



3rd September 2024

To: The Councillors of Plumpton Parish Council

You are hereby summoned to attend the Parish Council Tuesday 10th September 2024 at 19.45 at the Village Hall for the purpose of transacting the following business.

Members of the Public

Signed *Anita Emery*

Anita Emery (Clerk to Plumpton Parish Council)

The AGENDA is as follows:

1. To accept apologies for absence
2. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.
3. To Approve Minutes from Parish Council meeting held on 9th July 2024
4. To Approve the minutes of the EGM held on 31st July 2024.
5. Clerk's Report and discuss any Matters Arising from previous meeting.
6. Brief Report from the County and District Councillor on matters affecting this Parish.
7. Questions from Members of the Public – limited to a maximum of 15 minutes in total
8. Planning applications and consider further applications submitted after agenda publication:

LW/24/0520

Land to the South of North Barns Lane, Plumpton

To erect Agricultural storage barn

TW/24/0078/TPO

Mulberrys, Station Road Plumpton Green

T1 – Oak – Crown thinning by 30% crown reduction by 30% approx. 3 meters to height (max 3m reduction to the tree all round) to correct imbalance and reduce overhanging

LW/22/0727

Site adjoining 4 Strawlands Plumpton

Erection of 9no dwellings for persons aged 55 or over

9. Correspondence
10. To note the instruction of a self-employed handyperson
11. Finance Committee
 - a. To adopt expenditure as itemised on the schedules.
 - b. To adopt year to date accounts.
 - c. To adopt bank reconciliations and corresponding bank statements
 - d. To note the external auditors report



PLUMPTON PARISH COUNCIL

12. Neighbourhood Plan Update
 - (i) Planning Liaison Working Group update
 - (ii) Plumpton Hub – update from Bedford Park re lease recommendation from PPC.
13. To note and action if necessary monthly RA reports.
14. To adopt the 2024 Financial Regulations
15. To discuss/consider the valuation/purchase of the late Ken Beards postcard collection of Plumpton.
16. To note the registration of the Scout Hut as a community asset by LDC
17. To consider bench request
18. To discuss correspondence regarding anti social behaviour at Dudman Quarry
19. To receive Pocket Park proposal from Cllr Shefras

20. Allotments – Update on plots

21. Committee/Working Group Reports
 - i. Transport and Environment/Footpaths/Policing
 - ii. Update regarding the National Nature Recovery Strategy.
 - iii. To consider ES Highways request to nominate a wildlife verge

- e. Village Hall
 - i. Update on path reinstatement from UKPN
 - ii. To discuss drainage work options/costings behind Kimber Cottages
 - iii. War Memorial Pediment restoration update
 - iv. To receive the report regarding the meeting with South East Water.

- f. Playing Field/Pavilion
 - i. To note playpark inspection and action where necessary.
 - ii. Pavilion working group update and to ratify the agreed instruction of the transport consultant for additional car parking spaces £1750 (CIL).
 - iii. To confirm stage 4 instruction for George Pottinger at £12,150.00
 - iv. To discuss Quantity Surveyor quotes from George Pottinger.
 - v. Update from playing field committee meeting
 - vi. To discuss recommendation from finance committee regarding grass cutting tenders and options regarding current contractor
 - vii. To discuss investigations regarding passing places on the track
 - viii. To discuss resident of Acorns request to replant a tree after felling of condemned Oak Tree.
 - ix. To sign and witness the amended Tennis Club lease.
 - x. To note drainage works at the playing field provided by Bourne Sports
 - xi. To consider request of electric use by coffee pod on weekends.



PLUMPTON PARISH COUNCIL

22. Interaction with Plumpton Primary School
23. Communications/Website
 - i. New website update
24. Items to be reported by Parish Councillors and/or to be included in future meetings

Dates of next meetings:

1st October – Playing Field Committee – 19:30 (Pavilion)

8th October – Finance Committee – 19:00, Full Council 19:45 (Committee Room, VH).

Anita Emery | Parish Clerk 02/09/2024



PLUMPTON PARISH COUNCIL

Doc No 242504

Minutes of the Parish Council Meeting held at the Village Hall on 9th July 2024 at 19:45.

**Present: Cllr N Beaumont – Chair (Cllr NB), Cllr Jim Brown (Cllr JB), Cllr G Peacock (Cllr GP),
Also present: Anita Emery (Clerk & RFO).**

**Absent: Cllr S Osborne, Cllr Paul Burford (Cllr PB), Cllr N Shefras (Cllr NDS), Cllr J Morecroft (Cllr JM)
Cllr N Satchell (Cllr NS) , Cllr D Stewart-Roberts**

**MOP's: 2 (L Stevens from Plumpton Village Society (LS) and S Ward (SW) from Junior Football Club
and K Speirs (KS) representing cricket club)**

1. To accept apologies for absence
 - Cllrs P Burford, N Satchell, J Morecroft, N Shefras and County Councillor Osborne tendered their apologies and reason for absence accepted.
2. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.
 - None
3. To Approve Minutes from Parish Council meeting held on 11th June 2024
 - Cllr G Peacock was not in attendance at the last meeting and therefore the minutes of 11th June could not be approved. Clerk to put on September agenda. **Clerk to action.**
4. Clerk's Report and discuss any Matters Arising from previous meeting.
 - Noted Clerks report – also published on website.
5. Brief Report from the County and District Councillor on matters affecting this Parish.
 - County – no report to give apart from reporting potholes.
 - District – nothing to report due to general elections.
6. Questions from Members of the Public – limited to a maximum of 15 minutes in total
 - Cllr NB requested that item 18diii be discussed now, so L Stevens could discuss with council. Duly agreed.
 - LS submitted a reported to Council regarding the poor condition of the pediment which sits on the external wall at the Village Hall. P Manville has inspected the Pediment for its condition and also its fixings. There is no value but has historical value to the village. Option, to go to the BBC Repair Shop to see if they are



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prepared to take it on board. Needs to be taken down – it is the plaster that is very fragile. Need a scaffolding tower and then lifted down.

- James Honess to be approached to do the 4 minute video for The Repair Shop application. Cllr JB has a scaffolding tower to do video etc for the application.
 - Suggestion is do application to Repair Shop – PPC nervous to take down until response from the Repair Shop as nowhere safe to store it. PPC happy for LS to drive the project.
 - LS also mentioned the Ken Beard postcard collection – Village Society would like to keep the Plumpton aspect of the postcard collection (as would the family of Ken Beard) – they are currently being valued. Clerk advised if PPC wished to purchase subject to its valuation then the decision needs to be made at a full council meeting Clerk to put on September agenda and valuation to be emailed to the Clerk once received. **Clerk to action.**
-
- Cllr NB requested that item 18eiii be discussed in order for SW/KS to comment.
 - Grass cutting – SW and KS to provide wish list for cutting schedule to the Clerk and Clerk to send to contractors for quotes. Clerk advised out of the 3 contractors approached only 1 had responded. KS happy to see out this season with current contractor and then give notice. **Clerk to action on receipt of schedule from KS and SW.**
 - Drainage on 9aside pitch – Clerk had passed on a verbal quote from Bourne. Junior Football happy to fully fund. Clerk to get a confirmed quote from Bourne and advise work would like to commence in September. Clerk to keep SW informed of all communications. **Clerk to action.**
 - KS mentioned car parking by commuters at playing field is becoming harder to park. Create a signage for no commuters passed the bollards for Honeybees. Clerk to order signage. If that doesn't help then further actions to be taken. **Clerk to action.**

7. Update from PCSO Christopher Marchant (subject to availability).

- PCSO Marchant was unavailable to attend.

8. Planning applications and consider further applications submitted after agenda publication:

Application received after agenda publication.

LW/24/0438

Heath Farm South Road Plumpton Green East Sussex BN8 4EA

Proposal: Clearspan agricultural grain, straw, hay and machinery store

Decision: No comment. Unanimously approved.



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9. Correspondence

- Nothing to report

10. Finance Committee

- a. To approve expenditure as itemised on the schedules.

Additional expenditure

PPC

SLCC - £229.00

George Pottinger Stage 2 design pavilion (CIL) £5940.00

VH

James Eastwood - £240 new heater element for immersion heater

LDC – Domestic waste and recycling quarterly bill - £348.29

PF

Cllr J Brown - £31.26 (lock for storeroom and sealant for PPC shed).

- Unanimously approved to release the payments as per schedules plus additions; as follows;

PPC - £11629.00

VH - £2943.82

PF - £855.32

- b. To approve year to date accounts.

- Unanimously approved.

- c. To approve bank reconciliations and corresponding bank statements

- Unanimously approved. Bank reconciliations and statements had been checked by Cllr GP and Cllr NB. Cllr NB signed to that effect.

11. Neighbourhood Plan Update

- (i) Planning Liaison Working Group update

- NB – heard back from Dan Witcher re the build out at Nolands site. To get a 20mph limit average speeds already need to be lower than 24mph otherwise traffic calming is required. Average speed is 26/27mph which determines the visibility splay required at the Nolands Access. They will try and make pavement wider on the VH side.
- Will try and give priority from south to north at the pinch point.



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- (ii) Plumpton Hub – update from Bedford Park re lease recommendation from PPC.
- B Ellis had no update to give and will come to the Sept meeting. Duly noted.

12. To note and action if necessary monthly RA reports.

- Cllr JB inspected the loose slabs outside the electrical room at the pavilion and confirmed they are very heavy and no immediate issue as the door isn't used. Cllr JB to sort when time allows.
- Cllr JB commented on the path around the pavilion – it was confirmed that concrete path bit of subsidence here and there. Not considered worth doing. Gentle hole no edges and not considered a trip hazard.

13. To adopt the Community Emergency Plan

- Primary school age 11-16 – change to 5-11. Go through and take off watermark and remove some wording on last page. Unanimously agreed to adopt. **Clerk to action.**

14. To adopt the Nature Recovery Strategy Terms of Reference.

- Unanimously agreed to adopt. **Clerk to action.**

15. To adopt the 2024 Financial Regulations

- Adopt in September after FC have reviewed.

16. Allotments

- RW Green provided a quote of £580 + VAT to tidy up the allotments and hedge cut. Unanimously agreed to proceed. Quote received of £280 + VAT to clear a particular plot as plot holder struggled to maintain. PPC unanimously agreed that it was not PPC responsibility to clear and to email quote to plot holder for their allotment clear up and advise plot holder to pay to clear or give the plot up.
- Planters too expensive to do Clerk to send list of plants to JB and try and get a community day to plant.
- VH quote for tidy up around the village hall etc too expensive, plus unsure about the herbicide being used. Agreed to instruct existing contractor to spray revisit quote another time. Agreed that the VH Committee to devise a gardening rota with the volunteers that had come forward. Clerk to advise VH Manager. **Clerk to action.**

17. To consider/agree various quotes from RW Green for general garden maintenance around the village as per quotes provided. See above.



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18. Committee/Working Group Reports

i. Transport and Environment/Footpaths/Policing

- Nothing to report

ii. Update regarding the National Nature Recovery Strategy.

- No update yet – hoping to have a quote next time.

d. Village Hall

i. Update on path reinstatement from UKPN

- Meeting at 9am on Friday 12th July on site.

ii. To discuss drainage work options/costings behind Kimber Cottages

- Cllr JB reported – meeting with Drew day after last meeting. Dug up a investigation trench where the pipe was going to be and pipe is not there. To put a drain in – dig a channel from that area to pond build a brick pillar, £250 with pipe etc – however the downside would be it will block up at regular intervals and will need clearing/jet washing out.
- Alternative option is to dig a trench with sloping sides – down to pond and put a bridge over it for maintenance vehicles etc which is made out of sleepers (14 required) would be strong enough to get a car across. £390 with softwood pressure treated sleepers or oak sleepers at £690. It will remove the secondary pond behind Kimber Cottages on the council land. Unanimously approved to do oak sleepers work will start in October. Clerk to advise resident.
- Tenterden resident contacted Cllr NB re South East Water leak flooding their property. Due to another resident speaking with SEW advising of his issues with the pond on VH land,SEW have then decided that the same flooding incurred at Tenterden even though it is higher than the pond (as proven that Kimber is higher than the pond via laser) is the responsibility of PPC. Go back to SEW and advise them the property is higher than the pond and invite to meet on site. Clerk to get photos from Tenterden resident. **Clerk to action.**

iii. War Memorial Pediment restoration presentation and discussion

- Discussed under public session



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- e. Playing Field/Pavilion
- i. To note playpark inspection and action where necessary.
 - Nothing report that is of high risk.
 - ii. Pavilion working group update
 - Cllr NB reported working group met with George Pottinger (GP) who presented two options – extra money for the upper floor but didn't offer much more. Proposal was single storey and to move to stage 3.
 - Unanimously agreed to move to stage 3 at £7560 plus SUD's and environmental survey (ratify other quotes when in) (Clerk waiting on quotes from GP).
 - iii. To discuss grass cutting tenders and options regarding current contractor
 - Discussed in public session above
 - iv. To discuss car parking at the playing field during week days and discuss HB parking.
 - Discussed in public session above
19. Interaction with Plumpton Primary School
- Nothing to report
20. Communications/Website
- i. To create a small working group to agree design and content of the new website and set a meeting date. PPC to discuss whether PVS can piggyback off the new website.
 - Cllr GP happy to be involved and asked the Clerk to forward the email from website designer. Clerk to action. Clerk to also ask Cllr JM and Cllr NDS if they would like to be involved.
 - Clerk to email Plumpton Village Society advising that they are switching to a .gov.uk domain and PVS will not be able to piggyback off of this. PPC new website will have a list of groups/societies etc and a link to their website/Facebook page. **Clerk to action.**
21. Items to be reported by Parish Councillors and/or to be included in future meetings
- Cllr NB reminded Cllrs that no meetings in August.

Meeting closed: 22.20



PLUMPTON PARISH COUNCIL

Dates of next meetings:

18th July 2024 – Playing Field Committee – 19:30 at the Village Hall

29th July 2024 – Pavilion Working Group Meeting – 9.30am at the pavilion

4th September 2024 – VH Committee Meeting – 19:00 at VH

10th September 2024 – Finance Committee - 19:00 followed by Full Council – 19:45

No meetings are held in August

Anita Emery | Parish Clerk 16/07/2024

Clerk Report – July/August 2024

- Letter received from Unity advising that the PC main account status was changing from T1 to T2 (turnover of £100k-£2m) account status thus charging 15p per transaction. I have written to them advising that the precept is only £89k and precept is used for everyday running of the council but CIL is not and therefore income from CIL should not be considered as part of the turnover of the council as CIL cannot be used for the everyday running of the council. Await to hear back. Unity have acknowledged the complaint and will investigate and respond.
- Contacted Peter Beeden at Bourne re obtaining a confirmed quote for installation of drainage on the 9aside pitch. Plus asked Barcombe for a quotation.
- JD has done a crockery inventory (annual) – VH to spend £150 to cover missing items. Have asked JD whether it is worth checking after large parties and weddings as that is what the security deposit is to cover. JD agreed – she will now be checking inventory after large events.
- UKPN Meeting held on 12th July – Cllr NB - We met with 3 guys from UKPN and they came armed with lots of pictures of the path before , during and after the repair (I was almost impressed) . They acknowledge they left the path in a poor state after the work but they did eventually make good with MoT type1. Actually on their evidence I don't think we have much to complain about. They agreed to shore up a section of the path which looked like it would fall into the stream if it rained hard. They also agreed to review the site next March/April after the winter to see how their repair has stood up to the elements.
- Letter sent to SEW re Tenterden requesting site meeting
- New Pavilion public consultations advertised and report published on website.
- Website working group met on 31st July and discussed which layout etc for design
- Wrote to PVS regarding piggybacking off PPC's website will no longer happen as moving to .gov.uk.
- £100 grant received from .Gov for new website domain
- Internal audit set for 26th November 10am
- External auditor report in – I have challenged as they have assumed the contra sum of £3089 was a internal transfer between banks however it was Barclays account closure balance for the VH and PF that was receipted into the PPC account – as PPC are receipts and payments this has to be noted into the ledger and therefore it is classed as income and then a payment out to the VH and PF accounts as they run under a separate ledger – PKF have assumed the ledgers are inclusive and not separate. Clerk challenged and sought advice from Mulberry. Notice of Conclusion of audit published on website
- Conversation with Emma Kemp re CIL from LDC on 5.9.2024. She is arranging CIL training again for November. I questioned whether we could apply via the strategic pot due to having an educational setting that could offer places wider than Plumpton. She will go away and speak to her peers about this and whether a % of the strategic pot could be applied for. Re the local pot – once she knows how much will be in the pot we can then decide how much to apply for (we could apply for £500k and state what this would be for but say to cabinet that if £500k isn't available we would accept £X and spend it on XYZ - but would have to show how the remaining would be funded as they need to be convinced the project would still go ahead). Something to discuss more in depth with Emma. Expressions of Interests application opens on 1st Jan – closes 31st Jan – if this is

accepted (which it will as infrastructure project) there is then a 4-6 week window beginning of Feb to submit the more detailed application. We must also apply to SDNP even though the field isn't in the park (this is just to show we have applied). SDNP opening for CIL bids is around the same time as LDC.

- Sink/tap at outdoor WC at PF is dangerous. It has been taped off with a note advising not to lean on it – JD is arranging repair with a plumber. 5.9.2024
- UKPN sorting path shore up on Weds 11th Sept.
- Paul – Handyman has been clearing the VH area and allotments. He has applied for DBS so he can access the playpark etc. Gully next to Gazzard property will hopefully be cleared on 6.9.2024 and area around lifebuoy.
- VH – Trade waste collection increase in collection charge by LDC of 10% commencing 1st October 2024. Annual increase for refuse is £118.56 and recycling £19.76.
- Complaint to Unity Trust regarding being moved from T1 to T2 accounts has not been upheld. The pricing structure is set dependent on the account credit turnover and as we have all three entities under one log in it seems they see them as collective. Therefore we have tipped over the £100k and therefore their fees change as follows:

Unity Tier 1 Current Account Turnover per annum* Under £100k

Fee £6 per month Charged Monthly

Opening deposit Minimum £50

Interest No credit interest paid

Unity Tier 2 Current Account Turnover per annum* £100k – £2m

Fee £6 per month plus 15p per individual transaction

Charged Monthly Opening deposit Minimum £50 Interest No credit interest paid

- Negotiated new electric deal with British Gas Lite for the pavilion.
Opus currently are charging us
43.35p kWh
295.060p per day standing charge
BG Lite 2 year fixed deal
26.01kWh
0.42p standing charge.
- Application for the ReNature grant has been submitted to SDNP

Correspondence List for Plumpton Parish Council

Received since 3rd July 2024 onwards

Subject / Type of Correspondence	Communicated to
1. P Morgan – Brambles Station Rd	Clerk
2. B Mabey – Local Plan Steering Group next meeting	Clerk
3. S Akers – Village maintenance	Clerk
4. T Lambert – Therapy dog at pavilion	Clerk
5. S Ward – playing field	Clerk/PPC
6. L Stevens – WW1 Pediment	Clerk/PPC
7. Unity – account status change T1-T2	Clerk
8. Marc Seldon- Bray revaluation costs VH	Clerk
9. R Wells – hedges station road	Clerk
10. B Ellis – Bedford Park	Clerk/NB
11. G Pottinger – various new pavilion	Clerk
12. W Crittenden – ESH – station road hedges	Clerk
13. Fields in Trust – new pavilion	Clerk
14. A Crozier – re SEW	Clerk/NB
15. K Pitt – Oak at Acorns	Clerk
16. J Taylor – inv	Clerk
17. E Taplin – Allotment	Clerk
18. T Lambert – brambles playpark/car park	Clerk/JD
19. G Meheux - Fountain Inn	Clerk/PPC
20. G Stewart Brown – Dog Bin	Clerk
21. D Taylor – Bank details	Clerk
22. Sussex Police	Clerk/PPC
23. J Kay – CPRE meeting 15/7	Clerk/PPC
24. D Lilywhite – hedge and playpark cutting	Clerk
25. R Awbery – Scout Hut – Community asset	Clerk/NB
26. B Mabey – LDC Steering Group	Clerk
27. S Hastie – passing places planters	Clerk/PPC
28. B Ellis – S106	Clerk/PPC
29. PKF Littlejohn – external audit	Clerk
30. DSR – SEW meeting with MP	Clerk/NB
31. R Awbery – Scout Hut	Clerk/NB
32. SEW re Tenterden site visit	Clerk/PPC
33. Peter Beeden – Bourne Sport re drainage	Clerk
34. A Crozier – cc'd into SEW letter	Clerk/PPC
35. B Mabey – Local plan steering group	Clerk
36. Nadeem Din – LDC Local plan	Clerk/NB/NDS/GP
37. D Feenerty – UKPN	Clerk/PPC
38. S Ward – Grass cuts at PF	Clerk/PF Comm
39. F Symes – Oak at Acorns	Clerk/PPC

40. George – Grassland Services PF	Clerk
41. Bourne Sport – PF Drainage Quote	Clerk/PPC/Junior FC
42. RW Green – Allotment work	Clerk
43. S Cooper – LDC Scout Hut Asset	Clerk
44. J Taylor – Scout Hut nomination info	Clerk
45. PVS – Website	Clerk
46. B Maynard – allotment plot 5a	Clerk
47. S Sansom – Allotment plot 2 (giving up)	Clerk
48. B Maynard – Allotment plot 5a	Clerk
49. G Pottinger – Transport survey appt	Clerk
50. Mary Elliot – Allotments	Clerk
51. B Maynard – Allotments	Clerk
52. Carol Gutteridge – Quarry visitors	Clerk/NB
53. B Ellis – S106 query	Clerk/NB/PB/GP
54. C Gutteridge – Quarry	Clerk/NB
55. PKF Littlejohn – external audit	Clerk/PPC
56. DSR – Signal box	Clerk
57. Hastoe – Sun Close	Clerk/PPC
58. Muberry – interim audit	Clerk
59. SLCC – various	Clerk
60. Denis Jones – Hedge on track NR side	Clerk
61. D Boyes – Age UK	Clerk
62. LDC – Scout Hut Comm asset confirmation	Clerk/PPC
63. J Owens – Ouse & Adur Rivers Trust	Clerk/PPC
64. F Gazzard – Gully next to 6 Westgate	Clerk
65. LDC – Climate and Nature strategy	Clerk/PPC
66. James Lungley – new website	Clerk/LS
67. Mulberry & Co – training booking	Clerk
68. ESCC – tobacco companies	Clerk/PPC
69. N Taylor – Allotments	Clerk
70. K Wright - Allotments	Clerk
71. G Maheuex – fountain inn	Clerk/PPC
72. D Timmins – Kimber Cottages	Clerk
73. J Owens – Ouse & Adur Rivers Trust	Clerk/PPC
74. M Cooper – Barcombe landscapes	Clerk
75. Luke Monad – electric supply pavilion	Clerk/FC
76. J Stewart – re OART query	Clerk/NB
77. F Symes – Gully (Westgate)	Clerk
78. J Owens – OART	Clerk/NB
79. S Ward – Junior Football	Clerk/PF Comm
80. R Carr – Landacre Riddens Lane	Clerk/PPC
81. L Sheeran – website	Clerk/NB
82. ESALC – LDALC Meeting	Clerk/PPC
83. Westmeston PC – Planning	NB/Clerk/PPC

84. E Rea – coffee van @PF	Clerk/PPC
85. E Kemp – District portion CIL	Clerk
86. C Nicholson – Wild Business Consultancy	Clerk/NB
87. Paul – Handyman various	Clerk
88. Graham Maunders – Housing Needs Survey	Clerk/NB
89. James Lungey – website	Clerk/Louise
90. LDC – Response to Gov NPPF consultation	Clerk/PPC
91. G Johnson – Dudmans	Clerk/PPC
92. D Fennerty – UKPN VH path	Clerk/PPC/JD
93. C Nicholson – ReNature	Clerk/NB
94. The Committee – Fountain Inn	Clerk/PPC
95. Tullys – re civils work pavilion	Clerk
96. Gloris Gravel Sthdowns – cycle event	Clerk/PPC/FB
97.	
98.	



Business Plan Proposal for Leasing the Pocket Park Parish Land

Prepared by: Niki Shefras

1. Executive Summary

We, the landowners of XX, living XX to the Parish Land currently known as the “Pocket Park” in Plumpton village, wish to lease this parcel of land from Plumpton Parish Council for 66 years.

Our motivation to lease this parcel of land is to become stewards and guardians of this land, maintaining same as a natural habitat, ensuring that it remains protected from housing development, and preserving this space for the enjoyment of all beings; the birds, animals and wildlife living there, protecting and improving the biodiversity, allowing nature to thrive, as well as creating areas for the community to enjoy.

This proposal aligns with the principles of environmental conservation, the need to maintain green spaces free from development, fostering local community spaces, and leaving the majority of land wild aligns perfectly with Plumpton Wildlife Society's recommendation.

This proposal will provide a myriad of benefits to Plumpton, the natural landscape and the local community.

2. Current situation

The site borders the northern side of the Bevern Stream (Figure 1 below) and frequently floods. Currently, the Parish Land **remains an underutilised space with no tangible value to the community.**

There are some indicators of ancient woodland present: field maple, holly, redcurrant, moschatel, pendulous sedge, ramsons and stinking iris, which suggest that it has never been completely cleared.

The site is a valuable habitat for all vegetation types that are not common in the parish and is important for bryophytes, birds and insects. It is an important habitat for Deer, Badger, Heron, Woodpecker, Kingfisher, ducks and many other species.

There is a considerable amount of dead and dying wood, both standing and fallen. Human disturbance, past and present, is apparent. There is a considerable amount of garden refuse dumped on the site as well as some general rubbish, some historic, scattered throughout and at

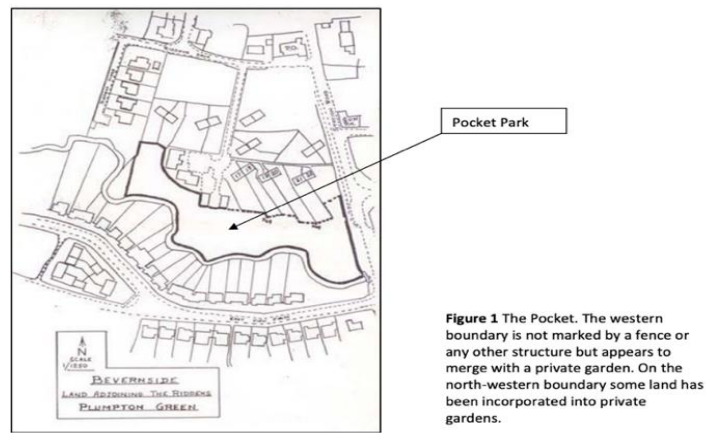
Love, wisdom, magic, joy connection, flow



Business Plan Proposal for Leasing the Pocket Park Parish Land

Prepared by: Niki Shefras

times is unfortunately used for fly tipping. There appears to be an old soakaway pit but the drain that carried water to it from the housing area is broken and no longer functions.



The Pocket Park is prone to serious flooding during Winter and Spring and is overgrown with vegetation. It holds little practical use in its present state.

2a. Potential Land development.

Considering recent negative impacts from local development, changing government policies, and evolving legislation, the government announcing that it would give English councils more powers to build on green belt land, we believe protecting the Parish Land is of paramount importance. As urban sprawl encroaches on natural habitats, preserving this land ensures a vital refuge for local wildlife and an oasis of biodiversity amidst a sea of concrete. Furthermore, the fluctuating nature of government and legislative priorities makes it increasingly uncertain how long-standing natural spaces will be safeguarded without **dedicated, community-led stewardship**.

3. Our Proposal

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Business Plan Proposal for Leasing the Pocket Park Parish Land

Prepared by: Niki Shefras

We the adjoining neighbours of the land, wish to take on responsibility for this land and to agree a 66-year lease of the Pocket Park with Plumpton Parish Council. We agree to maintain the space so nature and Community may flourish.

3a. Vision and Mission

Vision: Our vision is to maintain and protect the Parish Land as a sanctuary, a natural oasis that supports biodiversity, sustainability whilst providing a small area for community activities, nature connection, healing and transformation.

Mission: To be responsible, earth honouring stewards of the Pocket Park by maintaining its natural beauty, enhancing its biodiversity, and creating a safe, welcoming space for community gatherings and retreats.

3b. Objectives

- **Environmental Stewardship:** Protect and enhance the biodiversity of the Parish Land, preventing any form of development that could harm the natural ecosystem or the village.
- **Community Building:** Create a space where community can gather, connect, and support each other through community led activities and events.
- **Retreat Centre:** Establish a small area with eco-friendly structures to host workshops, healing sessions, and transformational activities throughout the year.
- **Sustainable Development:** Use natural and sustainable materials for any construction on the land, ensuring harmony with the surroundings and minimising environmental impact.

3d. Maintaining the Natural habitat

By maintaining its wild nature and creating a community space that honours the land, we offer a sustainable solution that addresses both ecological and social needs. This approach ensures the land remains a thriving habitat for local wildlife while providing a refuge for community gatherings and personal healing, fulfilling a dual purpose that no other usage could achieve.

Love, wisdom, magic, joy connection, flow



Business Plan Proposal for Leasing the Pocket Park Parish Land

Prepared by: Niki Shefras

This offers numerous advantages that extend beyond immediate ecological benefits. The site is a valuable habitat for a rare vegetation type within the parish, providing an essential refuge for bryophytes, birds, and insects. By leasing the land, we can ensure the preservation and enhancement of this uncommon habitat, supporting biodiversity and ecological balance. We would seek to encourage native birds, trees and flowers. The abundance of dead and dying wood, both standing and fallen, serves as a critical resource for invertebrates and birds, which we can protect and manage sustainably. Additionally, our stewardship will address the human disturbance evident on the site, including the removal of garden refuse and general rubbish, restoring the natural beauty and health of the area.

Through these actions, we aim to transform Pocket Park into a thriving, clean, and well-managed sanctuary that benefits wildlife and the community.

We believe that leasing the Parish Land to us is a mutually beneficial arrangement. This proposal ensures the land is protected, enriched, and used sustainably. Currently it remains a liability for the Parish in terms of paying for reactive maintenance, removal of fly tipping, and on-going management and trimming of trees.

By establishing a dedicated space for community gatherings, environmental education, and personal transformation, the land will foster social cohesion, enhance mental and physical well-being, and promote environmental stewardship; a vital green space where people can connect with nature, participate in enriching activities, and experience the healing power of a supportive community.

Whilst we propose a small community area, the idea is to preserve the natural wild landscape. A small retreat space will offer a sustainable venue for workshops and retreats that promote holistic wellness and nature connection. Ultimately, this initiative will breathe new life into the Parish Land, transforming it into a communal treasure that enriches the lives of all who engage with it.

We cite Plumpton's Chinese Woods as a great example of where nature was once loved, has been left to show its beauty. Every year the bluebells in the wood are enjoyed by many villagers.

3e. Supporting the Community

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We wish to erect a small community space within the land, built of natural materials, to serve as a nature refuge for healing and transformation to occur.

4. Land Management Plan

4a. Wildlife and Biodiversity:

- We will seek advice from Wildlife Groups to see what we can do to support increased biodiversity and implement conservation practices.
- Create habitats to support local wildlife, such as birdhouses, bat boxes, and insect hotels.
- Bird boxes could be erected to enhance the site for breeding birds.

4b. Community Space:

- Develop walking trails and meditation spots that blend seamlessly with the natural environment.
 - A circular route could be cleared to make a pathway to facilitate walking and enjoyment of the area. This would also benefit the wildlife by channelling people away from the more sensitive and at present less disturbed areas.
- Designate a small area for community gatherings, events, and workshops.

5. Financial Considerations

Peppercorn Rent Justification:

- Community Benefit: The land will be used for the betterment of the community, fostering social cohesion and personal well-being.
- Environmental Protection: Leasing the land to committed stewards ensures its preservation and protection from harmful development.
- Cost Savings: By leasing the land at a peppercorn rent, the Parish avoids the potential costs associated with maintaining and managing the land themselves.
- The retreat centre will generate a modest income, to pay for the lease agreement, upkeep and management of the land.

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Business Plan Proposal for Leasing the Pocket Park Parish Land

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- The lease guarantees a long-term, stable relationship with honourable tenants who love the land and are dedicated to the land's upkeep and enhancement.

6. Why Us?

Championing Plumpton

Niki has demonstrated unwavering commitment and exemplary service to the community. As an upstanding member of the Parish, she has consistently dedicated her own time and resources to advocate for the land and the people, and her work as a **Parish Councillor** has been marked by a genuine love for the community, reflected in her ongoing efforts to protect and enhance local spaces and the surrounding countryside. Her integrity, honour and heart are the foundation on which she serves life.

Niki has a proven track record of **building community**; for the past 5 years she has hosted community events at her own expense fostering a supportive and connected community.

In her **professional life**, Niki is a quad-lingual leader and change specialist with over three decades supporting successful entrepreneurs. She has built a reputation as a problem-solver and a strategic life and business consultant empowering people and businesses to achieve greater wellbeing, connection, and success both personally and professionally. Bridging the natural world and ancient wisdom within the modern landscape inform her work.

Niki is a an initiated **Sacred Firekeeper** and conscious visionary, her life is dedicated to inspiring a shift in consciousness, fostering better connections with ourselves, each other, and the natural world around us. Niki's vision is to be part of a community that makes positive change happen, where ideas and innovation can flourish, creating balance and reciprocity, where new definitions of success are reimaged to create the '**more beautiful world our hearts know is possible**' (Charles Eisenstein).

Jeremy is a nature lover, a practical 'hands on' gardener and owner of a professional construction consultancy. Jeremy is creative and practical having, together with Niki over the past 7 years, transformed the new build house and garden at Brookside into a natural welcoming home for all wildlife that live and visit their garden. We also growing our own fruit and vegetables throughout the year.

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Jeremy and Niki have constructed many structures in the garden that are sympathetic, re-use the natural materials present and preserve the look and feel of the natural habitat including providing various places to stop and enjoy nature throughout their garden.

Jeremy professionally manages the design and construction of stores and sites of food & beverage branded outlets, fashion and high street retail operators and logistic companies all over the UK and globally. Jeremy advises companies on how to improve their brand concepts and design, speed construction delivery, and set up organisational and operational processes to build and maintain efficiency.

7. Conclusion

By securing this land now, we protect it from potential exploitation and guarantee its conservation for future generations. This proactive measure not only counters the detrimental effects of unchecked development but also provides a stable, protected green space that stands resilient against political and legislative shifts. Ensuring the Pocket Park remains untouched by development is fundamental to preserving Plumpton's environmental heritage, promoting ecological health, and maintaining a natural sanctuary for nature and community well-being in an ever-changing world.

Transforming this land into a protected sanctuary and usable area would provide countless benefits to people and place. By establishing a dedicated space for community gatherings, environmental education, and personal transformation, the land would foster social cohesion, enhance mental and physical well-being, and promote environmental stewardship. Ultimately, this initiative would breathe new life into the Parish Land, transforming it into a cherished communal treasure that enriches the lives of all who engage with it.

We believe that leasing the Parish Land to us for 66 years is a mutually beneficial arrangement. This proposal ensures the land is protected, enriched, and used sustainably, providing a valuable resource for the local community and releases maintenance responsibility from the Council.

I welcome the support of my esteemed brothers and sisters on the Council, knowing that heart and love must be the foundation for any healthy Community.

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Business Plan Proposal for Leasing the Pocket Park Parish Land

Prepared by: Niki Shefras

Entrusting us with the guardianship of Pocket Park ensures it will be stewarded with the same dedication and care that we have always shown, transforming it into a cherished sanctuary for the benefit and greater good of all. This proposal is a beneficial for the parish, for people and for place.

We look forward to discussing this proposal further and answering any questions you may have. Thank you for considering our vision for the Pocket Park.

For all our relations and for the greater and higher good of all beings.

Niki Shefras and Jeremy Midmer

8. Appendices

Appendix A: PLUMPTON WILDIFE REPORT

Plumpton Wildlife and Habitat Group Management:

https://plumptonwildlifegroup.weebly.com/uploads/1/4/1/6/14165790/pocket_park_report.pdf

Appendix B: LOCATION & BOUNDARIES

[GOOGLE EARTH LINK](#)

Appendix C: TESTIMONIALS

“Niki is one of the most inspiring, professional and life enhancing people I know and have ever worked with.” ~ David Tabizel, Internet & Media Entrepreneur, Chairman of Adoreum

“Niki always does more than just “the job”, and she naturally looks for deeper, holistic solutions. She has a genuine interest in the well-being and fulfilment of people, her role as business coach,

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has led to sustained and powerful benefits in the way I approach my business, and my own wellbeing” ~ Sarah Abbott MW, CEO & Founder Swirl Wine Group Ltd

“Thank you for a beautiful evening Friday, there are consistent seeds of beauty, magic and wonder being sewn at your Hearth.” ~ AB

“Thank you Niki. I found deep peace in the connection and sharing of our fire family last night.” ~ B

I truly appreciate the fire - Super soothing and calming, just what my body and mind needed x ~ L

Thank you Niki. I feel absolutely blessed to have been called to the fire and to have met you and everything you bring. Your kindness and generosity is so comforting and I found deep peace in the connection and sharing of our fire family last night. ~ B

“I am beyond grateful to have found you and your beautiful community fires 🌿. I really appreciate you and the way you hold space 💛 and your values at the core of it all”. ~ A

Love, wisdom, magic, joy connection, flow


Plumpton Parish Council

Inspection Report

This report shows Findings and Tasks recorded during the Inspection(s) matching the selection criteria set in the Report Wizard. If no Findings or Tasks are shown, none were recorded.

Each Inspection includes a declaration signed by the Inspector stating that no defects were found other than those recorded.

Inspections included in this report


Provider	Lewes District Council	 03/09/2024
Site Name	Plumpton play area	
Actual Date	03/09/2024 13:05:42	
Inspection Type	Playground-Routine Visual	
Inspector	Nicky Soltermann	
Inspection Status	Completed	

Finding Summary

Plumpton play area Findings

Asset	Finding Title	Creation Date	Resolve By Date	Risk Level
Picnic Bench x2	Fixtures - Loose or Missing	03/09/2024 13:26:08		Medium
Ship Multiplay	Item - Broken	03/09/2024 13:32:25		Medium
Frame & Net	Item - Cap missing	25/01/2024 12:13:28		Low
Frame & Net	Item - Cap missing	29/04/2024 09:43:42		Low
Frame & Net	Delamination of Wood	28/05/2024 12:21:10		Low
Flat Seat Surface	Surface - Encroaching vegetation/trees	26/06/2024 08:36:58		Low
- Surface	Surface - Grass, Moss or Weeds	26/06/2024 08:40:06		Low
Plumpton Play Area	Site - Overhanging branches	30/07/2024 10:49:52		Low

Inspection - Plumpton play area - 03/09/2024 13:05:42

Provider	Lewes District Council	
Site Name	Plumpton play area	
Actual Date	03/09/2024 13:05:42	
Inspection Type	Playground-Routine Visual	
Inspector	Nicky Soltermann	
Inspection Status	Completed	

Site Name	Plumpton play area
Address	
Postcode	
Notes	

Findings reported within the Inspection

Picnic Bench x2 - Finding

Asset	Picnic Bench x2
Finding Title	Fixtures - Loose or Missing
Finding Group	Maintenance
Cause	
Finding Status	Open
Finding Creation Date	03/09/2024 13:26:08
Resolve By Date	
Finding Resolved Date	
Risk Level	Medium
Finding Notes	Slat on table top has come loose

Finding Photos



Ship Multiplay - Finding

Asset	Ship Multiplay
Finding Title	Item - Broken
Finding Group	Maintenance
Cause	Wear and Tear
Finding Status	Open
Finding Creation Date	03/09/2024 13:32:25
Resolve By Date	
Finding Resolved Date	
Risk Level	Medium
Finding Notes	Pulley system is not working properly. Scoop is not staying up

Finding Photos



Previously Reported Findings (unresolved at time of Inspection)

- Surface - Finding

Asset	- Surface
Finding Title	Surface - Grass, Moss or Weeds
Finding Group	Maintenance
Cause	
Finding Status	Open
Finding Creation Date	26/06/2024 08:40:06
Resolve By Date	
Finding Resolved Date	
Risk Level	Low
Finding Notes	Remove weeds/grass coming through surface

Finding Photos



Flat Seat Surface - Finding

Asset	Flat Seat Surface
Finding Title	Surface - Encroaching vegetation/trees
Finding Group	Maintenance
Cause	Routine
Finding Status	Open
Finding Creation Date	26/06/2024 08:36:58
Resolve By Date	
Finding Resolved Date	
Risk Level	Low
Finding Notes	Weeds coming through surface

Finding Photos



Frame & Net - Findings

Asset	Frame & Net
Finding Title	Delamination of Wood
Finding Group	Maintenance
Cause	Wear and Tear
Finding Status	Open
Finding Creation Date	28/05/2024 12:21:10
Resolve By Date	
Finding Resolved Date	
Risk Level	Low
Finding Notes	Monitor - starting to rot

Finding Photos



Asset	Frame & Net
Finding Title	Item - Cap missing
Finding Group	Maintenance
Cause	
Finding Status	Open
Finding Creation Date	29/04/2024 09:43:42
Resolve By Date	
Finding Resolved Date	
Risk Level	Low
Finding Notes	Cap missing

Finding Photos



Asset	Frame & Net
Finding Title	Item - Cap missing
Finding Group	Maintenance
Cause	Wear and Tear
Finding Status	Open
Finding Creation Date	25/01/2024 12:13:28
Resolve By Date	
Finding Resolved Date	
Risk Level	Low
Finding Notes	Cap missing

Plumpton Play Area - Finding

Asset	Plumpton Play Area
Finding Title	Site - Overhanging branches
Finding Group	Maintenance
Cause	Routine
Finding Status	Open
Finding Creation Date	30/07/2024 10:49:52
Resolve By Date	
Finding Resolved Date	
Risk Level	Low
Finding Notes	Overhanging branches need clearing

Finding Photos

