**Core Documents List**

| | Appeal ref | Planning Ref | Appellants | Site |
|---|---|---|---|---|
| Appeal A | APP/R3650/W/25/3367393 | WA/2025/00495 | Mr Barney Doherty | Pitch 1 Land West of Stovolds Hill, Cranleigh |

Last updated 11 September 2026

*** = Not to be published online**

**CD1 – Application Documents**

| **CD1A.0 - Application Documents relating to Appeal A** | | |
|---|---|---|
| **CD Ref** | **Title** | **Reference** |
| CD1A.1 | Application Form | |
| CD1A.2 | Biodiversity Checklist | |
| CD1A.3 | Sustainability Checklist | |
| CD1A.4 | Site Location Plan + Block Plan | 2502ST_R0.1_000.1 + 2502ST_R0.1_001.1 |
| CD1A.5 | Proposed Block Plan | 2502ST_R0.1_001.2 |
| CD1A.6 | Proposed Refuse, Boundary & Surfacing | 2502ST_R0_100 |
| CD1A.7 | Proposed Day Room | 2502ST_R0 _101 |
| CD1A.8 | * CONFIDENTIAL Statement of Barney Doherty | |
| CD1A.9 | Surrey County Council Highways Comments | |
| CD1A.10 | Private Sector Housing Comments | |
| CD1A.11 | Neighbour Response | |
| CD1A.12 | Alfold Parish Council Comments | |
| CD1A.13 | Decision Notice | |

**CD2 - Appeal Submission Documents**

| **CD2A.0 - Appeal Submission Documents relating to Appeal A** | | |
|---|---|---|
| **CD Ref** | **Title** | **Reference** |
| CD2A.1 | Appeal Form | |
| CD2A.2 | Statement of Case | |
| CD2A.3 | BD1 - Waverley Borough Council v Gray & Ors [2023] EWHC 2161 (KB) | |
| CD2A.4 | BD2 - Enforcement Notice Plot 1 | EN/2025/02 |
| CD2A.5 | BD3 – WA/2023/00371 Officer Report | |
| CD2A.6 | BD4 – Draft Statement of Common Ground (3313865, 3314447, 3322400, 3323108) | |

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**CD3 – LPA Statement Submissions**

| **CD3A.0 - LPA Statement relating to Appeal A** | |
|---|---|
| **CD Ref** | **Title** |
| CD3A.1 | LPA Statement of Case |
| CD3A.2 | Appendix CW 4 – Plan illustrating the approved layouts for Lydia Park |
| CD3A.3 | Appendix CW 7 - Lydia Park Planning History |
| CD3A.4 | Appendix WBC 1 – EN_2025_02 Authorisation Report |
| CD3A.5 | Appendix WBC 2 – EN_2025_03 Authorisation Report |
| CD3A.6 | Appendix WBC 4 – Site Visit Photographs 21.01.2025 |
| CD3A.7 | Appendix WBC 5 – Site Visit Photographs 27.03.2025 |
| CD3A.8 | Appendix WBC 6 – Surface Water Flood Mapping |
| CD3A.9 | Appendix WBC 7 – Drone Imagery, July 2025 |

**CD4 – Policy and Guidance Documents**

| **CD4A.0 – Policy and Guidance Documents relating to Appeal A** | |
|---|---|
| **CD Ref** | **Title** |
| CD4A.1 | National Planning Policy Framework (NPPF) 2024 |
| CD4A.2 | Planning Policy for Traveller Sites (PPTS) |
| CD4A.3 | National Planning Practice Guidance (NPPG) |
| CD4A.4 | Waverley Local Plan Part 1 (LPP1): Strategic Policies and Sites |
| CD4A.5 | Waverley Local Plan Part 2 (LPP2): Site Allocations and Development Management Policies |
| CD4A.6 | Bramley Neighbourhood Plan |
| CD4A.7 | Guidelines for Landscape and Visual Impact Assessment Third Edition |
| CD4A.8 | Surrey Hills National Landscape Management Plan 2025-2030 |
| CD4A.9 | Low Weald National Character Area Profile |
| CD4A.10 | Surrey Landscape Character Assessment |
| CD4A.11 | Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations |
| CD4A.12 | Waverley Borough Council Gypsy and Traveller accommodation Assessment (GTAA) (December 2025) |
| CD4A.13 | GTAA Appendix 1 – Pitch Delivery Assessments |

**CD5 – Appellant Inquiry Evidence**

| **CD5A.0 - Appellant Proofs of Evidence relating to Appeal A** | |
|---|---|
| **CD Ref** | **Title** |
| CD5A.1 | Proof of Evidence of Barney Doherty<br>*CONFIDENTIAL Appendix BD1 |

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| | |
|---|---|
| | Appendix BD2 – Letters from Lydia Park owners<br>Appendix BD3 – Getsurrey.co.uk Article<br>*CONFIDENTIAL Appendix BD4<br>*CONFIDENTIAL Appendix BD5<br>*CONFIDENTIAL Appendix BD6<br>Appendix BD7 – Letters<br>Appendix BD8 - Churches<br>Appendix BD9 – TP1 Form |
| CD5A.2 | Appellant Proof of Evidence – Ecology (Giles Coe) |
| CD5A.3 | Appellant Proof of Evidence – Flood Risk (Tom Quigg)<br>Flood Risk Assessment, Flume Consulting Engineers - Land at Stovolds Hill, Cranleigh, Surrey - Pitch 1 |
| CD5A.4 | Appellant Landscape Statement of Evidence – Pitch 1 & 2 |
| CD5A.5 | Appellant Proof of Evidence – Planning (Angus Murdoch)<br>Appendix 1 – Appeal Decision 3297332, Stovolds Hill, Gilbert<br>Appendix 2 – Appeal Decisions 3264071 and 3264072, Crossing Cottage, Dignan<br>Appendix 3 – Appeal Decision 6004319, Beech Tree Farm, Edwards<br>Appendix 4 – Decision 3352163, Gable Cottage, Johnson |

**CD6 – LPA Inquiry Evidence**

| **CD6A.0 – LPA Proofs of Evidence relating to Appeal A** | |
|---|---|
| **CD Ref** | **Title** |
| CD6A.1 | LPA Proof of Evidence – Planning (Chris Ward)<br>Appendix WBC 8 – Pitch 1 + 2 Site Photographs June 2021 – April 2025<br>Appendix WBC 9 – Stovolds Hill Drone Imagery<br>Appendix WBC 10 – Site Photographs 2 February 2026<br>Appendix WBC 11 – WA_2021_02307 Decision Notice<br>Appendix WBC 12 –Stovolds Hill Appeal Decision (2197332)<br>Appendix WBC 13 – Stovolds Hill Aerial Imagery<br>Appendix WBC 14 – Breach of Condition Notices, BCN/2025/01 + 02<br>Appendix WBC 15 – Summary of Uses at Lydia Park<br>Appendix WBC 16 – Stovolds Hill at Night<br>Appendix WBC 17 – Cufaude Lane Appeal Decision (2208684)<br>* CONFIDENTIAL Appendix WBC 18 – Personal needs of Barney Doherty, Pitch 1 |
| CD6A.2 | LPA Proof of Evidence – Need and Supply (Steve Jarman)<br>Appendix 1 – Waverley Gypsy and Traveller Accommodation Assessment December 2025<br>Appendix 2 –Central Bedfordshire Appeal Decision (3213822, 3213827, 3213832, 3213829) |

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| | |
|---|---|
| | Appendix 3 – Chelmsford Appeal Decision (2226970, 2227120)<br>Appendix 4 - Doncaster Appeal Decision (3133490)<br>Appendix 5 – Forest of Dean Appeal Decision (3148326)<br>Appendix 6 – Guildford Appeal Decision (3165528, 3170046)<br>Appendix 7 - Maldon District Local Development Plan 2014 – 2029 Examination Report<br>Appendix 8 – Waverley PDA Proformas<br>Appendix 9 – Waverley Appeal Decision (3337697, 3341670) |
| CD6A.3 | LPA Proof of Evidence – Landscape – Pitch 1 (Ian Dudley)<br>Appendix 1 - Stovolds Hill Appeal Decision (2197332)<br>Appendix 2 – Gratton Chase Appeal Decision (3293777)<br>Appendix 3 – Maleficent Meadows Appeal Decision (3273724)<br>Appendix 4 – Peasdale Hill Field Appeal Decision (3269943, 3275791)<br>Appendix 5 – Landscape and Visual Impact Assessment Methodology |
| CD6A.4 | LPA Proof of Evidence – Flood Risk (Mark Smyth)<br>Appendix 1 – Combined Site Location Plan<br>Appendix 2 - Ordinary Water Course Consent by Surrey County Council<br>Appendix 3 - Combined Surface Water Flooding extents plan<br>Appendix 3ii - Combined Surface Water Flooding Extents plan with Climate Change<br>Appendix 4a - Waverley Strategic Flood Risk Assessment Level 1 (to Figure 2D)<br>Appendix 4b - Waverley Strategic Flood Risk Assessment Level 1 (Figure 3A – 3B)<br>Appendix 4c - Waverley Strategic Flood Risk Assessment Level 1 (Figure 5A – 9)<br>Appendix 4d - Waverley Strategic Flood Risk Assessment Level 2<br>Appendix 5 - Flood Hazard rating mapping (source EA datasets)<br>Appendix 6 - HR Wallingford Flood Hazard document<br>Appendix 7 - Flume Flood Risk Assessment<br>Appendix 8 – Unda Flood Risk Assessment<br>Appendix 9 - Ciria Suds Manual C753<br>Appendix 10 - Preparing a Flood Risk Assessment Standing Advice by EA, Oct 2025<br>Appendix 11 – Old Bury Road Appeal Decision (3307078)<br>Appendix 12 – Shepperton Appeal Decision (3335127)<br>Appendix 13 - Court of Appeal Decision Substation Action CA-2023-00087<br>Appendix 14 - Historic mapping and aerial photography<br>Appendix 15 - Combined Site Contour information plan<br>Appendix 16 - Calculation, comparison of open channel flow to culverted pipe<br>Appendix 17 - Historical Flood Event Hydrology<br>Appendix 18 - Historic Flood Event – Photograph records<br>Appendix 19 - Local Geological Data |

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| CD6A.5 | LPA Proof of Evidence – Ecology (Nick Sibbett)<br>Appendix 5 - Government circular 06/2005<br>Appendix 8 - 'Preliminary Ecological Appraisal Land at Stovolds Hill Cranleigh, Waverley, Surrey GU6 8TX' by Arbtech dated 24th April 2023<br>Appendix 11 - 'Saving the Wood White' project report.<br>Appendix 12 - Selection Criteria for sites of Nature Conservation Importance in Surrey<br>Appendix 14 - House of Commons Select Committee report, 2024 |

**CD7 – Appellant Supplementary Evidence**

| **CD7A.0 – Appellant Supplementary Evidence relating to Appeal A** | |
|---|---|
| **CD Ref** | **Title** |
| CD7A.1 | Need and Supply Rebuttal – April 2026 |
| CD7A.2 | Need and Supply Rebuttal – April 2026 (Appendices) |
| CD7A.3 | Need and Supply Rebuttal – April 2026 (Aerials) |
| CD7A.4 | Need and Supply Rebuttal Proof of Evidence, plot 1 (Angus Murdoch)<br>Rebuttal 1 – EHCR Report<br>Rebuttal 2 – Appeal Decision 3352163, Gable Cottage, Johnson<br>Rebuttal 3 – Appeal Decision 6004905, Beech Tree Farm, Edwards<br>Rebuttal 4 – Appeal Decisions 3179213 and 3179214, Braefoot, Graham |
| CD7A.5 | Rebuttal Proof of Evidence in relation to "Updated Note to Inspector on 5-year Supply for Gypsies and Travellers – 17 August 2026"<br>RB1 – WA/2025/01859 Officer Report<br>RB2 – WA/2026/00884 Officer Report<br>RB3 - Appeal Decision 6004905, Beech Tree Farm, Edwards<br>RB4 - Appeal Decision 3352163, Gable Cottage, Johnson<br>RB5 - Appeal Decision 6004319, Beech Tree Farm, Edwards |

**CD8 – LPA Supplementary Evidence**

| **CD8A.0 – LPA Supplementary Evidence relating to Appeal A** | |
|---|---|
| **CD Ref** | **Title** |
| CD8A.1 | Opinion Research Services Response to Need and Supply Rebuttal |
| CD8A.2 | Need and Supply Update 23 June 2026 |
| CD8A.3 | Ecology Rebuttal Evidence (Nick Sibbett)<br>Appendix 4 – The Rother Valley Railway Order, Report to the Secretary of State for Transport |
| CD8A.4 | Flooding Rebuttal Evidence (Mark Smyth) |

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| | |
|---|---|
| | Appendix A – 7437.SK01 Proposed Surface Water Mitigation Strategy Boundary Overlay<br>Appendix B – 7437.SK05 Development Proposal Layout Appeal Site A and B Boundary Overlay<br>Appendix C – 7437.SK03 Proposed Surface Water 100yr + CC modelling Map with Boundary<br>Appendix D – Using modelling for floor risk assessments – GOV.UK<br>Appendix E –Hydraulic modelling best practice (model approach) – GOV.UK<br>Appendix F – Email from LLFA 12.09.2022 |
| CD8A.5 | Landscape Rebuttal Evidence (Ian Dudley) |
| CD8A.6 | Ecology, Flooding and Landscape Rebuttal Evidence (Chris Ward)<br>Appendix WBC 20 – Officer Report for Thatched House Farm WA-2022-02144 |
| CD8A.7 | Need and Supply Update 17 august 2026 |

**CD9 – Procedural Submissions on Evidence**

| **CD9A.0 – Procedural Submissions on Evidence** | |
|---|---|
| **CD Ref** | **Title** |
| CD9A.1 | LPA Statement on Appellants Evidence and Landscape Note – submitted 13 February 2026 |
| CD9A.2 | Mark Smyth Comment on FRA – submitted 23 February 2026 |
| CD9A.3 | Submissions on behalf of Appellant on Evidence – submitted 8 June 2026 |
| CD9A.4 | Email from Planning Inspectorate ruling on submission of evidence – dated 15 July 2026 |
| CD9A.5 | Appellant submission to PINS on Flooding, Landscape and Ecology Evidence – submitted 31 July 2026 |
| CD9A.6 | Appellant letter to PINS on Planning and Need Evidence – submitted 31 July 2026 |
| CD9A.7 | Appellant letter to PINS on Planning and Need Evidence – submitted 7 August 2026 |

**CD10 – Written Updates on the NPPF 2026**

| **CD10A.0 – Written Updates on the NPPF 2026** | |
|---|---|
| **CD Ref** | **Title** |
| CD10A.1 | LPA NPPF 2026 Update - Planning |
| CD10A.2 | LPA NPPF 2026 Update – Ecology |
| CD10A.3 | LPA NPPF 2026 Update – Flooding |
| CD10A.4 | LPA NPPF 2026 Update – Landscape |
| CD10A.5 | LPA NPPF 2026 Update – Need and Supply |

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**CD11 – Interested Party Submissions**

| **CD11A.0 – Interested Party Submissions** | |
|---|---|
| **CD Ref** | **Title** |
| CD11A.1 | Joint Statement by Parish Councils of Alfold, Bramley, Dunsfold and Hascombe on Appeals 3313865, 3314447, 3322400 and 3323108 |
| CD11A.2 | Log of incidents reported by residents on Stovolds Hill and Hall Place (April 2024 - March 2026) |
| CD11A.3 | BPC1 - 8 Mobile Homes for rent on Facebook Marketplace 02.08.24 |
| CD11A.4 | BPC2 - 13 Mobiles Homes for Rent on Facebook Marketplace 05.09.24 |
| CD11A.5 | BPC3 - 5 Mobile homes for rent on Facebook Marketplace 25.10.2024 |
| CD11A.6 | BPC 4 - Mobile home rental adverts November 2023 |
| CD11A.7 | BPC 5 - GTR sites Stovolds Hill caravan count |
| CD11A.8 | BPC 6 - FB mobile home rentals 04.05.25 |

**CD12 – Additional Documents**

| **CD12A.0 – Interested Party Submissions** | |
|---|---|
| **CD Ref** | **Title** |
| CD12A.1 | Live Table 1 of the July 2025 Traveller Count for Waverley published by DCLG |
| CD12A.2 | Ranch Park WA/2026/00215 Officers Report |