

Stovolds Hill, Cranleigh – suitable alternative accommodation

Since 2017, a total of 54 new pitches have been granted on land north of Lydia Park, just south of the appeal sites.

Planning permission has been granted in the locations indicated on the plan below:



Figure 1 Plan showing the location of planning permissions granted including 2025/1859 and 2025/0451

It is apparent that many of the sites granted planning permission have not been laid out fully in accordance with the planning permissions granted and that there are many more caravans on some sites than permitted. The layout in (Autumn) 2025 can be seen in the aerial view below (figure 2). A larger version of this (A3) is provided as Appendix CW 22.

The surveys undertaken for the GTAA in (September and October) 2025 provide more specific information about how each site is used and occupied, such that this appendix has now been revised to include that information. In the process the sites are now described below from east to west. For ease of reference (and to avoid repetition) certain information previously provided in CW16A has been deleted from this version of Appendix 16B, but is still available on CW 16A and

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is referred to as appropriate. Hence whilst this document is more up to date, it should be read alongside CW16A.

In reviewing the planning permissions granted it is clear that planning permission exists for significantly more pitches than currently laid out and occupied by Gypsies at Lydia Park. The sites that are currently permitted but not occupied (by Gypsies) offer considerable capacity for those in need of a site.

Table 6 at the end of this document provides a summary of how each site is occupied and the number of pitches that are not currently occupied by gypsies.

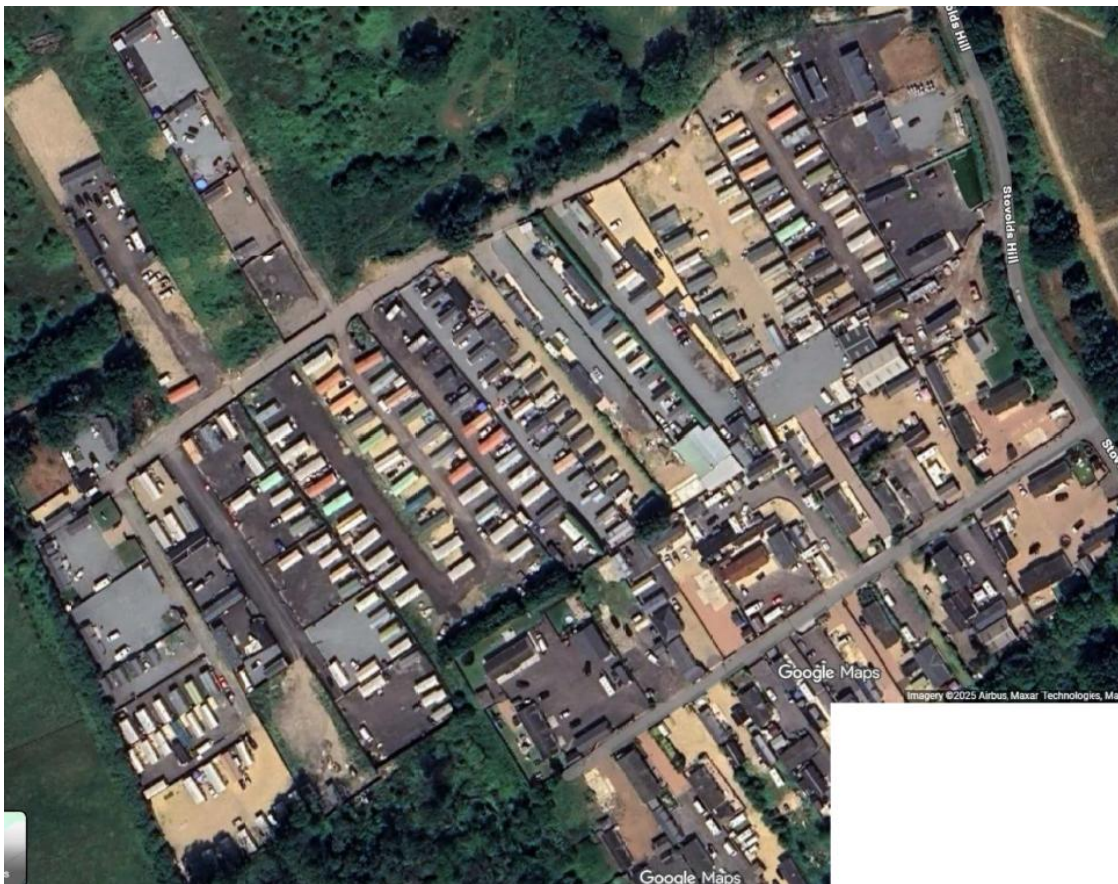


Figure 2 – Aerial view showing the land at Lydia Park in June 2026 (see Appendix CW22)

Details of Individual sites

Site WA/2020/0551

Planning permission ref. WA/2020/0551 for the '*Change of use of land to mixed use to provide 7 gypsy pitches comprising of 7 static caravans, 7 touring caravans with associated parking; 5 amenity buildings, fencing, hardstanding, landscaping and keeping of horses*' was granted on 14 July 2021.

The registered owner of the land is VERA SMITH of 6 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry title No. SY810480). However, I am advised by officers who visited the site

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that the site is controlled by Nelson Smith of 6 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (who was also the applicant for the WA/2020/0551 planning application).

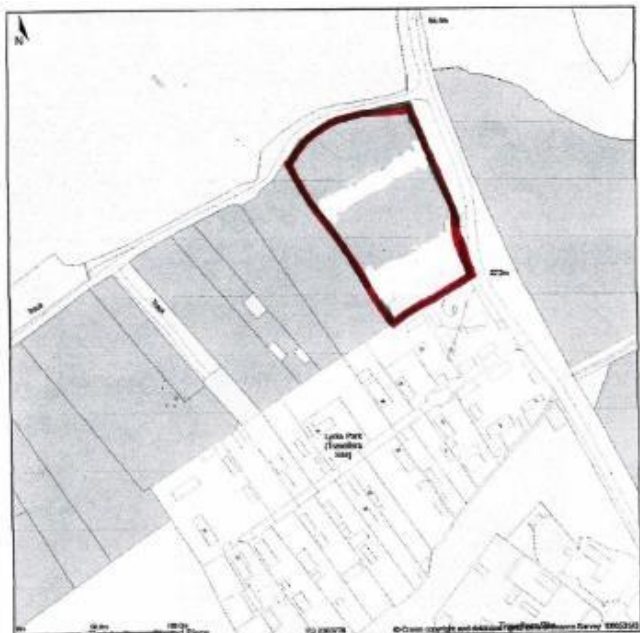


Figure 1 Extract – Location Plan (WA/2020/0551)

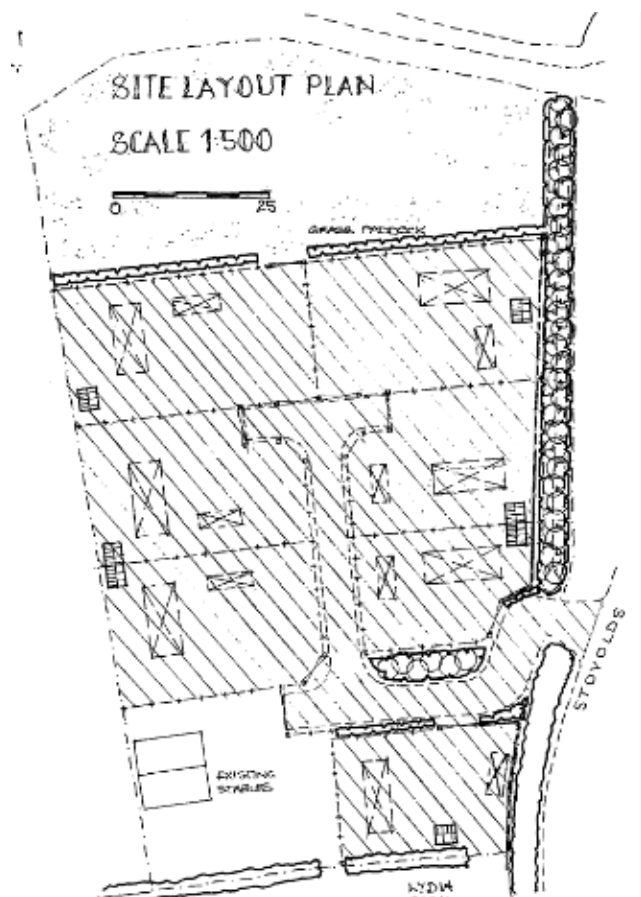


Figure 2 -Extract – Block Plan (WA/2020/0551)

The following image (figure 3) is a drone image in July 2025.



Figure 3 – drone imagery of the site captured July 2025.

The details provided by the GTAA Interviews indicate that there are 3 mobile homes and 20 Park Homes on the site, with 3 Mobile Homes and 2 Park Homes occupied by Gypsies, but the remaining 18 Park Homes occupied by non-travellers.

Given that there is planning permission for 7 pitches, but only 5 units occupied by Gypsies, the site has capacity for 2 additional Gypsy pitches.

Page 11 of CW16A provides details that caravans are being made available by the applicant for WA/2020/0551, for rent to the general public.

A PCN was served in May 2024 but not returned.

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Site WA/2025/1859

This is a recent planning decision (November 2025) that grants planning permission for 9 pitches, including 5 pitches previously permitted by WA/2020/0516 (page 20 of CW16A).

Figure 4 below is an extract of the site location plan, figure 5 a copy of the site plan and figure 6 an aerial view of the site provided by Google mapping.



Figure 4 – site location plan



Figure5 – Site plan showing 9 pitches



Figure 6 – drone imagery captured July 2025

A BCN was served on the site in May 2025 (Appendix CW21) requiring compliance with conditions 1, 2, and 4 of planning permission WA/2020/0516. Decision 2025/1859 is a later decision and now permits 9 pitches.

The details provided by the GTAA Interviews indicate that there are 5 Park Homes on (the western part of) the site, with signs that the remainder has been cleared. None of the homes are occupied and the site is vacant.

Given that there is planning permission for 9 pitches, and that none of this is occupied by Gypsies (or others), the site has capacity for 9 new Gypsy pitches.

Page 20 of CW16A provides details of site 2020/0516 (the first 5 pitches) in May 2025.

Site WA/2025/00451

This is a recent planning decision (April 2025) (Appendix CW24) that grants planning permission for

‘Change of use of land to provide 2 gypsy pitches comprising of 2 static caravans and 2 touring caravans; erection of 1 day room with associated parking, hardstanding, amenity space and septic tank.2 pitches.’

The land is identified on site as ‘**Plot 41**’.

Figure 7 below is an extract of the site location plan, figure 8 a copy of the site plan and figure 9 an aerial view of the site provided by Google mapping.

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Figure 7 – site location plan



Figure 8 – Site plan showing 9 pitches



Figure 9 – drone imagery captured July 2025

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The details provided by the GTAA Interviews indicate that there are 2 Mobile Homes on the site, both occupied by Gypsies.

As the site has planning permission for 2 pitches and both are occupied, the site offers no additional capacity

The site is not addressed in CW16A.

Site WA/2021/03196

Planning permission ref. WA/2021/03196 for the

‘Change of use from agricultural to residential to provide two gypsy pitches, each comprising 1no. mobile home and 1no. ancillary day room, and associated works including the construction of hardstanding.’ was granted by the LPA on 27 May 2022.

The registered owners of the land are (i) JOHN HENRY LEE of New Acres, Stovolds Hill, Cranleigh GU6 8LE, and (ii) DANIEL BRETT ORNSTEIN of Parkland, The Drive, Church Lane, Oakley, Bedford MK43 7ST (Land Registry title No. SY874345).

The land is identified on site as **‘plot 40’**.

The following plans indicate the extent of the site location and approved layout:



Figure 10 – site location plan



Figure 11 – Site plan showing 2 pitches

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Figure 12 – drone imagery captured July 2025.

The details provided by the GTAA Interviews indicate that there are 6 Park Homes on the site, and 2 day rooms, but that none of the caravans are occupied by gypsies. Units are occupied by non-travellers.

Given that there is planning permission for 2 pitches, none of which are occupied by Gypsies, the site has capacity for 2 additional Gypsy pitches.

Pages 11-14 of CW16A provides details of the site in May 2025, a PCN in May 2024, and of caravans being advertised as available to rent.

Site WA/2019/1265

Planning permission WA/2019/1265 for the

‘Change of use of land to residential use for 9 gypsy families. The site to contain 9 static caravans, 9 touring caravans, 3 amenity buildings, boundary walls, hardstanding and water treatment plants.’ was granted planning permission by the LPA on 19 February 2020. This permission carry’s no condition restricting the use of the site to specific individuals.

The approved site plans indicate that the site will be laid out in 3 rows, with 3 static caravans being stationed in each row. The site has effectively been divided into 3 sites, benefitting from permission to station 3 static caravans in each row. Each row has a separate landowner:

The 3 rows are identified on site as **‘plot 19’, ‘plot 18’, and ‘plot 17’** (east to west).

Copies of the site location Plan, Site Plan, and recent aerial are set out in Figures 13-15 below

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Figure 13 – site location plan

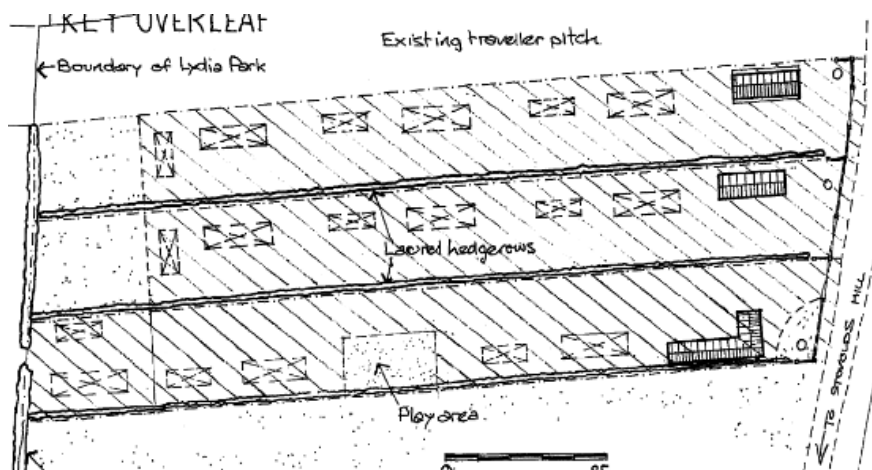


Figure 14 site layout Plan



Figure 15- drone imagery captured July 2025

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The details provided by the GTAA Interviews indicate that there 2 Mobile Homes on each of the 3 rows, in addition to which there are 4 Park Homes on the eastern row (plot 19), and 9 park homes on the western row (plot 17). 6 of the mobile homes (2 on each site) are occupied by gypsies. All the 13 Park Homes are occupied by non-travellers.

Given that there is planning permission for 9 pitches, but only 6 pitches that are occupied by Gypsies, there is capacity for 3 additional Gypsy pitches.

Details of the site in May 2025 are provided on pages 1-3 of CW16A.

Site WA/2028/1364

Planning permission ref. WA/2018/1364 for the *'Change of use of land to residential use with stationing of 2 caravans, erection of 1 amenity building, hardstanding and an ancillary storage yard.'* was granted by the LPA on 18 January 2019.

The registered owner of the land is WISDOM PENFOLD of 21 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry title No. SY854620).

The land is identified on site as **'plot 16'**.

The following plans indicate the extent of the site location and approved layout:



Figure 16 Extract – Location Plan (WA/2018/1364)

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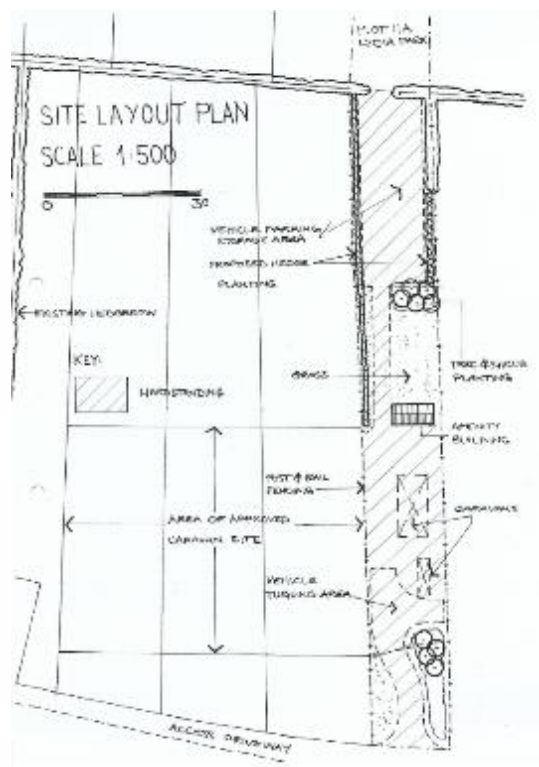


Figure 17 Extract – Block Plan (WA/2018/1364)



Figure 18 – Drone imagery captured July 2025

The details provided by the GTAA Interviews indicate that the site was occupied by 14 Park Homes, all of which were occupied by non-travellers.

Given that there is planning permission for 1 pitch, which is not occupied by a gypsy family, then there is capacity here for a minimum of 1 pitch.

Given the size of the site (and its current use to accommodate 14 park homes), there is potential that planning permission might be granted for 2 or 3 additional pitches.

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Details of the site in May 2025, including the service of a PCN in May 2024, and adverts showing units for rent, are included in pages 15-17 of CW16A.

Plot 15

This site does not have planning permission but is laid out with 1 Mobile Home and 7 Park Homes.

The site is identified in figure 19 below.



Figure 19 Drone imagery captured July 2025.

The details provided by the GTAA Interviews indicate that the Mobile Home was occupied by a Gypsy family, but that the 7 Park Homes were occupied by non- travellers.

Given that there is no planning permission for the site, **the site is not ‘available’ to accommodate a gypsy family.** However, given the location of the site, its similarity with plots adjacent, and that it currently has space for 1 mobile home and 7 additional park homes, **it appears likely that planning permission might be granted for 3-4 gypsy pitches.**

Site WA/2020/1866

Planning permission WA/2020/1866 for the ‘*Change of use of land to residential use to provide 9 gypsy pitches comprising of 9 static caravans and 9 touring caravans together with 9 utility buildings, associated hardstanding and parking*’ was granted by the LPA on 29 November 2021.

The registered owner of the land is THOMAS FRANKHAM of 25 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry Title no. SY814236).

The land is identified on site as ‘**Yellowstone Park**’

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Figure 20 Extract – Location Plan – WA/2020/1866



Figure21 – The approved Site Plan for 2020/1866



Figure 22 – drone imagery captured July 2025

The details provided by the GTAA Interviews indicate that there were 31 Park Homes on the site, of which 2 were occupied by Gypsies and the remainder by non-travellers.

Given that there is planning permission for 9 Gypsy pitches, but that there are only 2 units occupied by Gypsy families, there is capacity on site for 7 additional pitches.

Details about the site in May 2025 are included on pages 5-9 of CW16A, including details of adverts to lease the caravans to the general public.

Site WA/2021/02392

The site has planning permission for

‘Change of use of land to use as residential caravan site for 5 gypsy/traveller families each with 2 caravans together with laying of hardstanding and erection of 5 amenity buildings.’

The land is not identified on site but provides 5 distinct fenced areas.

Figures 23-25 give details about the site

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Figure 23- copy of the site location plan

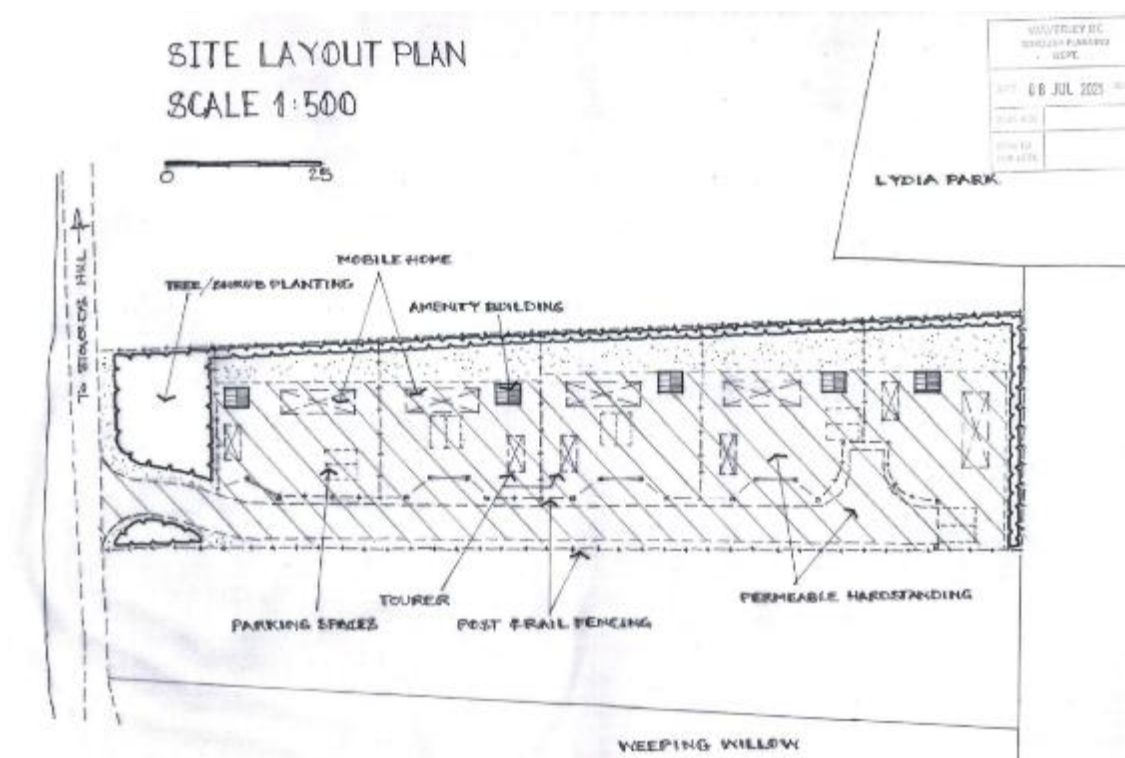


Figure 24- copy of the approved site plan



Figure 25 – drone imagery captured July 2025

The details provided by the GTAA Interviews indicate that the site has been laid out to provide 5 enclosed areas of land, occupied by a total of 24 Park Homes. There are 4 park homes on the site closest too the access track, and 5 park homes on each of the plots behind. All of these are currently vacant.

Given that there is planning permission for 5 Gypsy pitches, which appear to be serviced, and are occupied by caravans, but none of which are occupied (by Gypsies or by non-travellers), then there is capacity on site for 5 pitches.

Details of the site in May 2025 are shown on pages 21 and 22 of CW16A

Site WA/2019/0515

The site has planning permission for

‘Change of use of land to mixed use, to provide 4 Gypsy pitches comprising of 4 static caravans, 4 touring caravans, with associated parking, hardstanding and septic tanks together with stabling and keeping of horses.’

Figures 26-28 give details about the site

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January 2026**



Figure26 – site location Plan

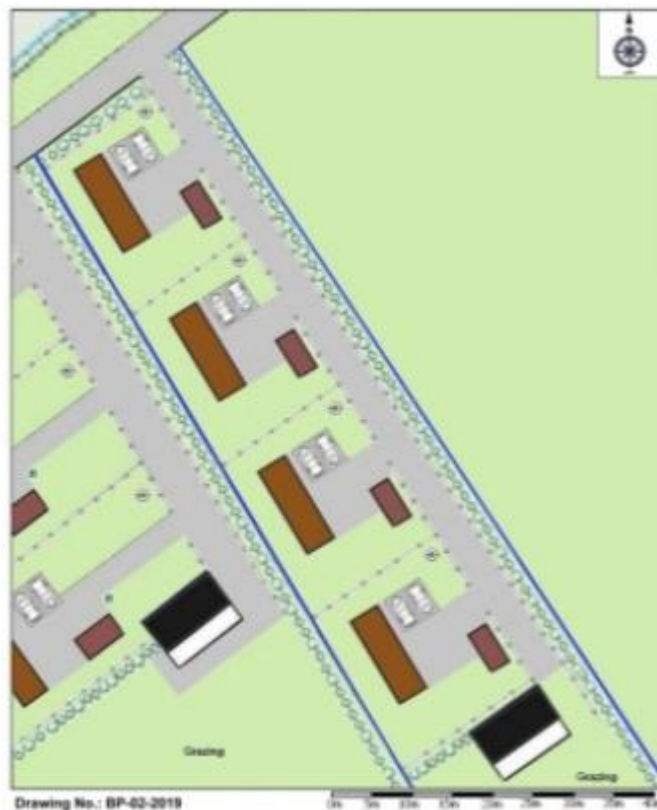


Figure27 – Site Plan



Figure 28 –

drone imagery captured July 2025

The site was locked and inaccessible at the time of the GTAA site visits so details of occupation and whether occupants are or are not gypsies are not known.

As there are 4 or more mobile homes on site, but details are not known about the occupants, it is unclear if the site provides any capacity.

The site in May 2025 is described in pages 19 and 20 of CW16A

Site WA/2023/0443

The site has planning permission for

‘Change of use of land for stationing of 3 static caravans and 3 touring caravans, associated parking and amenity for family members.’

Figures 29-31 give details about the site

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Figures 29—location Plan



Figure30 -Site Plan



Figure 31 – drone imagery captured July 2025

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The advice from the GTAA interviewers is that this site appeared to be being set out at the time of the site visits, but with no signs of occupation.

On this basis it appears that the site had capacity for 3 pitches in late 2025

The site in May 2025 is described on pages 3-5 of CW16A

Site WA/2017/0176

The site has planning permission for

'The change of use of the land to a mixed use site, for the stabling and keeping of horses and residential use for three Romani Gypsy families. The site to contain three static caravans, three touring caravans, with associated parking, hardstanding and water treatment plants,'

The land is identified on site as **'Weeping Willow'**

Figures 32-34 give details about the site



Figure 32- site location plan

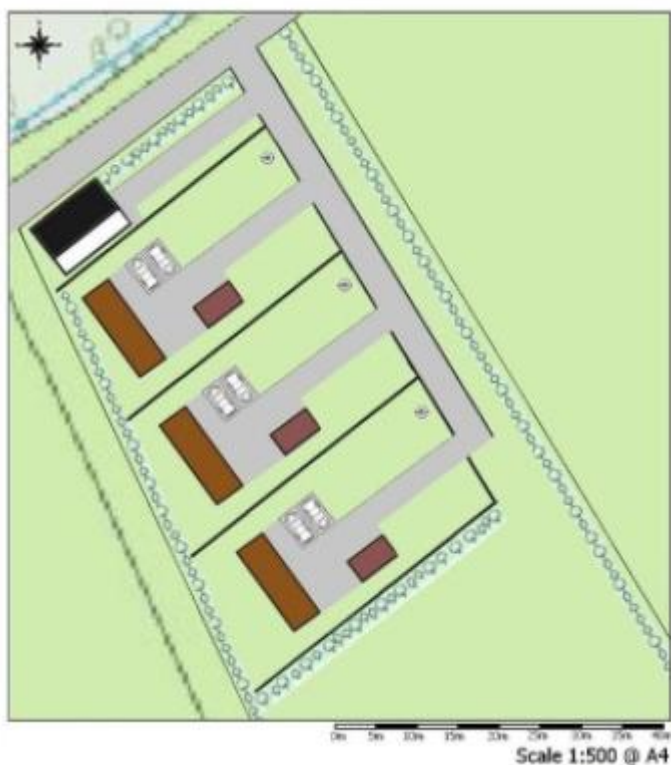


Figure 33 – Site Plan



Figure 34 – Drone imagery captured July 2025

The GTAA interviews indicate that the front pitch is now occupied by 2 mobile homes, the middle pitch by 1 mobile home, and the rear pitch (now sub-divided) by 5 mobile homes. All 8 mobile homes were occupied by travellers.

Whilst this exceeds the number of pitches permitted, the survey suggests that the additional units are occupied by family members, and that space has been created within the main pitches.

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As the site accommodates more homes than the planning permission **the site does not appear to have any current capacity.**

The site is described in May 2025 on page 19 of CW 16A.

Land behind WA/2017/0176

This land does not have planning permission but is land edged blue on application WA/2027/0176.

The survey indicates that the site has been divided into two parts, with 2 mobile homes on one part and 6 mobile homes on the other. The GTAA suggests that all 8 mobile homes are occupied by travellers.

As the site does not have planning permission then it is not identified as having additional capacity, although given its location and the existence of gypsy families in homes on the site, it appears likely that planning permission could potentially be granted for several pitches.

The details above are summarised in **Table 6** below. This updates the details in Table 3 of my original Evidence

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Table 6 Summary of pitches and sites at Lydia Park, occupation, and potential capacity.

Reference	No of pitches	Activity/use	Gypsy	Non G	vacant	Capacity
WA/2020/0551	7	-3 M Homes -20 Park Homes	5	18		2
WA/2025/01859 <i>Supersedes 2020/0516</i>	9 (4 additional)	East cleared West -5 Park Homes	0	0	9	9
WA/2020/0516 <i>Superseded by 2025/01859</i>	(5)	-	-	-	-	0
WA/2025/00451 Plot 41	2	-2 M Homes	2	0	0	0
WA/2021/03196 Plot 40	2	6 Park Homes 2 Day Rooms	0	6	0	2 **
WA/2019/1265 (incl /2016/0179) Plots 17-19	9	-13 P Homes -6 M Homes	6 plus1 reserved	13		2
WA/2016/0179	(6-)See WA/2019/1265	-	~	~	~	~
WA/2018/1364 (Plot 16)	1	-14 Park Homes	0	14	0	1**
Plot 15	None with pp	-7 Park Homes -1 mobile home	1	7		0 with pp ***
WA/2020/1866 Yellowstone	9	-31 Park Homes	2	?	?	7
WA/2021/02392 Pitches 1-5	5	-24 Park Homes	0	0	0	5
WA/2023/0443 No interviews or occupants	3	-5 Mobile Homes?	unknown	0	0	unknown
WA/2019/0515 No interviews/no access	4	Planning permission	unknown	0	0	unknown
WA/2017/0176 APP/R3650/W/17/3180635 Weeping Willow	3	8 Mobile Homes	8	0	0	0
South of Weeping Willow	None with pp	8 Mobile Homes	8	0	0	0
TOTAL	54 pitches					28

Sites marked ** appear to have additional space available with the possibility of additional pitches.

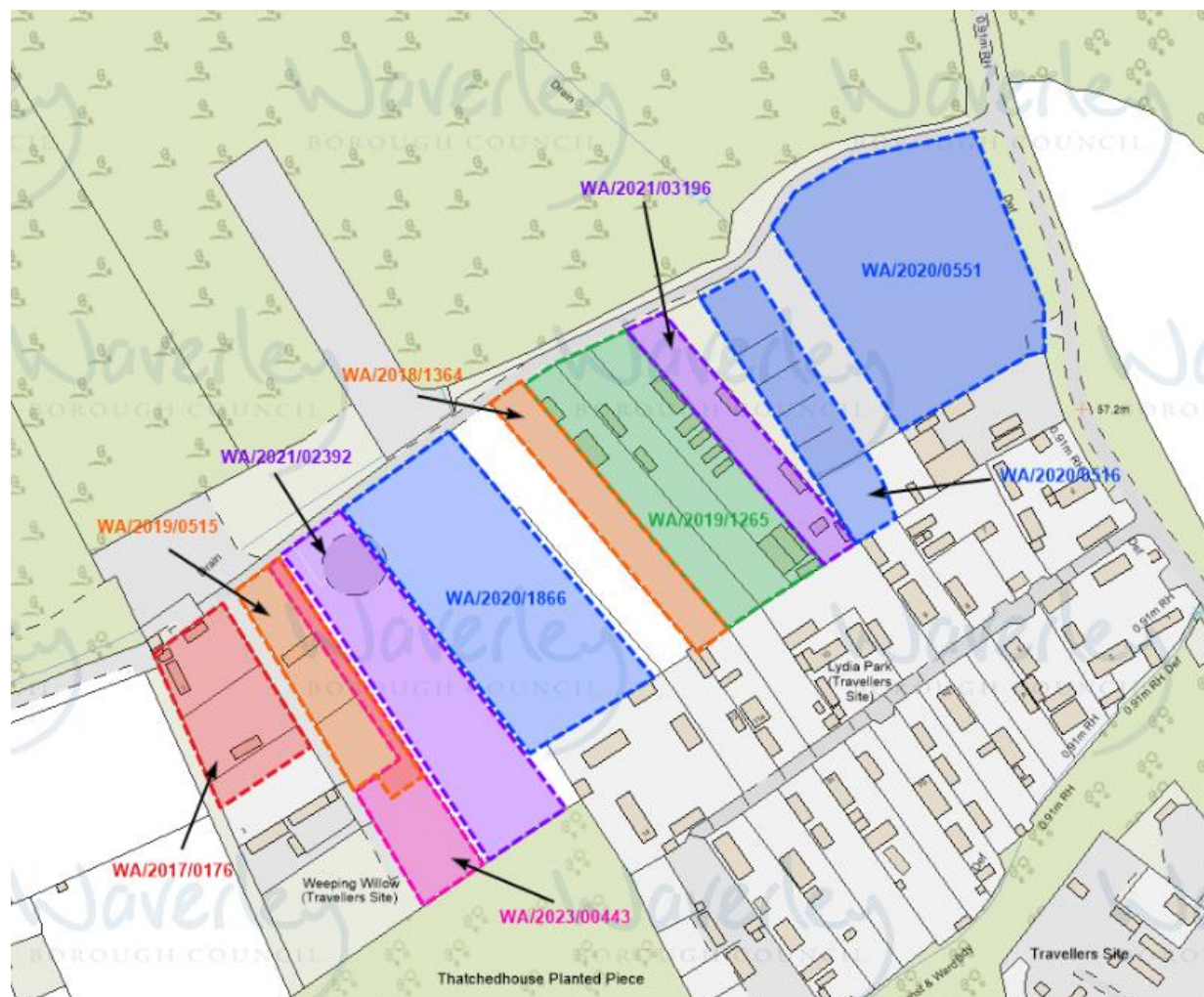
Sites marked * do not have planning permission but may have potential for planning permission to be granted if applied for (subject to consideration at the time).**

APPENDIX CW 16 A – Update on Activities and Accommodation at Lydia Park April 2025

Stovolds Hill, Cranleigh – suitable alternative accommodation

Since 2017, a total of 48 new pitches have been granted on land north of Lydia Park, just south of the appeal sites.

Planning permission has been granted in the locations indicated on the plan below:



In reviewing the planning permissions specifically, it is apparent that a number of the sites granted planning permission have spare capacity for additional caravans to be sited, up to the total granted by the relevant planning permission.

Sites with additional capacity

The following identified sites likely have capacity to station additional caravans.

WA/2019/1265

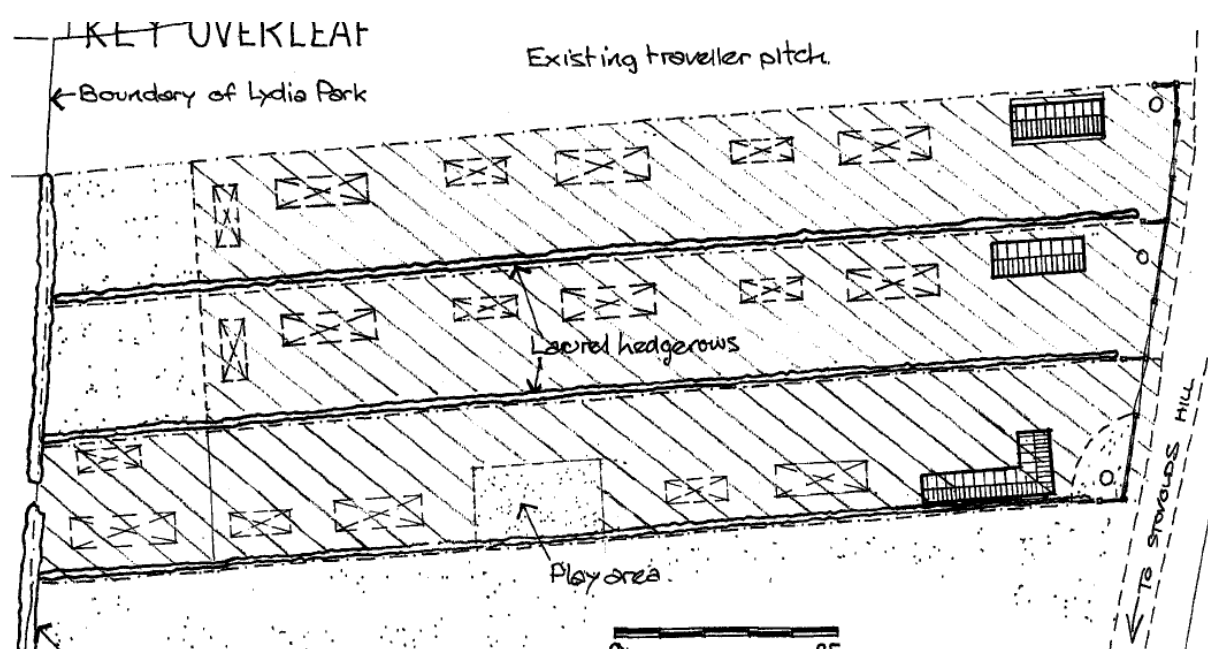
Planning permission WA/2019/1265 for the 'Change of use of land to residential use for 9 gypsy families. The site to contain 9 static caravans, 9 touring caravans, 3 amenity buildings, boundary walls, hardstanding and water treatment plants.' was granted planning permission by the LPA on 19 February 2020. This permission carry's no condition restricting the use of the site to specific individuals.

APPENDIX CW 16 A – Update on Activities and Accommodation at Lydia Park April 2025

The approved site plans indicate that the site will be laid out in 3 rows, with 3 static caravans being stationed in each row. The site has effectively been divided into 3 sites, benefitting from permission to station 3 static caravans in each row. Each row has a separate landowner:



Extract – Location Plan (WA/2019/1265)



Extract – Site Layout Plan (WA/2019/1265)

APPENDIX CW 16 A – Update on Activities and Accommodation at Lydia Park April 2025

The following aerial imagery (captured 4 March 2025) suggests that most of the site is occupied by caravans. However, closer inspection suggests that:-

- The middle row has only two mobile homes within it, suggesting capacity for a third caravan to be added.
- The most easterly and westerly rows each have one mobile home located towards the front (north) side of the site, with additional single unit static caravans being stationed behind (7 to the east and 8 to the west).
- The imagery suggests capacity for 1 pitch in the middle row and for 2 pitches in each of the rows to the east and west. Hence there is the potential capacity for **5 additional pitches** (with planning permission) to be brought forward.



The registered owner of the centre pitch on the WA/2019/1265 site is THOMAS KERRY of 3 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry Title no. SY870863).

WA/2023/00443

Planning permission WA/2023/00443 for the '*Change of use of land for stationing of 3 static caravans and 3 touring caravans, associated parking and amenity for family members.*' was granted planning permission by the LPA on 15/05/2023. This permission carry's no condition restricting the use of the site to specific individuals.

APPENDIX CW 16 A – Update on Activities and Accommodation at Lydia Park April 2025

The approved site plan indicates that the site will be laid out to provide for 3 separate pitches, with each to contain one static caravan and one touring caravan:



Extract – Location Plan (WA/2023/0443)



Extract – Block Plan (WA/2023/00443)

The following aerial imagery (captured 4 March 2025) indicates that the pitches have not been laid out in accordance with the approved plans, but instead, there are two static caravans stationed in the southwestern corner of the site. It is unclear if either of these is occupied, but there appears to be capacity to provide **at least one pitch** in this location:



The registered landowner of the site is SIMON CHRISTOPHER DOHERTY of 1 Weeping Willow, Stovolds Hill, Cranleigh GU6 8UX (Land Registry Title no. SY845265)

Caravans advertised for rent

In addition to the above identified sites that benefit from planning permission where pitch vacancies are apparent, there are also several sites at Stovolds Hill that benefit from planning permission for gypsy pitches that are now occupied by caravans that are being made available for rent on the open market. In all cases these are in breach of the planning permissions that have been issued, due to both the excess number of caravans and because many of this excess are not occupied by gypsy families

The following identified planning application sites indicate where planning permission has been granted, where it is known that caravans have been made widely available for rent and where it is known to the Council that the caravans are being occupied by residents who do not meet the PPTS definition of “gypsies and travellers”.

WA/2020/1866

Planning permission WA/2020/1866 for the ‘*Change of use of land to residential use to provide 9 gypsy pitches comprising of 9 static caravans and 9 touring caravans together with 9 utility buildings, associated hardstanding and parking*’ was granted by the LPA on 29 November 2021.

The registered owner of the land is THOMAS FRANKHAM of 25 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry Title no. SY814236).

APPENDIX CW 16 A – Update on Activities and Accommodation at Lydia Park April 2025

Since the grant of planning permission, hardstanding has been laid on the site and static caravans have been stationed on the land – the number of which far exceed the capacity of that granted under the WA/2020/1866 permission.



Extract – Location Plan – WA/2020/1866

The following drone imagery (captured 4 March 2025) indicates the latest data the Council holds in respect of the layout of the site. The number of static caravans stationed on the site was 33 at the last count in October 2024.

The site is now identified on site and referred to as Yellowstone Park.



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April 2025**

The LPA served a Planning Contravention Notice (PCN) in relation to the site in May 2024. No full response to the PCN was received, however, an agent acting on behalf of the site owner acknowledged receipt. Officers were advised that:-

- 20 of the caravans on the site were occupied in April 2024
- 18 households at the site were not ethnic Gypsies/Travellers and did not meet PPTS definition.
- Only 1 household at the site (two residents) was identified as Romany Gypsy.

The Council is conducting further investigation at the site. These indicate that the occupation of caravans at the site is very much transient in nature, with caravans becoming available for rent with relative frequency.

There are at least ten separate listings currently on the open market for a site in this location:

OpenRent

AboutPricing & ServicesAdd ListingSign In

Go Back To My Search



Favourite

Available

£700.00

per month

£161.54

per week

No admin fees

No hidden charges

Ready to Rent Now?

Rent Now

Next Steps

Message Landlord or Request Viewing

Property Reference: 2423536

2 Bed Mobile Home, Stovolds Hill, GU6

Overview

Bedrooms2

Bathrooms1

Max Tenants5

LocationCranleigh

Meet the Landlord



Levi F.

Response Rate: 100%

OpenRent

AboutPricing & ServicesAdd ListingSign In

Go Back To My Search



Favourite

Available

£1,000.00

per month

£230.77

per week

No admin fees

No hidden charges

Ready to Rent Now?

Rent Now

Next Steps

Message Landlord or Request Viewing

Property Reference: 2316806

3 Bed Mobile Home, Cranleigh, GU6

Overview

Bedrooms3

Bathrooms1

Max Tenants4

LocationCranleigh

Description

Beautiful Surrey hills property situated on a 42 acre farm, perfect for family's with pets or people who love the outdoors and nature. Very private with renting of home including lots of land and personal parking space.

Meet the Landlord



Levi F.

Response Rate: 100%

Response Time: Within 3 Days

Share Property

OpenRent advert (captured 09 April 2024)

**It is understood that ‘Levi F’ is Levi Frankham, son of the registered landowner.*

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April 2025



2 beds 1 bathroom – Flat
£800\month
Nearby · 1 km

Message Seller

Alerts Share Save

Description
2 bed trailer to rent in the beautiful village of Cranleigh.
Pets welcome... See more



2 beds 1 bathroom – Flat
£800\month
Nearby · 1 km

Message Seller

Alerts Share Save

Description
2 bed trailer to rent in the beautiful village of Cranleigh.
Pets welcome... See more

Description
2 bed trailer to rent in the beautiful village of Cranleigh.
Pets welcome
Parking for 2 vehicles
Electric coin meter
Long term let
Deposit refundable if here for min of 6 months £400

Seller information [Seller Details](#)
 **Zoe Falshaw**
Joined Facebook in 2008 [Follow](#)

Details

Property	Flat
Rooms	2 beds · 1 bath
Parking	Parking available
Furnished	Unfurnished

[See more](#)

Property for rent location



Facebook Marketplace (captured 28 April 2025).

The seller, ‘Zoe Falshaw’, has – as of 28 April 2025 – 11 separate Facebook Marketplace listings for caravans available to rent on the WA/2020/1866 site:

Marketplace



Zoe Falshaw
Joined Facebook in 2008
11 active listings

[Follow](#) [Message](#)

[View profile](#) [...](#)

About me
 Lives in Crawley
 Joined Facebook in 2008

Zoe's listings [Share](#)

[Search listings](#) [...](#)



Marketplace

[Search listings](#) [...](#)



£800 · 2 beds ... £800 · 3 beds 1 ... £800 · 2 beds ...



£800 · 3 beds ... £800 · 2 beds 2 ... £800 · 2 beds ...



£800 · 2 beds ... £800 · 2 beds 1 ... £800 · 2 beds ...



£800 · Static c... £800 · 2 beds 1 ...

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Although none of the 33 caravans on site have the appearance of a traditional gypsy pitch, based on the advice of the owner that one household is a gypsy family, then it appears that there are **8 additional pitches** (with planning permission) that could be brought forward.

WA/2020/0551

Planning permission ref. WA/2020/0551 for the *'Change of use of land to mixed use to provide 7 gypsy pitches comprising of 7 static caravans, 7 touring caravans with associated parking; 5 amenity buildings, fencing, hardstanding, landscaping and keeping of horses'* was granted on 14 July 2021.

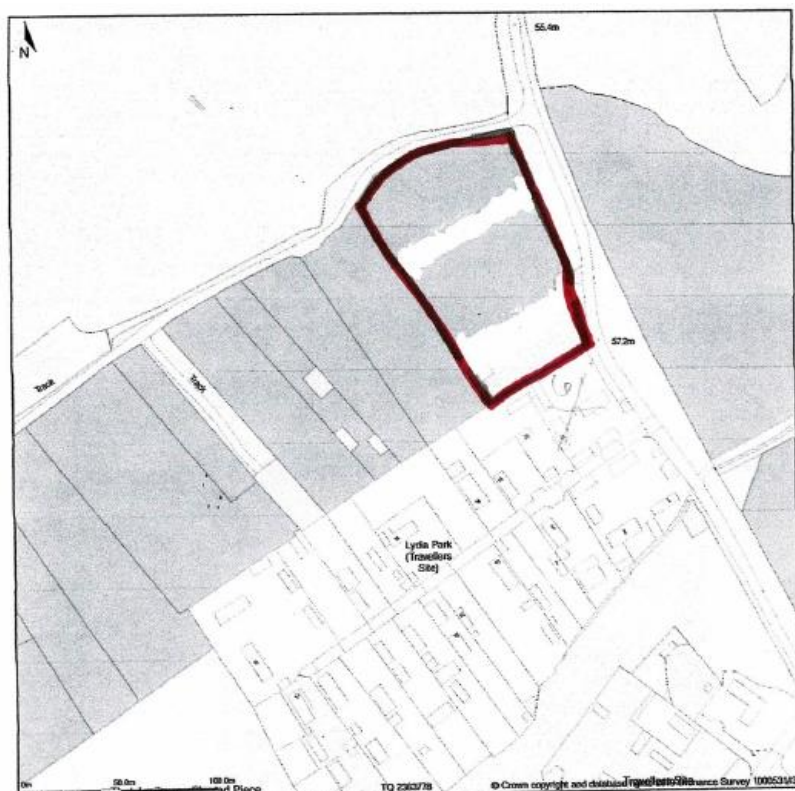
The registered owner of the land is VERA SMITH of 6 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry title No. SY810480). However, I am advised by officers who visited the site that the site is controlled by Nelson Smith of 6 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (who was also the applicant for the WA/2020/0551 planning application).

The site benefitting from planning permission WA/2020/0551 has been laid out in stark difference to that approved by the planning permission, with the site being divided by a close board fence running north to south down the site and bisecting the site into two distinct sections.

5 static caravans have been stationed on the easterly section of the site and officers have been advised that these caravans are, or soon will be, occupied by member of the Smith family.

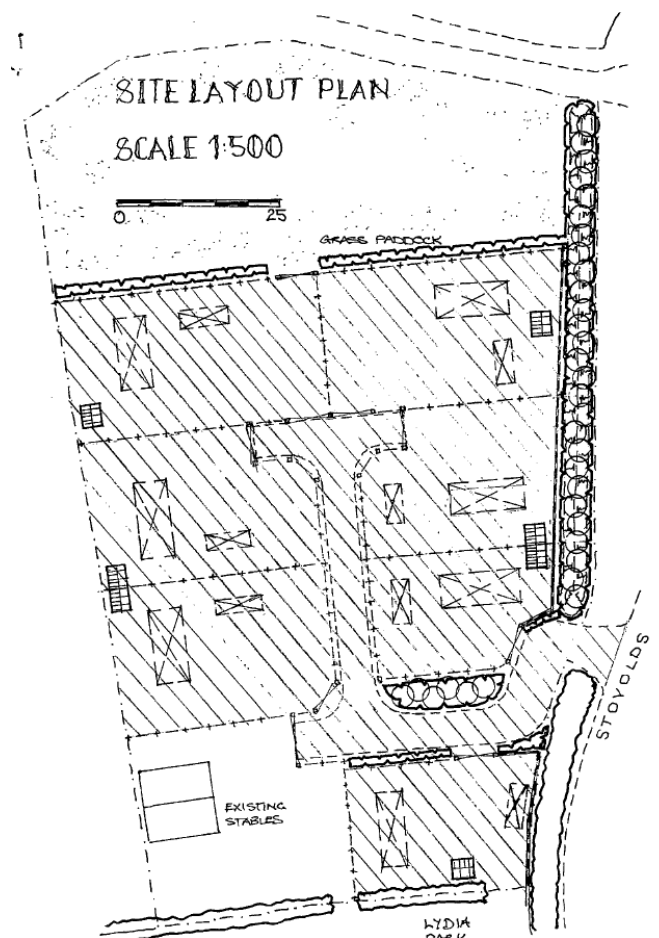
In the western section of the site there are two rows of caravans - comprising a total of 20 static caravans, with at least some of which that have been made available for rent on the open market.

The following plans indicate the extent of the site location and approved layout:



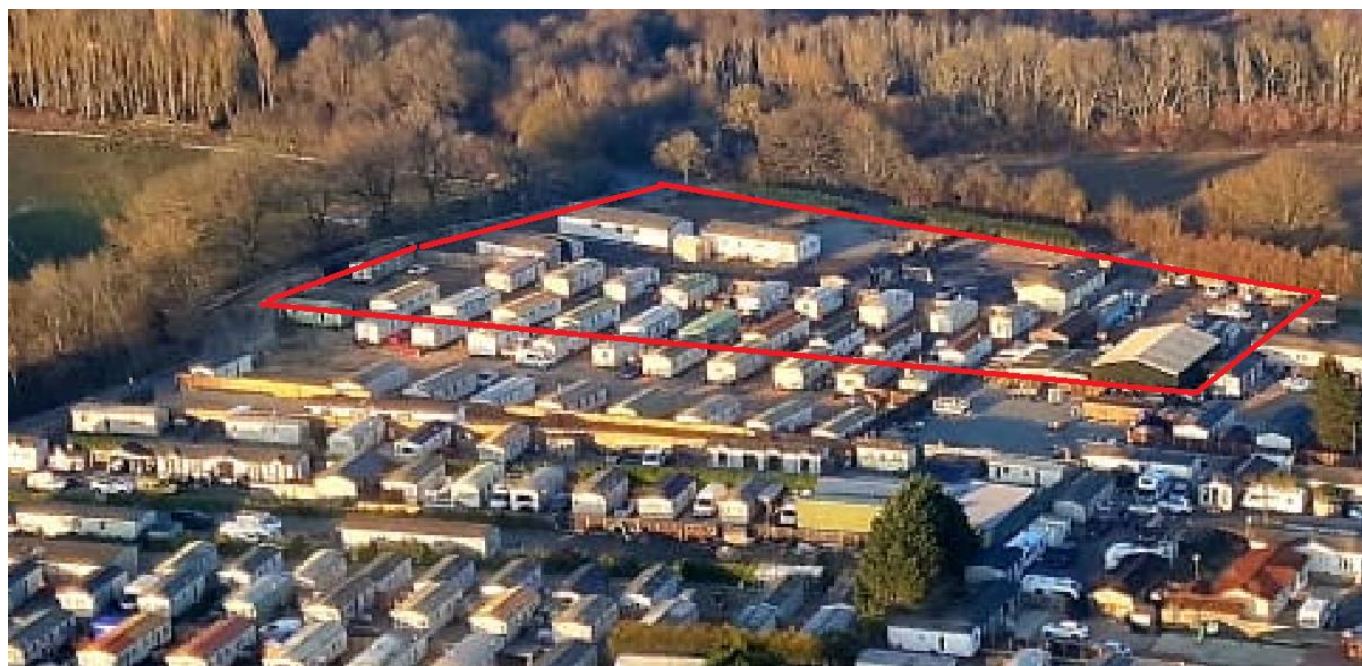
Extract – Location Plan (WA/2020/0551)

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Extract – Block Plan (WA/2020/0551)

The following drone imagery (captured March 2025) indicates the recent layout of the WA/2020/0551 application site.

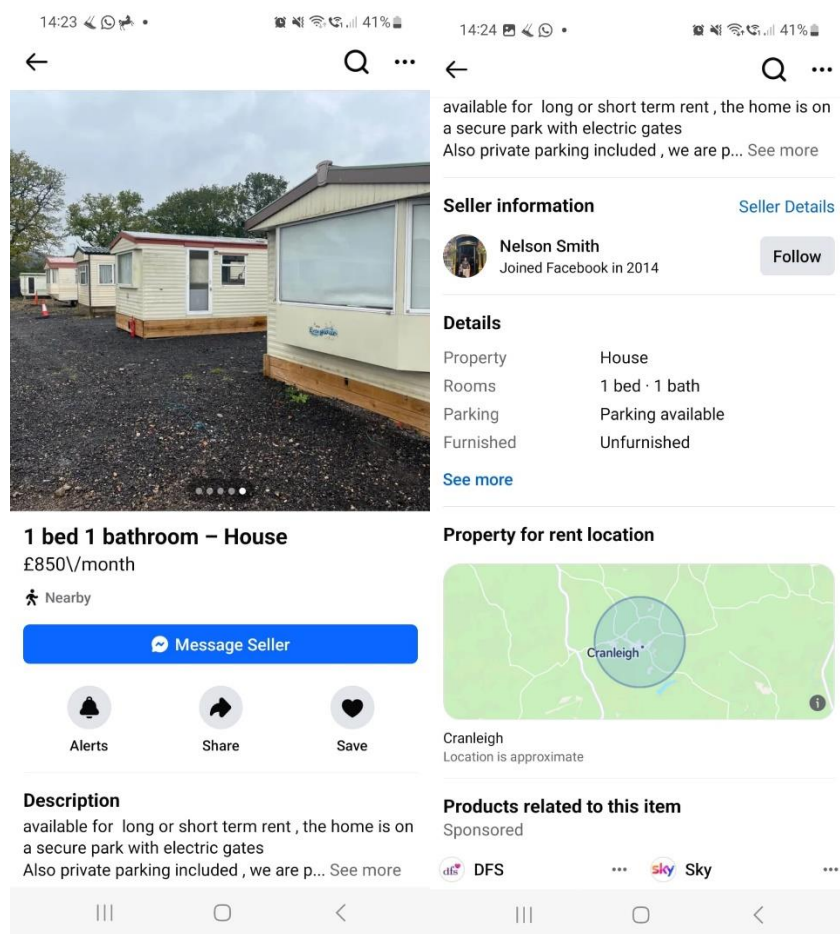


The LPA served a PCN in relation to the site in May 2024. This was acknowledged by an agent acting on behalf of the landowner, but no further response to the PCN has been provided.

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Further investigations by the LPA have established that at least 6 of the static caravans on the western part of the site are not occupied by ethnic Gypsies/Travellers and do not meet PPTS definition. I am advised that officers are not aware of any gypsies or travellers occupying the 20 static caravans on the western park of the site. Officers advise that several of these do not appear to be occupied and that caravans near the northern part of the site, near the access road, do not appear connected to a gas supply and they are devoid of any domestic paraphernalia that would normally indicate a residential presence.

The LPA has evidence that caravans have been made available for rent in this location:



Facebook advert captured 01 November 2024; seller is Nelson Smith. WA/2020/0551 application site can be positively identified in photograph.

As the planning permission granted allows for 7 gypsy pitches, and only 5 caravans are (or soon will be) occupied by gypsies, then it appears that **2 additional pitches** with planning permission could be made available.

WA/2021/03196

Planning permission ref. WA/2021/03196 for the 'Change of use from agricultural to residential to provide two gypsy pitches, each comprising 1no. mobile home and 1no. ancillary day room, and associated works including the construction of hardstanding.' was granted by the LPA on 27 May 2022.

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The registered owners of the land are (i) JOHN HENRY LEE of New Acres, Stovolds Hill, Cranleigh GU6 8LE, and (ii) DANIEL BRETT ORNSTEIN of Parkland, The Drive, Church Lane, Oakley, Bedford MK43 7ST (Land Registry title No. SY874345).

The site benefitting from planning permission ref. WA/2021/03196 has an excess of static caravans stationed on it, with 7 static caravans last observed on the land.

The following plans indicate the extent of the site location and approved layout:



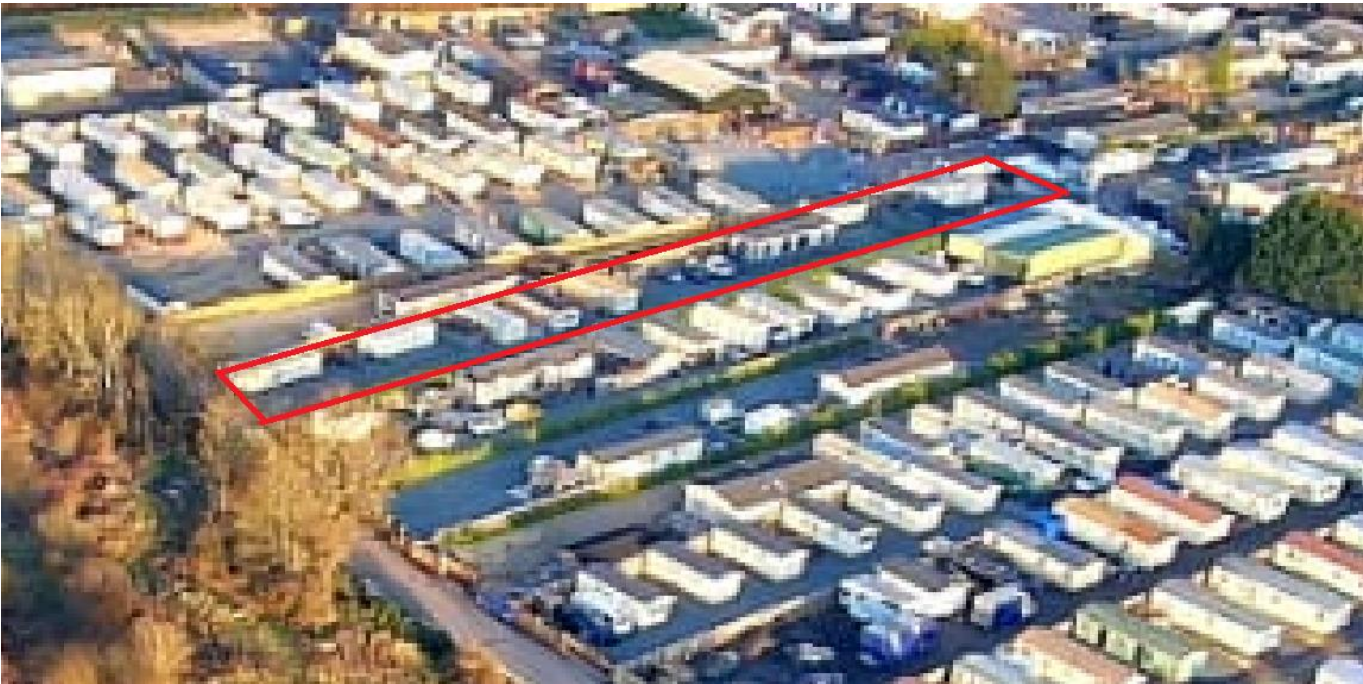
Extract – Location Plan (WA/2021/03196)



Extract – Block Plan (WA/2021/03196)

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The following drone imagery (captured March 2025) indicates the recent layout of the WA/2021/03196 application site.



The LPA served a PCN in relation to the site in May 2024 and no response to the PCN was provided.

The LPA has evidence that caravans have been made available for rent in this location, with the two caravans in the images below being two of the caravans stationed in the centre of the site (both adverts were captured from Facebook Marketplace on 9 April 2025):



2 beds 1 bathroom – Flat
£995/month

[Nearby](#)

[Message Seller](#)

[Message in WhatsApp](#)

[Alerts](#) [Share](#) [Save](#)

Description
2 bedroom mobile home

Description
2 bedroom mobile home
Private gated complex
Own garden
Including all bills
Very modern

Seller information [Seller Details](#)

 **Dan Chelsea Oo**
Joined Facebook in 2008

[Follow](#)

Details

Property	Flat
Rooms	2 beds · 1 bath
Parking	Parking available
Furnished	Unfurnished

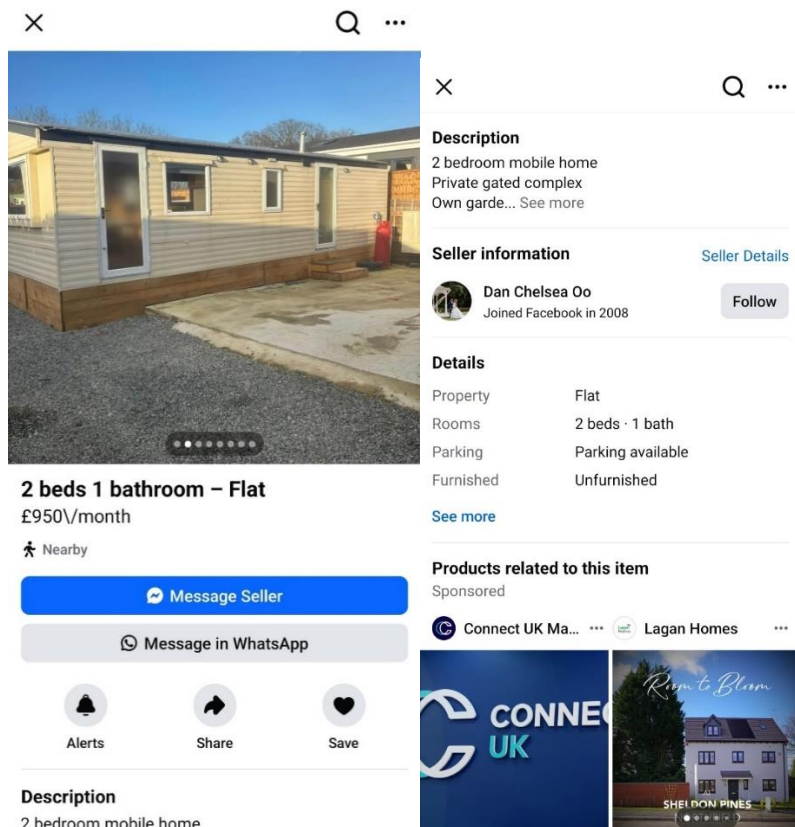
[See more](#)

Products related to this item
Sponsored

[Let with cottage...](#) [Lagan Homes](#)



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The image above suggests that one pitch has been laid out, with potential capacity for **one additional pitch with planning permission**.

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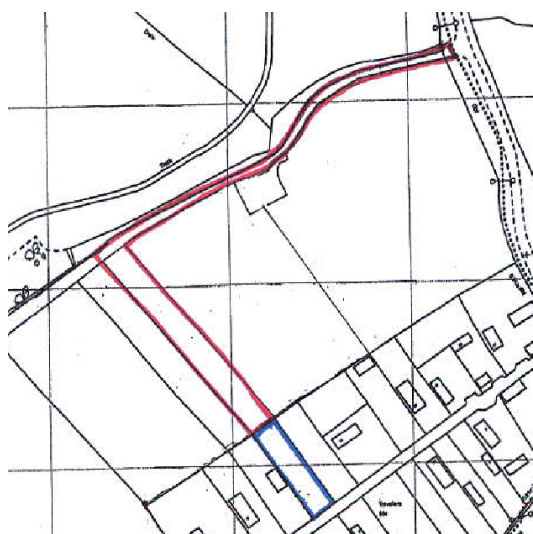
WA/2018/1364

Planning permission ref. WA/2018/1364 for the 'Change of use of land to residential use with stationing of 2 caravans, erection of 1 amenity building, hardstanding and an ancillary storage yard.' was granted by the LPA on 18 January 2019.

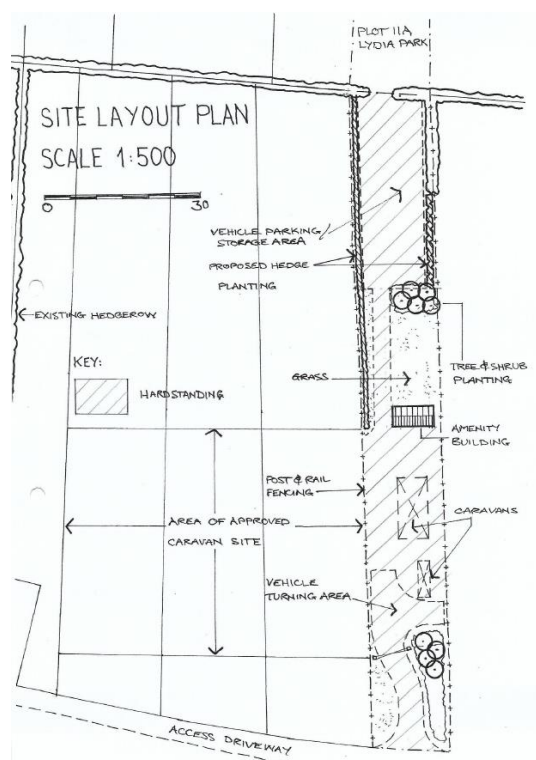
The registered owner of the land is WISDOM PENFOLD of 21 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE (Land Registry title No. SY854620).

The site benefitting from planning permission ref. WA/2021/03196 has an excess of static caravans stationed on it, with 14 static caravans last observed on the land.

The following plans indicate the extent of the site location and approved layout:



Extract – Location Plan (WA/2018/1364)



Extract – Block Plan (WA/2018/1364)

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The following drone imagery (captured March 2025) indicates the recent layout of the WA/2018/1364 application site, and does not suggest that any pitches have been laid out for occupation by gypsies.



The LPA served a PCN in relation to the site in May 2024 and no response to the PCN was provided.

The LPA has evidence that caravans have been made available for rent in this location, with the caravan in the image from the advert below being positively identified as being located on this site (the image of the advert was captured from Facebook Marketplace on 9 April 2025):



2 beds 1 bathroom – House
£900\month

 Nearby

 **Message Seller**

 Alerts
  Share
  Save

Description

Lovely Morden 2 bedroom mobile home
Electric and water included in rent
Private parking space and private gate... See more

Description

Lovely Morden 2 bedroom mobile home
Electric and water included in rent
Private parking space and private gate... See more

Seller information [Seller Details](#)



Cheryl Hockley
Joined Facebook in 2009

[Follow](#)

Details

Property	House
Rooms	2 beds · 1 bath
Parking	Parking available
Furnished	Unfurnished

[See more](#)

Products related to this item

Sponsored

 Lagan Homes
  CyProps




**APPENDIX CW 16 A – Update on Activities and Accommodation at Lydia Park
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The following image identifies the caravan shown in the above advert:



Based on these details it appears that **one pitch could be provided** in accordance with the planning permission.

Conclusion

Sites subject of planning permissions WA/2019/1265 and WA/2023/00443 both contain space for pitches that benefit from planning permission that are currently unutilised/vacant.

Various other sites at Stovolds Hill, including sites benefiting from planning permissions WA/2020/1866, WA/2020/0551, WA/2021/03196 and WA/2018/1364 have planning permission for gypsy pitches but are currently being used to accommodate more static homes than allowed for by the planning permissions, and are being actively marketed as available, even to non-gypsy residents. Evidence suggests that many of these are occupied by non-gypsy households. The number of units on site, and occupation by non-gypsy families is in breach of planning conditions. These sites all have capacity to provide additional pitches if laid out in accordance with the planning permissions granted. These potential pitches are summarised in Table 4 below.

Table 4 – pitches with planning permission that are not currently laid out.

Planning permission	Permitted pitches	Pitches not yet provided
WA/2019/1265	9	5
<u>WA/2023/00443</u>	<u>3</u>	<u>1</u>
<u>WA/2020/1866</u>	<u>9</u>	<u>8</u>
<u>WA/2020/0551</u>	<u>7</u>	<u>2</u>
<u>WA/2021/03196</u>	<u>2</u>	<u>1</u>
<u>WA/2018/1364</u>	<u>1</u>	<u>1</u>
<u>Total</u>	<u>31</u>	<u>18</u>

This analysis of sites within Lydia Park is not exhaustive, and represents the situation observed by officers from the Council in throughout 2024 and 2025, as supported by aerial photos. Further

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investigations are ongoing. However, the details set out above confirm the presence of various vacant pitches with planning permission and that other pitches with planning permission could be made available for the gypsy and traveller community (if the unlawful use of those sites was discontinued).

These details clarify that there are opportunities for suitable alternative accommodation (for the appellants) within the local area.

Note

A copy of the Planning decisions for the sites identified in the Map on page 1 is attached as Appendix CW 15, and a copy of the land registry details referred to above is included as Appendix CW 17.

Other Sites for which the Local Planning Authority has less information.

The details below relate to other sites that have planning permission but for which less information is (currently) available.

WA/2017/0176

This has permission for 3 pitches.

The land has been laid out with 2x large pitches and a small pitch. The two large pitches currently have large static caravans stationed on them and it is believed that these are occupied by travellers; the smaller pitch has six small statics lined out in a row:



The vacant pitch in the photograph above (captured August 2024) has a caravan stationed in it (based on what could be seen at a recent visit). However, it is believed that the six smaller static caravans are being rented out, but the Local Planning Authority has no conclusive evidence of this.

Assuming that the row of 6 static homes do not include occupants who are gypsies, then **one additional pitch could be made available** with planning permission.

WA/2019/0515

Permission for 4 pitches. The layout suggests that 2 pitches have been provided, and an additional 3 static homes. The layout suggests that these might be available for rent, but there is no evidence of this. The below image was captured March 2025: There is **the possibility that 2 pitches are yet to be provided.**

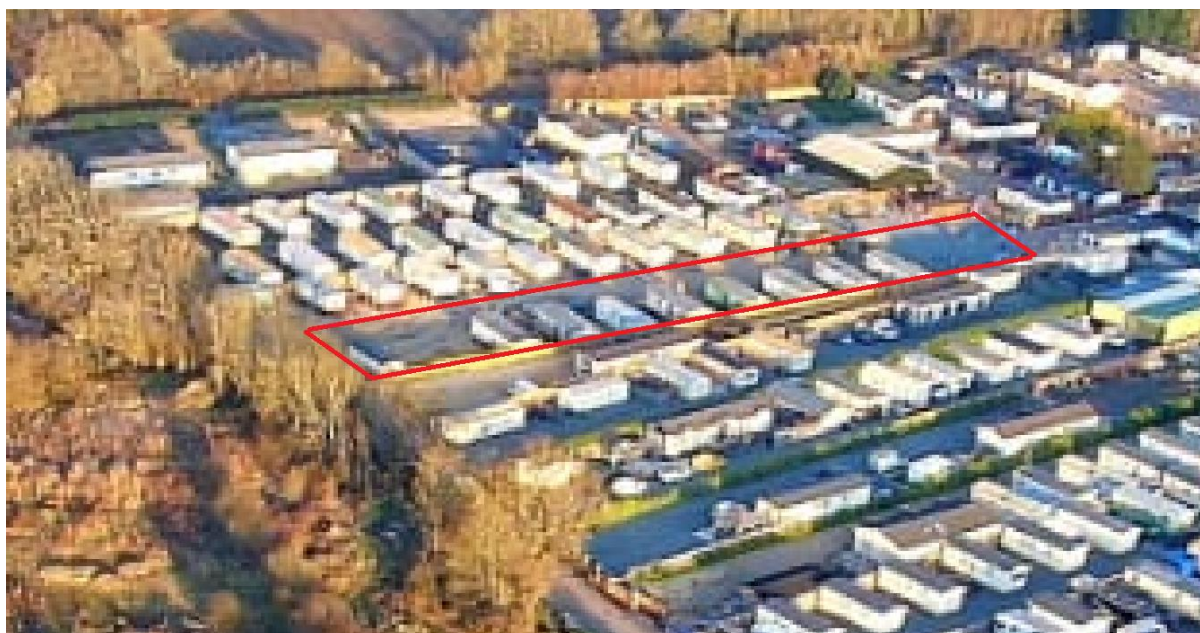
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WA/2020/0516

5 pitches are permitted. The layout of the site (see photo below) does not suggest that any pitches have been laid out as intended, and the arrangement of caravans close together and in line is similar to other sites where the caravans are available for rental. A PCN has been served but not returned for this site.

The below aerial imagery was captured March 2025.



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Unless the site is currently occupied by any gypsy families, the site has the **potential capacity to provide 5 pitches**

WA/2021/02392

This site has permission for 5 pitches. The site is known as Ranch Park and is the site more recently filled with caravans. The image below of the site was captured March 2025:

The layout of the site (see photo below) does not suggest that any pitches have been laid out as intended for gypsy pitches, and the arrangement of caravans close together and in line is similar to other sites where the caravans are available for rental. However, the Council has no evidence of such use.



The layout indicates that the site is likely being used to station caravans for rent, but the Local Planning Authority has no clear evidence to demonstrate this.

Waverley's Address Development Team had email correspondence with TMA Chartered Surveyors who applied to address the site in October 2024. Temporary addresses (1-5 Ranch Park) were provided. TMA Surveyors confirmed the names of intended occupants (Patrick Crumlish, Oliver Crumlish, Vincent Crumlish, Patrick Crumlish, Dennis Torrens) and stated that 'The land is wholly owned by Patrick Crumlish and Dennis Torrens'. It is not clear whether Torrens and the Crumlish's are Gypsies/Travellers.

Unless these families are gypsies then **the site has the capacity to provide 5 pitches**.

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Based on the details above, these additional 4 sites have the capacity to provide the following additional pitches

Table 5

Planning permission	Permitted pitches	Pitches not yet provided
WA/2017/0176	3	1
WA/2019/0515	4	Possibly 2
WA.2020/0516	5	Possibly 5
WA/2021/02392	5	Possibly 5
Total	17	13