



MERROW RESIDENTS' ASSOCIATION

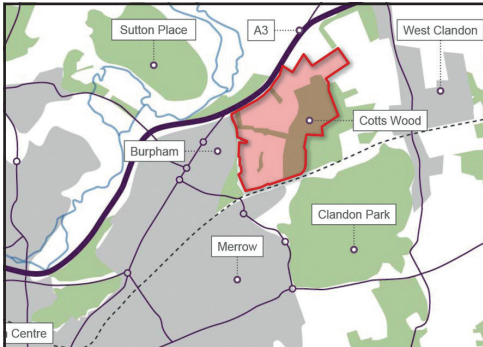
your community voice since 1969

Do you know about the development of Gosden Hill Farm?

Members of MRA will already be aware of the forthcoming development of Gosden Hill Farm - farmland between Burpham and West Clandon, to the east of Merrow Lane and south of the A3. We want to make sure that everyone is aware of the proposal, which will impact all of us in one way or another.

What's Happening?

The land shown in red on the plan was earmarked for development in the Guildford Local Plan in 2019, so it will only be a matter of time before the landowner/developer, Martin Grant Homes, submits its planning application. Guildford Borough Council expects to receive it this Spring. In the light of current national planning policies, it seems certain that the development will go ahead, bringing much needed housing.



Details have yet to be finalised but proposals suggest a new "community" will be built on farmland comprising:

- Up to 1,800 homes, including some specialist housing and self-build plots
- A south-bound only on-off slip junction on the A3
- Approximately 10,000 sqm of employment floor space
- A mix of up to 2,150 sqm of retail, services and community uses that will make up a new Local Centre as well as a local hub

- A primary school (two form entry) and a secondary school (four form entry) but these depend on a needs assessment
- Up to 38.5ha Suitable Alternative Natural Greenspace (SANG)
- Infrastructure and open space, including formal sports pitches and associated buildings
- Up to 8 Gypsy and Traveller pitches
- Possible new Park and Ride
- Slim possibility of a new train station

Possible Impacts on Merrow include:

- Increased local traffic through Merrow and Burpham, due to lack of a 4-way junction with the A3 on the Gosden Hill Farm site
- Pressure on local schools - especially since new schools, if any, won't be built until some way into the project
- Pressure on GP surgeries
- Environmental / ecological impact

Find out more?

- Sign up to receive our emails and periodic updates, and
- Join our meeting on the 9th April on Zoom, to hear much more about the proposals with layouts of the site and position of the access roads

Make your voice heard!

As Merrow doesn't have a parish council, Merrow Residents' Association is the best way for the community's voice to be heard. You can sign up to increase our numbers and enable MRA to represent your interests and help us achieve the best outcome for Merrow.

Sign up to MRA!

Scan the QR code with your mobile phone or go to www.merrowresidents.org.uk and click on "Join us".

