

# FEDORA

## The Voice for Oxshott CIC

5<sup>th</sup> AGM 6<sup>th</sup> October  
2025



# Agenda of 5th Annual General Meeting for FEDORA – the Voice for Oxshott CIC

1. Welcome and declaration of quorum
2. Resolution 1: Approval of the accounts for the year ended 31<sup>st</sup> December 2024
3. Resolution 2: Election of directors until the next AGM held in 2026  
Ian Dilks  
Simon Harker  
Anthony Wolfe
4. Chairman's opening remarks/statement
5. High Street development - discussion with Peter Brodnicki
6. Green Belt developments – Clouds Hill Farm and The Paddocks: Ian Dilks
7. Local Government re-organisation

# AS PROMISED, IT IS A TIME OF REAL CHANGE

Local Government re-organisation – Ian Dilks will talk about this later

But FEDORA is now involved in discussions about:

This area's local Neighbourhood Committee

and

A Surrey Flood Action Group

**PLUS**

Developers are busy:

Densification

Multi-house developments

**And the consequence is that the team at FEDORA are very busy .....**

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# WE NEED YOUR HELP

## PLANNING

Join the team of 4 already set up as a Green Belt Group to look at the facts of sites in and around Oxshott that may be subject to significant development.

Prior knowledge of planning law and processes would be an advantage but not essential.

## TREASURER/ACCOUNTANT AND COMPANY SECRETARY

A suitably qualified book-keeper is sought to take on the roles of Treasurer/Accountant and Company Secretary.

## MAGAZINE DISTRIBUTION CO-ORDINATOR

Not a time-consuming role with only 2 issues of the FEDORA magazine distributed each year. It involves:

- Maintaining an accurate contact list of those who actually deliver the magazine.
- Taking delivery from the printers.
- Distributing the magazine to those who deliver to individual roads in the Oxshott community.

## GREEN SPACES LEADER

This role is as big as you wish to make it. More specifically, it will involve

- Developing a vision of the look and feel of Oxshott as a village and as a community
- Leading a team to manage and enhance the pathways in and around the village and maintaining the areas of recent planting



## Discussion with Peter Brodnicki

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# Development context

- Lack of **LOCAL** plan to deliver housing
- New **NATIONAL** Planning Policy Framework requires some Green Belt to be “downgraded” to Grey Belt where housing targets aren’t being met
- The combination creates huge pressure to approve applications for development
- Development must include 50% “affordable” homes
- Decisions by officers must be policy based-so must objections
- Elmbridge decides planning--Surrey delivers and advises on infrastructure

# FEDORA's role...See policy on our website *[www.fedora.org.uk](http://www.fedora.org.uk)*

- Establish the facts and keep people informed
- Work closely with key stakeholders-Councillors and officials
- Lead responses on matters of concern to all residents
- Support local resident groups where possible
- For Green Belt our sub-group:
  - identifies sites at possible risk and key facts
  - monitors developments in Elmbridge and beyond
- Dedicated section on website, email, meetings

# The Paddocks - current position

- Stoke D'Abernon Action Group-has raised a fighting fund and appointed advisers
- Over 1,000 letters of objection
- Surrey Highways (TDP) raised significant concerns-similar to ours.
  - Railway Bridge will be a major challenge
- Applicant considering responses in discussions with Surrey/EBC
- Decision date deferred to 24 November 2025 but 2026 more likely
- If application is refused we expect an appeal

# Clouds Hill Farm/Clarence Park-1

- New application for 250 homes – 50% stated as “affordable”
- Adjoining SANG already approved in principle
- FEDORA focussed on traffic/road/footpath safety and air pollution
  - factors which impact whole village
  - expert consultant appointed and concerns submitted to Surrey TDP
- Application appears well presented but we consider has significant flaws

# Clouds Hill Farm/Clarence Park 2

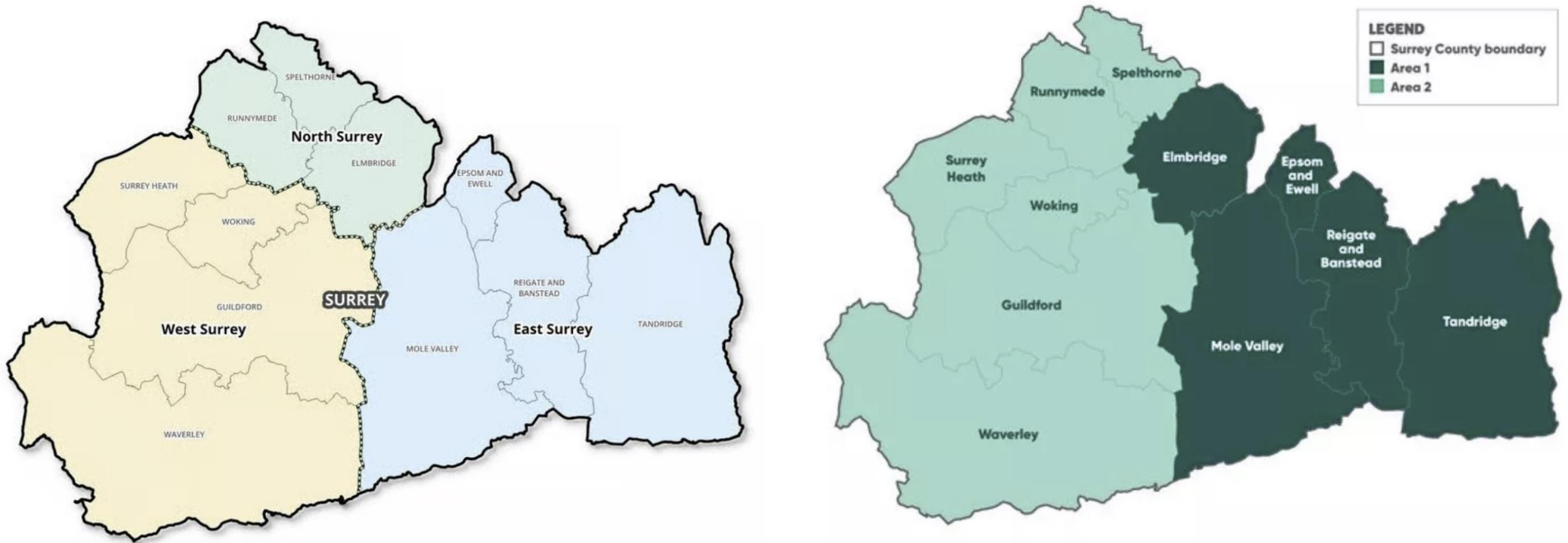
- Residents Against Clouds Hill Development has raised fighting fund of over c£18k
  - campaign to oppose development
  - planning experts appointed
  - FEDORA providing support. Liaising with CCHT and SD'A group
- Looking at entire application and sustainability
  - Other concerns include flood risk and ecological impacts
- Objections due by 24 October-target decision date 17 December

# LGR--where are we now?

(Local Government Reorganisation)

- Reminder:
  - designed to streamline and promote local democracy
  - Borough councils disappear
  - Surrey comprises two or three unitary bodies-Govt will decide
- Elections in May 2026 to new bodies
- Parallel run for one year. In 2027 new bodies take over and Mayoral elections
- Already impacting staff
- 2026 elections will use new boundaries

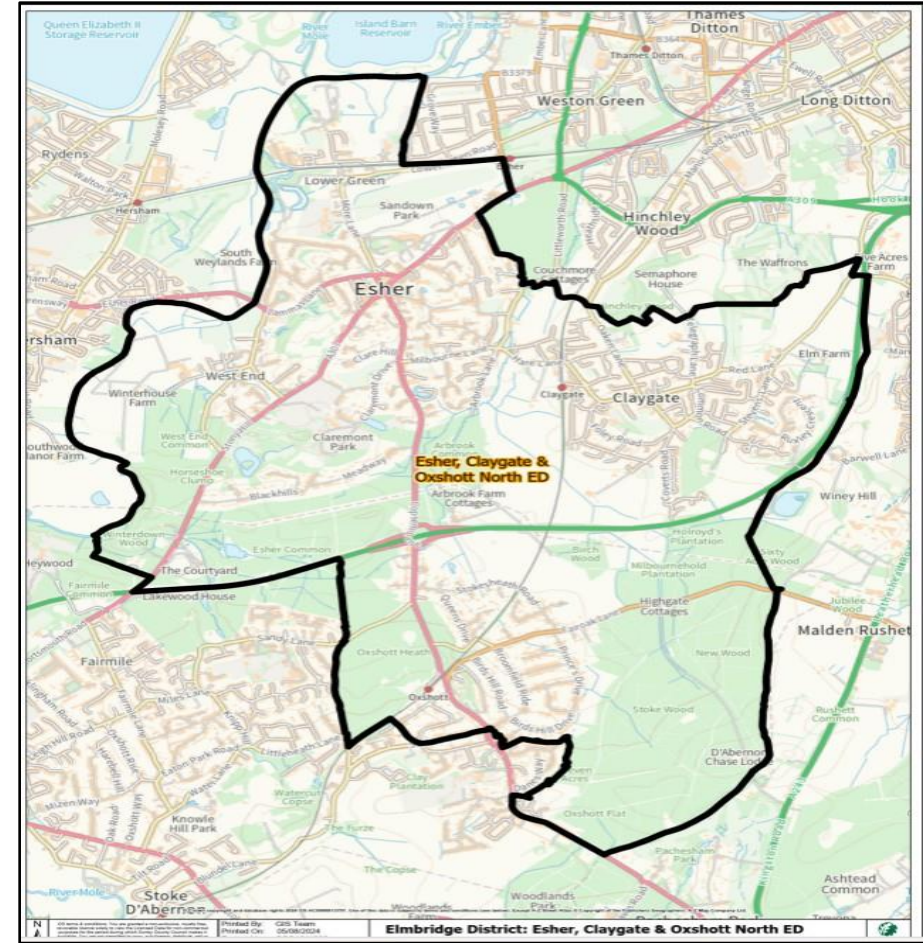
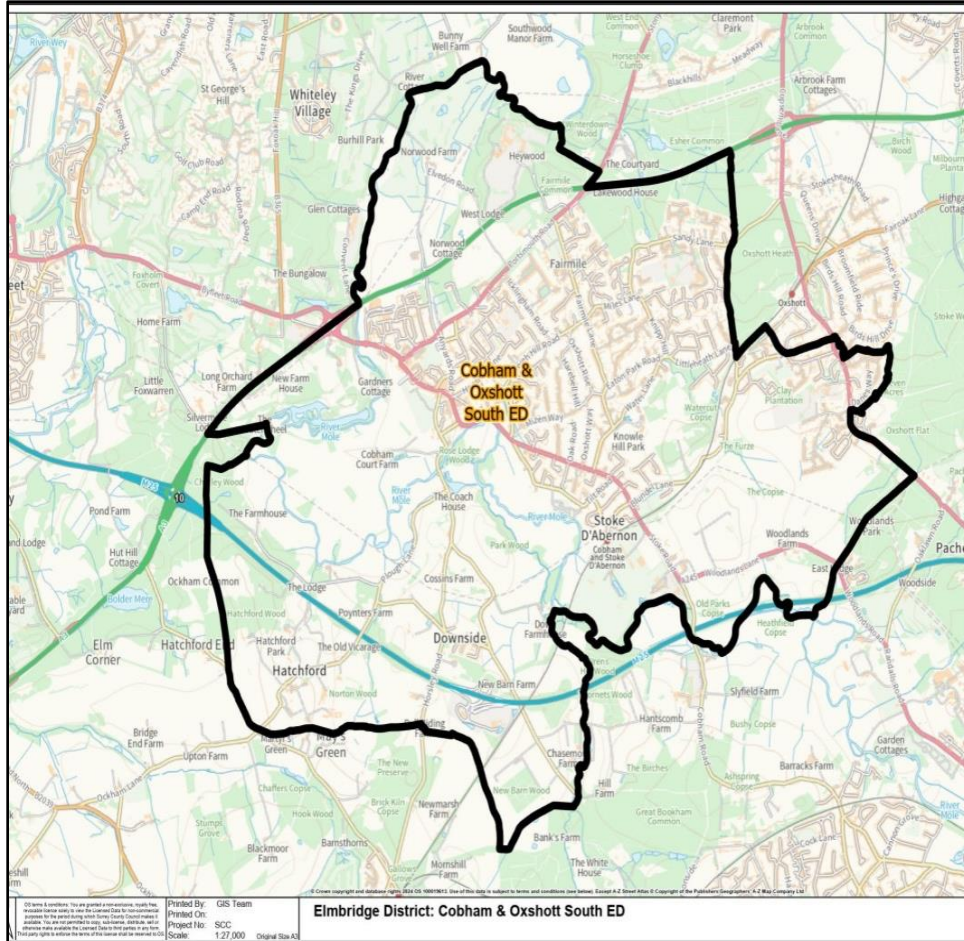
# Proposed Council Re-organisation



The proposed three unitary authorities for Surrey (image RBC)

Map 2.1 Surrey East West. (Image: Elmbridge Borough Council)

# New Ward boundaries



# New Ward boundaries

