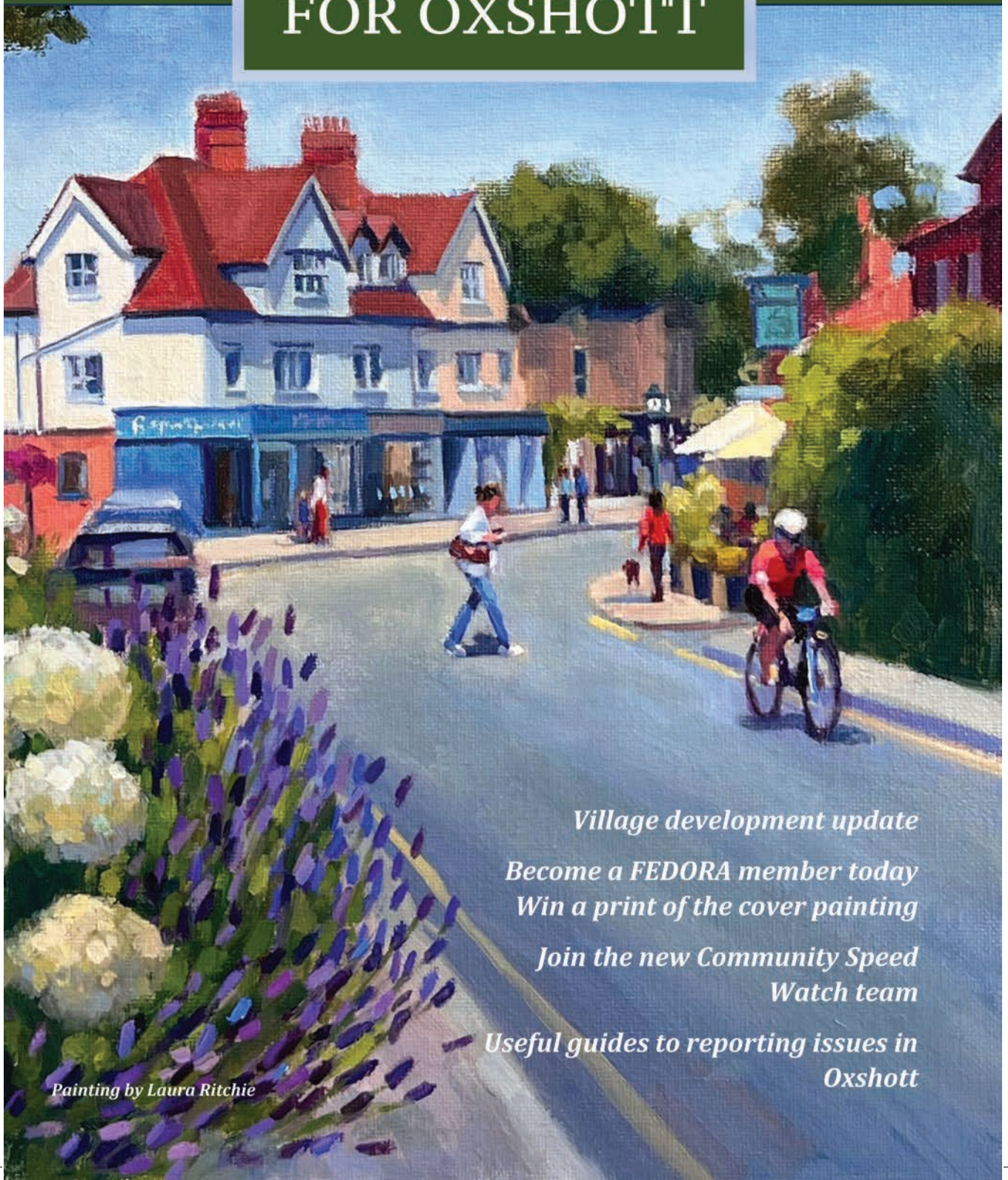


FEDORA MAGAZINE AUTUMN 2023

# THE VOICE FOR OXSHOTT



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# FEDORA – The Voice for Oxshott CIC

(Registered # 13057190, 9 Northcote, Oxshott. KT22 0HL)

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## CHAIR'S COMMENTS

By Anthony Wolfe

*I write this Chair's article at a time when there is self-evident frustration in the Oxshott community with the state of traffic through the village and with the condition of the roads. Let me say that we at FEDORA – the Voice for Oxshott CIC share that same sense of frustration.*



Ian Dilks has been working assiduously with Surrey CC Highways, National Highways, Balfour Beatty (the contractor for Junction 10 of the M25 and A3) and our local councillors to manage the failure to plan and deliver in a co-ordinated manner and, at the same time, address the concerns of our immediate neighbours in Cobham. This he details in his article in pages 12 to 15.

The point has always been that in all our dealings we have sought to build constructive relationships and avoid emotive language. I certainly would hope that our local councillors, both Elmbridge and Surrey, would agree with that statement. Whilst ensuring that we continue to maintain an apolitical stance, over the past two years we have had bi-monthly meetings with our local councillors where we have been able to develop an agenda that is focused on delivering benefits to the community of Oxshott.

Which brings me onto the subject of membership and supporters, there is a distinction to be made between these two. Members are those who have paid their £10 annual subscription and are entitled to vote at the CIC's general meetings. Supporters are those who have not paid any membership subscription but have requested to receive the emails that are issued most months: the last email covered what is happening with the A244, Oxshott's Community Speed Watch, proposed changes to the Surrey County Council ward boundaries which will see Oxshott cut in two, and two issues relating to Oxshott Heath – all pithy subjects. Finally, there has always been a commitment for the magazine (published every 6 months) to be distributed to every household in the community whether they be members, supporters or neither. Certainly, there

are plenty of you who have contacted us in the past two years and seem to value what we do.

Yet in 2023 there are only some 227 members, whilst there are another 551 supporters from a total community of 2,500 households. This is not an issue of fund raising. Currently we have a reserve set aside in the event that any significant community issue arises that requires professional advice. The magazine is self-financing, and members' subscriptions cover our costs.

What is important is that we have your demonstrable support - and that this is reflected in our membership numbers. When dealing with our councillors and the relevant authorities as "The Voice for Oxshott", then we need more members so that there can be no doubt in their minds that we are indeed representing the community – plain and simple. Surely, the problem cannot be the £10 annual subscription! We are a small band of volunteers that I hope you will agree has been able to demonstrate its effectiveness. In doing so, the number of emails from local residents addressed to us has grown. However, what is also true is that this growing number of emails are often from members of the Oxshott community seeking advice or guidance who are not members of FEDORA.

As a consequence, the decision has been made to politely address this issue by noting that, when the correspondent seeking advice or guidance is not a paid-up member of FEDORA, to suggest they might wish to become a member. At the same time, you will find set out on page 40 some simple guidance about what to do about objecting to planning, problems with flooding and road issues.



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Over the past three years there have been a broad range of issues to be addressed - all with potential to have a significant, negative impact on the community of Oxshott. I have already mentioned Ian Dilks and the sterling work he has and continues to put in. Similarly, Mike Wheeler has been key in re-orientating the Local Plan for Elmbridge as well as providing guidance on individual planning applications. There is no doubt he will also be fully engaged with the plans for Wisley and its additional 2,200 houses and the proposed new Elmbridge Design Code.

You will also note the article on pages 8 - 11 about James Davis's plans for the centre of the village. This reflects the fact that as an organisation we look to ensure that all the community are as well informed as possible about matters affecting the village. As FEDORA we have sought to take a neutral stance. We support the principle of redeveloping the High Street, but we have articulated some concern about the size and design of Heath Buildings as well as recognising the need to take into account the views of those in Midgarth.

In the meantime, the Green Oxshott team led by Lindy Wheeler has continued its good work around the village improving pathways and organising planting, whilst it is hoped to resuscitate the Friends of Oxshott Heath. The Litter Pickers, led by Cristina Addison, meet regularly to ensure that the village litter is not an eyesore. Finally, we have a newly established Community Speed Watch team, led by Simon Harker, whose role will be now that we have new speed limits in Oxshott, to contribute to enforcing the new speed limits. Thank you to everyone involved.

In the past few months there have been some other real signs of progress. These include:

- the introduction of reduced speed limits around the village and most especially along the A244
- the start of the introduction of night-time bans on HGVs
- new signage in Sandy Lane to make Sandy Lane safer- see Hugh Tompkins' article on page 17
- the first successful application for CIL funding granted to Oxshott. This is for the resurfacing of the popular Esher Bridleway 49 and Esher Public Footpath 51 that run from Wrens Hill to Blundell Lane and across the fields from Blundell Lane towards Stoke D'Abernon. Work is planned in the Autumn.

There is a lot going on and we are a small team, so if you fancy joining us see the box below, and rest assured, there will be a very warm welcome waiting for you!

And in conclusion, if this issue of the magazine has prompted you to become a member, then please go to [www.fedora.org.uk/membership](http://www.fedora.org.uk/membership) on the website and pay your £10 annual subscription. We do appreciate your support!



PS. All members at the time of our AGM will be entered into the draw to win a print of Laura Ritchie's painting that features on the cover of this edition of our magazine.

### Volunteer openings

- Additional members for the Community Speed Watch team – see page 27 and contact Simon Harker at [CSW@fedora.org.uk](mailto:CSW@fedora.org.uk)
  - A Website Manager – responsible for the maintenance and updating of content
  - A Communications Manager – with a focus on the monthly emails issued to members and supporters through Mailchimp
- A Company Secretary - as we are a CIC there are annual returns to be made to Companies House and the recording of appropriate minutes of meetings.

If you wish to become involved with FEDORA - the Voice for Oxshott CIC, then please do contact me at [chair@fedora.org.uk](mailto:chair@fedora.org.uk).





### **Local Plan**

On 10 August 2023, Elmbridge BC (EBC) submitted its Local Plan to the Secretary of State for Levelling Up, Housing and Communities. The Secretary of State has appointed Christa Masters as Inspector to hold an independent examination. This will consider the soundness of the Local Plan based on tests set out in the National Planning Policy Framework.

Submission of the Local Plan follows several years of work by EBC with collection of detailed evidence, consultations across the community and considerations of representations made by several community interest groups. Getting agreement by councillors involved sensible cross party working and very fully reflects the collective views of residents. For that, EBC deserves credit.

The Local Plan is based on housing targets calculated on a bottom-up basis by reference to what is thought is capable of being delivered by EBC. This produces an implicit annual target of 460 new houses per annum. This is potentially controversial as generally housing targets are required to be set on a top-down basis by reference to central government calculations; these would require a target of some 630 new homes per annum. While the Local Plan is predicated on an increase in housing density particularly in existing town centres, crucially, it leaves all Green Belt intact. This reflects overwhelming support across Elmbridge during consultations for preservation of the Green Belt.

The key consideration for the Inspector will probably be the annual housing target which is set

to be about a quarter higher than the level delivered by EBC in recent years but about a quarter less than the central government target. This difference is likely to face very considerable challenge from owners of Green Belt land who will be eager to persuade the Inspector that EBC should conform to government targets through release of Green Belt land for development. This has important implications for Oxshott where there is a significant area of Green Belt to the southwest of the village. Agents acting on behalf of landowners have already drawn up detailed plans as to how land off Blundel Lane could be developed.

The process of examination takes about 12/18 months and, if the Inspector concludes that the Local Plan is sound, it can then be adopted by EBC. Adoption of the Local Plan in its present format would then provide protection against speculative attempts to develop Green Belt. But clearly this is all subject to central government policy. A change in government could easily bring renewed pressure on housing targets with local authorities being instructed to scale up their housing targets. In those circumstances, EBC could come under very fundamental pressure to revisit its Local Plan and seek release of Green Belt to be able to achieve an increased housing target.

So, for the time being, good progress is being made with the Local Plan. But nobody should be under any illusion about the challenges that lie ahead to get it adopted. Even then, changes in central government policy could render any success only temporary.



### ***Design Code***

As an integral part of the new Local Plan, EBC recently released the latest version of its new Design Code. This is a hugely important document as it sets out the framework by which EBC will judge future planning applications. It covers a wide range of matters such as local character, local transport, building standards and housing design.

From the perspective of Oxshott residents, this latest draft is a very welcome improvement on the previous draft released earlier this year. Whereas in the previous draft Oxshott was treated as a suburb of Cobham, the representations made both by FEDORA and local residents have persuaded EBC to recognise Oxshott as a separate settlement. The views collected from residents by FEDORA as to how the community should develop have been properly reflected in the Design Code. Thank you to all those who participated in the consultation; this shows clearly that making views known is essential to protecting local interests. Anyone with an interest in how EBC sees Oxshott develop is strongly encouraged to access page 30 of the

Design Code which can be found at <https://elmbridge.commonplace.is/>

In addition, EBC has taken on board the views of FEDORA that housing densities across the borough Oxshott develop is strongly encouraged to access page 30 of the Design code which can be found at <https://elmbridge.commonplace.is/> need to reflect local circumstances so that town centres are treated differently from smaller settlements such as Oxshott. There are therefore three different density categories with indicative density ranges now expressed by reference to a Floor area ratio rather than the previous Dwellings per hectare.

Proper prominence has also been given to the importance of Green Belt and the treatment of the edge of those settlements that border Green Belt. This has particular significance for Oxshott.

EBC launched a five-week consultation that ends on 7 November. The consultation can be accessed through <https://elmbridge.commonplace.is/>

A photograph of a male electrician with a beard, wearing a blue polo shirt, grey shorts, and a tool belt, working on a wall. He is using a power drill. The floor is covered with a white protective sheet and various tools and materials. In the top left corner, the company logo 'BLACKWATER ELECTRIC' is displayed in green and white. In the bottom left corner, the contact information is listed in white text.

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# OXSHOTT HIGH STREET

By James Davis



*There has been a lot of speculation about the plans for the regeneration of the High Street, so I was kindly invited by FEDORA to contribute an article to explain those plans and create more informed communication with the residents within the community.*

## Introduction

As a business owner and committed resident of our village I thought I would share a bit about Peter Brodnicki (my business partner) and me. Peter has been a loyal Oxshott resident for many years and has been heavily supportive of many of the businesses (including making investments) to help them grow within the High Street. As for me, I have lived in Oxshott for seven years and operated Clay Hair Salon for almost 14 years.

Like many people, we have both been struck for some time by the need to reinvigorate the High Street and make it very much more focussed on meeting the needs of the community. Together with Ben Christie, my best friend for 40 years, I saw the opportunity in 2017 to create Munch & Wiggles as an all-day coffee house and social hub for the community. Since then, following feedback from the community we have welcomed Surrey Hills Delicatessen led by Nick Sinclair, another local resident. Both businesses have been hugely well received and have helped provide a greater sense of community.

During COVID, we moved swiftly within 72 hours to set up Oxshott Delivery (a non-profit organisation) to supply residents right across the village with essential goods and help keep the High Street and community thriving. Thanks to these businesses, together with Surrey Hills Butchers, Oxshott Village Store and yourselves, the residents, we formed a unity in Oxshott that had lapsed over the years. It was this community togetherness that led to us to create and lead the annual Christmas Spectaculars plus the Queens Jubilee celebration all of which have been truly wonderful.

Building on all this, Peter and I decided to acquire interests in other properties on High Street with the vision of providing a more modern and vibrant centre that will encourage independent business owners and provide a wider range of retail offerings to meet the needs of the community.

This involves three proposed developments of which Development A has already received planning permission.

## Development A: West One & Surrey Hills Delicatessen



This scheme consists of remodelling the two existing commercial units with an extension to the



rear of the Surrey Hills Delicatessen. These two units could be linked together to form one large commercial space. At first floor level, the existing two one-bedroom apartments will be extended to the rear and provide two two-bedroom apartments and a new mansard roof on the second floor will provide two one-bedroom apartments. The existing elevations will be rendered with all windows and doors replaced and the existing tiles roof replaced with natural slate. This will give a more traditional look and feel to the building. Once started, this development should take nine months to complete.

**Development B: Post Office. Pharmacy & Cockadoodle Dough**



The proposed scheme is to demolish the existing single storey building which houses Cockadoodle Dough and part demolition of the existing Oxshott Village Store along with the large rear single storey store element. The proposed replacement building would look to mirror the façade of the existing original Victorian section of the Oxshott Village Store and Pharmacy.

It is intended to contain two commercial units on the ground floor, two two-bedroom apartments and one one-bedroom apartment on the first floor and two one-bedroom apartments within the roof space on the second floor. Once started, this development should take a year to complete.

**Development C: Heath Buildings: Clay Hair Salon to Reads Florist**



The proposed scheme for the replacement of Heath Buildings is to demolish the unsightly and degrading flat roofed concrete framed building and erect a replacement traditionally built commercial and apartment scheme. It is intended that the ground floor will consist of four commercial units and a residential entrance giving access to four two-bedroom apartments on the first floor, four two-bedroom apartments on the second floor and a large penthouse apartment within the roof space on the third floor. In addition, the proposal contains private underground parking for 10 cars within a basement accessed via the rear of Heath Buildings. Once started, this development should take about two years to complete.



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### ***Next steps***

The planning application for **Development A** was approved in May 2023. Decisions on **Development B** and **Development C** are expected in October 2023 and November 2023 respectively.

The situation is inevitably fluid as planning approvals can never be taken for granted. Elmbridge BC will need to consider both applications carefully taking on board matters such as bulk and mass as well as design. In addition, Elmbridge BC will very properly consider the views of objectors who are legitimately entitled to have their views heard. Applications may need to be revised but ultimately it is our hope that approval will be given for the redevelopment on the remaining two sites.

The timing of redevelopment is not certain as it depends on the exact nature of any approvals and any conditions imposed by Elmbridge BC. However, each redevelopment will be done in sequence to minimise the adverse effect on the High Street. In addition, Elmbridge BC will undoubtedly impose conditions so that disruption to the A244 is kept to a minimum; we fully support this strategy. Once started, all three developments should be completed within four years.

A key objective of these plans is to create an environment that benefits our local retailers. As part of that process, very careful plans are being developed to ensure that there is continued provision of key services such as the Village Store, the Post Office, and the Pharmacy. We can provide

personal assurance that these key services will be continued right through the construction period albeit that there may need to be some level of relocation. Once each of the applications has been determined, the schedule of build will be decided, and further details communicated including the way in which retailers may need to be relocated.

### **Conclusions**

We are long term residents of Oxshott and completely committed to the community. Like most residents, we want to see a High Street that reflects our needs and serves as a considerably enhanced community hub. Going back in history, some residents will remember fondly the range of independent retailers that operated on the High Street. We have been fortunate that we have avoided supermarket and other national retailing chains that have an interest in developing a footprint on the High Street. Our ambition is to recreate a High Street that benefits residents and provides a thriving and natural focus for the community.

FEDORA has worked tirelessly with local councillors to provide long term improvements for the High Street. This has included the 20mph speed limit, the night-time HGV ban and plans for the complete refurbishment of all pavements. We want our new buildings to fit in with those enhancements so that we end up with a High Street of which we can all be proud and which we can all enjoy for decades to come.

## **FEDORA AGM**

**FEDORA - the Voice for Oxshott CIC will be holding its AGM on  
Thursday 9<sup>th</sup> November 2023 @ 7pm**

**We will be in a new venue – The Royal Kent School, Oakshade Road**

*Come and meet your local councillors*

*All members and supporters most welcome*



# ROADS UPDATE

by Ian Dilks

*After more than two years of working with various groups to achieve improvements in our local roads and traffic we are finally seeing visible signs of progress, but this has not always been straightforward.*



We have explained before the complexities of dealing with so many different parties (Surrey Highways, National Highways, Surrey Police, Balfour Beatty....), who seem to have no natural means of co-ordinating their activities for the benefit of residents, in order to reach agreement on what needs to be done.

As we have moved towards implementation of agreed changes, we have also realised that Surrey Highways has different teams and arrangements for dealing with tasks for which it is responsible such as road repairs, pavement repairs, blocked drains/gullies, sign installation and vegetation clearance with no structure, indeed a general inability, to coordinate their work. To a layman (or taxpayer) this may seem extraordinary. It explains some of the points people raise with FEDORA and it is something we have raised with our Surrey councillors.

Given the importance to local residents of road improvements and some of the challenges and delays we have faced FEDORA receives many requests for further information. We do not have the resources to respond to each person individually so a comprehensive update of where we are and some of the background is below.

We have made significant progress on three key objectives:

## **Overnight HGV ban**

An Experimental Traffic Regulation Order (ETRO) is now agreed which prohibits vehicles larger than 7.5 tonnes from using the A244 through Oxshott from 10pm to 6am. Signage should be completed in September, but this might stretch into October since permission has to be granted separately for carriageway interruptions while sign installation takes place. This has happened later than we had

hoped because the original ETRO which came into effect in June was amended (which delayed signage) to reflect the existence of an established National Highways diversion route through Cobham. This diversion route used a part of the southern end of the A244 in the vicinity of Leatherhead Common and so conflicted with the original ETRO. However, after further discussion the original ETRO has been reinstated which is a better outcome for Oxshott and Cobham.



The experimental nature of these arrangements enabled them to be implemented more quickly but they last for 18 months after which they will need to be renewed. They are also subject to consultation and review and can be amended at the end

of six months. Further details, including how to respond to the consultation are available on the Surrey website here...

<https://www.surreysays.co.uk/environment-and-infrastructure/oxshott-village-prohibition-of-heavy-goods-vehicle/>.

We will remind FEDORA members of the consultation closure date of 19 February 2024 nearer the time but, even if you have concerns about implementation, positive feedback would be useful to ensure the ETRO continues to benefit Oxshott.

In order to implement the ban, restrictions also operate on roads linked to the A244 such as



Sandy/Blundel Lane. This is explained in more detail on the Surrey site. We know there are concerns about the very visible signs that have been used on these minor roads. The initial response from Surrey Highways is that these are required by legislation, but we will explore options with them once all signs are in place.

### Speed limits

The new 20mph speed limit is now being implemented in the centre of the village. Some signage is in place, but this isn't yet complete and is currently inadequate. We are told there is a national shortage of the signs required. Additional signs, including both illuminated and vehicle activated signs, should also be in place by October. New speed limits are also now in place in Heath Road (30mph reduced from 60mph) and the eastern end of Fair Oak Lane (40mph reduced from 60mph). We know some residents of Fair Oak Lane would like further speed reductions at the western end near the junction with the A244 but under current regulations this isn't possible without expensive road modifications.



Some signs were regrettably installed inside trees or bushes and were not visible. This is a consequence of the different arrangements for sign installation and vegetation removal referred to earlier in this article. We are assured by Surrey Highways this will be dealt with when crews are available and that later in the Autumn, they will carry out a review of visibility of all local signs.



### High Street parking

After a long delay the arrangements we first explained a year ago are now being completed and

signage is being updated. In summary: a) the parking bay outside Heath Buildings which was previously for loading/unloading only and did not permit parking during the day, now has in operation

Monday-Saturday one mandatory disabled parking bay for use up to one hour at any time and the remaining spaces can be used for loading/unloading until noon and used free for up to 30 minutes thereafter; and b) the two advisory disabled parking bays at the top of Steels Lane



have been repurposed for free parking for up to 30 minutes. The disabled bay road markings outside Munch & Wiggles are being refreshed. It is hoped this will benefit both local residents and local businesses.

### Enforcement

The effectiveness of both the HGV ban and new speed limits will be influenced by the extent of enforcement. This is the responsibility of **Surrey Police**. Until there is proper visible signage in place the Police cannot enforce restrictions-it is difficult to support prosecutions where signage is absent or unclear. Once signage is complete and road users have had a short period to become used to new restrictions Surrey Highways will remeasure average speeds which will determine what if any further measures, including enforcement, are required. We will work with Surrey Highways and Surrey Police regarding general enforcement of the HGV ban. In addition, National Highways have agreed to liaise with Surrey Police regarding enforcement of the HGV night-time ban if, once signs are in place, this is ignored by HGVs during night-time M25 closures.



You may have noticed speed measuring tubes on the A244 near Merrileas in early September. We are told by Surrey Highways that these have been installed on behalf of the Road Safety Partnership (Surrey CC and Surrey Police). We understand this is to gauge the impact of the road layout alterations near Merrileas required as a condition of that development. Speed surveys are used to inform the enforcement activities, e.g., the enforcement from the platform used by Surrey Police opposite Wrens Hill. We have requested further details.

FEDORA is working on a number of other projects. As explained below progress is variable.

### ***Railway Bridge***

Surrey Highways has agreed to include repairs to the A244 carriageway at the railway bridge in a central road repair plan (known as Project Horizon). This work is funded and confirmed for the 2023/24 financial year but there is currently no indication of timing. In addition, Surrey Cllr Mark Sugden has allocated a portion of his annual delegated Highways funds to repairing the footpath on the bridge, again in the financial year, although we have not received details of what will be done and are told there is no commitment to doing the two sets of work at the same time to minimise disruption.

There are two drains at the southern end of the bridge which have been blocked below ground level for decades, which in heavy rain results in extensive flooding. Many locals exiting the railway station have been soaked by water thrown up by vehicles driving at speed through the resulting lake to jump the traffic lights and a neighbouring property has been flooded. After many complaints by FEDORA, other residents and Cllr Sugden we are told this will now be investigated and action taken but there is no commitment on timing. We have of course requested that any repairs to drains should be undertaken **before** the carriageway is repaired but have been told this cannot be guaranteed given the separate contracts under which contractors are used referred to at the beginning of this article.

### ***High Street footpath***

We reported a year ago that agreement in principle had been reached, and partial funding secured, for a new footpath outside the Victoria and butcher's

shop. The owners of both businesses are keen to proceed but there are a number of complexities and safety issues to address and discussions on design with Surrey Highways have progressed slowly. Discussions continue to see if a way forward can be agreed.

### ***Footpath from the south***

There have been a number of small improvements to the footpath on the west side of the A244 in recent years, but our aim has been to have a continuous footpath into the village centre from the south. We had thought progress was being made and as recently as April of this year Surrey Highways took part in a meeting with key stakeholders, including representatives of Oxshott Lodge, Cllr Sugden and FEDORA, at which a way forward was agreed. We were therefore surprised and very disappointed to be told recently by Surrey Highways that this is not a priority for them and is not therefore being progressed. We have received no further explanation.

As the population to the south of the village grows (for example due to development of the Merrileas site) the risks associated with the multiple crossing of the busy A244 required by pedestrians increases. Similarly, Danes Hill's desire to have more pupils walk to school are undermined by the lack of a safe continuous footpath from the village. Oxshott Lodge residents would like a footpath and have made proposals to assist how this might be done. Our focus in the short term is to achieve proper implementation of the HGV ban and the new speed limits but we will try and bring all relevant parties together later in the year to see what options might exist to reinvigorate this proposal.

### ***Steels Lane crossing***

Working with FEDORA and other local residents Cllr Sugden made a bid for funds to pay for the installation of a proper crossing at the junction of Steels Lane with Oakshade and Holtwood Roads. This is an important crossing for children from several schools, users of the Medical Practice and visitors to the Church. Because this would entail changes to the road layout this would have been expensive and although a strong bid was made it was not successful. It seems there is no prospect of getting funding for a proper crossing in the near future although we will continue to look for options.



As an alternative, Surrey Highways has agreed with local residents to provide funding for a school crossing guard (lollipop lady/man to most of us) to provide supervision of the crossing during key school times. They are advertising for someone to fill the post but so far have not been successful.

### **M25 J10/A3 works**

The biggest current concern of many residents is the impact of the major works at J10 and the resulting increase in traffic in the village. HGV night-time traffic when the M25 is closed is the major problem. Whilst this is temporary, Summer 2025 is a long time away. As we have explained previously, the A244 is not on the diversion route but it is not possible to prohibit its use. The diversion signs provided by National Highways were inadequate and had become hidden by vegetation. National Highways has recently become more responsive to our concerns and signs are now more prominent, but we still believe signs should be improved. Everyone is waiting to see what impact the night-time ban will have once signs are in place.

### **Some thanks**

Despite the length of this article, it doesn't do justice to the time spent and hoops we have had to jump through. We would like to pay particular thanks to the continuing support we have received from Cllr Mark Sugden on most of the issues referred to above and also to Surrey County Council Leader Tim Oliver who has provided continuing support in the background to progress the HGV ban, as he promised following consideration of our petition four years ago.



Surrey Council is recruiting for a School Crossing Guard (Lollipop lady/man) for Oxshott!  
Please share the following with anyone who you think might be interested.

Are you friendly, reliable, willing to work outdoors in all weathers and physically fit, to ensure the safety of children and parents?

Do you care about your community and have a little time to spare?

- Oxshott Lollipop lady/man needed to start asap
- To assist children crossing Steels Lane going to both Royal Kent and Bevendean
- 10 hours a week Mon-Fri 8,15-9,15am and 3-4pm term-time only
- OR this role could be split between two people, with one doing morning and the other doing the afternoon or the days split
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# MAKING SANDY LANE SAFER

By Hugh Tompkins

*Since the first report in the Spring 2021 edition of this magazine, we are now enjoying increasing success. This is in spite of the ongoing challenges which include changing processes, annual funding rounds, competition for funding across the whole of Surrey and a what appears to be a slightly overwhelmed Surrey Highways.*

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Readers may remember that the successful bid for CIL (Community Infrastructure Levy) funding was made on behalf of CDRA to avoid competing with other FEDORA priorities at the time. However, unlike our earlier withdrawn funding from Surrey Highways, CIL money cannot be spent on potholes or restructuring the lane itself, as these works have to come from different funding arrangements. This is something we have had significant success with and continue to pursue. Outlined in this article is the detail about funding for the four priorities, and what we have achieved so far.

## ***Improve pedestrian access by extending and joining the existing footpath along the length of the lane***

Building on the earlier successful installation of the increasingly used footpath along the "straight" part of the lane, a plan has been drawn up and submitted to Surrey Highways. Eight sections have been prioritised in terms of improving opportunities to walk safely off the road.



We are reliant on their costings and technical experience, as most of the verges are owned by Surrey County Council. A series of meetings have also been held with Reeds' School to explore options to improve pedestrian access across the front of their staff houses on the west side of their recently reconfigured main entrance.

## ***Reduce the Speed Limit from 40mph to 30 mph, without the need for streetlighting***

Whilst we had pressed hard for the whole lane to be reduced to 30mph, the police were unwilling to support the stretch through the woodland end. The compromise was the white gates that have been installed when approaching the



residential part of the lane from the junction with A244. Repeater signs have been installed at regular intervals and not just at each end of the lane. Additional road calming will be considered following a further speed survey if required. The delay at the end was in part due to a national shortage of 30mph signs!

## ***Repair/replace tarmac as required, and address flooding issues that contribute to this***

We are in regular communication with both Cllr David Lewis and Peter Shimadry, Snr Traffic Engineer at Surrey Highways, about the ongoing concerns of residents regarding the unacceptable and unsafe nature of the road surface as it runs through the woodland end of the lane. We have been reporting potholes and working towards achieving quicker response times. As a longer-term solution, Cllr Lewis has applied for the lane to be included in the Project Horizon assessment list for next year. This is the funding "pot" held and allocated by Surrey Highways for more significant



road repairs. The two flooding issues at Milner Drive and just west of Reed's School have been addressed and are much improved. Perhaps not perfect, but flash flooding does now flow away comparatively quickly.

***Address the issue of lane width and improve the junction with the A244***

Cllr Lewis agreed to put forward plans to improve the junction with the A244 as his priority for the year 2023/24. By using a proportion of our CIL funding as a contribution to the overall cost, we hoped that the bid would be looked upon more favourably by Surrey County Council. Unfortunately, in spite of his best efforts the bid was turned down.

Rather disappointingly, many of the reasons for the bid being turned down were based on either incorrect historical data, or at best, spurious reasoning.

The junction is clearly not fit for purpose and not sustainable over time, and with Cllr Lewis, we remain committed to further exploring ways

forward with this important priority.

***So where are we now?***

We continue to receive communications and helpful suggestions. They invariably support the original consensus gained from earlier consultations but sometimes include frustrations relating to potholes, timing, and priorities. Individual successes are often dependent on different processes and gaining access to individual funding streams – things that are not always in our control.

Cllr Lewis has been a constant source of help and direct support, providing funding for both the informal footpath and the initial speed survey. More recently a meeting has been held with Borough Cllrs Allan Parker and Corrine Sterry. We thank them for their ongoing support in helping us make Sandy Lane a safer lane for all.

We knew at the outset that making things happen would require both patience and persistence. This work continues with the strong backing of CDRA. They fully appreciate FEDORA's early work and ongoing support.



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# AUTUMN LAWN CARE

by GreenThumb

*As summer starts to fade away, it's time to shift our attention to one of the most crucial seasons for lawn care: autumn.*



Compaction, thatch, and moss can be common problems during this time, but there are effective solutions that can help your lawn remain lush, green, and healthy. As lawn care experts serving the Guildford area, GreenThumb can provide you with the knowledge and skills you need to achieve a beautiful lawn all year round.

## ***How can you care for your lawn in Autumn?***

In the later months of the year, it's important to make sure your grass plant has enough light. Therefore, we advise to cut back shrubs, bushes, and overhanging branches. It's also imperative to rake fallen leaves from the lawn as soon as you can as this helps to reduce disease caused by trapped moisture. A lot of people stop mowing their lawn around autumn time, however, grass will still grow at 5°C and above, so it will still need to be cut, although no lower than 1 inch (50mm).

As the cold, shorter days are upon us, and better weather is eagerly anticipated, it may be comfort enough looking out at a carpet of healthy green grass in your outdoor space.



## ***How Can GreenThumb Help Your Lawn Thrive in Autumn?***

The health of your lawn relies on addressing common issues such as compaction and thatch. These factors can hinder root growth and provide a home for moss to flourish. By prioritizing aeration and scarification, you can unlock the full potential of your lawn's health and growth.

Aeration creates tiny holes within the soil, enabling vital nutrients, light, and air to reach the root zone. Uncompacted soil encourages root growth and therefore a healthier lawn overall. In order to reduce thatch, fondly known as the perfect environment for moss to thrive, it's essential to have your lawn scarified. Scarification not only removes surface thatch and reduces moss, but also allows the roots access to what they require to thrive.

GreenThumb also offers an "Autumn/Winter Long" treatment that helps your lawn recover from summer and prepares it for the winter ahead. This treatment not only strengthens your lawn, but also provides a long-lasting, vibrant green colour while dehydrating any existing moss.

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# GREEN OXSHOTT

by *Lindy Wheeler*

*It has become apparent over the last few months that there are different views about neat or uncut verges in the village. Here is a guide which may address some residents' concerns.*

---

## **Verge mowing**

The standard across the whole of Surrey annually will be four urban cuts/ two rural cuts and one weed spray treatment per annum. In general, an urban area is a built-up area with a speed limit of 40 mph or less and, for these verges, a ride on heavy-duty rotary mower is used. Dates for cuts can be looked up at

<https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/trees-grass-and-hedges/grass/cutting-programme#elmbridge>

Mowing is subcontracted out and some of the workers are more interested in speed than leaving a decent job. The poor mowing regime by SCC earlier in the year (apparently due to the weather) resulted in messy looking verges in the village, especially along the A244. If you feel the verge by your house has been badly treated, you could try complaining but it is unlikely to have much effect.

<https://www9.surreycc.gov.uk/HighwayIssue/WhatIsTheIssueSelect.aspx?Code=thgw-grs>

You can always rake the cut stuff off the verge to smarten it up and prevent drains becoming blocked or, like some parts of Oxshott, mow the verges as appropriate thus creating better looking verges all year round. Using a strimmer on Surrey owned land is fraught with liability insurance.

<https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/trees-grass-and-hedges/grass#cutting>

Areas larger than a narrow verge are usually left to grow wild. This no doubt saves money. This can make an area look messy to some people and draw a smile from others. Where wide verges abut a road the first 1 meter width at least will be mown

by SCC for sight lines as appropriate. Hence, we lost the cheerful swathes of Oxeye daisies mid-flowering on the long bend of the A244 close to Farmhouse Drive. If 3m depth of the brambles there could be removed the daisies might spread further back so they wouldn't all disappear overnight, and the habitats and food provided by the brambles would be unimpaired.

## **Surrey Blue Heart Scheme**

This is a national initiative started in 2014 that enables residents to identify and nominate local grass areas/verges that can be left unmown apart from an autumn cut by Surrey County Council (SCC). In time, these should turn into some sort of wildflower meadow. SCC has 112 sites currently. FEDORA - the Voice for Oxshott- has considered suggesting areas in Oxshott but, due to the diverse views amongst residents, has decided simply to publicise the initiative so that individual groups of residents can apply if they so wish. Oxshott also does not have many large areas that might develop into interesting meadows. Details on this scheme can be found at:

<https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/trees-grass-and-hedges/grass/the-blue-campaign-increasing-biodiversity-in-grass-verges>

## **Rewilding/planting up a verge**

Owners or occupiers of properties next to a verge owned by SCC can apply for a licence, with quite strict conditions, to plant and maintain low shrubs, flowering plants, or bulbs on a verge at that location. A 10-year licence costs £88 via

<https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/planting-shrubs-bulbs>



Alternatively, *British wildflowers* from reputable sources can be sown on verges without a licence. <https://www.wildflowers.co.uk> does small quantities. They are best sown autumn or spring into bare earth or grass mown very short and raked hard to create bare patches, but their ultimate height needs to be considered, as sight lines must be preserved. NOTE : SCC mowing regimes may destroy them and ruin your hard work.

### ***Litter on verges***

We have a great group of volunteers who pick up litter from the major routes through Oxshott. It would be a huge help if everyone, wherever you live, went out once a week and picked up litter from the gutter/verge/hedgerow close to their home. The odd spot of gutter weeding with a hoe would be great too, to help rain drainage!

Also, please alert Elmbridge BC to any fly tipping – they clear within a day or two

<https://www.elmbridge.gov.uk/street-cleaning/fly-tipping>

### ***Hedges and overgrowth by pavements***

Pavements can become overgrown by hedges planted on a boundary. Where these are privately owned, they will not be cut back by SCC. So that pedestrians, buggies and handicapped vehicles can use pavements with no impediment it would be great if residents would look after their own hedges together with any growth that falls onto pavements. Some hedges also create a hazard for road traffic as sight lines can be impaired. The Village Green Spaces team have cut back a few this year (with owner's permission and help) but it would be so much easier if hedge owners did this themselves, please. A good short top and sides on a hedge followed by a feed and water works wonders very quickly.

### ***Parking on verges and pavements***

Parking on pavements and verges is an offence; these surfaces are not strong enough to carry vehicles and damage could occur both to the surfaces and the underlying utilities. Illegal parking can especially prevent buggies and wheelchairs using the pavements.

This is particularly noticeable along Steels Lane in the Premier shop area, which is also subject to speeding traffic. The



benefit of (legal) parking on roads will be to create proper safe space on pavements **and** slow traffic down. **This is a win-win situation for residents!**

### ***Green Spaces volunteers***

SCC and Elmbridge BC are often reluctant to provide the level of maintenance to verges and pathways that might be reasonably expected. As a result, a group of residents decided to give their own free time to improve the look of the village verges and pathways. You may have seen us in our yellow tabards; we are volunteers, not offenders doing community service! Nature tries to take over the cleared areas each year, so it is rather like painting the Forth Bridge 😊



We hope the trees planted at FEDORA's request by SCC around the village and especially on the Danes Hill verge by the A244 are being enjoyed by all. Watering has been a struggle at times this year, but they are all alive. Some of the volunteers have also spent a lot of time this year endeavouring to keep alive the hedge whips on the same verge by the fence bordering Broom Hall, and we hope the fledgling mixed hedge will in time become 100m of



biodiverse habitat.

Thank you to all the volunteers and those residents who have watered the new trees planted by Surrey

on their verges this year, keeping them alive during the two hot spells especially.

If anyone would like to join us - on a very flexible basis, email [greenspaces@fedora.org.uk](mailto:greenspaces@fedora.org.uk).

---

## COMMUNITY NOTICE BOARDS

The Oxshott Trust has put up three community notice boards in the village for use by anyone who is holding an event in the village to advertise it up to one month before the event.



One is on the wall outside the village centre building, one outside the Doctors on the wall by the bench and one will be next to the church notice board on the side wall of Babayon Pearce.

They use pins, hold 4x A4 posters portrait style and open upwards with support stays for ease of use.

They deliberately do not lock. All are welcome to use them but please try to remember to remove the advert when an event is finished. Please note they are *not* for adverts about 'services offered' or 'items for sale'.

There are also more external notice boards outside the village centre for regular users of the halls to advertise their activities, so please take a look when passing and see if something interests.







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# OXSHOTT NET ZERO

By Diana Thornton

*Oxshott Net Zero is a local start-up aiming to help residents who wish to reduce carbon emissions in Oxshott. Over the summer we attended the school summer fairs at Royal Kent and Danes Hill plus the Thames Ditton Nature and Climate Festival.*



*Our focus for the autumn is:*

## REPAIR CAFE

### **Launching a repair café with Danes Hill School**

First event **20 January 2024, 10.30am – 1.30pm**. We are very excited to be working with Danes Hill to set up a repair café for the village. Our café will be part of an international network of neighbourhood repair cafes that promote repair as an alternative to throwing things away. If you have relevant skills (eg sewing, wood-work or metal-work, electronics etc) and would like to volunteer, please get in touch. We also need people to help with admin or welcoming people. To find out more about repair cafes check out [repaircafe.org](http://repaircafe.org). Look out for more details on our Facebook page and on local posters. There will be an **introductory talk** about the repair café in the small hall of the village centre on **23 November at 7pm**.

### **Running free residential energy surveys**

This project is in collaboration with Zero Carbon Guildford and Talking Tree, Staines. After a survey using an infra-red camera to detect heat loss, a report and advice will be issued with recommendations to reduce heat-loss in your property. Look out for further details on our Facebook page and local posters. [andrew@oxshottnetzero.org.uk](mailto:andrew@oxshottnetzero.org.uk).

### **Increasing recycling in the village**

We recently worked with OVSC to introduce recycling of Padel balls. If you would like to discuss recycling in your club/business/organisation please get in touch with us. [sandra@oxshottnetzero.org.uk](mailto:sandra@oxshottnetzero.org.uk).



### **Talks**

Apart from our talk on the repair café, already mentioned, there will be a talk on 'How to Insulate Your Home', and here briefly about our residential energy surveys, on **2 November at 7pm**, also in the small hall of the village centre.

### **Gardening groups**

We are encouraging individual streets or residents' associations to set up a gardening network to share seeds, tools, produce etc. The idea is that each small group would set up a WhatsApp group for their own network and that these groups would belong to an overarching WhatsApp community. From time to time the small groups would come together for e.g. a talk, a visit or other event which would be advertised to all of the small groups via the WhatsApp community. If you are interested in doing this, please initiate it yourself with fellow residents and let [diana@oxshottnetzero.org.uk](mailto:diana@oxshottnetzero.org.uk) to join the overarching WhatsApp community.

### **Introducing Take the JUMP in the village**

Take the JUMP is a movement which, for the first time, has quantified the impact of individual consumer choices on Greenhouse Gas Emissions. Based on research with Leeds University they promote 6 behaviour shifts

to stay within safe emission targets. If you would like a talk/workshop for your group, please get in touch [diana@oxshottnetzero.org.uk](mailto:diana@oxshottnetzero.org.uk).





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# OXSHOTT COMMUNITY SPEEDWATCH

by Simon Harker

*Speeding in Oxshott is of concern to all of us. FEDORA - the Voice for Oxshott CIC is keen to support a Community Speed watch (CSW).*

As mentioned in our September Newsletter, these groups are becoming increasingly popular throughout Surrey and the programme is run by Surrey Police as a supplement to their own speed control enforcement activities.

**If you are willing to give up a small amount of your time to be involved, please contact**  
[OCSW@fedora.org.uk](mailto:OCSW@fedora.org.uk)

A CSW scheme is run by a local community group with support from Surrey Police. In simple terms it requires a group of local residents to periodically use speed detection equipment to identify speeding vehicles and make a manual note of the vehicle details which are passed to an Administrator in the Police. The Police will then send a maximum of three letters to the registered keeper of the vehicle, after which there may be a personal visit.

This does not involve the issue of penalties or prosecution. However, if there is a persistent problem with a particular motorist the Police will target the driver of that vehicle and, if appropriate, take further action. In addition, reports may result in a site being targeted by Police for intervention with a view to prosecution.

## **What is required to set up a CSW?**

I have agreed to act as the co-ordinator and to liaise with Surrey Police. They say that to operate the scheme successfully we should have a minimum of six volunteers, ten would be better. It would not take up more than an hour of your time a week and could be less, particularly if we have a lot of volunteers.

All volunteers would be trained by the Police in the use of speed monitoring equipment, health and safety, and how to manage enquiries from

motorists and/or other members of the public. The Police will provide equipment including high-viz jackets at no cost. Volunteers will also be covered by Police public liability and personal accident insurance and their employers' liability insurance will extend to volunteers operating a CSW scheme.

## **Where would speeds be checked?**

It would be up to us to suggest sites, but these would have to be inspected and approved by the Police. There are a number of criteria to be met but most are common sense such as ensuring visibility for safety reasons. In addition, there should not be a conflict with other speed restriction measures and generally the site cannot be within 200 metres of a change in speed limit.



## **When would sites be checked?**

It would be up to our CSW group to decide, subject to pre-agreement with the Police. Volunteers arrange the times they want to target anti-social driving, which normally means monitoring vehicles for up to an hour during peak periods for speeding. One reason CSW has support from the Police is that speed can be checked when the problem is likely to be greatest as opposed to when Police resources are available. Residents of Stoke Road in Cobham successfully operate a scheme at two sites once a month, but we may wish to do more frequent checks, at least initially.



***What are the benefits of CSW?***

1. Direct local community involvement shows the relevant authorities that local residents are concerned about speeding which supports other initiatives.
2. Over time experience shows it does influence behaviour and helps to reduce speeding and improve safety. This can play a part in making communities feel safer.
3. Evidence collected can be useful. We hope to make progress on key improvements in Oxshott based on what we know now but additional data can only be helpful.

**WE NEED YOUR SUPPORT.**

IF YOU WISH TO JOIN, PLEASE CONTACT [OCSW@FEDORA.ORG.UK](mailto:OCSW@FEDORA.ORG.UK)



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# THE PERSONAL TRAINING CENTRE

by Nicole Birrell

*After a long summer of life taking on a slightly different rhythm, holidays spent indulging in the delights and flavours of foreign countries and regular routines being put on hold, getting back into a healthy way of life can be challenging. I sat down with Rochelle Butler from The Personal Training Centre (PTC) in Oakshade road and asked her for some advice.*



PTC has been part of the Oxshott community for 18 years. "We opened the site in Oxshott in 2005 and were originally on the High Street for a few years before moving down the hill on Oakshade road. We continue to have a holistic, bespoke, and tailored approach to health & fitness, conducting postural & movement assessments and health screens before putting you through your paces."

I asked Rochelle what it was like to be part of the Oxshott community, "We have witnessed Oxshott's growth and development over the past 18 years and are delighted that it has still retained its quaint, village feel. When we're training clients outside, passers-by greet us and often comment on what we're doing - that's nice," said Rochelle.

In the past we were mainly educating people about how excessive drinking, working long hours, late nights and obsessive exercising was bad for your overall health. "Adrenal Fatigue" soon became a more frequent diagnosis and eventually companies recognised stress in the work place as a real thing. Thankfully striving for a better work/life balance is more acceptable now.

"Going forward, I expect that health & fitness will focus on longevity as seen in our own client base that has aged with us. Many who started training with us in their 40's and 50's are now in their 60's

and 70's and still running 10km, lifting weights and cycling up the Tourmalet."

## **Rochelle's 5 top tips**

**Get outside!** From Oxshott, you can walk or run all the way into Cobham mostly off road and in to Esher through the woods. Cycling in the Surrey hills offers some of the most challenging routes in the country. David uses the local hill-climbs in preparation for his cycle trips to the Alps and Pyrenees and frequently runs one-day corporate rides there.

"Our clients are very supportive, and we've always felt that they value that we are an independent, family-run business and want to see us thrive"

**Make it social.** If your exercise is fun, you're more likely to do it. My annual weekend fitness retreats to the Isle of Wight and Sandbanks are as a direct result of clients enjoying each other's company and wanting to do more together.



**Schedule it.** If you start your week with it already in the diary, you'll automatically schedule things around it not instead of it.



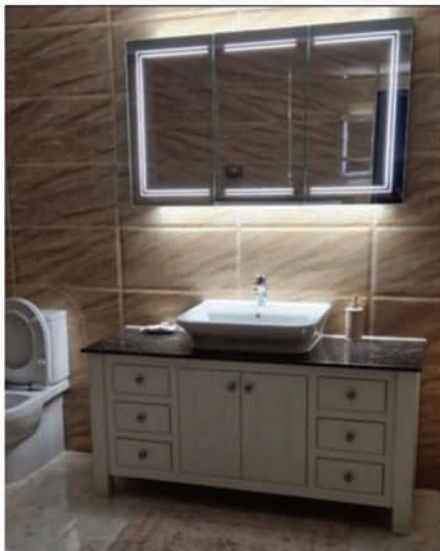
**Track your progress.** Over time it should reveal quite a bit about your typical movement/exercise patterns and how much you are truly managing to get done. **FOR FUN:** Check the preloaded health app on your iPhone to see your step count.



**Make use of Technology.** Smartwatches and apps can be helpful in tracking your progress. Online exercise programmes are available and free too. To avoid accumulating apps, equipment and devices that gather dust, be honest with yourself about what you are willing to commit to.

At the end of our conversation, I asked Rochelle what she is particularly focusing on at PTC at the moment. "Having been in the industry for over 20 years I've seen many variations of the same "latest thing" come and go. EMS (Electrical Muscle Stimulation) was the first thing in a while that made me sit up and take notice. I had finally found something that delivered results far quicker than any way I could offer alone, and it still allowed me to use my expertise to personalise the session.

EMS training allows me to serve different clients in different ways. It is time efficient, just 20min per workout, and a consistently higher intensity can be reached at each session. EMS training can be used as an exercise regime on its own (up to two sessions a week) and because it improves both your cardio fitness and muscle strength and toning, it will benefit any other exercise protocols like yoga, pilates, gym or sports like golf, cycling or tennis.



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# OXSHOTT MEDICAL PRACTICE

by Nicole Birrell

*Over the summer I had the chance to speak to two of the lovely ladies who form part of the 'behind the scenes' team at Oxshott Medical Practice. I came away from the meeting with a new found respect for how much work the reception and administration team do in the background.*



The reception and administration team manage various different channels of information which requires attention. Michelle and Jackie began listing the roles that need to be done on a daily basis and I stopped counting at 7 – so I think it's more than that!

The reception team both on front desk and back desk have a variety of tasks when on shift. They range from booking patients' appointments, checking patients' arrivals, answering the phone, keeping patient information up to date, and monitoring and responding to queries to name but a few. They also deal with the various forms of communication

sent to the practice including online forms, post, pharmacy queries, consultants' letters and telephone calls. They ensure all are sent to the correct member of the team for processing. The reception team also deal with the GPs requests, contacting patients, booking in reviews, calling hospitals etc. In addition, there is a dedicated team to look after insurance and claims forms.

The secretarial team are busy in the background processing the referrals letters for patients onto private or secondary care.

*"Our job is not as it is perceived, sitting behind a desk and answering the phones, we often feel like ducks keeping everything running smoothly for the patients and GPs on the surface, however we are constantly paddling away madly below!"*

As the reception supervisor, Michelle makes sure that the staff at the practice have what they need to be able to do their jobs to the highest standard. Her role includes ensuring that the medical stock needed for the Practice has been ordered and providing support for the other members of her team. She ensures that the reception team have completed the required training which is mandatory to their roles in the Practice.

Michelle is responsible for any new registrations and making sure that the clinical system is up to date as people move in and out of the area.

In total the reception team consists of 9 part-time staff and over the years the receptionists have gained a huge amount of experience and knowledge and can often help a patient with the information they need or direct them to local services if required, without having to book them an appointment with the GP.

Michelle has been with the practise for 14 years and is a guru when it comes to the various protocols that the reception team need to follow in accordance with NHS regulations. An example of this is the GDPR (General Data Protection Regulation) which governs who they can share patient information with. "Did you know if your



child is over thirteen years old, we require their permission to share the information with the Parents?"

Jackie who has been with the Practice for 7 years, Lead Receptionist, spent time as a health care assistant in a hospital before joining Oxshott. This experience gave her great knowledge and understanding of various drug protocols, and technical terminology which means that she is often able to help patients out with simple answers to questions they might have about their medication. Again, this helps with the GPs' time. Jackie is also the Practices IT lead and helps the team with any IT issues which may rise.

Providing information and support in the case of an emergency is another important role that the reception team do and one that can happen at any time. The receptionists are trained in Basic Life Support in the event of a threat to life. In addition to helping with face-to-face emergencies, the team also need to constantly monitor the 111 system where information is posted and actions required within very short timeframes, where patients have been referred to the Practice for review.

The skills required by this team are vast. Paramount is being able to communicate with patients. "When someone comes into the GP, patients are usually concerned, worried and in some instances a bit anxious. Being empathetic and understanding is very important in our job."

When I asked the ladies if there was any message that they would like to send out to our readers, their patients, this was their response. "The general public impression of a GP reception is far from the truth at Oxshott Medical Practice. We are doing everything we can to make your experience at the surgery a smooth and positive one and with a smile!"

Finally, I asked Michelle and Jackie what they enjoyed most about working at Oxshott Medical



Practice, "We have a fantastic team here at the surgery and everyone gets on really well. We enjoy the challenge and the fact that no two days are the same. The variety of situations that are thrown as us keep us focused on our toes and always learning. We are constantly having to think of better ways of doing things."

### **The Oxshott Trust Fund**

(Owners and Managers of the Oxshott Village Centre)

#### **The Annual General Meeting of the Oxshott Trust Fund**

will be held on **20<sup>th</sup> November at 7.45pm** in The Oxshott Village Centre (Small Hall),  
19 Holtwood Road Oxshott KT22 0QJ

All Oxshott Residents are warmly invited to attend and there will be an opportunity to meet the committee over refreshments after the meeting

Please send details of any matters you would like to raise at the meeting to Geoff Moyle – Chair (Oxshott Trust Fund)

Email: [geoffdot@ntlworld.com](mailto:geoffdot@ntlworld.com) by 15<sup>th</sup> November





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# MAGGIE'S AT THE ROYAL MARSDEN

by Nicole Birrell



*Earlier this year, Danes Hill School hosted a community fete, and our FEDORA stand was near to the Maggie's stand. They approached us and asked if we could help in raising awareness of the extent to which Maggie's at The Royal Marsden in Sutton serves our community. So, I got in touch with Maddie Wilson, Centre Fundraiser, and asked her to tell me about the Maggie's centre in Sutton.*

Maggie's at the Royal Marsden provides free information and psychological support to people living with cancer in Surrey, London and beyond. The centre is a warm and welcoming sanctuary away from the clinical environment of the hospital. In the centre visitors can find; practical advice about benefits and eating well; qualified experts providing emotional support; opportunities to meet other people; and places where you can simply sit with a cup of tea. "At Maggie's you stop being a patient and become a person again", is how one visitor described it.

Maggie's was founded by Maggie and her husband Charles Jencks. Maggie was diagnosed 5 years after her initial diagnosis and died when she was 53 having lived longer than doctors thought. Together with her husband, and her cancer nurse Dame Laura Lee - who's now CEO of Maggie's - she created a blueprint for a new type of cancer care. The first Maggie's centre opened a year later in Edinburgh in 1996 and now 26 years on, there are 24 centres open in the UK and 3 abroad, including Maggie's centre at the Royal Marsden Hospital in Sutton which opened three years ago.

"Each Maggie's Centre is unique, yet they all feel like they are part of the same family. They are all calm, friendly and welcoming places, full of light and warmth. Our centre at the Royal Marsden was designed by Ab Rogers. It is full of bright colours and doesn't look anything like a hospital," said Maddie.

"The first thing you see when you come into our centre is the kitchen counter, where people can help themselves to a cup of tea and feel at home. In our centre there are private rooms, but also spaces to



come and sit together like our kitchen table, where they can meet others going through the same thing. We have lots of comfy sofas, a library full of books, and lots of tea and biscuits!"

The centre is surrounded by a beautiful garden designed by Dutch garden designer Piet Oudolf, so when people look out our windows they don't feel as though they are on hospital grounds. As Michelle, an Oxshott resident who knows Maggie's well describes, "I loved the outside as much as the inside of Maggie's. The garden has paths and places to sit, and I'd always do a circuit before going inside to find one of the many seats with a view out. Watching the changes each week, and over the months, was a distraction of the best kind and I still look forward to visiting each time I'm back at the Royal Marsden."

When someone visits the centre, they can choose what support is right for them and use the space in a way that suits them.



### **Front Line Support**

When someone first comes to the centre, our Centre Head, or one of the three Cancer Support Specialists, will spend time with each individual finding out about their situation and tailor a programme of emotional, practical, and social support that is right for them. No referral or appointment needed.

### **Stronger Together Support**

There is a broad programme of support groups, courses and workshops designed to ensure that everyone has access to high quality cancer information and support.

### **Lightening the Load Support**

Using therapeutic approaches, there are two Clinical Psychologist, who host 1:1 sessions to help individuals and families to navigate the complex emotional impact a cancer diagnosis can have.

### **Taking Control Support**

One of the biggest stressors of having cancer is its financial impact, with a drop in household income coupled with spiraling bills. There is a trained Benefits Advisor who offers specialist advice to mitigate this impact, through applying for the appropriate benefits and support available.

### **Joy of living Support**

A programme of gentle exercise and creative activities to help improve fitness, confidence and general wellbeing during and after cancer treatment. An example of this is the Nordic Walking group who meet every Monday and go for a group walk around the local area. "I was so lucky that this walking group started again after lockdown and in good time for me to participate and benefit," said Michelle. "Our group included current or recent patients, family members of others and recently bereaved partners. The support extended beyond the weekly walking session, and each was able to



dip in and out as worked best for them. I was a little behind others as regards treatment and was glad of this extra informal support from others in the same or similar boats. I know many of my friends from then continue to walk together to this day, over two years later."

Diane Chilangwa Farmer, Fundraising Committee Chair for the centre, has been part of our Oxshott community since 2000 when she moved back to the UK from South Africa. Her children attended Danes Hill School for the next 10 years. In

2012, her husband was unfortunately diagnosed with cancer and was treated at The Royal Marsden Hospital in Sutton. There was no Maggie's at the time.

As Diane states, "When one is undergoing outpatient cancer treatment, a lot of time is spent waiting between doctor's appointments and treatment. The Royal Marsden in Sutton is quite isolated and does not have much to offer by way of nearby local coffee shops or restaurants where one can go to escape the hospital medical environment."

Eighteen months ago, her husband's cancer returned and as Diane recalls, "The difference between our experience of treatment then and now feels godsent, thanks to Maggie's. As one enters Maggie's, peace descends, there is no reception, it's just a safe space to sit, read, have a cup of tea, and escape the rigors of one's treatment for a short while."

Maggie's at the Royal Marsden is a charity that relies on the support of the local community to reach as many people living with cancer as possible. As such, they host various fundraising events throughout the year. Their next event is a wonderful Christmas Carol Concert and Fair.

**Find out more and buy tickets**

today <https://bit.ly/maggiescarols23>



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# DORKING & DISTRICT LOCAL RSPB GROUP

by Jonathan Groves



Do come and join us! Our group covers an area of mid-Surrey centred on Dorking and includes Leatherhead, Bookham, Epsom and Ewell. We aim to help anyone interested to enjoy nature and are a friendly and inclusive group of enthusiasts. New members are always welcome, and a particular effort is made for those who are beginning to explore nature or bird watching. Here are our weekend walks & Events for Autumn 2023.

## **Saturday 7th October**

RSPB Rainham Marshes

New Tank Hill Road, Purfleet RM19 1SZ

what3words:///metals.cages.lied

RSPB members can get into the reserve for free, otherwise it is £6. There are toilets and a basic cafe. Autumn is the time for migrants and birds of prey. Wildfowl will be increasing in numbers.

## **Saturday 21st October**

Rye Harbour Rye Harbour Discovery Centre, Rye

Harbour, Rye TN31 7FW

what3words:///eminent.sang.beauty

At this time of year, there will be large flocks of seed-eating birds such as linnetts. Plenty of little egrets but occasional great white egrets and spoonbills. It is a good month to see ringed ouzel & bearded tits.

## **Saturday 11th November**

Titchfield Haven,

Cliff Road, Fareham PO14 3JT

OS Map 196 SU535023.

what3words:///callers.devalued.premiums

Entrance fee for the reserve is £6.50. A good place and time of year for bearded tits. Lots of winter waders and wildfowl incredibly close to the well-sited hides.

## **Saturday 25th November**

Elmley Nature Reserve

Kingshill Farm, Isle of Sheppey, Kent ME12 3RW

what3words:///thigh.confined.dads

Facilities include toilets and a cafe. Great landscapes, waders and wildfowl and several species of owls are the autumn highlights

## **Saturday 9th December**

Farlington Marshes Solent Way,

Farlington, Portsmouth PO6 1UN

what3words:///square.speech.minds

Walk timed to coincide with high tide which should push the waders towards us & into the lakes. Brent geese, white-fronted geese & short-eared owls are the stars.



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# WHAT TO DO

By Anthony Wolfe

*The three most common categories of information we get asked for help and advice on are flooding, roads, and planning. Here is a quick guide with lots of helpful websites and contact details.*



## Reporting Flooding

In the event that you have experienced flooding and want to be proactive about reporting it and getting something done about it, here are some clear steps to follow.

First off draft a concise, measured report of the flooding, based upon the facts. Remember to take/obtain photos of the flooding. If possible, distribute flyers in, or send emails to your immediate local community to build support for action required by Surrey County Council.

To make sure that deadlines are met it is important to establish local leadership within your immediate local residents.

Once you have done that register with Surrey County Council the specific flood concern and make a note of that registered number. You can contact Surrey County Council at [flooding.enquiries@surreycc.gov.uk](mailto:flooding.enquiries@surreycc.gov.uk) or call on 0300-200-1003. The Team Leader of the Flood Risk Management Strategy and Partnerships is Tor Peebles. His email is [tor.peebles@surreycc.gov.uk](mailto:tor.peebles@surreycc.gov.uk)

In addition, you can alert and discuss the flooding with your local Surrey County councillor, Mark Sugden and seek his guidance and support.

Email: [mark.sugden@surreycc.gov.uk](mailto:mark.sugden@surreycc.gov.uk) Mobile: 0754-244422

## Roads and Related Issues

Surrey County Council is responsible for all public roads, pavements, drains and lighting in Oxshott. There is a good website which provides the best way to report a problem in the first instance. The website also contains details of current and

proposed roadworks. In the event of problems, you should try the following:

If you think the matter is urgent or dangerous, including large, obscured potholes, call the Surrey contact centre on 0300 200 1003.

For all other matters, make a note of the location, as precisely as possible using local landmarks. Where possible and safe to do so take photos of the issue and the surrounding area to aid identification. Use your search engine to locate "Surrey Highways fault reporting" or this link <https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/report-a-highway-problem> to report problems relating to any of the following:

- Potholes and problems with cycle lanes
- Flooding due to blocked drains and gullies
- Pavements and kerbs
- Trees and vegetation
- Street lighting
- Broken or missing drains or manhole covers
- Road closures
- Faulty traffic lights
- Road obstructions or road markings
- Road/street furniture such as damaged railings or pedestrian refuges
- Parking

Surrey Highways should respond quickly to acknowledge any report and will then prioritise investigation and any works required. If you are not satisfied with the nature or speed of the response consider raising this with one of our local Surrey Councillors- Mark Sugden at [mark.sugden@surreycc.gov.uk](mailto:mark.sugden@surreycc.gov.uk) for most of Oxshott or David Lewis at [david.lewis1@surreycc.gov.uk](mailto:david.lewis1@surreycc.gov.uk) for Sandy Lane and the north of Oxshott.



If you have questions about roadworks use this link to identify the reason for roadworks in Elmbridge, including both current and works proposed in the following week. Note this site shows separately works carried out by utility companies who have wide ranging powers to carry out works with limited Surrey Highways control. <https://www.surreycc.gov.uk/roads-and-transport/service-updates/highways-bulletin#elmbridge>. This site is updated weekly.

### **Objecting to Planning**

Initially speak to other immediate local residents to agree common concerns and establish local leadership. Following that, draft a concise, measured set of reasons for your objection. This must be based on specific failures to conform with the established planning policies of Elmbridge Borough Council (EBC). Use your objection as a template from which others can copy and paste to help craft their own objections.

To help build local support for your objection, get in touch with your immediate local community to build support for the objection via email/what's app groups or flyers. In addition, you may want to consider professional advice. Make sure you build support from the wider community of Oxshott making use of your community network, so that other people also file their objections: the more the better.

To ensure that the application gets elevated to a

planning committee and is not decided by planning officers, you must get at least 15 letters of objection filed online by the stated date. Alert and discuss the rationale for your objection with your local councillors and seek their guidance and support.

Andrew Burley: [aburley@elmbridge.gov.uk](mailto:aburley@elmbridge.gov.uk)  
07503 830954

Alan Parker: [aparker@elmbridge.gov.uk](mailto:aparker@elmbridge.gov.uk)  
07917 521069

Corinne Sterry: [csterry@elmbridge.gov.uk](mailto:csterry@elmbridge.gov.uk)

Always encourage a site visit by committee members so they have an appropriate appreciation of the site and how the application may adversely affect the community. Finally, consider the benefits of speaking at the EBC area/main planning committee.

### **For guidance on commenting on planning applications:**

<https://www.elmbridge.gov.uk/planning/find-or-comment-planning-application>

### **For access to EBC's planning policies:**

<https://www.elmbridge.gov.uk/planning/planning-policy-and-guidance>

### **For more details on how EBC takes planning decisions:**

<https://www.elmbridge.gov.uk/planning/get-involved-planning/how-decisions-are-made>

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# INTERESTING LOCAL FACTS

By Mike Wheeler

*Thanks are due to BS Gidvani, whose book 'Oxshott – A Surrey Village' provided the source for much of the information in this article.*

## History

A prehistoric flint dating back to 8000BC was found on Oxshott Heath in 1993. The British Museum contains a 10<sup>th</sup> century Anglo Saxon brooch found in Oxshott woods in 1935. Oxshott's original name was thought to be Occa's Sceat. The meaning of Sceat is a strip of land or a corner. The recorded history of Oxshott dates back to the time of Edward the Confessor when Oxshott was part of the manor of Stoke d'Abernon. There is reference in the sheriff's accounts for Stoke d'Abernon for 1179 to Okeosots. Back in 1845, the population of Oxshott was 193.

## Pubs

The Queen Victoria opened in 1787. It was the stopping stage for the four-horse coach to Dorking and served as the meeting place for the local stag hunt.



The Bear Inn was the first public house in Oxshott opening in about 1776 and was referred to colloquially as Oxshott Church. It was described in 1818 as being "filled with devotees of drunkenness and riot where the peasantry wasted their scanty earnings on intemperate indulgences, ruinous

alike to soul and body". The Bear served as the meeting place for the local hunt and was rebuilt in 1925.

## Shops



The first grocer's shop was opened on the site of the present village store in the 19<sup>th</sup> century by Albert Napper.

The block of three shops opposite the Victoria was built in 1885. The corner shop was Wigmore's Tea Rooms, the centre shop was Scovell's confectionery and tobacconist with the third shop being a draper's shop.

The block of shops to the south of the village was built in two stages either side of the Second World War. Over the years, these have contained an electrical repair shop, tea rooms, a bakery, a cycle repair shop, a fishmonger, and a greengrocer.

Heath Buildings was built in the 1960's. There have been many tenants over the years, most notably Willy Hanlam who ran the ironmongers stocking all manner of useful goods.

At the start of the 20<sup>th</sup> century, the Brown family kept two shops at Brown's Corner by the railway crossing.



## **Education**



Oxshott residents were described in 1818 as “a rude uninstructed people who lived in a state of deplorable ignorance and depravity”. This gave rise to the opening of the Barn School situated in what is now the village car park.

In 1820, the Royal Kent School opened on the site now occupied by the Esso petrol station. After financial difficulties, it closed but reopened in 1859, and in 1958, it opened on the present location in Oakshade Road.

Danes Hill School opened in 1947 and in 1982 acquired Bevendean School which had been opened in 1936.

On what is now Fernhill, there used to be a ladies finishing school for 30 girls who were trained in all aspects of housekeeping and entertaining. The school closed in 1959.

## **Religion**

Oxshott was originally part of the parish of Stoke D'Abernon with residents obliged to walk 1 ½ miles across muddy footpaths to attend services at St Mary's church.

A temporary church was consecrated in 1904 with a permanent church opened in 1912. The ecclesiastic parish of St Andrew's Oxshott was formally established on St Andrew's Day, 1 December 1913.

A Baptist chapel was built off Sheath Lane in 1873 but this closed in 1970.

A Roman Catholic chapel named St Thomas of Canterbury was built off Sheath Lane in 1948 but this closed in 1991.

## **Railway**

The railway is recorded as opening in 1885 with steam trains; these were replaced with electric trains in 1923.

The station included a goods yard and a cattle loading bay with a separate side-line connecting the station with the brickworks by Littleheath Lane.

The footbridge at the bottom of Sheath Lane is the oldest surviving reinforced concrete footbridge in the UK.

On 5 November 2010, a lorry fell off the bridge over the railway line landing on the 3:05 pm train to London Waterloo. The lorry driver and one passenger suffered serious injuries; a further five passengers suffered minor injuries.

## **Roads**

The A244 between Oxshott and Leatherhead existed only as a rough track until the early part of the 20<sup>th</sup> century.

Several schemes for a bypass of the village centre running between High Drive and Birds Hill Rise were considered but eventually abandoned in the 1950's.

A bypass through Princes Coverts to provide a connection between the M25 and the A3 was considered in the 1980s, but these were shelved.

## **World War 2**

Bombs fell on Princes Drive and Waverley Road and on 1 April 1944, another fell on Steels Lane demolishing Nos 1 and 2 Little Heath Farm Cottages.

A series of bombs were dropped on Oxshott Heath running parallel to Sandy Lane; the craters are still visible.



## OUR COVER ARTIST

### Laura Ritchie

*What better way to capture the essence of our village, than to have local artist, Laura Ritchie, put it onto canvas!*

**WIN** a print of our cover painting by becoming a member of **FEDORA** today. Winner announced on Thursday 9<sup>th</sup> November at our AGM. Sign-up at [www.fedora.org.uk/membership](http://www.fedora.org.uk/membership)



Laura is a qualified graphic designer who owned a luxury wedding stationery business in Surrey for many years before she chose to pursue a career in art. Over the past 18 years, Laura dabbled in art with precious little time divided between her business and family commitments.

The notorious Lockdowns of 2020 temporarily shut down Laura's business and gave her a unique opportunity to explore



her dream of painting full time. Laura painted from reference and still life and embarked on a journey along with other artists stuck at home. Laura soon joined the Surrey Hills Plein Air Painters and has never looked back.

'Painting Plein air allows me to see light, colour and shadow that cannot be captured in a photograph. It's very challenging, however painting from life has taught me to paint in a more impressionistic style and I have found that capturing the essence is sometimes more beautiful than the detail.'



**View Laura's paintings online:**

Instagram @lauraritchieart  
Facebook Laura Ritchie Art  
Browse her website at [lauraritchie.art](http://lauraritchie.art)

Contact Laura directly for commissions  
[info@lauraritchiedesigns.co.uk](mailto:info@lauraritchiedesigns.co.uk)



## Application for Membership of FEDORA – The Voice for Oxshott CIC

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_

*(by providing my e-mail address I agree that FEDORA may communicate with me by email)*

I, the undersigned, hereby apply for membership of FEDORA – The Voice for Oxshott CIC (the “Company”, registration number 13057190) and agree to be bound by the provisions of the Company’s Articles of Association.

I agree to pay a Membership Fee of £10.00 for the 2023 calendar year which:

- (1) has been set-up to be paid by annual standing order.  
(sort-code 20-90-56, account 80164445), or
  - (2) has been paid by internet banking (bank details as above), or
  - (3) is enclosed herewith and sent to the Membership Secretary, 35 Charlwood Drive,  
Oxshott, Surrey. KT22 0HB.
- (Delete as appropriate)*

If paying online, please also email the information requested on this form to [membership@fedora.org.uk](mailto:membership@fedora.org.uk) so that your details can be recorded.

I understand that a Membership Fee is payable every calendar year, otherwise my Membership will lapse.

I agree to contribute £1.00 to the Company’s assets in the unlikely event that the Company should be wound up while I am a member or within one year after I cease to be a member, for payment of the Company’s debts and liabilities.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

If this application is successful, I hereby authorise you to place my name on the Register of Members of the Company.





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