

Merrow ward

List of sites

Ref no	Address	Suggested Land Use
84	Merrow Depot	Open to suggestions
89	Thornchase Hostel / Special School, Merrow	Open to suggestions
114	Land southwest of Merrow Lane railway bridge	Mini railway station
130	Great Goodwin Drive, Merrow, Guildford	Residential
136	Merrow Depot and neighbouring land at Merrow Business Centre	Residential
185	Merrow Depot and neighbouring land at Merrow Business Centre	Residential and new Merrow Railway Station

See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at www.guildford.gov.uk/planningpolicy > Guildford Development Framework > Site Allocations.

Site reference number	185	
Site address	Merrow Depot and neighbouring land at Merrow Business Centre	
Suggested land use	Residential & new Marrow Railway Station	
Number of comments received	15	
Number of respondents in agreement with the suggested land use	6	40%
Number of respondents suggesting alternative uses	5	

Most common supporting comments

- Residential use more appropriate to the local area than the current use.
- A new station would benefit the local people.
- Help reduce traffic congestion.
- Agreement subject to the satisfactory relocation of the depot.

Most common objections

- Loss of a successful business park.
- Increase congestion on local roads.
- Loss of well located commercial units.
- Adverse impact on local environment.
- Site too small for proposed use.
- Potential on street parking problems.
- Insufficient infrastructure to support residential development.

Local information gathered

- The existing business park is successful and effective.
- There is a good bus service.
- Local schools already oversubscribed.

Any additional relevant information

None applicable.

Alternative use suggestions

- Station and car parking with retention of small element of business use.
- Return to open space and reinstate as Green Belt land.

Site reference number	84	
Site address	Merrow Depot	
Suggested land use	Open to suggestions	
Number of comments received	11	
Number of respondents in agreement with the suggested land use	1	9%
Number of respondents suggesting alternative uses	6	

Most common supporting comments

- Support for use by small businesses
- Support for a new railway station in this location.
- Support for residential use.

Most common objections

- Residential development would have a negative impact on the local infrastructure which is already struggling (e.g. doctors surgery, policing etc).

Local information gathered

- The site is levelled.

Any additional relevant information

None applicable.

Alternative use suggestions

- Residential
- Residential (and car parking if a railway station is constructed on this site)
- Railway station facilities and parking plus retention of existing business premises.

Site reference number	89	
Site address	Thornchase Hostel / Special School, Merrow	
Suggested land use	Open to suggestions	
Number of comments received	10	
Number of respondents in agreement with the suggested land use	4	40%
Number of respondents suggesting alternative uses	5	

Most common supporting comments

- Existing institution / education use is redundant.
- Opportunity to provide new / additional residential development within the urban area
- Development would relieve pressure on other green field sites.
- Support residential subject to the retention of the listed building, protected open space and trees.

Most common objections

No detailed opposing comments.

Local information gathered

- Grove Road is congested at the junction of Epsom Road.
- Magnificent outlook of Grove Road (as stated in the Trees Preservation Order 1996).

Any additional relevant information

None applicable.

Alternative use suggestions

- Low density residential use.
- Retirement homes and / or residential care home
- Retain as school use or use as community facility or institution.

Site reference number	114	
Site address	Land southwest of Merrow Lane railway bridge	
Suggested land use	Mini railway station	
Number of comments received	16	
Number of respondents in agreement with the suggested land use	9	56%
Number of respondents suggesting alternative uses	3	

Most common supporting comments

- An additional station here would help ease pressure on overcrowded commuter trains from Guildford main station.
- A long overdue development for this area.
- Support based on adequate parking provision.
- Forward looking solution to the town 'straffic problems, making use of existing infrastructure.

Most common objections

- This will let in too much development in the area and the roads are not capable of coping.
- Loss of green space.

Local information gathered

None applicable

Any additional relevant information

None applicable.

Alternative use suggestions

- The proposed use would be more useful sited closer to George Abbot School, enabling children to catch the train to school and keeping the cars off the roads.
- Residential / affordable housing
- Retain current use.

Site reference number	130		
Site address	Great Goodwin Drive, Merrow, Guildford		
Suggested land use	Residential		
Number of comments received			9
Number of respondents in agreement with the suggested land use	2		22%
Number of respondents suggesting alternative uses			3

Most common supporting comments

No detailed supporting comments submitted.

Most common objections

- Loss of valued woodland.
- Loss of public space.
- Loss of protected open space.

Local information gathered

- Narrow local roads.

Any additional relevant information

None applicable.

Alternative use suggestions

- Open space or youth facilities.
- Woodland.

Site reference number	136	
Site address	Merrow Depot and neighbouring land at Merrow Business Centre	
Suggested land use	Residential	
Number of comments received	18	
Number of respondents in agreement with the suggested land use	4	22%
Number of respondents suggesting alternative uses	5	

Most common supporting comments

- Residential use more appropriate to the local area than the current use.

Most common objections

- Loss of a successful business park.
- Insufficient infrastructure to support additional residential development.
- Industrial space is needed for further employment opportunities.
- Increase congestion on local roads.
- Loss of well located commercial units.

Local information gathered

- The existing business park is successful and effective.
- There is a good bus service.
- Local schools are already oversubscribed.

Any additional relevant information

None applicable.

Alternative use suggestions

- Station and car parking
- Return to open space and reinstate as Green Belt land.