

Statement of Reasons

ADDRESS: 67-69 Croydon Road, Caterham, CR3 6PD

STATEMENT OF REASONS FOR PROPOSING TO MAKE THE TRAFFIC REGULATION ORDER

The land at

67-69 Croydon Road, Caterham, CR3 6PD

Is proposed to be developed to provide

On 17th May 2021 Tandridge District Council approved planning application 2020/1579 for the erection of a mixed use building to provide A1 Food Retail on the ground floor with 48 apartments over and ancillary basement car park.

The development comprises the following highway works

Due to restricted space on site the proposed A1 food retail unit will be serviced from the public highway and therefore a loading bay will be constructed on the western side of Croydon Road along the site frontage and will be ready for use prior to the store opening for trading.

There are currently double yellow line waiting restrictions along the frontage of the site and these will need to be shortened to accommodate the loading bay which will have a single yellow line restriction.

The loading bay will be for loading/unloading only with no parking permitted at any time. The Applicant has stipulated in their Service and Delivery Plan that their vehicles will not utilise the loading bay between 8 am – 9am and 17.00 – 18.00 Monday to Friday to avoid peak traffic times.

There will be associated Section 278 Highways works on this site.