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BY EMAIL ONLY:

12 February 2026

Dear Sherelle,

Application Ref: MO/2025/02695

Address: LAND AT BULL HILL AND SWAN SHOPPING CENTRE, LEATHERHEAD

Description: Hybrid planning application for:

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 and associated works.

Bull Hill: Demolition of existing buildings. Full details of Access, western access road and associated highways works and 'Phase 1' comprising 276 residential dwellings (Class C3) in Blocks A-F and ground floor commercial/community floorspace (flexible Class E/Class F2) and associated works. 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 and associated works. An Environmental Statement has been submitted in support of the application which, alongside the Swan Centre proposals, assesses the environmental effects of an illustrative masterplan for the proposed development at Bull Hill showing a total of 480 dwellings (including the detailed area), commercial floorspace (Class E) and multi-storey car parking in buildings of between 3 and 12 storeys in height, public park, play space and associated landscaping, parking and amenity space.

Please find below NHS Surrey Heartlands Integrated Care Board ("ICB") response to the above planning application.

NHS Surrey Heartlands ICB

NHS Surrey Heartlands serves over one million people across Elmbridge, Epsom and Ewell, Guildford, Mole Valley, Reigate and Banstead, Runnymede, Spelthorne, Tandridge, Waverley and Woking. This represents about 90% of the total Surrey population. NHS Surrey Heartlands is the statutory NHS organisation responsible for developing a plan for meeting the population's health needs, managing the NHS budget and arranging for the provision of health services in the Surrey Heartlands area.

NHS Surrey Heartlands commissions (plans, designs and purchases) many of the health services that local people use, including medicines, hospital care, urgent and emergency services, mental health care, GP services, dentistry, community pharmacy and general ophthalmology (eye care services). Importantly, NHS Surrey Heartlands works with a range of other healthcare partners, including local government, other health organisations and the voluntary, community and faith sector as part of the wider Surrey Heartlands Health and Care Partnership (also known as the Integrated Care System, or ICS). This wider partnership is responsible for taking collective responsibility for the health and wellbeing of the local population. This includes working alongside partners to make decisions about health services based on feedback from healthcare providers, patients, carers and the wider public to ensure the services that are planned and bought are shaped by the views of the local population. NHS Surrey Heartlands and its partners are therefore well placed to help identify the implications of future developments and plan policies on health care services in the local area.

Local Planning Policy

The Mole Valley Local Plan (2024) outlines in its vision statement that the Council has the objective of providing the necessary infrastructure for existing and future residents. Policy D1 Infrastructure Delivery notes that development of new and upgraded infrastructure, in particular infrastructure projects identified in the Infrastructure Delivery Plan, that meets needs of the district and the distinct local communities within it will be supported where it complies with other policies in the Plan. It is further outlined that the Council will seek planning contributions to ensure the necessary infrastructure to support development is delivered including through CIL and S106 agreements.

The Council's Infrastructure Delivery Plan (2021) recognises the importance of healthcare infrastructure in delivering sustainable development and the requirement for facilities to meet the planned growth in the borough and the Council's Priority Spending Programme (PSP) includes a healthcare project at the Bull Hill site.

Submitted Planning Documentation

The Planning Statement (October 2025) outlines that the full element of the proposed development will result in 276 residential units and a flexible Class E/F2 (commercial community) space of 851sqm on the ground floor of block E and F. The outline element will result up to 20,000sqm (GIA) of Class C3 residential dwellings and up to 10,000 sqm (GIA) of class E commercial floorspace.

Healthcare Infrastructure Needs

The ICB, Ashlea Medical Practice and the Leret Partnership (Mole Valley District Council and Kier) have been having positive discussions around the provision of a new GP facility as part of this development, within the Class E/F2 space measuring 851sqm. It is our understanding that the proposed development will safeguard space which could be used for a GP surgery, with flexibility for other community uses if required. The provision of a new GP healthcare facility aligns with the ICB's

strategy for this area, with the current Ashlea Medical Practice requiring additional space to meet the needs of their current and projected list size.

However, the ICB highlight that safeguarding the space would not in itself guarantee the delivery of a new GP facility as part of this development, as it is to be delivered as shell and core, with the additional cost of funding the fit-out to make the facility operational still being required, and various NHS milestones including affordability needing to be met to allow the space be commissioned.

Healthcare Mitigation

The proposed development is expected to result in circa 480 residential dwellings, which will have an impact on local healthcare infrastructure. The ICB note that the applicant is expected to provide developer contributions (CIL and Section 106), with MVDC determining how these are invested in local priorities.

A CIL bid has been submitted to Mole Valley District Council, which is currently being assessed to cross fund the delivery of the GP facility on this site. If the funding is allocated, this would mitigate the impact of the proposed development. On the other hand, should the full CIL bid not be successful, this will impact on NHS revenue affordability and puts the delivery of the GP Surgery/healthcare facility at risk.

S106

The current planning application safeguards the Class E/F2 (commercial community) space of 851sqm, which could be occupied as a GP healthcare facility. To facilitate the delivery and ensure affordability of a new GP healthcare facility, the ICB would expect the S106 to allow for the NHS ICB or their chosen GP an option to secure a lease on standard NHS leasing terms, including a rent a District Valuer assessed Current Market Rent. It is important that the ICB be involved with the detailed drafting of the S106 to ensure the wording aligns with our requirements, and we would welcome discussion on this should the application be approved.

Conclusion

The provision of a new GP surgery as part of the Bull Hill development offers a rare opportunity to create a new modern and rightsized GP facility in Leatherhead for residents. The location aligns with the ICB's primary care and estates strategies. Mole Valley District Council, Kier, Ashlea Medical Practice, and the ICB are working collaboratively to facilitate the delivery and affordability of new GP facility as part of this development. If this space is safeguarded via s106 and the full CIL funding is allocated, then the appropriate healthcare requirements will be addressed.

Yours sincerely,



Jules Wilmshurst-Smith | Head of Estates

NHS Surrey Heartlands (ICS)

