

Statement of Common Ground re: 5 Year Housing Land Supply

Between Nutfield Park Developments Ltd and Tandridge District Council

Appeal against the refusal to grant outline planning permission for the development of the site for new homes (C3) and an Integrated Retirement Community (C2) – Nutfield Green Park, Former Laporte Works, Nutfield Road, Surrey
LPA ref: 2023/1281, PINS ref: APP/M3645/W/25/3374913

References: LPA ref: 2023/1281, PINS ref: 3374913

Address: Nutfield Green Park, Former Laporte Works

Appellant: Nutfield Park Developments Ltd

Date: 2 February 2026

Authors: Ben Pycroft on behalf of Nutfield Park Developments and Tandridge Council

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1. Introduction

1.1 This topic specific Statement of Common Ground (SoCG) relates to the Council's 5 Year Housing Land Supply (5YHLS) position. It sets out the following:

- Matters in agreement re: 5YHLS (Section 2); and
- Matters not agreed re: 5YHLS – the deliverable supply (Section 3).

1.2 This final version of the updated SoCG is jointly agreed by:

Signed: *Ben Pycroft*

Date: 02/02/2026

Ben Pycroft

Director, Emery Planning on behalf of the Appellant

Signed: *Peter Lee*

Date: 02.02.2026

Peter Lee

Planning Development Manager, Tandridge Council

2. Matters in agreement

The requirement to assess the extent of the deliverable supply in accordance with national policy

- 2.1 The parties agree that the National Planning Policy Framework and associated guidance sets out what a 5YHLS is, how it should be calculated and the implications when a local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 2.2 The parties agree that the most recent version of the National Planning Policy Framework was published on 12th December 2024 (with minor updates on 7th February 2025).

Base date and five-year period

- 2.3 The base date of the 5YHLS assessment within the Council's latest 5YHLS document is 1st October 2025. It is, therefore, agreed that the relevant base date for calculating the 5YHLS for the purposes of this appeal is 1st October 2025 to 30th September 2030.

The requirement the 5YHLS should be measured against

- 2.4 Both parties agree that in accordance with paragraph 78 and footnote 39 of the Framework, the 5YHLS should be calculated against local housing need, calculated using the standard method set out in national planning practice guidance (NPPG). This is 827 dwellings per annum.

The buffer

- 2.5 The Council's latest HDT result (2023) was less than 85%. It was 42%. Therefore, both parties agree that a 20% buffer applies.

Land south of Crawley Down, Felbridge

- 2.6 Both parties agree that the 200 dwellings with planning permission on this site are in Mid Sussex and do not contribute to Tandridge's 5YHLS. As a result, the Council's 5YHLS figure is reduced from 2,158 dwellings as set out in its position statement to 1,958 dwellings.

3. Matters not agreed

The deliverable supply

- 3.1 The Council considers that the deliverable supply at 1st October 2025 is 1,958 dwellings. The Appellant considers that the deliverable supply at 1st October 2025 is 868 dwellings.
- 3.2 The reason for the difference is because the Appellant disputes the inclusion of 1,090 dwellings on the following sites:

Table SOCG1 – Disputed sites

	Site ref	Address	Capacity	LPA 5YS	Appellant deduction
1	2023/1464	Land west of Chapel Road, Smallfield,	270	270	-270
2	2022/267	Former Shelton Sports Club, Warlingham	150	150	-150
3	2024/1389	Rede Cottage, 57 Redehall Road, Smallfield	85	85	-85
4	2024/47	Orchard Court, 33 East Grinstead Road, Lingfield	54	54	-54
5	2024/1393	1 Park Lane, Warlingham	45	45	-45
6	2023/1385	79 Farleigh Road, Warlingham	14	14	-14
7	2025/58	Stables, Red Lane Farm, Limpsfield	12	12	-12
		Windfall allowance	460	460	-460
			Totals	1,090	-1,090

- 3.3 The Appellant disputes the inclusion of sites 1-7 because these sites are category b) sites in relation to the definition of “deliverable” as set out in the Annex on page 72 of the Framework. These sites should only be included if there is “clear evidence that housing completions will begin on site within five years”. The Appellant’s case is that clear evidence of deliverability has not been provided for the inclusion of these 7 sites and therefore they are not by definition deliverable and should be removed from the 5YHLS.
- 3.4 The Appellant also disputes the inclusion of a windfall allowance of 460 dwellings. The Appellant’s case is that the Council has not provided compelling evidence for the inclusion of a windfall allowance of 460

dwellings in addition to the known windfall sites already included in the 5YHLS and expected to be delivered by 30th September 2030.

3.5 The Council and Appellant's respective positions are set out in the following table:

Table SOCG2 – 5YHLS at 1st October 2025 – both parties

		Council	Appellant
A	Annual local housing need	827	
B	Five year housing requirement (A X 5 years)	4,135	
C	Five year requirement including 20% buffer	4,962	
D	Total annual requirement including buffer	993	
	Supply		
E	Deliverable supply at 1 st October 2025	1,958	868
F	Supply in years (E / D)	1.97	0.87
G	Shortfall against the 5YHLS requirement plus buffer	-3,004	-4,094