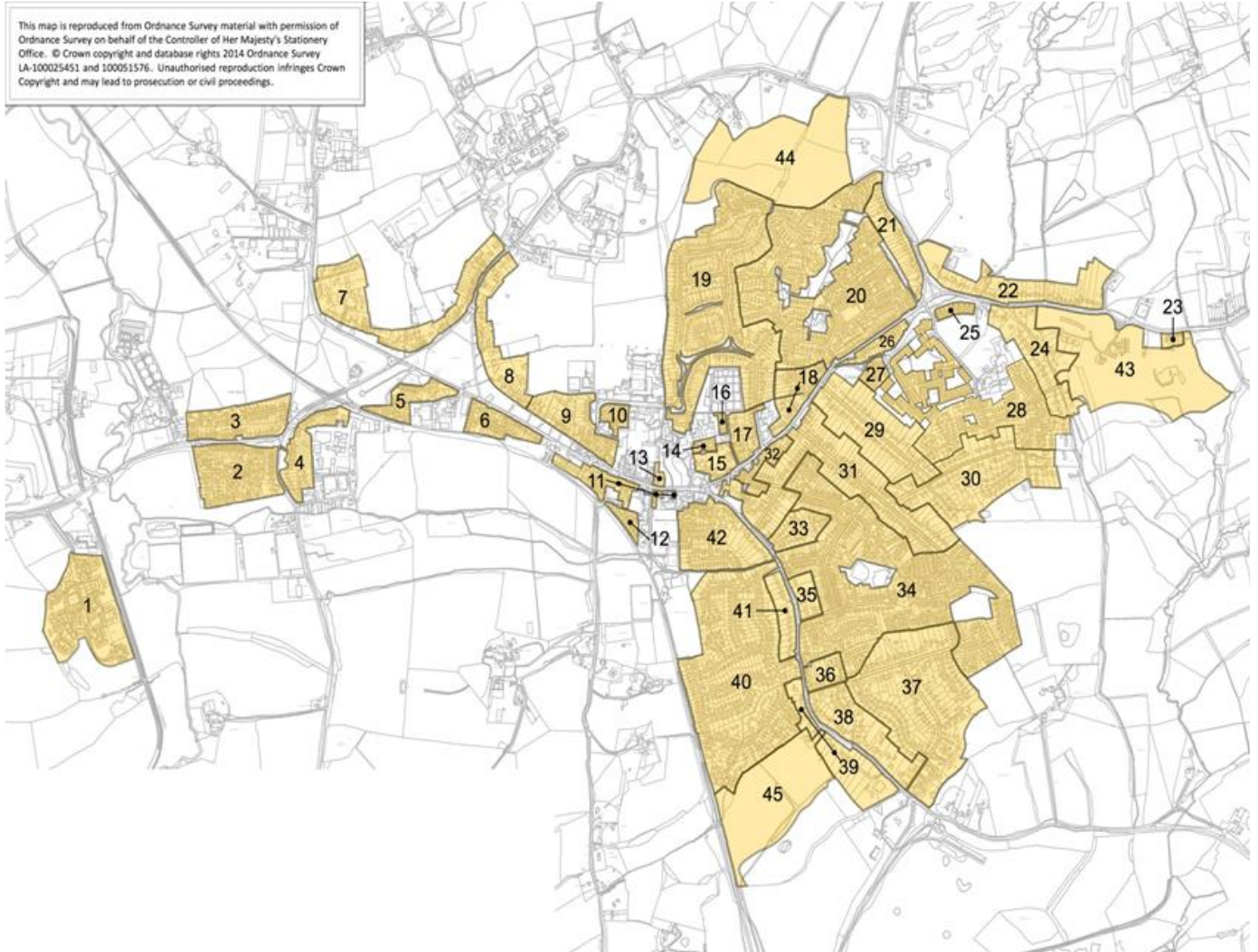


Appendix 4.2 Housing Character & Density

Information for Housing Character

Calculation of average housing character and density in Cranleigh in 2015

Map showing the Reference Plan



Appendix 4.2 Housing Character & Density

1. The number of dwellings in each housing area has been determined by counting the individual dwellings from digital Ordinance Survey map data provided by Waverley Borough Council, or in the case of new developments awarded outline planning approval, the number of dwellings stated in the approval.

2. Each housing area has been calculated from the ordinance survey map using Vectorworks Landscape CAD software. Access roads within housing estates have been included within the calculation.

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Estimated Date of Development
1	Elmbridge Village	236	7.5	31.4	Retirement Village and Care Home
2	Elm Park & South Elmbridge Road	149	5.2	28.6	Mixture dwellings built in 1990's and semi-detached and terraced 1880's artisan cottages with grass verges.
3	Westdene Meadows & North Elmbridge Road	120	3.7	32.4	Mixture dwellings built in 1990's and semi-detached and terraced 1880's artisan cottages with grass verges.
4	Vine Cottages, Alford Road & New Bridge Cottages	64	2.7	23.7	Predominantly semi-detached and terraced dwellings built circa 1880's and 1920's with communal green spaces and grass verges.
5	South of The Common (Bonfire and Windmill areas)	45	1.9	23.6	Cranleigh Conservation Area, includes Parkgate Cottages & Laundry Cottages – buildings of local merit looking on to Cranleigh Common.
6	South of The Common, High Street, St James's Place	72	1.9	37.8	Cranleigh Conservation Area. Terraced and semi-detached 1900's dwellings and commercial/retail property (secondary shopping area). Looking on to Cranleigh Common.
7	Common Road, Horseshoe Lane and Guildford Road – West of The Common/Cricket Green	79	6.9	11.4	Cranleigh Conservation Area. Listed buildings and buildings of local merit. In the main individual properties set in large and medium sized garden plots ranging from detached to semi-detached dwellings built circa 1500s to 1900s. Looking on to Cranleigh Common.
8	Horseshoe Lane and East of the Common/Cricket Green	32	3.8	8.4	Cranleigh Conservation Area. Listed buildings and buildings of local merit. In the main individual properties set in large sized garden plots ranging from detached to semi-detached dwellings built circa 1600s to 1900s. Looking out onto Cranleigh Common.
9	High Street – North of the Common	47	3.3	14.2	Cranleigh historic core and Conservation Area. Listed buildings and buildings of local merit. Commercial/retail properties in primary and secondary shopping areas. Individual

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Estimated Date of Development
					properties ranging from detached to terraced circa 1600s to 1900s. Looking out on to Cranleigh Common.
10	Sarus Place	35	0.7	50.0	Mainly flatted and terraced affordable housing – built 2012.
11	Stocklund Square	60	1.8	33.3	Partly Cranleigh Historic Core. Primary shopping area includes buildings of local merit, Flats and maisonettes. Circa 1900s to 1970s. Looks out onto the edge of Cranleigh Common and the War Memorial.
12	John Wiskar Drive	58	0.6	96.6	Estate of mostly terraced dwellings built circa 1980, backs onto the Downs Link and Cranleigh's ASVI.
13	Collins Court	4	0.2	20.0	Part of Cranleigh Historic Core adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Includes listed buildings and buildings of local merit, dating back to 1700s and part commercial
14	The Malthouses	12	0.3	40.0	Adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Development of prefab bungalows, sheltered housing built in 1970s.
15	Area to the east of Church Lane adjacent to Arts Centre	12	1.2	10.0	Part of Cranleigh Historic Core adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Mostly listed buildings and buildings of local merit, dating back to 1400s to 1800s.
16	West Dewlands Lane	10	0.2	50.0	Terraced housing built 1990s
17	East Dewlands Lane & south of St Nicolas Ave	34	1.4	24.2	Mostly detached properties including buildings of local merit dating back to at least 1800's, 1950s and 60s. Grass verges.
18	Area around Nuthurst Ave	34	2.3	14.7	Mostly detached properties set in large garden plots on unadopted road, built from early 1900s to 1990s
19	Parsonage Road Estate and north of St Nicolas Ave	383	19.5	19.6	Mixture of detached, semi-detached and bungalows majority built in 1950s and 1960. Grass verges.
20	Summerlands Estate, Rydelands and Acres Platt	536	20.6	26.0	Housing Estates built in 1970s. In the main detached houses and bungalows with smaller areas of terraced and semi-detached

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Estimated Date of Development
					properties interspersed with several communal green spaces.
21	Barhatch Lane	26	2.5	10.4	Detached houses and bungalows set in large garden plots built around 1960. Grass verges.
22	Parkhouse Green and Bookhurst Road	33	5.6	5.8	Includes a listed building and building of local merit. Mainly individual houses and bungalows set in large garden plots from 1600s to 1960s. Characterised by green space and grass verges.
23	Bookhurst Cottages	8	0.3	26.6	Part of Swallow Tiles, workers cottages built around 1890s.
24	Wanborough Lane	27	4.8	5.6	Individual detached properties set in large garden plots. Listed building dating back to 1600s. Other properties 1900s. Grass verges.
25	Hailey Place, Park Mead	67	0.5	134.0	Maisonettes built in 1960s set on a large area of communal green space
26	Ewhurst Road	20	1.0	20.0	semi-detached properties built around 1950s. Grass verges.
27	Littlewood	22	0.7	31.4	Terraced housing built in 1970s.
28	Park Mead Estate Bloxham Road, Sapte Close and Sylvaways	344	11.7	29.4	Park Mead 1960s housing estate mixture town houses, terraced houses and bungalows with small gardens and several areas of communal green spaces. Bloxham and Sylvaways 1980s mock Georgian style detached homes set on small garden plots.
29	Woodland Avenue	42	7.2	5.8	Individual detached properties set in large garden plots from 1930s to 1970s. Grass verges.
30	The Ridgeway and The Copse	78	9.3	8.3	Individual detached properties set in large garden plots from 1930s to 2005. Grass verges.
31	New Park Road and Bridge Road	115	11.5	10.0	Part of Cranleigh Historic Core. Buildings of local merit. Characterised by individual detached properties set in large garden plots and grass verges from early 1900s. Grass verges and street trees.

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Estimated Date of Development
32	Ewhurst Road	30	1.2	25.0	Buildings of local merit. Public house and some commercial dating back to 1800s.
33	Redcroft Walk	24	1.8	13.3	Cul de sac of detached houses built in
34	Mead Road, Mount Road, Kings Road, The Mount, The Drive, Bax Close, Cranleigh Mead, Durnsford Way, Orchard Gardens.	651	26.7	24.3	Area includes mixed housing, including large number of semi-detached properties around the Mead Road, Mount Road and The Mount with good sized gardens, grass verges and street trees. Built from early to late 1900s.
35	Horsham Road	7	1.1	6.3	Individual detached dwellings in large garden plots. Built early 1900s. Grass verges.
36	West Avenue Road and Livingstone Close.	15	1.3	11.5	Individual detached houses built 1930s in large garden plots. Livingstone Close early 2000s (garden infill).
37	Avenue Road, Grove Road	131	15.4	8.5	Individual detached properties in large garden plots built around 1890 to early 1900s. Grass verges.
38	Horsham Road	36	4.8	7.5	Individual detached houses set in large garden plots. Area characterised by mature trees and grass verges. Built from early 1900s to 1960s.
39	Horsham Road	17	4.1	4.1	Individual detached houses set in large garden plots, including listed building and a building of local merit. Area characterised by mature trees and grass verges. Built from early 1900s to 1950s.
40	Hitherwood Estate and Nightingales	331	20.4	16.2	Hitherwood characterised by detached dwellings set centrally within plots. Built in 1970s. Nightingales built 1980s, detached dwellings.
41	Horsham Road	14	1.7	8.2	Individual detached houses set in large garden plots built around 1930s. Area characterised by mature trees and grass verges.
42	Overford Drive and Little Manor Gardens	105	5.5	19.0	Characterised by detached mock Georgian detached dwellings built around 1980s and terraced housing built around late 1990s.
43	Swallowhurst Estate	60	13.3	4.5	In the main large detached dwellings within a housing estate, built 2014
44	Amlets Park	150	13.3	11.2	Housing estate build started 2017, mixture of dwellings including bungalows.

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Estimated Date of Development
45	Longhurst Park (phase 1)	149	9.5	15.6	Housing estate build started 2017, mixture of dwellings.
TOTAL		4524	260.9		

4. The average housing density for Cranleigh is calculated to be: $4524 / 260.9 = 17.33$ DPH (DPH = dwellings per hectare).