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# FEDORA

The Voice for Oxshott

Keeping you informed on matters of importance to Oxshott.

Anthony Wolfe, FEDORA Chair

## Newsletter: August 2024

Firstly, an apology. Due to unforeseen issues with the collation and distribution of the monthly emails to our members and supporters no emails have been distributed since April. We apologise as we recognise this is a key element of the communication across the community of Oxshott.

A temporary solution has been found but we are now looking for a volunteer to collate, format and distribute the monthly emails. There is no requirement to write the original copy for the emails; rather the emphasis is on collating, formatting and distributing on a regular and timely basis. It is unlikely that the work involved will require more than a couple of hours a month. If you would be interested in such a key communications role then please do get in touch at [chair@fedora.org.uk](mailto:chair@fedora.org.uk).

The focus of this August email is five planning issues:

### PLANNING

#### 1. National planning policies

The new Labour government recently announced its commitment to deliver 1.5 million new homes with councils being given new, mandatory housing targets. Brownfield land will be the first natural source of land but to ensure targets are met, councils will have to review their green belt land including the identification of grey belt land which includes poorly performing green belt land. For more information, please look at the recent [press release](#).

Elmbridge currently has a Local Plan that is under Examination. This has not been a straightforward process and has required a downward revision to the five year housing land supply. This has led to the Inspector allegedly describing the Local Plan as not sound in its current form. In conjunction with the change in Government and its commitment to the delivery of higher housing targets, there is now some concern as to whether EBC may be forced back to the drawing board with a requirement to deliver significantly higher levels of housing across Elmbridge.

The new proposed national planning policies have potentially significant implications for Oxshott. Because Elmbridge is an area with very high house prices compared to average incomes, this is likely to be interpreted as signifying a very high level of housing demand that could result in a very significant increase in the housing target calculated by central government using its standard methodology. Given that green belt comprises some 60% of all land in Elmbridge, a significant increase in housing targets will mean the risk in Oxshott of heightened densification potentially through higher rise buildings or the release of substantial parts of green belt.

The government has a comprehensive [consultation](#) in process and FEDORA will again submit its views. The content of the consultation is being assessed by FEDORA and a further more detailed communication on its implications for Oxshott will be sent to FEDORA members within the next week.

#### 2. Dorincourt

Dorincourt is the building previously occupied by the Queen Elizabeth Foundation next to the Pachesham Golf Centre on Oaklawn Road. A planning application has been submitted by Angle Property to demolish the existing buildings and convert it in to a 5,000m<sup>2</sup> distribution centre with six HGV loading bays.

In response to an enquiry from FEDORA, the developers have confirmed that:

- The development will create an estimated total of 236 traffic movements per day.
- HGV traffic will constitute 7.2% of these movements.
- The site will operate 24/7.
- Most HGV's are expected to use J9 of the M25 rather than travel through Oxshott.
- Only a limited amount of the rest of the lighter vehicle traffic is expected to go through Oxshott.

More details about this development can be found on the [Mole Valley website](#).

#### 3. New solar farm

An application has been made to build a new solar farm on green belt land roughly opposite the Yehudi Menuhin School on the way to Fetcham. The site is 52 hectares and is intended to provide generating capacity of up to about 50MW. This proposal is inevitably controversial not least because it involves green belt land currently being used for conventional agricultural purposes. More details can be found on the [Mole Valley website](#).

#### 4. Oxshott Village Sports Club (OVSC)

In December 2023, Elmbridge BC refused to grant planning permission for the conversion of a tennis court into two padel courts with floodlights. This was on the basis that the noise and disturbance would result in an unacceptable impact on the living conditions of neighbouring properties. OVSC has now appealed this decision and an Inspector has been appointed. Any resident who wants to submit a comment can do so by accessing the [application - 2023/0572](#).

FEDORA acknowledges the benefits of enhanced sports facilities but recognises that padel is more intrusive in terms of noise than tennis. FEDORA notes that a substantial number of comments on the website come from people living outside Oxshott and believes that it is the views of local residents that should be given greater weight and in particular those who live closest to the Sports Club.

#### 5. Surrey Local Nature Recovery Strategy

Surrey CC has launched a consultation involving a survey on preserving nature in Surrey. This can be accessed [here](#).

There is also a separate survey designed to identify favourite green places in Surrey. As part of the campaign to protect the Green Belt off Blundel Lane, residents are encouraged to open the [survey](#) and drop a pin on the interactive map.

### THREE DATES FOR YOUR DIARY

- **Sunday, 1<sup>st</sup> September, 2024.** Oxshott Scouts and Guides Grand Opening - see below
- **St Andrews Quiz night – Friday, 20<sup>th</sup> September, 2024.** St Andrews will holding their annual quiz night on 20<sup>th</sup> September. They will not be charging for the quiz but will be asking for donations to go to Christian Aid as they look to support the world's poorest people combat the impact of extreme poverty. If you are interested, please contact Mark Currie at [mark@thecurries.org](mailto:mark@thecurries.org).
- **FEDORA – the Voice for Oxshott CIC AGM – Wednesday 9<sup>th</sup> of October, 2024.** This will take place at 7pm at Royal Kent School. It is planned that children from Royal Kent School will be participating. We also expect to be joined by a project manager from National Highways to discuss progress on the J10 works and plans for restoration once construction is completed.



### Become a Member of FEDORA.

It is very important that we have as many Members as possible, in order to give the views of FEDORA greater weight when we are in discussion with third-parties such as Elmbridge BC, Surrey CC, Surrey Highways, etc.

**FEDORA** - The Voice for Oxshott CIC is incorporated as a Community Interest Company. It is a non-profit organisation and all excess funds are used for the benefit of Oxshott Village. Our only sources of funds are membership fees, donations and advertising revenue from our twice-yearly magazine. More information is provided in our Q&A document, [available here](#).

To join FEDORA, go to [www.fedora.org.uk/membership](http://www.fedora.org.uk/membership).

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