

APP/M3645/W/25/3374913 - Former Laporte Works Site, Nutfield Road, Nutfield

Older Persons Statement of Common Ground

1.0 Introduction

- 1.1 This Older Persons Statement of Common Ground has been prepared by Tetlow King Planning, on behalf of Nutfield Park Developments Ltd (the Appellant) in relation to the above appeal and agreed with Tandridge District Council (the Council).
- 1.2 It has been prepared to provide additional details regarding those matters that are agreed, and those not agreed, between the parties and is supplementary to the main Statement of Common Ground which deals with overarching planning matters.

2.0 Planning Policy Matters

Tandridge District Core Strategy (2008)

- 2.1 The Core Strategy sets out the Council's strategic policies and proposals for the development and use of land within the District.
- 2.2 Policy CSP8 sets out the council's approach to the provision of older persons housing.

National Planning Policy Framework (2024)

- 2.3 Paragraph 61 of the revised NPPF establishes that:

"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".
- 2.4 Paragraph 63 notes:

"Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) ...older people (including those who require retirement housing, housing-with-care and care homes)..."

2.5 Annex 2 of the NPPF defines older people as:

“People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.”

Planning Practice Guidance

2.6 The PPG has a section entitled ‘Housing for older and disabled people’ published in June 2019. It sets out from the opening that:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.” (Paragraph: 001 Reference ID: 63-001-20190626)

2.7 The guidance sets out clearly that:

“The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people.” (Paragraph: 003 Reference ID: 63-003-20190626)

2.8 In order to determine the levels of need, the guidance sets out that:

“The age profile of the population can be drawn from Census data. Projections of population and households by age group can also be used. The future need for specialist accommodation for older people broken down by tenure and type (e.g., sheltered housing, extra care) may need to be assessed and can be obtained from a number of online tool kits provided by the sector, for example SHOP@ (Strategic Housing for Older People Analysis Tool), which is a tool for forecasting the housing and care needs of older people. Evidence from Joint Strategic Needs

Assessments prepared by Health and Wellbeing Boards can also be useful.”
(Paragraph: 004 Reference ID: 63-004-20190626).

2.9 When considering the task of addressing the specific needs within plans, the guidance states:

“Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period.” (Paragraph: 006 Reference ID: 63-006-20190626).

2.10 The section goes on to state that:

“Plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate.

Many older people may not want or need specialist accommodation or ...

Plan-makers will therefore need to identify the role that general housing may play as part of their assessment. Plan-makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish.” (Paragraph: 012 Reference ID: 63-012-20190626).

2.11 In respect of decision making the guidance sets out clearly that:

“Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need”.
(Paragraph: 016 Reference ID: 63-016-20190626).

3.0 Matters of Agreement

3.1 It is agreed that the specialist older persons provision in this case relates to provision of up to 41 units of extra care and a care home of up to 70 beds.

3.2 It is agreed that there is a requirement for additional specialist extra care accommodation within Tandridge, both for social and market tenure, to meet current and future needs.

3.3 It is agreed that there is a requirements for additional specialist care beds to meet the future needs of an ageing population having regard to the Surrey County Council population profile (October 2025), and given the previous position in regard to planning appeal APP/M3645/W/25/3359711 where the Inspector noted at paragraph 40:

"The need to provide housing for older people nationally is critical as set out in the National Planning Practice Guidance (PPG). There is no doubt that there is a clear need for this type of development in Tandridge. Consequently, the cumulative benefits associated with the provision of a care home providing general needs and dementia care are afforded substantial weight."

3.4 It is agreed that the current development plan is silent on a policy that specifically relates to the provision of new care homes, save for co-location with extra care provision under policy CSP8, or any protection for existing care homes.

3.5 It is agreed that the matter of weight to be afforded to an identified need is for the decision maker to determine.

4.0 Matters of Disagreement

4.1 There is disagreement as to whether or not the extra care accommodation provided falls within Class C2 use.

4.2 There is disagreement between the parties as to whether the proposed care home meets the specific needs identified by Surrey County Council.

Signed on behalf of Tandridge District Council



Name: Peter Lee	Date: 06.02.2026
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Signed on behalf of the Appellant



Name: Iain Warner	Date: 06 February 2026
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