

Minutes and report to Council of the Strategy & Resources Committee Minute 192 – Proposed New Shop Letting at Quadrant House

Supplementary Briefing Note

1. The principal argument against leasing Quadrant House shops to McDonalds is concern over potential nuisance caused by delivery mopeds parking on the pavement on Croydon Road.
2. At Strategy & Resources Committee on 30 November 2023, Officers reported that plans were being developed with McDonalds for delivery pick-ups to be done at the rear of the building so that the mopeds will not need to park on Croydon Road.
3. McDonalds have confirmed that they are designing their restaurant fitout for rear delivery pick-ups. They are committed to this for two reasons. Firstly, they do not want any nuisance to residents because of their operation. Secondly, mopeds parked on the pavement outside their restaurant is harmful to their business.
4. As part of this delivery pick-up design, space in the under-croft at the rear of Quadrant House will be leased to McDonalds to create off-street parking for the delivery mopeds. McDonalds will pay additional rent for this space and will carry out all conversion works at their expense. The parking will be very convenient for the moped riders and so there will be no reason for them park elsewhere.
5. At Strategy & Resources Committee, members asked Officers to work with McDonalds and Surrey County Council to ensure that the speed of the mopeds along the rear service road (Highfield Drive) is controlled and so does not cause noise nuisance for nearby residents.
6. Since the Committee meeting, Officers have met with both McDonalds and Surrey County Council. Both groups have confirmed that they will work with Tandridge Officers on this.
7. McDonalds have a team of highways specialists who are to report back on measures which have been delivered at their other sites to control vehicle speeds. They have also confirmed that this issue will be fully addressed when they make their planning application for change of use. McDonalds have also stated that delivery mopeds are increasingly electric powered and these vehicles are very quiet.
8. Surrey County Council Place Making Officers have confirmed that Highfield Drive will be part of the 20-mph zone which is being introduced to Caterham Valley. Transport Development Planning Officers have also committed to a review of the road to see what other measures may be required in addition to the 20-mph speed restriction.
9. A link to the Committee report is below. Please note the report contains information covered by Paragraph 3 of Schedule 12A of the Local Government Act 1972 (information relating to the financial or business affairs of any persons, including the authority holding that information). It is therefore restricted, only viewable by Members of Tandridge District Council and cannot be shared.

[https://tandridgeextranet.moderngov.co.uk/ielssueDetails.aspx?IId=5523&PlanId=0&Opt=3&\\$LO\\$=1#AI3376](https://tandridgeextranet.moderngov.co.uk/ielssueDetails.aspx?IId=5523&PlanId=0&Opt=3&LO=1#AI3376)
10. The Chairman of Strategy & Resources will include any further updates when moving the recommendation at Full Council.