

# Planning profile for accommodation with care for older people

**Mole Valley District**

Published October 2025



## Extra care housing

### Need for extra care housing in the Mole Valley 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	11,904	119	417	536
2030	12,811	128	448	576
2035	13,904	139	487	626

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

Setting name	Status	Postcode	Tenure	No. of units
Audley Headley Court	Planning approved	KT18 6JN	Market	112
Birchgrove Christ Church Apartments	Under construction	KT22 8ST	Market	62
Chace Farm Stud	Planning approved	KT21 2SH	Market	10

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	119	233	352
2030	128	264	392
2035	139	303	442

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 Mole Valley District area, up to 2035

As of 1 April 2025:

- The Mole Valley District area had a supply of 241 residential care home beds against a 75+ population of 11,904. This provides a prevalence rate of 20.25 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 Mole Valley 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	Mole Valley 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 Mole Valley
2030	12,811	470	(41)	188
2035	13,904	510	(41)	228

As illustrated by the following table, Mole Valley District area has a similar prevalence to most of its neighbours, where there is also a significant need for additional residential care home beds. This suggests that future market-led development in this area may lead to an influx of residents from the other undersupplied areas.

Neighbouring authority area	2024 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	54.41	(238)	(187)
Epsom & Ewell	15.47	164	181
Guildford	25.63	161	205
Reigate & Banstead	45.43	(112)	(52)
Waverley	34.68	30	94
Crawley	26.83	98	140
Horsham	9.63	615	712
Kingston upon Thames	18.03	287	336

## Calculated need for nursing care home provision in the Mole Valley District area, up to 2035

As of 1 April 2025:

- The Mole Valley District area had a supply of 719 nursing care home beds against a 75+ population of 11,904. This provides a prevalence rate of 60.40 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 Mole Valley District area is significantly higher than 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	Mole Valley 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Mole Valley
2030	12,811	488	(231)
2035	13,904	530	(189)

As illustrated by the following table, Mole Valley District area has a relatively high prevalence rate of nursing care provision in comparison to several of its neighbouring authorities. This suggests that future market-led development in this area is likely to lead to an influx of residents from these neighbouring areas.

Neighbouring authority area	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	43.39	(26)	26
Epsom & Ewell	25.70	114	132
Guildford	39.10	25	70
Reigate & Banstead	73.04	(475)	(413)
Waverley	65.55	(403)	(337)
Crawley	11.63	225	269
Horsham	58.98	(316)	(215)
Kingston upon Thames	69.04	(354)	(303)