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The Voice for Oxshott

CIC

AGM

6th October 2026

WELCOME



Outline Agenda

- Introductions and Quorum. 10m
- Formal matters 10m
  - Director appointments
  - Finances
- New Medical Centre progress 10m
- Main challenges facing Oxshott, FEDORA's role 45m

  -Questions
- Membership and fees 5m
- Join colleagues for a drink

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Director appointments

The following directors offer themselves for (re)appointment:

Ian Dilks (Chair)

Simon Harker

Roz O'Brien *

Nick Shannon *

Anthony Wolfe

* Appointed since last AGM

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Summarised accounts 2025

	2025	2024
	£	£
INCOME		
Subscriptions and donations		
Individuals	1,675	2,969
Residents' Associations	2,090	453
	3,765	**3,422**
Magazine (net)		
Advertising income	3,440	5,680
Print costs	(3,895)	(4,425)
	(455)	**1,255**
Other income (mainly interest)	**720**	**436**
EXPENDITURE		
Legal and professional	(2,345)	(354)
IT	(1,995)	(3,385)
Donations	-	(3,399)
Other	(842)	(776)
	(5,182)	**(7,914)**
Corporation Tax	(158)	(52)
DEFICIT FOR THE YEAR	**(1,310)**	**(2,853)**
ACCUMULATED RESERVES	**33,960**	**35,270**

Highlights/lowlights

- Individual member subs down
- RAs includes £1,600 donation from BluWav
- Magazine – fall in advertising in autumn edition
- Legal and professional – mainly transport consultant fees re Clouds Hill Farm
- IT costs – 2024 included new website
- Donations 2024: footpath Blundel Lane to Blue Bell Lane; bridle path Wrens Hill to Blundel Lane
- Corporation Tax – payable on interest income
- Reserves – healthy but …

KEEP THOSE SUBSCRIPTIONS COMING IN PLEASE!

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Progress on new Medical Centre

Geoff Moyle

Chair, Oxshott Village Trust

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FEDORA's aims

- Work with councillors and officers, particularly in a time of change
- Keep abreast of changes and impact and establish facts
- Respond to consultations with **Oxshott** view
- Liaise/work with other local groups
- Lead on issues of village wide concern,

  -Support local groups, where they exist, on local issues
- Keep members (and other residents) informed
- Know where the money is

Ensure our voice is heard –increased demand from Authorities for community input

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Brief update on major developments

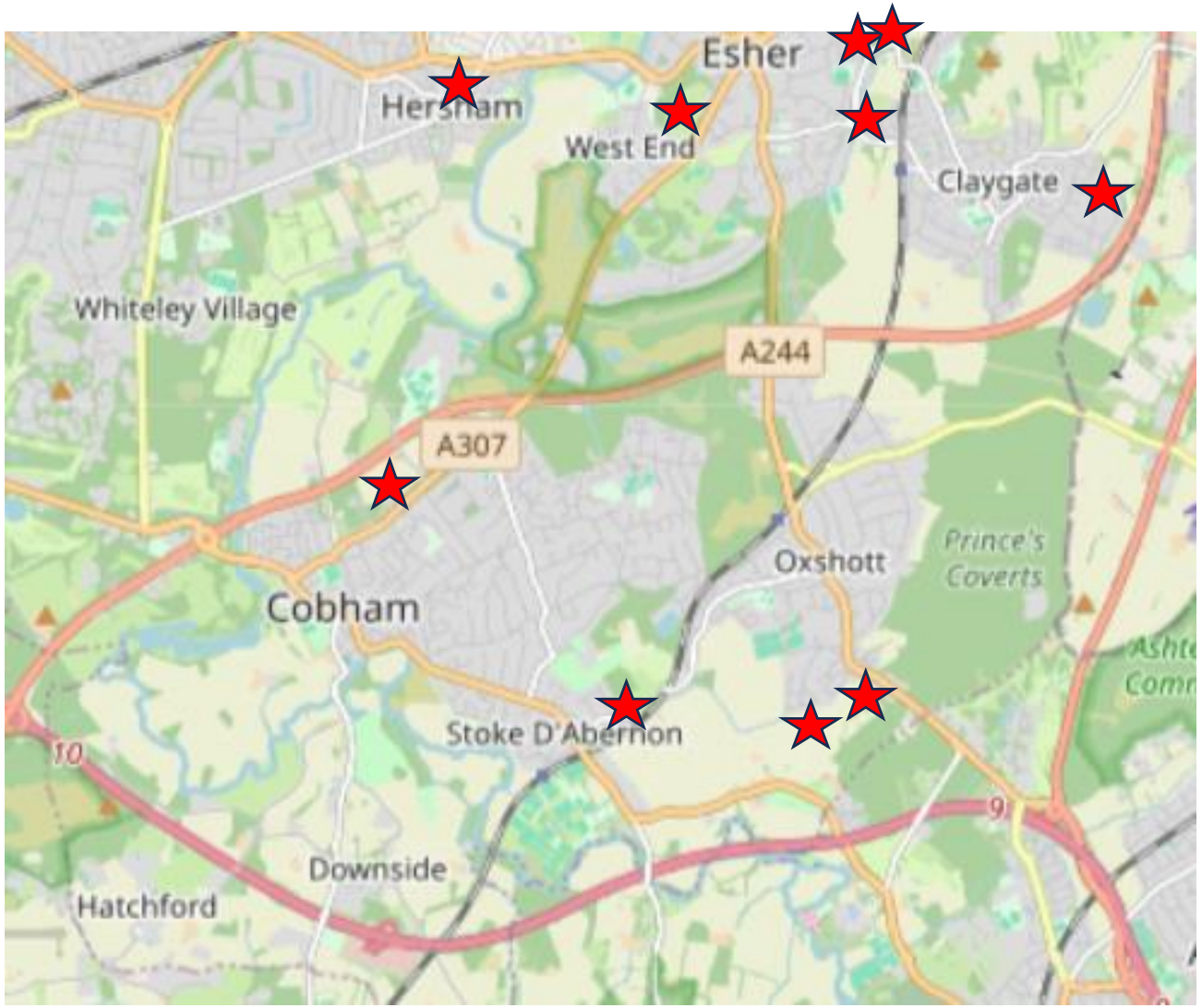
- Clouds Hill Farm 250 homes
- The Paddocks 250 homes
- Chippings Farm 625 homes

All on Green Belt land

- And others to follow…..

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Other developments near Oxshott



Applications	Units
Clouds Hill, Oxshott	250
Clouds Hill SANG, Oxshott	
The Paddocks, Stoke D'Ab'	250
Chippings farm, Cobham	625
Raleigh Drive, Claygate	60
Moore Place, Esher	200
Heathside, Hinchley Wood	56
Elm Farm, Claygate	?
Hersham [Air Products site)	200
Woodstock lane, Long Ditton	144
	1785
Possible	
Loseberry Farm, Claygate	500
Cobham Services	1500
Tozers, Cobham	70
Woodlands lane	
Queen Elizabeth Foundation	

Wisley 2,500
Hook 2,000

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Revised NPPF legislation published August 2026

Key points relevant to Oxshott….

- A more ‘rules-based’ approach is intended to remove ambiguity
- “Default yes” approach to housing within reasonable walking distance of well-connected railway stations*
- Presumption in favour of sustainable development*
- Changes to the treatment of Green Belt/Grey Belt*
- Edge-of-Settlement developments
    - Development that is well related to an existing settlement and addresses an unmet need [eg lack of 5 year housing supply]
    - Development should be approved
    - Unless benefits substantially outweighed by adverse effects

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Revised Green/Grey Belt assessment is required

- Grey Belt;
  - Land that does not strongly meet the NPPF Green Belt purposes;
  - A. Unrestricted sprawl of Large Built-up areas
  - B. Prevent neighbouring **towns** merging
  - D. Preserve the setting/special character of historic **towns**.

Oxshott at risk as these do not apply to villages

- Next assessment step;
  - Assess Purpose C; ‘’Assist in safeguarding the countryside from encroachment’’
  - Should not fundamentally undermine the purposes of the remaining Green Belt
- Grey Belt does **not necessarily mean** it can be built on
  - needs to be; suitable, sustainable and deliverable.

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New Green/Grey Belt Assessment - early results

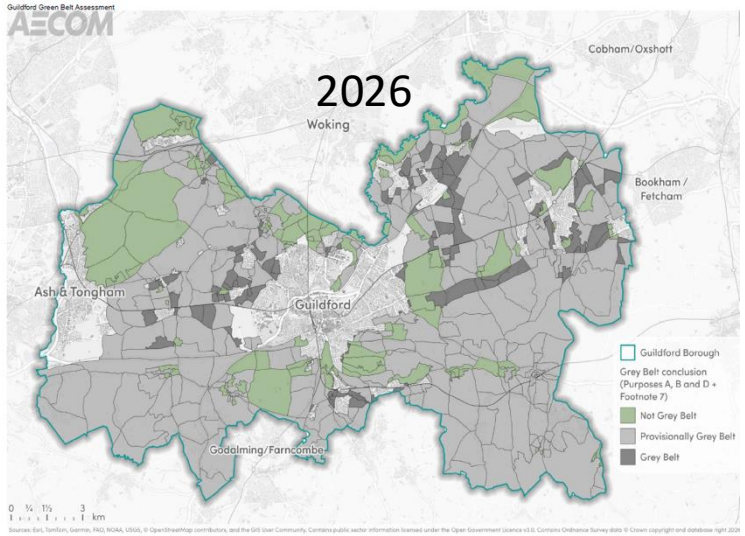
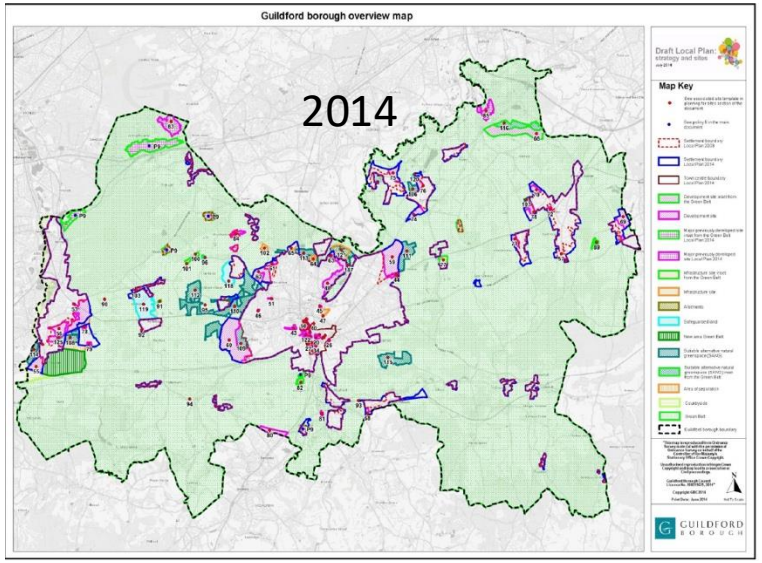


Figure 3-8 Map of grey belt conclusions (purposes A, B and D and Footnote 7 assessment findings)



Subdivision of some existing Green Belt areas
Significantly more sites designated **provisional** Grey Belt

Guildford Borough Council Green Belt report July 2026
20% Green Belt, 7% Grey Belt, 73% provisional Grey.
Still to assess; ‘’development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan’’

Sevenoaks Council
200 out of 214 sites provisionally Grey Belt (93%)

Elmbridge Council
Revised Green Belt assessment planned with Spelthorne and Waverley councils. Complete by 31 March 2027

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Sustainability is important

The NPPF confirmed three key points on sustainability relevant to local applications:

- That development close to well connected railway stations is encouraged
- For station led-development the catchment area is a “reasonable walking distance” of
  - ❖ 800 metres, or
  - ❖ 10 minutes
- A “connectivity tool” developed by DfT should be used which…..

  Develops a nationally consistent score of connectivity which…..

  Measures people's ability to get where they want to go..

  And enables comparison of sites through the country.

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Other key legislative changes

- Since May 2026 an LPA must consult the SoS before refusing an application for > 150 homes
- From 31 October 2026 LPAs must adopt a new scheme of delegation. In Elmbridge:
  - Planning applications for 10 homes or less will be decided by officers ONLY
  - For larger applications decisions will go to a planning committee
  - Most applications are small and don't go to a committee now but estimates suggest an 80% reduction in committee involvement
  - Nature of residents' input yet to be agreed.

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Local Government Reorganisation-1



- East Surrey Council: currently being set up. Starts 1 April 2027
- Expected that a Strategic Planning Board will be created after April 2027
  - possibly Surrey West and Surrey East combined
- A Spatial Development Strategy (SDS) will be prepared, to be completed by March/April 2028
  - Will address; growth, strategic infrastructure, housing targets and Green Belt
  - The preparation of SDS's should be informed by an assessment of the strategic role of Green Belt land ……..

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Local Government Reorganisation-2



SDS….

- …..A lower tier, local plan will then be produced by East Surrey and guided by the SDS. This should be subject to public consultation soon.
- Raises possible issues of conflicts and how communities will be made aware of and engaged in this new process.

- A Mayoral Strategic Authority is expected (?) from May 2028, which would replace the Strategic Planning Board

  -possibly covering East and West Surrey.

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LGR-Who is who?

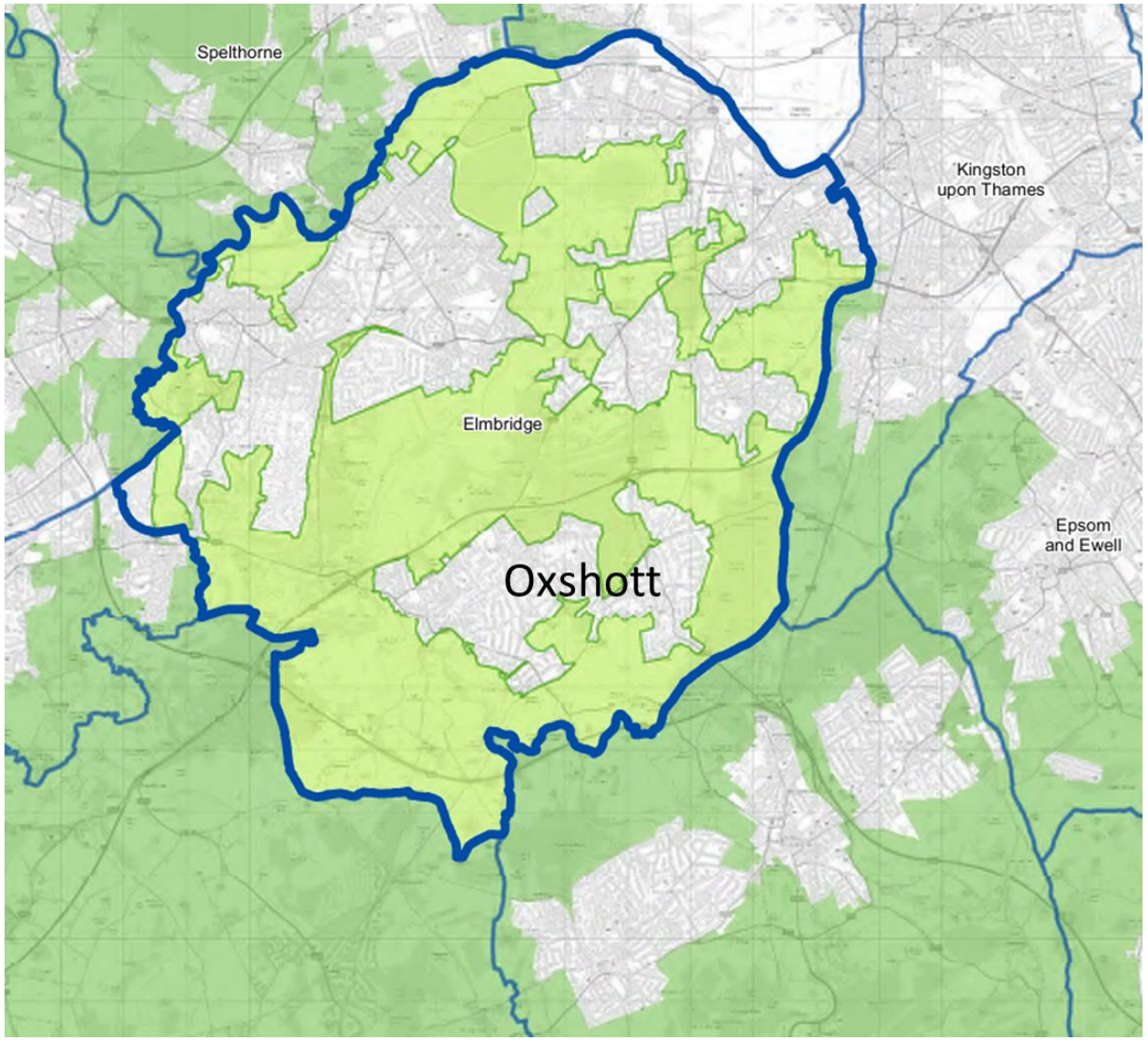


- Key executive roles
  - ❖ Adam Chambers, ex Elmbridge, is new East Surrey CEO.
  - ❖ Kim Tagliarini, now CEO of Elmbridge until 1 April 2027.

  FEDORA has written to congratulate both.
- Three Elmbridge councillors continue until 31 March 2027
- 72 East Surrey councillors. Four represent Oxshott:
  - Cobham and Oxshott South: David Lewis and Alan Parker
  - Esher, Claygate and Oxshott North: Andy Burton and Alex Coomes
  - Andy Burton is Executive member for Finance and Resources
  - David Lewis is Leader of the Opposition on the shadow Authority.

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Elmbridge Local Plan



- A Government requirement despite all the changes
- Work will start soon-16 October
- First stage of consultation starts 4 November
- Elmbridge will become part of the new East Surrey unitary council in April 2027. Plan data will be handed to the new East Surrey council at that date
- Resources limited by departures

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A244-FEDORA petition and other developments

- Our petition:
  - 807 signatures and extensive media coverage
  - Meeting Surrey Cabinet member 27 October
    - ✓ East Surrey successor in attendance
  - Supported by local Surrey/East Surrey councillors
  - Letter of support from Ben Spencer MP
- Surrey consultation for ANPR camera enforcement
- Wider concerns on HGV traffic in this area

Don’t forget Ben Spencer’s offer on HGVs.

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Membership and fees

- CIC processes prescriptive, single members only
- Major effort in 2026 to improve membership records
- Membership year is 1 January to 31 December
- Membership fee is £10 per annum for individuals but additional donations welcome-due in January
- Renewal notices will be sent early December with a variety of simple payment methods
  -please respond and pay on time to help us help you
- Member numbers now c350-much higher than last year but still a small proportion of Oxshott residents
  -member numbers do count.

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