

AMANDA BARLOW
Clerk to the Council

Telephone: 07495 962372
email: clerk@sundridgewithidehill-pc.gov.uk

To: The Members of the Stubbs Wood Committee of Sundridge with Ide Hill Parish Council

*Cllrs Coles, De Bono, Fribbens, Manley (Chair), Maybury and Powell
Mr Adam Ashworth, Mr Jeff Mashburn, Mr Dominic Rossi, Mr Richard Redding
and Mrs Katie Wennink*

I hereby invite you to attend a Meeting of the Stubbs Wood Committee of the Parish Council to be held in the hall at **Ide Hill Village Hall** at **6.30 p.m. on Monday 1 June 2026** to transact the undermentioned business.



Clerk

26 May 2026

AGENDA

Welcome and Introduction (Cllr Manley)

1. To receive apologies and reasons for absence.
2. To receive declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.
3. **A Public Open Session.** Members of the public will be welcome to address the Parish Council with any matters they have related to Stubbs Wood. Please note this item will be limited in time at the discretion of the Chairman.
4. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960. It is proposed that Agenda item 9. will be discussed in confidence and the Committee will issue a statement following each meeting with the proposals.
5. Introduction to Stubbs Woods: a brief history, the rationale for establishing the committee, and its long-term objectives.
6. Stubbs Wood Current Items
 - 6.1 Countryside Stewardship Higher Tier (CSHT)/Rural Payments Agency (RPA)/Grants
 - 6.2 Tree Survey
 - 6.3 Insurance for Tractor
 - 6.4 Woodland Walk on 27 June 2026
7. Stubbs Wood Accounts
 - 7.1 To note the accounts as at 31 May 2026
8. Stubbs Wood Correspondence
 - 8.1 Brasted Parish Council
 - 8.2 Ide Hill Society
9. To discuss future initiatives and agree next steps, if appropriate, in preparation for the Community Consultation Meeting scheduled for 3 July.
10. Date of next meeting

1. To receive apologies and reasons for absence.

Apologies received from Mr Adam Ashworth.

2. To receive declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

Non Cllr members are not required to complete a DPI form however they MUST declare any personal or prejudicial interests at the meeting. If in doubt please seek guidance from the Clerk.

4. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960. It is proposed that Agenda item 9. will be discussed in confidence and the Committee will issue a statement following each meeting with the proposals.

5. Introduction to Stubbs Woods: a brief history, the rationale for establishing the committee, and its long-term objectives.

Stubbs Wood was sold to the London Authority to start the Green Belt in 1926. It was then called Hanging Bank and Brockley Mount. In 1940 the land was sold to Kent Council for £4352. Then in 2015 Sundridge with Ide Hill Parish Council purchased it for a £1. It is an SSSI for its diverse woodland plants and underlying geology. (Green Sand Ridge)

Stubbs Woods comes with restrictive covenants, the most important of which are:

1 All public rights of way must be preserved and maintained and never can be blocked in any way.

2. The property shall not be used for any other purpose other than a public open space for walking and pleasure, recreation, physical training and education.

3. No alterations to any parts of the property other than consisting of coppices and woodlands.

4. No trees should be willfully destroyed other than, thinning, or for felling and replanting operations in accordance with good forestry principles.

5. The whole cannot be sold in Lots.

6. Buildings may be erected if they are ancillary to the purpose or purposes for which the property is being used.

The original Woodland Management Plan was started in 2018 reviewed in 2022 and ends in 2027. the Management objectives of the last Woodland Management Plan were,

1. Manage the woodland for quiet public recreation.

2. Maintain and enhance Biodiversity. Widening rides, thinning, clearing storm damage and returning the woods to mainly native broad leaf cover, protect the ground flora from over shading and controlling pests Himalayan balsam, Laurel and Rhododendron.

3 Restore coppicing cycles.

4 Identifying and protecting veteran trees.

5. Monitoring threats, squirrel and deer.

6.Keep less accessible areas of the woodland undisturbed.

7.Keep a portion of dead wood in stands.

8 Carrying out enrichment planting where necessary.

9. Manage the woodland to provide a source of income, coppicing on 20-25 year cycles, thinning of Broad leaves on 10 year cycle.

10. Maintain historical environment features, provide interpretation of features and their importance, ensure they are protected from damage and disturbance during woodland operations.

We completed 6.6 acres of coppicing leaving 3.4 uncut. 10 acres were agreed in the woodland management plan in 2024.

Stubbs Woods was give a £15,000 payment as a one off donation from the environment agency.

We had a final RPA grant of £4724 for 2024-25. Russell will discuss the future grants and application time lines. The Forestry Commission and Natural England's visit in March, extension to felling licences etc.

No yearly grant and income of only £200 for Cycling club car park rent.

This year we have had our 3 yearly tree survey and the total cost for the work to be done is approx £30000.

So Stubbs Woods is now starting to cost us dearly and the Parish Council as a whole can not afford that spend which would be approx 30 percent of our total parish precept.

With these things in mind the PC has decided to create a committee to who's sole dedication is to look at the future of the woods, funding, sources of income and working toward the next woodland management plan.

The purpose and function of the committee is :

- Oversee the management and preservation of Stubbs Woods.
- Consider and develop proposals relating to its use, conservation and enhancement.
- Promote the long-term stewardship of Stubbs woods for the benefit of the community.
- Make recommendations to the Full Parish Council on matters outside of its delegated authority.

The committee will meet at least every quarter. It will prepare a presentation for the benefit of the Community Engagement meeting on 3rd July.

We have two dedicated teams that currently help enormously with Stubbs Woods, the SWVG and SWAG. It is our wish that these two bodies stay intact and continue to give advice and help with the weekly woodland management, their tireless commitment to the woods is greatly appreciated by the PC and all local villagers.

We all want Stubbs Woods to not just survive but also to thrive and would like to consider all long term possibilities for this much love Parish asset.

6. Stubbs Wood Current Items

6.1 Countryside Stewardship Higher Tier (CSHT)/Rural Payments Agency (RPA)/Grants

Cllr Maybury to talk on this item.

The Parish Council received an invitation from the RPA to apply for grants and confirmed to the RPA that they would like to apply for some grants. It was advised that the Parish Council should seek advice from the Forestry Commission and Natural England.

The Ide Hill Councillors met with representatives of the Forestry Commission and Natural England to get their advice and input on the way forward for our Woodland Management Plan and associated approvals and potential grants on Tuesday 24th March. A thorough review of the current situation and limitations was undertaken and good suggestions on our options were received.

So, regarding the next step with the pre app –

- I will need two completed species management plans on a PA7 templates submitting to me for the Balsam and the laurel. This needs to be submitted to me and approved by me in order to approve your pre app and move you forward to CSHT full application. I discussed this with your colleague and advised including photos.
- Charlotte has rightly advised you to re-apply for the SSSI works consent, which I will also absolutely need for CSHT stage.
- Regarding the creation of the new 2 zone ride – I have advised your colleague about this and that a new licence for creating perm open space should be submitted but this can be done in a few years as she said that there is no rush for the works to be done. (Don't need to do this for pre app/CSHT approval)
- The larch compartment – this is currently a thin which is max removal of 30%. To remove it all (which we are all in agreement on) then a new licence for a clear fell needs to be submitted with NBL replanting in line with the requirements of the SSSI as Phil and Charlotte discussed. (Don't need to do this for pre app/CSHT application)
- The dormice subject – Charlotte is going to look into the funding of this for you as it's not something the FC generally deal with, training and nesting boxes etc. I discussed one of the CSHT Support for Threatened species which is on the list of options with your colleague who seemed keen. I have explained that this may not be worth doing as you'll already be supporting dormouse habitat with the work you'll be doing as part of the CWD2 option and also with the coppicing of the hazel areas and encouraging the bramble etc. If you want to look into this funding option, there is a form that needs to be filled in and submitted now. [CSP9: Support for threatened species - GOV.UK](#) The form is on this page, if you struggle to find it, I can send you a copy. It is confusing but basically NE sign this off and will need to visit and make an assessment. You may find it is another hoop to jump to get pre app sign off so have a chat with the group and decide if you are absolutely sure as it's not a huge amount of money for delaying the sign off of your pre app. As discussed, I think we were in agreement that you were already supporting dormice and will continue to do so without additional support. Charlotte what are your thoughts?
- Management of the historic feature. An interesting one but one that will require a 'robust' report setting out exactly what you have, what you want to do and why etc, threats and objectives and how this all ties in with the management of the woodland long term. I can sign off the pre app without it, but it will need to be produced and uploaded as part of the full CSHT application. So again, another one to carefully consider whether you have the volunteer numbers and commitment over the 10 years to do the work you may be signed up to as well as all the other bits.
- Rhodo control, this is fine but needed including in the full application map or on a separate map as part of the application, there are different levels available for low, med, high so that indicates the height of the rhodo. Please note you can submit many maps if it's easier, but each map needs to have the parcels, relevant options, rides, compartments, SBI number and estate name on them with a clear key. We basically need to see and understand where you want to apply each option. Rhodo can be a bit confusing so if you're not sure give me a shout. The areas you showed me, I would class as med looking at the height and spread but dispersed across the site. So, I support the rhodo funding based on what I saw today but you'll need to map it out etc.
- Full application maps for CSHT application stage (after pre app approval stage) – you are going to speak to an agent and ask them to produce the maps for this which is advisable.

6.2 Tree Survey

All Angles Tree Care Limited

19 Montpelier Avenue

Bexley

Kent

DA5 3AP

+44 423532473

info@allanglestreecare.co.uk

www.allanglestreecare.co.uk

VAT Registration No.: 340879873

Company Registration No. 12197457



Estimate

ADDRESS

Amander Barlow

Main Road

Chevening Road

Sundridge

SHIP TO

Amander Barlow

Main Road

Chevening Road

Sundridge

ESTIMATE NO. 1591

DATE 26/03/2026

JOB NUMBER	ACTIVITY	DESCRIPTION	QTY	AMOUNT
	Tree work	Low Priority	1	3,770.00
		2-£20		
		12-£600		
		13-£600		
		31-£1600		
		42-£250		
		60- £700		
	Tree work	Medium Priority	1	18,420.00
		1- £750		
		8- £900		
		10- £700		
		16- £60		
		18- £60		
		19- £120		
		22 - £250		
		24-£1200		
		25- £300		
		26- £300		
		27-£200		
		29- £600		
		30- £350		
		32- £300		
		34- £600		
		38- £1500		
		40- £750		
		41- £700		
		43- £150		

Bank details
Barclays Bank
All Angles Tree Care Limited
Sort code - 20-88-13
Account number - 73380483

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

JOB NUMBER	ACTIVITY	DESCRIPTION	QTY	AMOUNT
		44- £150		
		45- £250		
		46- £800		
		47- £50		
		48- £300		
		49- £600		
		51- £700		
		52- £300		
		53- £200		
		54- £100		
		55- £180		
		57- £300		
		58- £300		
		59- £400		
		61- £100		
		62- £600		
		63- £700		
		64 £700		
		65- £300		
		66- £1600		
	Tree work	High Priority	1	7,680.00
		5- £250		
		7-£60		
		9-£250		
		11- £250		
		14- £1400		
		15- £300		
		17- £200		
		20- £350		
		21- £200		
		33- £120		
		35- £950		
		36- £250		
		37- £800		
		50- £800		
		56- £1500		
			SUBTOTAL	29,870.00
			VAT TOTAL	5,974.00
			TOTAL	£35,844.00

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

All Angles Tree Care Limited
19 Montpelier Avenue
Bexley
Kent
DA5 3AP
+44 423532473
info@allanglestreecare.co.uk
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Estimate

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Amander Barlow
Main Road
Chevening Road
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Chevening Road
Sundridge

ESTIMATE NO. 1591

DATE 26/03/2026

JOB NUMBER	ACTIVITY	DESCRIPTION	QTY	AMOUNT
	Tree work	High Priority	1	6,020.00
		14- £1400		
		21- £200		
		33- £120		
		35- £950		
		36- £250		
		37- £800		
		50- £800		
		56- £1500		
SUBTOTAL				6,020.00
VAT TOTAL				1,204.00
TOTAL				£7,224.00

6.2 Insurance for Tractor - awaiting response from insurance company

6.4 Woodland Walk on 27 June 2026

Adam is leading the work. Cllr Manley & the Clerk would be very grateful for some assistance with the refreshments.

Sundridge with Ide Hill Parish Council

Summer Walk

Saturday 27th June 2026



**Guided walk through Stubbs Wood followed by tea and cakes
on the Ide Hill Recreation Ground**

Dogs on leads welcome. • Children must be accompanied by an adult.

Meet on Ide Hill Village Green
at 2.00pm

Tea and Cake on Ide Hill Recreation
Ground at 3.00pm

All residents from Sundridge and
Ide Hill are welcome to join us.



clerk@sundridgewithidehill-pc.gov.uk
Parish Mobile: 07495 962372

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

7. Stubbs Wood Accounts

7.1 To note the accounts as at 31 May 2026

Sundridge with Ide Hill Parish Council Stubbs Wood

	Receipts	Ring Fenced	Payments	Payments against ring fenced income
2019/20				
Other Income	200		11,438	11,420
2020/21				
RPA Grant	3,720	3,720	910	910
Other Income				
2021/22				
RPA Grant	3,720	3,720	4,864	4,864
Other Income	1,575			
2022/23				
RPA Grant	3,720	3,720	2,436	1,439
Other Income	1,326			
2023/2024				
RPA Grant	3,720	3,720	10,252	10,069
Other Income	600			
	18,581.40	14,880.00	29,900	28,702
EA Grant		15,000.00		
Total Ring Fenced Income		29,880.00		
Ring fenced income		29,880.00		
less payments		<u>-28,702.00</u>		
Ring fenced income c/f to 2024/25		1,178.00		

Stubbs Wood Budget @ 31 March 2025

	Receipts	Ring Fenced	Payments	Payments against ring fenced income
Carried f/wd from 2023/24		1,178.00		
2024/245				
RPA Grant	4,724		5,399	5,399
Other Income	200			
	4,924	1,178.00	5,399	5,399
Ring fenced income		4,724.00		
c/f ring fenced income		1,178.00		
less ring fenced payments		<u>-5,399.00</u>		
Ring fenced income c/f to 25/26		503.00		

Stubbs Wood Budget @ 31 March 2026

	Receipts	Ring Fenced	Payments	Payments against ring fenced income
Carried f/wd from 2024/25		503.00		
Payments to 31 March 2026	200		3,549	
Receipts to 31 March 2026	200	503.00	3,549	
In budget from Parish Council	3,000.00			
Transfer from Reserves (October 2025)	3,000.00			
Plus receipts	<u>703</u>			
	6,703.00			
Less payments	<u>-3549</u>			
	£3,154.00			

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

Stubbs Wood Budget @ 31 May 2026

	Receipts	Receipts Ring Fenced	Payments	Payments against ring fenced income
Carried f/wd from 2025/26	0			
Payments to 31 May 2026				
Receipts to 31 May 2026			119.58	
In budget from Parish Council	6,500.00			
Transfer from Reserves (April 2026)	6,000.00			
Plus receipts	<u>0</u>			
	<u>12,500.00</u>			
Less payments	<u>-119.58</u>			
	£12,380.42			

Sundridge with Ide Hill Parish Council

01 June 2026 (2026-2027)

Listing of Payments for Cost Centre 6

(Between 01-04-2026 and 01-06-2026)

Cost	Ide Hill - Stubbs W							
Code	145 Volun							
Date	Invoice No	Description	Supplier	Vat Type	Net	Vat	Total	
13/05/2026		Tractor parts	Dominic Rossi	S	31.01	6.20	37.21	
01/06/2026		Return shipping costs of tractor part	Dominic Rossi	X	88.57		88.57	
		Subtotal for Code:	Volunteer Expenses		£119.58	£6.20	£125.78	
		Subtotal for Cost Centre:	Ide Hill - Stubbs Wood		119.58	6.20	125.78	
			TOTALS		£119.58	£6.20	£125.78	

8. Stubbs Wood Correspondence

8.1 Brasted Parish Council

Dear Amanda

I hope you're well, I'm getting in touch as it was mentioned at Brasted's parish council meeting last night that Sundridge with Ide Hill parish council is currently exploring a range of options for the future of Stubbs Wood.

Brasted parish council agreed last night that Stubbs Wood is a much loved local woodland, used by many Brasted as well as Sundridge with Ide Hill residents, and therefore wondered whether Sundridge with Ide Hill parish council would consider transferring Stubbs Wood as a community asset to Brasted parish council to own and manage for the benefit of the whole community?

Would it be possible for you to bring this option to the attention of Sundridge with Ide Hill parish council to consider when they explore future options for Stubbs Wood?

Brasted parish council would need to do further research before proceeding with this, but it would be useful to know if this is of interest to Sundridge with Ide Hill parish council.

Many thanks for your help and do let me know if you have any queries at all,

Best wishes

Annette

--

Annette Hanson
Clerk

Please note my new e mail address: clerk@brastedparishcouncil.gov.uk

8.2 Ide Hill Society

To: The Clerk to the Parish Council of Sundridge with Ide Hill

Cc'd: Sharron Manley, Parish Councillor and Chair of the Stubbs Wood Committee

The Future of Stubbs Wood

Dear Amanda

We are writing on behalf of the Ide Hill Society on the subject of the future of Stubbs Wood. The purpose of the Ide Hill Society is to preserve and celebrate what makes Ide Hill special and bring the community together through heritage, conservation and shared local activities.

As you may be aware, the Society has a history of involvement in advocating that Stubbs Wood remains available as a significant natural amenity for the village and the wider public. Society members raised a significant sum of money in 1987 to replant trees in the wood which were damaged in the storm of that year. Many Society members were engaged in the successful 2015 campaign to demand that Sevenoaks District Council keep the woods in public ownership for the enjoyment of the community. Since ownership of the woods was transferred to the Parish Council, Society members have played a prominent role on the Stubbs Wood Advisory Group.

We note with interest the Parish Council's recent creation of a sub-committee to manage the woods and examine options for its future upkeep and maintenance. As the sub-committee goes about its work, we would like to offer assistance where we can in helping the Parish Council to explore options for managing the woods and ensuring that the community continues to enjoy them.

Ide Hill is a resourceful community, and the Ide Hill Society has many members with professional experience which the sub-committee may be able to draw upon for its work. The Society and its members (as well as the wider community) have a long history of fundraising for good causes.

We understand that the Parish Council intends to hold a consultation event in July to put forward some options for the future of Stubbs Wood. For the record, the Society would oppose any proposal for the Parish Council to dispose of the woods unless a way could be found to guarantee that the woods remain open to the public, and that the original covenants on the land are protected.

Please don't hesitate to contact the Society if you believe that there are ways we could be of assistance in securing the future of Stubbs Wood.

Yours sincerely,

Chris and Fiona Worthy
Joint Secretaries to the Ide Hill Society

9. To discuss future initiatives and agree next steps, if appropriate, in preparation for the Community Consultation Meeting scheduled for 3 July.

10. Date of next meeting