

5th Annual General Meeting for FEDORA – the Voice for Oxshott CIC 7.00 pm on Monday 6th October 2025 at the Royal Kent School, Oakshade Road

A quorum was declared

Resolution 1: Approval of the accounts for the year ended 31st December 2024, was passed

Resolution 2: Election of directors (Anthony Wolfe, Ian Dilks and Simon Harker) until the next AGM held in 2026, was passed

Chairman's opening remarks: Anthony Wolfe

This was a time of change. We were facing Local Government Reorganisation. There was an increasing amount of infill development in the village which risked changing its very character. There were proposals to build on our green belt.

FEDORA has been and will continue to be involved in all these matters but it is a very small team. The chairman thanked volunteers like Colin MacDuff-Duncan, for his work on assembling data for our Green Belt Group, and Nick Shannon, for his work on the website and communications generally, but the fact is that FEDORA needs more people to get involved otherwise it will become unsustainable. An organisation like FEDORA needs to plan for the future and ensure that there is succession planning in relation to key roles. In this connection the Chairman added that he himself will be standing down as Chairman before the next AGM, although he will continue to be involved with FEDORA in other capacities. For these reasons FEDORA is keen to encourage more residents to get involved in FEDORA and its work for the village.

High Street development - discussion with Peter Brodnicki

Peter is a successful entrepreneur and angel investor who has lived on the Crown Estate since 2014. He spoke, with passion, in response to a series of questions put to him based on questions submitted by members, about the developments on Oxshott's High Street, for which he is providing the funding.

When Peter first moved to Oxshott he thought that the High Street looked rather tired. He met James Davis and was impressed with how James had consulted the village when bringing Munch & Wiggles and the Deli to the village. He bought into James's vision, one where the High Street accommodated the businesses and traders that residents wanted and where the businesses and traders complemented and supported each other. This was a personal project that he had taken on as a resident interested in Oxshott. It was not about making money but to do something positive for the village. If it was just about making money one could simply lease premises instead to Sainsburys (who had already approached him). It was important that residents supported and used local businesses. When it came to what new businesses should come to Oxshott, Peter wanted existing businesses to tell him what it was that their customers wanted. He and James would also welcome the views of those residents who used the local shops. He thought that this was more important than a taking general poll which might include those who never used the High Street.

Work had already started on the premises at 1 and 2 High Street. This would be followed by work on the old Post Office followed in turn by work on Heath Buildings.

The development at the old Post Office had originally involved 5 apartments but the recent proposal was for 9 smaller flats. Peter and James wanted to provide smaller flats that those actually working in Oxshott were able to afford to buy or rent. The development at the old Post Office would also provide parking for the guest accommodation to be built at the Victoria Pub. There will be 4 parking spaces for the accommodation at the Victoria and 7 spaces for the flats. Peter was of the opinion that Elmbridge BC would have preferred more flats and fewer parking spaces but he thought that providing adequate parking was important.

Peter did not think that the new buildings would create a 'tunnel' effect in the High Street. He wanted to get the balance right to support the well-being of all the units on the High Street so, for example, the new roof of the building where the old Post Office used to be would be set back. Work would be carried out from the rear so as not to cause disturbance in the High Street.

Peter agreed that communications could have been better when it came to the commencement of work on the premises at 1 and 2 High Street and he agreed to work with FEDORA to improve this in the future. He would consider providing updates to go out in FEDORA's monthly email. It was suggested that information might also be placed in Munch & Wiggles and the Victoria. In response to a question from the audience Peter said that the new buildings would be sustainable, using modern materials and that he would provide details to FEDORA.

Peter said that he planned to leave control of the commercial units that he owned in trust for the village so that the village could choose the businesses that will use them.

Green Belt developments – Clouds Hill Farm and The Paddocks: Ian Dilks

ID gave some background. Increased central government building targets, the lack of protection for green belt land that falls within a new definition of “grey belt”, and the absence of a local plan for Elmbridge, all meant that the ability to argue successfully against a development on existing green belt land in Oxshott was now materially reduced. Successful objections would have to be based on material planning policy issues. It was not enough simply to say that residents do not want it or that there are insufficient doctors or school places. Equally, environmental issues appear to have been downgraded in importance.

In this connection FEDORA had been trying to establish the facts through a Green Belt Group that it has set up, to keep people informed and to build contacts and relations with councillors and officials.

The Paddocks

Although the development is in Stoke D’Abernon, it will have an impact on Oxshott, not least because of the increased traffic. Surrey CC had identified traffic issues at the railway bridge and at the junction of Blundel Lane and Stoke Road. The Developer will be in discussion with Surrey CC about how to address these issues. This may, for example, involve traffic lights on the railway bridge. However, this solution may bring its own problems with traffic queues and traffic diverting onto other local roads. A date for Elmbridge BC to reach a decision has been set for 24 November, although it is possible that this deadline will not be met. If the application is refused then, in the present climate, an appeal seems likely.

Clouds Hill Farm

The developer is calling this “Clarence Park” and has made an application for 250 homes which will include some “social” housing.

FEDORA is focusing on those issues which will affect the village as a whole i.e. the impact on roads and traffic and has engaged an expert traffic consultant. Local Residents have also organised themselves to oppose the development, including on more local issues such as drainage and flooding. Details of the *Residents against Clouds Hill Farm Development* Have been widely circulated and are on the FEDORA website,

The closing date for objections is 24 October. [*We have since heard that the 24 October date has moved to 8 November*]

Roads

In response to a question from the audience about traffic and pollution in the High Street, ID explained that pollution had been monitored about 3 years ago. The situation will only have got worse since then with 20,000 traffic movements along the high street each day and the temporary impact of the works at Junction 10. However, we have to face the fact that the A244 is a strategic highway and one of the busiest roads in Surrey. Our Traffic Consultant has made some helpful observations but an approach to the Highway Authority about mitigating measures will be dependent on the outcome of the CHF application.

Local Government re-organisation

Central Government is proposing streamlining local government and will make a decision, due on 15 October, whether Surrey CC will be divided into 2 or 3 unitary authorities, as a consequence of which Elmbridge BC will in due course disappear. See slide 12 of the set of meeting slides on our website). [*We have since heard that the 15 October date may slip to the end of October*]

There will be local elections to the new unitary authorities in May 2026 followed by parallel running of the old and the new authorities for a year. There will then be elections for a mayor. This is already having an impact on staff who are understandably worried about their futures.

Voting in May 2026 will be based on new local government boundaries. See slides 13 and 14 of the set of meeting slides on our website. Oxshott is split in half with a part in a new Esher, Claygate and Oxshott North constituency and with a part in a new Cobham and Oxshott South constituency.

The details are complex and may seem arcane but are important to Oxshott residents.

In response to a question from the floor, Surrey County Councillor, David Lewis, explained Surrey CC's proposal made to Central Government that the "bad" debt, such as that incurred by Woking Borough Council, would be ring fenced and met by asset sales with the possibility that, in the longer term, it might be written off. However, nothing was certain.

Any other business

AW concluded the event by thanking Peter Brodnicki for speaking about the High Street developments. AW also repeated his request for volunteers to help with the running of FEDORA and for more Oxshott residents to become members (and pay their subscriptions).