

Improving Our Village
Warlingham Parish Plan 2008-13

Final Draft for consultation

at public meeting
30th January 2008 7.30 pm
Warlingham Village Hall

Foreword: Respecting our heritage in a period of change

Warlingham has existed since around Saxon times and its *history* and the factors shaping its current layout and appearance is well-documented by, amongst others, the Bourne Society. **This Parish Plan is about how, by respecting the things we value most, its *future* should look and feel.**

The process that developed this Plan identified that we love living here and value three features as being most critical to Warlingham's atmosphere and appearance, the quality of life it offers and its future identity:

- The **rural feel** that distinguishes Warlingham from the neighbouring suburban and urban areas and, in particular, the beauty and variety of **open spaces within and around Warlingham** including our exceptionally expansive Green Belt
- Warlingham's traditions, range and nature of activity centred around **the Green**,
- The friendliness of people here and our **Community atmosphere**

Many factors combine to contribute to Warlingham's atmosphere and appearance: the 60% of land within its parish boundaries that is Green Belt and open space, the scale and pattern of development, sympathetic design of buildings and use of local building materials, local shops and services, the extensive network of social and community activities, footpaths and access to main road and rail links. But above all, Warlingham's residents all come together to make it a place which encourages a stable community with nearly 50% of us having lived here for over 20 years – and many for substantially longer.

This Parish Plan – and the draft recommendations and action plans set out in the following sections is about recognising the best about Warlingham, acknowledging people's main concerns and proposes realistic actions for how improvements can be made. Some have already started. Others will take longer to happen.

Sometimes, improvement will be achieved only by influencing or working with statutory bodies such as the District and County Council or Police. But volunteering has a strong tradition here and many of the actions set out in the Plan provide opportunities for people who care about Warlingham to work together on projects that can make all the difference to the future vitality of our community. It's up to us.

Occasionally, to safeguard the quality of life in Warlingham for future generations, protection will be necessary where proposed change threatens our most valued aspects of living and working here.

Foreword: Respecting our heritage in a period of change

The main recommended actions emerging from the parish planning process are:

- Short term – to make an immediate difference through **planting and signage** – especially around The Green and at the entrances to Warlingham and to influence proposals for **housing development** in the emerging Local Development Framework.
- Medium-term – **to improve information** about what is going on and improve **bus services** and walking routes.
- Long-term – **remodel the road system** around The Green to prioritise pedestrians and support our shops

We are extremely grateful to our sponsors, Warlingham Parish Council, Surrey Community Action and Awards for All, for both their financial assistance and the support and encouragement in kind. But we are especially grateful to all those people who have contributed in any way at all from coming along to meetings and workshops, suggesting ideas, distributing and analysing questionnaires, contributing photographs, drawing plans, in all; making this Plan a reality.

This draft Action Plan will receive its final scrutiny from local people at a public meeting at 7.30 pm on 30th January 2008 (at the Village Hall) and will be published in February 2008.

*Mike Simpson and Isabelle Wragg
Warlingham and Whyteleafe Parish Plan Steering Group
January 2008*

Improving Our Village The Warlingham Parish Plan 2008-13

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This is a detailed topographical map of Warlingham, Kent. The map shows the town's layout, including residential areas, farms, and the River Medway. Key locations labeled include Warlingham Court Farm, Batts Farm, Tithepit Shaw, Hamsey Green, Crewes Wood, and Chelsham. The River Medway is shown flowing through the town. The map also includes the A22 road and the A249 road. The map is oriented with North at the top.

1. Introduction

What is a Parish Plan?

A Parish Plan is a snapshot in time of our community's character and identity.

The essential characteristic of a Parish Plan is that it is based on *local* views. A real opportunity for "us" to tell "them" what is needed to make Warlingham an even better place – however small scale some of those improvements might seem.

The Plan has to reflect the reality of adopted regional and national policies. But by highlighting what our community values most and identifying our concerns, it provides a framework for the scale and pace of change we want to see. It also defines the areas we want to see respected from short-term decisions that will have an adverse impact on the quality of life of future generations living here.

Who is the Plan for?

It is for everyone concerned about the future of Warlingham.

It can also be used by Tandridge District and Surrey County Council. Both have a statutory obligation to consult the views of the community when taking any decisions on issues (especially development) that will affect our community here in Warlingham.

By having given **every local resident** the opportunity to say exactly what we value most about living here, the Parish Plan is an authoritative statement of the community's views and has identified what should, in a period of inevitable change, be respected. Through the all-household survey and public meetings, the Parish Plan is a unique authoritative source of information on the issues that matter most to local people. The Parish Plan can therefore be used to influence those who make decisions about how (*our*) money is spent in Warlingham. For example, to say to local planners what type of housing and other development we would like to see over the next 5-10 years and their design, or whether shops should change into estate agents or other non-retail uses. It can also be used to highlight the need for services or facilities that are inadequate ranging from bus services, drainage through to nursery, play and sports provision.

It can also be used as a basis for securing sponsorship and grants to pay for improvements and as a focus for community activity. And many other parishes with Parish Plans have been successful in obtaining such funding precisely because of the statement of needs identified and community involvement in their Plan.

How was the Plan developed?

The original idea to develop a Parish Plan was embraced enthusiastically by local people at an annual assembly meeting of Warlingham's Parish Council.

1. Introduction

The Plan was then developed by local residents starting with a village audit. A questionnaire was sent to all households with over 14% of all residents responding. Building on those responses, the recommendations and actions proposed in this Parish Plan were developed from the tremendous ideas and input of over 120 local residents at various meetings, workshops and interest groups. It also has received the encouragement of many of Warlingham's voluntary organisations.

The future

The publication of the Parish Plan is not the end of a process, but just a beginning which will need continuous commitment and effort to ensure that the recommendations are acted upon. The Action Plan summarised in the recommendations for action included within each section of this Parish Plan identifies what needs to be done. We hope that many residents will continue to volunteer to help the Parish Council which will provide leadership in implementing residents' proposals for improvement.

The Parish Plan is a unique authoritative source of the community's views and can be used to influence those making decisions about how *our* money is spent and as a way of securing grants for improvements the Plan identifies.

2. About our parish (key facts and features)

Geography

The parish of Warlingham is a built-up area in north east Surrey, but it is not an urban settlement. The built up area is almost completely surrounded by the Green Belt (which covers about 60% of the parish) and other open space. Much of this is also identified in the Local Plan as of great landscape value. Having such a high degree of green, open land characterises its distinctive rural feel – the feature we value most about living here.

Dividing the 3,352 dwellings at the time of the 2001 census by the total area of the parish (601 hectares), gives an approximate averaged housing density of 5.57 dwellings per hectare. Excluding the Green Belt, our built up area is around 234 hectares. The built up area excluding roads (30 hectares) and land in employment and retail use, brings the figure down to around 198 hectares which implies an existing housing density of the built up area of around 17 dwellings per hectare. Although these figures are approximate, as there are a few homes in the Green Belt and some homes are built as flats so to a slightly higher density, it gives a flavour of our existing settlement pattern.

Warlingham's highest point lies around 200 metres above sea level and its lowest point is 105 metres indicating the range of heights and our hilly topography. We are connected to our closest settlements of Whyteleafe, Woldingham, Caterham and Oxted (lying around one, two, four and seven miles away respectively), only by encountering very steep valleys. The more minor settlements such as those at Sanderstead and Tatsfield are accessible by following the high ridgeline of the Limpsfield Road which rises higher still at Botley Hill.

Although we don't have a river of our own, the River Bourne skirts the parish within the river valley and flooding has been a recurrent problem for people in Whyteleafe much of whose settlement follows the valley along Godstone Road.

Electoral areas

Our Parliamentary constituency is East Surrey and our current Member of Parliament is Peter Ainsworth. Our County Council (responsible for, amongst other things, schools and highways) is based in Kingston-upon-Thames (now part of Greater London.).

Our local District Council (responsible for matters including much planning controls) is Tandridge, based in Oxted. The two local District Council wards; Warlingham East and Warlingham West, are larger than the civil parish of Warlingham as Warlingham East covers the neighbouring parish of Chelsham and Farleigh.

This Parish Plan covers just the parish of Warlingham, although recognises that for people living in Chelsham and Farleigh, Warlingham is their main local centre of activity. Also, many statistics for example, by Surrey Police, are reported using the District ward areas so include both the parishes of Warlingham and Chelsham and Farleigh. Our Parish Council – with 11

2. About our parish (key facts and features)

members all living in Warlingham - covers just our local parish area and can therefore be the most in touch with what local people think and want to happen here. The Parish Plan is an important part of that.

Transport

Our nearest railway stations lie in the valley below us. The quirkily-named "Upper" Warlingham and Whytleafe are about a mile away from the centre of Warlingham and two miles from parts of the parish closest to Farleigh. Services are largely half-hourly on the East Grinstead Line into (mainly) Victoria and up to quarter-hourly but on the slower, Caterham Line, alternating for much of the day between London Bridge and Victoria. Sunday services are less frequent.

We don't have any 'A' roads at all but our roads are used for through traffic – much of which is accessing the A22 and Junction 6 of the M25.

Population and households

The population of Warlingham recorded by the 2001 census was 7,490 living in 3,308 households. 53% of us are between 25 and 64 years old. 28% of our households have dependent children (10% having children under five years old). 31% of Warlingham's residents are pensioners living alone.

Housing

The census recorded Warlingham as having 3,352 dwellings with 41 of us living in non-permanent accommodation. 85% of us live in our own properties with only 9% living in socially-rented housing and just under another 5% living in other rented accommodation. Under 20% of us live in flats.

House prices are high and wages have not increased at the same pace so is becoming less affordable. In December 2007, a typical 3-bedroomed house which could accommodate a small family, cost over £360,000 and a 4-bedroomed house with a bit of "wiggle room" for family and guests; over £590,000. Even a 1-bedroomed flat now costs over £200,000 and this is likely to reduce the number of people – especially the young - who can be welcomed as an essential part of our community.

In the last ten years, Tandridge has granted consent for X new homes and the emerging Local Development Framework proposes around 250 more between 2006 and 2026. (*information awaited from TDC*)

Employment and businesses

Just under 4,000 of us are economically active (including some people over the notional retirement age) and just under 20% are self-employed. (This rises to over 25% of economically-active men but a much lower proportion; 11%, of women.).

2. About our parish (key facts and features)

Some assume we are a dormitory settlement, i.e. leaving to work elsewhere during the day. The truth is less straightforward with only 25% leaving Warlingham to work somewhere else. Together with the 40% of residents who are close to or above the state retirement age, this means most of us are around during the daytime to work and/or enjoy our shops, community and leisure facilities.

We have well over 100 businesses located in Warlingham. Many of these provide retailing, professional or public services such as our two medical practices, dentists and schools, or small-scale light industry, but all contribute to the overall vitality and sense of place.

Learning

Nearly 20% of residents are educated to degree level or equivalent. But, according to the 2001 census, over 23% of us had no qualifications at all and a further 17% had qualifications falling short of the 5 GCSE A-C grades now widely acknowledged as the very minimum level to secure future employability. Warlingham's future prosperity relies on people having the skills needed to compete in a global economy or provide high quality local services.

Further Education facilities (now the only location for adult leisure learning and adult skills training) all lie at some considerable distance with the main colleges at Redhill, Reigate, Selsdon and Croydon.

We have a small number of community-run toddlers groups and private nurseries attached to private schools in the area. Warlingham itself has just two state primary schools and playschool, with some children attending schools in Caterham or Woldingham. Some travel to faith schools in Whyteleafe, Caterham and Oxted and others attend private primary schools in Warlingham itself, Caterham, Oxted or Croydon.

Warlingham's secondary school caters for 11-18 year olds with others attending either private schools in Croydon, Caterham and Oxted. Some young people travel to faith schools in Woldingham, Redhill, Purley and Croydon or even further across into Tonbridge and Sevenoaks in Kent.

Shopping

Warlingham has one large supermarket and a range of over 30 small shops. With the exception of shops at Hamsey Green, the small parade in the Harrow Road and opposite Sainsbury's, shops are focused on The Green. The heart of our shopping centre includes a Post Office, chemist, bank, small supermarket, hardware store, two hairdressers, beautician, newsagent, bookmakers, dry-cleaners, two car mechanics and a showroom, veterinary surgeon, bridal dress shop and a petrol filling station with an ancillary shop. The area around the Green also has a boutique hotel, two restaurants and three pubs as well as two main house sales agents a house letting agent and solicitors. Some of the shops have small offices above which are occupied mainly by those offering professional services such as accountants, surveyors and engineers.

2. About our parish (key facts and features)

Although we use our shops a lot, demand from retailers wanting to sell “goods” rather than “services” has declined recently. Consequently, we have lost a butcher, fishmonger, bakers and a dress shop with many residents still recalling the recent past when we also had a fruit and vegetable shop. A transition appears to be taking place towards greater demand from retailers to occupy units to sell higher added value goods and service-type activities such as restaurants, beauticians, estate agents and solicitors. This seems to reflect a greater number of us shopping for standard “goods” either in supermarkets, retail parks or – possibly - online.

Well-being

We have generally very low levels of crime and are very healthy although 15% of us have a long-term limiting illness and nearly 11% of us provide unpaid care.

70% feel our local medical services are excellent. Main diagnostic and health care facilities are available in Caterham and Oxted and our main NHS hospitals are at Redhill and Croydon.

About 30% of us belong to a sports club – nearly half belonging to one of the many local clubs in the parish.

We also have a very large number of community organisations and activities that take place throughout the year making Warlingham a great place to live – with nearly 50% of us having lived here for over 20 years and others for a lot longer.

3. Landscape and open space

5 year vision: Warlingham will be a place where:

- The village has retained its rural character
- It has a reputation for being clean and attractive

Landscape beauty

Around 60% of Warlingham lies within the Green Belt – with many areas identified as having great landscape value. The built up area is characterised by the majority of our buildings lying along the roads defining the highest point (on and leading off the Limpsfield Road) lying at around 200 metres (600 feet) above sea level (the same as parts of North Yorkshire and just as fresh!). Much of Warlingham's open land lies immediately behind this and on the very steep slopes lying behind and plunging down towards Whyteleafe and Woldingham. The railway lines serving Warlingham (Caterham and East Grinstead lines) were cut into and through the chalk valleys below.

Because of the green spaces which surround and are an integral part of the built-up area, the parish in Warlingham has a very different feel from the nearby urban settlements of Caterham and Oxted.

Warlingham's rural feel and The Green were the two most valued aspects of life here. Around 60% of all land is in the Green Belt and we have some magnificent views.

Insert photographs

We place great value on being able to access a magnificent variety of open land. This ranges from formal open land (The Green, School Common and All Saints' Churchyard) to the mainly privately-owned Green Belt fields and grazing land including by the Harrow Road and Vicarage Field. From our wooded copses and sports grounds off Limpsfield Road and the allotments on Westhall and Hillbury Roads to the public bridleways and footpath network. From community wildlife areas including Blanchman's Farm, the Common Land at Chelsham Common by the Hare and Hounds, to the numerous smaller wildlife areas such as Willy Pit

3. Landscape and open space

Pond and Slines Oak Pond. Many of the areas having mature native trees (All Saints' Churchyard boasting the oldest), and all provide a rich habitat of plants, animals and birds, making a fundamental contribution Britain's biodiversity and to our quality of life locally.

The wonderful views from Warlingham's high points, such as Butterfly Walk, Blanchman's, Tydcombe Road, Beechwood Lane and Plantation Walk over Halliloo Valley, and those from Westhall, Hillbury Road and Tithepit Shaw Lane are an important visual amenity which need to be protected. Tandridge's Local Plan restricts development of flats above the 150 m contour line, but consents don't necessarily respect this stated policy.

Some wildlife areas have been improved by volunteers such as Blanchman's Farm, All Saints and the re-instatement of Willy Pit Pond. But, although well-used, residents feel that not enough people know about Warlingham's extensive footpath network and wildlife areas. Other opportunities for landscape and wildlife enhancement are being neglected. Section 7 of this Plan describes how some land – notably opposite Sunny Bank and towards Great Park - is occasionally abused by motorcyclists and possible approaches to overcome this.

Recommended actions – landscape and open space	Date	Lead (suggested partners)
With others, input to a guide to Warlingham's footpaths and beauty spots.	2008	Parish Council (Downsland Trust / Blanchman's Farm, Surrey Wildlife Trust, Bourne Society, Churches Together Warlingham Horticultural Society, Scouts, Guides, W.I.).
With others, clear and develop footpaths into a pleasant network.	On-going	
Establish a biodiversity forum of volunteers to monitor biodiversity and arrange an annual wildlife survey.	Annually	
Monitor any loss of visual amenity through an annual survey	Annually	

Smaller green areas

We also benefit from many other important, but smaller-scale open space in public ownership, including the many grass verges to the main roads and what were originally as amenity land for the cottage developments off Limpsfield Road such as Verdayne Gardens. We have just one formal park – a very small one which incorporates the skateboard ramp - down Mint Walk next to the Scout Hut. Although such an absence of formal, supervised play areas for our youngest residents is notable, they benefit from growing up surrounded by nature's best.

The many grass verges throughout Warlingham aren't recognised for the valuable contribution they can make to the village's attractiveness and are generally unkempt; often being used for parking. Existing grass-cutting contracts

3. Landscape and open space

do not respect bulbed areas and mow over them with mowing done whatever the weather. Although in the short-term, Tandridge and Surrey County Council are unlikely to allow local residents to take over grass-cutting and maintenance responsibilities for local grassed areas, there are volunteers willing to “prove” their ability and, in time, secure the transfer of responsibility – and budgets – for these contracts to the local community). Priorities would be the verges around The Green and the entrances to the village. The “mini village greens” set out in the inter-war cottage developments along the Limpsfield Road could be so much more, but are currently rather unhappy, degraded spaces commonly used for overflow car parking, football and exercising dogs. A balance needs to be struck between these competing uses with the involvement of local residents.

Insert photographs

Recommended actions – smaller green spaces	Date	Lead (suggested partners)
Hold meetings with local residents to determine the future of our verges and mini village greens.	2008	Parish Council (local residents / Downsland Trust / Surrey Wildlife Trust, Horticultural Society, Scouts, Guides, W.I.).
Coordinate groups of volunteers to carry out short-term landscaping improvements.	2008	
Conduct a viability study for improvements identified in meetings with local residents.	2009	
Secure grants/funding for major overhaul of mini-greens if demand sufficient.	2010	
Consider transferring contracts for mowing/planting and general maintenance to local residents if demand and commitment is sufficient.		

Gateways to Warlingham

We are proud to live in Warlingham and we are aware of what makes its sense of place. But people feel there is still not enough sense of “arrival” at the entrances into Warlingham (Limpsfield Road (west and east), Old Farleigh Road, Harrow Road, Westhall Road, Bug Hill, Succomb’s Hill, Hillbury Road and, even though it lies outside the parish, the railway station). There are many opportunities to do this and for cheering the village up with flowers and plants, e.g. around The Green and the roundabout adjacent to Sainsbury’s. Even more impact could be made though coordinating planting with distinctive signage announcing the

3. Landscape and open space

entranceways into Warlingham, including the railway station. These are also an opportunity to involve young people protecting and enhancing wildlife for their future. People also felt that business and community sponsorship was a real possibility for such activities. A significant difference could be made in a short period of time.

A significant difference could be made by more public planting and attention to our grass verges, but The Green needs a major makeover to restore its integrity and quality.

The Green and School Common

We value The Green and the identity it gives to our parish. Other than short-term gains such as raising the standard of tree maintenance, improving the quality of The Green itself is a longer-term proposition. Section 6 describes the tensions between this important focal point of village life and the traffic and parking demands being made on its roads. To harmonise these competing demands and restore its integrity will require nothing short of a major makeover.

Insert photographs

Public activities on School Common are restricted due to poor drainage - limiting its recreational use to between April and September each year. As there are other areas of open land available, restoring the land to bring it into more active use is not identified as a priority but opportunities exist to improve landscaping and planting as it is a significant entry into the centre.

3. Landscape and open space

Recommended actions – parish gateways and the Green	Date	Lead (suggested partners)
Make contact with all main businesses to obtain a list of sponsors for planters and planting. Extend list of potential sponsors to schools, churches, local amenity societies, doctors' surgeries.	Spring 2008 Summer 2008	Parish Council (Horticultural Society / businesses and schools, Railtrack, local branches of national amenity groups, e.g. W.I. Churches)
Seek consents in principle from Surrey County Council and Tandridge District Council to proposals and seek their cooperation to amend current grass cutting regimes	Spring 2008	Parish Council / (Horticultural Society)
Find out about sponsorship and advertisement regulations and Secure sponsorship of roundabouts, bins and planters	Spring 2008 Summer 2008	Parish Council (Horticultural Society)
Install and plant up large planters at entry points to the village, e.g. from Hamsey Green, Farleigh, Hare and Hounds, Slines Oak pond, Westhall Road, Hillbury Road, Tithepit Shaw Lane, outside Unwins and the White Lion. (Coordinate this with entry signs where possible)	Autumn 2008	Parish Council (Horticultural Society, Scouts, Guides, W.I. Warlingham School)
Bulb planting around School Common (opposite the Guide Hut), Limpsfield Road outside Horseshoe and Leather Bottle pubs, Limpsfield Road.Church Road junction.	September 2008 then annually	Parish Council (Horticultural Society, Scouts, Guides, W.I. residents, schools)
Ask the Parish Council to take over the duties (with budget) of Surrey County Council on grass and tree maintenance in the village.	2009 or when contracts change	Parish Council/ (Horticultural Society)
Coordinate input into masterplanning exercise for The Green on landscaping and planting matters	Summer 2008-09	Parish Council/ (Horticultural Society)

Insert photographs

3. Landscape and open space

Our gardens

We are a village of keen gardeners and are either very strong or all have bad backs given the heavy clay and flints in our soil. (Some of our gardens even sit on ancient flint mines!). Over 80% of residents have a garden, with others cultivating allotments. Our Horticultural Society is the largest single membership organization in Warlingham puts on well-attended seasonal shows of residents' flowers and produce.

Individually and collectively, our gardens make a significant contribution to biodiversity, water and habitat conservation. Pressure on land for housing development poses a serious threat to the important contribution our gardens make to Britain's wildlife habitats.

Insert photographs

Water and drainage

The twin issues of water and drainage are particularly significant in Warlingham because we are situated so high above sea level. We are, as a community, reliant on precious water supplies being pumped to us whilst, perversely, our neighbours in Whyteleafe experience regular flooding of the River Bourne caused by the run off following heavy rainfall and the inadequate capacity of drainage measures. Whilst we have no river, exceptionally heavy rainfall is set to become an established pattern and we may expect to see similar flooding ourselves without investment in improved drainage and sewerage infrastructure.

Our gardens and open spaces make a significant contribution to wildlife. The planning authorities must apply environmental policies consistently across the District and take care that developments don't threaten biodiversity.

The planning authorities are vital to applying environmental policies consistently. But we can also make a difference as individuals by maintaining our hedges, allowing rainfall to percolate into the ground by avoiding paving over of gardens and cutting back overhanging branches which make life difficult for pedestrians. There are many other opportunities to showcase the contribution our gardens make to the appearance of the village as a whole through, for example, a "best garden" competition.

3. Landscape and open space

Recommended actions - gardens	Date	Lead (partners)
Influence Tandridge in its emerging Local Development Framework to apply environmental policies consistently and have regard to the impact gardens have in water, drainage and wildlife matters.	2008	Parish Council (Tandridge District Council)
Develop competitions within the village, e.g. Best Front Garden, Best Hanging basket seen from the road, best specimen plant, with prizes from local businesses/parish council	February to summer 2009 and then annually	Parish Council (Horticultural Society / local businesses)
Raise awareness of the contribution gardens make to biodiversity and steps gardens can take to enhance water and wildlife habitats	2008	Parish Council (Horticultural Society/ Surrey Wildlife Trust / Downsland Trust)
Request improved recycling facilities to be provided – including green waste collection and possible local recycling into compost available to residents	2009	Parish Council/ Tandridge District Council
Enter Britain's Best Kept Village competition and Britain in Bloom.	2012 and then annually	Parish Council (Horticultural Society, local businesses)

4. Design and development

5 year vision: Warlingham will be a place where:

- The village has retained its rural character
- Shopping facilities around The Green have improved with no increase in non-retail uses
- It has a reputation for being clean and attractive
- New developments will be well-designed, attractive with sensitive attention to materials, details and landscaping and to an appropriately moderate density and height
- Infrastructure and local services, e.g. water supply, drainage, car parking, schools, health care and other community benefits and affordable housing will be required to match the scale of the development, through more effective and consistent planning decisions and requirement of developers' payments for our community's benefit.

(i) Built heritage

Just six buildings in Warlingham are Listed – most of these being around The Green, but with a very varied heritage of architectural styles across Warlingham – with the older ones using materials local to the area such as chalks and flints, red clay tiles and bricks, wooden cladding, and clay tile hanging. (The oldest is All Saints' Church built around 1250 and the Bourne Society Village History is an excellent reference guide to the past development of Warlingham.).

The scale, layout and materials of our historic buildings and the open space between them contribute to the texture and rural feel of the village that we value most. New developments must respect these features that characterise Warlingham and defines our identity.

Unusually, Tandridge District Council has no dedicated Conservation Officer and new developments are given limited expert scrutiny on these important defining features.

Without the protection of a Conservation Area, there is little statutory protection given to design and development. So, as we enter a period forecast for great housing development, many of our characterful buildings, with their use of local materials and of a sympathetic scale – whilst some not necessarily – of great architectural merit - risk being lost forever.

4. Design and development

Insert photographs

Many residents expressed concern that no sign-posting exists to Warlingham's best architectural buildings and features but that opportunities exist to raise awareness and appreciation of our built environment – individually and collectively.

Recommended actions – built heritage	Date	Lead (suggested partners)
Develop Design Guidelines for future development for developers to work with.	2008-09	Parish Council/ Tandridge District Council / English Heritage /CABE
Raise people's awareness of the importance of good quality materials and design by producing a Buildings guide to Warlingham's existing buildings of architectural heritage (possibly as part of guide to Warlingham's footpaths and beauty spots – see section 3.).	2009-10	Parish Council/ Tandridge District Council / Bourne Society / English Heritage /CABE

(ii) Pressure on our open space

About 60% of all land within Warlingham lies within the Green Belt. With a built up area of only 40%, Warlingham is not “urban” but because of its high proportion of Green Belt is still quasi-rural and, importantly, this is how we perceive our parish and which identifies its sense of place.

Some uses are deemed appropriate to the Green Belt and Tandridge's proposed Local Development Framework suggests that in-filling for housing will be permitted at a general density of 30-40 dwellings per hectare. However, this is significantly more than existing densities and nearly 90% of respondents to the Parish Plan questionnaire felt that no houses should be built on the Green Belt.

4. Design and development

Similarly, the sports fields surrounding the centre of Warlingham are highly vulnerable to proposed changes of use to housing, to satisfy the disproportionate role that Warlingham is being expected to play in satisfying targets for housing supply within the District.

There is therefore an urgent need for a design and development brief to be agreed with Tandridge which respects the views of the local community on where development should take place (and where it should not) and the broad nature of such developments to act as a guide to developers.

Insert photographs

Recommended actions – pressures on open space	Date	Lead (suggested partners)
With local groups of residents, establish development briefs for all areas across Warlingham, showing where and what type of development will or won't be allowed to respect our Green Belt and open spaces.	2008	Parish Council/ Tandridge District Council
Ensure that stated policies in the proposed Local Development to protect sports and community uses, are effective and monitor any loss of such uses that are currently used for sport, recreation or general community benefit.	2008 and then monthly through the planning process	Parish Council/ Tandridge District Council / Sport England
Improve information on Warlingham's Green Belt and planning applications for local people to be aware of proposals and decisions. (including information on Warlingham's website)	2008	Parish Council / Tandridge District Council

(iii) Housing

Change is a constant feature of any living place and development in the Victorian and Edwardian era marked Warlingham's departure from a dispersed, purely rural settlement. (A considerable number of cottages towards Farleigh being built for staff working at the former Warlingham Hospital.). Following this, much of our existing housing was developed in the inter-war period and the early post war years. These range from the majority of houses down Hillbury Road to the

4. Design and development

maisonette-style flats and cottages along and immediately off the Limpsfield Road. Many streets were generously laid out in the majority form of bungalows such as Mayes Close and Crewes Avenue.

Towards the end of the twentieth century, other than some individual modern houses, such as those replacing fields along Leas Road, a few cul-de-sac developments were created on back gardens and fields for example Hillbury Close and Gardens and on the site of former large houses including Bayards.

Insert photographs

We have a rich and very varied mixture of housing styles and sizes but increasingly, this is too expensive for young people with the risk that our community will become imbalanced.

Marking the start of the twenty-first century, there has been a boom in the housing market affecting the South East of England in particular where demand exceeds supply. Targets for increasing supply have been set out in the South East Regional Plan. There has been renewed pressure to develop with many proposals for retirement homes thought to be easier to obtain planning consent for.

However, many retirement homes lie empty on completion, even though until recently, they were seen as more profitable as they are built to a high density and generally attract a premium price.

Demand for housing and prices

As a community, we are realistic and accept that some change will happen. Only 25% of respondents to the Parish Plan questionnaire felt that no more housing should be developed at all and many of these people (as well as some of those respondents in favour of some development) qualified their response, implying that they might favour development if necessary infrastructure were provided to support it.

There was a very strong feeling (50%) that where housing was developed it should be for sale (rather than renting or sheltered accommodation). But feelings were evenly split (at 40%) between those who thought more affordable housing

4. Design and development

should be built and those who did not. This was despite the fact that incomes have not kept pace with house prices and so Warlingham is definitely a difficult place for people without existing equity (notably young people) to afford.

Other than the mobile homes off Tithepit Shaw Lane priced at £175,000, asking prices for a one-bedroomed flat in December 2007 averaged £173,000 – nearly 40% higher than asking prices for similar accommodation in Whyteleafe. Relatively modest 3 bedroomed houses here in Warlingham, typical of the aspirations of many young families, were £362,000. And the price of 4 bedroomed houses in Warlingham – trading at over £590,000 - can be as much as 60% above those available in Whyteleafe. Such prices make those residents already on the property ladder feel good, but if development fails to provide accommodation for all incomes and age groups Warlingham will, increasingly, exclude young people – essential ingredients of balanced, community life.

Insert photographs

Future housing supply and developments

In the 2001 census stated that Warlingham had an average *population* density of 13.3 people per hectare and over 70% of all housing was in the form of either detached or semi-detached houses.

Dividing the number of dwellings at the time of the census, (3,352) by the total area of the parish (601 hectares), gives an approximate average *housing* density across the entire parish – including the Green Belt - of 5.57 dwellings per hectare. As detailed in section 1, the existing average housing density is around 17 dwellings per hectare of built up land lying outside the Green Belt and excluding employment, commercial and other non-housing uses.

Tandridge District is expected by government to respond to the demand for housing across the South East by granting consent for, on average, 125 new dwellings each year across the entire council area between 2006 and 2026. Tandridge has identified Warlingham and neighbouring Whyteleafe, Caterham and Oxted as future sites where most housing development will be built through proposals to increase densities to between 35 and 55 dwellings per hectare.

4. Design and development

This is on the assumption that these locations are urban and well served by, in particular, transport links.

Assuming that development might be proportionate to the total existing population in the District, the proposed Local Development Framework would imply around 12 new dwellings each year in Warlingham (as we have around 10% of the total population of Tandridge.). However, as other parts of the District have not been identified to contribute specifically towards the target of 125 houses each year, the numbers proposed for development in Warlingham could be disproportionately and significantly higher.

Residents appreciate the need for some change. But government policies aimed at increasing house-building are likely to have a disproportionate effect on Warlingham, so changes need to be sensitive to the features which define Warlingham's character and quality – including our open space. Residents need to be involved fully in decisions about where new housing is located and the need to safeguard land for business uses.

Even at 12 new dwellings each year, this could pose a threat to the existing quality of life in Warlingham if proposed developments are unsympathetic to the features we value most and reduce the amount of open space within and around the centre. As national and District policy also aims that most housing development should be on "brownfield" land or what Tandridge may perceive to be low grade employment land, the availability of sites for local business activity could be threatened rather than enhanced.

There is a growing trend of demolishing bungalows and replacing these with larger houses. Whilst this may increase Warlingham's built area – and consequent loss of open space – including gardens, it is not necessarily leading to an increase in the number of households able to live here. It is therefore not achieving housing policy objectives and is likely to conflict with environmental policies.

The other current trend is towards the sub-division of larger houses into flats. This is a more efficient form of development and recognised as such by the nearly 40% of respondents to the Plan's questionnaire as being justified in some circumstances. But nearly 60% of people felt that large houses should not be sub-divided into flats – with the main reason being concerns about infrastructure and pressures on parking.

4. Design and development

Recommended actions – housing	Date	Lead (suggested partners)
Influence Tandridge in the development of its Local Development Framework so that Warlingham (a) takes a fair – not disproportionate - share of responsibility for increasing housing supply across the District. (b) policies achieve a balanced community mix – catering for all age groups – particularly the 20-40 age group with families.	2008	Parish Council/Tandridge District Council
Work with Tandridge District Council and the Local Development Framework process to ensure all developments (including subdivision of larger houses, redevelopment of small houses into larger ones and infill and back-garden developments contribute proportionately to infrastructure improvements – especially bus services, sewer and water capacity and apply environmental policies consistently across the District.	2008 and on-going	Parish Council/Tandridge District Council
Ensure that the Local Development Framework applies a sequential approach to the development of further retirement flats where supply exceeds demand as evidenced by local sales.	2008	Parish Council/ Tandridge District Council
Ensure that pre-consultation and other consultation processes are adhered to and effective including by improving information on proposed developments.	2008	Parish Council/ Tandridge District Council
Monitor the number of planning consents being approved to agreed limits and monitor whether contributions from developers and conditions being attached will benefit Warlingham residents appropriately.	2008 and on-going	Parish Council / Volunteers

(iv) Working Patterns

Over 40% of Warlingham's residents are at or close to the state retirement age. Whilst at least 25% of respondents to the questionnaire travelled to work outside Warlingham (12% to London), this is not quite the typical image of the dormitory commuter area that is frequently portrayed with over 12% of residents stating they worked from home. It is possible that with better electronic communication, the number of people leaving Warlingham to work might reduce with a corresponding increase in small (probably home-based) businesses.

4. Design and development

In addition to home-based self employed businesses, we have over 100 local businesses in Warlingham across a whole range of economic activity with many employment activities lying behind the shops on and around the Green. Other than the shopkeepers, restaurateurs, publicans, estate agents, solicitors, accountants and hotelier, many of these businesses provide public services, such as our doctors, dentists and schools. We also have many equine-based businesses and several small-scale light industrial and storage businesses.

Warlingham is a stable community where only 25% of residents leave to work elsewhere. We have over 100 (mostly small-scale) businesses providing local employment opportunities, adding to the vitality of our community.

Sainsbury's is probably the largest single employer but collectively, all our businesses – including the not-for-profit organisations such as the sports clubs, village halls and community trading activities - offer a range of local employment opportunities. The nature of some businesses will change over time, but although a large number of us will continue to work outside Warlingham, the very presence of local businesses add to the vitality of our parish. Therefore land is needed for existing and future commercial activity.

Insert photographs

(v) Shopping

In addition to Sainsbury's supermarket, there are over 30 small shops and services in Warlingham with most located on and around The Green. This – includes our Post Office, a chemist, small supermarket, bank, newsagent, two hairdressers, a dry cleaners, betting shop and an off licence - located on The Green. For historical reasons, the centre boasts three pubs and two more going east (whereas our neighbours in Sanderstead and Woldingham have none.). All

4. Design and development

pubs serve food to eat in and we have two Indian restaurants, a boutique hotel with a further restaurant, and a fish and chip takeaway. About one third to a half of these businesses are run and owned by independent businesspeople with the remainder being branches of national multiple retailers or operate under franchise.

Mobile stalls selling fresh fish and (since the closure of the butchers) meat, appear on The Green weekly and are popular as an alternative to the supermarkets. A weekly indoor market and various community trading activities take place throughout the year - mainly in the Village Hall.

Other shops exist at the western and eastern extremities of the Limpsfield Road; Hamsey Green (up to Tithepit Shaw Lane; the remainder lying in Croydon) includes a launderers, another hairdresser and second betting shop. And by the Hare and Hounds, Sainsbury's lies close to the eastern edge of the parish with a few specialist shops opposite and on the Harrow Road. Part of a garden centre also lies within the parish boundary.

Collectively, our shops, five pubs, two restaurants, hotel and numerous other service and leisure-based businesses contribute to the vitality of the parish and attract many visitors. We are happier to see more good quality restaurants than more estate agencies or solicitors.

The range and quality of shops in Warlingham are a major driver to the future vitality of the village itself with residents making frequent use of them. (Nearly 70% of all respondents to the questionnaire used the shops on The Green at least once a week with a further 24% using the facilities there at least once a month.).

But since the questionnaire was prepared for this Parish Plan, three shops have closed and remain empty after one year. Tandridge District Council has granted consent for two others to change in use from shop use to either restaurant and another to estate agency use.

A change of use to estate agency or solicitor-type uses causes significantly greater concern to local residents than a change of use to sit-down restaurants that are felt to be more acceptable (but not takeaways.).

Since the questionnaire was prepared, people generally have become more aware of issues of food quality, local sourcing and health. Largely reflecting this "mood change" those contributing to the focus groups saw that the future of Warlingham's shopping relied on retailers providing interest, quality and a difference to the standard ranges offered by the supermarkets and to what could be bought on the internet – perhaps through the development of a Farmer's Market and even involving the local Allotment Society.

4. Design and development

The Parish Planning process could not identify any consensus as to what would secure the future of Warlingham as a centre for shopping. Some respondents said they would be more inclined to use the shops if they were of a higher quality – including a significant demand for a café, whilst a few looked for cheapness. It may be we are witnessing a more general trend with high street shop units offering goods that cannot be found or bought more cheaply elsewhere (perhaps as internet sales gain popularity) and towards offering more services.

Insert photographs

We may be at a turning point: with shops only being able to survive by differentiation on grounds of quality (not selling goods that can now be bought more cheaply including over the internet), or offering services rather than goods. Such change will need careful management to ensure that the vitality of shops around The Green is maintained.

Further research would need to be carried out to establish long-term trends and real demand for future shop-type uses. In the meantime, opportunities exist for more events like the turning on of the Christmas lights to maintain The Green's vitality and as a means to support existing and new shops.

Parking also has an important role to play. Although the streets leading off The Green have uncontrolled parking and are generally easy to park in, a major factor across all age groups in the use of shops, was the ease of parking around The Green itself. (see section 6).

4. Design and development

Recommended actions – shopping	Date	Lead (suggested partners)
Monitor the demand for shop uses – including through liaison with existing traders - and ensure that residents are fully involved in proposals for changes of use.	2008 and on-going	Parish Council / Traders
As part of the Local Development Framework, agree with Tandridge a development brief including the frontage defined for A-class uses around The Green and the future relative balance between shops, restaurants and non-shop uses such as estate agencies and quasi-offices (professional services).	2008	Parish Council / Tandridge District Council
Establish the viability of a farmers' market building on the popularity of existing stall-holders and providing an opportunity for <i>real</i> local produce to be sold. (Location? – outside Somerfields? Outside Village Hall?)	2008	Parish Council / Traders
Implement this if found to be viable.	2009-10	

(vi) The Green

The existence of The Green was the one of the three features we value most about living in Warlingham. Different aspects for its improvement therefore appear in all sections of this Parish Plan.

Insert photographs

4. Design and development

People feel the quality of The Green is spoilt by a rash of engineers' functional, but un-beautiful, signage and poor quality street furniture such as lighting, paving, seats, signs. Similarly, its role, defining Warlingham's character and identity, is being seriously challenged by competing pressures from traffic and parking.

The Green has defined Warlingham's identity for well over a century, but it is now threatened by too much and utilitarian signage and street furniture and pressures for parking and through traffic. Although some landscaping could improve matters in the short-term, only a complete makeover will harmonise competing pressures.

Pedestrians felt unsafe and car parking was not planned coherently with people parking on pavements. The paths across the poor quality grassed areas lead directly into the face of on-coming traffic with no safe crossing points. These issues are considered further in section 6.

Other concerns people expressed were that Tandridge District Council was allowing an imbalance between shops and other uses too far towards office/estate agent uses.

The solution – other than some short-term landscaping improvements – described in section 3, is felt to be a complete makeover.

Recommended actions –The Green	Date	Lead (suggested partners)
Commission a masterplan of The Green to refresh its quality and its importance at the heart of the village.	2008-09	Parish Council
Produce a specific development brief covering The Green under which the percentage of retail (A1, A2 and A3) and employment uses are agreed by residents. (See also section 4.).	2008	Parish Council/ Tandridge District Council
Establish Conservation Area designation to cover The Green through to All Saints, Limpsfield Road and School Common to include other Listed Buildings in the centre of the village.	2010	Parish Council/ Tandridge District Council
Identify support for a site for a potential community building (possibly a new library/community hall or the schools under the Building Schools for the Future programme) which could attract the highest quality design compatible with the village's rural character.	2013	Parish Council, Bourne Society, CABE

5. Community and leisure activity

5 year vision: Warlingham will be a place where:

- The village has retained its rural character
- People know where to look to see what's going on
- Warlingham has the correct level of public provision (for all age groups) relative to its size
- People have access to things going on in Caterham and Oxted at times to suit them.
- Voluntary activities and volunteering are encouraged to continue and grow

Leisure and community activities

Warlingham has many community events throughout the year, ranging from the fun of the May Queen celebrations, the Warlingham Fair at Blanchman's Farm and switching on the Christmas Lights to the solemnity of the annual Good Friday and Remembrance Day services – all on the village Green.

Warlingham's friendly atmosphere is reflected in the number of leisure and community activities open to all age groups. Choice would be increased further if bus access to Caterham were improved – especially in the evenings.

We have over 50 organised community-based groups with activities for nearly all age groups including those arranged through the Churches Together in Warlingham, the Women's Institute, Scouts, Guides and Brownies, amateur dramatics, pilates, yoga, football, cricket, netball, skateboarding, tennis, chess, bridge, badminton, skateboarding, guitar and modern and ballroom dancing classes, indoor and outdoor bowls and many other activities arranged on either a commercial basis such as horse-riding or, an informal basis between friends and neighbours, such as art and foreign languages.

Warlingham's library is small but people were keen to keep and extend opening hours and improve this facility – particularly as a centre for information dissemination and community learning.

Only the very youngest (pre-school) and very oldest (over 90s) appeared to be significantly less well catered for and/or where activities were less well publicised. Although the Afternoon W.I. stopped operating recently, members felt it would not be difficult to restart this if a few younger volunteers stepped forward. An excellent day centre (Douglas Brunton) for the over 55s exists at Caterham-on-the-Hill and access to this and other leisure facilities is considered more in section 6. Lunches are served weekly and monthly through the Churches

5. Community and leisure activity

Together – enjoyed especially, but not exclusively, by the 31% of households headed by single pensioners.

Very many residents volunteer to run Warlingham's varied community activities and there are many opportunities to keep existing activities going and develop new ones through people – especially the younger and including the under 80's - being willing to step forward. If this doesn't happen, one of the features we value most – Warlingham's friendliness and community activity – could suffer a decline.

Insert photographs

Meeting places

We have several halls for community activities to take place in around the centre, including the Village Hall – run by a community trust, the Church Hall, the Mission Hall within the almshouses and others belonging to the various churches. But it can sometimes be difficult to find meeting rooms of an adequate size or quality; reflecting the number and range of activities needing places to meet.

Insert photograph

5. Community and leisure activity

Recommended actions – community activity and meeting places	Date	Lead (suggested partners)
Carry out an audit of existing meeting places, their condition and usage. Monitor demand to see if more/different facilities are needed or if more efficient “timetabling” could provide increased capacity.	2008	Parish Council/ Sports Clubs / Churches Together
Call for and maintain list of volunteers to <ul style="list-style-type: none"> ▪ re-introduce afternoon W.I. (and any other activities aimed at older men), ▪ hold more frequent lunch events (from monthly to weekly), ▪ develop a “skills exchange” of volunteers willing to swap their skill/ set up local interest/activities groups 	2008	Parish Council / (W.I., Churches Together, Sport Clubs, amenity groups).
Arrange for training, e.g. on first aid and health and safety and succession planning for all community groups to run more successfully and increase changes of lasting into the future.	2009	Parish Council / Tandridge District Council/ Charities Aid Foundation

Young people

The Parish Planning process did not manage to capture representative views of young people and specific surveys are needed to identify what facilities they feel they would want as distinct from what older people felt they should have!

However, older residents were concerned that there should be more for young people to do.

From the evidence of facilities that do exist, young people are very well catered for if they enjoy active sport. Exceptionally so if they like football, cricket, rugby or horse-riding. The skateboard park in Mint Walk is also popular and some hair-raising competitions are held each year. Also, Warlingham’s long-established Scout and Guide groups each have small facilities, although the Guide barn (also used as a polling station) in Westhall Road, is in a parlous state. Many residents think teenagers would benefit from a place of their own to meet. Extending the Village Hall, rebuilding the “Boys Club” or enhancing the Scout Hut or Guide Barn for a wider range of activities could be a solution to the deficit in non-sporting facilities for young people. And scope exists to expand facilities in the secondary school, with availability of what’s there and how to access it made more widely known.

5. Community and leisure activity

Insert photographs

Most people thought teenagers needed somewhere of their own to meet although we have exceptionally good facilities for sporting enthusiasts – especially the boys.

Activities for pre-school children seem less than would be expected for the number of our youngest residents.

The planned-for youth worker for Warlingham and reinstatement of evening bus services to Caterham would also open up many more opportunities for teenagers.

Pre-school activities are very limited and rely mainly on voluntary (often church-sponsored) groups of mothers coming together on a relatively short-term basis. As 10% of our households have children under 5, higher demand might exist in Warlingham but is currently not being stated explicitly. The parish also has a deficit of areas for supervised play for the under tens with the swings, roundabouts and slides we are all familiar with. These are important to start the fun and pleasure of physical exercise amongst our youngsters.

Recommended actions – young people	Date	Lead (suggested partners)
Undertake specific survey of what young people want in relation to non-sport activities.	2008	Parish Council/ Schools/ Churches Together/youth worker
Introduce more vocational training to encourage 14-16 year olds to develop an interest/skill (possibly motorcycle maintenance or construction crafts.).	2010	Learning and Skills Council, De Stafford School, Warlingham School, Surrey County Council, youth worker
Secure grants and improve facilities for existing groups – notably the Guide barn but potentially as a central resource for young people.	2008	Parish Council/ Tandridge District Council
Establish viability of more permanent pre-school activities.	2008	Parish Council/ Surrey County Council
Implement is viability established.	2009	

5. Community and leisure activity

Insert photographs

Sport and exercise

Nearly 30% of us belong to a sports club – 14% to one of Warlingham's five main local sports clubs. We have nine playing fields in the parish as well as those attached to the secondary school. Several of these are owned by organisations outside Warlingham, but are able to be joined relatively easily by local people. Organised sporting activities appeared to be more likely to provide for boys and men than girls and women although various community and commercial exercise and dance classes held around the village tend to attract a greater number of women.

Warlingham lies on and is bounded by some steep hills, but this does not deter those for whom running and cycling are popular, although facilities to encourage these (and even walking) in safety were noted to be poor.

Several people recall the days when Warlingham had its own public swimming pool and a few of us thought this would be a great new facility to develop. We do, as residents, have the ability to access the pool at the local secondary school in Warlingham although few people are aware of how to do so. There is also an outdoor pool available at a private sports club. Otherwise, Tandridge offer public swimming facilities at Oxted and Caterham.

As the majority of us live in houses with gardens, we are passionate about gardening with the evidence displayed in the Horticultural Society's seasonal shows of residents' flowers and produce. The Society has a weekly shop at the Village Hall selling low cost seeds and other essentials and our Allotment Society remains active with a waiting list for those wanting to rent a plot.

5. Community and leisure activity

Recommended actions – sport and exercise (see also walking under section 3 and cycling under section 6.	Date	Lead (suggested partners)
Liaise with sports clubs to develop a sports strategy attractive to both boys/men and girls/women and increase participation in a wider range of sport. (To include an audit of play areas for the under 10s as a pre-cursor to a love of exercise).	2008	Parish Council/ individuals, Sports clubs, Sport England, Schools. Tandridge District Council
Secure grants and funding implied by strategy	2009	
Implement strategy	2010	

New opportunities

Opportunities exist to develop and encourage new activities such as an annual music festival – possibly jointly with Whyteleafe - held in the natural “bowl” of Whyteleafe recreational Ground and an annual photographic competition.

Recommended actions – new opportunities	Date	Lead (suggested partners)
Re-introduce photographic competition with displays and judging at Warlingham Fair. Involve all ages – including schools and youth groups Secure prizes Consider extension into a Warlingham calendar	Summer 2008 and then annually 2011	Parish Council / Individual volunteers Warlingham Fair Committee
Develop an annual music fest – probably on Whyteleafe Recreation Ground's “dobbins” Secure sponsorship from businesses with related products/youth culture Secure consents and licences	2009 and then annually if successful	
Develop an oral and written history of the people of Warlingham	2009	Parish Council/ Churches Together / Schools

5. Community and leisure activity

Information and access

The single most outstanding issue that cropped up repeatedly during the Parish Planning process was that although information is generally available, it is often out-of-date or not distributed to everyone and some older people don't have access to and/or skills in using the internet for information. Therefore, people don't know what's going on and where.

The weekly free newspaper; the County Border News, is an important source of information for commercial services and The Churches Together in Warlingham provides a very valuable directory of information of community activities. But neither is distributed to everyone and even our main website is of limited value for the needs of the parish. The various noticeboards including those in the library, Sainsbury's and on The Green outside Somerfields as well as information at the medical practices have specific information. However, like the information about bus and train services, none is brought together in a single place and is not routinely, kept up-to-date.

The Warlingham website is in urgent need of being refreshed if it is going to serve – amongst other things - as an authoritative guide to “what's on” and how to get there. It could, build on and converge with the current information dissemination formats. But printed media will still be required until all people are able to access information over the internet. Other formats such as texts and social networks and message boards used more by younger residents may also improve the “reach” of information about what's going on.

Young people and older people without cars can't access what's on nearby in Caterham and Oxted easily because of poor public transport. This is more of a problem in the evenings when the bus service that does exist to Caterham, stops running. Access to facilities in Croydon by bus is still possible during the evenings but raises issues of personal safety relative to that in Oxted and Caterham.

Services for adult education for pleasure/leisure and to improve the skills of the adult workforce, which used to be held in Caterham, have been reduced by Surrey County Council and are now available only at East Surrey College in Redhill or Crawley a significant distance away and difficult to get to without a car.

5. Community and leisure activity

Recommended actions - Information	Date	Lead (suggested partners)
<p>Improve ways of letting people know what activities are going on in Warlingham – including, urgently, refreshing the main website</p> <p>To consider range of formats and media, including potentially electronic newsletter, better coverage from existing newspapers, social network sites, texting and the traditional noticeboards.</p>	<p>2008</p> <p>2009</p>	<p>Parish Council /</p> <p>Parish Council / Churches Together in Warlingham / newspapers</p>
<p>Establish the viability of a dedicated information officer for Warlingham.</p> <p>If viable, appoint a dedicated officer with responsibility for maintaining and improving access to information.</p>	<p>2008</p> <p>2009</p>	<p>Parish Council/ Tandridge District Council / Churches Together in Warlingham and amenity groups</p>
<p>To run programmes aimed at increasing skills in e-mail and internet amongst older people to access information more easily and efficiently.</p>	2009-10	Parish Council/ Surrey County Council
<p>Extend library services including a possible café as a more central community centre with extended opening hours. Consider sponsorship of café to fund/part fund improvements. Consider whether on existing or new site</p>	2010	Surrey County Council

Insert photographs

5. Community and leisure activity

Recommended actions – Access (see also section 6)	Date	Lead (partners)
Establish viability to extend and improve bus services to Oxted and Caterham in the evenings for young (and older) people to access activities and consider subsidy for young people to use buses if necessary.	2008	Surrey County Council/ Parish Council
Implement improvements to services if viable.	2009-10	
Increase public transport services to and from the Douglas Brunton Centre for older people and confirm whether taxi vouchers are valid on Dial-a-Ride.	Spring 2009	Surrey County Council

6. Traffic, transport and parking

5 year vision: Warlingham will be a place where people are able to:

- use the shops and local facilities more easily through better-managed parking
- be safe from cars travelling too fast and be able to
- walk along pavements and cross the roads safely at more key points
- be free of the nuisance of heavy lorries on our B roads
- catch a direct bus to where and when people need to go (especially East Surrey Hospital, and other facilities in Caterham and Oxted)
- park at a reasonable price to use the trains without having to park in neighbouring streets
- live peaceably without the nuisance of people parking irresponsibly on pavements, verges and by the sports clubs
- drive without conflicting and poor quality signage and restrictions

Car ownership

Most of us have cars. But although car ownership is high, at least 20% of people in Warlingham don't own a car (higher than the household-based data reported in the census – and many more if children and young people under 17 are included). There are three inter-related issues arising from this: parking, traffic and pedestrian safety with landscaping and public transport – especially better bus services - being possible solutions.

Traffic volume, speed and pedestrian safety

We value our easy access to the M25 but this also brings through traffic – with people from outside Warlingham using our roads as a through route with high traffic volumes (prevalent in rush hours) and speeding traffic (especially outside rush hours.).

11% of us feel that speed limits should be reduced. A further 46% feel that existing limits are OK, but should be better enforced. The roads residents were most concerned about speeding cars were mainly those radiating from The Green: Westhall Road, Limpsfield Road and Leas Road. Safe pedestrian crossing points are limited with specific “hotspots” where they could be considered, e.g. Limpsfield Road/The Green opposite the library or medical practice and Hillbury Road/Westhall Road.

Many pavements don't exist or stop abruptly, for example Narrow Lane, Leas Road and Westhall Road, so forcing people into the road. Others are obstructed with overhanging hedges and tree or pavements and verges have cars parked on them (considered more in section 3.). Pedestrians are not given sufficient - or any - priority over road users in some areas, e.g. Succombs Hill/Narrow Lane. Yet the feature we value most is Warlingham's rural feel. We have a range of livery stables and riding

6. Traffic, transport and parking

schools with horses walking along roads connecting bridle paths being commonplace. If pedestrians are vulnerable from speeding traffic - so too then are the horses that give our parish its character and charm.

Residents also feel there is too much traffic passing through Warlingham to and from the M25, not contributing to village life with The Green having become almost a glorified roundabout. Although the issue of The Green's quality generally is considered under section 4 (design and development), the main issue is one of traffic flows.

Heavy goods vehicles generally don't use the recommended route of Limpsfield Road and Tithepit Shaw Lane having a particularly bad impact on Hillbury Road. There was some evidence that the number of HGVs trying to use the wholly inappropriate routes of Succombs Hill and Bug Hill may have become worse as a result of SatNav routing.

Recommended actions – traffic speed and pedestrian safety	Date	Lead (suggested partners)
Conduct surveys of traffic speeds at key entry points into Warlingham and, especially from The Green, i.e. Leas, Limpsfield, Westhall Road	2008	Parish Council/ volunteers / Surrey Police
Learn from other parishes where monitoring equipment has been bought for volunteers to conduct random speed checks with prosecutions of traffic above a set limit.	2008	Parish Council/ Surrey Police
In response to surveys, take appropriate action to slow down traffic at entry points to Warlingham, e.g. by the Harrow Inn, Hamsey Green, Bug Hill, Succombs Hill, Hare & Hounds, Hillbury Road by initiatives such as local area of cobblestones in the road to maintain distinctive village feel (coordinated with planted tubs and village signage announcing arrival in Warlingham and encouraging respectful behaviour.).	2009	Parish Council/ Surrey County Council
If justified by evidence above, introduce and enforce a 30 mph limit on all roads within Warlingham and consider 20 mph zones outside all schools, the doctors' surgeries, and around The Green and refresh all signage (eliminating duplicative and conflicting signs)	2009-10	Surrey Police / Surrey County Council / Parish Council

6. Traffic, transport and parking

<p><u>Prioritising pedestrians</u> Develop feasibility study into re-modelling The Green – including traffic and highways expertise (see also Design and Development Actions) as a place where pedestrians are prioritised, shops are supported and we can have pride in the centre-piece of our village.</p>	2008-09	Parish Council, businesses, including those around The Green, volunteers, Planning Aid
<p>Provide additional crossing points at key points identified as part of traffic monitoring survey – possibly: the doctors' surgeries, Trenham Drive/Crewes Lane, along Westhall Road close to junction with Hillbury Road and by the public toilets at Leas Road</p>	2010	Parish Council / Surrey County Council
<p>Provide continuous pavements on Hillbury Road and Westhall Road to encourage safe walking to and from the station.</p>	2010	Parish Council / Surrey County Council
<p>Following feasibility study; remodel The Green to create a safe pedestrianised area (see also Design & Development Actions)</p>	2013	Parish Council/ Businesses around The Green, volunteers / Police /Surrey County Council

Insert photographs

6. Traffic, transport and parking

Recommended actions - traffic size and volume	Date	Lead (suggested partners)
<u>Size</u> Clarify restrictions on HGV routing through the village Conduct surveys and investigations to quantify extent of problem of HGVs at key points in Warlingham (Westhall Road, Hillbury Road, Leas Road/Bug Hill and Farleigh Road) Liaise with Ordnance Survey as necessary if action required on routing being recommended to HGV drivers by SatNav Implement width restrictions (possibly through use of soft landscaping measures as part of overall Landscaping actions in section 3), e.g. Narrow Lane, Bug Hill and possibly Hillbury Road to reduce heavy lorries from using these so easily and have defined passing places	Summer 2008 Summer 2008 Autumn 2008 Autumn 2009	Parish Council / Surrey Police / Surrey County Council / volunteers (from local residents groups)
<u>Volume</u> Collect evidence of traffic trends in Warlingham	2008 and on-going	Parish Council/ Surrey Police/ Surrey County Council/ volunteers

Parking

As residents of Warlingham we don't – as a rule - have difficulty in parking our cars where or close to where we live. However, congestion and a nuisance caused by parked cars is focused on a few specific "hotspots"; notably associated with the sports clubs along and just off the Limpsfield Road and around The Green, affecting Disabled Badge holders in particular. (Whyteleafe's Parish Plan has also identified another area of congested parking; at the foot of Hillbury and Westhall Roads– some of which is by Warlingham's residents using the railway stations.).

Parking causes congestion around the sports clubs and railway stations and parking on verges causes a hazard for pedestrians. Disabled parking bays are widely abused and no parking exist for cyclists or motorized scooters.

Insert photographs

6. Traffic, transport and parking

A high proportion of us said we'd use the shops around The Green more often if more parking were available. Recently-introduced restrictions limiting the time people have to park free of charge was felt to be possibly not long enough to make use of the shops effectively. A few people were still unaware that Warlingham has a small "shoppers" car park opposite the Leather Bottle.

Many people reported the general lack of respect towards spaces designated for Disabled Badge holders - including those outside Lloyd's chemist and in Sainsbury's car park, preventing disabled people from enjoying the use of the shops. There's also no specific provision for motorised scooters – which may become a greater issue if more of Warlingham's resident population are in the older age groups.

Insert photographs

Recommended actions – parking	Date	Lead (suggested partners)
<u>Capacity</u> Clarify parking restrictions around The Green	Spring 2008	Parish Council (Surrey County Council/Tandridge District Council)
Monitor effect on traders of new parking restrictions around the Green and liaise with Surrey County Council/Tandridge District Council to ensure time people are able to park is sufficient for reasonable use of Warlingham's facilities	Spring - summer 2008	
Improve information on available parking throughout Warlingham	2009	
Carry out a pedestrian count to measure footfall as a percentage of population outside shops and undertake a sample survey to establish possible demand for parking to stimulate more use of the shops on The Green.	Summer 2008	Parish Council/ Volunteers
Identify opportunities for more car parking just off The Green and for disabled drivers closest to the shops.	Summer 2008	Parish Council / Volunteers

6. Traffic, transport and parking

Hold meeting with traders and car park owners to establish if more capacity could be provided around The Green through better use of existing (private) car parks and surrounding streets.	2009	Parish Council (traders, car park owners, residents)
<u>Congestion nuisance parking</u> Find out what parking restrictions exist, responsibility for enforcement and history of enforcement	Spring 2008	Parish Council / Volunteers / Tandridge
Build up evidence of congestion/nuisance parking "hotspots", e.g. through photos (Sports clubs)	2008	
On basis of evidence, review parking times to encourage use of shopping facilities and ensure parking restrictions have adequate, clear signage and are enforced.	2009	
Find out how Tandridge District Council could make licenses for events (especially use of sports clubs) conditional on effective self-marshalling of parking. Call a meeting with the Sports Clubs to broker an agreement under which they take responsibility for effective marshalling of parking.	2008	Parish Council, (Sports Clubs, local residents, Police, Tandridge District Council)
<u>Disrespectful parking</u> Build up evidence of unsafe/disrespectful parking e.g. through photos.	2008	Parish Council / Volunteers
Develop a "good neighbour" guide to encourage reduction in antisocial parking on grass verges and pavements.	2009	
Position planted tubs in key locations to prevent nuisance parking and to brighten up the village (see section 3)	Autumn 2008	Parish Council / volunteers / Horticultural Society

Public transport

36% of us currently use some form of public transport to get to school, work or college. Train services from Upper Warlingham have improved – in both reliability and frequency of service but are frequently over-crowded in peak hours and Sunday services are less frequent – forcing those of us with cars back onto the roads.

An enhanced bus service between Great Park and Upper Warlingham railway station with a route specially designed to be reasonably close to all residents has been introduced during peak hours. Other than this (which is being supported by the Parish Council), and the services running to Caterham and Croydon, our bus services fall far short of offering us a quality or integrated service.

6. Traffic, transport and parking

Insert photographs

Although the railway station is about a mile away down a steep hill, train services are generally very reliable and frequent if somewhat overcrowded at peak times.

But, other than the 403 to Croydon, and the new service from the Great Park to the station, bus services don't encourage us to switch from our cars.

The bus service to Oxted has been withdrawn and services don't run directly from Warlingham to places where people want to go, such as East Surrey Hospital and Oxted for shops, leisure and medical diagnostic/treatment and the District Council offices and the leisure centre so journey times are difficult or very long. Others, e.g. to Caterham, operate a service throughout the day but not into the evenings. Many people didn't know about the bus services that do exist (especially Dial-a-Ride, Buses 4U and whether they qualify for the taxi voucher schemes). Bus stops rarely have shelters or timetables.

All of this (lack of information, hours and infrequent services) puts people off using buses at all. It becomes a circular argument and routes are withdrawn for lack of use.

Recommended actions – public transport	Date	Lead (suggested partners)
<u>Information</u> Improve information of existing bus and public taxi services (possibly through website) and a map integrated with that proposed for Warlingham's network of footpaths. (section 4)	2008	Parish Council / Bus and rail Operators, Surrey County Council
Improve information on arrival times, e.g. through realtime displays to improve integration of bus and rail services	2010	
<u>Buses</u> Promote greater use of bus service between Great Park and Upper Warlingham station through the village so service is maintained.	2008	Parish Council / Bus operators / Surrey County Council

6. Traffic, transport and parking

Conduct survey of what would encourage more people to use bus services generally.	2008	Parish Council / Bus operators / Surrey County Council
Find out potential demand for direct service to East Surrey Hospital.	2008	Parish Council / Primary Care Trust
Depending on results of monitoring and survey; seek to extend existing bus service (frequency, route and hours) to Caterham and East Surrey Hospital	2009	Surrey County Council / Bus operators
Trains Conduct survey on demand for increased Sunday service.	2008	Parish Council/ Train Operators
Depending on survey result, seek to improve services on Sundays.	2010	
Seek a definite timetable for lengthening platforms and increasing number of carriages to reduce overcrowding.	2008-09	

Cycling

Although Warlingham is very close to the highest local point along the ridge, cycling is not encouraged as the few designated cycle paths that do exist are often overgrown or allow parking within them and no integrated safe cycle network exists across all streets. The Green offers scant parking for bicycles and limited facilities exist at the railway station.

Recommended actions – cycling and walking	Date	Lead (partners)
Identify opportunities for parking of bikes.	2008	Parish Council/ SusTrans / Cycle clubs/ volunteers
Hold meetings with land owners/ public authorities to develop more and appropriate facilities for cyclists.		
Promote walking – see actions on speeding traffic, crossing points and pavements above – as well as part of an overall sport strategy (section 5)		
Survey safety of roads for cyclists possibly and undertake review of facilities and safe routes and report on possible improvements to consider.	2008	Parish Council / SusTrans / cycle clubs/ volunteers
Encourage alternative modes of travel other than cars to improve health, e.g. buses, cycling, walking and identify any additional facilities to promote this.	2009	Surrey County Council (Health Authority, Schools, Voluntary groups) / Sport England/ SusTrans
Increase information about cycle routes as part of improved information on public transport.	2008-09	

7. Feeling safe

5 year vision: Warlingham will be a place where:

- Residents of all ages and business people will feel safe to go about their daily lives – including through a greater police presence and use of new technologies.
- Access to the police to report incidents is simple, well-publicised and effective and responses are timely and of a high quality.
- The whole of Warlingham is covered by a well-organised “neighbourhood watch” scheme.

Crime

Compared with most places in England, Warlingham is a very safe place to live, with very few burglaries and almost no personal attacks. Warlingham West generally has marginally lower crime levels than Warlingham East, but both are still at low levels. What reported crime there is, is limited to low level vandalism such as graffiti, theft from cars and nuisance motorcycling (“scrambling”) although occasional break-ins of the shops and attacks on shopkeepers persist. There is also anecdotal evidence of drug and alcohol abuse amongst a tiny minority of teenagers.

But many residents still have a real fear of crime and are feel that we should be vigilant to prevent low existing crime levels from increasing. A “neighbourhood watch” scheme still exists in parts of Warlingham and a few residents live in developments secured by lockable gates or where access is denied/granted by electronic surveillance equipment. A few people were concerned that response times were slow and noted that discourteous “nuisance” parking and dangerous driving is perceived not to merit the attention of Surrey’s police officers.

Insert photographs

Information and access

Some people are unhappy with the visibility of policing, that the police patrolled Warlingham East more than the West and some areas such as our bridle paths could not be patrolled adequately on foot or by car and other forms of transport should be considered.

7. Feeling safe

Warlingham's small police house in Shelton Avenue is generally un-staffed and although Community Support Officers are to be seen, when Surrey Police does patrol the area it is generally in cars rather than on foot. This contributes to people sometimes feeling that there is an inadequate police presence without a "Bobby on the beat" at all times - although most understand that this would be unrealistic.

Information and communication appeared still to be a major issue rather than a fundamental concern about policing. Surrey Police holds a regular surgery to inform local people of "fashions" in crimes being committed in the general area and for residents to raise particular concerns. However, most people who attended the public meetings on the Parish Plan were still unaware of these surgeries. Some people were aware of ways to contact the police to report non-urgent incidents (by 'phone or e-mail) but the quality of response and time taken to reply to residents' reports sent by e-mail was felt to be unsatisfactory.

Supporting our police

Local people felt that Surrey Police could be more supportive in reviving the "neighbourhood watch" scheme and in helping volunteers to organise ourselves to support the efforts of the police.

7. Feeling safe

Recommended action – feeling safe	Date	Lead (suggested partners)
<u>Information</u> Improve information on what the Police does and how to contact them, e.g. when their surgeries are held, where the Community Support Officers work and at what times.	Spring 2008 onwards	Surrey Police
Improve information on how to contact the Community Support Officers (mobile 'phone and pin number)	Spring 2008 onwards	Surrey Police
Surrey Police to provide more meaningful, ward (and maybe parish) level, crime statistics across Warlingham	Autumn 2008	Surrey Police
<u>Service level</u> Find out whether the whole of Warlingham is receiving adequate coverage relative to the risk of crime.	Spring 2008	Surrey Police/ Parish Council
Find out existing target response times and agree with Surrey Police reasonable response times for urgent and non-urgent reports and why e-mail is used at all.		Surrey Police
<u>Visibility of policing</u> Establish the viability of sponsoring a Parish Constable dedicated to Warlingham (like Woldingham and Tatsfield) and implement if viable with residents willing to pay for this.	Autumn 2008/ 2010	Parish Council
<u>Supporting our police</u> Strengthen the Neighbourhood Watch scheme to cover the whole of Warlingham, with the police encouraging more people to volunteer as coordinators.		Surrey Police / Neighbourhood Watch
Keep the Police Station open during office hours through developing rota of volunteers, e.g. possibly starting with the neighbourhood Watch Coordinators. Or, discuss whether the house could be re-opened to accommodate a community police officer.		Surrey Police/ volunteers
Involve parents and schools to improve liaison with the police and get parents to respect parking restrictions outside the schools.		Schools/Surrey Police/parents
Surrey Police and Surrey Planners to work closer to ensure licences are not renewed to landlords where premises regularly have problems of alcohol abuse and monitor compliance of off-licence alcohol sales.		Tandridge District Council/Surrey Police/Shop keepers, off-licence holders and publicans
Liaise with the Police to consider provision of mobile CCTV coverage as in Bletchingley, and Felbridge for speeding, parking enforcement, so giving them more time for other activities and foot/bike patrols.		Parish Council, shop-keepers, Surrey Police
<u>Finding imaginative solutions</u> Surrey Police to consider alternative forms of transport to be able to patrol foot and bridlepaths, e.g. cycles, horses or even (carefully driven) motor scooters Or: identify a suitable location for motor-cycling practice to encourage people away from the bridlepaths – possibly linked to vocational skills centre for younger children liable to drop out of education.		Surrey Police/ school