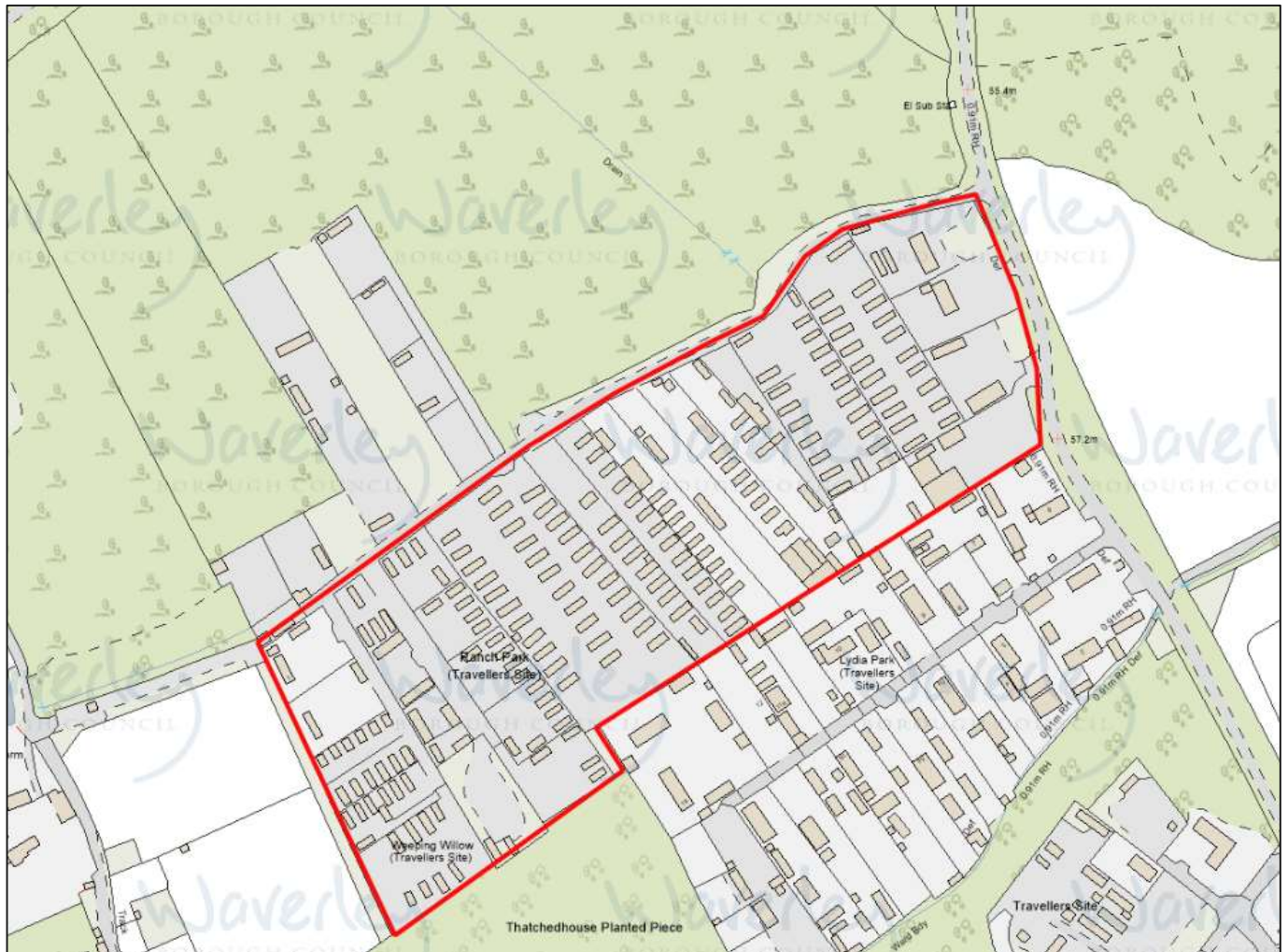


**3313865, 3314447, 3322400, 3323108 - STOVOLDS HILL, CRANLEIGH**

Stovolds Hill – approved pitches and caravan numbers.

Land south of Crocus Lane, Stovolds Hill:



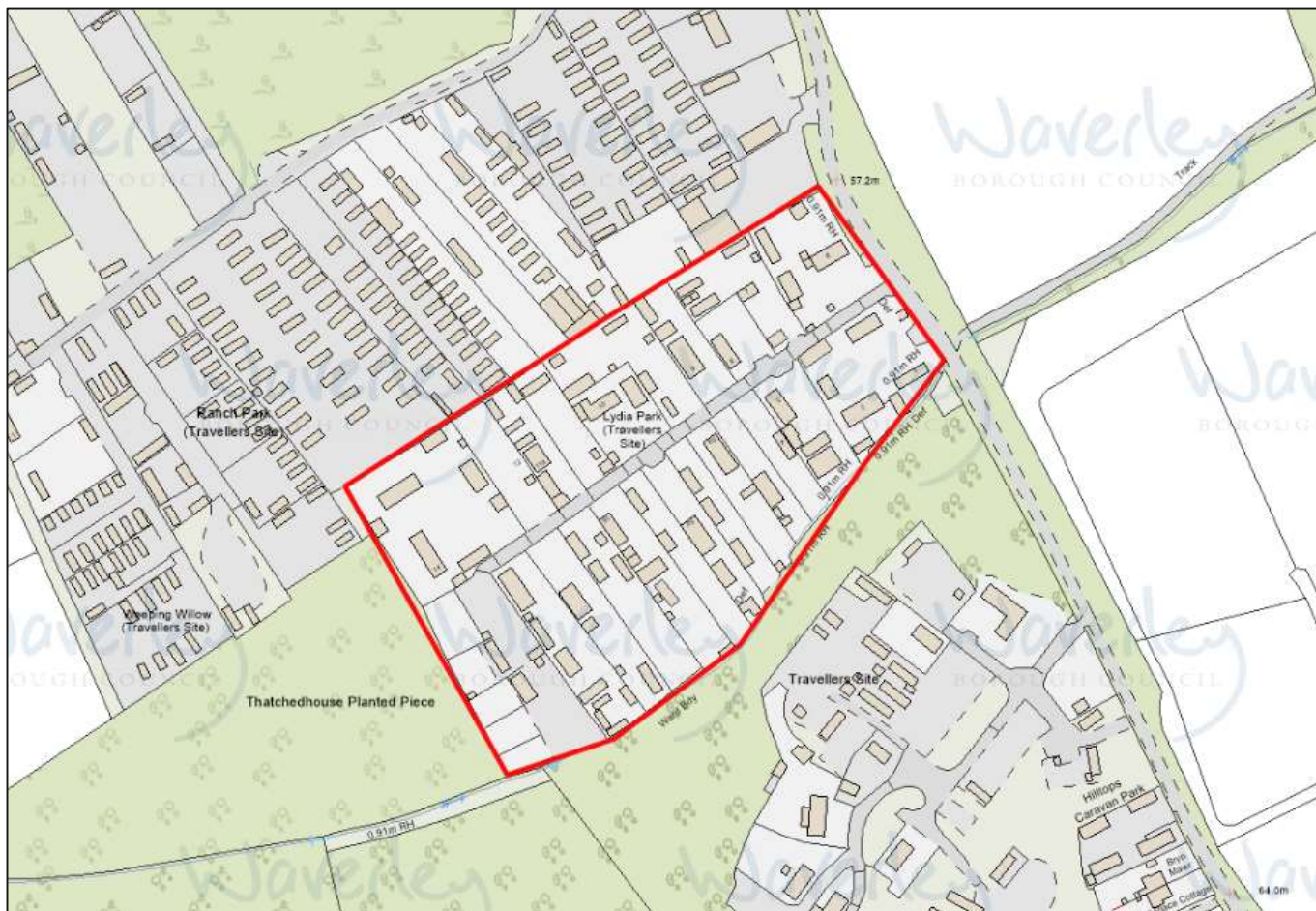
Approved pitches (since 2017): 59 (comprising a total of 59 static caravans, and 54 touring caravans)

Total Caravan numbers (as of January 2026 caravan count)

No. of static caravans: 175

No. of touring caravans: 2

Lydia Park, Stovolds Hill:



Approved pitches (since 1997): 24 (comprising a total of 31 static caravans, and 37 touring caravans)

Total Caravan numbers (as of January 2026 caravan count)

No. of static caravans: 42

No. of touring caravans: 12



Hilltops, Stovolds Hill:



Approved pitches (1979): 5 (for a total of 5 caravans)

Total Caravan numbers (as of January 2026 caravan count)

No. of static caravans: 4

No. of touring caravans: 1

Mr Graham Powell  
Imageon Designs Ltd  
1734 LA CANNERIE  
MORAINVILLE JOUVEAUX  
FRANCE  
27260

**Claire Upton-Brown**  
**Joint Assistant Director of Planning Development**

Case Officer: Sam Wallis  
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23/03/2026

## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2026/00215**

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 26/01/2026 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

### **FIRST SCHEDULE**

Use of land for siting of 5 additional static caravans and erection of associated dayrooms and cycle storage (part retrospective).

RANCH PARK, CROCUS LANE, CRANLEIGH

### **SECOND SCHEDULE**

1. Condition:

The plan numbers to which this permission relates are:

- Location Plan (1:1250)
- Proposed Block Plan (GP/02/25 Rev C)
- Floor Plans and Elevations (GP/05/26)
- Proposed Dayroom Floor Plans and Elevations (GP/03/26)
- Maxess E Pro Bike Shed External Measurements Specification Sheet

The development shall be carried out in accordance with the approved plans.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

2. Condition:

The additional static caravans hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No.GP/02/25 Rev C) for vehicles to be parked and for vehicles to turn so that they may enter

and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DM9 of Local Plan Part 2 (2023) and the National Planning Policy Framework (2024).

3. Condition:

The additional static caravans hereby approved shall not be first occupied unless and until the junction between Crocus Lane and Stovolds Hill has been provided with a 2.4 metre by 150 metre visibility splay to the north and a 2.4 metre by 80 metre visibility splay to the south in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility splays shall be kept permanently clear over 1.05 metres above ground.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DM9 of Local Plan Part 2 (2023) and the National Planning Policy Framework (2024).

4. Condition:

The additional static caravans hereby approved hereby approved shall not be first occupied unless and until the cycle facilities have been provided within the development site in accordance with the approved Floor Plans and Elevations (GP/05/26) and Maxess E Pro Bike Shed External Measurements Specification Sheet. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development promotes sustainable transport in accordance with Policy DM9 of Local Plan Part 2 (2023) and the National Planning Policy Framework (2024).

5. Condition:

The site shall not be occupied by any persons other than gypsies and travellers as defined within Annex 1: Glossary of Planning Policy for Traveller Sites (December 2024).

Reason:

To ensure control over the occupation of the development in accordance with Policies AHN4 and TD1 of the Local Plan 2018 (Part 1).

6. Condition:

If the use hereby permitted is to cease, all caravans, buildings, structures, equipment and materials brought onto and erected on the land for the purposes of such use shall be removed within 30 days of the date of the last use.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

7. Condition:

No more than 10 static caravans and 10 touring caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed on the site at any time, of which no more than two static caravans and two touring caravans shall be stationed on each of the 5 gypsy / traveller pitches hereby approved as shown on the approved plans.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

8. Condition:

No commercial activities shall take place on the site, including the storage of materials, at any time.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

9. Condition:

No floodlights or other forms of external lighting shall be installed on the site, other than that approved as part of this development, without the prior written permission of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

10. Condition:

The play spaces / amenity areas and day rooms as shown on the approved Block Plan (GP/02/25 Rev C) and Proposed Dayroom Floor Plans and Elevations (GP/03/26) shall be made available to occupants of the static caravans hereby approved prior to occupation and retained for its intended purpose thereafter.

Reason:

In the interest of the amenity of future occupiers of the site in accordance with Policy AHN4 of the Local Plan 2018 (Part 1) and Policy DM37 of the Local Plan 2023 (Part 2).

11. Condition:

Within 3 months of the date of this decision, a detailed hard and soft landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after the approval of the discharge of condition or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any hedges and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason:

In the interest of the character and amenity of the area in accordance with Policies TD1, RE1 and RE3 of the Local Plan (Part 1) 2018.

12. Condition:

Within 3 months of the date of this decision, a scheme for the disposal of foul drainage and the disposal of 'grey water', together with a timetable for its implementation and details of its management, must be submitted in writing to the Local Planning Authority for approval. The approved scheme must be implemented in accordance with the approved details and timetable and the approved scheme shall thereafter be retained and managed in accordance with the approved scheme for the duration of the development.

Reason:

In the interest of environmental health to avoid indiscriminate waste disposal in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

13. Condition:

Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, reenacting, or amending that Order), no fencing, wall or other means of enclosure shall be erected on site without formal written consent from the Local Planning Authority.

Reason:

To ensure the landscaping proposed is not removed and replaced by hard facing structures in the interest of the character and amenity of the area in accordance with Policies TD1, RE1 and RE3 of the Local Plan (Part 1) 2018.

14. Condition:

No vehicle over 3.5 tonnes shall be stationed, parked, or stored on the site.

Reason:

In the interest of the character and amenity of the area in accordance with Policy RE1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

Yours faithfully



**Claire Upton-Brown**

Joint Assistant Director of Planning Development

**Informatives:**

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
2. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
4. It is the responsibility of the developer to provide e-bike charging points with standard three-point plug sockets with timers (weatherproof if outdoors) to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. Where communal bike stores with e-bike charging are required, access and fire escape routes shall not be used for the storage of e-bikes whilst charging. All communal areas where e-bikes are charged must be designed to provide detection, minimise the spread of fire from the cycle store area, and be designed to be fully compliant with Building Regulations. With regard to e-bike sockets in a domestic dwelling, detection measures should be provided, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises. Wherever e-bikes are charged, relevant additional fire resistance measures may be necessary as required by Building Regulations.
5. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent.
6. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 39 of the National Planning Policy Framework 2024.

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

Please see the following link which details your rights to appeal this decision:

<https://www.gov.uk/appeal-planning-decision>

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.

WA/2026/00215