FEDORA
The Voice for Oxshott

6th Annual General Meeting for FEDORA – the Voice for Oxshott CIC
7.30 pm on Tuesday 6th October 2026 at the Royal Kent School, Oakshade Road

Quorum and Introduction

A quorum was declared.

The Chair, Ian Dilks, thanked everyone for coming on a night when England were playing football. He pointed out that this was the 6th AGM for FEDORA – The Voice for Oxshott CIC ("FEDORA"). This was the first AGM that he had chaired. The previous 5 AGM's had all been chaired by Anthony Wolfe for whose hard work we all owed a great deal of thanks.

The Chair said that, given the time available, it would not be possible to cover in detail all matters affecting Oxshott, in particular the development of the High Street. This issue had been discussed at the last AGM including a presentation from Peter Brodnicki. Comments made about shortcomings in communications had been picked up and the Development Team now had a website. Matters were also covered in FEDORA's monthly emails. In brief though it was anticipated that the development at Site 1 (Nos 1 and 2 High Street) would be completed on schedule by the beginning of November and that the four flats in that development would soon be advertised and announcements would be made about the ground floor commercial premises.

Directors' Appointments

Due notice had been given and no new members had put their names forward to stand as a director.

Ian Dilks, Simon Harker, Roz O'Brien, Nick Shannon and Anthony Wolfe were all standing for re-election and a resolution for their appointment as directors until the next AGM held in 2027, was passed.

Finances

John Winepress, FEDORA's Treasurer, noted that the accounts for the year to 31 December 2025 had been available on FEDORA's website for two months, so he was presenting a summary (see Slide 4 of the Powerpoint slides). The Accounts did not require formal approval so he was presenting the 2025 figures for information and, since we were nine months into 2026, he would also discuss progress this year.

The key points were:

- 2025 was a year of ups and downs, in which FEDORA incurred a small deficit of £1,310. It was not FEDORA's aim to make a profit ('surplus' was a more appropriate term) for its own sake. As a Community Interest Company, FEDORA was not a commercial organisation. But over time, it needed to generate the funds to be able to support the kind of causes it has in the past
- Income from individual members was down in 2025. However, in 2026, member numbers have grown to 350, mainly due to:
    - the introduction of new payment options – GoCardless and Stripe, which have been remarkably successful – credit here to Nick Shannon
    - a concerted effort on the membership side by Debbie Chitty and Nick Shannon
    - higher profile from activities like the A244 petition.

  As a result, income from individual members YTD 2026 was over £4,000. He thanked everyone for their support
- Income from RAs included a donation of £1,600 from the former BluWav Residents action group. As the possible housing development on Green Belt land to the south-east of Blundel Lane and Waverley Road (SA11) had not happened, BluWav had ceased to operate and considered that FEDORA was an appropriate guardian of their funds, to be used "in the defence of the Green Belt in and around Oxshott". The Treasurer expressed his thanks for this donation. He also thanked RAs for their continuing support over the years.
- Magazine advertising revenue fell because some advertisers in the autumn 2025 edition withdrew at a late stage. Revenue for 2026 was back to the level of 2024.
- The largest single item of expenditure in 2025 related to the engagement of a transport consultant to carry out an appraisal of the Clouds Hill Farm development and associated traffic surveys, accounting for most of the 'Legal and professional' costs of £2,345.

- IT costs fell from 2024, which included the cost of designing the new website. It is expected that costs for 2026 and the near future will be similar to 2025.
- FEDORA is not a charity, and it has to pay tax – but only on bank interest.
- Accumulated reserves are healthy. However, in order to continue to support the right causes and to retain a reasonable buffer, it was important that people continued to pay their membership fees.

New Medical Centre Progress

Geoff Moyle, chair of the Oxshott Village Trust, gave an update. The size and specification of the new surgery (to be built alongside the existing surgery which would then be repurposed for a different community use or uses) has been agreed with the NHS and has received planning permission. A project manager had been appointed and a very detailed costing exercise carried out. The anticipated costs are now £4.5 million (an increase from the initial estimate of £3 million) although final costs will not be determined until the construction contract is put out to tender. A larger building, an enhanced specification and building cost inflation have all contributed to the cost increase. Negotiations with the NHS about the rent that would be paid for the use of the new medical centre are ongoing and an application to Elmbridge BC for a further grant under the auspices of CIL (money available through the Community Infrastructure Levy on new developments in Elmbridge) has been made. There has been strong support from Elmbridge BC and also our local MP, Ben Spencer, who is lobbying the NHS and various government departments in support of the project. It is anticipated that work will start in June 2027 with completion in June 2028.

The Main Challenges facing Oxshott and FEDORA's role

The Chair spoke to the remainder of the Powerpoint Slides.

He reminded the meeting of what FEDORA did (see slide 6) in particular working with our councillors, responding to consultations, keeping residents informed, and bidding or helping with bids for funding. He stressed that FEDORA's resources were limited so that it in some cases it would assist local residents' associations and groups rather than undertaking all the work itself. New volunteers to assist were always welcome.

Green Belt developments

Increased central government building targets and the lack of protection for Green Belt land that falls within a new definition of "Grey Belt" had made it clear that it was Government policy to release more Green Belt for development. While challenging development on existing Green Belt land in Oxshott was not impossible, it was now much more difficult. In this connection it was noted that Elmbridge BC will, in conjunction with Spelthorne and Waverley BC's, have assessed by 31 March 2027 which of their Green Belt sites should be reclassified as Grey Belt.

Clouds Hill Farm
The outline planning application was approved by the Planning Committee on 25 March 2026. A Section 106 agreement dated 5 October 2026 has recently been agreed between Elmbridge BC and the developer. [Note: Section 106 agreements are used to make a building or housing project acceptable in planning terms when it would otherwise be refused due to the extra strain it places on the local community and infrastructure]. A copy of the agreement is on the Elmbridge BC planning website. The local campaign group will consider whether to mount a judicial review challenge. FEDORA has agreed to fund the advice from a Transport Consultant in relation to any challenge.

The Paddocks
Although the development is in Stoke D'Abernon, it will have an impact on Oxshott, not least because of the increased traffic. The application appears to have been held up by road safety concerns raised by the Highways Authority, in particular in relation to the road crossing of the railway bridge. The applicant and Surrey CC have been discussing the possible release of land owned Surrey CC to address the problem. Elmbridge BC Planning Committee will discuss the application on 8 November. [NB Subsequent to the meeting on 9 October the Highways Authority in principle accepted a one-way traffic light controlled scheme for the railway bridge].

Chippings Farm
A full planning application was expected in relation to this site in Cobham in the next few months. Further details including of a fund raising appeal led by Cobham and Downside Residents Association to fight the application are available on the FEDORA website.

Other Developments
The Chair referred to Slide 8 and applications to build 1785 new houses in Oxshott and surrounding areas with the possibility of a further 2,000 plus in the pipeline.

FEDORA had set up a Green Belt Group to try to keep abreast of what is happening elsewhere.

The Chair also highlighted two other significant changes in planning legislation. From May, Local planning authorities like Elmbridge BC must now consult the Secretary of State for Housing, Communities and Local Government if they are minded to reject an application relation to 150 or more houses. It will also be the case that from 31 October applications for 10 or fewer houses will be decided by officers and not by councillors. This could result in an 80% diminution in planning committee involvement.

Local Government re-organisation

Although local government reorganisation has been paused in some areas, it will still be going ahead in Surrey. Oxshott will form part of the new East Surrey Authority in April 2027. A new local plan for East Surrey will be coming out for consultation shortly. It is probable that an election for a Mayor over both East and West Surrey will take place in 2028.

The Chair reminded the meeting that Oxshott is now split in two with a part in a new Esher, Claygate and Oxshott North constituency and the majority in a new Cobham and Oxshott South constituency.

Despite all the changes Elmbridge BC will still be starting work on its own local plan in October. A statutory consultation will begin in November. It will be important to respond because the Elmbridge Plan will feed into the East Surrey plan.

Roads

The A244 petition had garnered 807 signatures and caught the attention of BBC Radio Surrey. The Chair and local councillors will attend a meeting with Surrey CC on 27 October to discuss. In the meantime Surrey CC has agreed to fund one ANPR camera which is not sufficient but better than nothing.

The Chair repeated the offer made by Ben Spencer, our local MP, that if residents can send him photos of lorries, complete with company logo, who appear to be flouting the night time lorry ban, or generally causing disruption during the daytime, then he will take it up with the companies concerned.

Questions

The traffic on the A244 resulted in questions about the ability of traffic cameras to identify vehicles above the weight restriction, the limitations involved in only having one APNR camera and the general lack of enforcement of speed limits across the village. These questions were answered by Andy Burton, the Surrey County Councillor for Hinchley, Wood, Claygate and Oxshott North, with additional contributions from the Chair. The position was certainly far from ideal but the installation of one camera may eventually lead to the installation of a second. Unfortunately, enforcement of speed limits is not a police priority. Nevertheless, the introduction of the 20mph speed limit has resulted in a general reduction in speed even if not everyone observed the limit.

The issue of increased traffic arising from the development of Dorincourt as a distribution hub was raised. It was unfortunate that Dorincourt was situated in Mole Valley and that planning permission had been given by Mole Valley BC even though the impact would be felt in Elmbridge. FEDORA had been told that large lorries would move between Dorincourt and Junction 9 and would not go through Oxshott. However, there would be more delivery vans going through Oxshott. FEDORA would raise the impact of Dorincourt at the meeting with Surrey CC on 27 October when the petition would be discussed. It was hoped that the creation of an East Surrey Council would mean that planning applications would be considered in a more joined up way the future.

Despite everything Oxshott still remained a very attractive place in which to live which was, of course, why developers wished to build here. In this connection, the question of infrastructure, in particular schools, keeping

place with development was raised. The reality was that these days infrastructure generally followed development, not the other way around. There may be the possibility of a developer funding some limited infrastructure improvements as part of the planning process e.g. pedestrian crossings but they could not be made to pay a disproportionate amount. When it came to schools Surrey CC, as the LEA, took the view that there were in fact surplus places across the county, even if particular schools, such as RKS, were oversubscribed.

It was suggested that Oxshott would benefit from increased bus services and more trains. In particular it was suggested that the morning train which before COVID ran fast from Surbiton might profitably be reinstated. David Lewis, County Councillor for Cobham and Oxshott South, said that a major review of the Train Timetable was currently under way. Members were asked to send any specific comments to communications@fedora.org.uk.

Membership and Fees

The Chair reminded the meeting that the membership year ran from 1 January to 31 December. The annual individual membership fee will remain at £10. Renewal notices would go out shortly.

Membership currently stands at 350 which is a relatively small percentage of the adult population of Oxshott. The more members that we have then the more FEDORA can appear to represent the interests of Oxshott and the more effective it can be, The Chair asked those present to act as advocates for FEDORA in getting friends and neighbours to sign up as members.