



Tim Speed Consulting

*Transport Statement Supplement
Proposed Four Treatment Rooms
30 Front Street, Cleadon*

for
Cleadon Village Dental Practice

Document Validation

Project: 30 Front Street, Cleadon, Transport Statement Supplement

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Prepared by		<i>Tim Speed</i>			
Checked by		<i>Linda Richardson</i>			
Authorised by		<i>Tim Speed</i>			



Tim Speed Consulting

29 Westacres Crescent
Newcastle-upon-Tyne
NE15 7NY

0191 241 2437
www.timspeedconsulting.co.uk



Contents

1. Introduction.....	4
2. Response to the Highways Consultation Response	5
3. Conclusions.....	8

Appendix A - Highway Authority Planning Application Consultation Response

Appendix B - Photograph of Signs at the Practice Driveway

Appendix C - Letter from Euro Car Parks

Appendix D - Dental Practice Webpage

Appendix E - 2023 Patients' Travel Survey Data



1. Introduction

- 1.1. Planning permission ST/0726/18/FUL permitted the Change of Use of a dwelling house at 30 Front Street, Cleadon, to a dental practice with no more than two treatment rooms.
- 1.2. Planning permission ST/0977/20/VC varied the permission for the dental practice to have no more than four treatment rooms for a temporary period of two years from the date of that permission, 1st March 2021.
- 1.3. Cleadon Village Dental Practice is now applying for planning permission for the four treatment rooms to become a permanent feature. The planning application reference is ST/0005/23/VC.
- 1.4. A Transport Statement was prepared to accompany the planning application.
- 1.5. The Highway Authority has prepared a Planning Application Consultation Response which is shown in Appendix A.
- 1.6. This Transport Statement Supplement responds to the matters stated in the Highway Authority's Planning Application Consultation Response dated 10th February 2023.



2. Response to the Highways Consultation Response

- 2.1. The fourth paragraph of the Assessment of Proposal section of the Highways Consultation Response refers to there being no signage suggesting the intended use of the property's driveway being for patient car parking. Such signs have since been displayed at the driveway. A photograph is shown in Appendix B.
- 2.2. The fifth paragraph of the Assessment of Proposal section refers to the potential for agreements with the third-party car park owners being withdrawn. This is most unlikely in relation to those spaces which the Dental Practice pays for at the Britannia Inn Pay and Display car park. A copy of a 14th March 2023 letter from Euro Car Parks who operates the car park for the Inn's owner, Mitchells and Butlers, is shown in Appendix C. Car parking at The Little Theatre and at the Britannia Autocentre car parks is for Dental Practice staff only. The parking at The Little Theatre is under a legally binding lease until 5th May 2027.
- 2.3. Should the agreements at The Little Theatre and the Britannia Autocentre car parks or any other staff parking location be terminated, then staff would park at the Britannia Inn car park. Although two hours is the maximum permitted stay for non-Inn customers, customers at the Inn register their vehicle registration number at the console in the restaurant and are able to park free all day. Members of the Dental Practice staff do and would purchase a meal to enable free all-day parking.
- 2.4. Staff parking at the Britannia Inn car park would therefore not "place further demand on the limited public parking spaces available in the area".
- 2.5. The fifth paragraph refers to "the inconvenient and remote locations of the private car parks". The Transport Statement correctly states that the rented area at The Little Theatre car park is a 144 metre/1¾ minute walk from the Dental Practice's pedestrian access. Those at the Britannia Autocentre are slightly closer. They are certainly not inconvenient or remote locations.
- 2.6. The sixth paragraph of the Assessment of Proposal section states "The proposal could result in continued or increased indiscriminate parking on carriageways and part footways within residential streets, which impacts on the passage of vehicles along the highway and pedestrians on the footway, as well as obstructing driver and pedestrian visibility at junctions/accesses, to the detriment of highway safety. This will add to continued/further frustrations for residents, including highway safety concerns due to such indiscriminate parking".
- 2.7. All junctions in the area have double yellow road markings prohibiting waiting at those locations and thus not allowing obstructions to driver and to pedestrian visibilities. Parking at those locations is an enforcement matter.



- 2.8. The Contact/Find Us page of the Dental Practice's website, shown in Appendix D, provides information on how to travel to and from the Practice in sustainable manners. It also states "We kindly ask patients to not park on the streets behind the dental practice – Windermere, Thirlmere, Grasmere and Buttermere – but to park either on our drive where there is room for 2 cars (to the rear of the practice) or on Front Street in the provided bays or to park in the Britannia car park where we reimburse the parking fee. Please be respectful of our neighbours and park responsibly. Should we be made aware of irresponsible parking on Windermere, Thirlmere, Grasmere or Buttermere we do reserve the right to exclude patients from attending the dental practice" (my underlining).
- 2.9. Data from 645 travel survey questionnaires completed by patient between 9th January and 28th February 2023 is included in Appendix E. Of the 260 patients who stated that they drove to the Practice, only one stated that he/she parked on a side street behind the practice and only three patients did not state where they parked.
- 2.10. Does the author of the Highways Consultation Response have evidence that patients or staff of the Dental Practice have been parking indiscriminately on carriageways and part footways? Evidence should be provided.
- 2.11. The accident analysis presented in the Transport Statement accompanying this planning application demonstrated that there is not a road safety issue in the vicinity of the Dental Practice.
- 2.12. The seventh paragraph of the Assessment of Proposal section states "Resident's (sic) complaints regarding parking problems within residential streets have been significant over the last two years, giving an indication that there is a parking problem in the vicinity of the site".
- 2.13. No details of the complaints have been provided, for example how many complaints and by how many individuals, or the nature of the complaints. Have the complaints been verified by Council officers? The Highways Consultation Response does not refer to complaints from more than two years ago. Details of previous years should also be provided for comparison.
- 2.14. The fourth bullet point of the eighth paragraph of the Assessment of Proposal section refers to "the resulting strain on public car parking spaces in the area that other local businesses rely on". The car parking surveys undertaken within a 200 metre/2½ minute walk of the Dental Practice during Autumn 2022 demonstrate that there is no strain on public car parking within that distance of the Practice and the Highways Consultation Response does not provide any evidence to the contrary.
- 2.15. The Dental Practice is one of the local businesses using public car parking spaces in the area and the travel survey undertaken of staff and of patients on Thursday



20th October 2022 (the data from which is included in the Transport Statement) revealed that the dental appointment was part of a Cleadon Village dual-purpose trip for 72.4% of the patients. The patients' travel survey undertaken in January and February 2023 demonstrated that 42.3% was part of a dual-purpose trip.

- 2.16. For the planning application ST/0726/18/FUL for the Change of Use from a dwelling to a dental practice, the Council's Traffic and Road Safety Team was consulted. Road safety is a very specialist subject. Road safety is mentioned a few times in the Highways Consultation Response to the current planning application. Road safety in relation to this application should therefore be considered by experts in that field.



3. Conclusions

- 3.1. Paragraph 111 of the National Planning Policy Framework states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe” (my underlinings).
- 3.2. Neither of those scenarios have been conclusively shown to be the case in the Highways Consultation Response and therefore planning permission should not be refused on highways grounds.



Appendix A

Highway Authority Planning Application Consultation Response





South Tyneside Council

Highway Authority

Planning Application Consultation Response

Planning application No: ST/0005/23/VC

Case Officer: NG

Description of Development: Application for removal or variation of conditions following grant of planning permission ST/0977/20/VC as follows:-Condition 2 to be deleted as has been discharged through commencement and implementation of the planning permission granted at appeal (and then also the same with a subsequent planning permission for operational development). The condition states: Condition 2 - "The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Ground & First Floor Plan". But it now serves no purpose, as the development has been carried out, so it can be deleted, or altered to: Condition 2 - "The development shall be carried out in accordance with the approved plan(s) as attached to submission PP-11818136". Please thus also delete Condition 3 or amend it to: "No more than 4 treatment rooms will be provided in the dental practice" as per the last variation approval (ST/0977/20/VC) however without the two year temporary element that was on that.

Location: Cleadon Dental (was 1 Windermere), 30 Front Street, Cleadon, SR6 7PG, Formerly 1 Windermere, Cleadon, SR6 7QQ

Date: 10th February 2023

RECOMMENDATION:

Material consideration: an important issue that the local planning authority is advised to consider in determining the application.

Fundamental concern (Refuse): Concerns so significant that no reasonable action is likely to address the concern.

Assessment of proposal

When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.

The information submitted has been checked against the context outlined above. It is our consideration that the development lacks the necessary in-curtilage car parking provision to justify permanent retention of 4 consulting rooms within a building and plot curtilage that has limited parking provision associated with a single dwelling, let alone parking associated with a 4 consulting room dental practice.

The Transport Statement has been submitted in support of the application and provides various details, the contents of which are noted.

The dental practice, due to having significantly limited in-curtilage parking, is reliant on staff and visitor parking provision being displaced onto the public highway and in private car parks, as well as 3 spaces being available within the site curtilage. However, in practical terms only the two driveway spaces would reasonably be available for visitor's cars within the site curtilage (despite no signage suggesting the intended use), leaving the single garage space for staff.

The private car parking areas identified in supporting documentation are not included in the red line application boundary areas, neither is the use of those car parks controlled by a s106 obligation or unilateral undertaking associated with any permanent planning use of the application site. This could result in the private third-party consent for permission for visitors/staff associated with the dental practice using the off-site facilities being withdrawn at any time, without any breach in planning regulations. It is highly likely that in those circumstances, those visitors and staff vehicles would be displaced onto the public highway, including residential streets. This would place further demand on the limited public parking spaces available in the area, competing with other businesses that rely on such spaces on a day-to-day basis. This is notwithstanding the inconvenience and remote locations of the private car parks compared to conveniently located designated on-street parking and residential streets as a comparison under the present arrangement.

The proposal could result in continued or increased indiscriminate parking on carriageways and part footways within residential streets, which impacts on the passage of vehicles along the highway and pedestrians on the footway, as well as obstructing driver and pedestrian visibility at junctions/accesses, to the detriment of highway safety. This will add to continued/further frustrations for residents, including highway safety concerns due to such indiscriminate parking.

Resident's complaints regarding parking problems within residential streets have been significant over the last two years, giving an indication that there is a parking problem in the vicinity of the site. The Highway Authority would not wish to continue or add to the parking problems on a permanent basis by agreeing to the permanent consent for 4 consulting rooms within the dental practice.

Given the concerns above, the Highway Authority recommends that the variation of condition application in respect of permanently permitting 4 consulting rooms on site be refused on highway safety grounds due to:

- the lack of legitimate in-curtilage car parking provision associated with the dental practice relating to SPD6.
- continued and/or increased indiscriminate parking on residential streets, that has been highlighted by a significant number of resident complaints received by the council over the past 2 years
- The lack of planning control (including extended red line boundary) to secure permanent car parking provision off-site, resulting in the potential for such third-party approvals to be withdrawn at any time, without recourse and/or any mechanism to seek alternative parking provision through the planning process.
- the resulting strain on public car parking spaces in the area that other local businesses rely on.

- approval of such a scheme would set a precedent for similar schemes elsewhere in the Borough to be approved with the same arrangement, lacking in-curtilage or alternative controlled parking areas.

Highway Officer: CT

Appendix B

Photograph of Signs at the Practice Driveway





Appendix C

Letter from Euro Car Parks



Our Ref: Cleadon Car Park – Toby Carvery

Date: 14th March 2023

Planning application: **ST/0005/23/VC**

Dear planning officer

I am the Key Account Manager for Euro Car Parks, the management company now in charge of operations of the parking facility at the Toby Carvery, Cleadon Village on behalf of proprietor Mitchells and Butlers. The car park currently has a capacity of 74 bays.

I am writing with reference to the above planning application for 1 Windermere, Cleadon, with particular reference to the parking arrangements within our facility.

Firstly I would like to confirm that that operation of the car park is set up in a way that allows it to be used both by patrons of the Public house, without charge, as well as being used by general members of the public who may be using other local amenities within the village for a small fee by way of pay and display.

I can confirm that, from our perspective, patients of the dental practice using our facility for parking would not have a negative impact on our parking arrangements and would not create any capacity issues within the car park, particularly during weekdays when the car park is naturally quieter than at weekends.

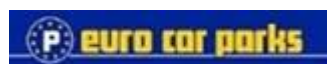
Secondly, we would have no objections to the proposed business refunding patients their car parking fee should this be something they wish to do. Members of the public do not have to leave their ticket on their dashboard, as in some instances, so it would be a relatively easy and straight forward process for people to take their ticket into the business and be reimbursed.

Overall, I can see no reason why this parking facility could not be used in the manner set out above.

Kind Regards

[Redacted signature]

Key Account and Implementation Manager



Appendix D

Dental Practice Webpage



(<https://cleadondental.co.uk/>)

30 Front Street,

Cleadon, SR6 7PG

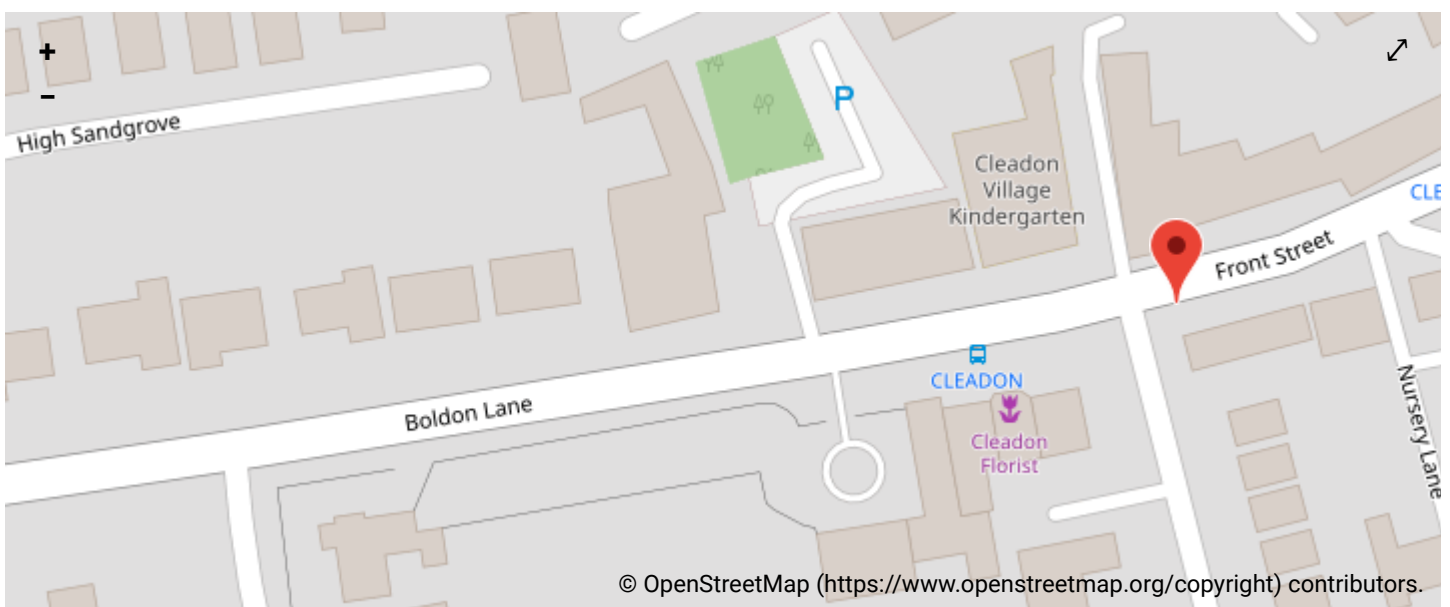
☎ (0191) 722 1022

Contact/Find Us



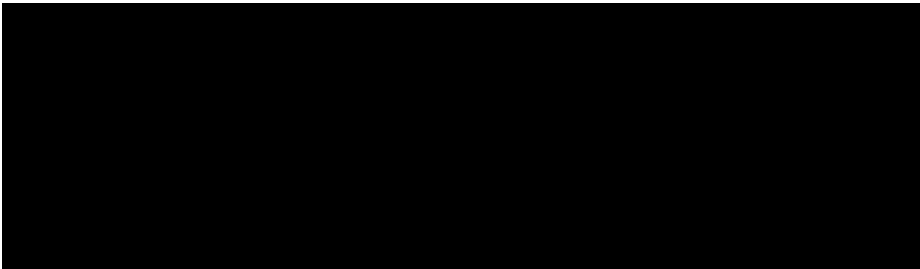
Contact/Find Us

[Home \(https://cleadondental.co.uk/\)](https://cleadondental.co.uk/) / [Contact/Find Us](#)



Contact info

Cleadon Village Dental Practice
30 Front Street
Cleadon Village
Sunderland
SR6 7PG



Contact form

Name:

E-mail:

Phone:

Message:

clear

send

How to reach us

Cleadon Village Dental Practice is committed to encouraging sustainable modes of transport wherever possible, for both our staff and patients, inline with our inhouse travel plan.

On Foot-Situated in the heart of Cleadon Village you can enter the practice via Front Street, the zebra crossing is adjacent.

Wheelchair ramp access via front street.

To Cycle- designated cycle bay is at the front of the practice with a secure lock available from reception if required.

By Car- There are two parking bays on site. There are parking bays situated on Front Street which provide FREE parking for up to one hour. There is a large public car park within 135 metres of the practice, at the Britannia Inn. Charges apply between the hours of 9am-5pm. The practice is happy to reimburse patients when provided with proof of payment.

We kindly ask patients to not park on the streets behind the dental practice -Windermere, Thirlmere, Grasmere and Buttermere but to park either on our drive where there is room for 2 cars (to the rear of the practice) or on Front Street in the provided bays or to park in the Britannia car park where we reimburse the parking fee.

Please be respectful of our neighbours and park responsibly.

Should we be made aware of irresponsible parking on Windermere, Thirlmere, Grasmere or Buttermere we do reserve the right to exclude patients from attending the dental practice.

By Public transport- The nearest metro station is East Boldon

Bus stops are located on Front Street/Boldon Lane. The westbound stop is a 100 metre walk and the eastbound stop is a 28 metre walk from our front door. Bus services 5A and 558 stop at these bus stops. Use Nexus travel map to plan your journey - click here (https://livemap.nexus.org.uk/#/liveDepartures?stopId=410000018049&stopType=BUS_STOP&name=Whitburn,%20Lizard%20Lane-North%20Guards,%20S-Bound,%2018049&latitude=54.9508700407&longitude=-1.368035423&smsCode=twrdpagw&alternativeStopRef=18049)

stopId=410000018049&stopType=BUS_STOP&name=Whitburn,%20Lizard%20Lane-North%20Guards,%20S-Bound,%2018049&latitude=54.9508700407&longitude=-1.368035423&smsCode=twrdpagw&alternativeStopRef=18049

Service No.	Route	Times	Weekday Daytime Frequency
5A	South Shields Interchange, Westoe, Chichester, South Tyneside Hospital, Whiteleas, Front Street/Boldon Lane Cleadon, East Boldon Metro station, Boldon Colliery, Fellgate,Metro station, Hedworth, York Avenue, Jarrow bus station.	Eastbound: Sunday: hourly 1053-1653. Westbound: Sunday: hourly 1002-1602.	
558	Heworth Interchange, Wardley, Boldon, Durham Drive, Fellgate, Durham Drive, Boldon Colliery, East Boldon Metro station, Front Street/ Boldon Lane Cleadon, Whitburn, Seaburn, Dene Estate.	Eastbound: Monday – Friday: hourly 0715-0915, hourly 1010-1610, 1720, 1830. Saturday: hourly 0910-1810. Westbound: Monday – Friday: hourly 0735-0935, hourly 1040-1740. Saturday: hourly 0840-1740.	Hourly

Further bus stops are located on Shields Road. The south-eastbound stop is a 350 metre walk and the north-westbound stop is a 290 metre walk from our front door. Bus services 24 and 30 stop at these bus stops. Use Nexus travel map to plan your journey - click here (https://livemap.nexus.org.uk/#/liveDepartures?stopId=410000018049&stopType=BUS_STOP&name=Whitburn,%20Lizard%20Lane-North%20Guards,%20S-Bound,%2018049&latitude=54.9508700407&longitude=-1.368035423&smsCode=twrdpagw&alternativeStopRef=18049)

Service No.	Route	Times	Weekday Daytime Frequency
24	South Shields Interchange, Westoe, Harton Nook, Shields Road, Fulwell Grange, Sunderland Interchange.	South-eastbound: Monday – Friday: 0621, 0652, every 15 mins 0719-1639, every 20 mins 1704-1844, 1856, 1926, hourly 1956-2356. Saturday: hourly 0617-0817, 0909, every 15 mins 0939-1709, every 20 mins 1730-1830, 1900, 1930, hourly 1956-2356. Sunday: 0635, hourly 0702-0902, half-hourly 1012-1812, 1906, hourly 1956-2356. North-westbound: Monday – Friday: every 20 mins 0545-0745, 0758, every 15 mins 0820-1650, every 15 mins 1716-1801, every 20 mins 1822-1902, hourly 1929-2329. Saturday: hourly 0544-0844, every 15 mins 0905-1735, half-hourly 1800-1900, hourly 1929-2329. Sunday: 0605, 0734, 0834, half-hourly 0931-1801, hourly 1829-2329.	Every 15 minutes

30	South Shields Interchange, Westoe, Harton Nook, Shields Road, Boldon Colliery	South-eastbound: Monday – Friday: hourly 0749-1549, 1657, 1758, 1829, 1914, 2114, 2317. Saturday: hourly 0749-1549, 1657, 1758, 1829, 1914, 2114, 2317. Sunday: hourly 1014-1514, hourly 1625-1825, 1914, 2114, 2317. North-westbound: Monday – Friday: hourly 0718-1618, 1728, 1827, 1859, 2043, 2243. Saturday: hourly 0718-1618, 1728, 1827, 1859, 2043, 2243. Sunday: hourly 1042-1542, hourly 1654-1854, 2043, 2243.	Hourly
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CLICK HERE TO BOOK YOUR APPOINTMENT

(<https://onlinebookinguk.3pointdata.com/soe/new/Cleadon%20Village%20Dental%20Practice?pid=UKCVK01>)

Book an Appointment (<https://onlinebookinguk.3pointdata.com/soe/new/Cleadon%20Village%20Dental%20Practice?pid=UKCVK01>)

Terms and conditions of site use (<https://cleadondental.co.uk/terms-and-conditions-of-site-use/>)

Privacy Notice (<https://cleadondental.co.uk/privacy-notice/>)

Privacy Notice for Children (<https://cleadondental.co.uk/privacy-notice-for-children/>)

Patient Safety Charter (<https://cleadondental.co.uk/patient-safety-charter/>)

Patient Complaints Procedure (<https://cleadondental.co.uk/customer-complaints-procedure/>)

Register with the Practice (<https://cleadondental.co.uk/register-with-the-practice/>)

This website was last updated on 23/02/2023. Cleadon Village Dental Practice © 2023

Appendix E

2023 Patients' Travel Survey Data



2023 Patients' Travel Survey Data

645 completed questionnaires in total

Car driver 260
Car passenger 193
Walked 94
Bus 64
Taxi 23
Motorbike 4
Car share 3
Cycle 3
Trike 1

Of the 260 car drivers they parked:

In the bays on Front Street 124
Britannia Inn car park 77
On our driveway 39
Elsewhere on Front Street 6
Car park behind Romanos 6
Garage 1
Friends driveway 1
Elsewhere in Cleadon 2
Side street behind the practice 1
No comment 3

Postcodes

SR6 342
NE34 68
SR5 61
NE36 30
NE33 35
NE35 26
SR4 20
NE32 15
Total 597

Remainder 48: other postcodes

Things done before or after in Cleadon

131 go to a shop
47 go to a cafe or restaurant
27 go to school or nursery for pick-up drop-off
18 hair or nails treatment
21 post a letter

29 also visit

Chemist
Pub
Pick up parcel
Have tea/ coffee at friend's house

Visit relatives
The kitchen shop
Florist
Vets
Butchers
Cleaddon Beauty
Garage
Pilates
Dog groomers
Beach
Financial advisor