

Planning profile for accommodation with care for older people

Tandridge District

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Extra care housing

Need for extra care housing in the Tandridge District area

Based on the [2022-based sub-national population projections](#) published by the ONS on 24 June 2025, the future need for extra care housing (as defined in Surrey County Council's Planning Guidance) is set out below for 2025, 2030 and 2035:

Year	75+ population projection	Affordable need (10 per 1,000 75+)	Market need (35 per 1,000 75+)	Total need (45 per 1,000 75+)
2025	10,380	104	363	467
2030	11,214	112	392	505
2035	12,095	121	423	544

As at 1 April 2025, the following extra care housing settings were either open or with full planning permission in the Tandridge District area to help meet this need:

Setting name	Status	Postcode	Tenure	No. of units
Audley Lingfield Grange	Planning approved	RH7 6PW	Market	150

Based on this level of recognised provision, the gap in meeting current and future needs for extra care housing are set out as follows:

Year	Affordable Projected (oversupply)/ need for additional units	Market Projected (oversupply)/ need for additional units	Total Projected oversupply)/ need for additional units
2025	104	213	317
2030	112	242	354
2035	121	273	394

As stated in the Planning Guidance for Accommodation with Care for Older People, Surrey County Council's Right Homes Right Support Strategy is highly ambitious in increasing the availability of affordable extra care housing. In consideration of this strategic shift the affordable need figures should be regarded as conservative.

Residential and nursing care homes

Calculated need for residential care home provision in the Tandridge District area, up to 2035

As of 1 April 2025:

- The Tandridge District area had a supply of 319 residential care home beds against a 75+ population of 10,380. This provides a prevalence rate of 30.73 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 204,293 residential care home beds against a 75+ population of 5,573,643. This provides a prevalence rate of 36.65 beds per 1,000 of the 75+ population.

This means that the current amount of residential care provision in the Tandridge District area is relatively low in comparison to the England average.

The table below sets out the future local need for additional residential care home beds in 2030 and 2035, based on the operational provision in April 2025 and with adjustments for the future delivery of affordable extra care housing in Surrey:

Year	Tandridge 75+ population	No. of beds to reflect England ratio in 2025	Reduction due to delivery of new affordable extra care housing	Projected (oversupply) / need for additional beds in Tandridge
2030	11,214	411	(35)	57
2035	12,095	443	(35)	89

As illustrated by the following table, the Tandridge District area has a relatively high prevalence rate of residential care provision in comparison to neighbouring authorities (with the exception of Reigate & Banstead, Croydon and Mid Sussex). This suggests that future market-led development in this area is likely to lead to an influx of residents from other areas.

Neighbouring authority area	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Reigate & Banstead	45.43	(112)	(52)
Bromley	15.44	710	788
Crawley	26.83	98	140
Croydon	35.05	124	243
Mid Sussex	34.10	112	178
Sevenoaks	29.59	144	182
Wealden	24.20	379	471

Calculated need for nursing care home provision in Tandridge District area, up to 2035

As of 1 April 2025:

- The Tandridge District area had a supply of 609 nursing care home beds against a 75+ population of 10,380. This provides a prevalence rate of 58.67 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 212,440 nursing care home beds against a 75+ population of 5,573,643. This provides a prevalence rate of 38.12 beds per 1,000 of the 75+ population.

This means that the current amount of nursing care home provision in the Tandridge District area is relatively high in comparison to the England average.

The table below sets out the future local need for additional nursing care home beds in 2030 and 2035, based on the operational provision in April 2025:

Year	Tandridge 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Tandridge
2030	11,214	427	(182)
2035	12,095	461	(148)

As illustrated by the following table, the Tandridge District area has a relatively high prevalence rate of nursing care provision in comparison to neighbouring authorities, with the exception of Reigate & Banstead. This suggests that future market-led development in this area is likely to lead to an influx of residents from other areas, particularly those where there is a clear need for additional nursing care home beds.

Neighbouring authority area	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Reigate & Banstead	73.04	(475)	(413)
Bromley	34.30	164	244
Crawley	11.63	225	269
Croydon	56.03	(398)	(273)
Mid Sussex	46.72	(88)	(19)
Sevenoaks	46.94	(91)	(52)
Wealden	52.28	(263)	(167)