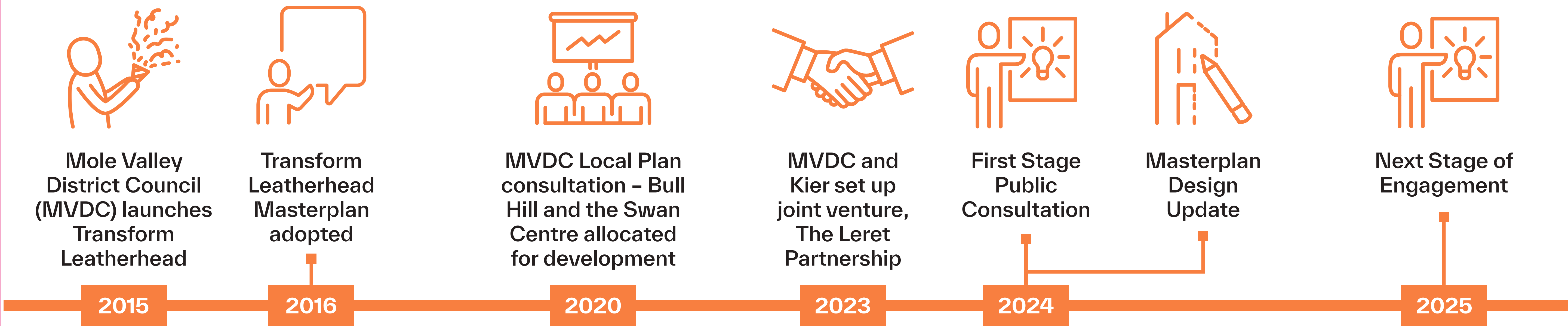


Feedback so far

Consultation for the development of the Swan Centre and Bull Hill started in 2015, originally led by Mole Valley District Council. The previous round of public consultation was over the summer of 2024, and this is what we did:

- We hosted seven engaging in-person events in Leatherhead, Ashted, Fetcham, and Bookham.
- We hosted an online webinar for people who couldn't make it in person.
- We created a community design review panel, representatives of the local community a key part of our decision-making.
- There were over 600 visits to the in-person events.
- Over 800 feedback forms were completed, and over 140 emails were received.

Journey so far



Next Steps

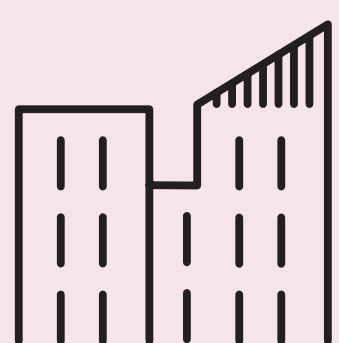


Feedback Key Themes



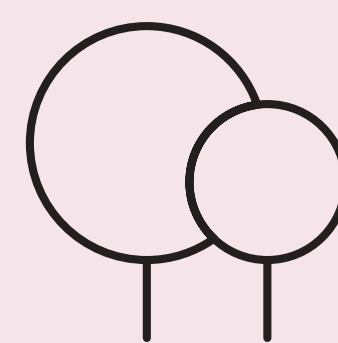
Swan Centre:

Clear support for a modern and attractive shopping centre, including an improved range of shops, restaurants/cafes and leisure facilities, as well as better connectivity to the High Street.



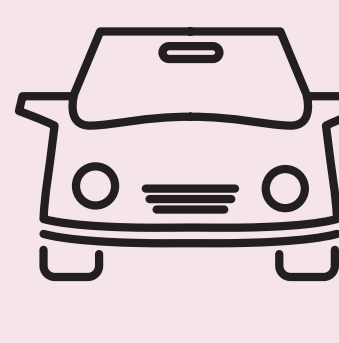
Building heights:

Strong interest in the potential height of new buildings and how this might impact the town's character.



Public green spaces:

Highlighted the need for accessible green spaces.

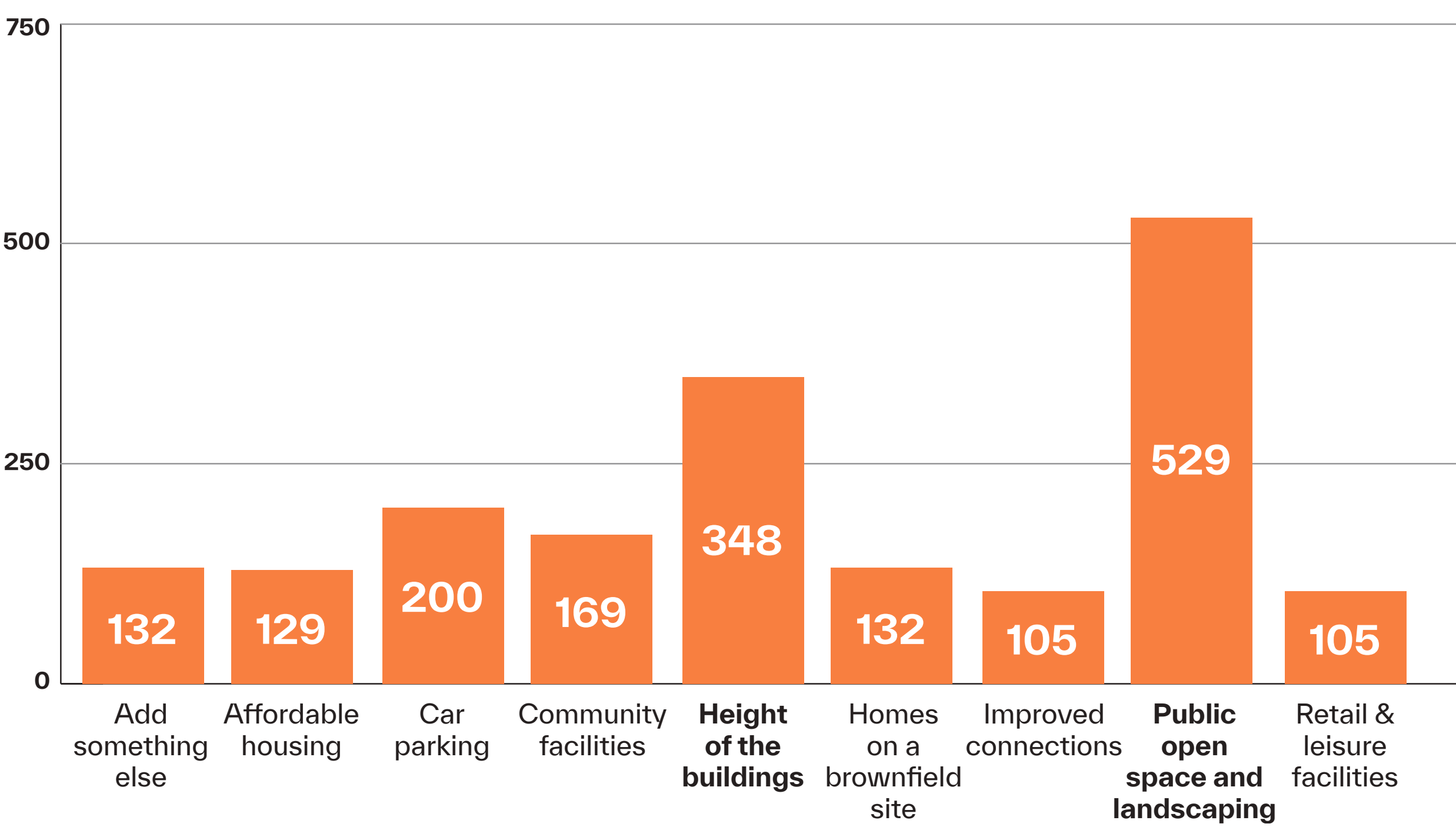


Traffic:

How any development might affect the town-centre traffic, in particular around the one-way system.

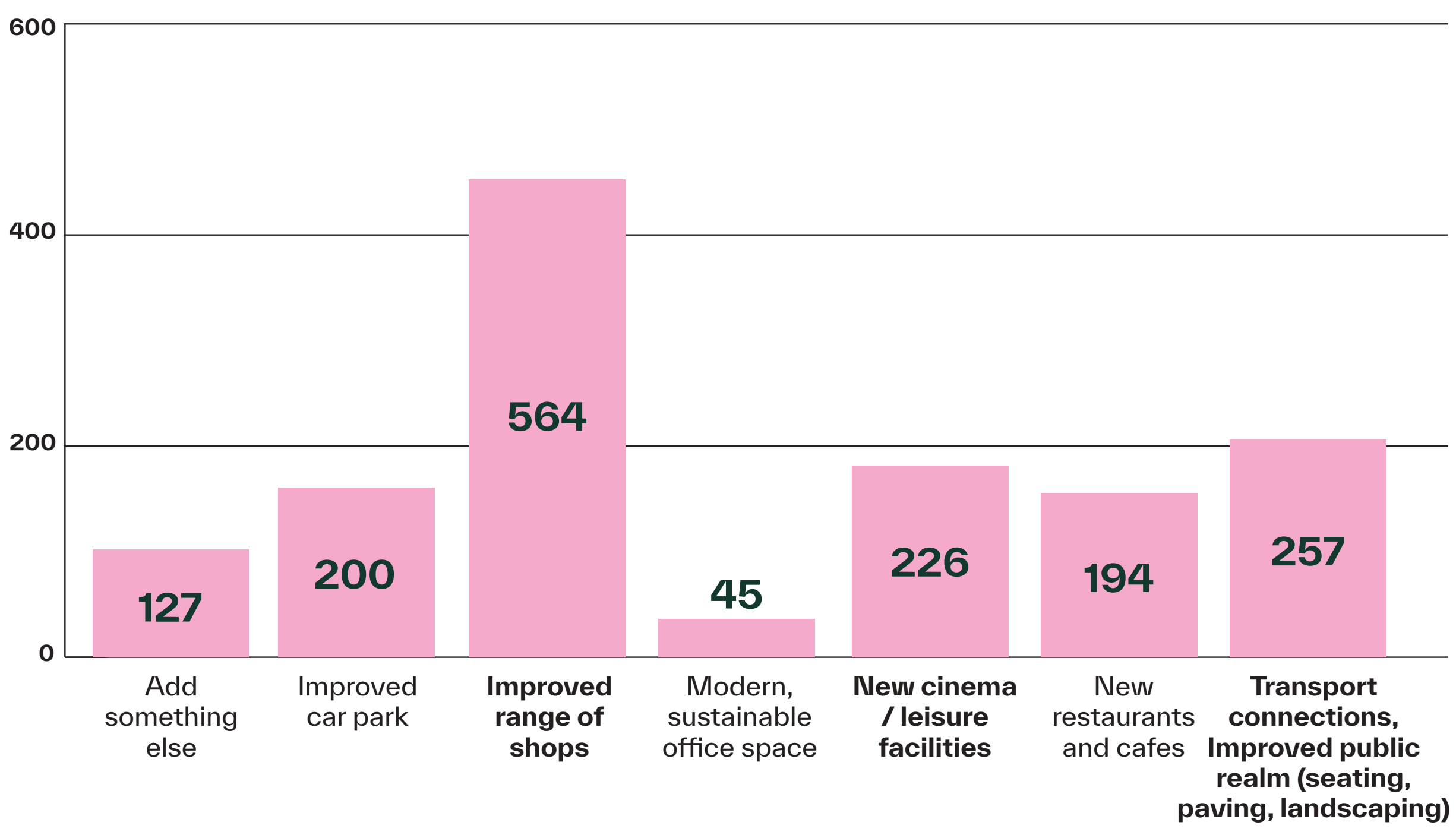
Bull Hill Feedback

Q3: What is most important to you on Bull Hill? (please select three options from the below only)



Swan Centre Feedback

Q6: What would you most like to see at the Swan Centre? (please select three options from the below only)



Swan Centre Proposals

The proposals for the Swan Centre aim to breathe new life into the Swan Centre and Leatherhead High Street. This will be through investment in upgrades to the look and feel of the centre. We are also proposing to open up the main entrance to provide specific units to bring exciting and quality chains and independent restaurants and operators to Leatherhead.

In addition, on the first floor of the existing shopping centre service deck, a new entertainment facility will be built, potentially featuring a cinema, bowling alley, or activity centre, to provide a vibrant new offering in the town centre.

This investment will be a catalyst to improve the quality and variety of offer in both the Swan Centre and Leatherhead High Street, reversing the trend of brands leaving the town and shop closures.



Four new restaurant and cafe units as part of a new leisure core connecting the high street



14 revitalised retail units with new shopfront and public realm improvements



New three screen cinema with feature bar and restaurant



Creation of a new central square for markets and events

The Swan Centre will be part of the first phase of the project, with the shopping centre remaining open throughout the works. Existing businesses including Boots and Sainsbury's will continue to operate at the centre, retaining key tenants.

The development of Bull Hill will fund the redevelopment of the Swan Centre. The proposals for the Swan Centre and Bull Hill are intertwined and integral to the development of Leatherhead town centre.

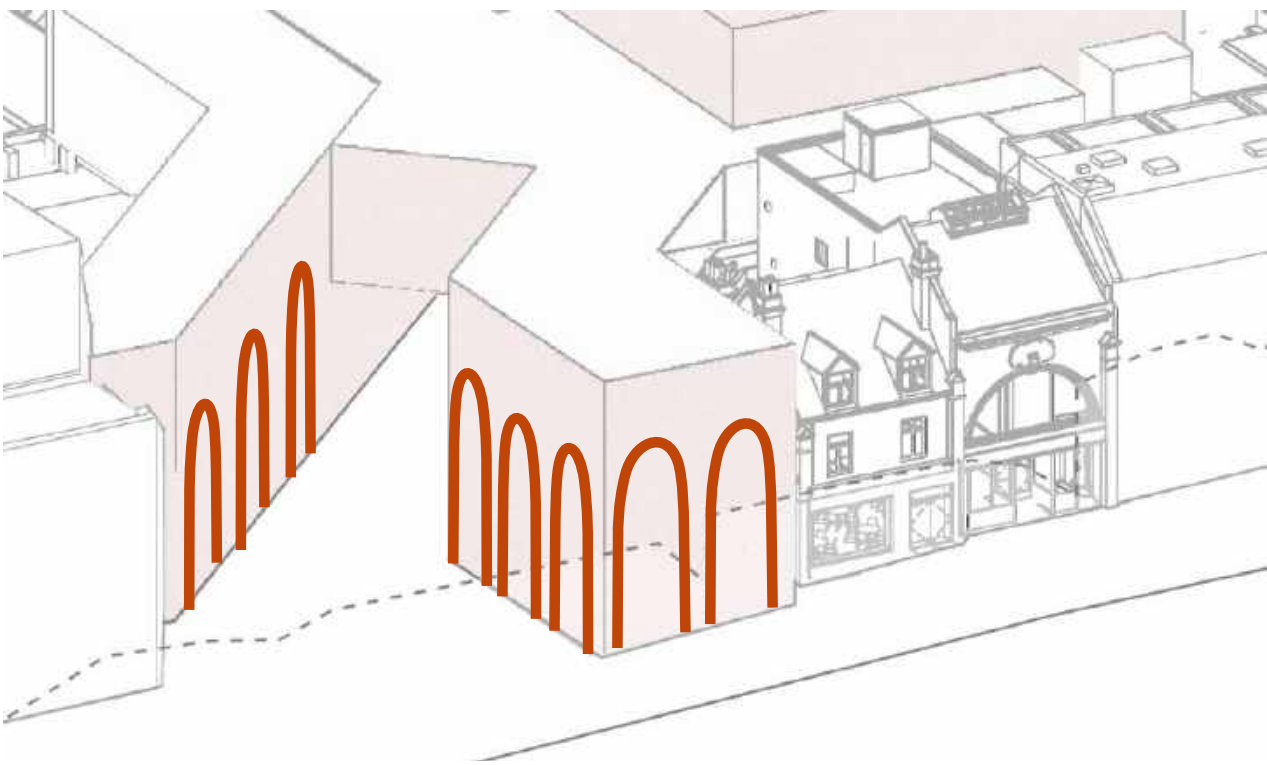
The proposals at Bull Hill will bring new residents and employees to the Leatherhead Town Centre, providing footfall and an opportunity for the town to retain and attract key businesses and complement the high street.

The main entrance facade design shown below draws inspiration from the arches, vertical banding, red brick and stone infills prevalent in Leatherhead.

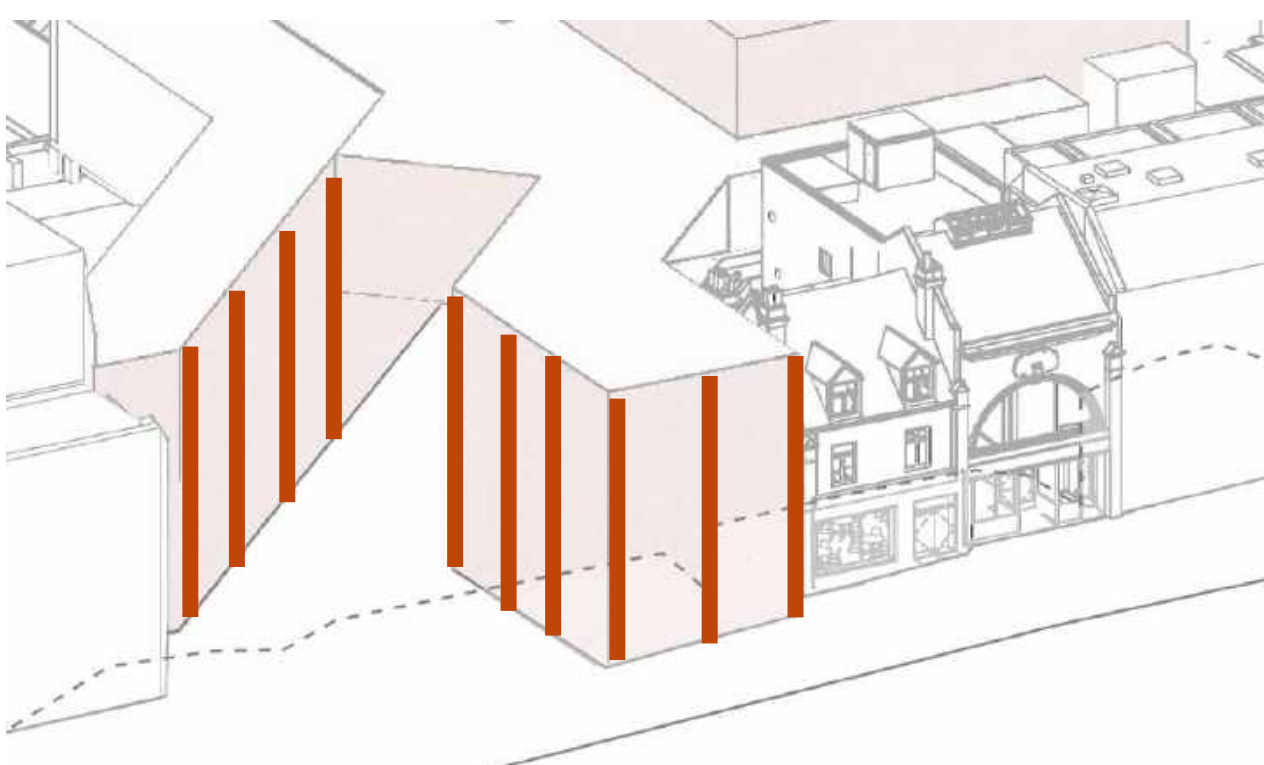
Facade Design Inspiration

1. Market Square & Leisure Quarter: Appearance & Architecture

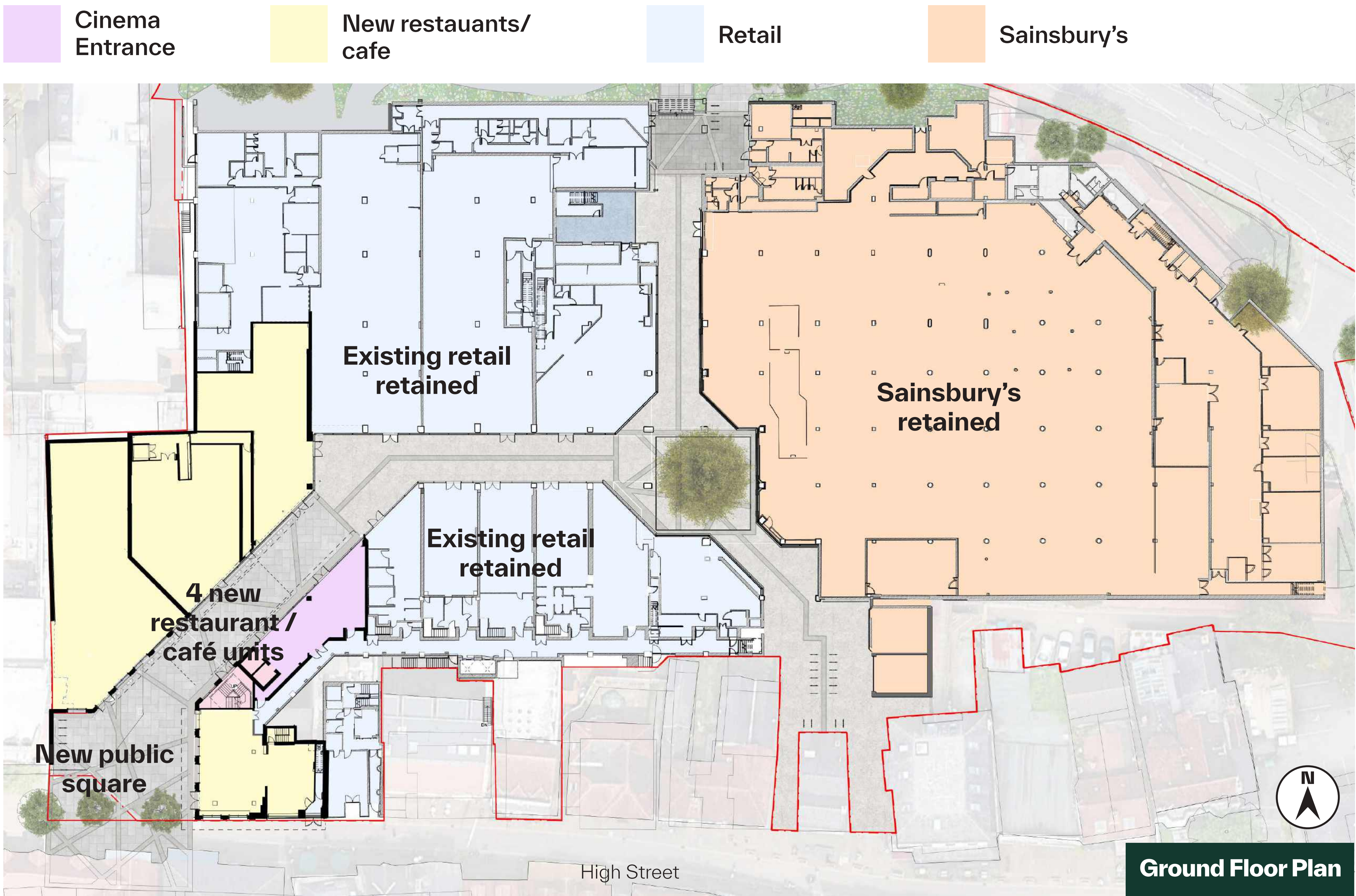
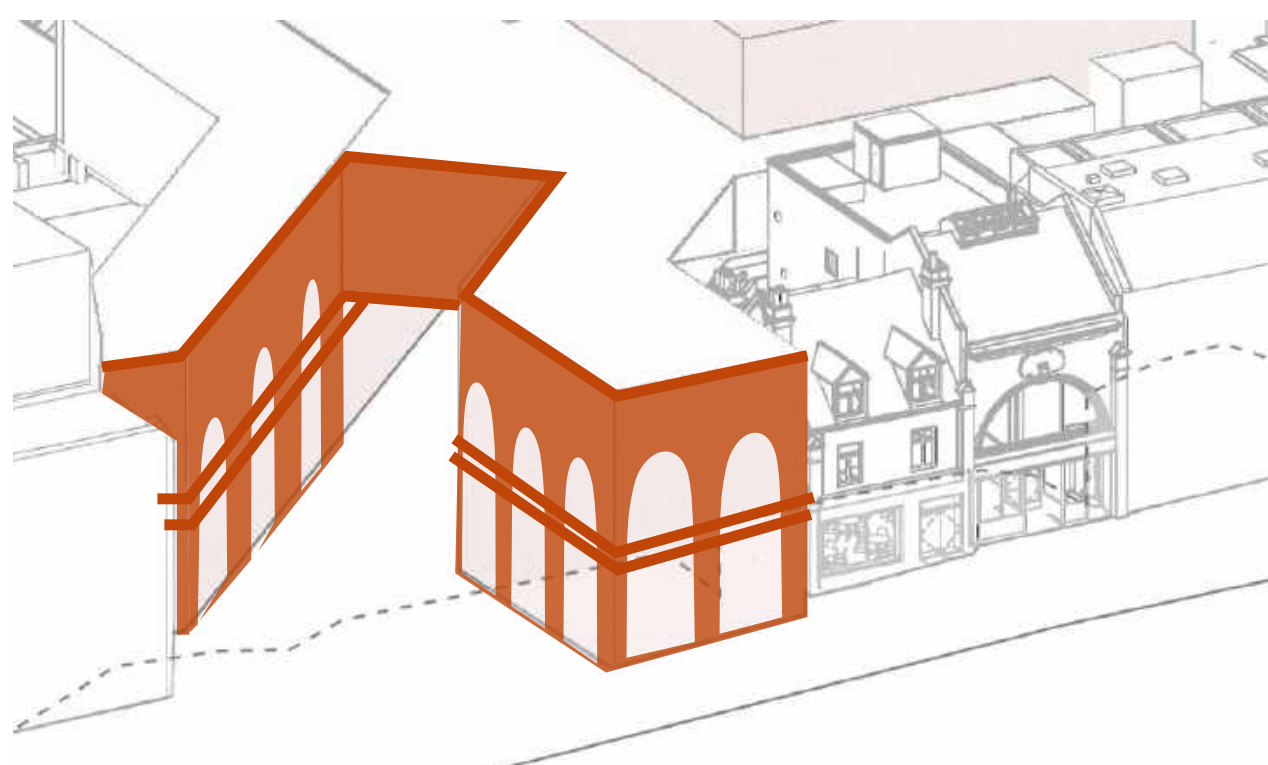
Arches



Vertical banding



Brick & Stone Infill details



Revitalising Leatherhead Town Centre

The investment into the Swan Centre will act as a catalyst for further improvements in Leatherhead Town Centre and support local businesses and stakeholders. We have drawn inspiration from Leatherhead's rich history and character to create exciting architecture and enhance the Swan Centre's appearance with a feature new entrance and better use of public spaces.

Existing view of the Swan Centre from the High Street



Proposed view of the Swan Centre from the High Street



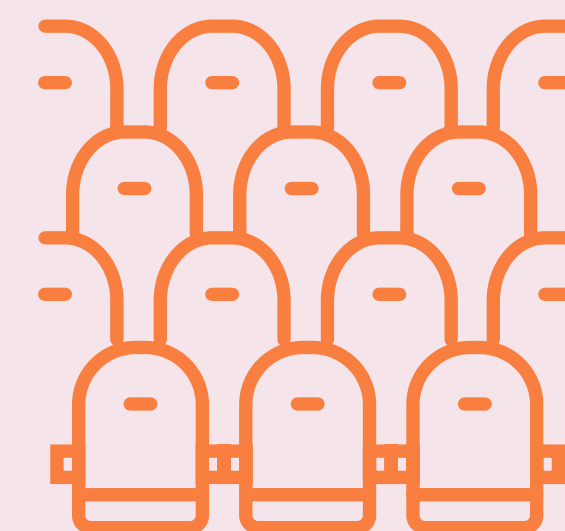
Encouraging people to spend in Leatherhead

By offering new reasons to visit and shop locally and providing a greater variety of shops, the development will support the town's high street and the entire town's economy. This will reduce the need to travel to surrounding towns to shop and socialise, and will make Leatherhead more economically sustainable over the long-term.



Creating a day & night out

The proposed new restaurant and café units provide the opportunity to bring new quality independent and exciting brands to Leatherhead. The scheme will transform Leatherhead into a local destination – a place for residents, workers and visitors to enjoy, shop, eat and socialise, with an enhanced entertainment and hospitality offering and an inviting atmosphere – meaning residents won't have to travel away from Leatherhead to enjoy shopping and entertainment.



Complementing the existing business and cultural offering

The proposals will improve the day and evening offering in Leatherhead by bringing in quality restaurants, cafés, and new activities/entertainment uses such as a cinema. This will support the Leatherhead Theatre and other cultural activities by providing a greater range of complementary activities to enjoy before and after a show or event. A whole evening out.



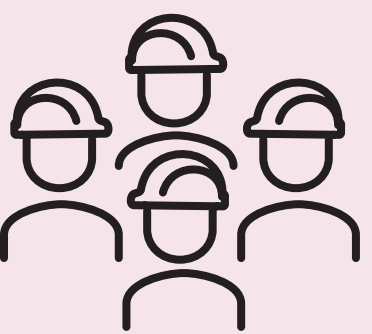
Growing the Local Economy

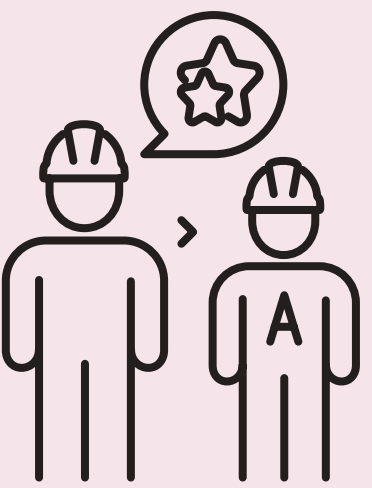
Benefits from Construction

The construction projects at Bull Hill and the Swan Centre will significantly contribute to the local economy. These projects will support almost 400 full-time construction jobs per year, generating c.£15.7m in wages. In addition, there will be over 400 indirect jobs created through the supply chain required to facilitate the construction.

Local workers will benefit from training and apprenticeship opportunities. The economic impact extends beyond direct employment, as spending on goods and services will create additional activity to benefit local businesses.

 **400**
Construction Jobs

 **400+**
Construction Supply chain Jobs

 **Training & Apprenticeship Opportunities**

Economic Benefits

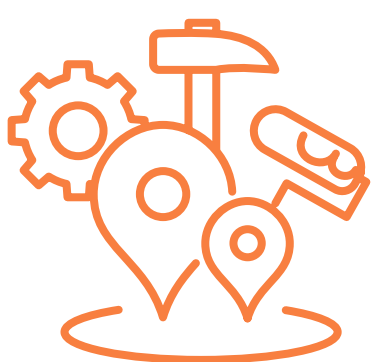
Residents of the proposed development will boost the local economy through their spending, with an estimated £4.0 million annually from ongoing expenditures. The new offices, retail and entertainment proposals are expected to increase and retain spending locally, contributing an additional £7.7m annually to the local economy.

The new offices, retail and leisure development could support over 900 jobs directly and an additional 400 jobs indirectly through the supply chain required to support the additional development and employment.

The proposed development will enhance local economic competitiveness by providing higher quality retail and employment spaces, reducing long-distance commuting and creating higher-value job opportunities. This will better match local labour supply and demand, improving the area's economic competitiveness. Additionally, the increase in jobs within Leatherhead Town Centre will boost the 'lunchtime economy,' benefiting local food and beverage outlets through increased spending by workers.

 New high quality **'Net Zero'** offices

 New **Retail, Leisure & Entertainment**

 **900+**
long terms jobs

 **400+**
long term supply chain jobs

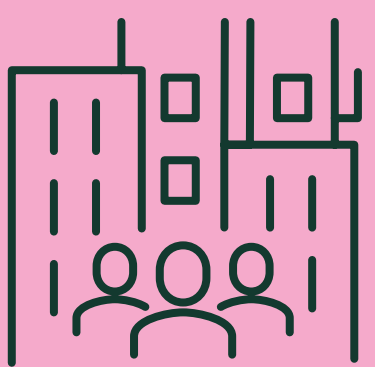
 **£11.7m**
additional retail spend locally

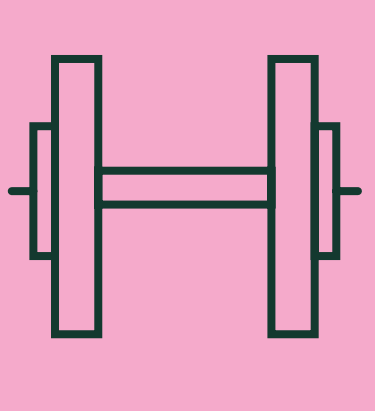
Local Infrastructure Benefits

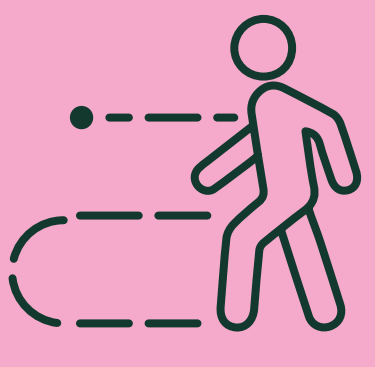
The proposed development will deliver essential new infrastructure to Leatherhead. The development will provide a £3.8m Community Infrastructure Levy to Mole Valley District Council, to be used to fund local schools, hospitals and roads.

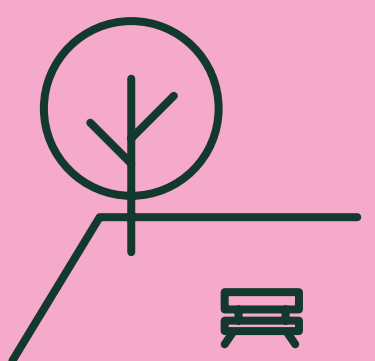
In addition, there is the potential for a new health hub / community facility at Bull Hill for a GP surgery, testing and diagnostics and other ancillary health uses. We will also deliver a new and improved park and new footpath and cycle ways to better connect the town.

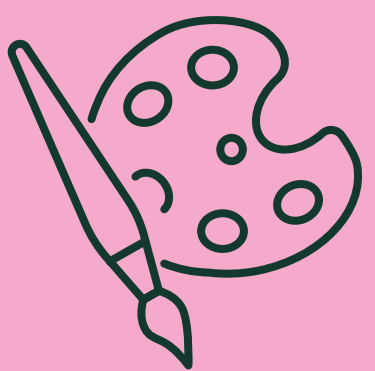
There will also be opportunities for public art utilising local designers and craftspeople.

 **£3.8m**
Community Infrastructure Levy

 **New Health Hub / Community Facility**

 **New crossings, cycle and footpaths**

 **Improved Park and Play space**

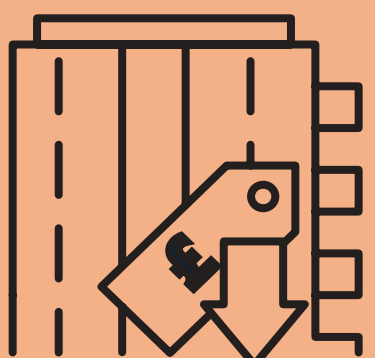
 **Public Art**

Delivering new Housing

New homes at Bull Hill will be available across a range of types and sizes. This will suit young people all the way up to families, with currently 20% being affordable. This will represent a substantial contribution to meeting the local housing need, and in particular the affordable housing need.

In addition, building these new homes in the town centre on an allocated site helps protect the Green Belt from development for more housing.

 **450**
new homes for all ages

 **New Affordable homes**

 **Protecting the Green Belt**



The Bull Hill Masterplan

How we have listened

- A larger combined, centrally located park
- Enhanced and accessible modern play space
- Much lower buildings to the south-east and any height moved to less sensitive areas
- Potential Health Hub / Community Facility
- Retention and improvement of western cycle/pedestrian route to create a direct shared path connection from Fetcham to North Leatherhead
- Improved and safer access to the Multi Storey Car Park

Development Proposals

Key strategic ambition

Delivering a key strategic ambition of the Mole Valley District Council, through the wider Transform Leatherhead project, to position Leatherhead as the 'Gateway to the Surrey Hills'.

450 new homes

Over 450 new homes will contribute to Mole Valley District Council's housing need, provide a mixture of homes to rent and buy for the community and will be delivered on a site allocated in the Local Plan within Leatherhead, helping to protect the Green Belt.

Net zero carbon office space

Bull Hill will offer approximately 7,300 sqm of Grade A, net-zero carbon office space, helping to attract new major corporations to Leatherhead while also retaining existing ones. This will bring 600 new jobs and significantly enhance the local economy.

2 Acre public park

The newly improved park provides 2 acres of public open space, including green space, a new children's play area, walkways and cycleways, which will improve the space, encouraging healthier living, more activity and use of public open space.

New Multi Storey Car Park

The newly provided Multi Storey Car Park is the location for all the parking on site. This will include parking for cars including electric vehicle charging points, car club spaces, and parking for bikes and scooters to promote more sustainable and active travel.

Engaging Ground Floor Spaces

The proposals will transform the ground floor into a vibrant and dynamic space that extends seamlessly into the park, strengthening the connection between the built environment and green spaces. This will foster an exciting urban atmosphere linked to the park. The ground floor will include a mix of uses, such as a health hub / community facility, shops, and cafes, providing a lively and engaging environment that caters to both residents and visitors.



Design Development

Your feedback has been the key driver to the design changes we have made to the proposals for Bull Hill.

The park has been centralised, increasing its size significantly from the previous design and ensuring passive surveillance from all sides while still connecting to surrounding streets and open spaces.

Distinctive pavilion blocks to the east front Bull Hill Road and frame the new park. Spaces in between provide visual and physical connectivity.

Townhouses have been relocated to south-east corner, the area of the site most sensitive to height. Semi-detached pairs of townhouses front the gyratory providing a welcome entrance from North Street.

Taller buildings front the railway embankment, the least sensitive part of the site to height. An access route to the boundary connects Fetcham to Leatherhead station and provides access to the Multi Storey Car Park.

Existing Bull Hill



2024 Bull Hill Masterplan



2025 Bull Hill Masterplan



Heritage and Design Concept

Analysis of the existing materials and building techniques prevalent in Leatherhead will begin to inform future development, and ensure the masterplan for the Bull Hill site will be ‘of Leatherhead’. The historical images also show what used to exist on the Bull Hill site and gives an opportunity to integrate historical references from the previous Bull Inn, Red House, and Gas and Electricity showroom to enrich the proposals going forward.

Flint features as a prominent building material in Leatherhead. The façade design development draws inspiration from traditional flint cottages, with harder brick ‘coining’ to corners and softer middle sections that are more varied in nature. Similarly, No.2 Bridge Street in the town centre in Leatherhead features a distinctive treatment on the ground floor which still exists today. This includes red brick chevron encased in a timber frame.



The Cottage, Bull Hill



Gas and Electricity Showroom



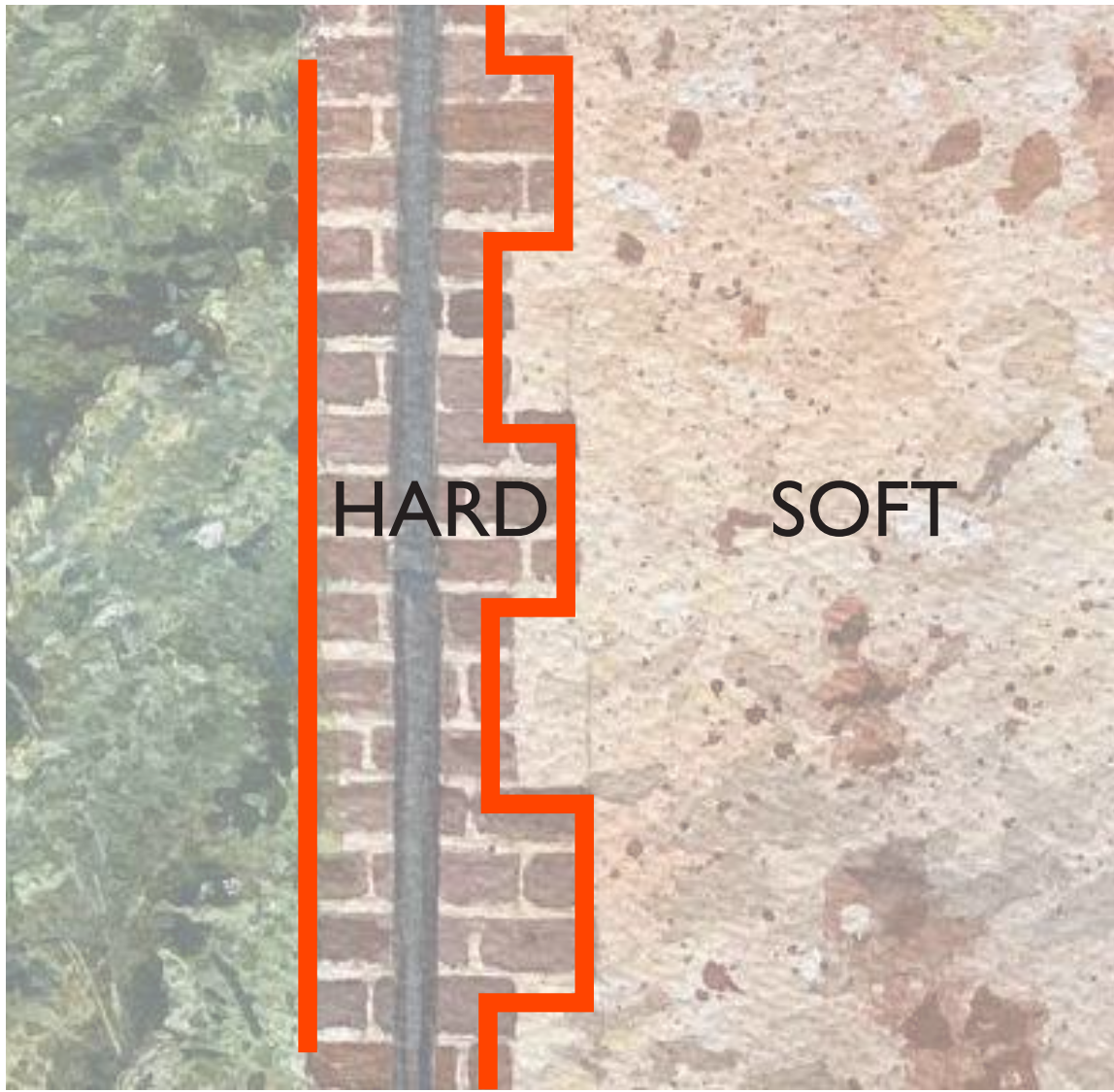
The Red House



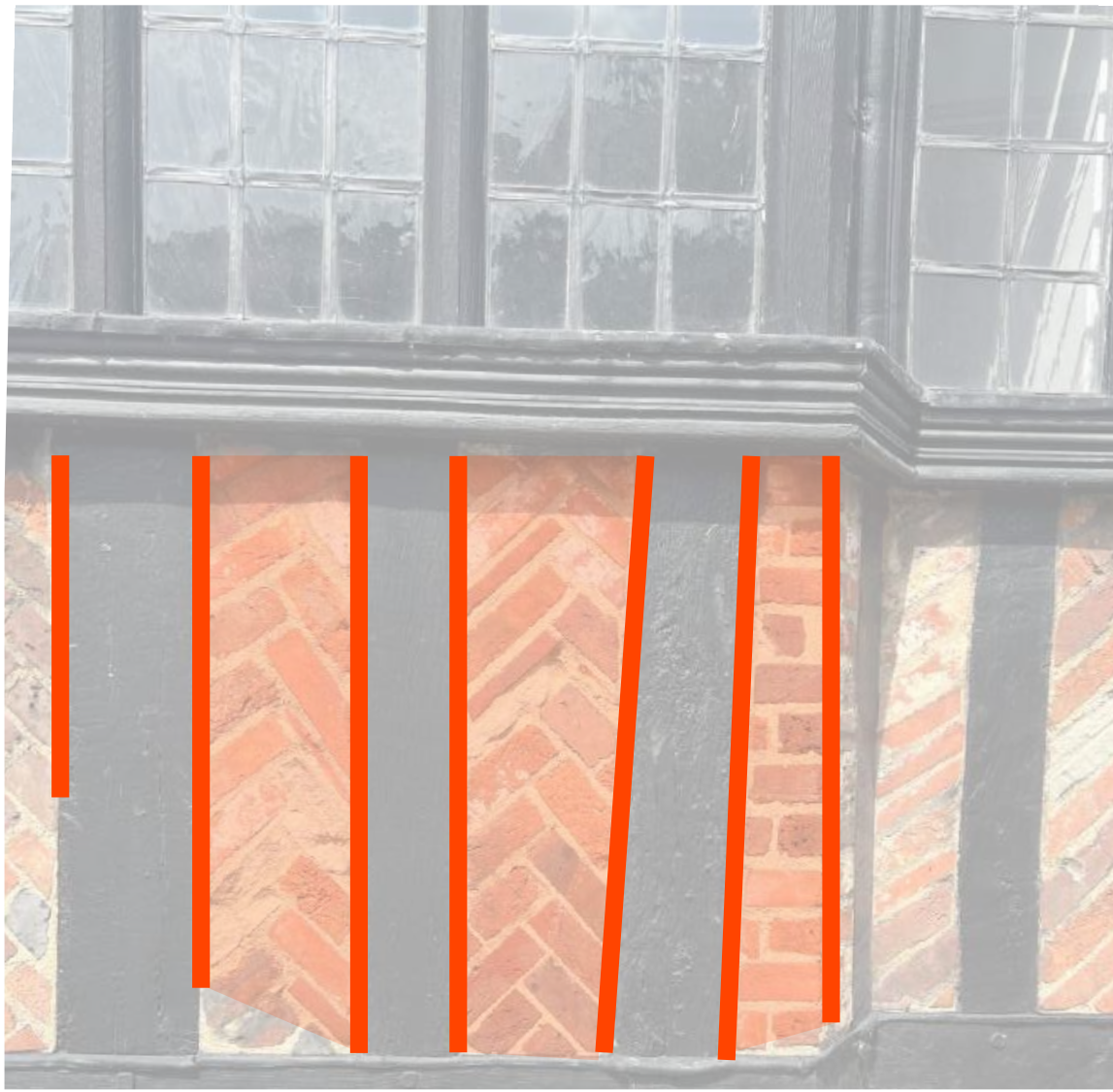
No.2 Bridge Street

Elevation Studies

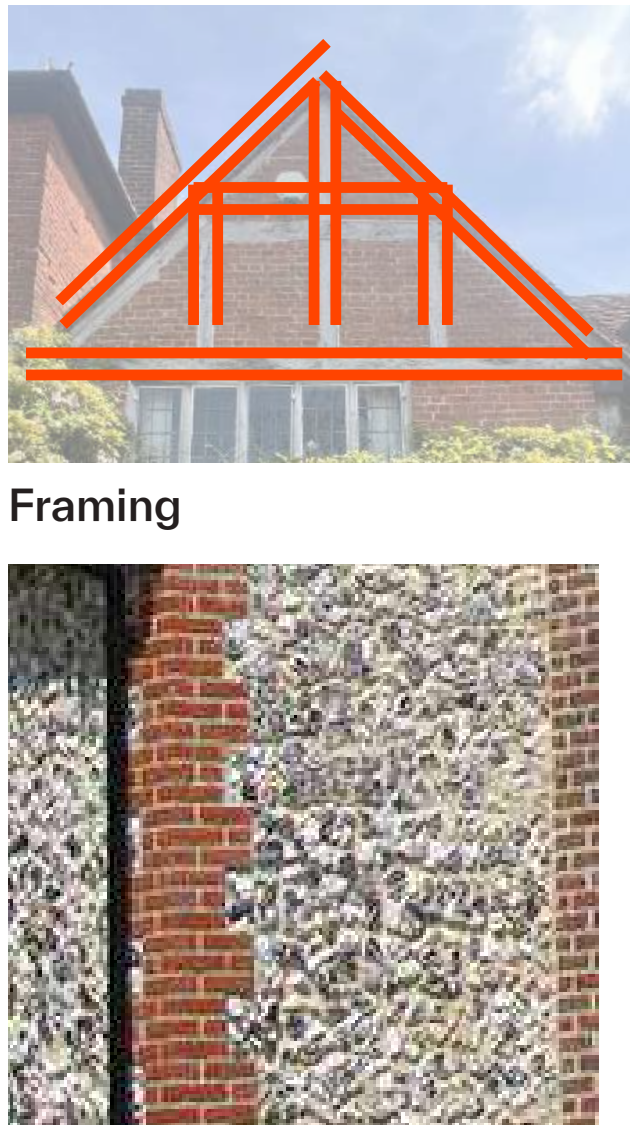
Drawing inspiration from the No.2 Bridge Street building, and flint as a prominent building material, the facade concept has evolved to follow these principles - a hard edge corner and a softer articulation to the middle. The below diagrams show these principles being tested to form this language.



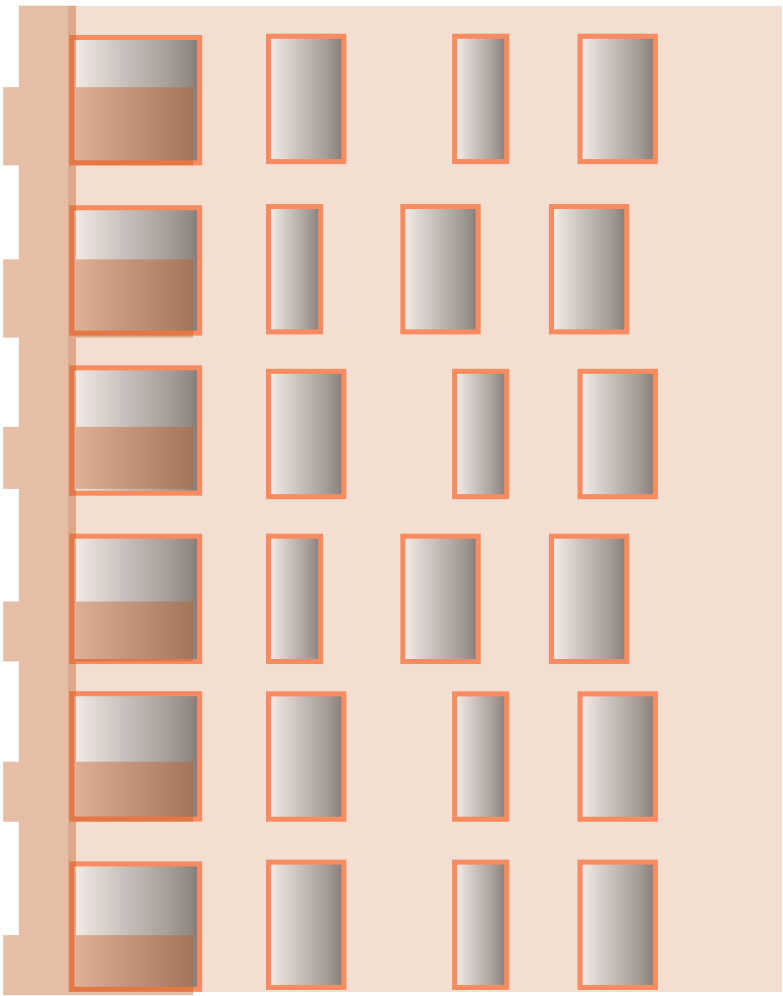
Hard edge / soft inner



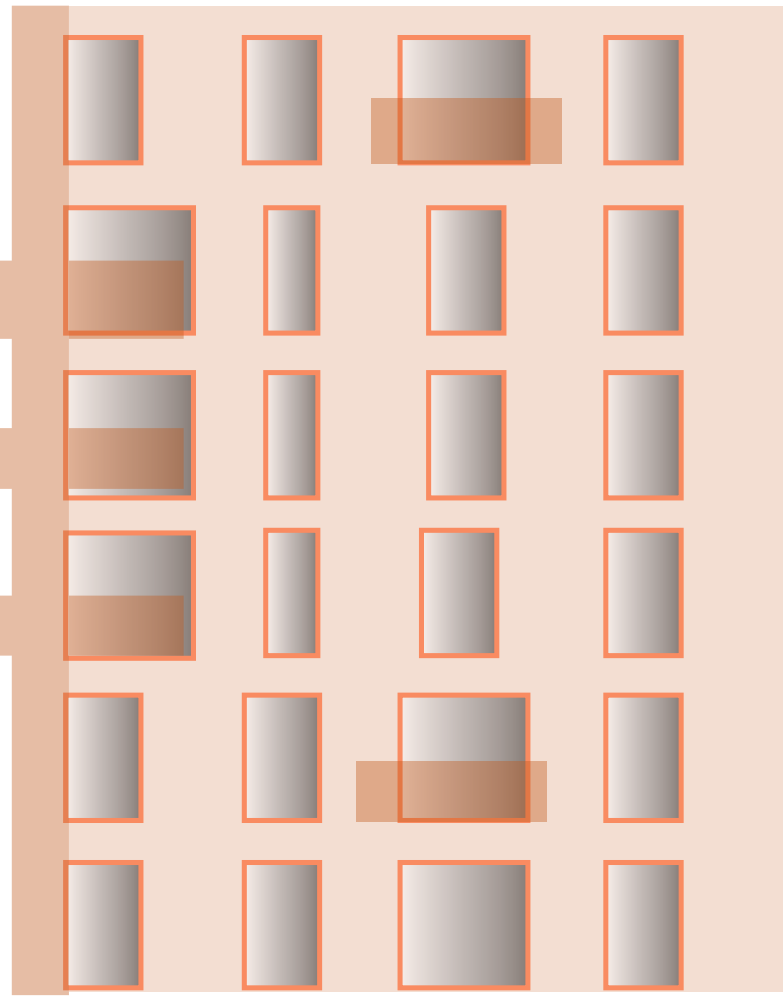
Misalignment



Abstracting the elements from existing



STRONG CORNER



GROUPING

Building Heights

Your feedback

There was strong interest during the last consultation on the impact of height on the town’s character.

Heritage and Townscape specialist Montagu Evans have prepared a Taller Building Study, which analyses the character, appearance, and function of Leatherhead Town Centre to determine the suitability of the site or its parts for taller buildings.

The study looks at key views around Leatherhead both immediately around the site and longer views such as from Norbury Park.

The study indicates the south east (bottom right) corner area is the most sensitive to height, and the west elevation adjacent to the railway line is the most suitable area for taller buildings.

Response

As a result of your feedback we have made significant design changes to reduce the height of the development overall, and to move taller buildings into more suitable areas where there is less impact.

Why is height needed?

To deliver the significant improvements proposed to local crossings and cycle routes, providing affordable homes and the upgrades to the Swan Centre, a minimum level of development is required to fund this.

In addition, the two sites are already allocated for 450 homes in the Local Plan, which helps protect more sensitive development in the Green Belt and contributes significantly to meeting local housing need.

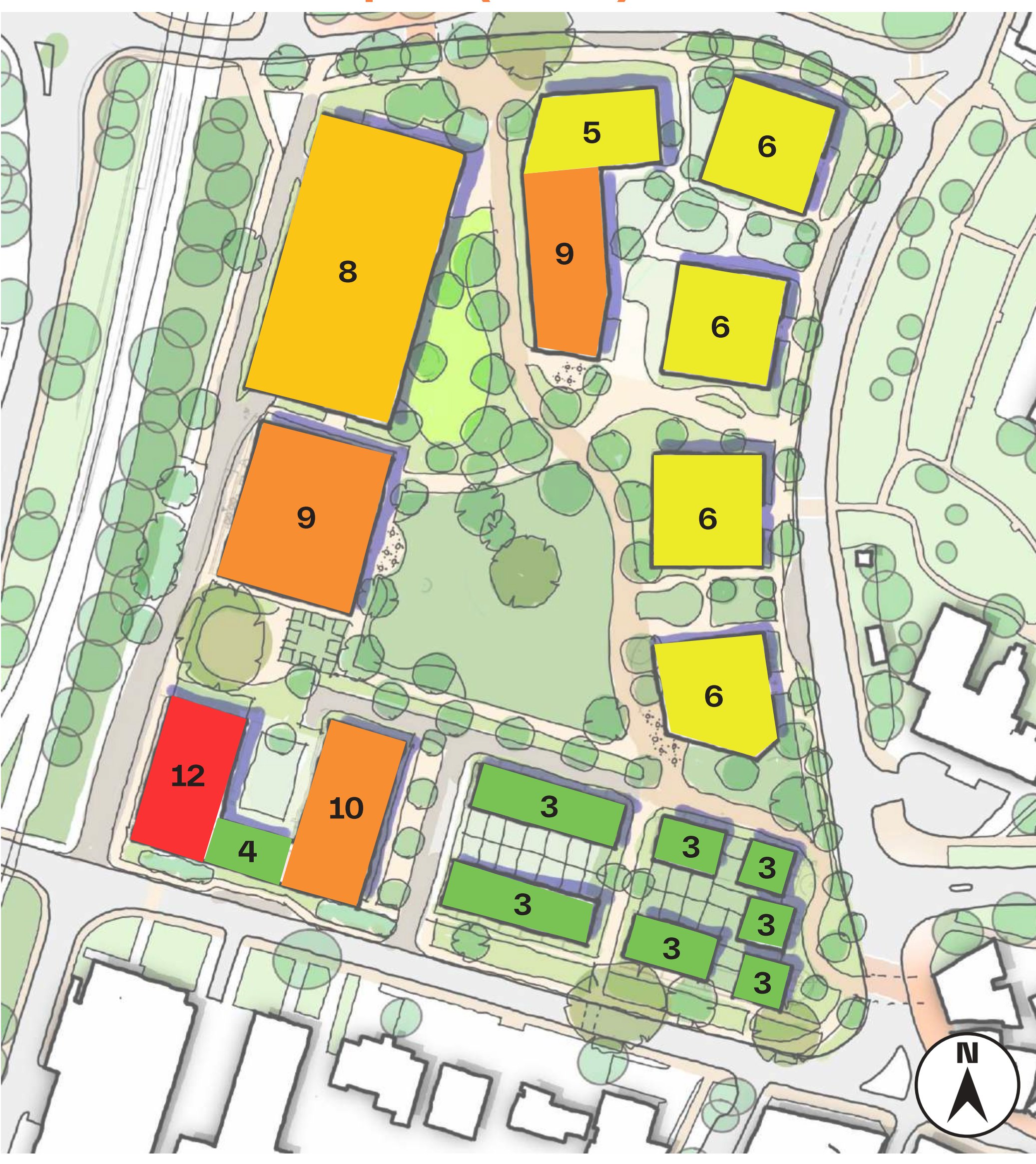
The wireline diagrams compare the 2024 masterplan (purple outline) and the 2025 masterplan (yellow outline), which demonstrate the significant improvement these changes have made.

The below plans show the comparison of height from the previous 2024 and the proposed 2025 masterplan.

Previous Masterplan (2024)



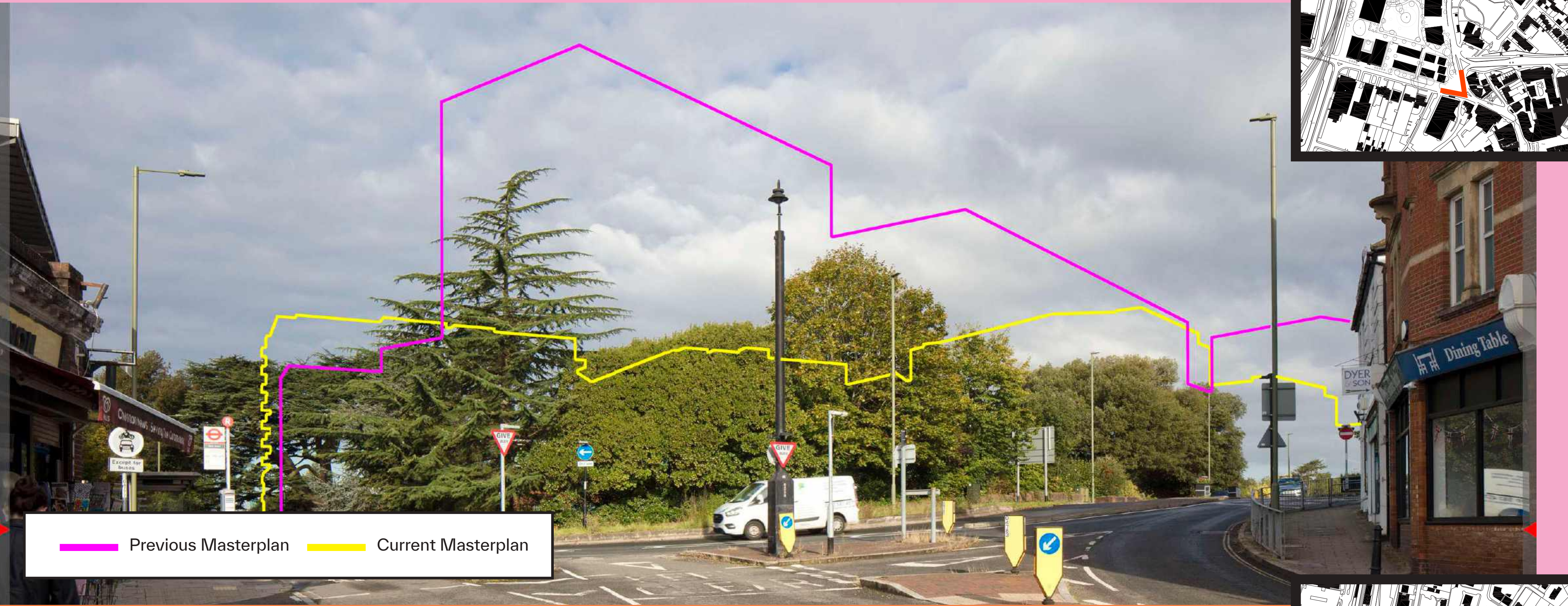
Current Masterplan (2025)



War Memorial View



Bull Hill View



North Street View



Your Park

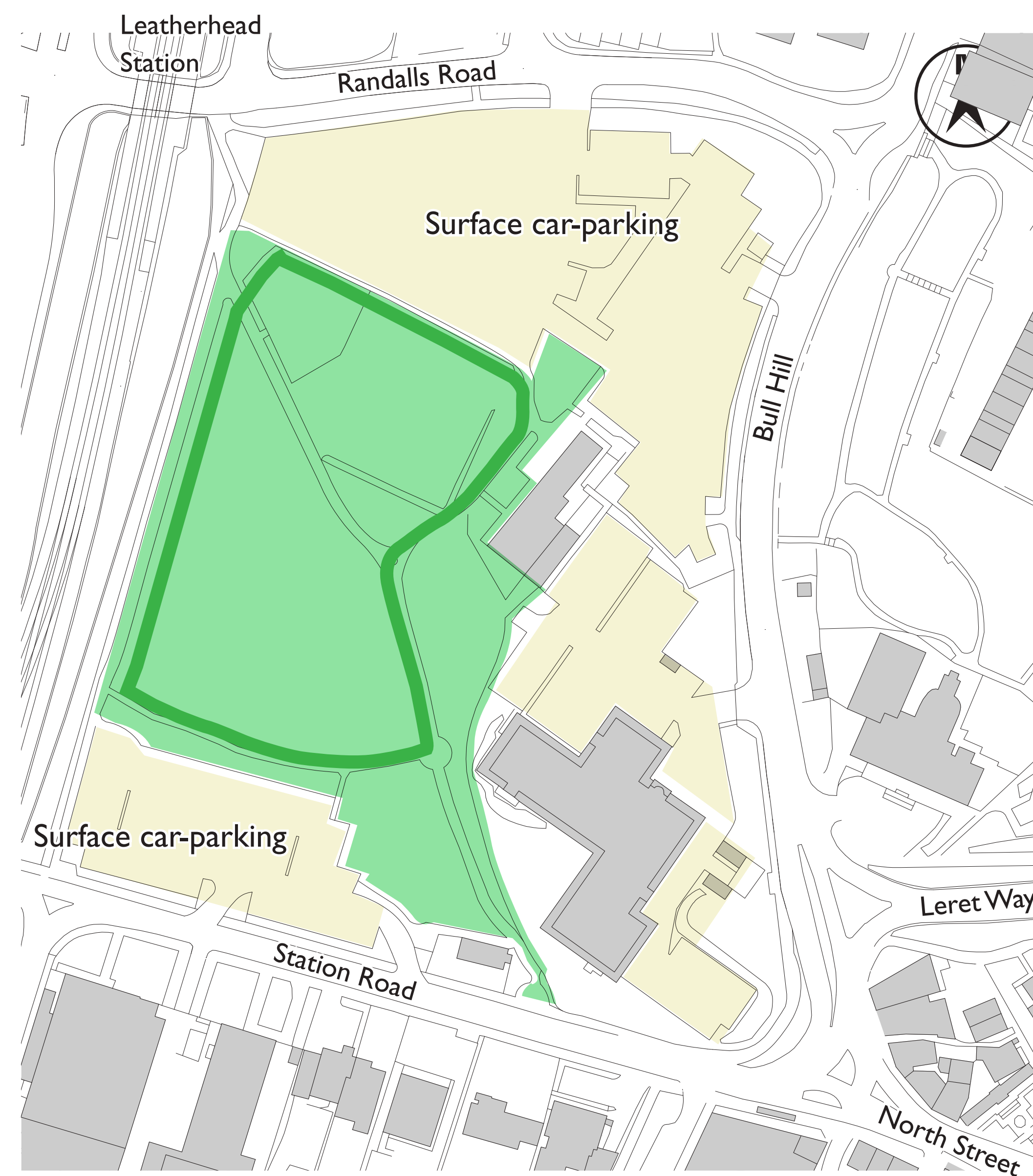
The retention of as much public open space as possible was a key theme from the last consultation. The 2024 masterplan re-provided the park in several different areas for different uses. Your feedback was clear to retain the park largely in its current location and to be an aggregated single space.

We responded to feedback highlighting the history of Red House Gardens and have now incorporated the name into our proposals, continuing Leatherhead's story.

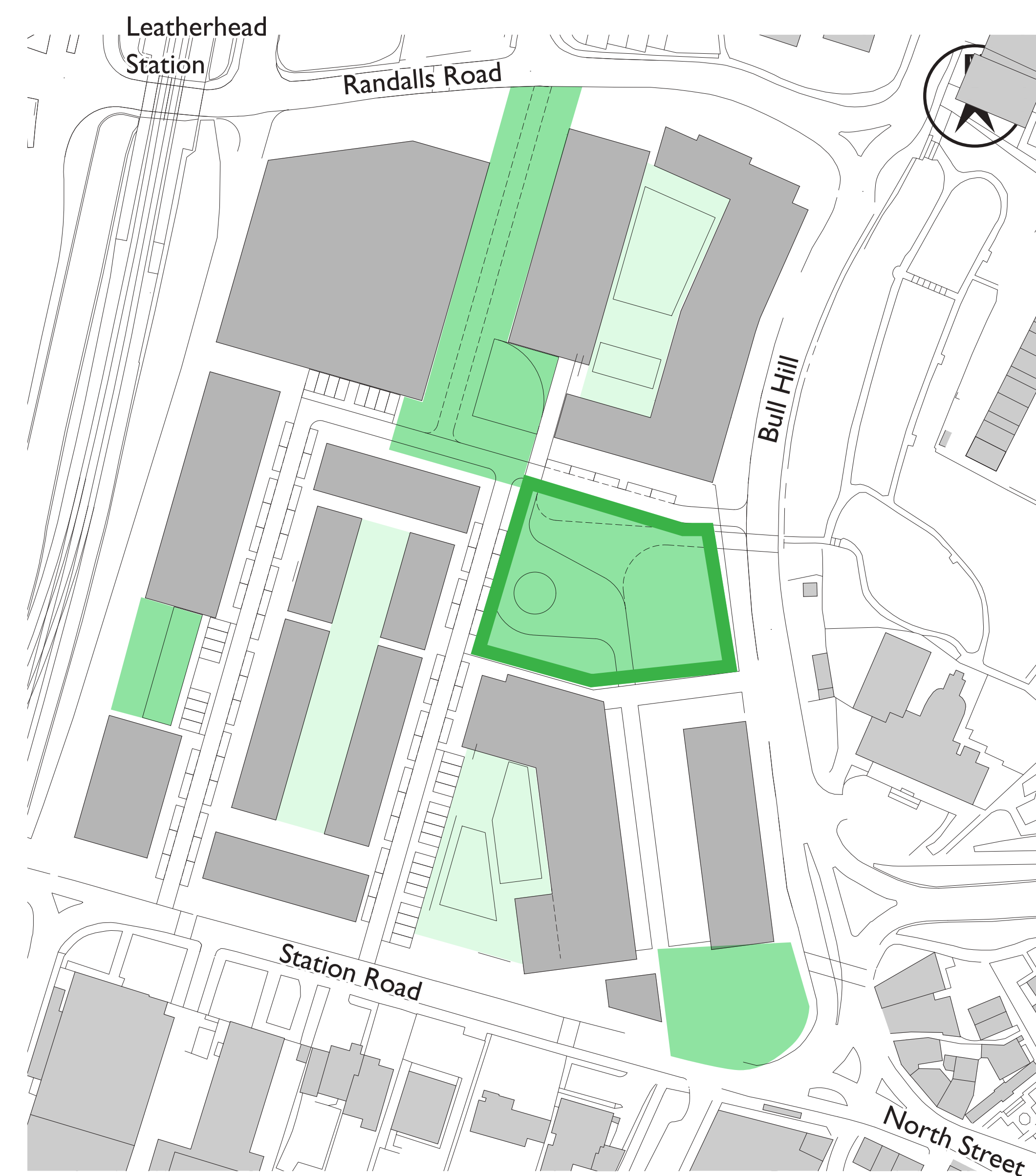
The new children's play space will deliver significant improvements to the town's green spaces and will enhance usability and vitality, offering residents beautiful, but functional areas to enjoy. The new play space is designed to navigate and utilise natural ground levels providing unique play opportunities.

The park will be at the core of the development, and the design will utilise surfaces on the building, green roofs, and lots of other areas for new habitat creation to boost bio-diversity, air quality and visual appeal.

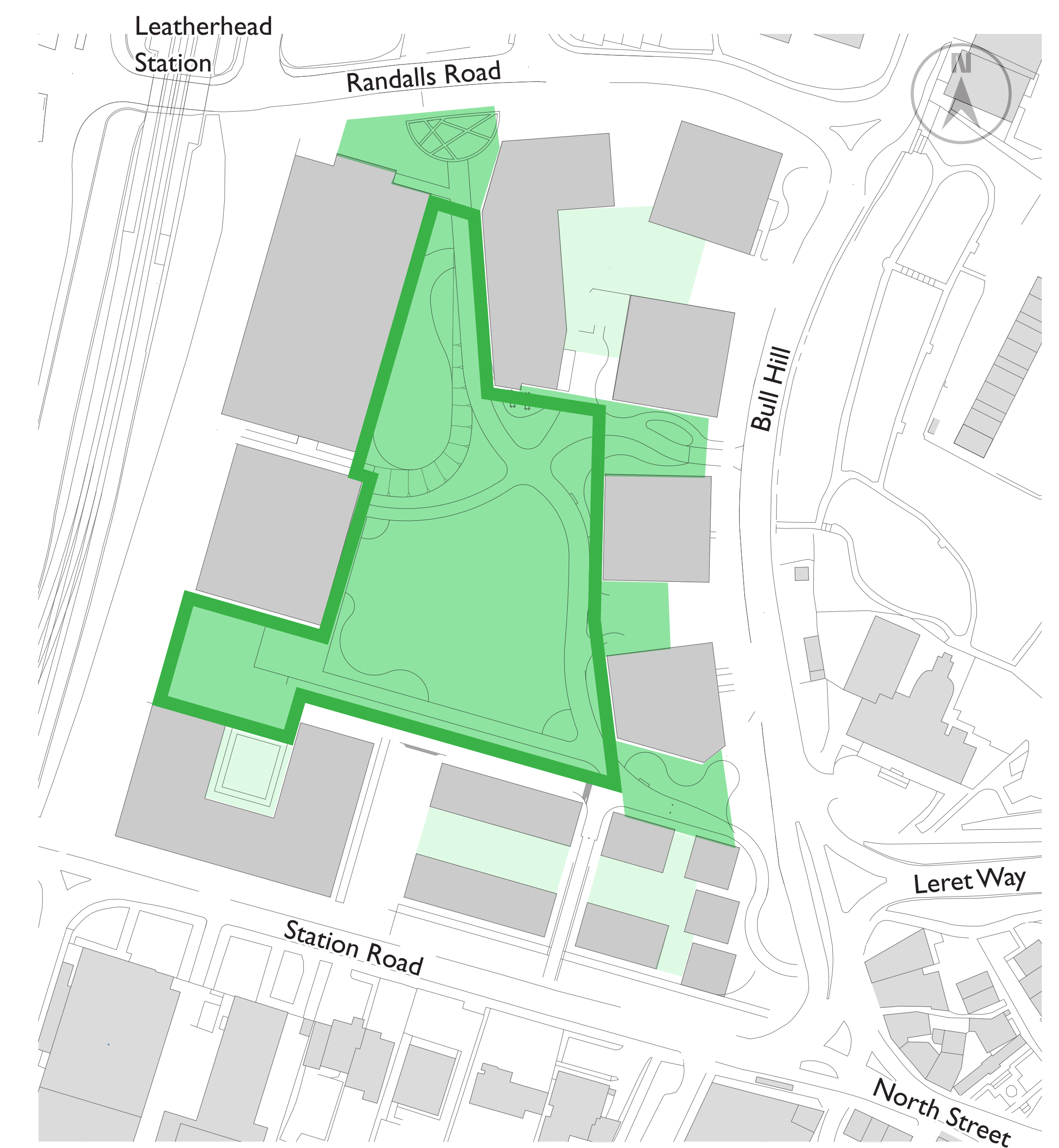
■ Park Area
 ■ Publicly Accessible Open Space
 ■ Private Open Space



Existing Park



Previous Masterplan

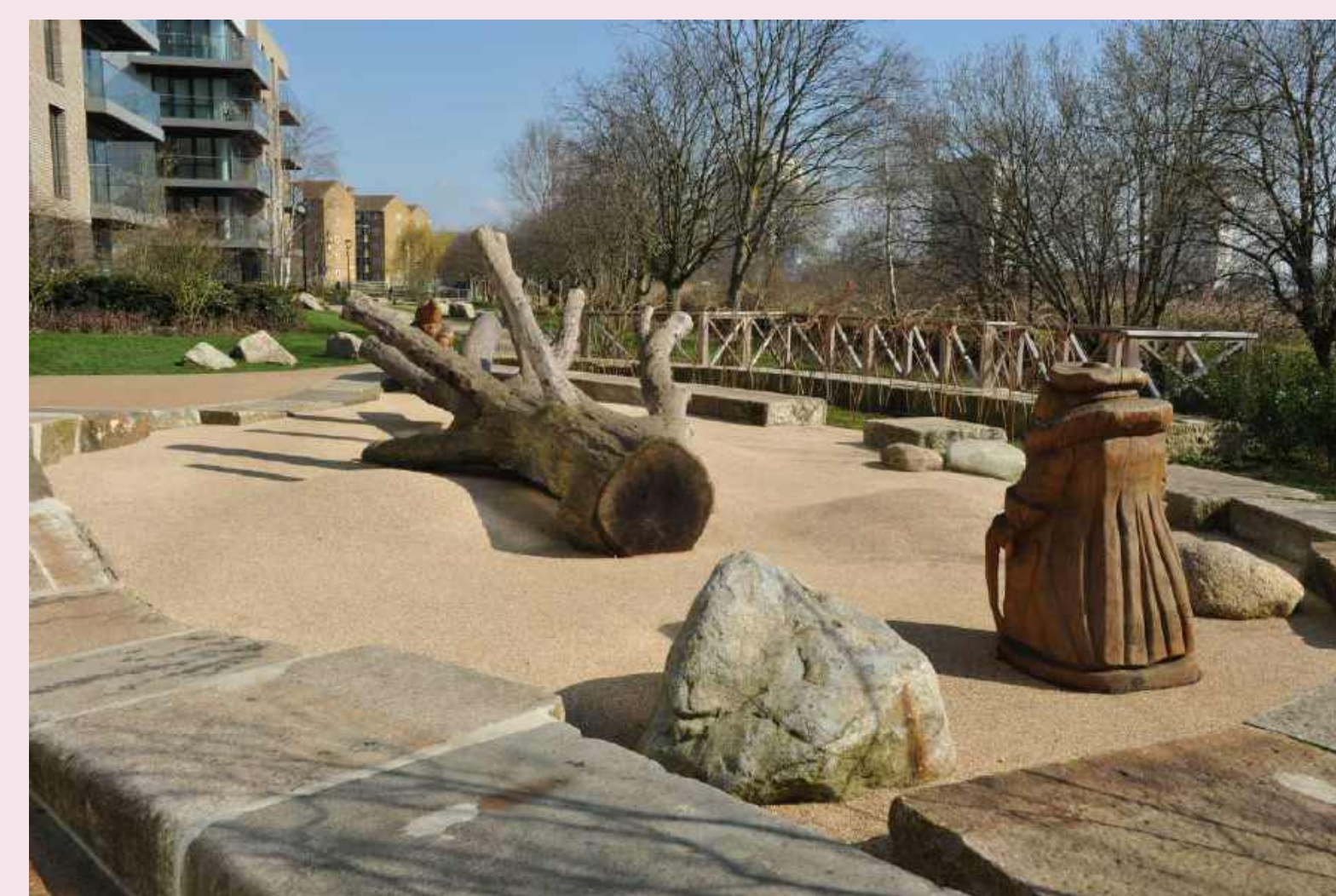


Current Masterplan

Main Public Open Spaces Features

- Approximately 2 acres of public open space
- Newly provided, modern, dedicated children's play area
- Additional square and hardstanding, meeting and seating areas for year-round use
- Larger open expanse of lawn for recreational activities like playing, kicking a ball, or throwing a frisbee
- New amphitheatre seating area
- Retention of the majority of existing trees to maintain the park's unique, mature and established feel
- Safe design with new lighting and natural surveillance, ensuring a secure route between the station and town centre
- Framed by residential and office spaces, with ground floor uses extending into the park, fostering a vibrant cultural and community atmosphere

Play Space Inspiration Images



Play on the way



Rain garden providing amenity value



Natural play elements



Integrating play areas in the landscape



A connected new neighbourhood

The Bull Hill Masterplan aims to enhance Bull Hill as a key local hub, making it safer and easier to travel through and around Leatherhead. Our proposals:

1. Provide an enhanced shared cycle and pedestrian route between Randall's Road and Station Road to the west side of the Bull Hill site;
2. Deliver a dedicated cycle route through Bull Hill linking to new pedestrian crossings to Randall's Road to the North and to North Street to the South East;
3. Provide a dedicated pedestrian route through Bull Hill with natural surveillance and new lighting, that also links to the new pedestrian crossing to Randall's Road and to Bull Hill (South East corner);
4. Install an enhanced pedestrian crossing to Bull Hill linking to the Memorial Gardens; and
5. Deliver over 300 cycle spaces across the Bull Hill site and a new car club scheme providing an alternative to personal car ownership.

Traffic Impact

The transport impacts of the proposals are subject to detailed audit by Surrey County Council, which includes modelling to consider how the changes will impact the highway network. Consistent with the town centre location and the proximity to the railway station, the changes in traffic as a result of the development proposals are not predicted to notably change the operation of the local highway network.

New Multi Storey Car Park

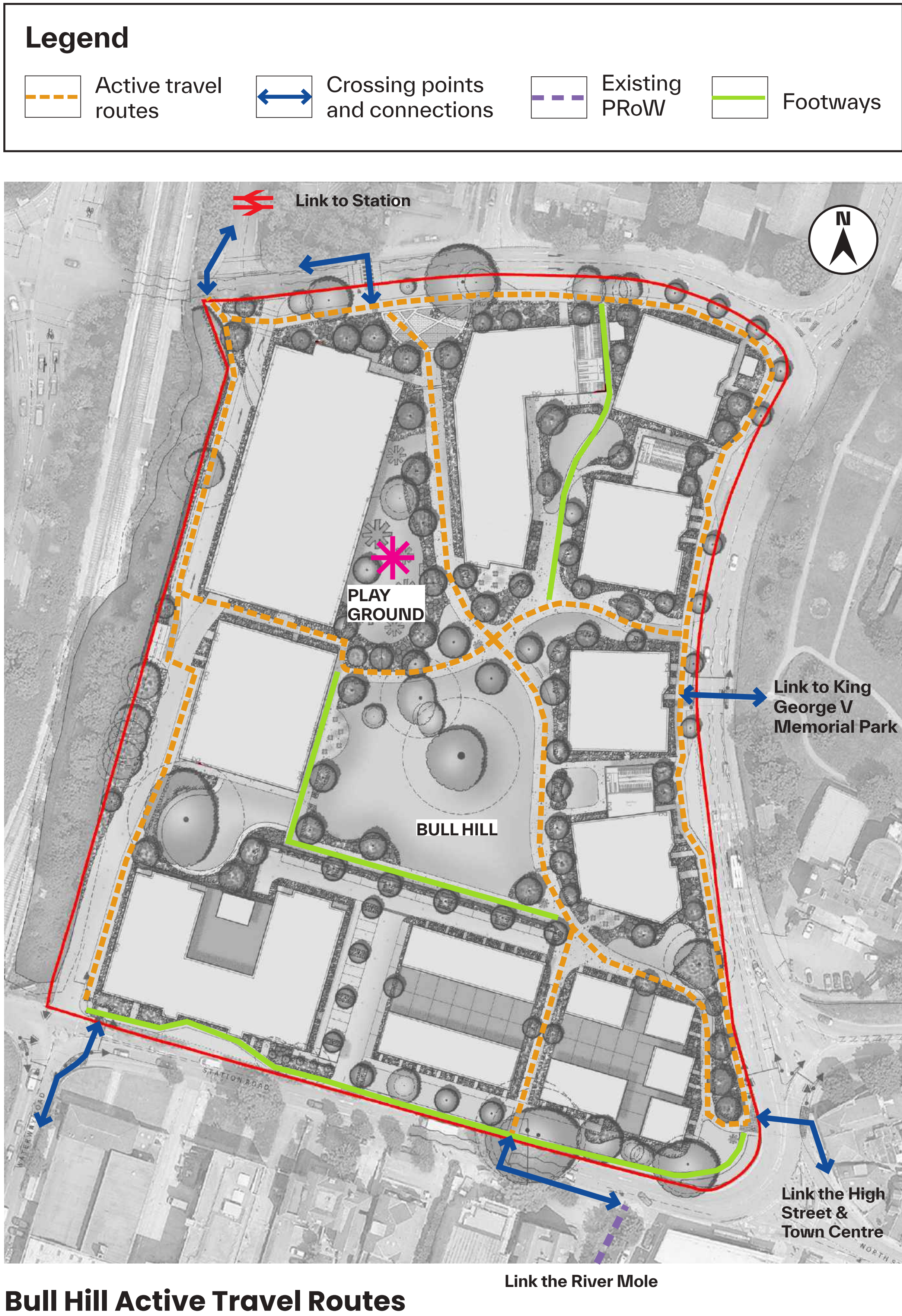
The new Multi Storey Car Park is the location for all the parking on site. This will include parking for cars, car club spaces, bikes, scooters, motorcycles.

Within the ground floor there is an opportunity for bike hubs and repair stations to be placed alongside facilities such as Amazon lockers which can provide convenient package pickup points.

There is also an opportunity to increase the use of electric car charging points, electric scooter and bike hire promoting environmentally sustainable modes of transport.

Active Travel

The below plan highlights the newly created active travel routes through the site, with dedicated cycle ways and footpaths.



Sustainability

Our sustainability strategy focuses on promoting social and economic value, through sustainable design, to create a well-connected scheme integrating nature into the landscape, increasing enjoyment for people and support to wildlife.

This also includes the delivery of Leatherhead's first net zero carbon office building which will target key sustainability requirements such as BREEAM Excellent and an EPC 'A' rating.

Net zero carbon - all buildings and homes will be 'net-zero ready', future proofing against climate change by utilising a low carbon, all-electric servicing strategy

Energy efficient - with buildings designed for high performance and efficiency reducing energy demand to reduce carbon and protecting homeowners and occupants against high energy bills

On-site renewable energy generation - we will aim to deliver renewable energy generation on-site including rooftop solar panels

Placemaking and social inclusion - creating spaces that foster community engagement and cater to all demographics, promoting social cohesion and inclusivity

Electric vehicles - electric vehicle charging points will be provided for parking spaces

Biodiversity - 20% biodiversity net gain including planting over 90 new trees and green roofs throughout to enhance local biodiversity and wildlife populations

Sustainable travel - promote public transport and active travel including new crossings, dedicated cycle routes and the delivery of a potential new cycle hub

