

[REDACTED]

Sherelle Munnis
MOLE VALLEY DISTRICT COUNCIL
COUNCIL OFFICES
PIPPBROOK
DORKING
RH4 1SJ

30 January 2026

Dear Sherelle Munnis

APPLICATION NO: MO/25/02695

SITE: LAND AT BULL HILL AND SWAN SHOPPING CENTRE, LEATHERHEAD

I refer to the above planning application upon which you have requested our consideration of the highway and transport issues.

The applicant for the proposed development previously entered into pre-application discussions with the County Highway Authority (CHA). During this, transportation matters were presented and considered – this included items such as the proposed site layout, traffic impact, mitigation and highway improvement works. Prior to the pre-application drawing to a close, and before the CHA were able to issue a formal report (as is standard practice), the planning application was submitted to Mole Valley District Council.

The applicant should now provide the following:

1. Traffic Modelling

Further details regarding traffic modelling should be presented to the CHA for review and comment.

2. Traffic Signals

The management of the proposed traffic signals should be explored further. This should be switchable by time of day, or pedestrian volume, so that pedestrians are not required to wait for long periods of time.

3. Road Safety Audit (RSA)

A Stage 1 RSA should be undertaken for the design proposal. This can either be undertaken by Surrey County Council's RSA team or an external auditor. Should an external team be used, SCC will require sight of their CVs prior to this progressing.

4. Other

Once the modelling, signals and RSA details have progressed further, the CHA will have a better understanding of S106 contributions and/or Section 278 works which may be required as mitigation for this proposed development.

Please request that the Applicant provides the above amendments/information in sufficient time so that we may respond before your deadline for determination. Please ensure that the response to this letter is in writing and all appropriate documentation, as requested, is attached.

Yours Sincerely,

Matthew Strong
Principal Transport Development Planning Officer