



# Cala at Warlingham

A thoughtful, connected development –  
delivering new homes in London's commuter belt

Cala Homes (South Home Counties)

March 2025



External photography

# Overview

Cala at Warlingham is a 100-home development on land at Limpsfield Road, in the district of Tandridge. Located just north of the village centre of Warlingham, this suburban town is an attractive London commuter hub benefiting from its position on the northeastern edge of Surrey.

The greenfield site secured a detailed planning permission in April 2023 following a successful appeal for non-determination and a three-day Planning Inquiry. The scheme is one of the largest and only recent new build family housing developments in Tandridge – just 296 new homes were built across the district in the 2022/2023 financial year.



Showhome photography

# Overview

This high-quality designed community will provide a range of apartments, semi-detached and detached homes, to meet the differing needs of local buyers. This scheme will also have shared ownership and affordable rent options, with 40% of the overall development being affordable.

As part of the site was previously used as a sports facility it was important for Cala's plans to include the build of new and improved sports facilities, including new football pitches and a club pavilion, alongside additional green spaces and parking to relieve the stress on local roads.







# Our approach

Cala was considerate through its design of the development to ensure that the new homes would not disrupt the character and feel of Warlingham. The local area exhibited a generic urban structure, featuring a mix of red and brown brick and red and brown clay roof tiles. Properties along Limpsfield Road are generally two storey semi-detached or detached, with lower and taller buildings dispersed sporadically.

Cala engaged with local stakeholders to understand local needs. Consequently, Cala amended its plans to incorporate more two-storey house types instead of bungalows ahead of submitting the plans. Furthermore, in keeping with the local character, materials like rural red and brown brick, and red and brown roof tiles were proposed for the construction of the new homes.

Furthermore, to reduce carbon emissions during the construction process, the proposals included plans to build the new homes using timber frame construction.

Additionally, to support Cala's customers to have more energy efficient homes and cheaper energy bills, air source heat pumps will be installed in all new homes.

Additionally, Cala was informed of local people's desire for a new and improved sports facility. As such, Cala committed to deliver a new sports facility, which was assessed by the Planning Inspector Very Special Circumstance (VSC) in releasing the land from the greenbelt.

In summary, Cala's ability to understand the local character and promptly deliver both market and affordable housing with various sustainability features, along with providing new and improved sports facilities and open spaces, helped Cala demonstrate the need for these new homes and the careful consideration taken when composing the proposals.





# Where are we now?

Following an appeal for non-determination, Cala secured a successful detailed planning permission in April 2023, with construction beginning in January 2024.

The completed development will deliver a range of one-, two- and three-bedroom affordable homes and one-to-five-bedroom private market houses with 40% of these homes being affordable. Additionally, the provision of new and improved sports facilities and open green space highlight Cala's commitment to not just simply building houses but creating a connected community and establishing a sense of legacy in the area.







For more highlights from the  
Cala South Home Counties team visit:

[cala.co.uk/shcland](https://www.cala.co.uk/shcland)

CALA.CO.UK



External photography