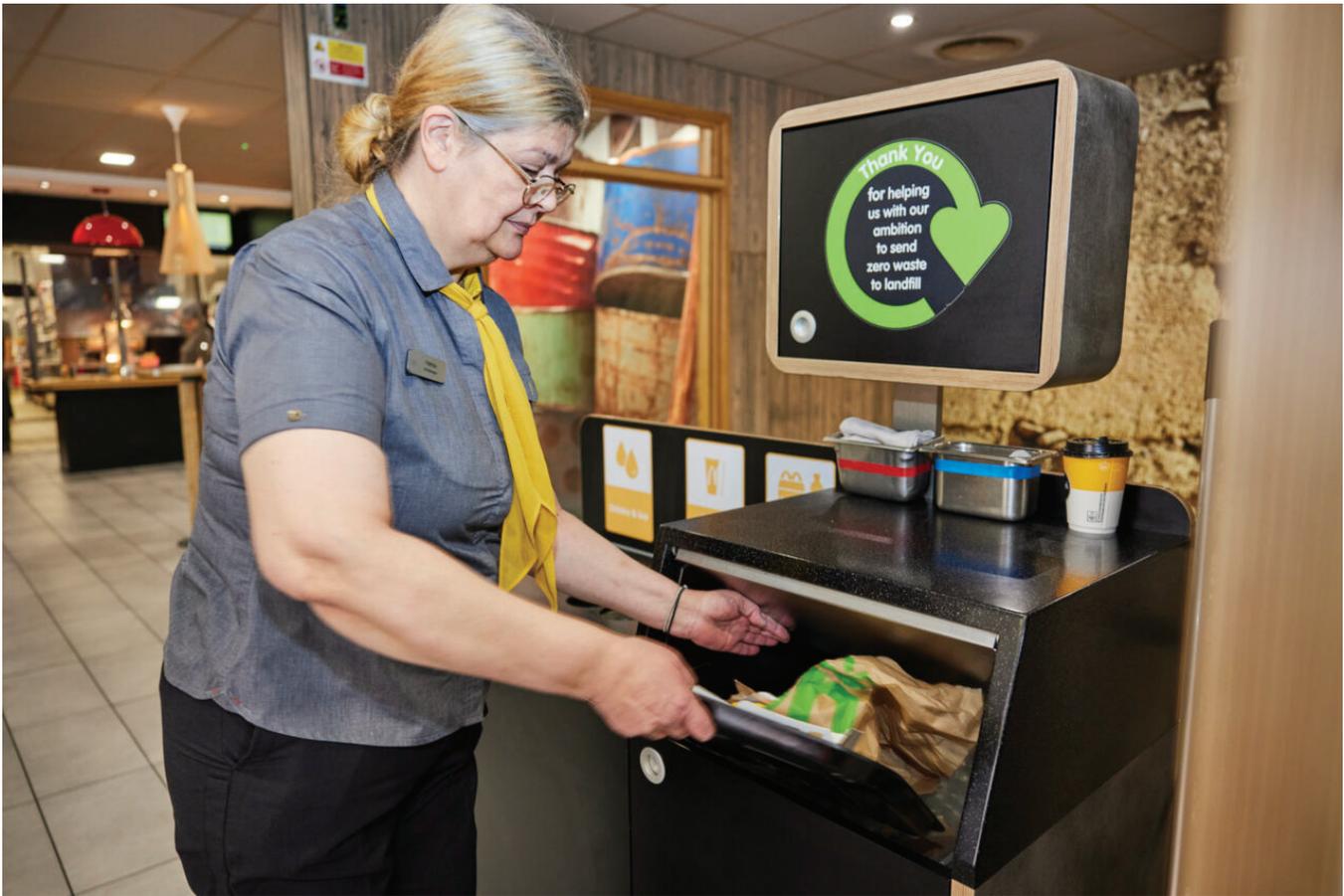
We strive to be a good neighbour and make a positive impact in the communities we operate in. We believe we have a responsibility to the people we serve.

90% of McDonald's restaurants are locally franchised, a model that sees local people managing the restaurant and supporting their communities through charity and sponsorship.

McDonald's are committed to combatting litter, and as well as undertaking at least three local picks a day, we also have partnered with LitterLotto. This gives customers opportunities to win prizes just for binning their litter and recording it in the LitterLotto app.

We invest in local and national sport programmes in partnership with the 4 UK Football Associations. Our new participation programme has successfully provided over 5 million hours of free fun football for children across the UK.





Back Sustainability

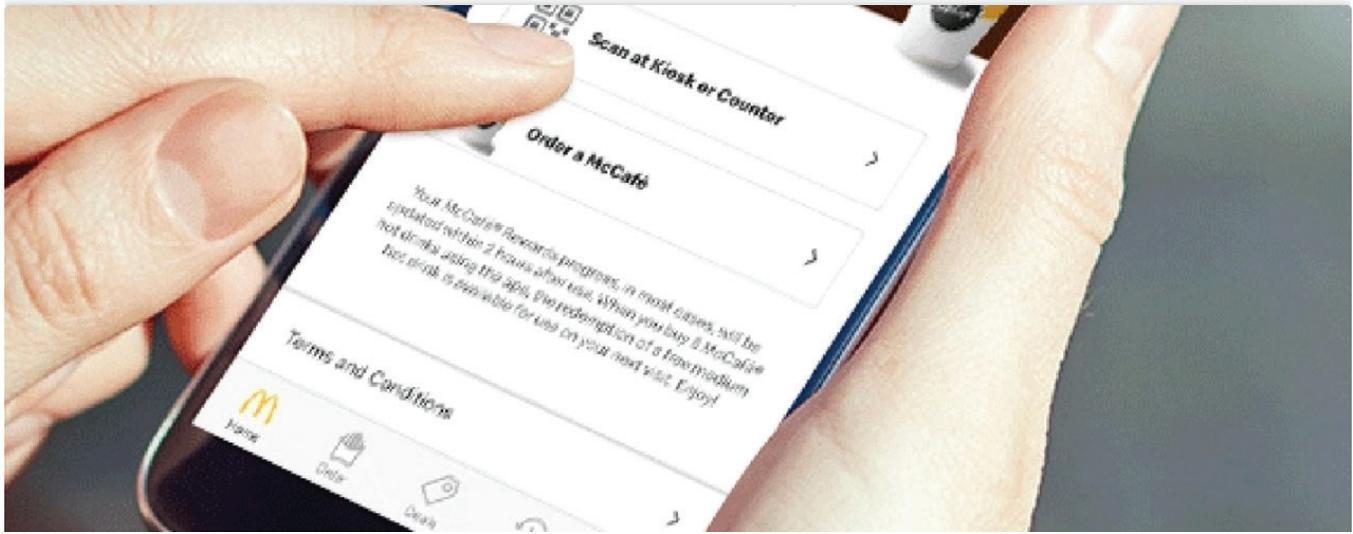
Next The Benefits



About McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)

© McDonalds 2024



The benefits

The site

Highways

Landscaping

Sustainability

A sensitive neighbo



If approved, we will deliver a new and attractive McDonald's drive-thru restaurant, bringing a vacant site into use and enhancing local food choice.



The new restaurant will be locally franchised and will support our programme of community sponsorship and volunteering in Kirkby.



If approved, the new restaurant will deliver significant investment into Kirkby, helping support the local economy.



If approved, the new drive-to restaurant will generate around **£45,000** in business rates each year, a proportion of which will be retained by Ashfield District Council. to help fund key local services.



If approved, the new drive-thru restaurant will create approximately **120 new jobs** in a range of full and part-time positions, in addition to the 130,000 people already employed by McDonald's across the UK and Ireland.



We will undertake a minimum of **three daily litter picks** to collect all litter in the vicinity of the site, not just McDonald's packaging.

Back A sensitive neighbour

Next Feedback

© McDonalds 2024

[Home](#)[Our Proposals](#)[McDonald's in Ashfield](#)[Have your say](#)[Did you know?](#)

Feedback Form

Have your say

Thank you for taking the time to consider our proposals for a new McDonald's drive-thru restaurant off Lane End, Kirkby-in-Ashfield.

We welcome feedback from residents and stakeholders on our proposals. You can view the plans at <https://mcdonaldsconsultation.co.uk/kirkby-in-ashfield/> and have until **13th May 2024** to submit your feedback via the feedback form.

If you have any questions, please email feedback@consultation-online.co.uk or call our freephone number 0800 298 7040.

Your details

Privacy Statement

By filling-in this online form you are agreeing that we can hold and process your personal data in relation to this public consultation exercise.

We will only share your personal data with the McDonald's planning team for planning evaluation purposes.

Your identifiable, personal data will not be used for any other purposes without your consent.

We will use your data to:

Send you updates about the project (where you provide us with your contact details).

Develop a Statement of Communication Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

McDonalds Restaurant Colindale 08 April 2022 Picture By Mark



If you provide us with your contact details, we might also contact you to ask you more about the comments you made.

Name *(Required)*

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Postcode *(Required)*

Age Group

- Under 13
- 13-17
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84

85+

I confirm I am over the age of 13. *(Required)*

Your contact details

Address *(Required)*

Address Line 1

City

United Kingdom

Email address *(Required)*

Phone

1. Do you support this proposal in principle?

- Yes
 - No
 - Not sure
-

2. What do you think about the proposals?

Tick all that apply

- I love it, I hope the council approves the plans
- It will be great for the community
- The local investment is very much welcome
- I don't think the proposals will benefit the area
- McDonald's isn't needed

Please expand on your answer(s):

3. What do you think about the design?

- The design is fresh and modern
- I think the design is okay
- Indifferent
- I don't think the design is right
- I don't like the design

Please expand on your answer(s):

4. Do you think a new McDonald's would benefit the area?

- Yes
- No
- Not sure

Please expand on your answer(s):

5. Do you have any general comments or observations about the proposals?



Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the “UK GDPR”), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject

Access Request at the following website address
cavendishconsulting.com/dp or by contacting us on 01962
893 893 / dataprotection@cavendishconsulting.com

I'm not a robot

reCAPTCHA
[Privacy](#) - [Terms](#)

© McDonalds 2024

[Home](#)[Our Proposals](#)[McDonald's in Ashfield](#)[Have your say](#)[Did you know?](#)

Did you know?

Jobs and People

McDonald's are proud to be recognised as one of the UK's best employers. We currently directly employ 250 people in Ashfield.

We are focussed on people and are committed to industry leading training for our employees. Our training philosophy incorporates both internal training programmes and externally recognised qualifications.

Did you know?

<https://mcdonaldsconsultation.co.uk/kirkby-in-ashfield/did-you-know/>

Did you know?

All contracts offered are **permanent contracts** regardless of whether the number of hours is flexible or has a minimum guaranteed.

When we offered out people the choice of flexible contracts or those with a guaranteed minimum number of hours, **80% of people chose to stay on their current, flexible contract.**

All contracts offered are permanent contracts regardless of whether the number of hours is flexible or has a minimum guaranteed.

We regularly review benefits and pay and always give our biggest pay rise to our youngest people.

Opportunities to progress are open to everyone – 30% of the current Executive Team started working as restaurant crew and have worked their way up the business, taking advantage of the training and progression opportunities we provide.

£43million is invested in staff training every year and training opportunities are open to all our employees.

18,500 members of staff completed one of our apprenticeships and we currently have 700 apprentices.

We provide degree level apprenticeships in partnership with Manchester Metropolitan University

We pay over the minimum wage for those under 21, and over the national living wage for those over 21.

We are rated as a Times Top 100 Graduate Employer and a Working Mums Top Employer.

To find out more about our people, click [here](#).

We regularly **review benefits and pay** and always give our biggest pay rise to our youngest people.

Opportunities to progress are **open to everyone** – 30% of our current Executive Team started working as restaurant crew and have worked their way up the business, taking advantage of the training and progression opportunities we provide.

£43 million is invested in staff training every year and training opportunities are open to all of our employees.

18,500 members of staff completed one of our apprenticeship schemes and we currently have **700 apprentices**.

We provide **degree level apprenticeships** in partnership with Manchester Metropolitan University million is invested in staff training every year current apprentices.



Did you know?

80% of our packaging is recyclable and we stopped using plastic straws in 2019.

We have invested in **wind and solar generation**, which help provide green energy in our restaurants.

Delivery lorries are **100% powered by biodiesel** and has been used for more than 10 years. 40% of the fuel

The Environment

At McDonald's we want the best for our environment. To us that means constantly challenging ourselves to find ways in which we can use our scale and our people, to influence and drive change.

We are committed to tackling littering and reducing waste. We also share Walsall Council's commitment to addressing the climate crisis which we all face.

is taken from cooking oil from our restaurants.

Littering is an offense. We are unhappy when customers choose to dispose of their litter irresponsibly. We do everything we can to encourage people to make the right choices when throwing away McDonald's packaging.

We make sure **bins are always outside our restaurants** and work closely with local authorities and communities to tackle waste.

Our staff conduct **3 litter patrols a day 150-metres around our restaurants**, picking up all litter, not just McDonald's packaging. Our restaurant crews walk an estimated 3,000 miles a week completing litter patrols around our restaurants.

In 2019 we pledged support for the '**Great British Spring Clean**', which saw 500,000 people across the UK cleaning up litter.

As part of our Plan for Change, we have pledged to achieve net zero carbon emissions by 2040 across our entire UK & Ireland business.

We will ensure that the animal feed used by our suppliers is deforestation free by 2026.

We plan to source all our packaging from renewable and recyclable materials by 2025.

Over 80% of kitchen waste is recycled, which equates to 40% of total waste.

We have been a zero-landfill business since 2020.

All of our restaurants are powered by 100% renewable sources. Many sites supplement this with on-site solar.

All our new restaurants incorporate electric vehicle rapid chargers, where the supply allows.



By 2030 achieve net zero emissions for all our restaurants and offices.



By 2040 achieve net zero emissions for our entire business and value chain, working with our suppliers and franchisees to have a positive impact on climate.



Community

We want to be good neighbours and make a positive impact in our communities. We believe we have a responsibility to the people we serve.

To find out more about the work we do in the communities we serve, click [here](#).

Did you know?

<https://mcdonaldsconsultation.co.uk/kirkby-in-ashfield/did-you-know/>

Did you know?

We encourage healthy and active communities by investing in local and national sport programmes.

Ronald McDonald House Charities is McDonald's UK and Ireland's **chosen charity partner**. There are 14 Ronald McDonald Houses across the UK, all located close to specialist children's hospitals to help provide free 'home

McDonald's has **supported grassroots football** through our partnership with the FA making us the longest standing sponsor of grassroots football in the UK.

We encourage healthy and active communities by **investing in local and national sport programmes** and working with the Football Association to provide new kit and equipment.

Ronald McDonald House Charities is McDonald's UK and Ireland's **chosen charity partner**. There are 14 Ronald McDonald Houses across the UK, all located close to specialist children's hospitals to help provide free 'home away from home' accommodation to families while their child is in hospital.

away from home' accommodation to families while their child is in hospital.



Did you know?

McDonald's were the first restaurant to **display nutritional information** on menu boards and we have done so for 30 years.

We source our food from **over 23,000 British and Irish farmers**.

100% British and Irish beef is used in McDonald's burgers.

Chicken breast is used across all our chicken options and all eggs on our menu are **free range**.

We have added **more choice** in recent years:

Porridge

Salads

Wraps

Fruit bags

Fries can be **swapped** for fruit, carrot sticks or salad.

72% of the Happy Meal menus are classified as not high in fat, salt or sugar according to the Government's nutrient profile model.

Our food

We are passionate about our food and take care to make sure that what we serve is great quality and responsibly sourced. Our goal is to help people balance great taste, value, and offer a wide range of choices.

We recognise the importance of public health and share the collective goal of reducing childhood obesity. 54% of our menu is now classified as non-HFSS (not high in fat, salt, or sugar) and 89% of our items in our core menu contain under 500 calories.

To find out more about our food, click [here](#).

In December 2017 we launched our new **'Meals Under'** **400kcal** and **600 kcal** bundles in partnership with Public Health England's 'One You' campaign.



Our restaurants

We have more than 1,400 restaurants in the UK and Ireland, employing over 130,000 people. Our customers are at the heart of everything we do and as with all our restaurants, we will bring a full range of benefits to the communities we serve.

McDonald's is a responsible business and strongly believes that a business of our size has a responsibility to use its

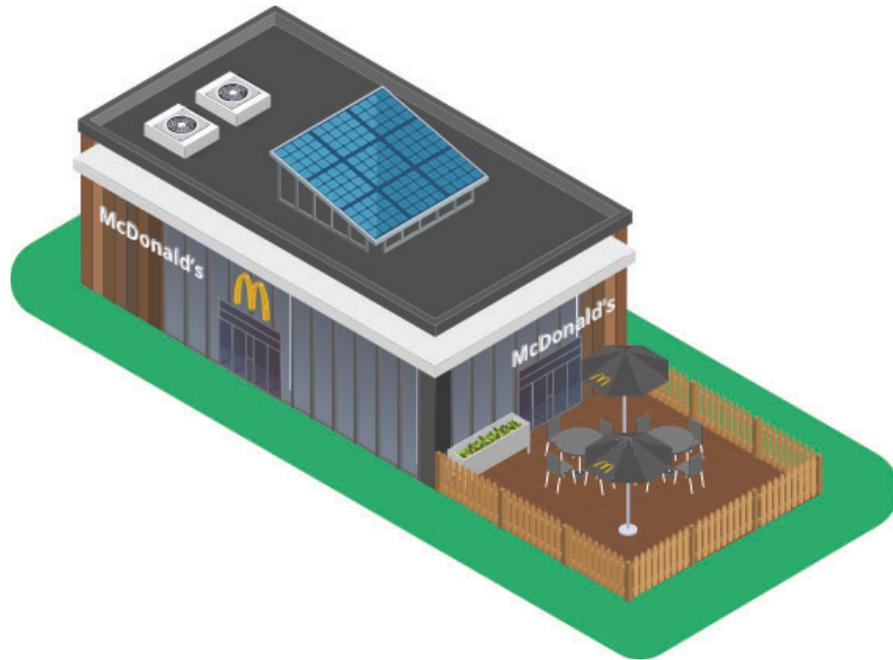
Did you know?

McDonald's franchised its first restaurant in the UK in 1986.

90% of our restaurants in the UK are franchised and operated by 195 local business people.

scale for good.

To find out more about our restaurants, click [here](#).



We are always looking for hands-on, ambitious people who are ready to make a **long-term commitment** to our business and their local community. That is why we have a robust process in place to find the right franchisees and provide industry leading training and support.

All of our franchised restaurants are powered by **100% renewable energy** from wind and solar energy.

We build all of our new restaurants with energy efficiency in mind, using **smart technology** to control lighting, heating and air conditioning, and energy efficient kitchen technology is used to further reduce our impact.

60% of our modular new build restaurants are equipped with their own **solar panels**.

Find out more and get involved



About McDonald's

We have more than 1,400 restaurants in the UK and Ireland, employing over 130,000 people.

[Find out more](#)



Have your say

We want to hear your views on our emerging proposals for Kirkby-in-Ashfield.

[Have your say](#)

© McDonalds 2024

Appendix 6 Feedback Comments

Do you support this proposal in principle?	Please expand on your answer(s):	What do you think about the design?	Please expand on your answer(s):	Do you think a new McDonald's would benefit the area?	Please expand on your answer(s):	Do you have any general comments or observations about the proposals?
Not sure	<p>As a long term local business which operates less than 100 metres down Lane End from the proposed site, we have multiple concerns over the development into a McDonald's.</p> <p>This particular area has recently been upgraded by insurers as being of much higher risk from surface water flooding. Lane End currently has no surface water drains at all and the proposal will see the free draining land which the proposed restaurant will sit on further developed with more hard standing which raises concerns over where water will drain too?</p> <p>Lane End is utilised by four businesses (ourselves included) in properties along the road all of whom have a lot of heavy duty vehicles running up and down the road throughout the day. The road is in a poor state and is not maintained by the council. It is unclear from the plans to what extent the road will be made good / resurfaced and any surface water drains incorporated into it as part of the development plans. The plans currently don't show where the resurfacing of the road will end and if any street lighting etc will be</p>	Indifferent	The design is the same as all other McDonald's restaurants. The issue we hold is with the access to / from the site is on Lane End and how this will impact residents.	Not sure	Whilst it will create jobs and develop the site, there are concerns around the level of antisocial behaviour it could bring on top of that which is already present.	

	<p>incorporated.</p> <p>We have deep concerns over the ability to pull out of Lane End onto Urban Road at peak times as this already proves difficult for us in single vehicles without the restaurant even being present. Urban Road backs up in the mornings and afternoons with people coming to / from work and school. The increase in traffic will be significant and at peak times its not uncommon for Drive thru restaurants to back up onto the road which would cause us significant issues for access for ourselves and the large artic lorries which frequent our property for deliveries and collections. As the main point of entry and exit is proposed to be on Lane End, how do you propose to negate this issue?</p> <p>There are concerns around excess litter. Although your proposal states there will be regular litter picking, it's not uncommon to see McDonalds bins overflowing in car parks and rubbish strewn across the sites.</p> <p>There are concerns around antisocial behaviour. The bottom of Lane End is frequented regularly by people in cars at all times of night and crime is frequent on the road with break ins, damage caused to property etc. As a local business resident we are very</p>					
--	---	--	--	--	--	--

	worried about the business bringing more people to the area who will partake in this and cause a nuisance, particularly younger people who may visit the restaurant on foot and walk down Lane End afterwards.					
No	I believe this will cause antisocial behaviour, litter and traffic issues.	I don't like the design		No	I believe it will lead to antisocial behaviour, litter and traffic issues.	Don't let this go ahead. There are more than enough fast food outlets as it is, we certainly don't need any more.
Yes		I think the design is okay		Not sure		The traffic flow on the main road as it gets very busy and queues form all around the area on a regular basis
No	Something needs to be done to the site, it's been derelict for years, but I'm concerned about how much more traffic congestion a McDonalds will cause to the roads which are already under a lot of stress. I think it will also cause a lot of litter to be dropped as I often see around other McDonalds branches. There are many local independent cafes and food shops and I think they will see a big loss in business if a McDonalds opens here.	I think the design is okay	The design looks alright, its not an architectural masterpiece but its not ugly and it looks better than the site does at the moment	No	I think we have enough places locally to get food and regenerating the area into another green space would be a lot more beneficial. I think A McDonalds branch would just add to the congestion and littering problems we already have	If i goes ahead careful consideration would be necessary to move queuing traffic off the road and make sure as many waiting cars as possible are held on site
Yes	On the whole great. Worried about increased litter - especially from Drive thru customers who throw litter out of car windows over a mile or 2 from the restaurant. Please maximise litter collection options throughout Kirkby	The design is fresh and modern		Yes	Thr jobs will be very much appreciated. please ensure there are lots of shift options for those with caring responsibilities	Car Parking: You only have 2 designated 'accessible' car parking spaces. 1) Would they be for parents with young children too? If so they will always be full and therefore be of no use to disabled customers

						<p>2) 2 disabled only spaces is not enough. It needs to be at least 4. My husband is disabled, and I have disabled grandson. If we came as a family and all spaces were taken, we would have to leave. 2 spaces for disabled people are inadequate.</p> <p>3) The disabled places need to be only for blue badge holders. Have other spaces for parents with kids.</p> <p>4) Please have large car parking spaces. Cars are so big now that standard places are often unusable even by a small car if a huge SUV is parked either side of a vacant space.</p> <p>(I am interested in other things besides car parking spaces by the way! I am not a parking nerd! but poor parking provision can ruin a disabled persons day - we know from experience. It will also mean we leave without giving you custom</p>
--	--	--	--	--	--	--

No	I regularly walk along the River Maun to the rear of the Mansfield McDonald's . Unfortunately the clientele who use McDonalds and the nearby Kentucky Fried Chicken tend to be litter louts who throw litter and half eaten food about so there are always plenty of rats to see in that area, hence I would prefer not to see any more fast food outlets in the area as there are already too many.	Indifferent		No	As I said previously I think it will bring a lot more litter to the area together with the rats.	I think it will have a detrimental effect on the area.
No	This would be of no benefit to the town at all - placing another fast food outlet in the town can only be of more harm to the residents. The area is an area of deprivation and high obesity levels already. It will bring no one to the town to shop - drive through is just crazy. The area is already too busy especially at peak time. The rubbish created by customers dropping their rubbish out of their window as they drive through will make the area feel even more unattractive. It will harm other food businesses in the town. Multinational corporations promise much to sweeten the deal but they do not care about our town - only profits. I will not forgive the council if they approve this.	Indifferent		No		I appreciate that jobs would be created - but although the area is currently waste land it isn't a complete eyesore as trees have flourished and I would much rather the land be re-wilded - create a haven for wildlife and improve air quality not bring more polluting traffic through our town. As you acknowledge - there is not a shortage of McDonalds in the area and so many more people are getting deliveries now - I really can't understand why Ashfield needs another McDonalds.
Not sure	I am generally in favour of a derelict piece of land in such a central location being developed and back into use. However I have sever concerns about traffic at such a busy road at peak times, plus the same concerns about	I think the design is okay		Not sure	Jobs created would be good. However there would be lots of litter, antisocial behaviour, and a very busy bottleneck for traffic created.	

	litter and antisocial behaviour so close to residential properties.					
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
No	<p>The site is wholly inappropriate for a drive-through proposal due to the regular congestion in this area. It would add to congestion and result in danger by creating another vehicular access and queuing directly opposite the existing access to the Aldi supermarket. It would also create a vehicle dominated environment on a lane that is shown as a key public footpath on the emerging Local Plan.</p> <p>McDonald's should discuss a more appropriate site for the facility, which can be accessed from the road system without causing congestion and traffic domination of a pedestrian route.</p>	I don't like the design	The design creates a vehicle dominated environment of an area that should be improved to be a key pedestrian and cycling route.	No	<p>It would create congestion and potential danger.</p> <p>Any potential benefits of employment and tax revenues to the local authority could be achieved on an alternative site that does not result in congestion and danger.</p>	<p>McDonalds should not proceed with a formal application for planning permission but should hold discussions with the local planning authority with the aim of securing a more appropriate site.</p>

Not sure	How will you stop the inevitable traffic issues. Cars will be queuing on Urban Road to enter the site from both directions. Traffic is already an issue through Kirkby from 4pm through to approximately 6pm this will just exacerbate the problem.	Indifferent	One McDonalds looks very much the same as any other McDonalds	Not sure	Would obviously bring jobs but would also bring additional littering	My main concern is the traffic queues on Urban Road as already detailed in this surgery earlier.
Yes		The design is fresh and modern		Yes		I think it will be great for the local area, I'm from Kirkby in Ashfield and visit frequently with my children, I have lots of family in the area who could very likely benefit from the jobs it will bring to the local area.
No		Indifferent		No		
Yes	We need that!	The design is fresh and modern		Yes		
No	Enough fast food places Traffic horrendous in that area,long queues at peak times,one way system causes chaos	Indifferent		No		

Not sure	<p>Victoria Road is one of the busiest roads in Kirkby. The increased traffic will be a nightmare. Plus the rubbish will be unsightly. Groups of teenagers will congregate.</p> <p>I appreciate it will add jobs but it's the positioning.</p>	The design is fresh and modern		Yes	It will add jobs for people but mainly teenagers	As previously stated it is the traffic. The road is already a traffic hot spot. Add a drive thru and it will increase.
No	I understand it will bring jobs to the area however my concern is it will make that area of Kirkby extremely busy with traffic as we already have an Aldi opposite the proposed which is popular. Rush hour traffic around Kirkby can be a nightmare at times, and adding a McDonald's will increase that traffic.	Indifferent		No		
Yes	<p>Would be great .the land has been an eyesore for years.</p> <p>What hours of opening will it be?</p>	The design is fresh and modern	Who will be responsible for the maintenance of the surrounding site	Not sure	There's loads of takeaways on the mainstreet	
No		Indifferent	MacDonald's is not needed so design is irrelevant.	No	McDonald's would have a detrimental effect on residents health and residents lives	

<p>No</p>	<p>I am writing to express my strong objection to the proposed construction of a McDonald's restaurant in Kirkby. While I appreciate the need for economic development, this particular project raises several significant concerns that must be addressed before any approval is granted.</p> <p>Impact on Local Traffic: The current traffic congestion on Lane End and Urban Road is already unbearable, with queues extending from the Nags Head to the train station multiple times a day. The addition of a McDonald's restaurant will undoubtedly exacerbate this issue. The Transport Assessment provided by McDonald's needs to adequately consider the existing traffic problems, and the proposed solutions such as an upgraded access road and internal queuing system need to be revised to mitigate the anticipated increase in traffic volume. Any traffic survey conducted should encompass a comprehensive observation period to accurately assess the impact on the town centre.</p> <p>Potential for Anti-Social Behavior: Kirkby already faces challenges with anti-social behaviour, and the presence of a McDonald's restaurant is likely to attract youths, further aggravating the situation. It is imperative that measures are put in place to address and mitigate</p>	<p>I think the design is okay</p>		<p>No</p>	<p>I am writing to express my strong objection to the proposed construction of a McDonald's restaurant in Kirkby. While I appreciate the need for economic development, this particular project raises several significant concerns that must be addressed before any approval is granted.</p> <p>Impact on Local Traffic: The current traffic congestion on Lane End and Urban Road is already unbearable, with queues extending from the Nags Head to the train station multiple times a day. The addition of a McDonald's restaurant will undoubtedly exacerbate this issue. The Transport Assessment provided by McDonald's needs to adequately consider the existing traffic problems, and the proposed solutions such as an upgraded access road and internal queuing system need to be revised to mitigate the anticipated increase in traffic volume. Any traffic survey conducted should encompass a comprehensive observation</p>	<p>I am writing to express my strong objection to the proposed construction of a McDonald's restaurant in Kirkby. While I appreciate the need for economic development, this particular project raises several significant concerns that must be addressed before any approval is granted.</p> <p>Impact on Local Traffic: The current traffic congestion on Lane End and Urban Road is already unbearable, with queues extending from the Nags Head to the train station multiple times a day. The addition of a McDonald's restaurant will undoubtedly exacerbate this issue. The Transport Assessment provided by McDonald's needs to adequately consider the existing traffic problems, and the proposed solutions such as an upgraded access road and internal queuing system need to be revised to mitigate the anticipated increase in traffic volume. Any traffic survey conducted should encompass a comprehensive observation</p>
-----------	---	-----------------------------------	--	-----------	---	---

	<p>any potential increase in anti-social behaviour resulting from the establishment of this fast-food outlet. It is insufficient to say that the increased business rates can be invested in more community policing, but this doesn't happen.</p> <p>Impact on Local Economy: Kirkby boasts a vibrant economy supported by tea rooms and independent fast-food outlets. The introduction of a McDonald's restaurant has the potential to undermine this thriving local economy, leading to the displacement of existing businesses and a loss of community character.</p> <p>In light of these concerns, I urge you to reconsider this project's approval carefully and conduct a more thorough assessment of its potential impacts on the local community. Additionally, I request meaningful consultation with residents and local businesses to ensure their voices are heard in the decision-making process.</p> <p>Thank you for your attention to this matter.</p>				<p>period to accurately assess the impact on the town centre.</p> <p>Potential for Anti-Social Behavior: Kirkby already faces challenges with anti-social behaviour, and the presence of a McDonald's restaurant is likely to attract youths, further aggravating the situation. It is imperative that measures are put in place to address and mitigate any potential increase in anti-social behaviour resulting from the establishment of this fast-food outlet. It is insufficient to say that the increased business rates can be invested in more community policing, but this doesn't happen.</p> <p>Impact on Local Economy: Kirkby boasts a vibrant economy supported by tea rooms and independent fast-food outlets. The introduction of a McDonald's restaurant has the potential to undermine this thriving local economy, leading to the displacement of existing businesses and a</p>	<p>period to accurately assess the impact on the town centre.</p> <p>Potential for Anti-Social Behavior: Kirkby already faces challenges with anti-social behaviour, and the presence of a McDonald's restaurant is likely to attract youths, further aggravating the situation. It is imperative that measures are put in place to address and mitigate any potential increase in anti-social behaviour resulting from the establishment of this fast-food outlet. It is insufficient to say that the increased business rates can be invested in more community policing, but this doesn't happen.</p> <p>Impact on Local Economy: Kirkby boasts a vibrant economy supported by tea rooms and independent fast-food outlets. The introduction of a McDonald's restaurant has the potential to undermine this thriving local economy, leading to the displacement of existing businesses and a</p>
--	---	--	--	--	---	---

					<p>loss of community character.</p> <p>In light of these concerns, I urge you to reconsider this project's approval carefully and conduct a more thorough assessment of its potential impacts on the local community. Additionally, I request meaningful consultation with residents and local businesses to ensure their voices are heard in the decision-making process.</p> <p>Thank you for your attention to this matter.</p>	<p>loss of community character.</p> <p>In light of these concerns, I urge you to reconsider this project's approval carefully and conduct a more thorough assessment of its potential impacts on the local community. Additionally, I request meaningful consultation with residents and local businesses to ensure their voices are heard in the decision-making process.</p> <p>Thank you for your attention to this matter.</p>
No	I feel like it will cause more traffic getting through Kirkby-in-Ashfield	I think the design is okay		No	It will cause more traffic and litter	
No	<p>Our local independent takeaways will suffer. I'm guessing litter will increase.</p> <p>Tacky, poor dietary choices.</p>	Indifferent		No	Just No!	I'm guessing money will win out over the needs of our community.
Not sure	The traffic is terrible in the area already with the main road being gridlocked at times. It is sometimes backed up at the very area you propose to build.	I think the design is okay		Not sure		There will have to be considerable change to traffic control in Kirkby as the situation is already bad.
Yes	Always thought that that area needed development. It's one of the last eye sores in Kirkby	The design is fresh and modern		Yes		

Yes	Having a McDonald's within the community will stop us receiving cold McDonald's when we are too hungover to drive	The design is fresh and modern	Anything is better than what is currently in situ that has sat derelict for years.	Yes	Jobs	I'm McLovin It.... don't listen to the haters
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes	In Kirkby-In-Ashfield, there are many people who have to drive or take the bus in order to enjoy some lovely mcdonalds, or who can't have McDelivery from the closest store on kings mill road east like me. It would benefit the community considering that the bus Nottingham B stops around there, which gives multiple students a chance after school to get some food before they go home. Overall, the amount of people who love mcdonalds in Kirkby-In-Ashfield is incredible, and I would love to see this happen	The design is fresh and modern	The design is unique and modern which will attract many mcdonalds lovers.	Yes	Yes it would, you can go out with your friends and grab some food, you don't have to drive all the way to sutton or mansfield and it will be good if you want a cheeky mcdonalds breakfast before school 😊	
No	Kirkby is a nice small town , we need pubs and restaurants not shitty burger joints and more traffic	Indifferent		No		Not worth the paper it's drawn on
Yes	The investment into the area around Kirby train station would be a great	The design is	It's in line with McDonald's brand , and	Yes	Yes definitely, teenagers in kirkby need jobs	As long as it's designed correctly

	decision and would if in nicely with other projects announced for the area	fresh and modern	it's a vast improvement on what's there now			Meaning- enough parking spaces - designated mc delivery area and delivery spaces
Yes		The design is fresh and modern		Yes		

No	<p>*To get to my daughters Academy her only route available is to go past the proposed site. Traffic is already bad at key times of the day, adding in a drive through will only add additional traffic into what is already a bottleneck for cars.</p> <p>*There is a supermarket and primary school across the road from the proposed site which is situated near a bad bend, there would need to be additional traffic management systems to make the placement of the site here safe for the local children.</p> <p>*With it being in a close proximity to a primary school and an academy directly surrounded by housing estates it concerns me to think how many children will access the site directly and have real concerns that it will become a hub for anti-social behaviour. The additional funding received to the local council will end up being spent on managing the anti-social behaviour that a McDonalds will attract at that location.</p>	I think the design is okay		No	As stated there are multiple reasons why I think a McDonald's would have a negative impact at this location, poor traffic management, concerns over road safety, anti-social behaviour etc. In a different site, away from the estates this site backs onto and at a location where the additional footfall/traffic can be absorbed with no impact would be more likely to have my support.	I would strenuously object a McDonalds at this location. The addition of 120 jobs and money raised into the local council is not enough to offset my worry about the negative impact this business will bring to that location.
Yes	Save me getting cold deliveries from Sutton in Ashfield.	The design is		Yes	Definitely.	Council would be daft to refuse it as be good for Kirkby in Ashfield.

		fresh and modern				
No	There are sufficient food outlets in Kirkby providing far better food than the nutritionally deficient food provided by McDonald this will not be good for our young peoples health	Indifferent	It is typical McDonald	No	See previous answer	I think other proposals should be considered/invited for this site
Yes	Love a McDonald's and be nice for one close by Kirkby first have much good takeaway/ fast food	The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes		Indifferent		Yes		
Yes	It will give another fast food option get people in Kirkby	The design is fresh and modern	I also like the proposal to plant trees	Yes	Bring in much needed additional income for local groups and jobs for the local community	
No	Kirkby doesn't need miniature, luke-warm burgers.	I don't like the design	Crap	No		
No	Too many takeaway businesses in the small area, the traffic is already horrendous down that area due to Aldi. Kirkby centre is a major cut through. Kirkby should be promoting more healthy lifestyles rather than the amount of fast food shops. I'd rather see more housing rather than another multinational taking over another poor area.	Indifferent		No	None whatsoever	Scrap the idea
Yes		I think the design is okay		Yes		The land has been wasted for years now.

Yes	<p>I support the proposal in general but am concerned about the increase in litter it will cause.</p> <p>We already see alot of McDonalds rubbish locally and am keen to see what McDonalds will do to minimise litter issue or preferably help improve the levels of litter in the area via supporting local litter picks.</p>	Indifferent		Not sure	It would offer jobs and investment to the area however it may also bring a increase in anti social behaviour in and around the location	
Yes	Other mcdonalds are a bit too far away from Kirkby and not always available for delivery. If there would be a mcdonalds, could easily walk there for a takeaway :)	The design is fresh and modern	As long as it will be build, I'm all in for any design	Yes	Of course it would! I bet it would be very requested as a fast food chain as it also would be more accessible for those coming over with no cars.	Please, build it :)
Yes	<p>I will be able to walk to the restaurant.</p> <p>Will bring more money into the local area.</p>	The design is fresh and modern	The area will look better	Yes	Will provide more jobs	
Yes		The design is fresh and modern		Yes		Much needed for an area that has been in decline for a long time
Yes		The design is fresh and modern		Yes		
Yes		The design is		Yes		

		fresh and modern				
Yes	Kirkby looks a bit drab and could do with a fresh new colourful business in town. Also the job opportunities it will bring to local people is much needed	The design is fresh and modern	Looks fine, with the carpark pull in off the main road it should work well. The current site makes the area look like an old pit town that has had no investment	Yes	Job opportunities Revamp the run down site	No and good luck hope you are successful 👍
No	McDonald's is not required in the area, we do not require more low paid jobs. The smell, hygiene and litter issues McDonald's presents would be damaging to local wildlife and we have few precious green spaces as it is! We already have a rather obese community, unhealthy offerings will not support a healthier lifestyle choice for people. The traffic in town is bad currently, increasing traffic on the current infrastructure would be damaging to the area. McDonald's is renowned for attracting anti-social behaviour this is not something that is required! Locally we have 4/5 McDonald's available plus delivery services, this proposal is not wanted or needed!!	I don't like the design	McDonald's is not wanted nor needed!	No	Rubbish, obesity, stench, antisocial behaviour, low paid jobs, damage to wildlife, increased traffic - Not required Thanks, go pick on another small town!	Utterly appalled at the prospect of a macdonalds in my local town- Your promotion of an unhealthy diet for profits is not ethical. You ruin the areas you inhabit with rubbish, smell, noise. It's certainly not welcomed in Ashfield.
No	Mc Donald's is not needed in kirkby in ashfield, there is already an obesity issue throughout ashfield! There is currently a huge issue with traffic throughout kirkby and particularly around the urban road area!	I don't like the design		No		

	<p>Anti social behaviour will massively increase with yobs hanging around causing mayhem.</p> <p>If people want a mc Donald's there is several in the area with the closest being a little over 2 mile.</p> <p>Also with uber eats and other businesses like this then people can easily have this delivered</p> <p>Kirkby has a rubbish problem and this will 100% increase with the waste from mc Donald's</p> <p>Look at Sutton in ashfield, mansfield etc etc restaurants and surely this sort this sort of establishment doesn't need to be added to the already fast food town.</p> <p>We do not want and do not need mc Donald's in kirkby in ashfield.</p> <p>Let's have something a little more classy and get the town looking smart.</p> <p>THE BIG M IS A HUGE EYE SORE!!</p>					
Yes	I think kirkby in Ashfield need a mcdonalds or even a KFC I think it's a great thing for the community	The design is fresh and modern	It makes kirkby in ashfield	Yes		
Yes		The design is		Yes		

		fresh and modern				
Yes		The design is fresh and modern		Yes		Great idea, will be an added benefit to kirkby
Yes	I think it's a fantastic idea. However I do think the council need to rethink the traffic in Kirkby. Kirkby gets gridlocked really easily I'm concerned with the safety of both other road users and pedestrians within the area of the proposed McDonald's.	I think the design is okay		Not sure	I think it's great in that it fills the space we have however I worry about the traffic we already have McDonald's is going to make this even worse unless this is sorted. Pedestrians going to and from McDonald's will there be allocated areas for walking? Will it be safe for cycling? But what is going to be done for the litter than will be thrown around town or the teenagers that will more than likely use it as a doss spot	See previous
Yes		The design is fresh and modern		Yes		
Yes		I think the design is okay		Yes		
Yes		The design is fresh and modern		Yes		
Yes	I believe this would be great for our community. It would benefit our local community by offering jobs. Also it will	The design is	I like the design and I feel it would fit in well in the area	Yes	It would definitely benefit the area by attracting	Good luck and I hope it opens

	benefit those who can't drive who have to get their food delivered from the Sutton-in-Ashfield or Mansfield branches.	fresh and modern			people to stay more local to the area.	
Yes		The design is fresh and modern				
Yes		The design is fresh and modern		Yes		
Yes	Kirkby in Ashfield has long been waiting for an established fast food restaurant that can be trusted for hygiene. It will also remove the eye sore of land that has been present for years and also present many local opportunities for the younger generation looking for their first work.	The design is fresh and modern		Yes	Yes, i think it would make kirkby a more attractive place to visit and may even encourage businesses to operate within our area	Fantastic, crack on ! 😊
Yes	McDonald's in Kirkby would make a great addition for all homes around because we currently have to order from Sutton and it take a little while for us to get food and always cold. Would get a lot of customers meaning more profits and brings people into the centre	The design is fresh and modern	The design is fresh and modern to help improve the centre looks	Yes	Yes brings people into the centre for other businesses in the area	
Yes		The design is fresh and modern		Yes		
Yes	Whilst the area will benefit from the investment, I worry about the lack of footpath on lane end to the quarries	I think the design is okay		Yes		

	and also the destruction of the railway heritage.					
Yes	Great for the local community and gives a purpose for a piece of land which is currently an eyesore	I think the design is okay	Looks like every other McDonalds	Yes		
Yes	<p>It will be welcome in the area .</p> <p>It will create new jobs .</p> <p>It's unsightly at the moment so it will look better.</p> <p>It will save me petrol driving to south normington usually.</p> <p>I don't think 38 car park space is enough tho .</p>	The design is fresh and modern	It's unsightly at the moment so it will look loads better	Yes	Give jobs to the local people	No
Yes	<p>Nice to see a worldwide company offering to develop a derelict part of our town and create new jobs , it will brighten up a miserable site .</p> <p>Most new developments to Kirkby town centre should be carefully looked at and the right ones welcomed.</p> <p>We need investment into Kirkby , please let it be sanctioned.</p> <p>Thanks</p>	The design is fresh and modern	It is a typical McDonalds design that is clean looking and will brighten up the area.	Yes	Bringing new worldwide investment , Jobs and developing the derelict area as well as a fast food chain thats food might not be to everyones taste but the younger generation will love it .	<p>As already stated , a great chance for a multi global company to offer investment into Kirkby.</p> <p>Creating new jobs , developing a derelict site and transforming the part of town.</p> <p>I cannot see any reasons to turn down the development.</p>

Yes		I think the design is okay		Yes		
No	It is totally the wrong place. That road is a nightmare the best of times. It's only going to make the road even worse, traffic wise. Come tea time when they are queuing through Kirkby anyway it will be horrendous.	Indifferent		No		
Yes		I think the design is okay		Yes		
Yes				Yes		
Yes		The design is fresh and modern		Yes		
Yes	Kirkby needs new investment and new jobs for our young people. The area you have chosen is ready for a facelift. I run the old people's centre across the road from this site and think it can only be good for Kirkby.	The design is fresh and modern	It looks clean and fresh for that area.	Yes	We need investment in our town	
Yes		Indifferent		Yes		
Yes		The design is fresh and modern		Yes		
Yes	I shop at Aldi, as I pull out of the car park I always look across at the undeveloped site you are proposing to use and wonder why we have such a messy area so close to the centre of our town. Your development of that plot will improve the appearance of the	The design is fresh and modern		Yes	My sister who lives in Annesley currently never orders McDonalds because they are too far away. This one wouldn't be. I'm sure there are many people who	My only comment would actually be a question... How soon can you start?

	town greatly. Not to mention the fact that I could finish my shopping and then pop into the drive through afterwards. At the moment we regularly order in from Sutton in Ashfield and by the time we get our food we have to microwave it to warm it up a little. Between Kings Mill and the town centre Sutton has 2 McDonalds and there's a 3rd all the way down the A38 near the M1 but not one in Kirkby in Ashfield. So to sum up I think it is an excellent idea!				live near her who would feel the same.	
Yes		The design is fresh and modern		Yes		
Yes		I think the design is okay	I think a two storey building would be beneficial for seating availability, this will not only attract people from Kirkby but surrounding villages too as it is closer than Sutton-in-Ashfield.	Yes		
Yes		I think the design is okay		Yes		Great idea... been a long time coming. It will open up job opportunities and help put Kirkby-in-Ashfield back on the map.
Yes		The design is fresh and modern		Yes		
Yes	Will bring in revenue for council, new jobs and get rid of derelict area	The design is	Looks great, so long as traffic not an issue	Yes	Will bring life to kirkby	Can't wait for it to be built

		fresh and modern				
Yes		The design is fresh and modern		Yes		
Yes	Be great to have in kirkby Will bring people back into the town	The design is fresh and modern	Looks great	Yes	Absolutely yes	No
No	We have McDonalds sites already in close proximity in Sutton in Ashfield and Mansfield	I think the design is okay	Not disputing the design The outlet is not needed in this area	No		As previously stated I don't agree to introducing an outlet in Kirkby There are already outlets in neighbouring towns This will increase traffic noise and litter Although it generates £45k revenue for Ashfield District Council our local council cannot be trusted to allocate these funds appropriately for the benefit of the district's residents and community
Yes	Great for the local area, also great opportunity of bringing more jobs and making use for a site that hasn't been used for many years.	The design is fresh and modern		Yes		Great idea
Yes		The design is fresh and modern		Yes		

Yes	A great idea for a unused land in kirkby-in-ashfield, a place for the young community to meet with friends and somewhere with a drive through for fast food is something we don't have in our town currently	The design is fresh and modern	Looks nice instead of an eye sore of unused land	Yes	Nice place to meet with friends and a drive through is something we don't currently have	I really hope this is approved
Yes	As long as plans are in place to not add to the traffic problems on the main road.	Indifferent		Yes	As long as plans are in place to reduce the amount of litter in the area due to idiots who dump their litter.	Please make sure this does not block the main road and add to traffic congestion and please make sure plans are in place to tackle litter issues within 1 mile radius at least.
Yes		The design is fresh and modern		Yes		
Yes	Great that such a large brand wants to come to the town, bringing jobs for the local youngsters	The design is fresh and modern		Yes	Other businesses will follow and boost the high street	

Not sure	<p>We have a large takeaway culture on Urban Rd/Diamond Ave already. The proposed site is directly opposite the entry to Aldi Supermarket and I feel it will cause undue congestion. I live in a back street off Victoria Rd and we have a primary school on this road. I worry that there will be a litter problem caused by the macdonalds packaging. Our road is naturally prone to litter from families collecting and dropping off children without consideration of people living on the street that they are discarding cans and wrappers - a macdonalds nearby will increase this. I have asked that a assessment be done for a possible litter bin on Vernon Rd. Are macdonalds staff going to litter pick tge area regularly? I think not.</p> <p>Child obesity levels are going to increase with a macdonalds in Kirkby-in-Ashfield. There's no let up on how many restaurants you've got opening up in the area.</p>	Indifferent	You've seen I macdonalds you've seen them all.	No	See comments in section 2	<p>We were promised the leveling up funds would be spent responsibly and improve the area - so another take out restaurant opens...nice. (Hope you can feel the sarcasm in my tone!)</p> <p>The railway side is going to have a new building built, with a macdonalds and a Aldi with the same cubic 1/2 mile it'll be a mecca for the kids. Hope Ashfield District Council and the police will consider the potential for antisocial behaviour and local residents being disturbed by this proposal.</p>
Yes		The design is		Yes		

		fresh and modern				
Yes	It would be a lot more accessible to get to for local people and cut down on travelling to other McDonald's helping with carbon footprint . plus another social place for people to hang out whilst supporting the community in regard to jobs. 1000% yes	The design is fresh and modern	looks great , lots better than before	Yes		Definitely would love to see this happen , I would be going here regularly for a mclflurry in the summer.
Yes	In one respect we don't need another take away. However McDonald's do a lot of good for the community and will bring jobs and hopefully improve the area.	The design is fresh and modern	Anything is an improvement on the buildings in the town currently. Fresh clean look	Yes	As a huge company, it will bring jobs and revenue to the community.	
Yes	Will be great for the area and a nice cheap place to go for food	The design is fresh and modern		Yes		We will welcome McDonald's with open arms
Yes		The design is fresh and modern		Yes		
Yes	I'm am willing to support u and have my say at any council meeting it is great for our town good luck to you	The design is fresh and modern		Yes	Local jobs people have to travel when there kids worked for you	A great design will be great for anyone coming by bus or train to the area
Yes		The design is		Yes		

		fresh and modern				
Yes	<p>I really want a Macdonald Restaurant as it's one of our favourites as a family and this we'll be in walking distance.</p> <p>No alcohol is served</p> <p>It's good.</p>	The design is fresh and modern		Yes	Is a toilet included in the design then it would open up other areas to previously wouldn't have been able to get that far with out these things	Hope it goes ahead
Yes		I think the design is okay		Yes		
Yes	More jobs and a good use of an unused site in an ideal location	The design is fresh and modern	Well thought out access	Yes	Jobs and fuel savings	
Yes		The design is fresh and modern		Yes		
Yes	<p>It is time Kirkby actually moved with the times. We have been crying out for new businesses to come to Kirkby that will actually make a positive impact.</p> <p>As a Kirkby resident all my life, I feel Kirkby had been left behind for a long time, mainly down to narrow minded people that simply do not want change. I am sure you will get the same old opposition complaints about the traffic and anti social behaviour from the</p>	The design is fresh and modern		Yes		

	<p>youth of Kirkby.</p> <p>However I feel that is always going to be used as an excuse (particularly by older residents) who want to keep Kirkby as a small village.</p> <p>Your biggest hurdle will be tackling any anti social behaviour, so if you have mechanisms in place for keeping this under control then I don't see how these plans can be turned down.</p> <p>I wholly support this redevelopment as I feel it is something that is long over due and something different to the endless Kebab houses in Kirkby!</p>					
Yes	I'll think the development of this land is positive and would love to see a McDonald's in Kirkby	The design is fresh and modern		Yes	It will bring money, jobs and develop land into a positive space	
Yes	It will bring jobs to Kirkby	The design is fresh and modern		Yes		The only thing I'm concerned about is traffic around that area. Just hoping that's thought about
Yes		The design is fresh and modern		Yes		

Yes		I think the design is okay		Yes		Hope it happens
Yes	Kirkby is always the last place that I believe the council wants to make better. This will give amazing job opportunities to the locals of Kirkby and will create a great community atmosphere.	The design is fresh and modern		Yes		No- this is great for Kirkby!!
Yes	Every other town has one would be good for the town	The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		Just need to be mindful of the additional traffic management required, that area gets snarled up already and adding a reason for people to go there rather than just pass through will add to the volume of traffic
Yes	As a business in Kirkby I fully support this plan for and welcome McDonald's to the town. I also think it is a brilliant opportunity for our younger generation as job opportunities local to town	The design is fresh and modern		Yes		

Yes	This opportunity opens up more jobs for people in the ashfield area.	The design is fresh and modern	This design will make kirkby look brighter and welcoming	Yes	Again because it will open up many job positions for people	
Yes		The design is fresh and modern		Yes		Great addition as Sutton in Ashfield and Kings Mill branch are just so busy so will divert some of the traffic away from those restaurants.
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes	Kirkby In Ashfield Needs to bring in investment, we have never recovered fully from the loss of the coal Mines and other industries. I support anything that will improve the town. Love that this is going to be built on brownfield land. Well done McDonalds and thank you	The design is fresh and modern	Eco awareness in the design brilliant	Yes		
Yes		The design is		Yes		

		fresh and modern				
Yes		The design is fresh and modern		Yes		Think it will be great, somewhere for me and my friends to meet up have coffee and chat. Love a cheeky Mac Donalds.
Yes	<p>I hope the site does not become a magnetic for the more undesirable elements of the area and policing either physical or remote by CCTV is employed.</p> <p>I am not a fan of McDonald's but recognise the public are.</p> <p>It will be a good opportunity to employ local people.</p>	The design is fresh and modern				
Yes	Needed one for years , the site needs redevelopment and this is ideal	The design is fresh and modern		Yes		Hopefully this gets approval
Yes		I think the design is okay		Yes		
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		

Yes	Whilst the idea of another fast food joint isn't needed the much needed investment this will bring along with jobs and make the area great it will hopefully encourage more businesses to return to kirkby and invest	The design is fresh and modern	I think if done right this will be great	Yes	It will bring much needed investment and further job opportunities	
Yes		The design is fresh and modern		Yes		I think it will make Kirkby a more appealing town to visitors and bring in revenue for other businesses
Yes		I think the design is okay		Yes		
Yes	I believe this is a great idea. My only concern would be troublesome youngsters causing trouble for you. This is something kirkby in Ashfield does need.	The design is fresh and modern		Yes		No. Look good to me
Yes	Maccys loved by all ages . Gives young people a chance with work and the older generation with a drink and natter and some on the go food	The design is fresh and modern	Will modernise that part of kirkby	Yes	Railway station across the road and will be a good impression on the part of kirkby	Generally very good and 100% supportive
Yes	I think this will do kirkby and the community a world of good were the only place we haven't got one	The design is fresh and modern		Yes		No not at all
Yes	Job opportunities, bring more visitors to town, open up that part of town	The design is fresh and modern	I prefer the building to be further back from road due to groups of young people hanging around roadside	Yes	Jobs. Tidier than current site	More planting might be needed around the site. Be nice to see a few trees planted to replace those on current site.
Yes		The design is fresh and modern		Yes		

Yes	<p>A huge well known brand will definitely attract other larger retail names to invest in the area, which is much needed. Good for employment prospects.</p> <p>There will be some drawbacks, such as traffic concerns through a town with an awful one way system that often sees huge gridlocks, the risk of anti social behaviour in the area as the restaurant attracts bored youths, and litter further afield than the proposed local litter picks.</p>	The design is fresh and modern	If landscaped as per the image it will certainly improve the current land.	Not sure	<p>Yes for employment and drawing in other investment.</p> <p>No, for traffic, antisocial behaviour and litter.</p>	As a visitor to the supermarket opposite the site, it's difficult sometimes to exit to the opposite side of the road to drive out of town. I think it will be made worse with a junction to the restaurant opposite and would benefit better traffic management there. Please don't make me drive into Kirkby and around all the houses in order to get the opposite way to go home!
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes			Great for Kirkby We need more retail shops too	Yes	Job opportunities for young people and lovely food	No build it But please control the traffic
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		

Yes	Great that another big brand wants to join the town. Great for jobs and brining people into the town	The design is fresh and modern		Yes		
Yes	<p>I take my Grand children to mc donalds on a regularly and also have quite a few deliveries</p> <p>This new site will make it much easier because its closer</p> <p>The jobs will also help the local community</p> <p>Parents may be more relaxed about the kids going to this site rather than travelling to Sutton or Mansfield</p>	The design is fresh and modern	I think this looks well spaced for both parking and drive through	Yes		
Yes		I think the design is okay		Yes		
Yes		The design is fresh and modern		Yes		
Yes		Indifferent		Yes	Bringing more jobs and in general help the local economy and other businesses around it	Worried about the traffic around the area as during rush hour times it gets very backed up and can't imagine what it will be like if McDonald's opens. Particularly for a lot of people coming from Nottingham or M1 use the main road on their commute home. Otherwise

						will be good business in morning and evening I think due to the high amount of commuters who go down that road
Yes	I think a McDonalds in the area would be great people who order in from them often would be able to get their orders even faster, it would create new jobs in the town and be a welcomed site to see instead of the patch of waste land that is currently sat on the site, I myself order in from them nearly once a week and my food having to travel 1.5 miles means it never get's here "hot" it is always already cooling down this would also be in walking range for me and my missus and would actually get us out the house more often because we would walk there and order food on site rather than getting delivery so all in all I think this is a brilliant idea and is well needed.	Indifferent	so long as it has good parking space so traffic doesn't back up onto the main street then I think it will be good.	Yes	New jobs, closer to people who order in at home, looks better than the waste land that currently sits on the site and we don't really have a "fast food" place in the area.	It needs a good parking/drive through system so traffic doesn't back up onto the main road.
Yes	Kirkby needs this, great idea	The design is fresh and modern	Looks as well as it could be	Yes	Yes not just for the Kids but us adults too	Just do it 👍👍👍
Yes	It will be a great idea for kirkby to have a macdonalds it will bring jobs	The design is fresh and modern	Like all macdonalds the building all look great	Yes	Yes it will bring job opportunities to the young people in the local area	No it's a great idea for the whole area
Yes	Mc Donald's would be awesome in Kirkby since I order in from the current ones quite a bit and with them being as far away as they are (1.5miles) the food always arrives a bit cold it would be	The design is fresh and modern	Is different it looks unique I like the look and it will look amazing here	Yes	It would be easier for familys that can't go far and for people that are disabled	Yes I would like it to happen

	awesome to be able to order food and have it arrived hot since this is only about half mile from my house...if that.					
Yes	It will be great for kirkby and will also create much needed jobs for younger people	The design is fresh and modern			The design is good and plenty of room for parking	
Yes	Think this is fab for Kirkby in Ashfield, regeneration of a derelict area, much needed jobs, and revenue for the area, I fully support this so long as road isn't constantly gridlocked with traffic waiting to go into the restaurant carpark....can't come soon enough 😊😊	The design is fresh and modern	Modern, attractive and sustainable	Yes	Will bring much needed life back into kirkby and people out of area	Looks good to me
Yes	I think it's a great idea. It will encourage more bigger businesses to move into Kirkby in Ashfield. More local jobs.	The design is fresh and modern	Kirkby town centre needs to brought into the year 2024	Yes	More local jobs. More bigger businesses will want to move to Kirkby on Ashfield	It's a brilliant idea can't wait
Yes		I think the design is okay		Yes		
Yes	brilliant for the area and hopefully bring other big brands to kirkby aswell needed for along time. will make that area so much better been too long looking like a state at this part of kirkby.	The design is fresh and modern	as long as theres plenty of trees to replace what goes. could benefit a walk entrance from the hill / steps to get to the building so a zebra crossing could go near new pub to the station	Yes	new jobs, and better brands to kirkby	none aslong as local people are employed.
Yes	It will give Kirkby the continued lift it needs with household names attracting household names.	The design is fresh and modern	I looks like a McDonalds, what else could it be designed as?!	Yes	Attracting people and other businesses to Kirkby.	Good luck, hope it gets approved.
Yes	Great for what is currently an eye sore of land jobs for local people bringing	The design is		Yes		

	Kirkby back into the generations it deserves	fresh and modern				
Yes	love a mcdonald's	The design is fresh and modern				
Yes	<p>I've long thought the site in question would be ideal for a McDonald's restaurant and would help revitalise an otherwise rundown area of the town.</p> <p>My only concern would be in regards to the terrible traffic flow that Kirkby already suffers around rush hour that leads to tailbacks quite often from the town centre and quite some considerable distance past the proposed site.</p> <p>This however in my mind could be easily solved by the correct sequencing of the traffic lights in the town centre as the current sequencing is clearly the cause of the issues.</p> <p>If the traffic flow issues in the town could be addressed then I see no reason why this wouldn't make a perfect spot for a McDonald's restaurant</p>	The design is fresh and modern		Yes	Kirkby has long needed more investments from the bigger businesses	I whole heartedly support this application but please ensure the the council address the traffic flow issues otherwise I fear the restaurant will become a white elephant that's inaccessible during rush hour

Yes	I think having a McDonald's will also attract other businesses to the area this will also stop some traffic pollution as you have to travel outside of Kirkby if you want a McDonald's	The design is fresh and modern		Yes	I would Hop this create jobs for our young people and also helps people who require part time hours in the area	
Yes	I have lived at my parents house in Kirkby all my life until a year ago when I moved out to live in Mansfield. Kirkby has nothing to offer anymore and needs an investment to make people worth staying. It's hard to get a takeaway around my parents house and I don't think there will be much competition in terms of food delivery's around the area either	The design is fresh and modern		Yes		I am only worried about the traffic it may cause as that road is always busy around school drop off and pick up times and may cause some congestion
Yes	I think Kirkby-in-Ashfield will benefit hugely from this and will bring much needed revenue to the town. Hopefully it will also attract the attention of other big stores and encourage them to invest in the town as well	The design is fresh and modern	It looks lovely	Yes	Again I would hope it will entice other big companies to look at coming to Kirkby	Bring it on! I'm loving it 😊
Yes		I think the design is okay		Yes		
Yes		Indifferent		Yes		

No	<p>There isn't a requirement for a large fast food establishment in Kirkby-in-Ashfield. We have a McDonalds located in all surrounding areas, Hucknall, Sutton-in-Ashfield, Bulwell and Mansfield.</p> <p>The location would cause congestion along the main through road in Kirkby-in-Ashfield, as we see with most McDonalds sites which are positioned close to central roads i.e Bulwell and Mansfield. These often cause queuing and slow traffic through the areas which could have a damaging effect on air quality and overall health. The site also backs on to a nature reserve and due to cooking volumes would cause unappealing and unpleasant smells to travel, smothering the surrounding air.</p>	Indifferent	The design is indifferent and as per all other McDonald's franchises.	No		See detailed notes as per previous comments.
----	---	-------------	---	----	--	--

Yes	<p>About time kirkby got a mac's</p> <p>Imo a really great boost for our town, lots of jobs and with a worldwide brand like McDonald's hopefully it will encourage more business into the area, no objections from me</p>	Indifferent	Tbh I didn't take the time to look, all Mcdonald's look very similar and I've never had an issue with any site	Yes	Jobs And hopefully other big brands will follow	
Yes	<p>The only critique I have is electric parking bays. They need to be at least 4 electric car charging areas.</p> <p>The 120 jobs for the area of Kirkby is welcome.</p>	The design is fresh and modern	I like it. Might be an issue getting in and out at times	Yes	More jobs	More electric charging bays (at least 4!!!)
No		Indifferent		No	While the area where this is planned is currently in need is development, I don't like the ideas of increased traffic as well as increase to noise and rubbish	<p>I'd rather we have a better retail area, better quality shops for clothing etc</p> <p>This area already has a lot of cafes, take aways and betting shops but nothing if quality.</p>
Yes	I'm hoping the council let this happen so it brings more big companies to the local town.	The design is fresh and modern		Yes		
Yes	This site has been derelict for years and is an eyesore, this proposal will benefit Kirkby by encouraging more investment, as well as providing	The design is fresh and modern		Yes		Looks like a great use of the site. Soft landscaping is a must, plenty of trees and wildflower planters would

	employment. We have to travel to Sutton to get our Macdonald's so having one in Kirkby would be amazing!					complement the council's plans for the train station entrance and new building
No	There are already plenty of fast food outlets and this one brings litter	Indifferent		No		It doesn't fit in the area
Yes			I would love a McDonalds here	Yes		No
Yes		I think the design is okay		Yes		
Yes	We don't have too many big brands like other nearby towns. Freedom of choice	Indifferent	Like every other	Not sure	Yes to jobs and choice of where to eat. No to kids hanging around there all day and night	Ok if kept tidy, and offered local jobs to local people. Manage the young people hanging around
Yes		The design is fresh and modern		Yes		
Yes	It's a much needed business that will make Kirkby business boom!	The design is fresh and modern		Yes		
Yes	There's a lot of people in the area needing jobs and will assist the younger demographic into getting into work. Also will aid the fat kids so they don't need to travel so far for fast food	The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		

Yes		I think the design is okay		Yes		
Yes		The design is fresh and modern		Yes	More foot fall	
Yes		The design is fresh and modern		Yes		No
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern	Will be a welcome asset to kirkby	Yes		Very welcomed to kirkby I'm sure . Should have been done years ago Great idea creating jobs and footfall from other areas .
Yes		The design is fresh and modern		Yes		
Yes	Will be a great to have in Kirkby . More local jobs for students .	The design is fresh and modern		Yes	More local jobs for students	
Yes		The design is fresh and modern		Yes		

Yes		The design is fresh and modern		Yes		
Yes	This project will encourage other businesses to come to the area. It's ripe for modernisation and would definitely help the employment situation. A good clean professional company in an area that needs finishing off to help the other new arrivals.	I think the design is okay	It's of clean modern lines that's well designed with a system that works.	Yes	It would rid the area of a blight on the landscape. Proper employment and training.	I personally don't think that the traffic will be affected just as the supermarket across the road.
Yes		I think the design is okay		Yes		
Yes		The design is fresh and modern		Yes	Saves people going into Sutton if they do not drive	
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes	It will bring more people to the town, creating more income for the council to help the town in areas. good investment as there's lots of teens in the area due to the schools nearby therefore people can come by. also there is a main road through kirkby so on drives home people are more likely to drive over to mcdonald's.	The design is fresh and modern		Yes		

Yes	<p>Isn't save a lit of people travelling on noises buses to go to the nearest one in Sutton. It'll hopefully put a lot of the local town folk Unemployed in work and keep people out of trouble.</p> <p>Only concern is staff safety, teenage youtbs loitering about and possible noise pollution with cars.</p>	Indifferent		Yes	Absolutely people need work	Security measures to be out in place. No youths loitering about unless they buy something and not around after a certain time in the evening.
Yes	I'm all for it but one concern is the litter as long as you sort it properly I have no problem	The design is fresh and modern		Yes	Brings revenue to the town and also creates local jobs for local people I hope	
Not sure	<p>There are so many of the restaurants in our locality already.</p> <p>There will be an upsurge in traffic requirements and Kirkby's infrastructure is not good enough to deal with the traffic we already HAVE in town!!</p> <p>What about the impact on existing businesses?</p> <p>Ashfield has a high incidence of obesity already... your restaurants do not help with that.</p>	I don't like the design	All your restaurants are eyesores	No	<p>Obesity levels</p> <p>traffic increases</p> <p>infrastructure pressures</p>	Use of a brown field site is great, but NOT a fast food restaurant!

Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
No	With the state of people's wealth (money being tight) and with obesity on the rise, the last thing Kirkby needs is yet another takeaway. All Kirkby has to offer as a town is takeaways, barbers, nailbars apart from that nothing. So no I don't think another takeaway is needed.	I don't like the design	Not needed	No	It will encourage obesity	Make it something that's not a takeaway
No	We already have far too many takeaways and fast food in the area. The traffic will also be a problem Opposite Aldi	Indifferent		No		
Yes	Jobs for young people are needed	Indifferent		Yes		I am surprised there isn't already one in kirkby time to bring the area up to date
Yes		The design is fresh and modern		Yes		
No	Too many fast food/ takeaways as it is. McDonald's now delivers so don't really need one on the doorstep. Kids obesity is already high in the area. We already	I don't like the design	McDonald's has gone from a family place to spend time with your family. Now it has become the	No	Let's face it. Who wants to work at McDonald's. We already have 2 within a	Don't want it, don't need it. Land would be better off being used for something that we need. Not another

	have a problem with traffic on that road. Will encourage local teens to hang out there meaning it would not be suitable to take the children, we also have a high drug problem in the area so I can see this being used as the local drop point. Too close to a secondary school which will encourage the teens to make unhealthy choices. Other shops are more needed on that area aka a clothing shop. We already have a high number of McDonald's food waste/litter around the towns and local parks, we don't need anymore		place where u can sit on your phone with the free WiFi and the children play on the tablets. The building looks depressing		close drive and McDonald's deliver to this area anyway	place to get fat at. Yes I enjoy the odd McDonald's but as a treat. And yes I have it delivered
Yes	The closest McDonald's from Kirkby is Sutton. Which a delivery is expensive on top. This being in Kirkby will do the town amazing. We have a subway and whether spoons but spoons is up for sale. So	The design is fresh and modern		Yes		
Yes	It will bring needed jobs , develop wasteland and help with Kirkby image	The design is fresh and modern		Yes		
No	I think that a MCDonalds in Kirkby is a good idea and would support it except for the position proposed. At the site opposite Aldi, there are already traffic tailbacks at busy times of day and this would be made much worse by the addition of a fast food restaurant. A better site would be on Lowmoor Road where there are much less problems with traffic.	I think the design is okay		Yes		As stated, a McD in Kirkby would be a good thing, just not at the proposed site.
Yes	Having lived in Kirkby in Ashfield until recently moving to Sutton in Ashfield.	The design is		Yes		

	This has been mentioned many times regarding a McDonald's. I think this is exactly what Kirkby needs and would benefit from massively.	fresh and modern				
Not sure	The road is extremely busy as it is, I'm worried that it will create more traffic to the area which will cause more issues and time to get places. Is there anything in place to help reduce traffic within Kirkby in Ashfield	I think the design is okay	Standard McDonald's	Not sure	As said earlier, it will just create more traffic within the area which will not benefit the locals	
Yes		The design is fresh and modern		Yes		
Yes	We always have to drive to Sutton In Ashfield for our McDonalds so I think this is a great idea for people in Kirkby	The design is fresh and modern		Yes		
Yes	It would be good to have a McDonald's in Kirkby instead of being 10-15 minutes away in Sutton, it would bring a place for people to come together closer to home.	The design is fresh and modern	The design is good and fresh for Kirkby bring some modern architecture into the town	Yes	It would allow for children who live in Kirkby to not have to travel as far for the closest McDonald's, similarly for older ages brings a place to hang out closer to home saving on travelling and fuel costs	The only comment I would make is that it is already quite busy on that road at particular times however if there is a big enough car park or the entrance/exit is well designed it shouldn't be an issue
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes	More jobs for the community And adds more to the town as it's a little run down	

Yes	A great asset to the community and bringing jobs to the area	The design is fresh and modern	Looks smart and will improve a area that has been a eyesore for many years	Yes	More jobs and many people including myself love the food	Only obstacle I can foresee against you will be the traffic problem that will be caused unless it's addressed properly. That stretch of road is exceptionally busy especially in the morning and evening rush hour and becomes gridlocked quickly due to bad planning by the council and all the traffic lights and one way system they implemented but if you can find a way for access in and out without causing more congestion then I cannot see there will be a problem
Yes		The design is fresh and modern		Yes		
Yes		I think the design is okay	You need to consider disabled and people with disabilities and make the seating a bit higher, and the doors to the toilets easier to open, in other McDonald restaurants the doors are very heavy	Yes		
Yes				Yes		
Yes	I think it will make a quiet village more inviting and hopefully create a wider community	The design is fresh and modern		Yes		

Yes	<p>The land has been derelict for many years and is a bit on the landscape.</p> <p>A McDonalds will infill this "dead" land, which to me is a prime location on the edge of the town centre.</p> <p>Nothing negative to say about this proposal.</p> <p>Thank you for coming :)</p>	I think the design is okay	<p>I would say more trees / landscaping to improve the overall look, as it is also a gateway to Portland Park.</p> <p>Maybe accentuating this would bring more people too.</p>	Yes	<p>As a long serving customer of McDonalds, I fully believe this will benefit the area.</p> <p>Good location near the train station.</p>	Just make it fit in to the area with trees / landscaping, & all should be good.
Yes	Great for jobs and community	The design is fresh and modern	Fantastic	Yes	Something new to the area	
Yes	Will bring jobs to Kirkby and won't have to travel miles for the nearest macdonalds	The design is fresh and modern		Yes		
Yes	Good job opportunities	The design is fresh and modern		Yes		
Yes	Kirkby is missing a McDonalds and would thrive there	The design is fresh and modern	Great	Yes	New jobs	Great, hope it goes ahead

Not sure	<p>As much as I support the proposal, the main road which this will sit alongside requires improvement if this is to go ahead.</p> <p>The road is already regularly backed up causing delays with people sat in box junctions therefore blocking people turning right for example out of lindleys lane.</p> <p>Rubbish is also a concern.</p>	The design is fresh and modern		Not sure	As per my previous answer	As per my previous comments
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes		The design is fresh and modern		Yes		
Yes	We need something like this in Kirkby and it would be used by all ages! We	The design is		Yes		

	welcomed the swimming pool and now this would be amazing in Kirkby	fresh and modern				
Not sure	Kirkby-in-Ashfield Town centre is already gridlocked. The extra traffic and queues to get into the site will have a negative impact on other businesses. The queues to enter the site nearby at Kingsmill Reservoir continually cause traffic issues	I think the design is okay		Not sure	See previous answer re extra traffic on an already jammed town centre	
Not sure	Kirkby does need more and new businesses but another fast food place we'll named or not is not what's needed. The traffic is also horrendous especially where you're interested		I haven't looked into the design as they all look the same	Not sure	It will save on petrol for some but will become a local hangout	Please look carefully into the traffic as congestion is crazy and the area is very dark
Yes		The design is fresh and modern		Yes		
Yes	As a business owner located on same street I support this fully. Not only would it be great footfall for business but bring people into area. My daughters and I'd say almost everyone is elated to hear about this.	The design is fresh and modern		Yes	Business footfall jobs variety.	Great location as it has a road besides. Close to town.

Yes	<p>Macdonald's is something that should of come to this town years ago and so happy it may actually be happening.</p> <p>My only concern is traffic. It's an absolute nightmare on urban road maybe people should come down about 2:30pm till 6pm and Access the situation on how bad the traffic gets on there.</p>	The design is fresh and modern		Yes		
No	<p>There are already 3 McDonald in the local area all within a reasonable distance of Kirkby.</p> <p>Whilst I appreciate the "3" litter picks a day on site what about the littering that is guaranteed to happen elsewhere in town from ordering at your restaurant. I walk my dog daily on Sutton Road and the surrounding streets and there is already always a lot of McDonald's waste I can only imagine how much worse this will be.</p> <p>Secondly I'm sure at certain times of the day the traffic looks manageable enough to increase to the impacts but there are many points in the day where it is already gridlocked and getting out of the surrounding roads is a nightmare adding more traffic trying to join the main road is illogical.</p>	Indifferent	McDonald's all the look the same this is no different	No	Whilst the employment rates and business rates would add to a lacklustre town the waste and traffic that it would add does not seem worthwhile	Review traffic proposals for peak traffic times

Yes	The waste land has been abandoned since as far as I can remember. The council doesn't want anything to do with it. I think it'll be a great addition to my home town making it more presentable and bringing Kirkby into modern times	The design is fresh and modern	Will look better	Yes		
No	<ul style="list-style-type: none"> - traffic - not needed, too many fast food stores in a small town like Kirkby already - teenagers will use it as a local hang out spot, not all good.. Such as Sutton, there's a lot of trouble causing - potential littering 			No		
Yes		The design is fresh and modern		Yes		
Yes	Kirkby has been let down over the years and has become very run-down. Over the years we've seen big brand names go to everywhere but us even though it is part of a major bus route to nottingham and people are now having to go out of kirkby for jobs. So it is a welcome investment for jobs and people to not have to travel to the next town for a meal.	Indifferent	Each mcdonalds is mostly the same	Yes		
Yes	This will bring more employment to Kirkby. Make the area better.	The design is fresh and modern	Design is just like the others.	Yes		

Yes		The design is fresh and modern		Yes		
No	<p>I wish to express my deep concern regarding the proposed construction of a McDonald's near my house. While I understand the potential economic benefits such a development may bring, I believe there are several significant issues that need to be addressed before proceeding.</p> <p>First and foremost, I am concerned about the potential increase in traffic volume and congestion that a McDonald's would bring to our area. Our neighborhood already experiences heavy traffic flow during peak hours, and adding a popular fast-food restaurant could exacerbate this problem.</p> <p>Furthermore, I am worried about the impact on our community's quality of life due to noise pollution. The layby outside my house is already prone to disturbances from vehicles with loud exhausts or blaring music. Introducing a McDonald's may attract even more such vehicles, leading to further disruptions and discomfort for residents.</p> <p>Another issue of concern is the potential increase in littering and waste</p>	I don't like the design	It's just a typical McDonald's.	No	I have explained my reasoning previously.	<p>I wish to express my deep concern regarding the proposed construction of a McDonald's near our neighborhood. While I understand the potential economic benefits such a development may bring, I believe there are several significant issues that need to be addressed before proceeding.</p> <p>First and foremost, I am concerned about the potential increase in traffic volume and congestion that a McDonald's would bring to our area. Our neighborhood already experiences heavy traffic flow during peak hours, and adding a popular fast-food restaurant could exacerbate this problem.</p> <p>Furthermore, I am worried about the impact on our community's quality of life due to noise pollution. The layby outside my house is already prone to disturbances from vehicles</p>

	<p>generation associated with a fast-food establishment. Despite efforts to maintain cleanliness, fast-food restaurants often contribute to littering in their vicinity. This could have detrimental effects on our neighborhood's aesthetic appeal and environmental health.</p> <p>Moreover, I am apprehensive about the potential for an increase in antisocial behavior, particularly among teenagers who may congregate around the McDonald's. Such gatherings could lead to disturbances, vandalism, and other forms of misconduct, creating safety concerns for residents.</p> <p>In light of these concerns, I urge you to carefully reconsider the decision to proceed with the construction of a McDonald's in our neighborhood. I believe it is crucial to prioritise the well-being and interests of the local community in any development plans.</p>					<p>with loud exhausts or blaring music. Introducing a McDonald's may attract even more such vehicles, leading to further disruptions and discomfort for residents.</p> <p>Another issue of concern is the potential increase in littering and waste generation associated with a fast-food establishment. Despite efforts to maintain cleanliness, fast-food restaurants often contribute to littering in their vicinity. This could have detrimental effects on our neighborhood's aesthetic appeal and environmental health.</p> <p>Moreover, I am apprehensive about the potential for an increase in antisocial behavior, particularly among teenagers who may congregate around the McDonald's. Such gatherings could lead to disturbances, vandalism, and other forms of misconduct, creating safety concerns for residents.</p>
--	--	--	--	--	--	--

						In light of these concerns, I urge you to carefully reconsider the decision to proceed with the construction of a McDonald's in our neighborhood. I believe it is crucial to prioritise the well-being and interests of the local community in any development plans.
Yes	I work shifts and in early hours few other choices if missed meals.	I think the design is okay	Bit concerned about the traffic kirkby is a nightmare anyway at busy times. Since uber eats mcdonalds carparks are always too busy	Yes		No
Yes		The design is fresh and modern		Yes		
Yes	Kirkby is in need of the big brands. This will also bring jobs into the local area helping many local residents that would otherwise struggle to travel to work	The design is fresh and modern	Nothing more to say on this point	Yes	By bringing jobs into the local area	No
Yes		The design is fresh and modern		Yes		N/A
Yes		The design is fresh and modern		Yes		

Yes		The design is fresh and modern		No		
Yes	Bringing jobs and more people into Kirkby is what we need. The only concern is the extra traffic management because Kirkbys road system causes long tailbacks everyday	The design is fresh and modern		Yes		Traffic management through Kirkby will need sorting as it's a nightmare daily with long tailbacks, this will only get worse with more people coming into Kirkby

Birmingham

0121 713 1530

birmingham@lichfields.uk

Edinburgh

0131 285 0670

edinburgh@lichfields.uk

Manchester

0161 837 6130

manchester@lichfields.uk

Bristol

0117 403 1980

bristol@lichfields.uk

Leeds

0113 397 1397

leeds@lichfields.uk

Newcastle

0191 261 5685

newcastle@lichfields.uk

Cardiff

029 2043 5880

cardiff@lichfields.uk

London

020 7837 4477

london@lichfields.uk

Thames Valley

0118 334 1920

thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk