CONTENTS

1. INTRODUCTION
2. FACILITIES AUDIT
3. CONNECTIVITY AUDIT
4. CONSIDERATIONS
5. DEVELOPMENT PRINCIPLES
6. THE VISION
7. ABOUT CHARTWELL HOMES

ABOUT CHARTWELL HOMES
Chartwell Land & New Homes Ltd, has prepared this Vision Document in support of emerging proposals for residential development, with significant delivery of open space, at the land at Shelton Sports, Warlingham. This Vision Document is to be read in conjunction with the accompanying planning note.

The purpose of this document is to set out our vision for the site and identify the benefits for creating a residential development at this sustainable location.

Warlingham is a large and sustainable village in the Tandridge district of Surrey, England, 14.2 miles (22.9 km) south of the centre of London and 22.3 miles (35.9 km) east of the county town, Guildford. Warlingham is the centre of a civil parish that includes Hamsey Green, a contiguous, smaller settlement to the north. Caterham lies 2.0 miles (3.2 km) to the southwest. Located less than 5 minutes walk to Warlingham village centre the site has convenient access to shops and amenities including a supermarket, pharmacy and Post Office.

Warlingham is effectively served by two railway stations which operate on services out of Warlingham station, which is accessible by a short walk from the site. Warlingham station is about a mile from the site and has fast Southern services to London Victoria (30 minutes) and East Grinstead (25 minutes). Just a few minutes walk from Warlingham station is Whyteleafe railway station, which has slower trains to London (45 minutes) and Caterham (7 minutes) departing every quarter of an hour. A number of bus services also serve Warlingham.

The 6.24ha site is currently a disused private sports centre with playing fields and tennis courts. The site is not publicly accessible.
The Audit

The Audit is a comprehensive analysis of the site and the wider area, encompassing assessment of access to local facilities, landscape and open space, and connectivity.

Selecting a sustainable site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

Building for Life is a tool to assess and compare the quality of proposed neighbourhoods. It is led by the Design Council CABE, Home Builders Federation and Design for Homes. Whilst Building for Life is usually awarded to completed schemes, the site selection criteria has been applied to the land at Shelton Sports to demonstrate the sustainability of the site as a location for future a neighbourhood extension. Building for Life asks:

1) Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
2) Are there enough facilities and services in the local area to support the development? If not, what is needed?

The facilities audit on the next page demonstrates the land at Shelton Sports is a sustainable site location and fully meets the Building for Life criteria through existing local facilities. Shaping Neighbourhoods, a best practice neighbourhood design guide, also suggests the site scores highly as a sustainable location for neighbourhood extensions. This is illustrated on the following pages.
Facilities Audit

Fig. 1 demonstrates the ideal distances of local facilities for a sustainable neighbourhood. Fig. 2 shows how accessible local facilities are from the site. The two diagrams on the following page assess the land at Shelton Sports against the accessibility criteria benchmark for new neighbourhoods established by Shaping Neighbourhoods. Comparing the two figures reveals that the site exceeds expectations of access to facilities by some margin.

Facilities Audit Plan.

2. Facilities Audit
The land at Shelton Sports is a sustainable choice for new development and generally exceeds expectations of access to facilities as identified by Shaping Neighbourhoods: a best practice design guide for new neighbourhoods. The following criteria adapted from 'Shaping Neighbourhoods' are applicable to relevant local facilities from the Shelton Sports Proposal Site.

Figure One: Illustrative ideal accessibility criteria

- Hospital with A&E
- Leisure Centre
- Urban District or Small Town
- Supermarket
- The Homeplace
- 7.5km to Major retail, cultural and leisure centre - Croydon
- 6th form College
- Industrial estate

Figure Two: Illustrative actual accessibility criteria

- Weak Accessibility
- Good Accessibility
- Strong Accessibility

Summary

The land at Shelton Sports is a sustainable choice for new development and generally exceeds expectations of access to facilities as identified by Shaping Neighbourhoods: a best practice design guide for new neighbourhoods.
3. Connectivity Audit

Warlingham is part of the London commuter belt, with a majority of the working-age population working in Croydon or central London. Most of Warlingham’s working-age population is employed in Croydon or central London, making Warlingham part of the London commuter belt.

Road

The site is well connected to the site from the north and along the south east boundary. A number of routes connect to the site from the north and along the south east boundary.

Bus

The site is well served by a number of stops located within 400m on Limpsfield Road (B269) and Westhall Road (B270).

Rail

Warlingham is effectively served by two railway stations which operate on separate railway lines.

Upper Warlingham railway station is about a mile from Warlingham and has fast Southern services to London Victoria and London Bridge as well as East Grinstead. Just a few minutes’ walk from Upper Warlingham is Whyteleafe railway station, which has slightly slower trains to London and East Grinstead.

Footpath & Cycle

The site enjoys a comprehensive network of footpaths and cycle routes.
4. Considerations

Introduction

The land at Shelton Sports is considered to be suitably unconstrained to accommodate new homes. While there are very few considerations, such as adjoining properties, access and valuable tree planting, many of the perceived constraints are in fact opportunities. Our approach involves responding to these opportunities in an informed and considered manner to help create a unique and distinctive completion of the village of Warlingham.

Considerations plan. NTS.

Key

Item

Defunct sports field. No public access and minimal biodiversity value
Defunct tennis courts
Defunct sports club building
Area of hard standing
Neighbouring homes adjoining the site
Existing field
Allotments
 Opportunity to connect into the existing Public Right of Way (PROW) network
External views mitigated by mature planting
Existing access to the site is restricted. Opportunity to create a dedicated footpath/cycle link
Opportunity to create a new vehicular link into the site via Hillbury Road
Existing mature tree planting creates an appealing setting and mitigates views of new development
Greenbelt

Shelton Sports Club Building
Shelton Sports Field
5. Development Principles: Macro

1) The site in the village context
2) The site completes the Warlingham settlement edge
3) Opportunity to create a more sensitive, ecologically enhanced, landscaped edge to the countryside through the creation of an ecological buffer

Introduction
We have studied the relationship of the site with Warlingham and the surrounding countryside. Below are our findings illustrating why the land at Shelton Sports is a good choice for new homes.
The landscape is characterised by a field pattern that is strongly enclosed by woodland and tree belts. The tree belts act as a barrier creating visually contained field compartments. The site at Shelton Sports is a visually contained compartment that, if redeveloped, will likely have little visual impact upon the surrounding countryside.

4) Visually contained field pattern

The site is sustainably located within a five minute walk of Warlingham village centre, public transport stops and open countryside.

5) A sustainable site location

Making the area accessible for the first time in decades

6) Making the area accessible for the first time in decades

5. Development Principles: Macro
5. Development Principles: Macro

The site is a gateway between the village, countryside and other community facilities such as recreation and education.
1) The site today consists of 6.24ha in two parts, Shelton Sports centre and field and land accessed from Hillbury Road. The site is generally level and enclosed by existing residential development and mature tree planting.

2) Retain and complete existing perimeter planting to enhance and complete green, tree-planted buffers to help to screen development from external views from the surrounding countryside. The landscape buffers also provide ecological value and visual amenity.

3) Create an ecological landscape buffer to create an ecological landscape for all of Warlingham to enjoy. The ecological landscape buffer completes the northern most extent of the village and creates a positive and sensitive interface with the countryside.

5. Development Principles: Micro
5. Development Principles: Micro

4) Completing Warlingham: Establish the missing piece of development to complete the edge of Warlingham.

5) Complete edges of existing development blocks

6) Create tree planted green corridors to enhance wildlife connections between the village centre and countryside.

Screen existing back gardens with new homes.
5. Development Principles: Micro

- Create a pleasant and valuable aspect for new homes
- Linking village and countryside
- Establish access points into the proposal site
- Driving pedestrian routes directly links the village centre to the countryside beyond

Two points of access are provided from Shelton Close (pedestrian, cycle and emergency only) and Hillbury Road.

Two points of access are provided from Shelton Close (pedestrian, cycle and emergency only) and Hillbury Road.
5. Development Principles: Micro

11) Create a variety of character to respond to local context and landscape setting.

10) Create streets for people and vehicles.

The design of vehicular routes embraces Manual for Streets by supporting the design ethos that streets should be designed as social places as well as meeting their traffic function. Proposed streets are envisioned as shared surface spaces.
The land at Shelton Sports provides the opportunity to create a new, sustainably located, high quality neighbourhood extension set within a generous and spectacular landscape network.

6. The Vision

The numbers:

- Gross site area extends circa 6.24ha hectares
- Up to 120 homes
- Typical housing mix comprises of 4-6 low to 120 homes
- Cross plots area extends circa 6.24ha hectares

The vision:

To create a new, sustainably located, high quality neighbourhood extension set within a generous and spectacular landscape network.
About Chartwell Homes

At Chartwell Land & New Homes Ltd we specialise in the obtaining of planning permissions and building of quality residential properties throughout the South East.

We build anything from one off bespoke houses to developments comprising of multiple units. We pride ourselves on our ability to build exemplary homes.

Our Vision

At Chartwell Land we want to build homes that our buyers will be proud to own. We aim to provide comfort, luxury as well as space, providing the homes with a home they can create.

We are proud to build homes in areas close to our Head Office in Oxted. By building locally, this allows us to use our personal expertise and knowledge of the local market and neighbourhoods.

We ensure that all purchasers have the opportunity to select bespoke finishes to their homes and provide an excellent after-sales service.

We pride ourselves on our ability to build exemplary homes.

Example of past development: Church Lane, Oxted.
Example of past development: Gainsford Place, Oxted.
Example of past development: Tupwood Gardens, Warlingham.
Example of past development: 25 Gresham Road.
Example of past development: Oscar Close.
Example of past development: Church Lane, Oxted.