

FEDORA
The Voice for Oxshott

GREEN BELT MEETING

10th December 2024

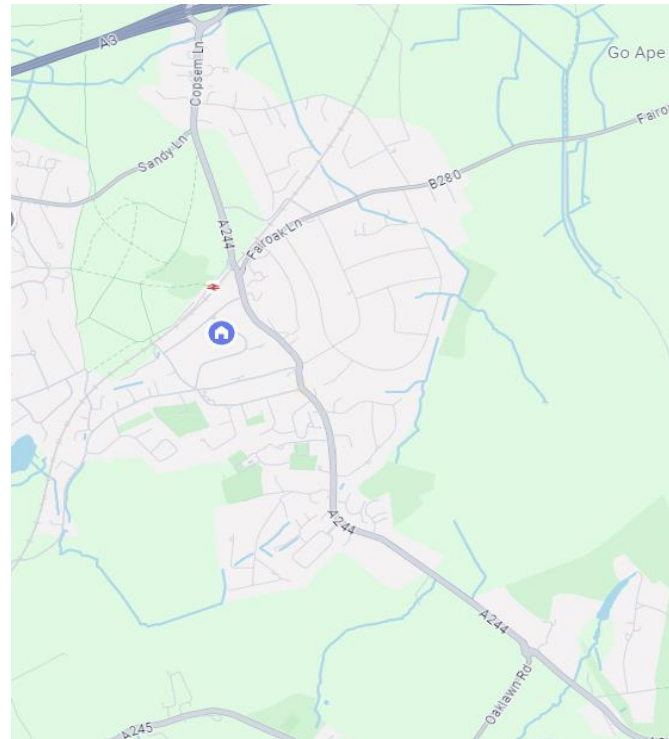
FEDORA – The Voice for Oxshott CIC
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AGENDA

1. Welcome - Anthony Wolfe
2. Oxshott Green Belt
Context and key facts - Mike Wheeler
3. Questions and Answers
4. Wind up – Anthony Wolfe: 8.30pm

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Green Belt crisis – December 2024

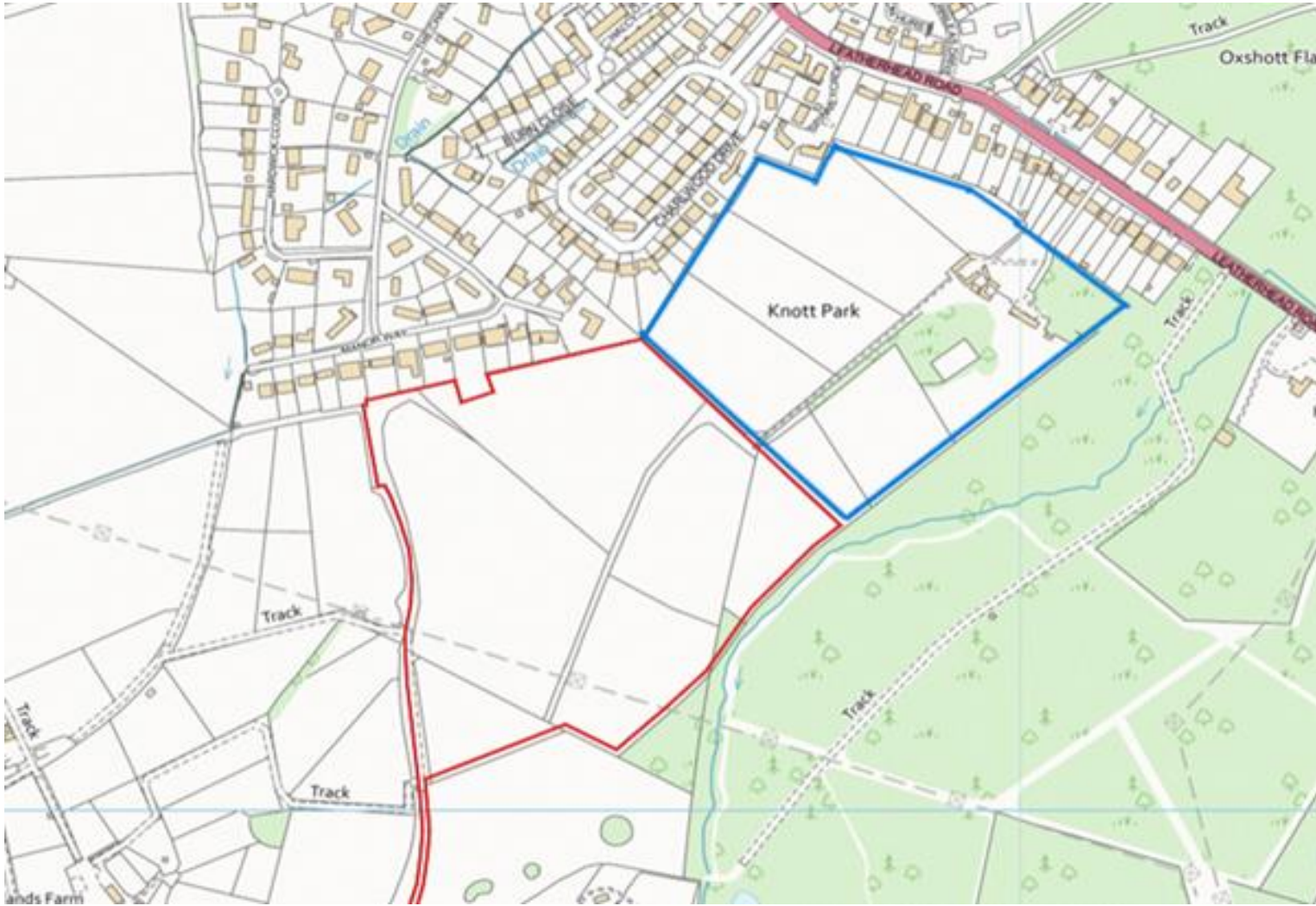


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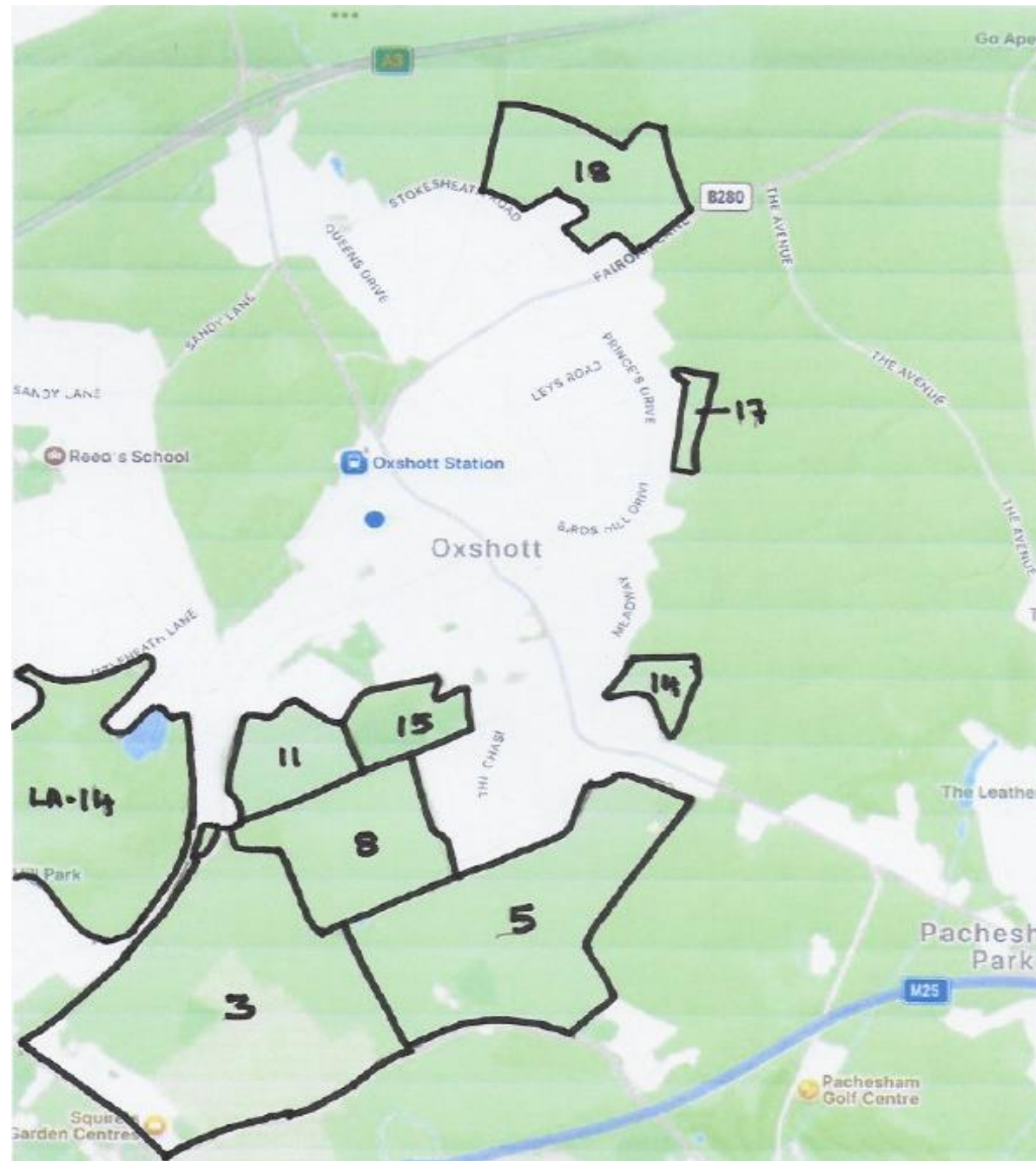
Green Belt crisis – December 2024

1. What is happening?
2. What is the reason?
3. What can be done?

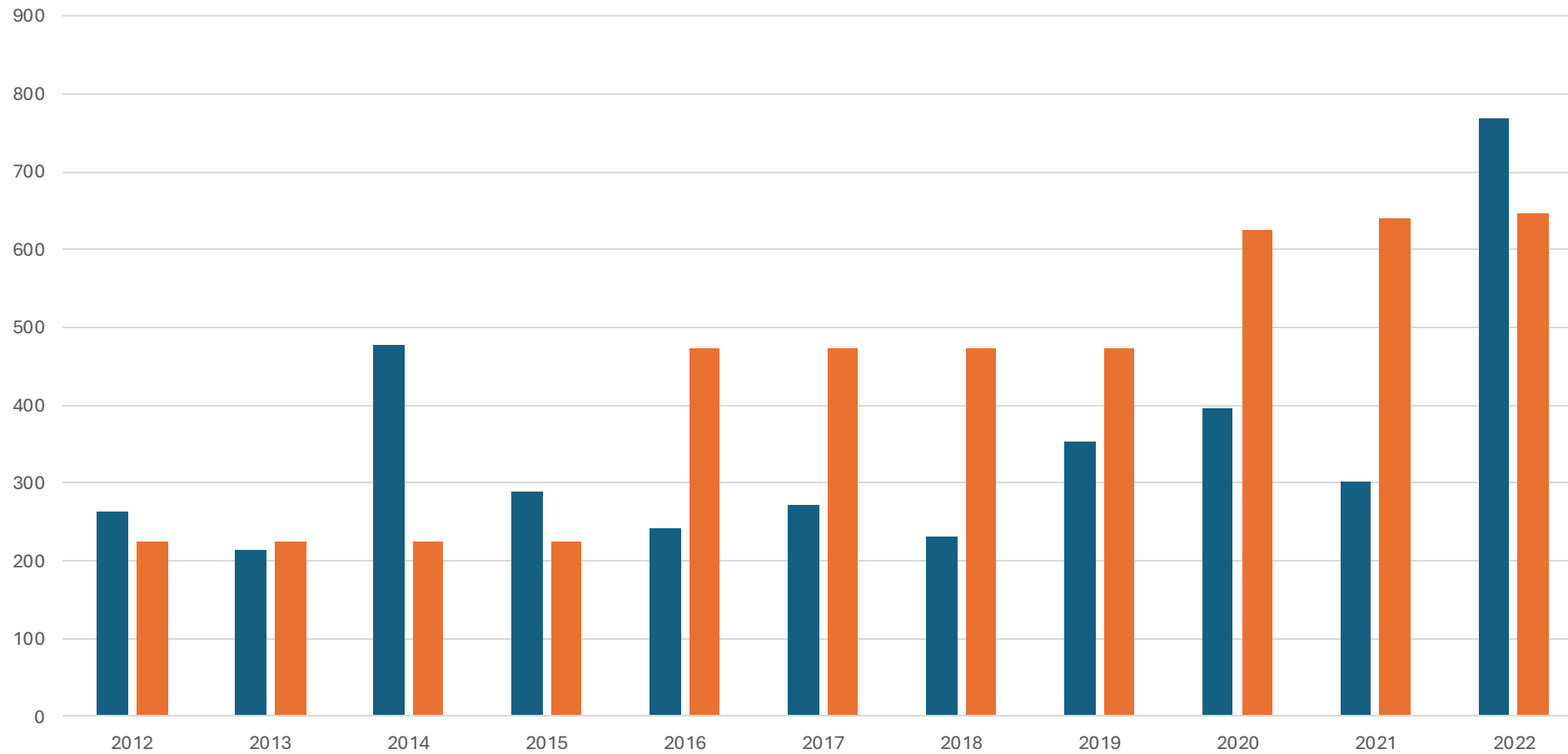
Clouds Hill Farm



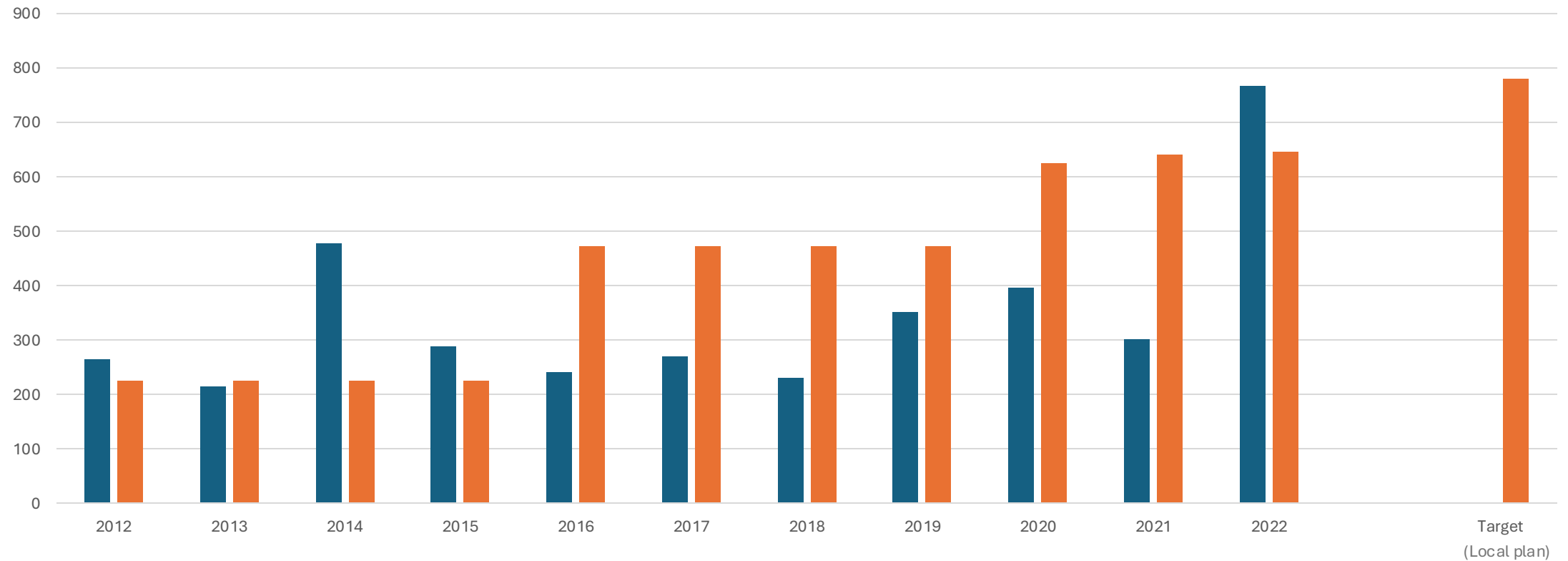
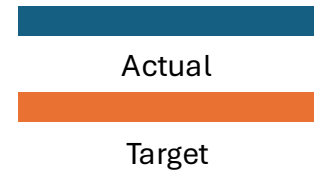
Local Green Belt



Elmbridge housing delivery



Elmbridge – Local plan target



Inspector's conclusions

- The 452 dpa is neither a justified or effective approach.
- The Council is not in a position to demonstrate a 5 year housing supply... The plan as currently drafted ... is neither justified or effective and is inconsistent with national policy.
- There are a number of factors which provide a very clear steer towards the consideration of Green Belt sites to address the acute housing needs within the borough and the very significant shortfall in housing delivery.

Elmbridge - New housing target



The tilted balance

- The primary function of the presumption is to provide a fallback to encourage planning permission to be granted where plan policies are not up-to-date, including where there is an insufficient supply of land.
- It ‘tilts the balance’ towards approval by making clear that permission should be granted ... unless the adverse impacts would ‘significantly and demonstrably’ outweigh the benefits when assessed against the NPPF taken as a whole.

What are the options?

1. Surrender
2. Fight to the death
3. Mitigate the downside

Fight to the death

- Change Labour party policy
- Persuade developers to abandon plans
- Persuade Elmbridge to reject applications
- Persuade Inspector to reject appeals

Manage the downside

- Avoid involvement of national housebuilders
- Work with developers to:
 - Achieve lower density
 - Obtain improved architectural quality
 - Provide protection for existing residents
 - Secure contribution to infrastructure improvements

Conclusions

1. Local Green Belt is in play with several applications.
2. Elmbridge is in a mess with no plan and needs to provide for very significantly higher housing target.
3. Vulnerability now to opportunistic applications favoured by tilted balance.
4. Prospects for defeating applications are not encouraging and depend on proving lack of sustainability.
5. Community must come together and be pragmatic.