



**PLANNING AND HIGHWAYS (EAST) COMMITTEE
MONDAY 28TH MARCH 2022**

**REPORT TO CONSIDER:
OBJECTION TO THE CITY OF SUNDERLAND
(SHEEPFOLDS PROHIBITION OF WAITING, LOADING
AND OTHER RESTRICTIONS) AMENDMENT ORDER**

REPORT TO PLANNING AND HIGHWAYS COMMITTEE EAST

OBJECTION TO THE CITY OF SUNDERLAND (SHEEPFOLDS PROHIBITION OF WAITING, LOADING AND OTHER RESTRICTIONS) AMENDMENT ORDER IN SHEEPFOLDS INDUSTRIAL ESTATE, SUNDERLAND (SOUTHWICK WARD)

1.0 PURPOSE OF THE REPORT

- 1.1 To advise the Committee regarding an objection received, by the Council, in respect of the parking improvements scheme that is intended in Sheepfolds Industrial Estate, and to request the committee to not uphold the objection that cannot be resolved within the constraints of the scheme, as set out below.

2.0 SCHEME BACKGROUND

- 2.1 The sheepfolds area has seen an increase in long term commuter parking with vehicles parking indiscriminantly, close to junctions, blocking dropped crossing points and impacting upon road safety.
- 2.2 As Sunderland City Centre and the Riverside continue to develop, a higher number of commuters parking in Sheepfolds to gain access to the city centre is anticipated.
- 2.3 After carrying out assessments, areas throughout Sheepfolds Industrial Estate were identified which will benefit from the introduction of parking restrictions, removing any obstructive and dangerous parking. Not only will it create a safer environment throughout Sheepfolds Industrial Estate, it will also allow easier access to all businesses within the area by accommodating parking for visitors and delivery access to businesses.
- 2.4 A public engagement exercise was carried out from 10th December 2021 to 7th January 2022. Public engagement documents consisting of a letter outlining the proposals and a plan showing the respective proposed scheme were issued to all businesses considered to be directly affected by the proposals.
- 2.5 As part of the public engagement process, engagement documents were issued to local ward councillors and all organisations on the Councils list of statutory consultees, such as the emergency services and bus operators. No objections were received.
- 2.6 A drawing shown the initial proposals, drawing IC-21-SF-PI-001 is shown in Appendix A of this report.
- 2.7 During the engagement process, businesses contacted Infrastructure & Commercial to raise some comments regarding the proposals, shown in Appendix B.
- 2.8 Following the public engagement and after discussions with the businesses who contacted the Council, changes to the original proposals were made to assist businesses. The updated proposals were hand delivered to all businesses on Sheepfolds on the 19th January 2022. The final proposals are shown on drawing IC-22-SF-PI-002 in Appendix C of this report.

2.9 From the 9th February – 2nd March 2022 the Traffic Regulation Order (TRO) for the proposed parking improvements scheme was advertised both on site and in the local press. The advertisement period gives persons who may object to the scheme the opportunity to raise their objection formally with the Council.

2.10 In response to the TRO for the parking improvement scheme advertisement the council received one objection to the proposal. The objector stated that the proposals will eliminate any long-term free parking outside of their business meaning vehicles that are serviced in the workshop cannot be parked outside for more than 1 hour unless payment is made to use a pay by phone bay. The full objection is shown in Appendix D.

3.0 CONCLUSION

3.1 The Council has a duty under Section 122 of Road Traffic Regulation Act 1984; “to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway”.

3.2 It is expected to improve vehicular parking facilities throughout the area for both long term commuters and short-term visitors whilst still allowing access to businesses throughout the area for both workers and customers. This will become a greater priority following development of Sunderland City Centre and the Riverside.

3.3 It is therefore considered necessary to introduce parking restrictions throughout the Sheepfolds area. These improvements are considered necessary in order to improve road safety and maintain accessibility to businesses.

4.0 RECOMMENDATIONS

It is RECOMMENDED that the Executive Director of City Development be advised that:

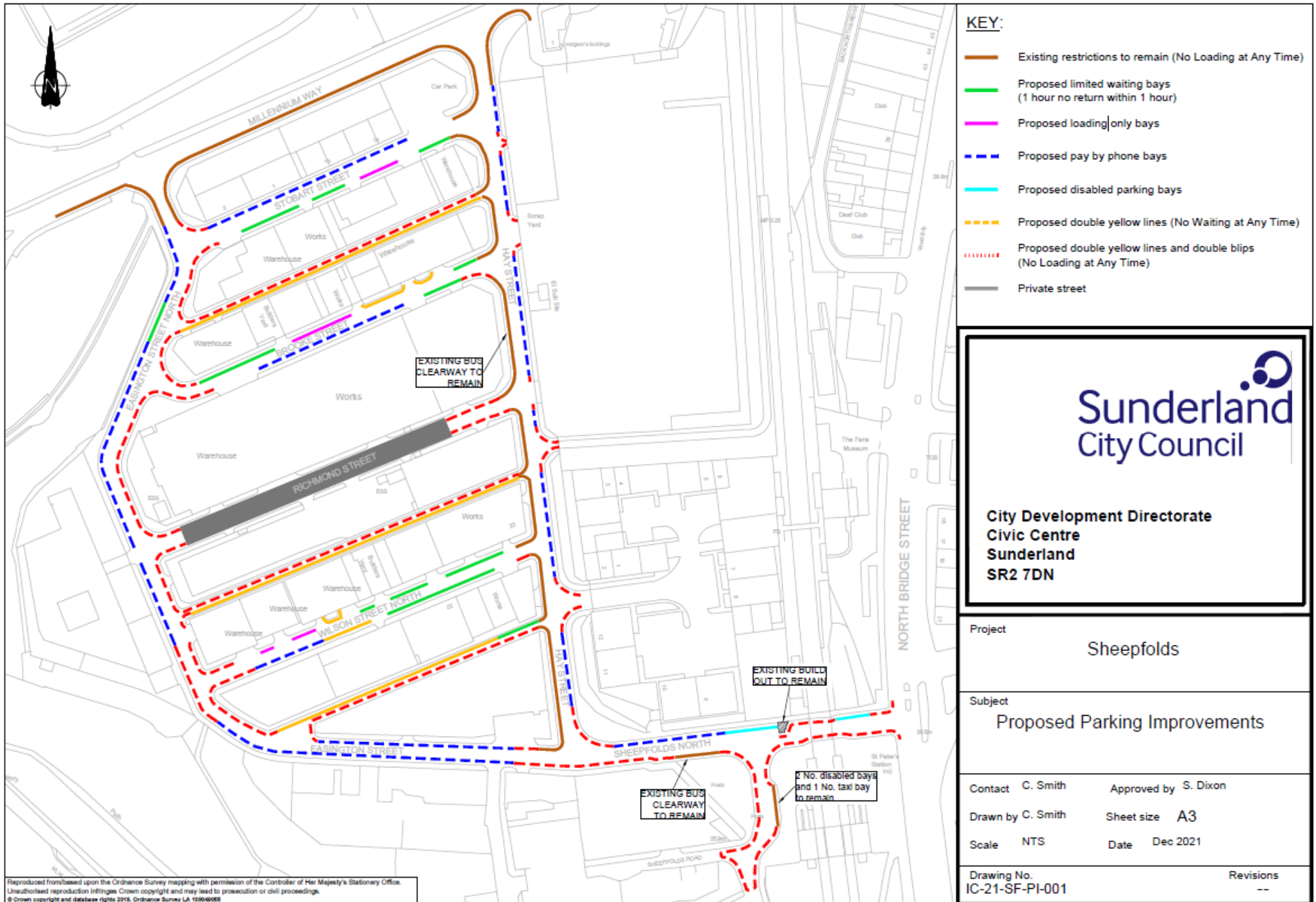
4.1 **The objection to THE CITY OF SUNDERLAND (SHEEPFOLDS PROHIBITION OF WAITING, LOADING AND OTHER RESTRICTIONS) AMENDMENT ORDER not be upheld.**

4.2 **The objector is notified accordingly of the decision;**

4.3 **The Executive Director of City Development instruct the Assistant Director of Law and Governance to take all necessary steps to make and bring into effect the associated parking improvements order and;**

4.4 **The Executive Director of City Development take all necessary action to implement the physical works associated with the THE CITY OF SUNDERLAND (SHEEPFOLDS PROHIBITION OF WAITING, LOADING AND OTHER RESTRICTIONS) AMENDMENT ORDER.**

APPENDIX A – INITIAL ENGAGEMENT DRAWING



- KEY:**
- Existing restrictions to remain (No Loading at Any Time)
 - Proposed limited waiting bays (1 hour no return within 1 hour)
 - Proposed loading only bays
 - - - Proposed pay by phone bays
 - Proposed disabled parking bays
 - - - Proposed double yellow lines (No Waiting at Any Time)
 - - - Proposed double yellow lines and double blips (No Loading at Any Time)
 - Private street


Sunderland City Council

City Development Directorate
Civic Centre
Sunderland
SR2 7DN

Project	Sheepfolds		
Subject	Proposed Parking Improvements		
Contact	C. Smith	Approved by	S. Dixon
Drawn by	C. Smith	Sheet size	A3
Scale	NTS	Date	Dec 2021
Drawing No.	IC-21-SF-PI-001	Revisions	--

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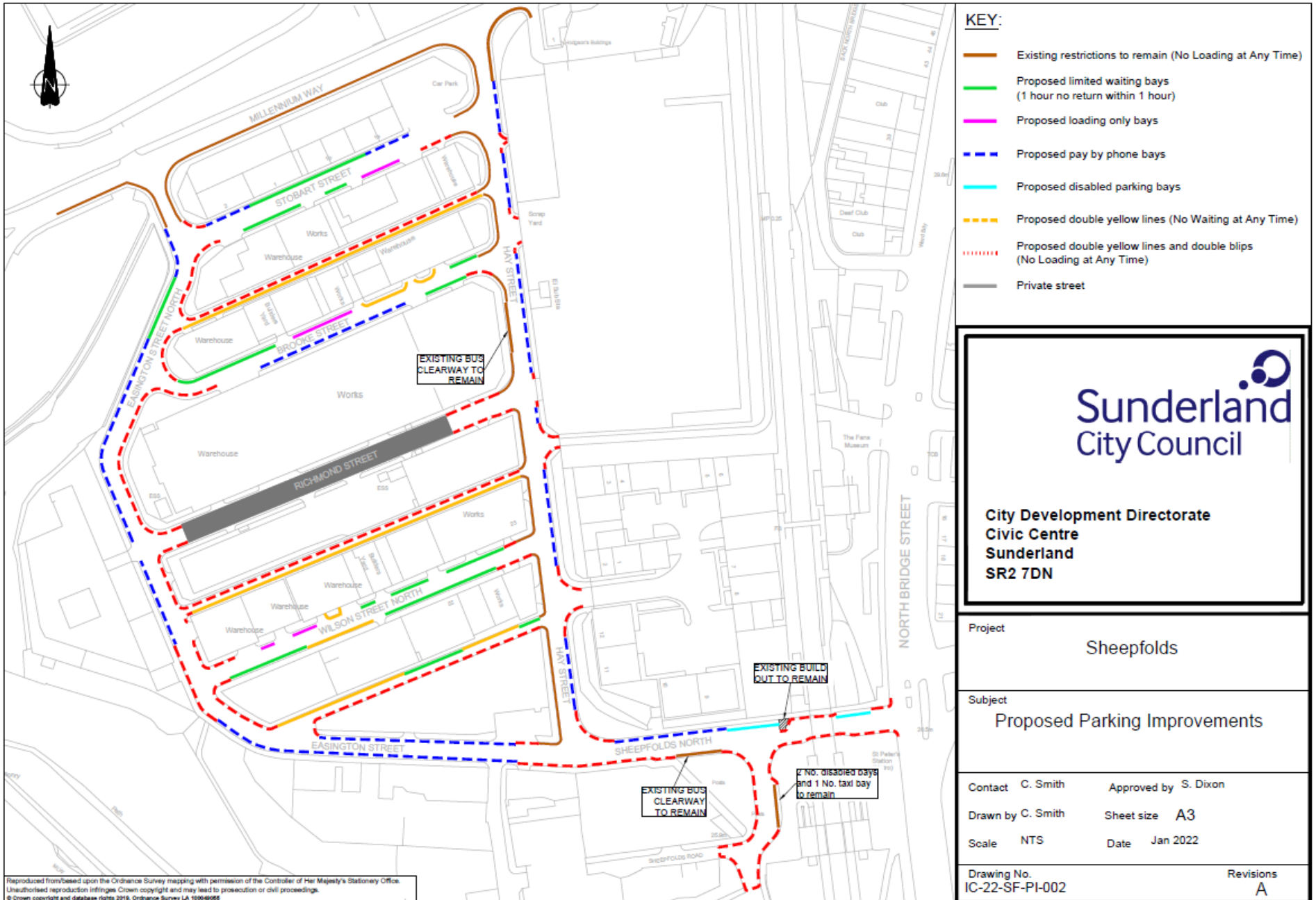
APPENDIX B – Comments made in first engagement

Objector	Nature of Objection	Consideration of Objection
<p>Commenter 1</p>	<p>To Whom it May Concern</p> <p>In regards to the plans for the proposed parking changes on Stobart Street, I am *****, I own *****.</p> <p>We are an extremely busy MOT station, work shop and car sales garage and can have up to 15-20 vehicles through the workshops daily.</p> <p>As well as our public customers we have huge contracts with Gentoo, A large company called HLA (which have 98 vehicles) not to mention a proportion of the Sunderland city council fleet and most of the city's school busses. All of these fleet vehicles/ school buses have 6 weekly safety checks. We can have 5-6 Gentoo 6 tonne wagons in a day and if we dont have the street parking there is no way we could accommodate these</p> <p>The plan I have been handed wants to make the road outside our garage limited waiting bays and the opposite side of the road pay by phone bays.</p> <p>As you can understand with the volume of work we do it will be impossible to manage if the plan goes ahead, I'd go so far to say will put me out of business and make my 10 members of staff unemployed. I would be most grateful if we could have a meeting at my premises with the department planning this so you can see and</p>	<p>On street parking is still available around the workshop, there are limited waiting bays and pay by phone bays proposed which can be used by the business and business customers.</p> <p>The Highway is not there to be used as a storage facility for any business, whilst we will try an accommodate the running of any business within Sunderland, we must make sure the highway is safe and user friendly for all highway users.</p> <p>When discussing the proposal over the phone with the business an agreement was made to reduce the amount of Paid by phone bays within Stobart Street and replace with limited waiting bays as the business felt that limited waiting would be of more benefit to them. An offer was also made to look at increasing the limited waiting time within some bays, however the business felt that anything longer than 1 hour would result in commuters / visitors to the City Centre using them and reducing accessibility for them.</p>


<p>Commenter 2</p>	<p>understand how this is going to impact me.</p> <p>Good morning We have received your plans for new parking loading and unloading on the sheepfolds We have a problem with the proposed no unloading on brook street where you have on the plan no unloading This is the only place we can unload as that is where our warehouse doors are and our delivery's come in We don't have any other way of taking in delivery's. Look forward to your response Regards</p>	<p>An officer discussed the scheme and specific restrictions in close proximity to the business, we discussed length of time for deliveries etc and explained that the new restriction would not impact upon the continued loading and unloading which currently occurs. Business was happy with the outcome.</p>
<p>Commenter 3</p>	<p>Thank you for your recent correspondence regarding the above.</p> <p>I wish to object strongly to the councils proposals for the sheepfold area for the following reasons Where do we park out 14 vans which come to our offices to pick up instructions and materials most mornings. Where do our office staff park their cars without paying fees if this proposal goes ahead. Where do our suppliers and visitors park when they need to come to our offices etc for meetings etc. There needs to be a re think here as there are many business here which are going to be effected by this proposal which are nothing at all to do with obstructive or dangerous parking. Surely a permit type parking scheme would stop so called commuters parking on the estate and leave the business here to get on trying to make a living and keep</p>	<p>An officer contacted the business and discussed the needs and how the business operates. Agreed to again reduce pay by phone bays and add further limited waiting bays on Wilson Street North, also agreed to include further limited waiting bays to the rear of the business.</p> <p>Suppliers, visitors and staff can use limited waiting bays or pay by phone bays within the area.</p>

	<p>people employed in the centre of Sunderland.</p> <p>The proposed plans for Wilson St North would cause our company major problems.</p> <p>I am of the opinion that this more of a money making exercise than a safety issue.</p>	
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APPENDIX C – SECOND ENGAGEMENT DRAWING



- KEY:**
- Existing restrictions to remain (No Loading at Any Time)
 - Proposed limited waiting bays (1 hour no return within 1 hour)
 - Proposed loading only bays
 - Proposed pay by phone bays
 - Proposed disabled parking bays
 - Proposed double yellow lines (No Waiting at Any Time)
 - Proposed double yellow lines and double blips (No Loading at Any Time)
 - Private street



Sunderland City Council

**City Development Directorate
Civic Centre
Sunderland
SR2 7DN**

Project Sheepfolds

Subject Proposed Parking Improvements

Contact C. Smith	Approved by S. Dixon
Drawn by C. Smith	Sheet size A3
Scale NTS	Date Jan 2022

Drawing No. IC-22-SF-PI-002	Revisions A
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APPENDIX D – OBJECTION RECEIVED

Objector	Nature of Objection	Consideration of Objection
<p>Objector 1</p>	<p>Whom it May Concern</p> <p>In regards to the plans for the proposed parking changes on Stobart Street, I am ***** , I own ***** .</p> <p>We are an extremely busy MOT station, work shop and car sales garage and can have up to 15-20 vehicles through the workshops daily.</p> <p>As well as our public customers we have huge contracts with Gentoo, A large company called HLA (which have 98 vehicles), Hays Travel not to mention a proportion of the Sunderland city council fleet and most of the city's school busses. All of these fleet vehicles/ school buses have 6 weekly safety checks. We can have 5-6 Gentoo 6 tonne wagons in a day and if we dont have the street parking there is no way we could accommodate these. Depending on the work schedule of the Gentoo staff they can drop the trucks off at 9am and not collect them till 4pm.</p> <p>The plan I have been handed wants to make the road outside our garage limited 1 hour waiting bays with a portion of the opposite side of the road pay by phone bays.</p> <p>As you can understand with the volume of work we do it will be impossible to manage if the plan goes ahead, I'd go so far to say will put me out of business and make my 10 members of staff unemployed. I would be most grateful if we could have a meeting at my premises with the department dealing with this so you can see and understand how this is going to impact me.</p>	<p>On street parking is still available around the workshop with limited waiting bays and pay by phone bays proposed which can be used by customers and staff when parking vehicles to be used in your workshop.</p> <p>Sunderland Council has amended the proposals to assist with any concerns previously put to the Council during the public engagement process in agreement with the business.</p> <p>Whilst we appreciate the changes proposed may mean that some businesses may need to amend some working practices, the scheme has been developed to help protect the businesses in the area from long term commuter parking. It is anticipated commuters will further use the Sheepfolds area for long term commuter parking as the Riverside Development continues which would negatively impact upon businesses without the proposal progressing, it is also hoped that the restrictions included within the proposal will also make it safer for pedestrians to move around the area.</p>

	<p>We have rented this building from Sunderland Council for close to 20 years and to take away our parking will make the premises not fit for purpose. We can't possibly work with 1 hour waiting bays, My request would be that any car in our care can stay in the 1-hour bays for as long as needed. This is not taking away any revenue and will force members of the public to use the pay by phone bays.</p> <p>I would like to appeal to this department for please help as my worry for the future of my business is very real.</p>	
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