

TOWN AND COUNTRY PLANNING ACT 1990

**AFFORDABLE HOUSING STATEMENT OF COMMON
GROUND IN RESPECT OF AFFORDABLE HOUSING NEEDS
AND DELIVERY ACROSS TANDRIDGE**

SECTION 78 APPEAL

**Outline planning permission for the development of the site
for new homes (Use Class C3) and Integrated Retirement
Community (Use Classes C2, E(e), F2), creation of new
access, landscaping and associated works to facilitate the
development, in phases which are severable (Outline with
all matters reserved, except for Access)**

Nutfield Green Park, Nutfield, Surrey

February 2026

PINS REF: APP/M3645/W/25/3374913

LPA REF: TA//2023/1281

APPELLANT REF: M25/1205-02.RPT

The following matters are agreed by the parties.

1.0 Affordable Housing Offer

- 1.1 The development proposed by the appeal scheme includes, among other things, the provision of up to 166 C3 dwellings and up to 41 C2 extra care units of which 50% are proposed as affordable.
- 1.2 The proposed affordable housing provision (50%) exceeds the cumulative 49% affordable housing provision required under Policy CSP4 of the Core Strategy (34%) with the (15%) uplift required by the Golden Rules under paragraph 157 of the NPPF 2024, whilst a marginal further uplift it is agreed this is beneficial for those in affordable housing need.
- 1.3 The tenure split for the (C3) affordable housing provision has been agreed with the Council as being set at 75% Affordable Rent/Social Rent and 25% Shared Ownership, and complies with Policy CSP4 of the Core Strategy.
- 1.4 The proposed provision of affordable housing will be secured by section 106 agreement.

2.0 Affordable Housing Policy

- 2.1 For the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan in respect of affordable housing for the application site comprises the Tandridge District Core Strategy 2006-2026 (the 'Core Strategy') (adopted 2008).
- 2.2 Policy CSP4 (Affordable Housing) is the relevant affordable housing policy of the Core Strategy. However, the first line of Policy CSP4 states '*This is an interim holding policy pending the adoption of a substitute policy in an Affordable Housing DPD.*' No Affordable Housing DPD has been published to date.
- 2.3 Policy CSP4 (Affordable Housing) states that '*to maximise the supply of affordable housing*' the Council will seek up to 34% of dwellings on qualifying sites¹ to be delivered as affordable homes. Under Policy CSP4 the Council may require up to 75% of the affordable housing on a site to be social rented, the precise proportions will be agreed having regard to the specific need at the time and within the area.

¹ On sites within the built-up areas of 15 or more dwellings or greater than 0.5 hectare and within designated rural areas on site of 10 or more dwellings.

- 2.4 The appeal site is above the threshold for affordable housing under Policy CSP4 of the Core Strategy.
- 2.5 The appeal site is located within the Green Belt and in accordance with paragraphs 67 to 68 of the National Planning Policy Framework (the 'NPPF') (December 2024) the 'Golden Rules' apply. The Core Strategy does not reflect paragraph 67; therefore paragraph 157 of the NPPF is engaged and a 15% uplift to affordable housing provision is applied to the requirement under adopted policy.
- 2.6 Pursuant to the Golden Rules, a 15% uplift is applied to affordable housing provision from eligible sites under Policy CSP4 of the Core Strategy; from 34% to 49% the total number of proposed dwellings.
- 2.7 The draft Tandridge Local Plan 'Our Local Plan: 2033' was submitted for examination on 18 January 2019. On 14 February 2024 the Inspector formally advised the Council that the plan was not capable of being made sound as *it was 'not based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.'*
- 2.8 At a meeting of the Full Council on 18 April 2024 it was resolved to withdraw 'Our Local Plan 2033' from examination and prepare a revised new Local Plan.
- 2.9 Between 19 January 2026 and 1 March 2026 the Council is holding a consultation on an Early Engagement Document (Regulation 18).
- 2.10 There are no published draft policies or allocations as part of the Emerging Local Plan nor have any relevant new evidence base documents been published.

3.0 Affordable Housing Needs

Housing Need Assessments

- 3.1 The most recent assessment of affordable housing need in Tandridge is the Affordable Housing Needs Assessment Updated Technical Paper ("2018 AHNA"), published June 2018. It covers the period between 2018/19 and 2038/39 and was prepared as part of the evidence base for the withdrawn 'Our Local Plan 2033'.
- 3.2 Table 2.8 (page 11) of the 2018 AHNA identifies a need for 391 affordable dwellings per annum between 2018/19 and 2022/23. Paragraph 2.41 (page 12) provides that once '*the existing backlog is cleared*' the annual need falls to 310 affordable homes for the period between 2023/24 and 2038/39.

- 3.3 The 2018 AHNA preceded the 2018 NPPF which introduced the wider definition of affordable housing that remains the definition in the current NPPF. The 2018 AHNA does not reflect the full range of affordable housing needs recognised by the NPPF.
- 3.4 Both parties agree that there currently is an acute unmet need for affordable housing locally and within Tandridge.

Local Housing Need vs Affordable Housing Need

- 3.5 The Government's Standard Methodology for assessing Local Housing Need does not provide a need figure for affordable housing in line with the Planning Practice Guidance.
- 3.6 The Standard Method does not reflect affordable housing need; nor is it an appropriate basis with which to monitor affordable housing supply.

Housing Register

- 3.7 On 31 March 2025 there were 1,956 households² on the Housing Register. This represents a 7% increase in a single year from 1,835 households MHCLG data shows on 31 March 2024.
- 3.8 There are 115 registered households that have indicated they would consider an affordable home in Nutfield;³ this represents 6% of the 1,956 households on the Housing Register on 31 March 2025.

Temporary Accommodation

- 3.9 MHCLG statutory homelessness data highlights that of the 53 households housed in temporary accommodation by the Council as of 31 March 2025, as identified in MHCLG data and the Council's FOI response,⁴ 58% households housed in local authority stock.
- 6.1 The MHCLG statutory homelessness data shows that of the 53 households in temporary accommodation 42 (79%) were households with children. Of these 23 (55%) had been in temporary accommodation for at least a year, and 12 (64%) for between two and five years.

² Freedom of Information request dated 5 August 2025, Appendix 1.

³ Freedom of Information request dated 5 August 2025, Appendix 1.

⁴ Freedom of Information request dated 5 August 2025, Appendix 1.

Homelessness

3.10 MHCLG statutory homelessness data shows that in the 12 months between 1 April 2024 and 31 March 2025, the Council accepted 197 households in need of homelessness prevention duty⁵, and a further 89 households in need of relief duty⁶ from the Council.

4.0 Gross Additions to Affordable Housing Stock

4.1 Figure 1 illustrates the delivery of affordable housing ('AH') in Tandridge since the start of the Core Strategy (2008) period in 2006/07 to 2024/25.

⁵ The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homelessness. The prevention duty applies when a Local Authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

⁶ The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a Local Authority is satisfied that an applicant is homeless and eligible for assistance.

Figure 1: Gross Additions to Affordable Housing Stock, 2006/07 to 2024/25

Monitoring Year	Total Housing Completions (Net)	Additions to AH stock (Gross)	Gross affordable additions as a %age of total completions
2006/07	459	256	56%
2007/08	285	64	22%
2008/09	297	49	16%
2009/10	172	8	5%
2010/11	132	61	46%
2011/12	261	62	24%
2012/13	221	47	21%
2013/14	256	57	22%
2014/15	142	56	39%
2015/16	322	12	4%
2016/17	228	85	37%
2017/18	332	91	27%
2018/19	244	55	23%
2019/20	262	127	48%
2020/21	117	9	8%
2021/22	238	51	21%
2022/23	303	60	20%
2023/24	238	77	32%
2024/25	183	33	18%
Totals	4,692	1,260	27%
Avg. Pa.	247	66	

Source: Tandridge District Council Authority Monitoring Reports 2021/22 to 2024/25; MHCLG Open Data.

4.2 Between 2006/07 and 2024/25, a total of 4,692 dwellings were delivered in Tandridge, equivalent to 247 per annum. Of these, 1,260 dwellings were affordable tenures, equivalent to 66 per annum. This equates to 27% gross affordable housing delivery.

5.0 Additions to Affordable Housing Stock Net of Right to Buy Losses and Acquisitions

5.1 Figure 2 below calculates the affordable housing delivery per annum since the start of the Core Strategy (2008) period in 2006/07, net of Right to Buy sales taking account of any LPA acquisitions.

Figure 2: Net of Right to Buy Additions to Affordable Housing Stock, 2006/07 to 2024/25

Monitoring Period	Total housing completions (Net)	Additions to AH Stock (Gross)	LPA Acquisitions	LPA RtB sales	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	A	B	C	D	E	F (B + C) - (D + E)	G (F / A) X 100
2006/07	459	256		19		237	52%
2007/08	285	64		12		52	18%
2008/09	297	49		4		45	15%
2009/10	172	8		1		7	4%
2010/11	132	61		2		59	45%
2011/12	261	62		4	0	58	22%
2012/13	221	47		11	0	36	16%
2013/14	256	57		15	0	42	16%
2014/15	142	56		7	3	46	32%
2015/16	322	12		21	1	-10	-3%
2016/17	228	85		10	0	75	33%
2017/18	332	91	0	8	0	83	25%
2018/19	244	55	0	11	0	44	18%
2019/20	262	127	0	6	1	120	46%
2020/21	117	9	1	11	0	-1	-1%
2021/22	238	51	7	8	0	50	21%
2022/23	303	60	2	2	0	60	20%
2023/24	238	77	1	4	0	74	31%
2024/25	183	33	1		0	34	19%
Total	4,692	1,260	12	156	5	1,111	24%
Avg. Pa.	247	66	2	9	0	58	

Source: 2021/22 to 2024/25 AMRs and MHCLG Open Data.

5.2 Figure 2 demonstrates that between 2006/07 and 2024/25, the Council has added just 1,111 affordable dwellings per annum net of Right to Buy sales and additions from acquisitions, equivalent to 24% of the total average number of net housing completions, a drop of 3% from the gross position set out in Figure 1.

6.0 Affordable Housing Delivery Compared to Objectively Assessed Needs

6.1 Figure 3 assesses affordable housing delivery (net of Right to Buy) compared to the affordable housing need of 391 dwellings per annum between 2018/19 and 2022/23, falling to 310 affordable homes per annum from 2023/24, identified by the 2018 AHNA.

Figure 3: Net of Right to Buy Additions/Acquisitions to Affordable Housing Stock vs Needs Identified in the 2018 AHNA, 2018/19 to 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	2018 AHNA AH Needs (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2018/19	44	391	-347	-347	11%
2019/20	120	391	-271	-618	31%
2020/21	-1	391	-392	-1,010	0%
2021/22	50	391	-341	-1,351	13%
2022/23	60	391	-331	-1,682	15%
2023/24	74	310	-236	-1,918	24%
2024/25	34	310	-276	-2,194	11%
Total	381	2,575	-2,194		15%
Avg. Pa	54	368	-313		

Source: 2024/25 AMR, MHCLG data, and the 2018 AHNA

6.2 Affordable housing delivery (net of Right to Buy/Acquisitions) in the six monitoring years since the start of the 2018 AHNA period have averaged just 54 net affordable dwellings per annum, against an average net need for 368⁷ affordable homes per annum over the same period. A shortfall -2,194 affordable dwellings has arisen over the seven-year period, equivalent to an average annual shortfall of -313 affordable dwellings.

6.3 Both parties acknowledge that the 2018 ANHA does not reflect the current NPPF definition of affordable housing and will fail to capture the full extent of affordable housing need.

⁷ $((391*5) + (310*2))/7 = 368$.

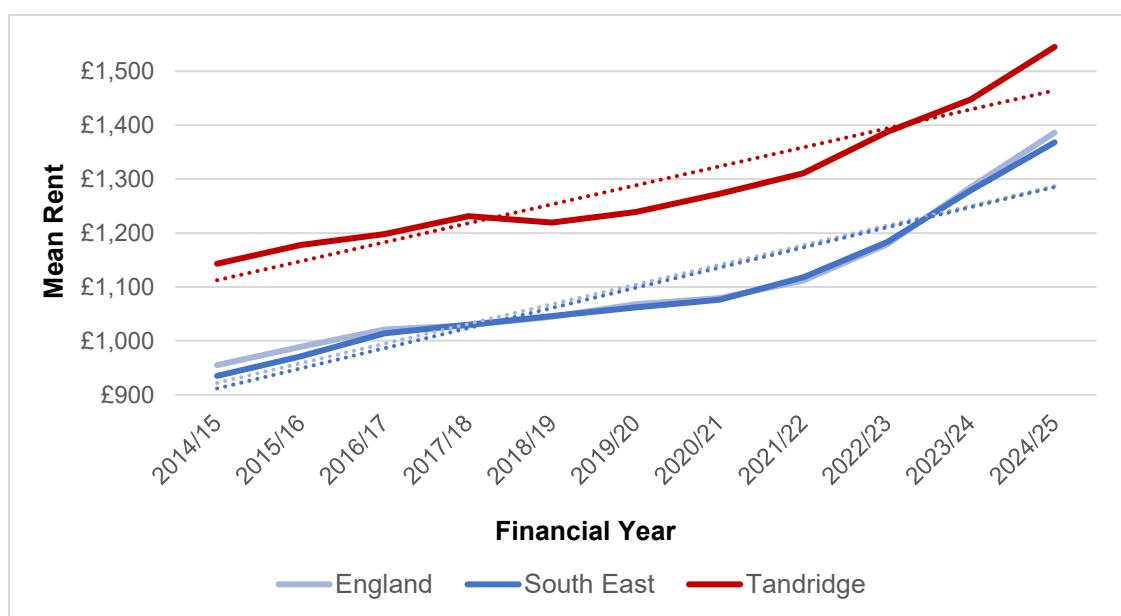
7.0 Affordability Indicators

7.1 The following indicators of affordability are material considerations and, in this case, demonstrate that the cost of purchasing or renting housing in Tandridge has consistently increased over time and the ratio between (lower quartile and median) house prices and incomes has increased (worsened).

Private Rental Market– VOA⁸/ONS⁹ open data

7.2 The Office for National Statistics (“ONS”) data (first produced in 2014/15) show that average (mean) private rents in Tandridge stood at £1,545 per calendar month (“pcm”) in 2024/25. This represents a 35% increase from 2014/15 where average private rents stood at £1,143 pcm.

Figure 4: Average (Mean) Private Sector Rents, 2014/15 to 2024/25



Source: ONS.

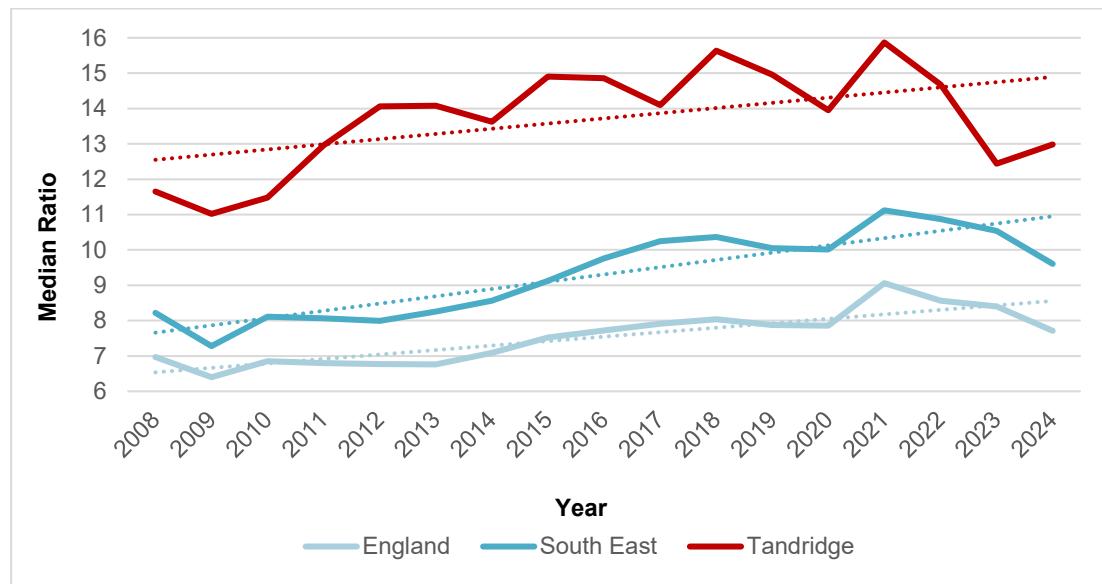
⁸ Valuation Office Agency

⁹ Office for National Statistics

Median House Prices – ONS open data

7.3 In 2023/24 the ratio of median house prices to median incomes in Tandridge is 12.98 an 11% increase since the start of the Core Strategy period in 2008 where it stood at 11.65.

Figure 5: Median Workplace-Based Affordability Ratio comparison, 2008 to 2024



Source: ONS.

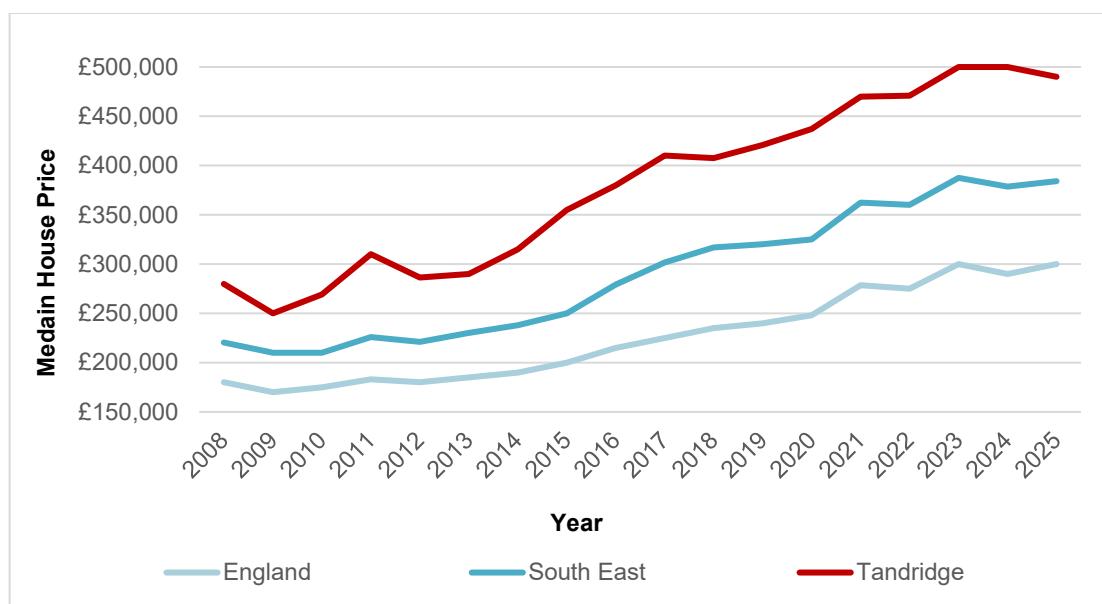
7.4 The median house price to income ratio in Tandridge increased (+4%) in the most recent monitoring year¹⁰ in stark contrast to the declines observed in England (-8%) and the South East (-9%).

7.5 The median house price across Tandridge has risen by 75% from £279,950 in 2008 to £490,000 in 2025. This figure is strikingly above (63% higher) the national figure of £300,000, which has seen an increase of 67% over the same period and 28% higher than the South East figure of £384,000 which has seen an increase of 74% over the same period.

continued overleaf

¹⁰ The 2023 to 2024 monitoring year is the most recent for which data is available.

Figure 6: Median House Price Comparison, 2008 to 2025



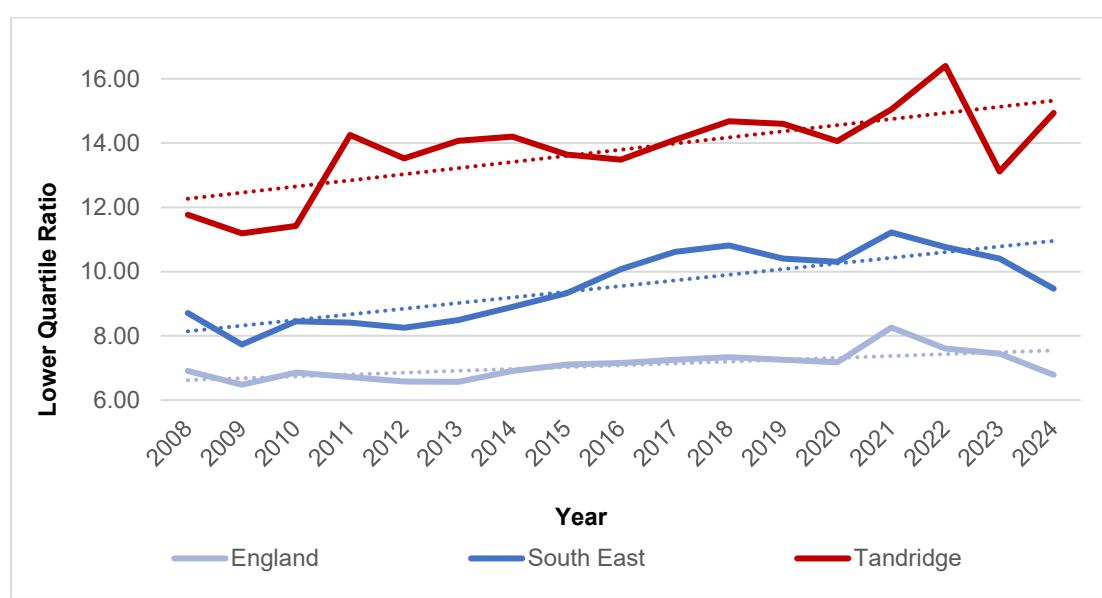
Source: ONS.

7.6 The median house price across the Nutfield and Bletchingley MSOA has risen by 93% from £280,000 in 2008 to £540,000 in 2025.

Lower Quartile House Prices – ONS open data

7.7 Since the start of the Core Strategy period in 2008 the ratio of lower quartile house prices to lower quartile incomes has increased 27% from 11.77 in 2008 14.94 in 2024.

Figure 7: Lower Quartile Workplace-Based Affordability Ratio comparison, 2008 to 2024



Source: ONS.

7.8 Lower quartile house prices in Tandridge have increased 78% from £210,941 in 2008 to £375,000 in 2025. This compares to a 71% increase across the South East and a national increase of 58% over the same period.

7.9 The lower quartile house price across Nutfield and Bletchingley MSOA (Tandridge 008) has risen by 77% from £239,950 in 2008 to £425,000 in 2025.

8.0 Matters agreed between the parties

8.1 The parties agree that since the start of the Core Strategy period in 2006 there have been a total of 4,692 dwellings completed of which 1,260 were affordable tenures and this represents a gross affordable housing delivery rate of 27%.

8.2 The parties agree that footnote 2 of the 2021/22 Authority Monitoring Report states '*The high number of affordable completions in 2006-2007 is largely due to 208 key worker affordable completions at 'Well Farm Heights' in Whyteleafe.*'

8.3 The parties agree that once losses to stock through Right to Buy/Acquisitions are taken into account gross affordable housing delivery falls by 3% to 1,111 affordable completions since the start of the Core Strategy period.

8.4 The parties agree that 381 affordable dwellings (net of Right to Buy/Acquisitions) have been delivered in the seven years since the start of the 2018 AHNA period.

8.5 The parties agree that the 2018 ANHA does not reflect the current NPPF definition of affordable housing and there is no up-to-date NPPF compliant assessment of affordable housing need in Tandridge.

8.6 The parties agree that as of 31 March 2025 there are 1,956 households on the Tandridge Housing Register.

8.7 The parties agree there is an acute National housing crisis. The parties agree there is an ongoing and acute need for affordable housing across Tandridge reflecting the national situation.

8.8 The parties agree Policy CSP4 is drafted to capture a benefit and is not needed in mitigation or to ward off a harm. It is also drafted to achieve mixed and balanced communities.

8.9 The parties agree the benefit of affordable housing weighs positively in the planning balance.

8.10 The parties agree that the delivery of affordable housing in excess of policy requirements in Tandridge and the Golden Rules set out in paragraph 157 of the NPPF carries additional positive weight in the planning balance.

9.0 Matters that remain in dispute

9.1 Despite, agreeing that affordable housing provision in excess of policy requirements carries additional positive weight in the planning balance, the parties disagree on the weight to be ascribed to affordable housing.

Signed on behalf of the LPA:

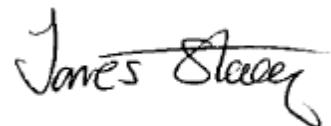
Signature:



Name: Peter Lee

Signed on behalf of the Appellant:

Signature:



Name: James Stacey

Date: 06.02.2026

Date: 06 February 2026

Appendix 1 – FOI response dated 5 August 2025

Housing Register

1. The total number of households on the Council's Housing Register on 31 March 2025.
1,956.

2. The average waiting times on 31 March 2025 for the following types of affordable property across the Authority:

Specific information on whether advertised properties were let at affordable rent or social rent is not held by the Council. Therefore, the figures below include properties let at both social and affordable rents.

- a. 1-bed affordable dwelling;

10% of 1-bed properties let during 2024/25 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 484 days.

38% of 1-bed properties let during 2024/25 were allocated to applicants in Band B. The average waiting time in this band was 402 days.

39% of 1-bed properties let during 2024/25 were allocated to applicants in Band C. The average waiting time in this band was 991 days.

2% of 1-bed properties let during 2024/25 were allocated to applicants in Band D. The average waiting time in this band was 660 days.

2% of 1-bed properties let during 2024/25 were allocated to applicants in Band E. The average waiting time in this band was 378 days.

- b. 2-bed affordable dwelling;

2% of 2-bed properties let during 2024/25 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 448 days.

96% of 2-bed properties let during 2024/25 were allocated to applicants in Band B. The average waiting time in this band was 807 days.

2% of 2-bed properties let during 2024/25 were allocated to applicants in Band C. The average waiting time in this band was 237 days.

- c. 3-bed affordable dwelling; and

5% of 3-bed properties let during 2024/25 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 19 days.

95% of 3-bed properties let during 2024/25 were allocated to applicants in Band B. The average waiting time in this band was 1459 days.

- d. A 4+ bed affordable dwelling.

No 4+ bedroom properties were let during 2024/25.

3. The average waiting times on 31 March 2024 for the following types of affordable property across the Authority:

- a. 1-bed affordable dwelling;

27% of 1-bed properties let during 2023/24 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 193 days. 37% of 1-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 532 days. 32% of 1-bed properties let during 2023/24 were allocated to

applicants in Band C. The average waiting time in this band was 969 days. 6% of 1-bed properties let during 2023/24 were allocated to applicants in Band D. The average waiting time in this band was 116 days.

- b. 2-bed affordable dwelling;
3% of 2-bed properties let during 2023/24 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 178 days.
96% of 2-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 794 days.
- c. 3-bed affordable dwelling; and
100% of 3-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 1387 days.
- d. A 4+ bed affordable dwelling.
100% of 4+-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 1387 days.

4. The total number of households on the Council's Housing Register on 31 March 2025 specifying Nutfield as their preferred choice of location:
Applicants are not requested to locations in order of preference but are requested to indicate the areas within the district that they would consider.
However, 115 applicants have indicated that they would consider accommodation in Nutfield.

5. The number of properties advertised, and the average number of bids per property over the 2024/25 monitoring period for the following types of affordable property in the Nutfield area, as set out in the table below:

Type of affordable property	Nutfield	
	Number of properties advertised	Average bids per property
1-bed affordable dwelling	1	130
2-bed affordable dwelling	1	203
3-bed affordable dwelling	1	137
4+ bed affordable dwelling	0	N/A

6. Any changes the Council has made to its Housing Register Allocations Policy since 2022 including:
 - a. The date they occurred;
1 April 2023
 - b. What they entailed; and
These changes are detailed in Sections 17, 18 and 21 of the Housing Allocation Scheme Review presented to the Council's Housing Committee on 16 March 2023.
 - c. Copies of the respective documents
Please see attached PDFs.

Social Housing Stock

7. The total number of social housing dwelling stock on 31 March 2025 in Nutfield:
We can confirm, as of 31 March the Tandridge District Council stock numbers for Nutfield were 63 properties.
The number of Housing Association stock was 53 properties.

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2024 and 31 March 2025; and between 1 April 2023 and 31 March 2024 in Nutfield:

Location	Social Housing Lettings	
	1 April 2024 to 31 March 2025	1 April 2023 to 31 March 2024
Nutfield	3	3

Temporary Accommodation

9. The number of households housed in temporary accommodation within and outside the Tandridge authority area on the following dates:

Households in Temporary Accommodation	31 March 2025	31 March 2024
Households Placed within Tandridge	46	47
Households Placed outside Tandridge	7	1
Total Households	53	48

10. The amount of money spent on temporary accommodation per household within the Tandridge authority area over the period 1 April 2024 to 31 March 2025:

Information regarding homelessness applications and invoices are held on separate IT systems. It is not, therefore, possible to extract the requested information from these systems electronically. Consequently, obtaining (and providing) the information would require analysis of each individual application. It is estimated that the work required for this question would be in excess of 25 hours.

11. The amount of money spent on temporary accommodation per household outside the Tandridge authority area over the period 1 April 2024 to 31 March 2025:

Information regarding homelessness applications and Temporary Accommodation invoices are held on separate IT systems. It is not, therefore, possible to extract the requested information from these systems electronically. Consequently, obtaining (and providing) the information would require analysis of each individual application. It is estimated that the work required for this question would be in excess of 25 hours.

Housing Completions

12. The number of NET housing completions in the Tandridge authority area broken down on a per annum basis for the period between 2006/07 and 2024/25.

Please note, the figure for 2024/25 has not yet been finalised.

Year	Total Per Year	Cumulative Total
April 2006 – March 2007	459	459
April 2007 – March 2008	285	744
April 2008 – March 2009	297	1,041
April 2009 – March 2010	172	1,213
April 2010 – March 2011	132	1,345
April 2011 – March 2012	261	1,606
April 2012 – March 2013	221	1,827
April 2013 – March 2014	256	2,083
April 2014 – March 2015	142	2,225
April 2015 – March 2016	322	2,547
April 2016 – March 2017	228	2,775
April 2017 – March 2018	332	3,107
April 2018 – March 2019	244	3,351
April 2019 – March 2020	262	3,613
April 2020 – March 2021	117	3,730
April 2021 – March 2022	238	3,968
April 2022 – March 2023	303	4,271
April 2023 – March 2024	238	4,509

13. The number of NET affordable housing completions in the Tandridge authority area broken down on a per annum basis for the period between 2006/07 and 2024/25.

Tandridge District Council only have records from 2013/14 onwards. Prior to that the information was not collected or has not been retained.

2013/14 : 57 units
2014/15 : 60 units
2015/16: 12 units
2016/17: 85 units
2017/18: 76 units
2018/19: 75 units
2019/20: 121 units
2020/21: 31 units
2021/22: 59 units
2022/23: 60 units
2023/24: 77 units
2024/25: 33 units.

14. The number of NET housing completions in the Nutfield local area broken down on a per annum basis for the period between 2006/07 and 2024/25.

15. The number of NET affordable housing completions in the Nutfield local area broken down on a per annum basis for the period between 2006/07 and 2024/25.

Data from 2013/14 onwards:

2013 to 2017: 0 units.

2018/2019: 10 units

2019 to 2023: 0 units

2024/25: 1 unit.