



Miriam Cates MP
Member of Parliament for Penistone & Stocksbridge

Mr Bob Turner
Sheffield City Council Planning Service
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Cc: Cllr Jayne Dunn and Cllr Peter Rippon (Chairs of Planning and Highways Committee)

29th June 2020

Dear Mr Turner,

Re: Planning Application 19/02085/OUT

I am writing following representations from constituents who are concerned about the inclusion of the application 19/02085/OUT on the agenda for the Planning and Highways Committee meeting on the 4th August.

The date for a decision was extended earlier this year, but my constituents feel that a number of issues that they have raised with the Council have not been fully considered prior to the application being brought to the Committee for a decision.

In particular I am asking for further consideration to be given to the following:

1. The site is in a designated housing area, and in the past has been granted outline planning permission for a purely residential development. Whilst planning policies do allow a retail outlet to be built here, what consideration has been given to the possibility of a residential-only development?
2. A frequently cited concern is the impact of increased traffic on a narrow road with lots of on-street parking. Although a traffic survey has been conducted, a number of residents feel its findings are not in line with their own experiences. Will the Council agree to commissioning a more substantial traffic survey in the area?
3. Parking spaces are being provided on the site, but what mitigating actions is the Council proposing to ensure that if demand is higher than this it will not result in cars being parked on Lane End, which could increase congestion, or on residential side streets?
4. Is there a possibility of restrictions being placed on delivery times to ensure that they do not coincide with peak hours or school drop off and pick up times? Could deliveries be routed through Thorncliffe Business Park to access the site from Thorncliffe Lane perhaps?
5. What action does the Council propose to take to address the problem of three junctions (Thorncliffe Lane, Thorncliffe View and the new supermarket) being exceptionally close together?
6. What guarantees have been received that the design for the homes will be in keeping with the local area?

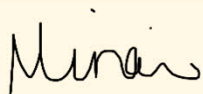
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7. How does the Council reconcile the development of a food store here when that is in contravention of the national policy to focus retail development on existing high streets and local centres?

I appreciate that these questions may take some time to answer, but I hope they could at least be used to inform the decision-making process of the Committee when it meets on the 4th August.

The lack of a Sheffield Local Plan means that development in suburbs such as Chapeltown has no local point of reference and no democratic consent from the community. The use of brownfield sites and the promise of local jobs should be welcomed, but the possibility for detrimental impacts on the local area must also be considered.

Yours,



Miriam Cates MP