

Ms. Louise Nolan
Planning Department
Mole Valley District Council
Pippbrook
Dorking
RH4 1SJ

31st October 2025

Dear Louise

PLANNING APPLICATION SUBMISSION – SWAN CENTRE AND BULL HILL REGENERATION, LEATHERHEAD

Further to our pre-application discussions, we have pleasure in enclosing a planning application in respect of the Swan Centre and Land at Bull Hill, submitted on behalf of MVDC Kier Holdco 1 LLP (The Leret Partnership).

The Applicant

The Leret Partnership is a joint venture between MVDC and Kier Property to drive the regeneration of the MVDC-owned Swan Centre and Bull Hill sites as part of MVDC's 'Transform Leatherhead' programme. Leatherhead has many positive attributes – excellent transport links, historic charm and access to green spaces. But like many towns across the country, its high street is in need of an injection of life and it lacks the scale of population living in the town itself to provide the necessary footfall and economic demand. That's where the submission of this application comes in.

The Leret Partnership is committed to delivering a sustainable transformation of these key sites, which play a vital role in the wider vision to create a vibrant, well-connected, and sustainable community. The plan aims to attract people of all ages to live, work, shop, dine, and relax in Leatherhead's revitalised town centre. The sites are intrinsically linked with the development at Bull Hill supporting the investment of over £12m at the Swan Centre – thus a single planning application is proposed.

Form of Application and Description of Development

The planning application is submitted in 'hybrid' form with some elements delivered with full details for determination now and other elements where the detailed drawings are reserved for later approval:

Swan Centre: Full details for proposed works to the Swan Shopping Centre including demolition of Leret House, reconfiguration of Units 1-4, Units 21-25 and 21 High Street to provide new commercial floorspace (flexible Class E/sui generis (drinking establishments)), cinema (sui generis) and new shopfronts.

Bull Hill: Demolition of existing buildings. Full details of Access, western access road and associated highways works and Phase 1 comprising residential dwellings (Class C3) and ground floor commercial/community floorspace (flexible Class E/Class F2). All other matters reserved (Appearance,

Landscaping, Layout and Scale) for residential dwellings (Class C3), commercial floorspace (Class E), multi-storey car parking, public park, play space and associated landscaping, parking and amenity.

Detailed drawings are submitted in respect of the detailed elements at the Swan Centre and Bull Hill, whilst Parameter Plans and a Design Code are submitted in respect of the outline element at Bull Hill, with an overarching Illustrative Masterplan being submitted in support.

Swan Centre

The works proposed to the Swan Centre predominantly relate to the western end where it meets the High Street through to where it connects at the Leret Way pedestrian entrance. The car park, Sainsburys, Fairfield Centre and all units outside the red line boundary are unaffected. The works include the opening up of this space with the demolition of Leret House, which comprises office space at first floor level above the entrance, and part-demolition/part-reconfiguration of the retail units (Units 1-4 and 21-25) that sit either side.

The proposed design then reinstates four reconfigured units (one of which extends into 21 High Street) framed around a new public square with a new cinema built on part of the underutilised service deck level above. The new units comprising 1,430 sqm in area are proposed as flexible Class E/sui generis (drinking establishment) use. The proposal is aimed at food and beverage occupiers but flexibility is being sought in terms of the use class to ensure that all town centre uses could be forthcoming.

The cinema (sui generis use) at first floor level is accessed through the Swan Centre and comprises 1,331 sqm, laid out as three screens with 239 seats in total and associated concessions.

Land at Bull Hill

Full details of Blocks A-F (276 residential dwellings) in the northern/eastern portion of the Bull Hill site are being submitted for determination along with Access including the western access road that runs parallel to the railway line and associated highways works including a new bus stop on Randalls Road.

A flexible Class E/F2 (commercial/community) space of 87 sqm is located on the ground floor of Block D at the arrival point into the scheme from the south east – this could be occupied as a café or local shop. A flexible Class E/F2 (commercial/community) space of 851 sqm is located on the ground floor of Blocks E and F which could accommodate a range of occupiers. Discussions have been had and remain ongoing with the NHS Surrey Heartlands Integrated Care Board and the Ashlea Medical Practice about the potential to occupy this space as a new GP Surgery for this and the wider community.

All other matters (Appearance, Landscaping, Layout and Scale) are then being reserved for the rest of the Bull Hill site with different land uses, amounts and scale secured by Parameter Plans and guided by a detailed Design Code – to be conditioned with any forthcoming planning permission. The elements being sought in outline comprise:

- Up to 20,000 sqm (GIA) Class C3 residential dwellings (floorspace defined as above ground);
- Up to 10,000 sqm (GIA) Class E commercial floor area envisaged as office space with the potential for other Class E uses on the ground floor such as a café, gym or nursery (floorspace defined as above ground);
- Multi-storey car park comprising public parking, office parking and parking for residential apartments; and
- The reinvented Red House Gardens including a new play area, street furniture, planting, public art and a segregated pedestrian/cycle route through the centre.

Application Content

The submission of the Application follows a comprehensive programme of consultation and engagement with key stakeholders and the community. The Leret Partnership has been working with a full design and technical team which includes award-winning architects for the different elements – TP Bennett for Bull Hill, Corstorphine & Wright for the Swan Centre, Murdoch Wickham for all landscaped areas and Fatkin who are specialist multi-storey car park architects.

The following documents are submitted in support of the application (see attached schedule for drawing references and detailed content of reports):

- Covering letter and forms;
- Parameter Plans (outline element) and Drawings (detailed element);
- Planning Statement prepared by Carter Jonas;
- Design & Access Statement prepared by TP Bennett, Corstorphine & Wright and Murdoch Wickham;
- Design Code prepared by TP Bennett, Murdoch Wickham and Fatkin;
- Statement of Community Involvement prepared by Coverdale Barclay;
- Economic & Social Value Assessment prepared by Lichfields;
- Health Impact Assessment prepared by Lichfields;
- Financial Viability Assessment prepared by Quod;
- Energy Strategy prepared by Hoare Lea;
- Planning Gateway One Fire Statement prepared by OFR;
- Operational Site Waste Management Plan prepared by Curtins;
- Utility Assessment Report prepared by Kier Design;
- Daylight & Sunlight Report (Internal) prepared by EB7;
- Environmental Statement Volume 1: Main Text & Figures coordinated by Plowman Craven;
- Environmental Statement Volume 2: Townscape & Visual Impact Assessment with Taller Buildings Study appended prepared by Montagu Evans;
- Environmental Statement Volume 3A: Technical Appendices coordinated by Plowman Craven; and
- Environmental Statement Volume 3B: Transport Assessment prepared by Mayer Brown; and
- Environmental Statement Non-Technical Summary prepared by Plowman Craven.

The Planning Statement is a useful source to direct the reader to where more detailed assessment can be found in the various submission documents. The Environmental Statement Non-Technical Summary provides a user-friendly overview of all environmental matters.

We would be grateful if you could confirm once the Council has undertaken the relevant requirements with regards to consultation of an Environmental Statement supported planning application as stated within The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 5, Paragraph 19.(3).

Please could you also provide a list of consultees that will be consulted on the detail of the planning application at your earliest convenience.

Consideration of the Application

The Leret Partnership is committed to continuing the engagement with officers through the Planning Performance Agreement and will be keeping the community up to date through its website <https://theleretpartnership.commonplace.is>.

We trust that you find the application and the enclosed supporting documentation in order and we look forward to receiving confirmation that the application has been formally validated. Please do not hesitate to contact me or my colleague Katy Davis (katy.davis@carterjonas.co.uk) should you require any additional information.

Yours sincerely



Charlotte Hutchison
Associate Partner

