EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

8th October 2026

ISSN 2753-2771

EPSOM & EWELL TIMES

Up to £1 where sold

Red rag at Bull Hill as residents rage over high-rise plans

31 January 2026

Huge high rises including hundreds of homes near a small Leatherhead park will kill the town and plunge precious playspace into shadow, say campaigners fighting the plans.

Mole Valley District Council has formed a partnership with Kier Property to “transform Leatherhead” by delivering new housing and upgrading the dated 1980s Swan Centre shopping precinct.

The original plan split housing between Bull Hill open space next to the railway station and the Swan Centre. However, engineers later advised that the shopping centre could not support housing, prompting a late change that would place all 480 homes, offices and a multi-storey car park on the Bull Hill site.

Campaigners say the height of the buildings would cast much of the remaining open space and children’s playground into shade and turn a designated safe walking route for school pupils into an access road for construction workers. They say the proposals would dwarf the existing three-storey blocks near the park.

Residents say they are not opposed to housing and understand the need for town-centre development to protect the wider green belt, but argue that the scale and intensity of the proposals are too much for Leatherhead to absorb. Speaking to the Local Democracy Reporting Service, they said the project alone would increase the town’s population by almost 10 per cent and permanently alter its character.

The council argues the homes will help meet housing targets, fund the regeneration of the Swan Centre and protect valued green space outside urban areas. It also says the project would create jobs, increase footfall for shops and include a new three-screen cinema as part of a £12m refurbishment of the centre — a figure residents compare with the £14m agreed to refurbish Dorking Halls without building on open space.

Campaigners’ concerns

Steve Preston, Susan Hood and Bev Emms have led opposition to the proposals, organising resident meetings and encouraging people to submit views to the council, whether in support or against, to ensure Bull Hill is developed in the best possible way.

They say the scheme is far too intense for one of the last open spaces in the town centre and that instead of a welcoming park for people arriving by train, residents would be met by tiers of car parking, office blocks and towers up to 12 storeys high.

They said the plans would “absolutely kill Leatherhead”, adding that Bull Hill is a vital green space and that “it’s now or never”. While not opposing development in principle, they said any scheme must be right for the town. They pointed out that currently people leave the station and walk straight into a park, whereas under the proposals they would be confronted by an eight-storey car park with “Leatherhead” written on the side and a 12-storey tower in the corner. They questioned what would be more attractive — a park or a concrete car park.

Campaigners said the original proposals were for 150 homes at the Swan Centre and 300 at Bull Hill, but when the Swan Centre proved unworkable all housing was moved to the park to fund shopping centre upgrades. They argued the original Bull Hill buildings were much lower and warned that towers of up to 12 storeys would overshadow the playground and green space, leaving it in shade for much of the year.

Flooding is also a concern, with residents pointing to visible signs of sewage overflow near storm drains. Although the formal consultation deadline has passed, the council has said it will consider submissions received ahead of its final decision. Campaigners have urged residents to make their views known, whether in favour or opposed.

Car parking is another issue, with 300 spaces proposed for around 480 homes housing roughly 1,000 people. With the town’s population at around 11,000, residents fear overstretched services, gridlocked roads and irreversible change.

They said Bull Hill currently feels like an oasis and warned that if the scheme is approved Leatherhead would be changed forever, with no opportunity to reverse the decision.

Council and developer response

The council’s plan includes 81 affordable homes across two blocks and describes the application as a key milestone in its

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY

ISSN 2753-2771

Transform Leatherhead regeneration. It also expects around £9m in developer contributions.

The Leret Partnership is a joint venture between Mole Valley District Council and Kier Property, combining public land ownership with private investment to regenerate the Swan Centre and Bull Hill. The council owns the land, while Kier Property is funding most planning and development costs and the majority of build costs. If planning permission is granted, some land will transfer to the partnership, while some will remain in council ownership. The council will also retain ownership and control of the Swan Centre.

Leigh Thomas, group managing director of Kier Property, said the project would boost the town and reverse recent declines in shops and footfall. He said Bull Hill was Leatherhead's most sustainable brownfield site, next to the station, buses and the High Street, and that building homes there would reduce car commuting while supporting the town centre.

He said the scheme would generate around 870 construction jobs and around 1,300 permanent jobs, alongside approximately £9m in contributions over the lifetime of the development. He added that height had been carefully tested, with taller buildings placed next to the railway and lower buildings stepping down towards existing neighbourhoods, arguing that reducing height would also reduce affordable housing, public space and funding for the Swan Centre.

Mr Thomas said early designs had been significantly reworked following community feedback, with buildings moved, heights reduced in sensitive areas and the layout changed. He said residents could continue submitting comments via the council's planning portal.

Councillor Keira Vyvyan-Robinson, Mole Valley District Council's cabinet member for commercial assets and property, said the partnership's gross development value ran into hundreds of millions of pounds, far exceeding the £12m planned for the Swan Centre upgrade. She said the investment would bring long-term regeneration benefits, increased footfall, support for local businesses, new jobs and much-needed housing.

She said the £14m allocated to Dorking Halls related to essential safety and maintenance works to keep the historic venue operational and that without the investment the building would face significant risks to its future.

Chris Caulfield LDRS

Related reports:

Blockbuster cinema and 480 homes plan for Leatherhead town centre

Leatherhead to get new cinema and bowling alley?

River Mole to attract visitors to Leatherhead?

Plans for Bull Hill Leatherhead (image Leret Group)

.

.

.

.

.

.

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY