



Updated plans submitted following consultation feedback

The plans are now being considered by the Local Planning Authority, Mole Valley District Council

What's Changed?

Lower and smaller buildings

Reduced building heights and fewer homes, creating a better transition to the park and neighbouring homes.



More Open Space & Greener Areas

More public open space, additional tree planting and enhanced biodiversity.



Improved Arrival from the Station

A lower and smaller car park and larger station square create a more welcoming gateway to Leatherhead.



What we are delivering:

Swan Centre

- Four new restaurants and cafe units forming a new leisure core that connects to the High Street
- New leisure destination with food, drink and entertainment uses
- Creation of a new central square for markets and events
- Upgraded public spaces with new paving, planting, street furniture and lighting
- Revitalised shops with new shopfronts



Bull Hill

- Up to 450 new homes to rent and to buy
- Modern, sustainable office space designed to attract institutional businesses and investors
- Attractive green spaces- a much larger modern play area and an improved park for all generations
- A GP surgery or community facility (such as a nursery) to serve local families
- A new 485-space multi-storey car park for residents, office workers and visitors



Wider Benefits



c.800 Construction Jobs

Both within the development and as part of the supply chain



c.£8m

More spent in local shops every year



c.£2.7m

Spending by new residents will provide a yearly boost to Leatherhead's shops, cafés, and local services



Improved Connectivity

Better walking connections linking the High Street, Swan Centre, Bull Hill and the station



New Homes for People of All Ages

Up to c.450 new homes



Net biodiversity gain

Achieved through quality landscaping and new habitats



Energy-efficient

Future-proof buildings designed to high environmental standards



c.1,300 Jobs

Both within the development and as part of the supply chain



c.£9m

Towards Community Infrastructure Levy and Section 106 funding, which will help fund infrastructure and community improvements



c.£12m

To modernise and revitalise the Swan Centre



Creating Local Job and Training Opportunities

Including apprenticeships during construction to help locals gain valuable skills and build lasting careers



Improved Park and Play Space

New safer 'pedestrian and cycling' routes



Boosting Daytime and Nighttime Economy

Improvements to the Swan Centre and new office space bringing people into the town centre

What Happens Next?

Works would start c1 year after planning consent is granted. The project will be delivered in multiple phases over c10 years.



Planning application submitted

Autumn 2025



Updated plans submitted

Summer 2026



Planning committee decision



Detailed design work



Procurement of a contractor



Construction starts



Project delivered in phases

