

# Shelton Green

Land at: Former Shelton Sports Club,  
Shelton Close, Warlingham and Land  
Adjacent to 267 Hillbury Road, Warlingham

PUBLIC CONSULTATION INFORMATION LEAFLET



Proposed residential development of family homes  
with on and off site sports provision.

Presented by

# CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

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# Shelton Green

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Thank you for taking the time to read this leaflet. In the coming months Chartwell Land and New Homes Ltd are hoping to engage with local residents here in Warlingham, to discuss their proposals to transform the land formerly known as Shelton Sports Club, which has been unused for over 10 years, to provide new family homes and public open space. The land has been draft allocated within Tandridge's emerging Local Plan which, once adopted, will provide the roadmap for future development and infrastructure within the District until 2033.

Known as 'Shelton Green', this brochure provides details on the site and how Chartwell are hoping to engage with the community in the months ahead prior to submitting an application by the Autumn.

If you have any questions, please do not hesitate to contact us using the details provided.

Email queries to Chartwell's PR representative: Joseph Baum at: [josephb@curtinandco.com](mailto:josephb@curtinandco.com) or 07551 435 926.

Visit [www.sheltongreen.com](http://www.sheltongreen.com) to register for our online exhibition on  
**Thursday 9th September at 6.30pm**

## Where is the site?

Located a short walk from the local shops and facilities at Warlingham, the former Shelton Sports Club is in a highly sustainable location close to the heart of the Village.

Historically a privately owned sports club with no access to the public, the former sports club comprises an

area of unused open land currently accessed off Shelton Close. The site has remained idle for over a decade at times attracting anti-social behaviour and arson attacks. The site also includes an area of land adjacent to 267 Hillbury Road which will provide the access to the site. The total area of land combined measures circa 15 acres.

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## What is being proposed?

Chartwell are proposing to transform this redundant site to provide much needed new family homes and public open space. Whilst the site has been allocated by Tandridge for up to 192 homes within their 'Housing Site Yield October 2019' report, Chartwell are proposing to deliver up to 150 homes on the site allowing additional space with extensive landscaping and open space, a children's play area, a jogging trim trail, dedicated wildlife zone and natural Sustainable Drainage System features. The proposals would include a broad mix of homes, including a significant proportion of smaller homes (3 bedrooms or less) designed to meet

the growing demand of younger families seeking their first homes as well as older residents wishing to downsize in the village. Access to the site is proposed to be taken from Hillbury Road, using vacant land adjacent to 267 Hillbury Road. Improvements to local roads will be undertaken in consultation with Surrey County Council.

As part of the proposals for Shelton Green, Chartwell are also working with Warlingham Rugby Football Club to explore how they can support the club with its aspirations for new and improved facilities to serve the community of Warlingham (see overleaf).

## Who are Chartwell Land and New Homes Ltd?

Chartwell is an award winning, privately owned property development company focused on building beautiful bespoke homes across Surrey, Sussex and Kent. Chartwell is a local business, having already built a number of homes in Warlingham to date. In the past, Chartwell have proudly sponsored the junior section at Warlingham Rugby Football Club.

As a local business, with key directors living close to Warlingham, Chartwell is keen to ensure that their proposals for

Shelton Green meet the needs of the village and make a positive investment into the community of Warlingham. Chartwell want to see the community thrive for years to come. For more information on Chartwell, please visit: [www.chartwellpropertygroup.com](http://www.chartwellpropertygroup.com)

The proposals for the site are still in the design stages and the public exhibition will be an opportunity for local residents to provide feedback and help shape the final scheme before any planning application is submitted.



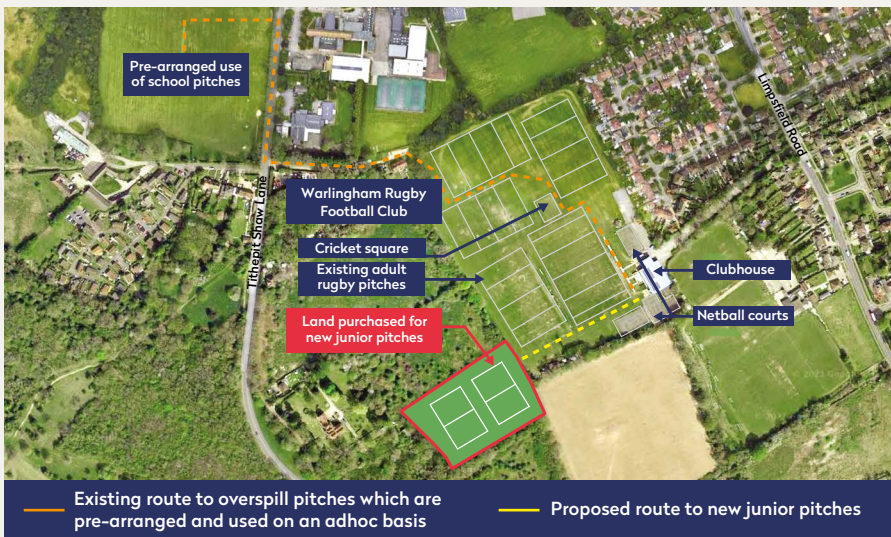
- 1 Vehicular access point
- 2 Play space
- 3 Sustainable drainage system (SuDS)
- 4 Landscape corridor
- 5 Retained vegetation
- 6 Ecology wildlife zone
- 7 Drainage pumping station
- 8 Ecology buffer
- 9 Emergency access / pedestrian access
- 10 Community green
- 11 Existing footpath
- 12 Jogging trim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

Illustrative Master Plan



## Supporting local sport in Warlingham

Chartwell are working with Warlingham Rugby Football Club (which incorporates Hillcrest Netball Club and offers cricket facilities for local clubs) to expand and enhance their existing facilities, helping the club to serve the needs of the village and widen involvement in sport. At this stage, the following improvements are being explored with the Club as part of the Shelton Green proposals:



1 Chartwell will gift the rugby club approximately 3 acres of land, directly adjacent to the clubs existing land, for additional junior pitches, extinguishing the need to cross a busy road to the current overspill pitches used.



2 Improving drainage to existing pitches so that they can be used throughout the year.



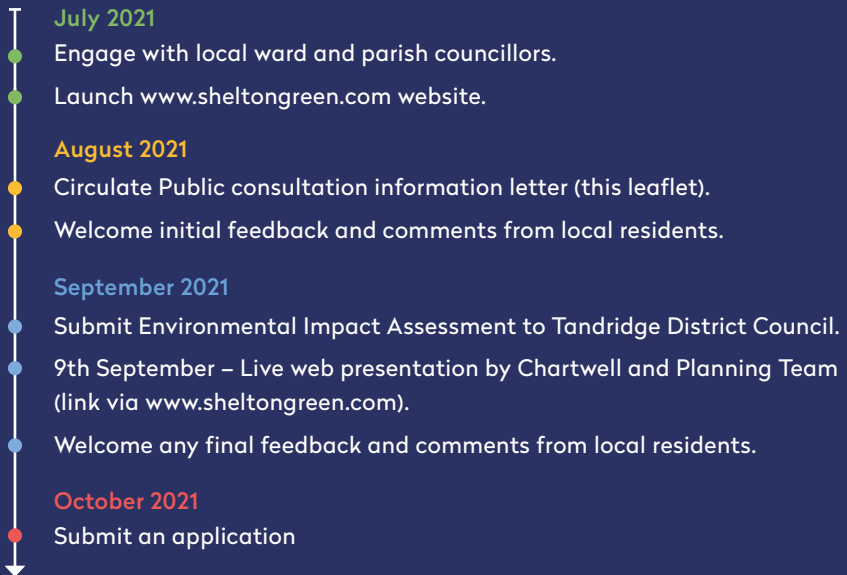
3 Refurbishing part of the clubhouse to create a dedicated women's changing area, helping to support the growth of women's sport at the club.

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## What are the benefits of the scheme?

- Transformation of redundant land to create a selection of new quality family homes within close proximity to Warlingham Village Centre.
- 40% of the homes will be affordable for locals to purchase.
- The majority of the scheme will comprise 2 and 3 bedroom much needed homes.
- Improved pedestrian links to village centre and mainline stations.
- Introduction of trim trail and play space for whole Warlingham community to use.
- Investment in local sports provision with Warlingham Rugby Football Club.

## What will happen next?



## Have your say

Chartwell welcome feedback and comments from local residents. Please help by answering the questions overleaf, or please visit the 'Feedback' page on [www.sheltongreen.com](http://www.sheltongreen.com).



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## How can I find out more?

Chartwell is keen to ensure that residents hear about the proposals in more detail as they want to hear your views. Due to the ongoing pandemic, Chartwell will be undertaking an online exhibition rather than a face-to-face event.

Throughout the session, the project team will present the proposals and you will be able to ask questions and provide feedback.

## How can I sign up to attend the online exhibition?

- 1 Visit [www.sheltongreen.com](http://www.sheltongreen.com)
- 2 Click on the Public Exhibition tab on the top menu bar
- 3 Register your attendance prior to the event
- 4 An email will be sent to you confirming your attendance
- 5 Please follow the instructions on the email

## What if I can't make the online exhibition?

For those who are unable to make the online exhibition, the exhibition will be recorded and uploaded onto the website the following day.

## What about residents who don't have access to the Internet?

Chartwell is conscious that not everyone will be comfortable using the internet, which is why this newsletter has been sent to you to keep you informed. If you know anyone who would prefer to receive a paper copy of the exhibition content that will be on display at the online exhibition, please get in touch using the contact details provided below.

## Who can I speak to about the emerging proposals?

In the meantime, if you have any questions about the proposals, please feel free to get in touch with a member of our PR team:

Telephone: 07551 435 926

Email: [josephb@curtinandco.com](mailto:josephb@curtinandco.com)

Post: RTEL-AYJX-KXUA, 299 Oxford Street, London, W1C 2DZ

## Questions for local residents

**1** Would you like to see the Former Shelton Sports Club, which has been vacant for over ten years, redeveloped?

- No, keep it as it is  
 Yes, transform it for the benefit of the wider community, including housing  
 Don't know

**2** Do you believe there is a need for more affordable homes across Tandridge?

- Yes  No  Don't know

**3** How do you think Warlingham could be improved?

- Investment in community facilities  
 Better roads and footpaths  
 Improvements to bus and public transport services  
 New homes to enable local people to stay in the village  
 Other. If other, please describe below:
- 

**4** What type of homes would you like to see at Shelton Green?

- Smaller homes or bungalows for residents looking to downsize  
 Starter homes for first time buyers and young families  
 Larger family homes  
 Other. If other, please describe below:
- 

**5** Which of the following do you think it is most important for Shelton Green to provide?

- A range of new homes, of different types and sizes  
 Affordable homes  
 Public open space  
 Improvements to local sports facilities  
 Landscaping and enhancements to biodiversity  
 Contributions to local infrastructure and facilities  
 Sufficient car parking spaces on site

**6** In principle, do you support Shelton Green being delivered for the people of Warlingham?

- Strongly support  Support  Neutral  Oppose  Strongly oppose

Full Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

- I would like to be kept informed of the proposals' progress.  
 I agree to have my data kept in accordance with the disclaimer and I acknowledge that I have been given access (via [sheltongreen.com](http://sheltongreen.com)) to the data privacy notice for this project.

Please return to: RTEL-AYJX-KXUA, 299 Oxford Street, London, W1C 2DZ