



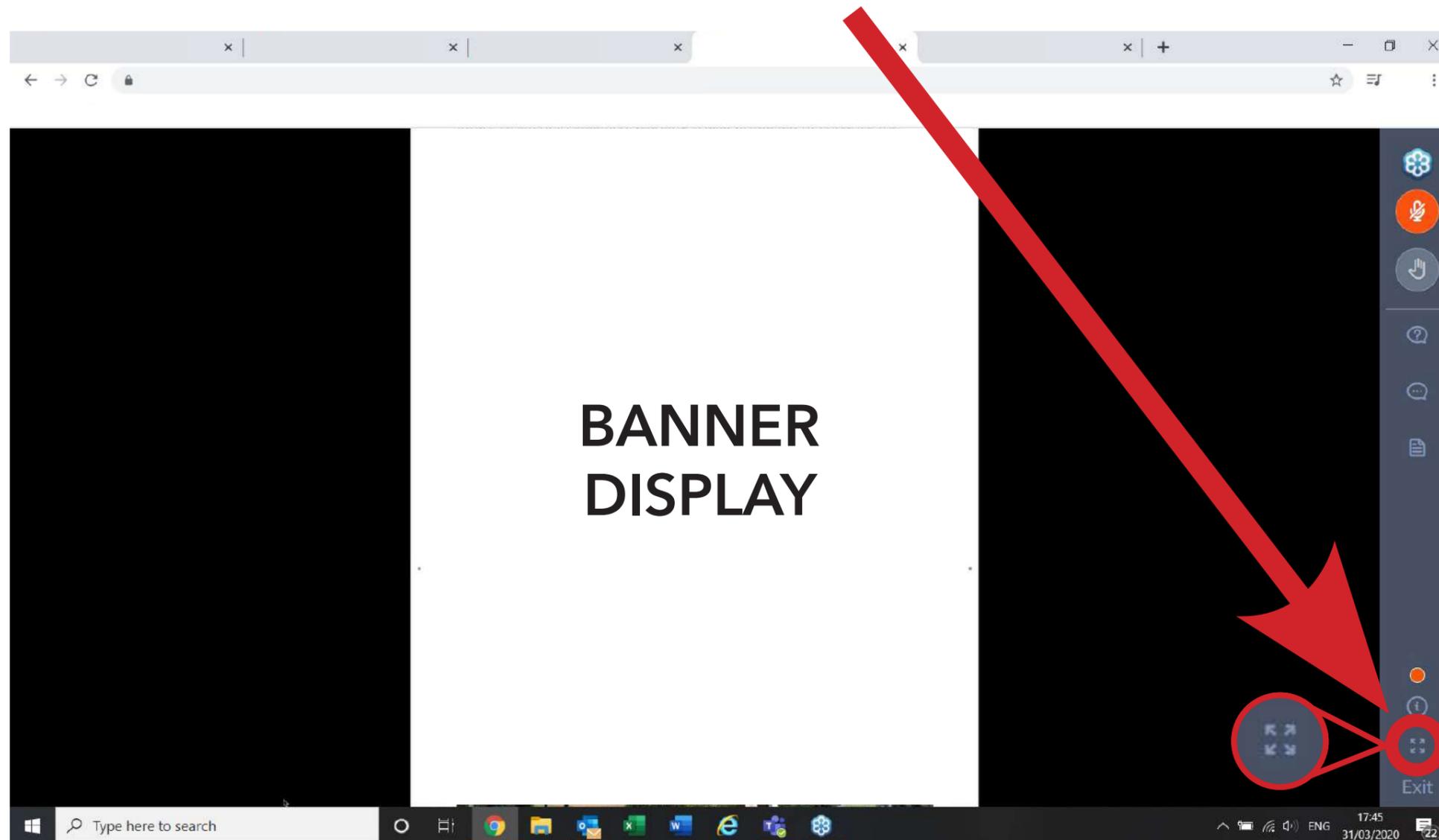
Thank you for attending, this exhibition will start shortly.

HOW TO USE THE SOFTWARE:

**PLEASE TURN THE VOLUME ON YOUR COMPUTER
HIGH SO THAT YOU CAN HEAR US**

STEP 1:

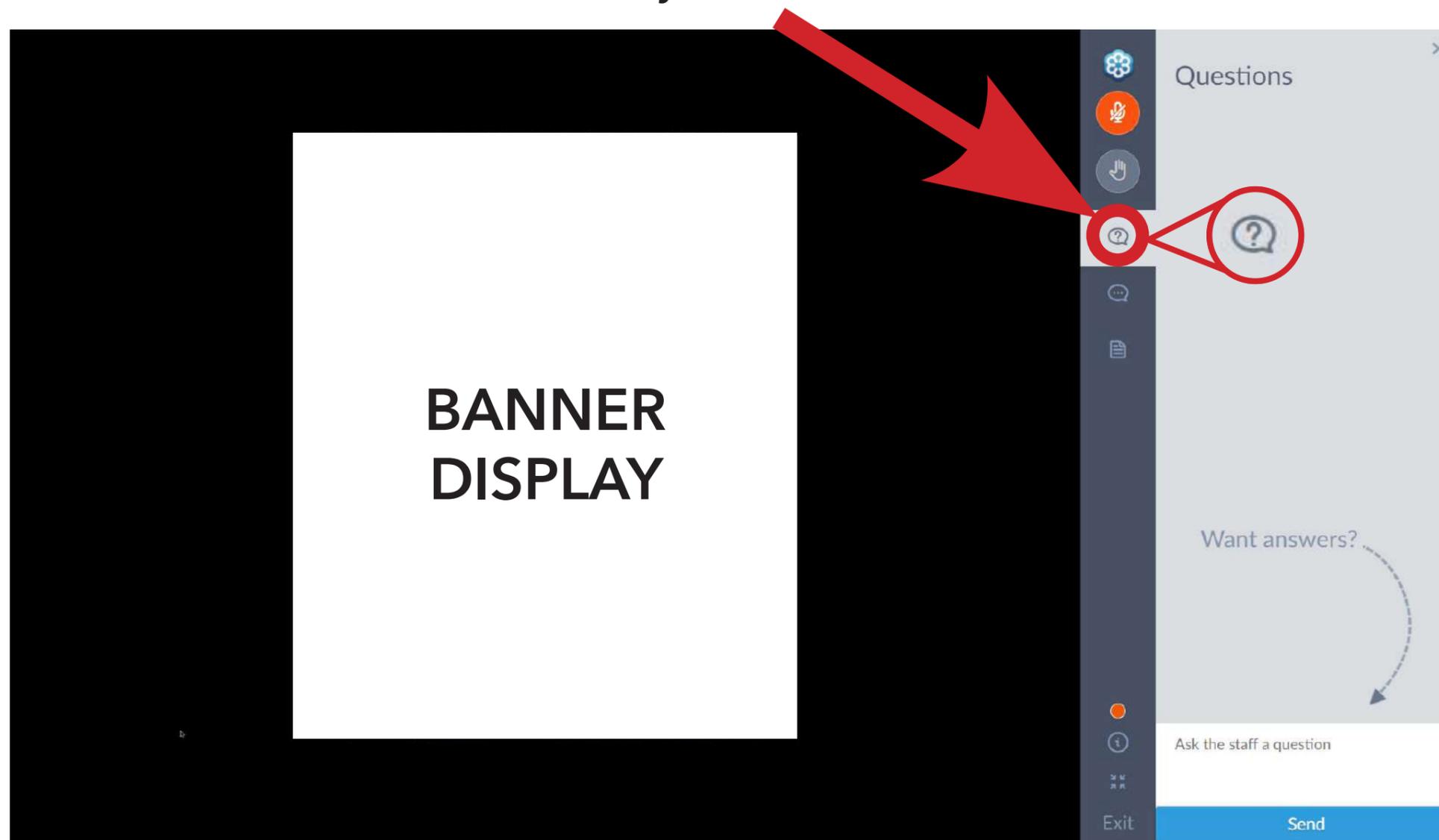
Please enter full screen mode by clicking here:





STEP 2:

To ask questions throughout the presentation please click the question icon:
Answers will be sent to your email after the exhibition.

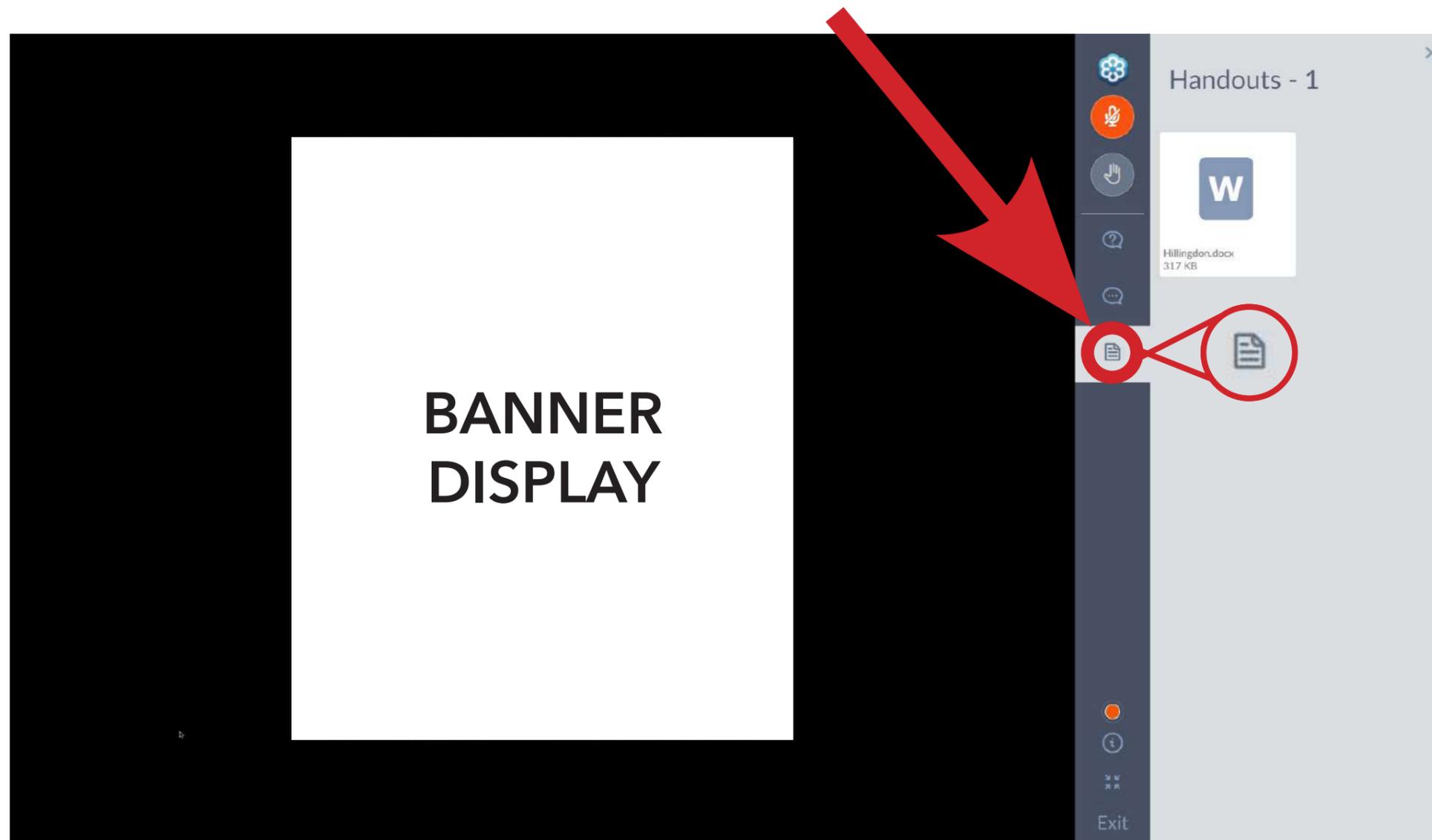




STEP 3:

To view downloadable handouts click on the document icon.

You can find - exhibition banners, feedback form & FAQs





Welcome to our public consultation

We look forward to:

- Introducing you to Chartwell – a local company who are excited about the opportunity at Shelton Green
- Sharing our vision for Shelton Green - this site has been draft allocated in Tandridge District Council's Draft Local Plan
- Outlining the range of benefits that will be delivered to the community including 40% affordable housing, good quality future housing for young families and downsizers, significant investment in local infrastructure and local sport
- Answering your questions - please use the software throughout the presentation
- Providing further information about our next steps to deliver Shelton Green



Meet the Team



Martyn Avery
Land Director – Chartwell



Billy Clements
Planning Consultant



David McMurtary
Motion - Transport Consultant



Steve Robins
Mosaic - Masterplanner



Joseph Baum
Curtin&Co



Joanna Christophides
Curtin&Co



Who are Chartwell?

- ✓ Chartwell Land and New Homes Ltd is an award winning, privately owned property development company focussed on building bespoke homes across Surrey, Sussex and Kent.
- ✓ Chartwell originally started with Head Offices based in Whyteleafe, then moved to Old Oxted and due to expansion are now located just over the border in Edenbridge.
- ✓ Key Directors live local to Warlingham and a number of staff live within Tandridge.
- ✓ Chartwell have secured planning for and built a number of apartment and housing schemes within Warlingham to date and have secured planning for in excess of 200 homes within the District since the company started.
- ✓ Within the past 7 years, Chartwell have been proud sponsors of the Junior (Mini) section at Warlingham Rugby Football Club.
- ✓ Chartwell are keen to receive input from local residents on the type of housing they would like to see built at Shelton Green. We want the area of Warlingham to thrive for years to come.



Gresham Road, Oxted



Gainsford Place, Crowhurst



Park Road, Oxted



Location of the site





A sustainable location

As the map below shows, the site is in a highly sustainable location and is very close to the existing village centre. It is also within walking distance of a number of existing facilities.



Key	Item
	Dental Surgery
	Library
	General Practitioner's Surgery
	Church
	Supermarket
	Community Centre
	Primary School
	6th Form School
	Golf Course
	Railway Station
	Site Boundary
	Leisure & Recreation
	Predominantly Open Space or Agricultural Land
	Wooded Area
	School
	Golf Course
	Predominantly Residential
	Mixed-Use Centre



A place for transformation

- Shelton Sports Ground was historically a privately owned sports club with no access to the public other than members. After several failed attempts by different parties to run the club viably, the site has sat vacant for over a decade, becoming the focus of anti-social behaviour and arson attacks.
- The site is not actively used for sport and was identified as 'disused' when Tandridge District Council began the process of producing a Local Plan. In addition to the former sports ground there is an area of land adjacent to no.267 Hillbury Road which would provide access to the site. Most of the site is enclosed by mature trees on all boundaries, the vast majority of which would be retained as part of any development.
- This is a fantastic opportunity to turn this vacant piece of land into a place where communities and groups can thrive for generations to come.





What does the draft Local Plan say?



Our Local Plan: 2033
(Regulation 22 submission)
January 2019



- Tandridge's new Local Plan is currently at an advanced stage as is undergoing independent examination.
- The Plan identifies a need for at least 300 homes per year to be delivered across the District, with a particular need for smaller homes for young households and downsizers.
- It identifies Warlingham as a "Tier 1" settlement, meaning that it is a sustainable location for development and a focal point for future growth
- Shelton Green has been allocated within the draft Plan for residential development to meet local housing needs.
- The Council's evidence identifies that Shelton Green is a suitable and sustainable site, and that development on the site would not cause unacceptable harm to the Green Belt or landscape character.
- Whilst the Local Plan identifies that the site can deliver a minimum of 110 homes, more recent analysis put forward by the Council suggests that the site is appropriate for 192 homes.



The emerging proposals

- Chartwell's proposals are to transform this redundant site to provide new homes and open space
- Circa 150 new homes would be provided, with a mix of houses and apartments and a variety of sizes
- The main access to the site would be from Hillbury Road, with a number of improvements delivered as part of the development
- Secondary pedestrian and emergency access would be provided from Shelton Close/ Avenue
- Improvements to sports facilities elsewhere in the village would also be included as part of the development



Net Developable Area: Includes access roads, private garden space, car parking areas, incidental open space, and children's play areas

Residential net developable area

Access junction and road

Green space: Including informal open space, existing/proposed tree planting, non strategic road and SuDS pond

Public open space and general amenity green space

Existing planting to be retained

Indicative location of attenuation basin

Indicative location of foul water pump

Indicative location of trim trail

Indicative location of equipped children's play area

Access

Cycle and pedestrian access



Indicative masterplan

Whilst any initial application is likely to be an outline application, this illustrative masterplan demonstrates how the site could be designed to deliver 150 homes and extensive open space whilst respecting local character and neighbouring properties.

- ① Vehicular access point
- ② Play space
- ③ Sustainable drainage system (SuDS)
- ④ Landscape corridor
- ⑤ Retained vegetation
- ⑥ Ecology wildlife zone
- ⑦ Drainage pumping station
- ⑧ Ecology buffer
- ⑨ Emergency access / pedestrian access
- ⑩ Community green
- ⑪ Existing footpath
- ⑫ Jogging trim trail
- Site boundary





Access and Transport

- The main access for vehicles would be from Hillbury Road with a secondary access to Shelton Close for pedestrians. The new road and junction would be designed to meet adopted highway standards and safety requirements.
- Our analysis shows that there is sufficient capacity on local roads to accommodate the additional vehicle movements, and the development would have a negligible impact on M25 junction 6.
- Improvements would be made to Hillbury Road including realigned footways and a new pedestrian crossing point. New footpath links would be created through the site, providing an attractive alternative route for pedestrians.
- Ample parking would be provided to meet with Tandridge District Council's parking standards. Additional visitor parking will be provided in convenient locations throughout the development. To reduce car parking on site, there is also the potential to set up a Car Club.





Sports Provision

Although historically used as a private sports club, Shelton Sports Ground has been vacant and not used for sport for over a decade. However, the draft Local Plan policy for this site requires any development here to re-provide sports locally.

Our approach to re-provide sports provision locally has been guided by the needs identified in the Council's Playing Pitch Strategy. Within Warlingham, this identifies a shortfall in rugby provision and issues with pitches being overplayed. Other allocated sites in Warlingham will also provide opportunities for meeting the needs of other sports.



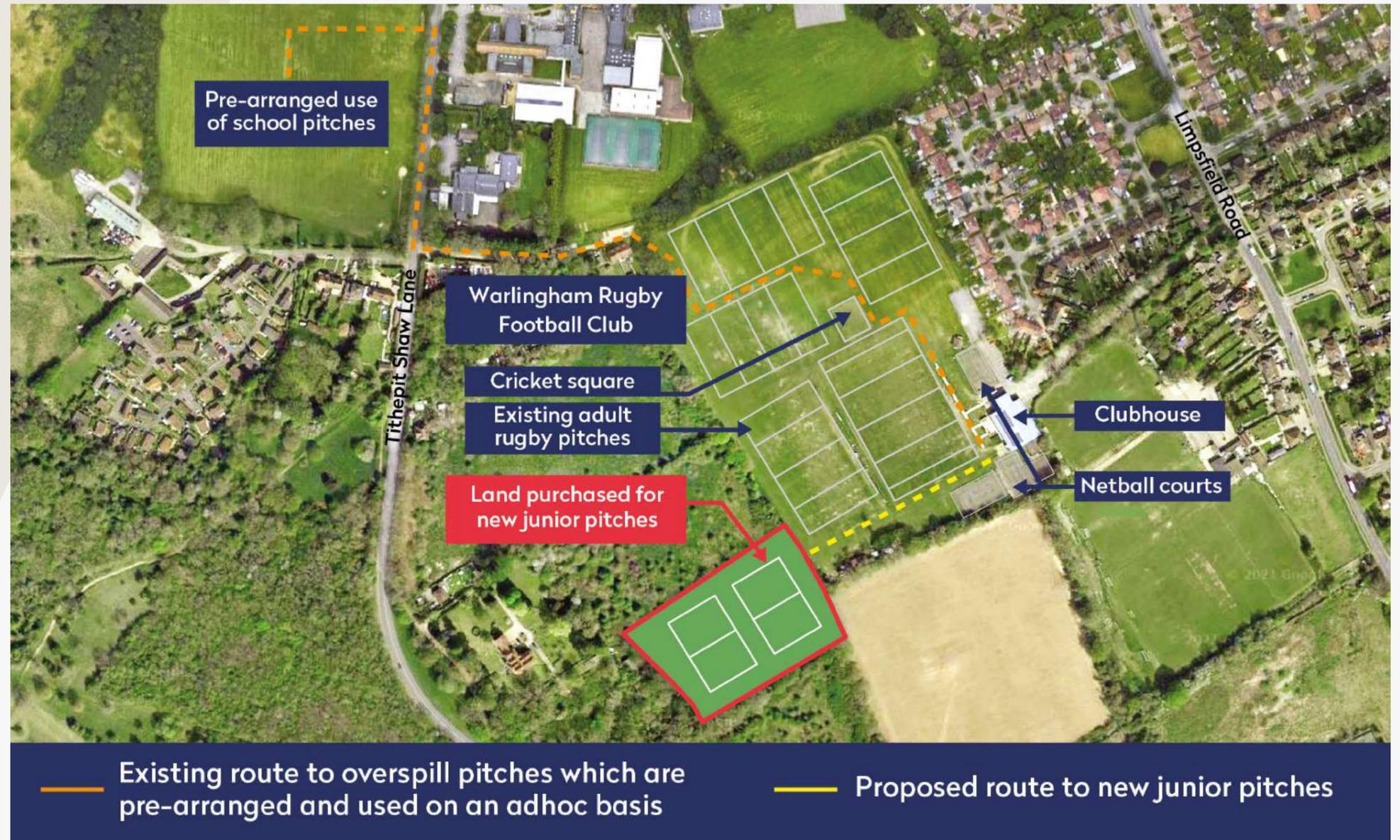


Sports provision – our emerging proposals

Chartwell have been working with Warlingham Rugby Football Club to find a solution to the challenges identified in the Playing Pitch Strategy. An established club with over 2,000 members, the WRFC now supports a range of sports (including netball and cricket) and many local events and activities.

Open space and play facilities on site will provide opportunities for informal sport and recreation. As part of the development of Shelton Green, Chartwell will also:

- ✓ Gift approximately 3 acres of land to the club for additional junior pitches.
- ✓ Install new drainage to existing pitches at the club.
- ✓ Support the refurbishment of the clubhouse to provide dedicated female changing facilities.





“We believe that Chartwell’s proposals for Shelton Green represent a unique and exciting opportunity for us to secure significant investment in our facilities, for the benefit of our club, our members and the wider community of Warlingham.”

Peter York, President of the Warlingham Rugby Football Club



Wider benefits to the community



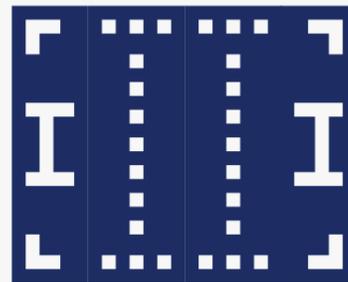
Up to 150 new homes,
40% of which will be designated as affordable housing,
exceeding current policy requirements



A focus on smaller homes,
helping young people to get on the housing ladder and
older residents to downsize in the village



New open space,
at the heart of the development,
providing opportunities for
recreation, wildlife habitat and
biodiversity net gain



Supporting local sports
through the provision of new
pitches and improved facilities for
Warlingham Rugby Football Club



**Contributions to local
infrastructure,**
including roads, transport,
schools and healthcare to ensure
that local facilities can support
new homes



Live Q&A



Next steps



9th September 2021
Public consultation event



23rd September 2021
Deadline for receiving
comments



Late 2021
Submission of the Planning
Application



Summer 2022
Anticipated determination by Tandridge District
Council



Early 2023
Construction begins onsite



Feedback

We are committed to making the proposals for Shelton Green the best that they can possibly be. We therefore welcome your comments on what you have seen and heard this evening.

There are three ways that you can provide your feedback:



Fill in the form at the end of the exhibition.



Post a copy of the feedback form from our community newsletter



Visit our website at www.sheltongreen.com

In the meantime if you have any questions please contact:

 07551 435 926  josephb@curtinandco.com

Thank You!