

Welcome to our public consultation on the Swan Centre and Bull Hill

Thank you for joining us as we seek your input on two regeneration projects for Leatherhead town centre. Your feedback is vital in making sure our development proposals meet the needs of the local community.

The regeneration of the Swan Centre and Bull Hill forms part of the wider Transform Leatherhead initiative.

At this consultation, we're asking for your views and comments on our emerging proposals for both the Swan Centre and Bull Hill.

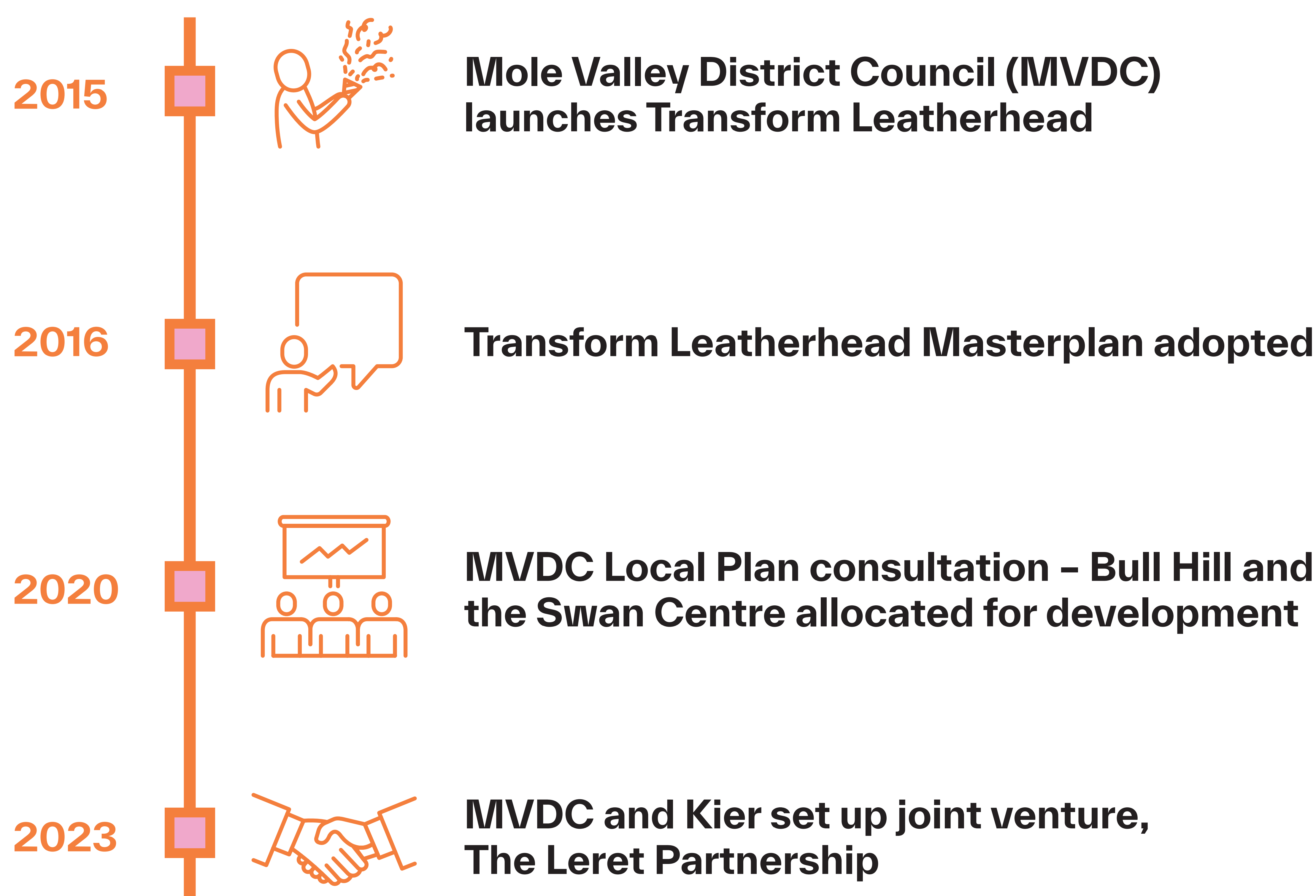
This is an important part of the process and will help us refine and further develop our proposals. We aim to submit a planning application in early 2025 and begin construction by Spring/Summer 2026, subject to receiving planning approval.



Aerial view of the Swan Centre and Bull Hill

The Leret Partnership

Journey so far



Following a competitive tendering exercise, Kier Property was appointed as joint venture partner. This partnership with MVDC is known as the Leret Partnership and will deliver the Swan Centre and Bull Hill projects.

Our vision for the project

Build on the existing community within Leatherhead town centre and attract people of all ages to live, work, shop, eat and relax.

Our project aims

Through redevelopment our aims are to:



Develop new, high quality, sustainable, multi-generational housing



Increase footfall and dwell time to support a vibrant and successful town centre economy



Enhance the retail offer and bring new uses into Leatherhead town centre

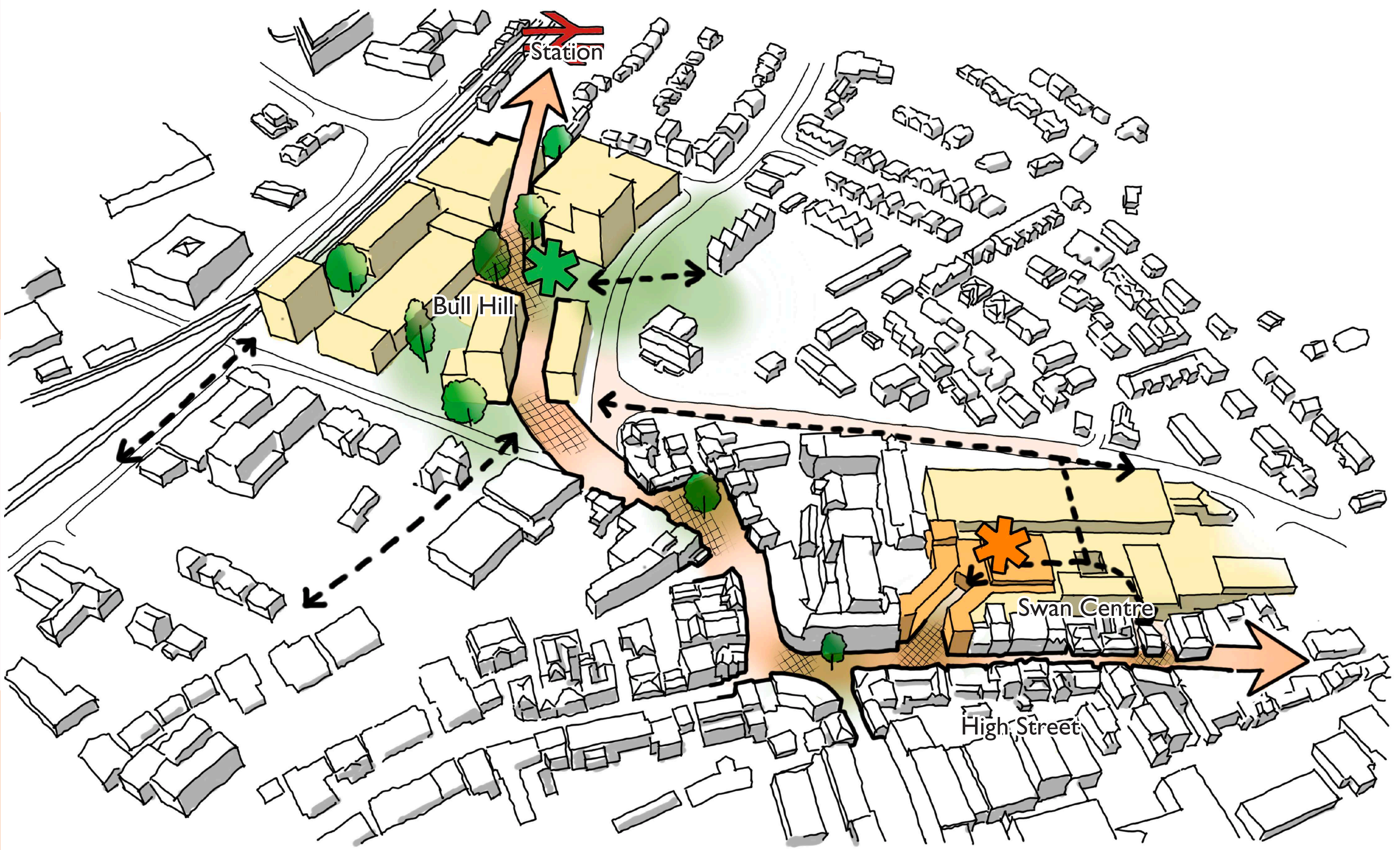


Views of Leatherhead High Street



This section wraps into the cassette

Improving connections



Masterplan opportunities to better connect the Swan Centre and Bull Hill

The masterplan creates a new pedestrian route across Bull Hill to improve the connection between the station and the high street as well as retaining trees to line walkways and open spaces.

Delivering high quality placemaking and connected green space for everyone to enjoy

Our proposals for the Swan Centre and Bull Hill will include open spaces and aim to preserve and enhance the landscape and natural environment. This will include options to improve the public realm such as walkways, cycleways and pedestrian routes.



Images for illustration purposes only

Our proposals for the Swan Centre

Improve accessibility and the variety of retail and leisure facilities to introduce a wider range of uses to better serve the needs of the community.

We want the proposed enhancement of the Swan Centre to act as a catalyst to revitalise the town centre shopping and leisure experience to position Leatherhead as a destination town.

Our aims:

- Create a new leisure core at the heart of the Swan Centre to include restaurants, bars and cafes
- New retail and leisure uses to meet future growth
- The delivery of public realm improvements including new shop fronts, paving, planting, street furniture and lighting
- Provide a new and improved arrival space to the shopping centre from the high street
- Further works to improve the accessibility, circulation and user experience within the existing car park

We aim to carry out the works while minimising disruption to the Swan Centre and the high street to keep shops open and active while the changes are made.



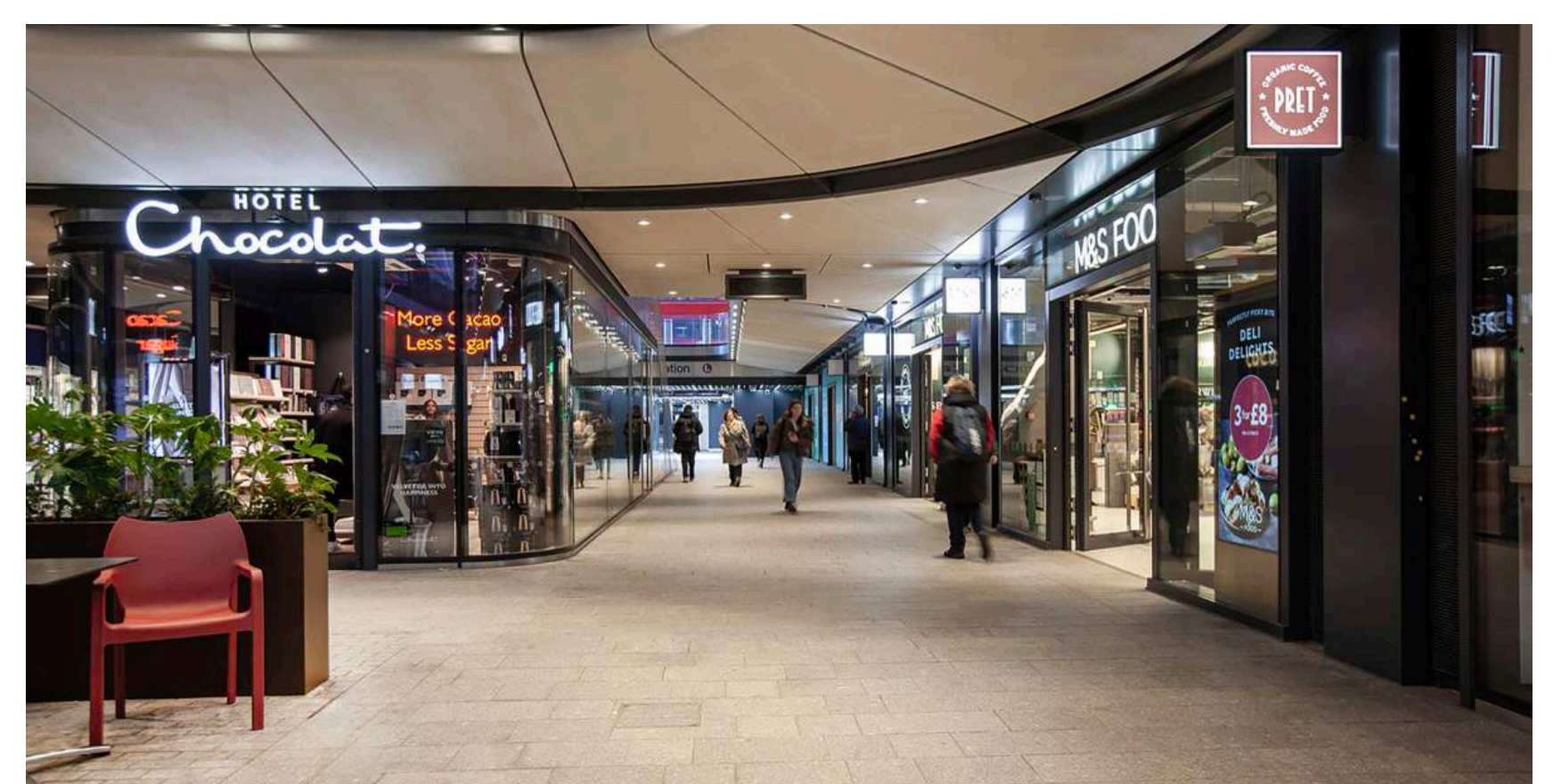
Aerial sketch proposal of Swan Centre



Event Space



Cinema



Retail



Leisure



Retail



Public Art



Outdoor Seating



Public Art



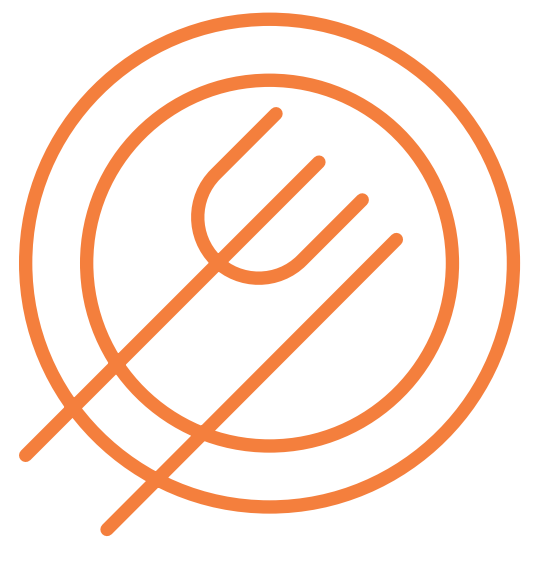
Outdoor Seating



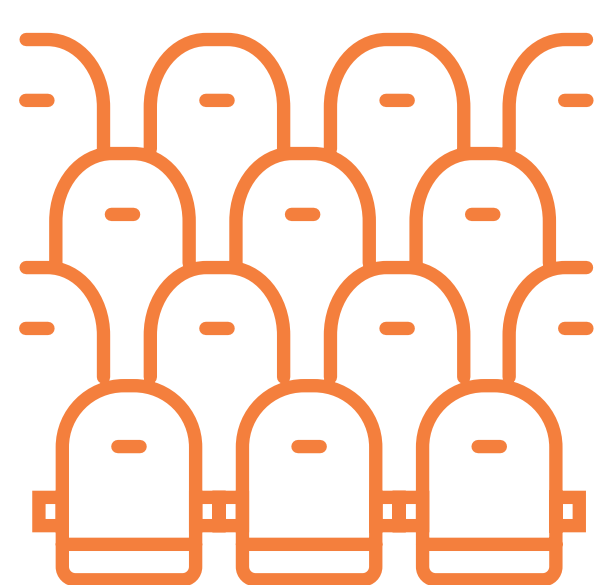
Landscaping

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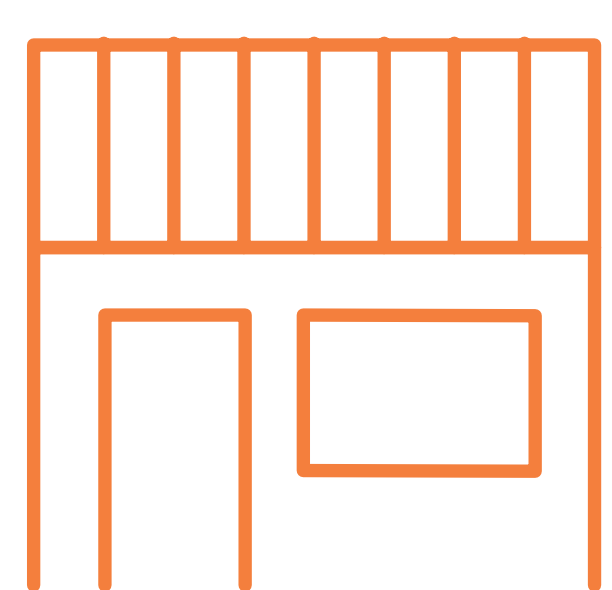
The Swan Centre



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



New four screen cinema with feature bar and restaurant



14 revitalised retail units with new shopfront and public realm improvements



Creation of a new central square for markets and events



View of existing entrance to the Swan Centre and view along the high street



Artist impression of proposed entrance to the Swan Centre and view along the high street

The Leret Partnership

Our proposals for Bull Hill

Our vision for Bull Hill is to regenerate the site to provide a new neighbourhood in the town centre for people of all ages to live, work and play in line with Mole Valley District Council's Local Plan 2020-2037.

Project aims:

- New homes, including a wide range of apartments and townhouses and a mixture of open market and affordable homes for purchase and rent
- New transport hub providing car, bike and motorcycle parking facilities for residential, office and public use
- New market leading sustainable office space to appeal to new and existing employers within the town
- A new landmark hotel
- Enhance the quality of the open space for both people and wildlife
- New ground floor space for retail, leisure and community facilities

We propose to create high quality green spaces across the development for local people to enjoy, including an improved playground, seating, potential water features, improved ecology, walkways and cycle routes through the development.



Indicative masterplan proposal

The Leret Partnership

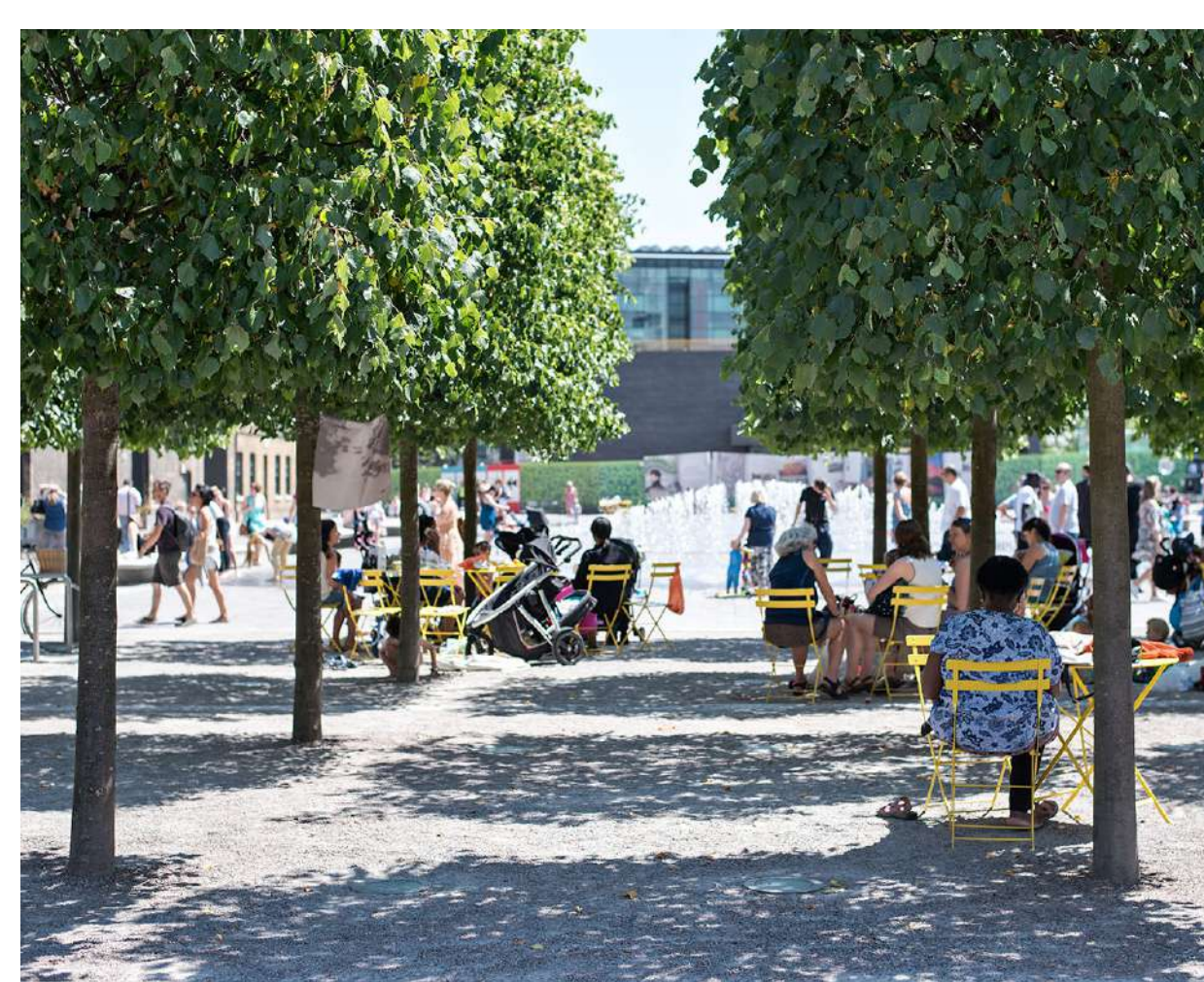
Character areas on Bull Hill



Artistic impression of the arrival square (SE corner)

Arrival square

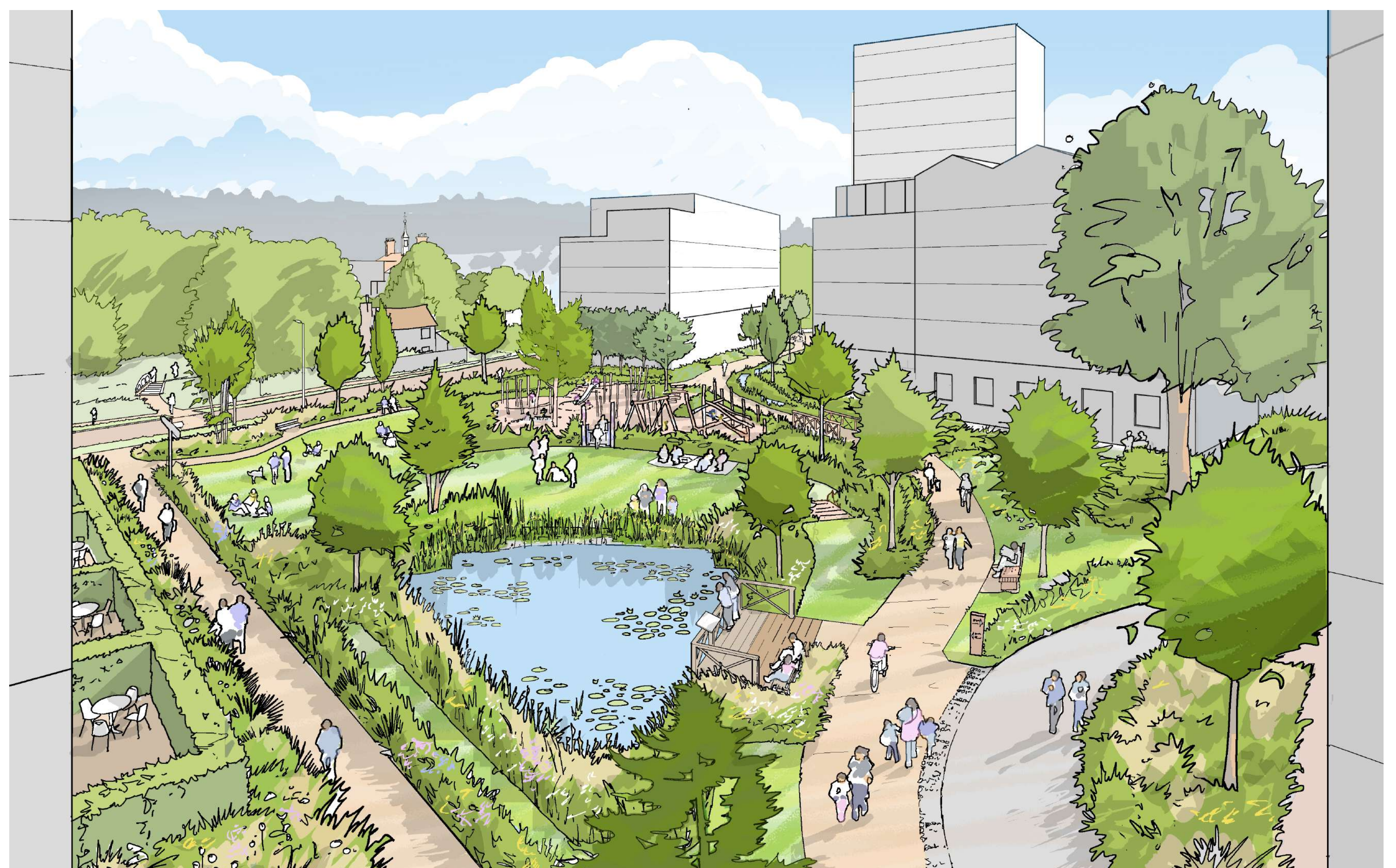
To the south-east of Bull Hill, our proposals include opportunity to improve the crossing point to North Street and the town centre, creating a safe and accessible route that better connects the town with the station and surrounding communities. A new arrival square opens up this prominent corner to pedestrians.



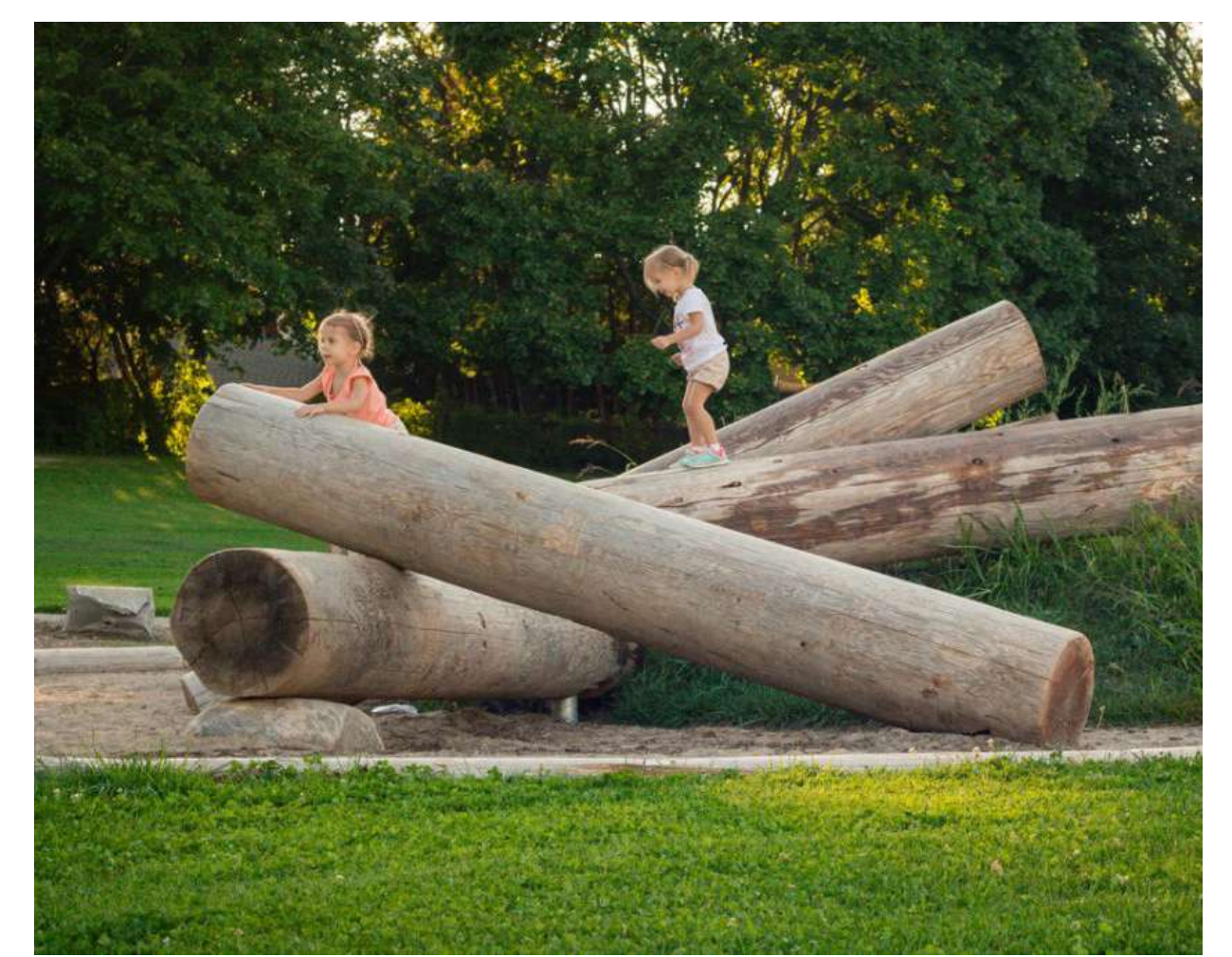
Open Space

The central open space prioritises retaining the green areas within the Bull Hill site, connecting with the Memorial Gardens to the east.

A new play area can replace the existing tired facilities and the inclusion of a pond will provide a habitat for wildlife. The proposals aim to deliver a high quality and safe new park for all.



Artistic impression of central public open space

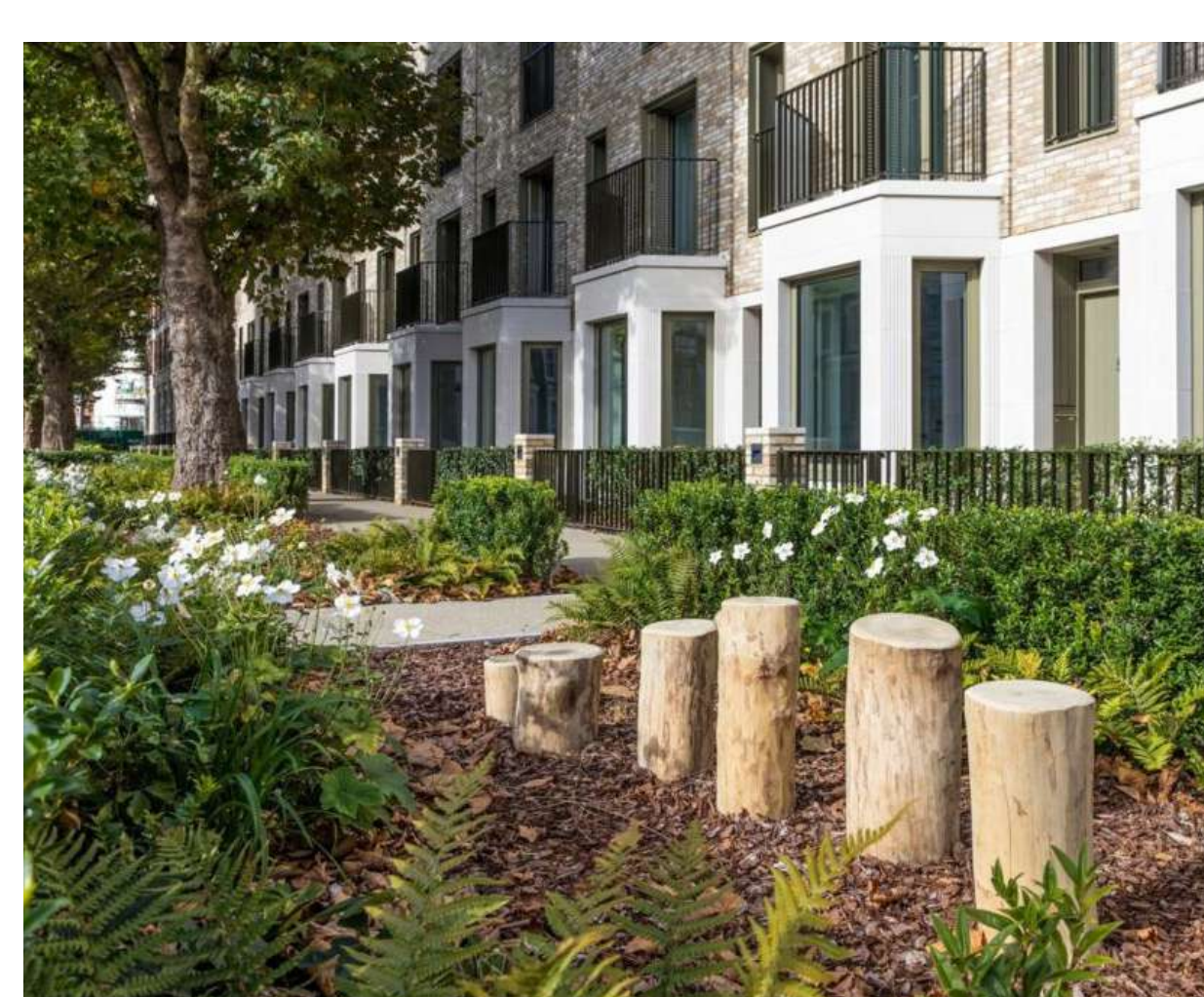
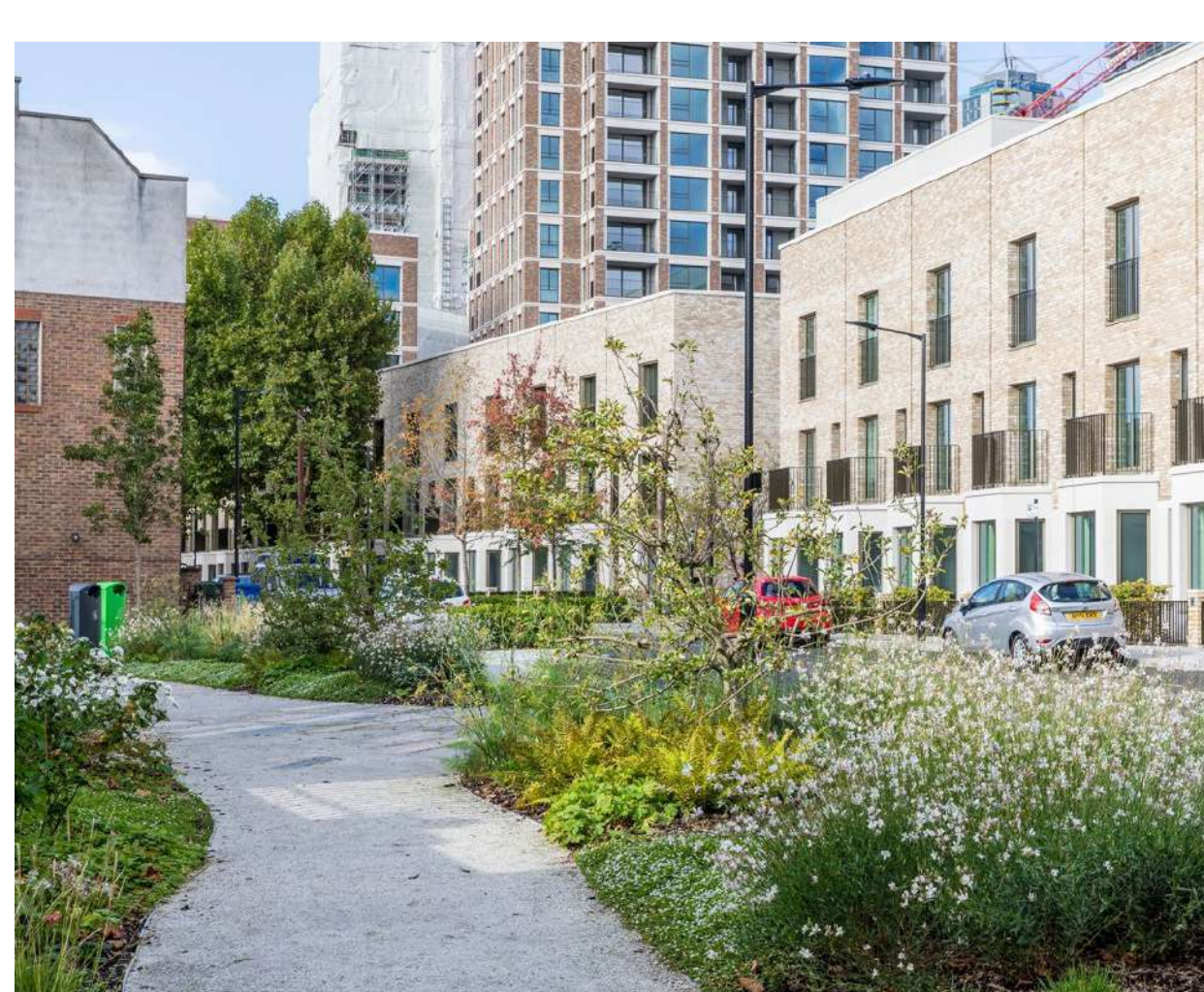


Artistic impression of residential area

Residential area

To the west, a new residential area is proposed alongside the railway embankment.

The existing silver maple tree can be retained to create a peaceful garden. Streets between buildings prioritise pedestrians, minimising cars moving through the area and maximising green space.



Landscape proposals

- Creation of direct, safe and green pedestrian and cycle links across the site to connect the train station and the high street
- Creation of a central green with pond, lawns and a new play area
- Creation of safe public realm that is overlooked by new homes
- New planting to create habitats for nature
- Planting of circa. 80 new native trees
- Creation of a ‘Green Halo’ around the perimeter of the site with new native street trees to enhance the streetscape
- Creation of new plazas with ‘al fresco’ activity
- Series of water features including swale/rain gardens and a pond to manage surface water drainage on site

Landscape sketch



Bull Hill landscape proposal

Landscape elements - key

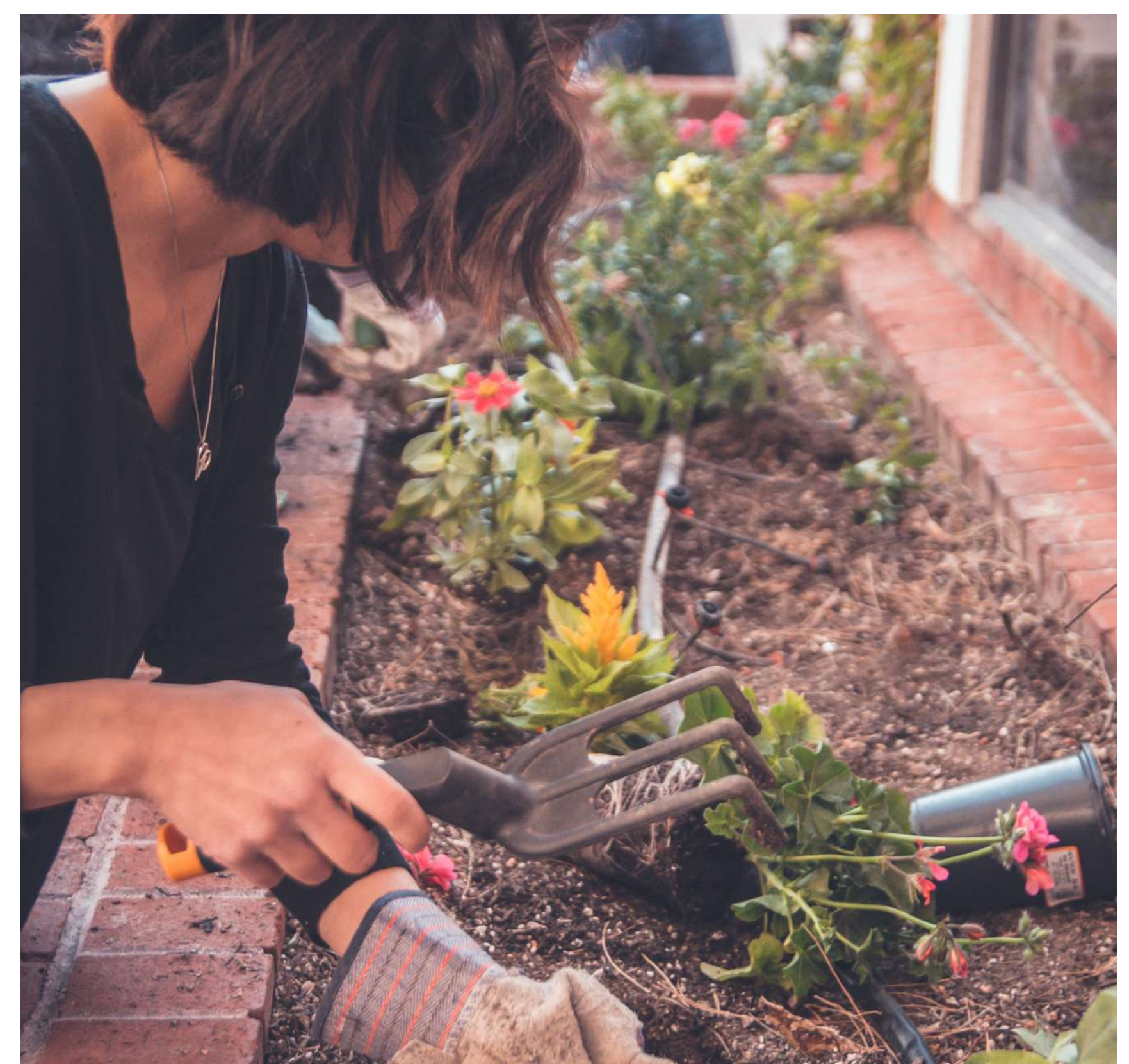
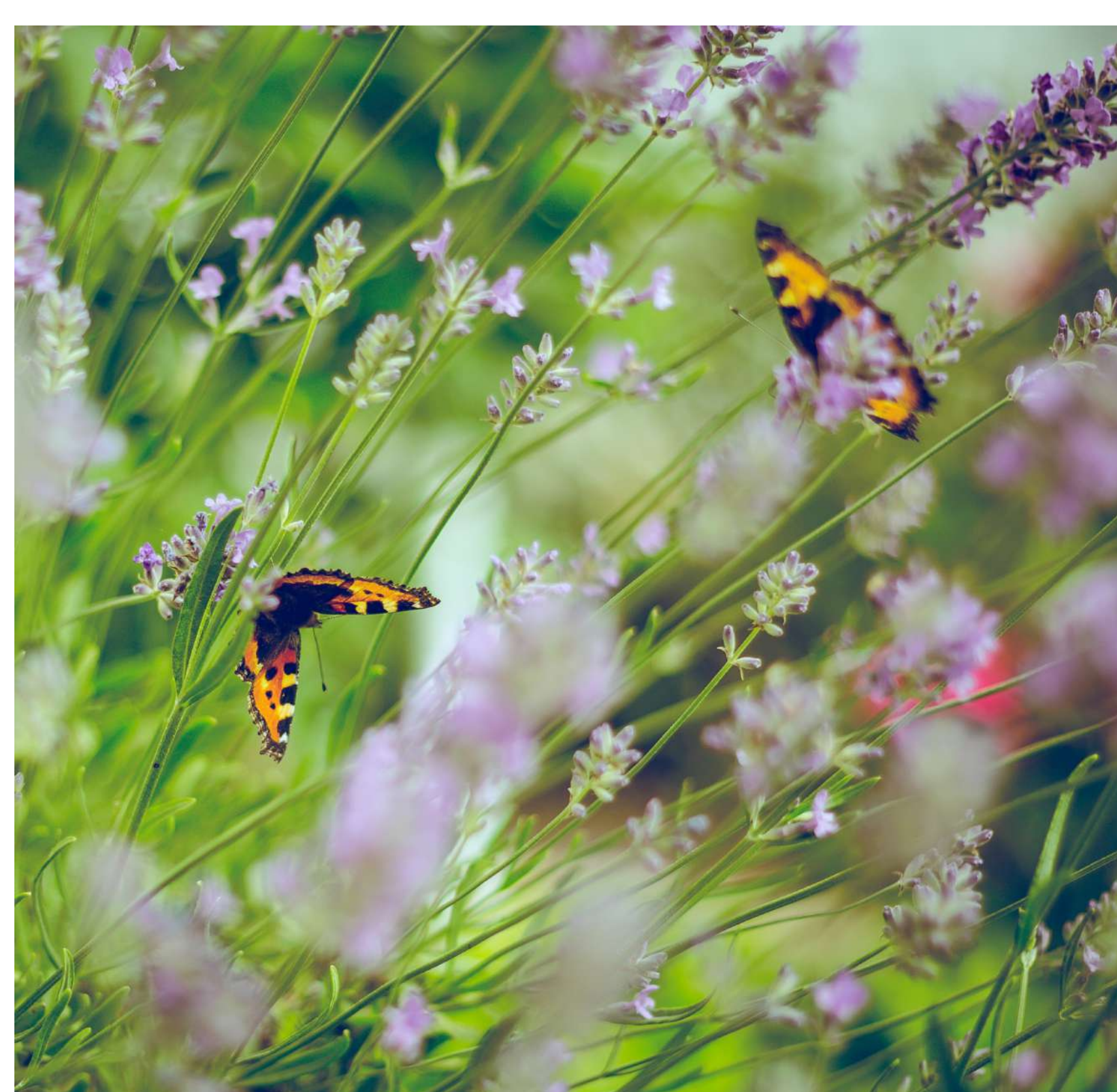
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|---------------------------------|--|
| 1 Station plaza | 7 Sustainable Urban Drainage System (SUDS) pond |
| 2 Rain gardens | 8 Play area |
| 3 Feature shared surface | 9 Park |
| 4 Laybys | 10 Bull Hill plaza |
| 5 Green halo | 11 Riverine cascading rain garden |
| 6 Retained feature trees | 12 Shared surface |

Sustainability

Our sustainability vision focuses on maximising 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.

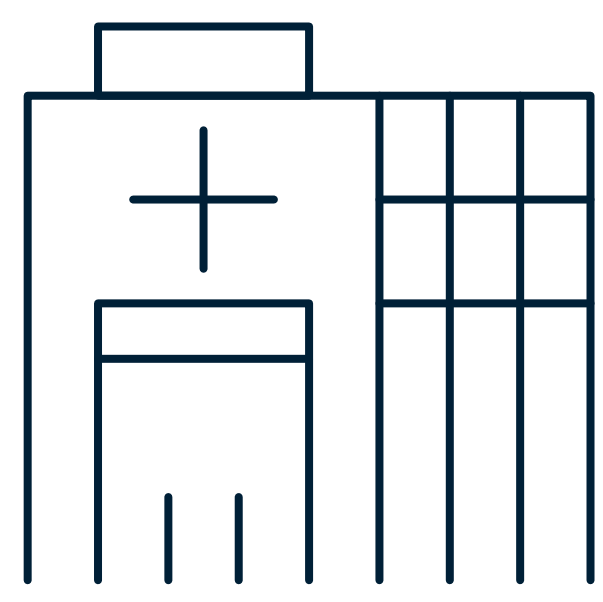
This also includes the delivery of Leatherhead's first net zero carbon office building which will target key sustainability requirements such as BREEAM Excellent, EPC 'A' rating, NABER's 5 star enabled and a Green Lease designed to Cat B.

- **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
- **Fabric first approach** - 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 maximise opportunities for generating renewable energy
- **Fossil fuel free** - the whole project will be powered using electricity with no on-site gas or carbon emitting generation
- **Electric vehicles** - provision of electric vehicle charging points will be provided across the two areas
- **Biodiversity** - targeting 20% biodiversity net gain including provision of a new wildlife pond, over 80 new trees and green roofs throughout to enhance local biodiversity and wildlife populations
- **Re-use** - to minimise the carbon footprint of the redevelopment at the Swan Centre, the strategy focuses on reusing and improving the existing structure as much as possible, not demolishing and rebuilding
- **Sustainable travel** - promote public transport and active travel including the delivery of a new transport and cycle hub

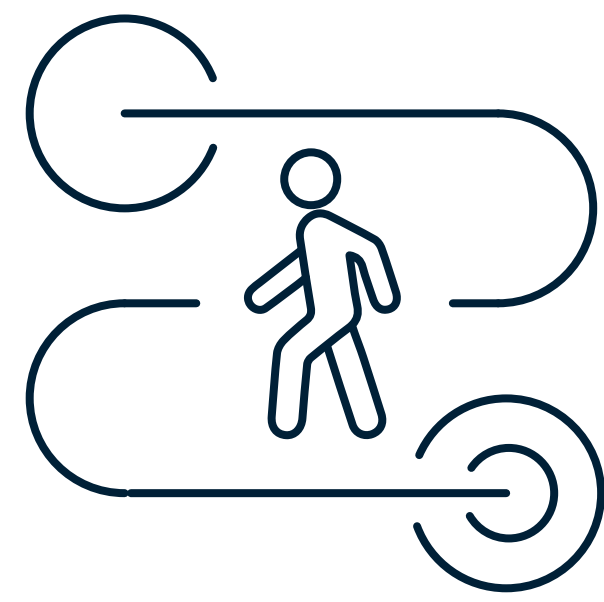


Socio-economic benefits

Economic benefits



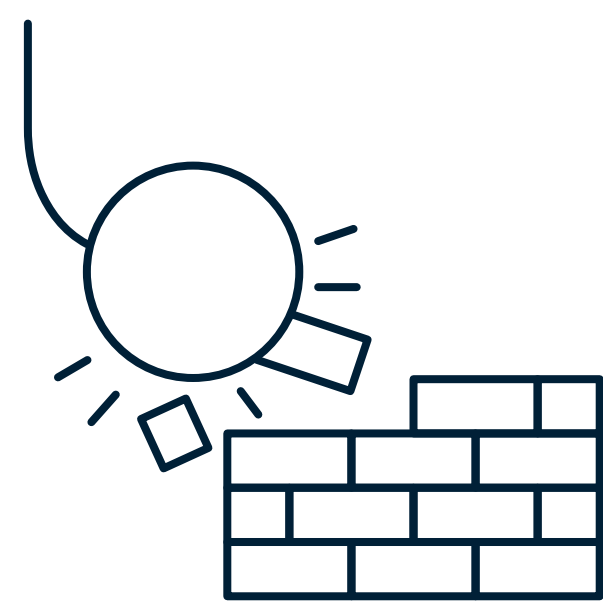
Approx **£15,000** per new home, Community Infrastructure Levy contribution fund towards improvements to transport, educational and medical facilities



Over £20m of new infrastructure delivered on site including a new park, transport hub and **connectivity improvements**



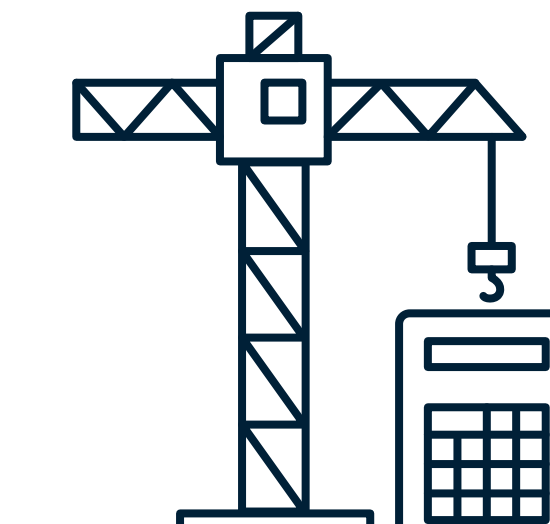
Approx **£1.1m** per annum additional business rates revenue benefitting the public purse



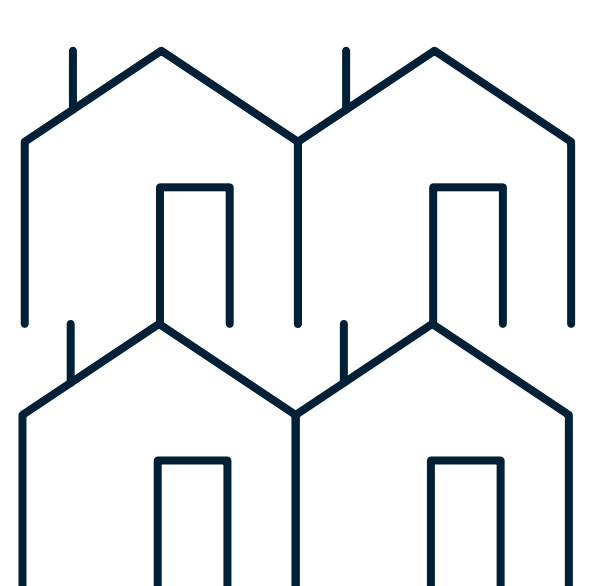
Regeneration of two key sites in the town centre



Approx **1,000** construction and supply chain **jobs** annually over the construction period, with 50% targeted at SMEs



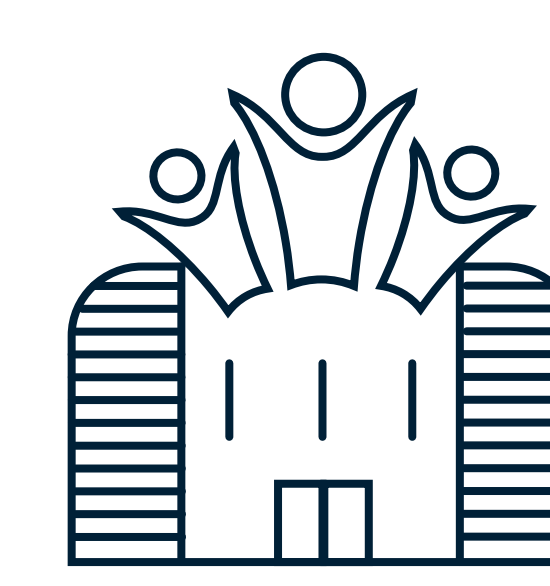
Approx **£5.3m** local spending by construction workforce in total



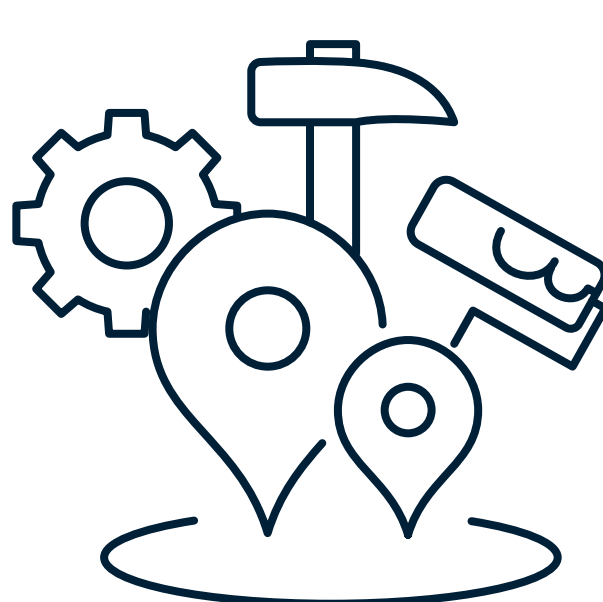
Approx **450 new homes** for the benefit of the local community



Affordable housing for rent, shared ownership and to purchase.



Approx **10,000** sq ft of new accessible community facilities



Over 1,000 full time jobs created on site, across Mole Valley and the local area



Additional **£26m** spend created in Leatherhead per annum

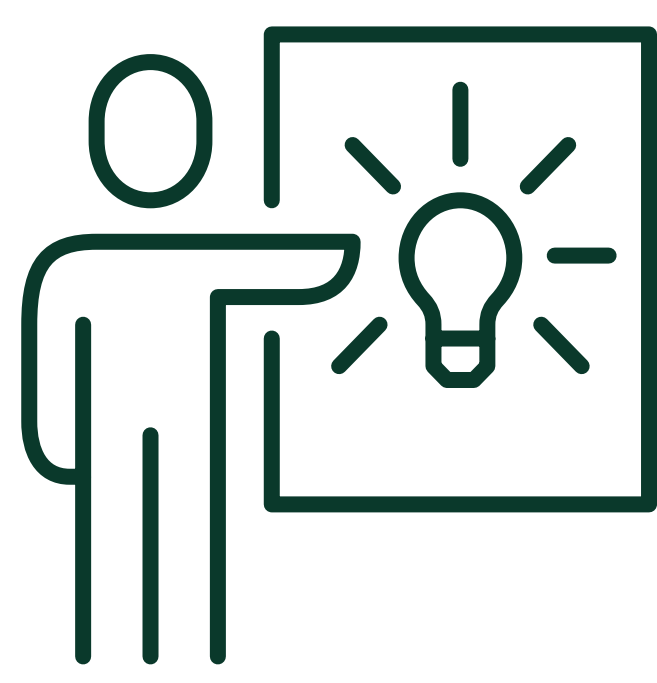
All figures above are indicative only and are subject to change.

Social value

Through Kier's sustainability framework 'Building for a Sustainable World', we are committed to delivering leading social impact that positively contributes to meeting the needs of the community.

- Estimated total social value offer targeting £250m+ benefiting Mole Valley district and the wider region
- Establish a community design review panel including community members
- Skills and community benefits plan - a rolling 3-year employment working with construction partners to create jobs, apprenticeships and develop skills, including 'green' construction skills
- Support local education and youth groups through:
 - A rolling plan of engaging with secondary schools and youth groups to support with career opportunities and routes into the development and construction industry
 - Deliver Kierriculum - an education resource for 4 - 18 year olds, connecting lessons to different parts of the development and construction industry
 - A workshop with a primary school to design a play area
- Support local and regional small and medium-sized enterprises and social enterprises
- Volunteering - continue our engagement with local groups to provide practical support in Leatherhead

Project timeline

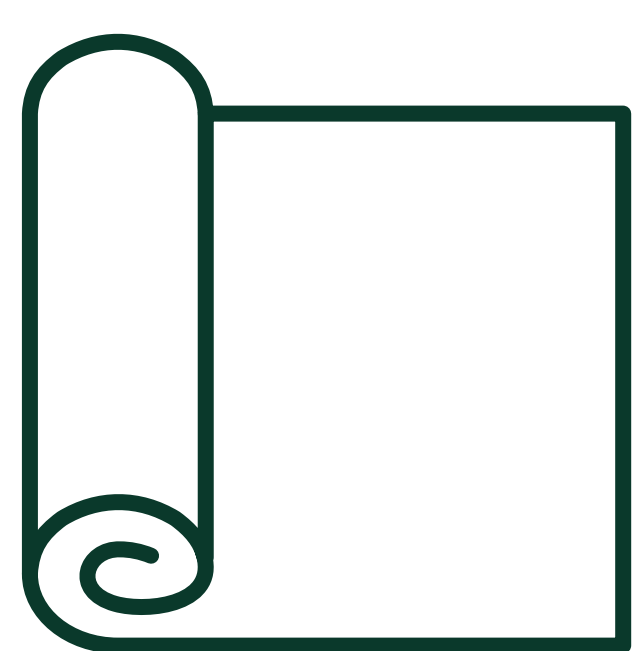


Current - Consultation phase until autumn 2024

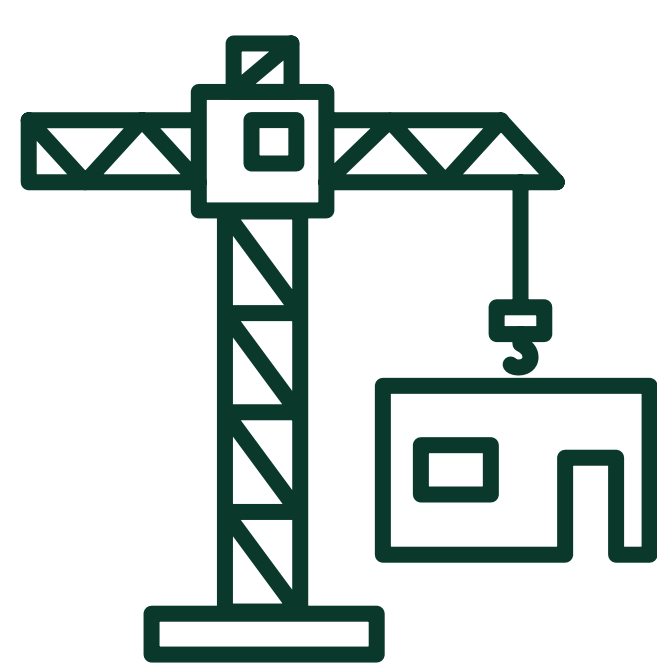
- Public consultation
- Community Design Review Panel
- MVDC pre-application meetings



Planning application submitted to Mole Valley District Council early 2025



Planning application decided by Mole Valley District Council: 2025



If consented, construction begins: Spring/Summer 2026

How to provide feedback

Thank you for taking the time to attend our consultation event today. We would welcome your feedback on our proposals.

There are several ways for you to give feedback:

- **Feedback form:** available online on the project website (theleretpartnership.co.uk), in hard-copy here today, or by request from the project team via email, phone or in writing.
- **Email:** info@theleretpartnership.co.uk
- **In writing:** **FREEPOST Ieret** (This is free of charge. You don't need a stamp).

Scan here with your phone camera to leave your feedback



If you have any further questions when writing your feedback, you can contact the project team on **0800 915 3598**.

All feedback will be considered before we submit our hybrid planning application to Mole Valley District Council targeting early 2025. **Feedback must be submitted by no later than 23.59pm on Monday 16 September 2024.** Feedback submitted after this time may not be included.