



Bull Hill & Swan Centre – Transform Leatherhead Forum

12th February 2025



The Leret Partnership – Who We Are



We volunteered at the Leatherhead Food bank in partnership with MVDC!



We donated and planted over 200 new Lavender plants in Mansions Gardens!



"I have had fabulous comments from staff and students alike singing your praises."

Sarah Quick, Careers Lead - HoE



We visited Local schools including a Careers Fayre at Howard of Effingham and Curriculum Engagement at Trinity Primary School!



Your feedback so far

The first round of consultation period started **8 July** and closed **16 September**

Over **800** feedback forms were completed, and over **140** emails

We reached out to hard-to-reach groups including the Fairfield Centre

We created a Community Design Review Panel, making local champions a key part of our decision-making

We hosted a webinar so people could engage on-line and watch back if they missed it

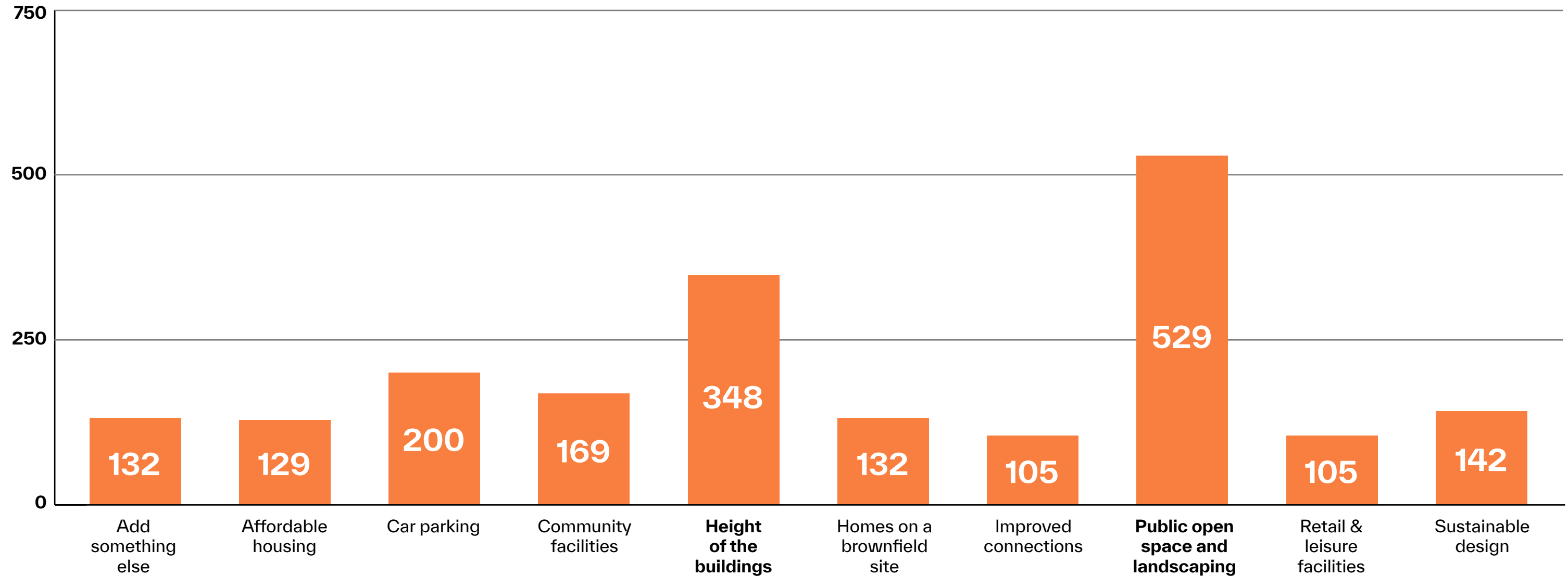
We hosted **seven** engaging in-person events in Leatherhead, Ashted, Fetcham and Bookham

There were over **600** visits to the in-person events



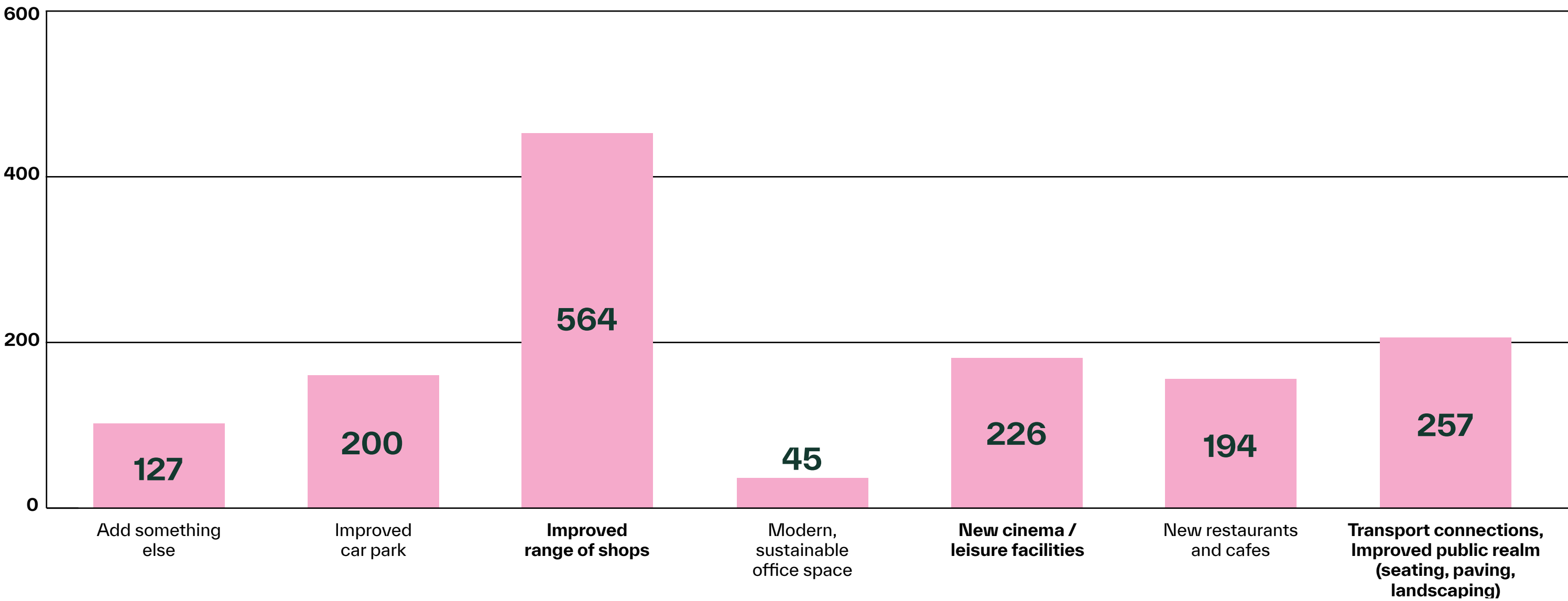
Bull Hill Feedback

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



Swan Centre Feedback

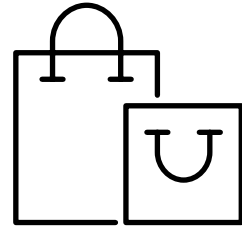
Q6: What would you most like to see at the Swan Centre? (please select three options from the below only)



Key themes

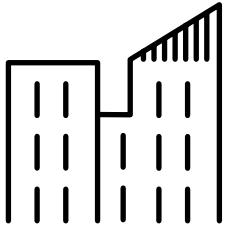
Swan Centre:

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.



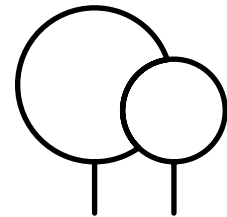
Building heights:

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.



Statement of Community Involvement (SCI)

The SCI ensures that community involvement is at the heart of the planning process, promoting transparency and fostering trust between the council and its constituents.

On 7 December 2021, Mole Valley District Council adopted its Statement of Community Involvement.



The SCI for the Bull Hill and Swan Centre Planning Application will incorporate all the public feedback received and how we've responded.

The Leret Partnership

Design Update - Bull Hill & Swan Centre



Your Feedback

Bull Hill



“Improve the quality of Public Open Space”

“It feels too urban in character”

“Attracting more young families”

“Entrance to car park needs moving”

“Ensure the new park is safe throughout the day and evening”

“Young people use this area to socialise”

“Needs to be safe cycle facilities linking to Therfield School”

“The buildings in the south-east are too tall”

“Need to preserve the green space, really important for residents”

An Evolving Design

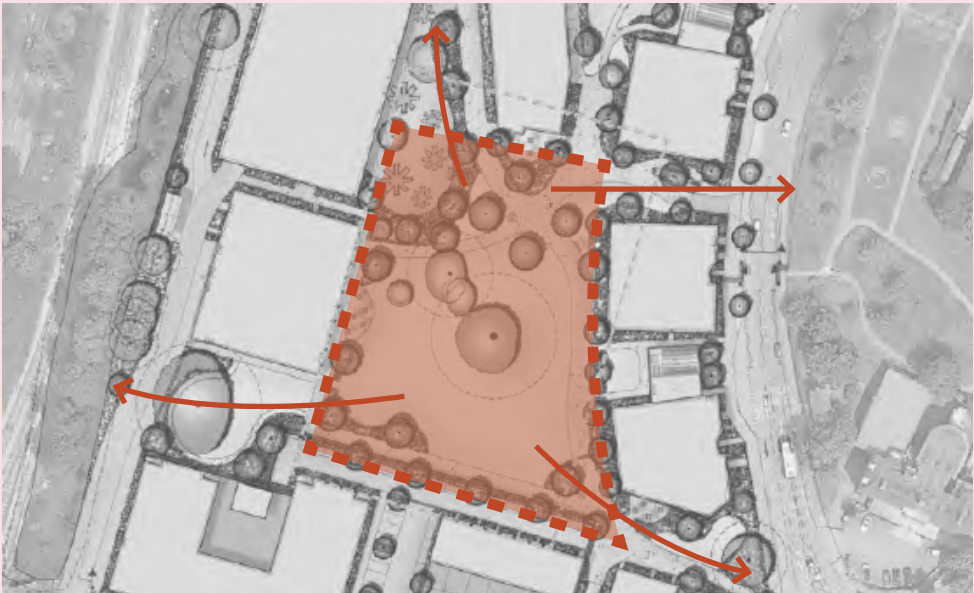
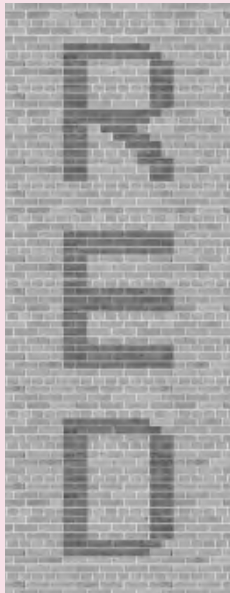
Knitting in with Leatherhead's rich history



Connecting with nature



Inspired by distinctive structures and local materials



The Bull Hill Masterplan

How we have listened:

- A larger park, centrally located
- Much lower buildings to the south-east
- Improved connectivity
- High quality new homes
- Potential Health / Community Hub
- Reduced footprint to the Transport Hub
- Relocated the play area away from the gyratory
- Improvements to traffic impact
- Added direct shared path connection from Fetcham to North Leatherhead



Building Heights



Previous Masterplan (Summer 2024)



Current Masterplan (2025)







Building Heights

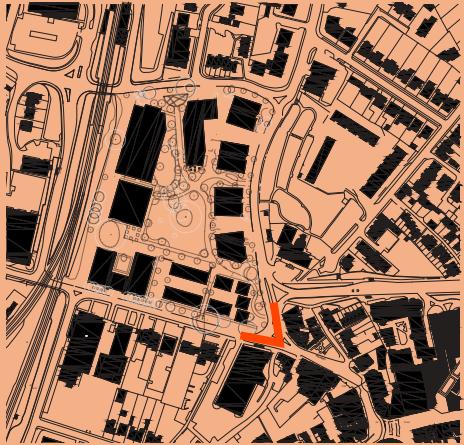
War Memorial View



- Previous Masterplan
- Current Masterplan

Building Heights

South-East Corner



- Previous Masterplan
- Current Masterplan

Building Heights

North Street



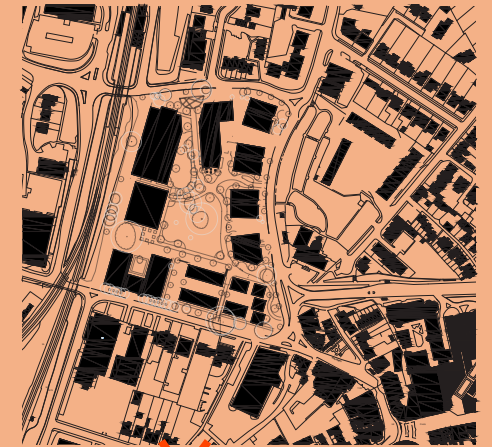
- Previous Masterplan
- - - Current Masterplan

Building Heights

Running Horse Pub

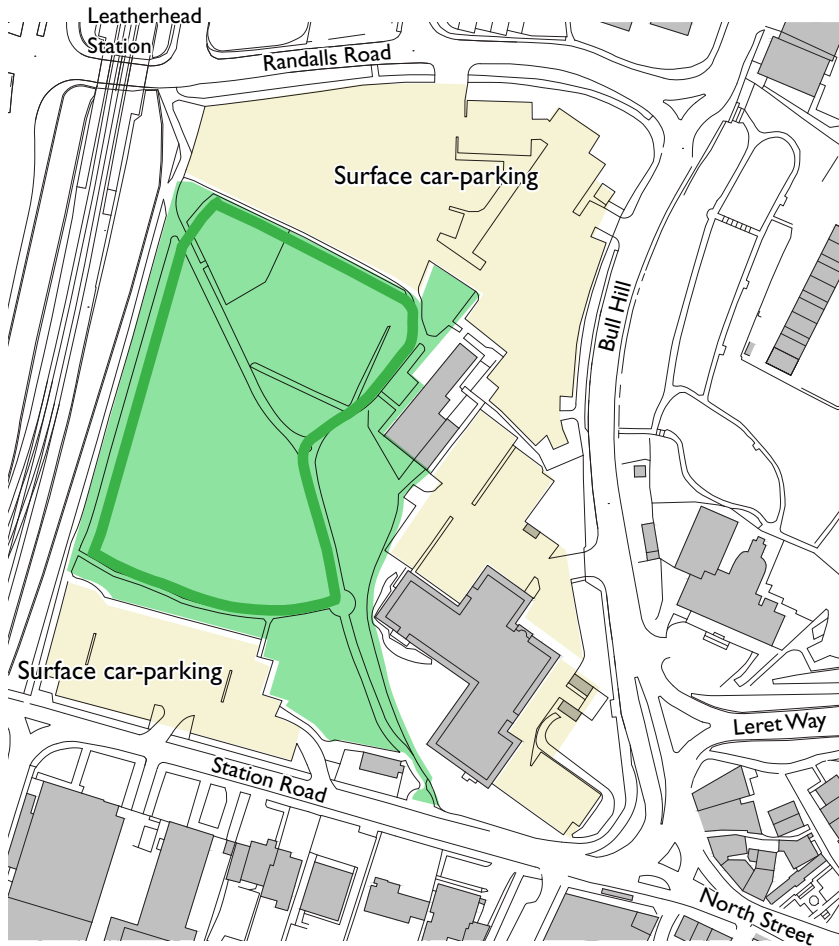


Claire House and James House redevelopment

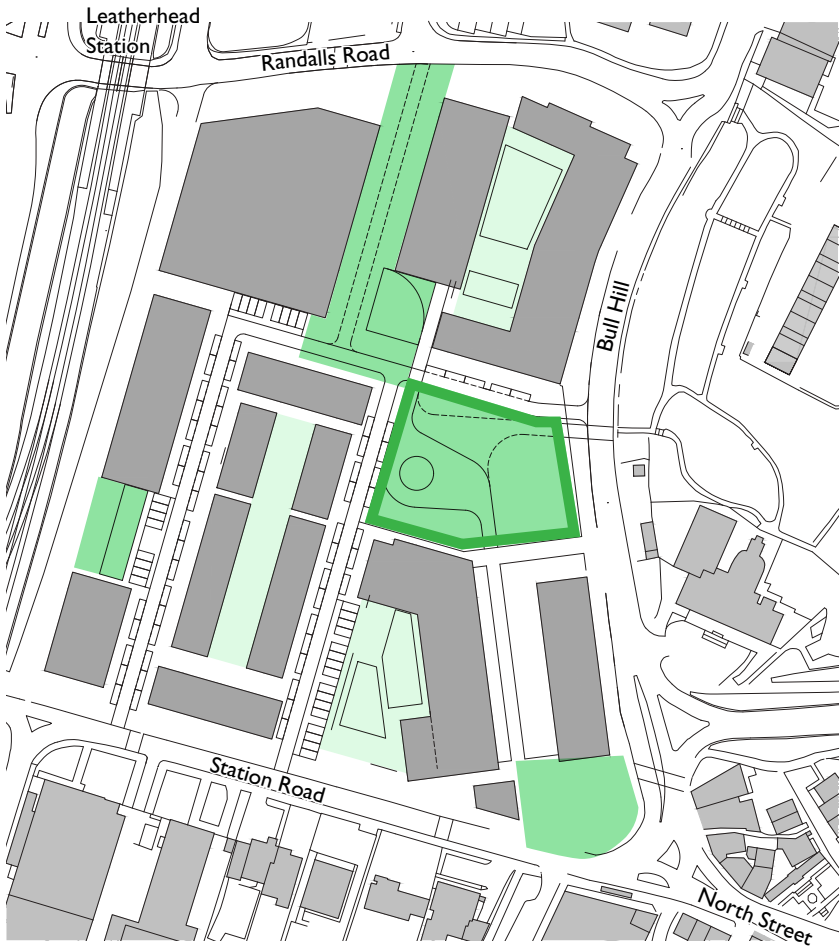


— Previous Masterplan
— Current Masterplan

Open Space



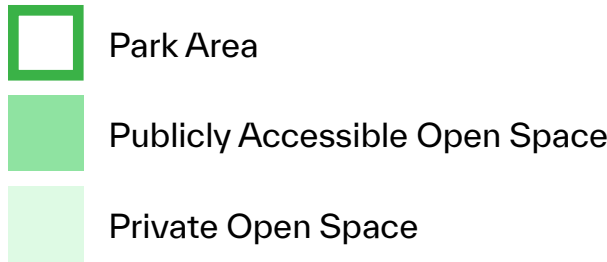
Existing Park



Previous Masterplan



Current Masterplan







HEALTH HUB

HEALTH HUB

Your Feedback

Swan Centre

"The proposals should build upon Leatherhead's identity and build civic pride"

"How can the shopping centre and route between the High Street and Leret Way be improved"

"I like the cinema idea! We need a cinema, great idea, great plans!"

"What will it look like and how will it fit into the existing High Street Conservation Area"

"Can you demolish and start again"

"It should benefit Leatherhead as a whole"

"Will the shopping centre and its existing shops need to close during construction"

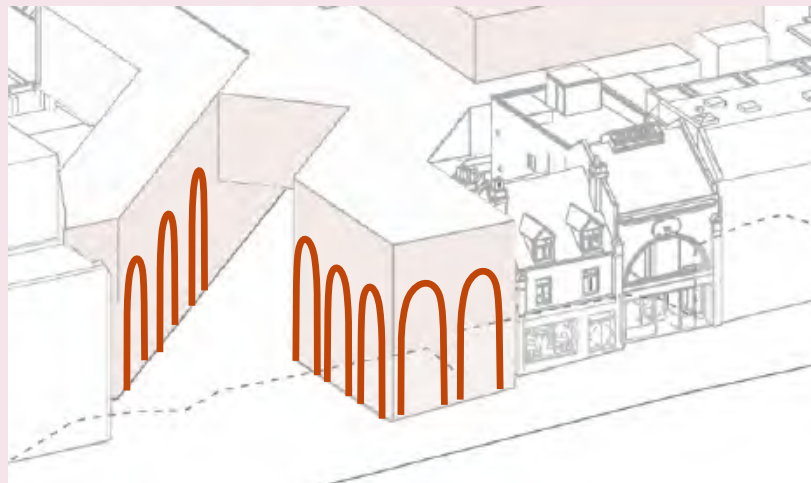
"Its scale should be appropriate to the character of the High Street"



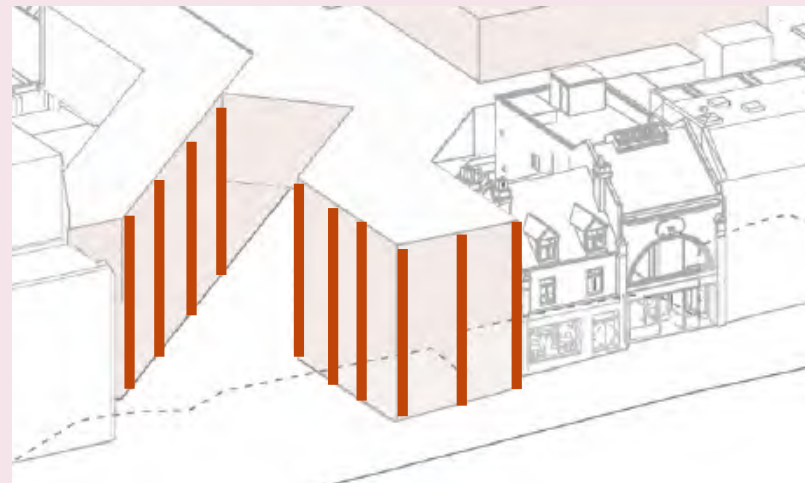
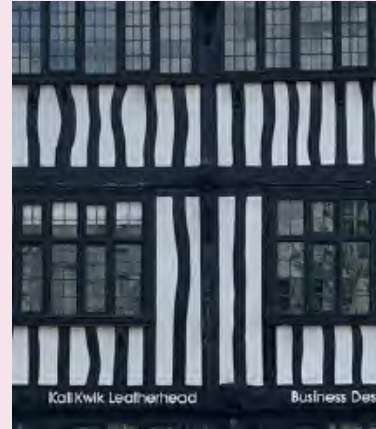
How we have responded

Swan Centre

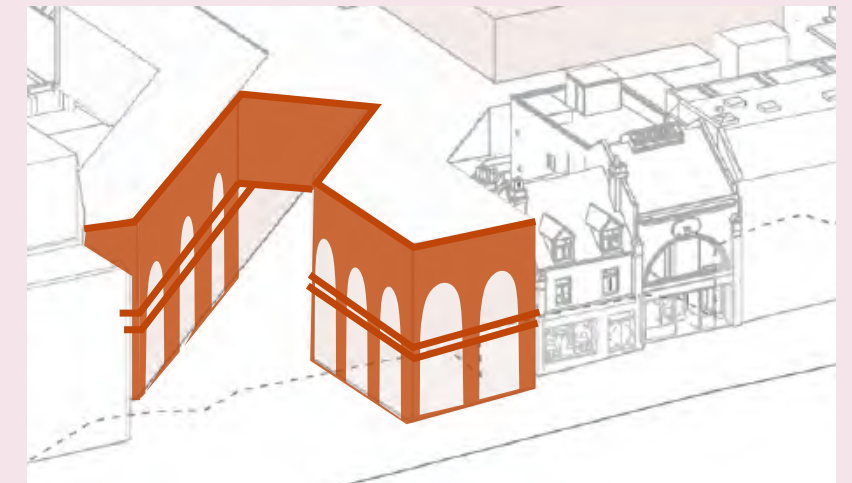
Arches



Vertical banding



Brick and stone infill details



Existing



Proposed



Proposed

High Street Entrance (Day)



Proposed

High Street Entrance (Evening)



The Leret Partnership

Benefits and Next Steps



Growing the Local Economy



New homes

to address the housing crisis



£3.8m Community Infrastructure Levy

contribution to improve existing roads, schools and health services



400 full time jobs

during Construction including skills and training via apprenticeships



Over £10m investment

into the Swan Centre



Improved Public open space



900 new full-time jobs

post Construction (from the office and retail spaces)



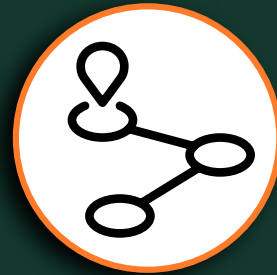
Boosting Daytime and nighttime economy



Potential delivery of Health Hub/Community Space



Increasing Local Spend



Improved Connectivity



Protecting the greenbelt

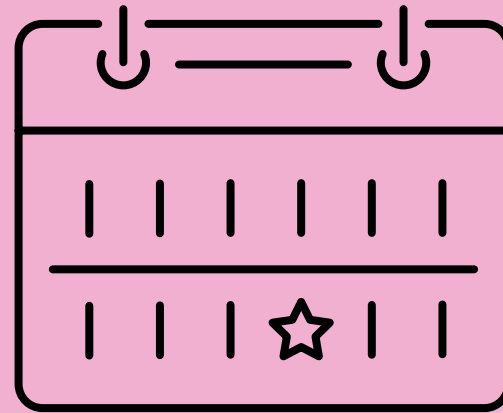


Join us as we present our revised proposals to regenerate The Swan Centre and Bull Hill.

See how your feedback has influenced the new designs

#regeneration #TheLeretPartnership

theleretpartnership.co.uk



Monday 10 March 2025
7pm - 8pm

Online webinar event on Zoom – please visit theleretpartnership.co.uk to register.



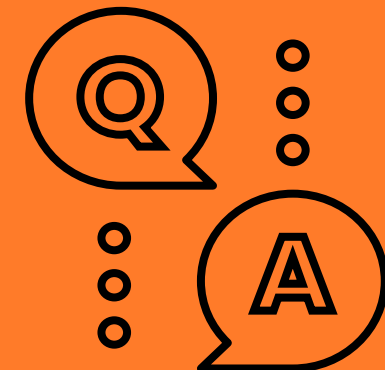
Thursday 13 March 2025
2pm - 8pm

The Swan Centre (Unit 3, formerly Clinton Cards),
Leatherhead KT22 8AH.



Saturday 15 March 2025
10am - 4pm

The Swan Centre (Unit 3, formerly Clinton Cards),
Leatherhead KT22 8AH.



Project Timeline

