



## BACKGROUND AND PLANNING

Gosden Hill is allocated in the Guildford Borough Local Plan: Strategy and Sites (2015-2034), adopted in April 2019. The Local Plan sets out the allocations and requirements for the site.

We have also considered the Guildford Strategic Development Framework (SPD) which was adopted July 2020, providing detailed guidance for the development.

These documents, alongside others including Neighbourhood Plans, have informed our proposals which we are currently consulting on.



### Our proposals

These proposals include new sports pitches, active travel routes, and land towards the potential delivery of a new train station, as well as provision for up to:

- 1800 homes
- Two-form entry primary school and six-form entry secondary school
- 500sqm for community usage, 1100sqm for retail
- 550sqm for services, and separately 500sqm for healthcare
- 10,000sqm for employment
- 34.7 hectares of Suitable Alternative Natural Greenspace (SANG)
- New sports pitches and active travel routes
- 250 spaces for a Park and Ride (with potential expansion to a total size of 750 spaces)
- Six Gypsy and Traveller pitches

### Next Steps

We are preparing an outline planning application, which we anticipate submitting to Guildford Borough Council in early 2025. This will include our northern access proposals in detail.

Our proposals will be reviewed taking into account the feedback received during this consultation.



**Martin Grant Homes**