



Merrow Residents' Association
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Planning Services
Guildford Borough Council
Millmead House
Millmead
Guildford
GU2 4BB

6th October 2026

Dear Mr Thompson

25/P/01156 | Outline planning application with all matters reserved except for means of access to the site, for the phased development of a residential-led mixed-use development at land at Gosden Hill Farm.

We refer to our detailed letter of objection of the 5th October 2025.

This Association has been reviewing this planning application in view of the additional background information supplied by Martin Grant Homes, the responses from the Statutory Authorities and also send Parish Council who would be affected in a significant manner by this development and whose comments must carry substantial weight. We have also seen correspondence from the Burpham Neighbourhood Forum in which they have suggested that the Council should consider exercising its powers under planning legislation and the Development Management Procedure Order 2015 to request that the applicant provide a consolidated application package identifying the definitive documents upon which the application is to be determined. We understand and support the Forum's view.

We are disappointed that the developer has not made any attempt to address our concerns about a transport strategy and infrastructure. The developer has raised and discussed the suggestion of a four-way junction with the A3 arguing but there is no land available for such a junction on the north of the A3 and also that the roads onto the A3 will be too close together and therefore do not meet highways authority guidance.

We are extremely disappointed that the possibility of a four-way junction has been dismissed even though the applicant has admitted that there would be a significant additional level of traffic from Gosden Hill but has not suggested any mitigating measures with the exception of the suggestion that more use should be made of buses and cycles.

It follows that we are disappointed that there is no discussion about the possibility of a relief road running south of the A3 on the site to the A247 at Garlick's Arch which would divert some of the northbound traffic from the site which otherwise would have to pass through Burpham or the outskirts of Merrow. As you will be aware this possibility was discussed by the Inspector at the time that the 2019 Guildford Local Plan was examined in public and appears under 'opportunities' in policy A25 of the Plan. We appreciate that land has been made available for such a relief road in the plans that have been prepared and submitted. As an Association covering Merrow we are only too well aware of the extent of the traffic around Burpham and Merrow and the surrounding villages which is already extremely heavy and subject to even more congestion and delay at peak times. This is going to get even worse with the development of the Wisley airfield and Garlick's Arch together with the numerous smaller sites around Send. We are aware of the message from National Highways of the 1st September in which they asked for more time to formulate their definitive view of this planning application.

It is our clear view that if no further mitigating measures are proposed that a relief road to the A247 from this site should be incorporated into these plans, now, for consideration by the planning authority.

In addition we are alarmed that Network Rail in their letter of the 7th of August have now withdrawn their concerns about this planning application and have indicated that section 106 funded improvements could be made to the Clandon railway station and the London Road (Guildford) railway station. Improvements of these two railway stations would do nothing whatsoever to reduce the traffic congestion that is likely to arise if and when Gosden Hill is developed.

We now have a totally unacceptable situation where interested parties are expected to keep pace with a plethora of documentation about this application without any meaningful consolidation. At the same time that there has been no meaningful attempt to mitigate the impact of this proposed development on neighbouring areas and the possibility of a relief road to the A247 has not been considered. This is a very serious failing in this application which needs to be remedied now.

For all these reasons we maintain our concerns about this proposed development and we reinforce our objections to the application which we explained in our letter of the 5th October 2025

Yours sincerely

Keith C Meldrum CB
Vice Chairman