

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating it to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
- 4) **This proposal is very unclear about how much land is needed.**
- 5) **This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.**
- 6) **This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.**
- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



15 DEC 2017



Date: 5/12/2017.

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 7.12.17

Dear Sir/Madam

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15 DEC 2017



Your ref: HK /016820/Longridge

Date: 5 December 2017

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The Acting Director of Legal Services,  
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Westfields,  
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Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 13/12/2017

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15 DEC 2017

Your ref: HK /016820/Longridge

Date:

2/12/17

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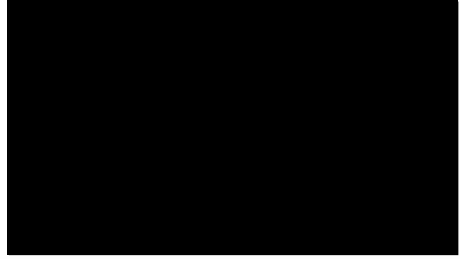
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Your ref: HK /016820/Longridge

Date: 3/12/17

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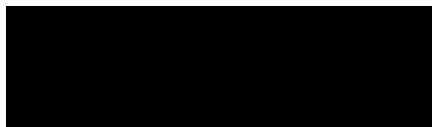
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Your ref: HK /016820/Longridge

Date: 6/12/17

Dear Sir/Madam

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Your ref: HK /016820/Longridge

Date:

6/12/17

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Yours faithfully, A



15 DEC 2017

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Date:

3 - 12 - 17

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Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

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The Acting Director of Legal Services,  
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Your ref: HK /016820/Longridge

Date: 4/11/2018.

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Your ref: HK /016820/Longridge

Date: 7/12/17

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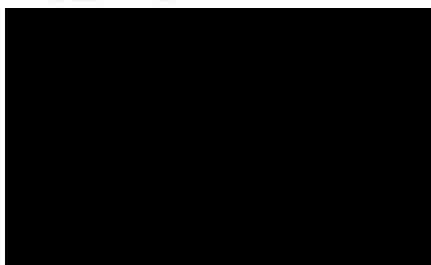
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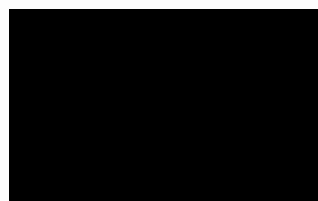
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15 DEC 2017

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14.12.2017

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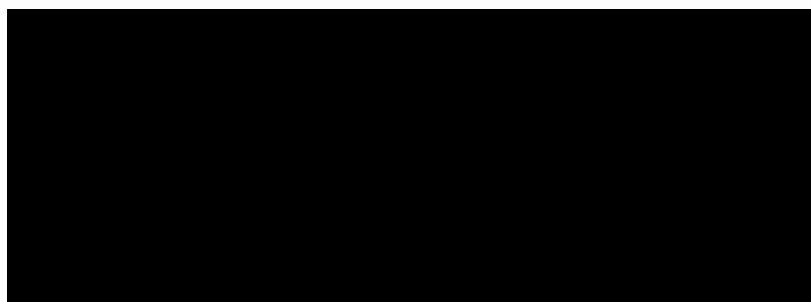
Further to your notice of disposal of public open space.

We object to the disposal of the blue edged open space.

This blue land is well used as a recreational open space for residents in the area. Building a road through this area would totally destroy its present use and certainly raise safety aspects for children and animals whilst using the area.

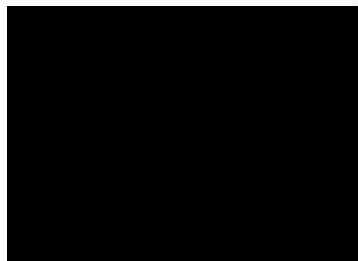
Although the details of the road have not been adequately published there seems to be a total disregard for the traffic congestion that exists in the surrounding area, which we list below:

1. Junction- Higher Downs/Manor Park North and South, School time morning and Evening.
2. Junction - Longridge/Mobberley road - Peak times
3. Adams Hill - Any time.



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15 DEC 2017



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Your ref: HK /016820/Longridge

Date: 9<sup>th</sup> December 2017.

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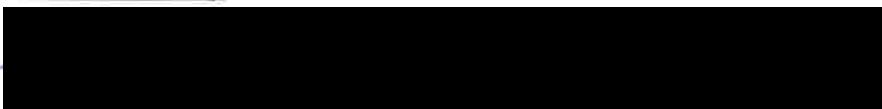
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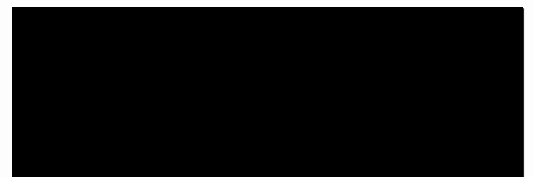
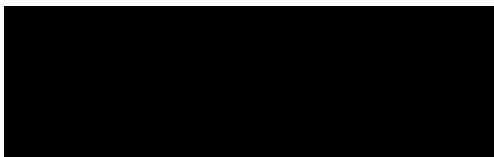
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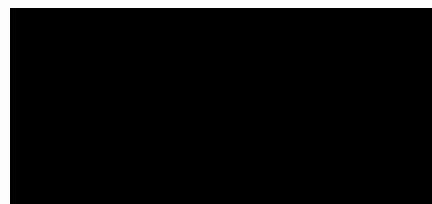
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 08/12/17

Dear Sir/Madam

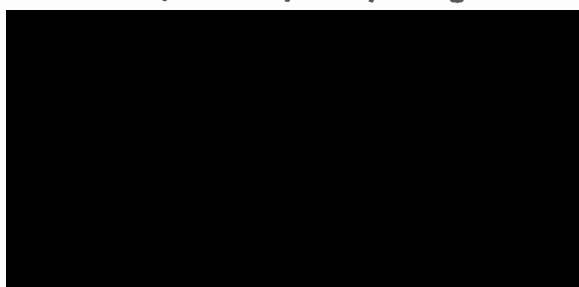
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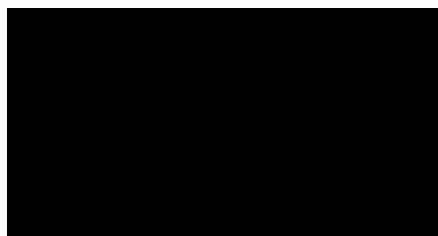
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15 DEC 2017

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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5/12/17.

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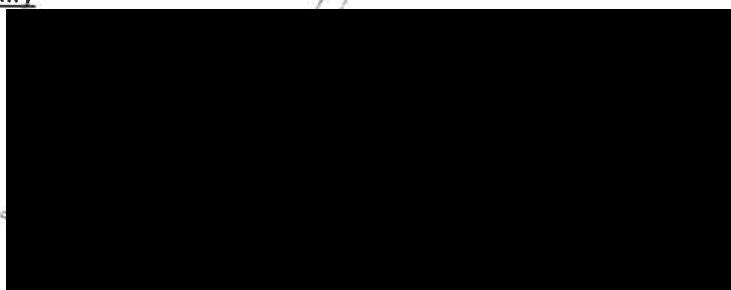
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Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 9 December 2017

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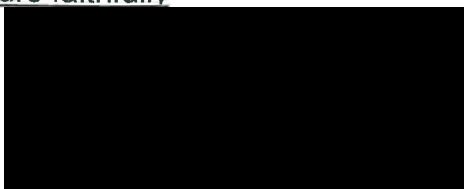
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[Redacted signature block]

The Acting Director of Legal Services,  
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Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 03 / 12 / 17

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CW11 1HZ

Your ref: HK /016820/Longridge

Date: 3. 12. 2017.

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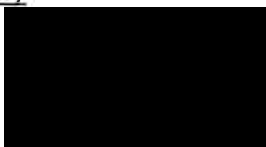
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The Acting Director of Legal Services,  
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CW11 1HZ



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Date: 4/12/17

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Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



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Date: 5/12/17

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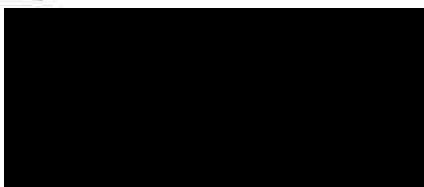
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5 DEC 2017

[REDACTED]

Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ  
FAO: Daniel Dickinson, Acting Director of Legal Services,

Date: 13 12 2017

Your ref: HK /016820/Longridge

*Dear Mr Dickenson*

I am writing on behalf of members of [REDACTED] to support the sale of the land edged green on the plans provided. This is the roadside verge abutting the Longridge thoroughfare and it lies between the existing housing and Local Plan Strategic Site LPS38. Access was approved to be across this land in the Local Plan and is integral to the Authority's commitment to help regenerate the Longridge area by bringing the new and the old communities seamlessly together.

The original purpose of this covenanted strip was to give a firm edge to what was Green Belt until the Local Plan was adopted on 27 July 2017. The decision of the Authority to designate this site for 225 houses obviates the original purpose for the covenant. It seems to [REDACTED] that it is incumbent on the Authority to remove any impediment it creates to the realisation of the land use intentions.

Members of [REDACTED] object strongly to the disposal in whole or in part of the Public Open Space [POS] edged blue on the plans. This area will not be required for access to the development site once the green-edged strip is passed to the developer. Moreover, the Public Open Space is in the Green Belt and the Inspector at the Examination in Public of the draft Local Plan made it very clear that further release of Green Belt could only be undertaken at the end of the Plan period or at a formal Review of the Local Plan.

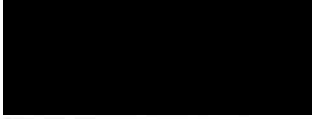
It is inconceivable that a Local Plan only approved and adopted four months ago after four years of data building, consultation, 60 000 submissions and three public examinations could require review. The area edged blue is designated as amenity open space for recreation and it includes a playing field. The POS has been used continuously since 1969 for recreation, walking and access to Booths Mere. It was and is a 'green lung' for the 1970 Higher Downs development.

The Character Area and Open Space assessments for the emerging Knutsford Neighbourhood Plan identify it as an important contributor to the amenity of the area and an essential green corridor between Booths Mere and St John's Wood. Any diminution of the space threatens this fragile wildlife pathway. Allocation of POS to the east of LPS38 is not acceptable mitigation in these terms or in terms of access from the Higher Downs Estate. The fact that it has been poorly maintained by the Authority is no reason for its disposal now.

[REDACTED] together with the other community groups in Knutsford, has worked closely with CEC's Spatial Planning Team in supporting the Local Plan and in identifying LPS38 as a potential force to enable the community in East Knutsford to realise its full potential, socially and economically. It is a matter of regret that disposal of this POS, which was never discussed as part of the Local Plan process, has emerged at this stage to put in jeopardy the good will of the local residents and threaten the sustainability policies in the Local Plan.

Thank you for considering these points.

Yours sincerely





The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

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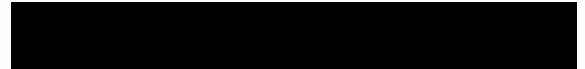

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15 DEC 2017

Date: 3-12-17

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middiewich Road,  
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CW11 1HZ

15 DEC 2017

Your ref. HK /016620/Longridge

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PRINT NAME

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Cheshire East Borough Council,  
Westfields,  
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CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

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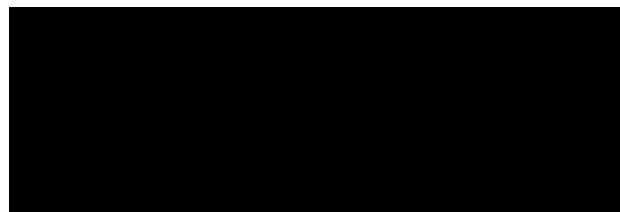
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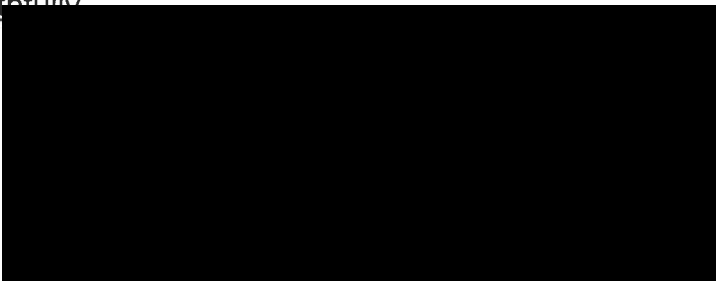
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 9th December 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating it to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
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Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 11/12/17

Dear Sir/Madam

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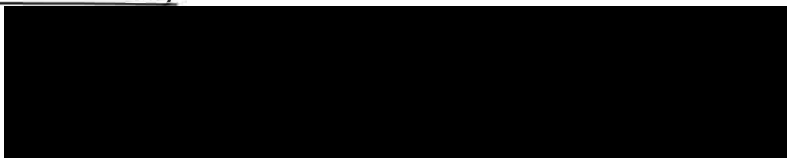
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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 10.12.17

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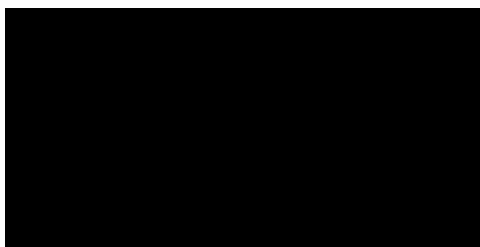
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Yours faithfully



15 DEC 2017

The Acting Borough Council  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

8 December 2017

Your ref: HK/016820/Longridge

Dear Sir/ Madam

My wife and I object to the disposal of the (blue edged) open space land which we look upon as land dedicated to recreational activities.

This land has always had a football pitch on it until last year. For some unknown reason the goalposts were removed by the Council and no explanation given.

We value the land as an open space for children to play on with friends and for adults to meet up for keep fit sessions or to walk their dogs.

If the building of 225 houses goes ahead then the new road should enter at a point opposite the Falcon Bearer public house and not through the playing field.

This makes sense as once the new houses are in situ the residents will be calling out for an area to play sports and to erect a children's play park and will have been denied it because of the new road.

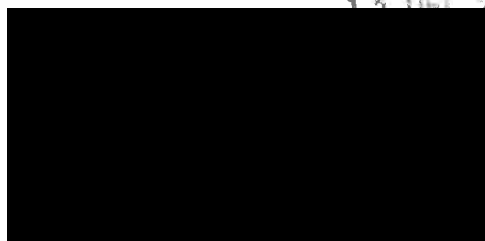
PLEASE THINK AGAIN!

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 4/12/17

Dear Sir/Madam

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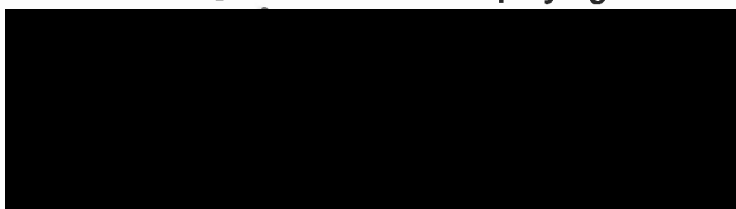
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 9/12/17

Dear Sir/Madam

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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 16<sup>th</sup> December 2017

Dear Sir/Madam

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The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

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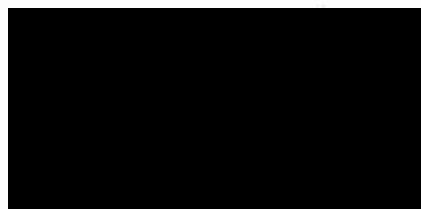
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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 6/12/17

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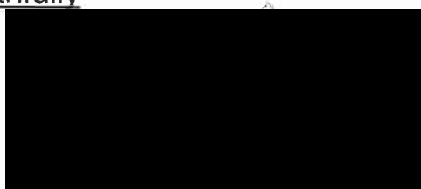
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

3/12/17

Dear Sir/Madam

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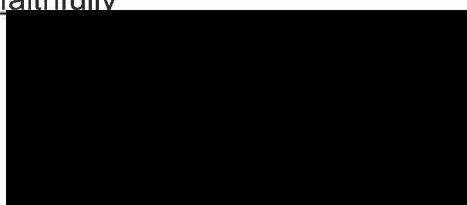
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Yours faithfully



11 DEC 2017

6 December 2017

re Your Reference HK / 016820 / Longridge

Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

Dear Sir or Madam

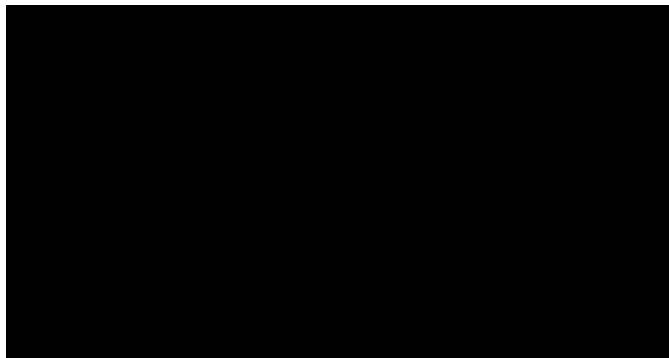
I object most strongly to your proposal to dispose of any or all of the public open space land at Longridge, Knutsford shown edged blue and edged green on your proposal plan. I further object to the imposition of any easements on any or all of this land.

I raise my objections on the following grounds.

It would allow access to facilitate a development on adjacent land, which I strongly object to as this adjacent land is very important ecologically. Your former council leader Michael Jones gave an assurance that this adjacent land would never be built on. I was never consulted and given an opportunity to object before his assurance was overridden.

I therefore object wholeheartedly to your proposal. Please keep me advised as to how you intend to proceed.

Yours faithfully



11 DEC 2017

6 December 2017

re Your Reference HK / 016820 / Longridge

Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

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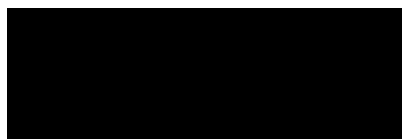
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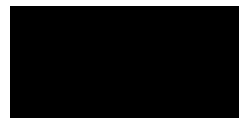
Yours faithfully





13 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



RE: HK /016820/Longridge

I strongly object to this proposed sale as it would invalidate the Adopted Cheshire East Local Plan and demonstrates Cheshire East are acting to disadvantage residents who are the beneficiaries of the covenanted strip of land.

The land proposed for sale was identified and presented by Cheshire East Council in the Local Plan as Green Belt Land. Following that process CEC adopted this plan on 27 July 2017. The land proposed for sale is clearly shown on Fig 15.45 page 314 as being part of the Green Belt. The public have already been consulted on about this land during the Local Plan process. The result is it has been confirmed as part of Cheshire East Green Belt. Proposing it for sale at this stage invalidates the Local Plan Public Consultation and presents many problems:

1. Cheshire East are demonstrating that they are not following their own adopted local plan. In proposing this sale, they have set a precedent that Cheshire East are prepared to sell and construct on their newly agreed green belt. This reduces their ability to defend against any other party who wants to build on any other area of Green Belt anywhere in Cheshire East. In not following the Local Plan they leave the entire plan open to challenge
2. Cheshire East did not make public this proposal during the Local Plan consultation. Cheshire East are making this proposal less than 6 months after the plan was adopted. Freedom of Information requests will be made to determine who was aware of this issue and why it was decided not to make it public.
3. Cheshire East leadership praised the Local Plan as it now protected the newly redrawn Green Belt. This proposed sale demonstrates that they will not protect this new green belt. The credibility of CEC and its Leadership will be further exposed as unreliable. Some CEC Councillors voted for the Plan knowing that this land sale was being considered.
4. It confirms that one of the selected Strategic Site is land locked. Therefore, it is not deliverable, this should have been resolved during the local plan. Other land owners and developers of strategic sites that were not included in the Local Plan will now question this Plan selection.
5. The Strategic Site is planned to have 225 houses, that is too many for a single road out. CEC are looking to sell green belt land to release a land locked site that will only have one access. This is unlikely to gain planning approval, If CEC know this now, then it is unwise to propose this sale.

The proposal is not specific. The Cabinet meeting discussed an option of 4% of the land being used. It is not clear from this consultation what part of land that relates to. This means that this consultation cannot collect public views on the options discussed at the Cabinet meeting.


Cheshire East have a conflict of interest. Cheshire East stand to gain financially from the sale of this land. As it acts as a ransom strip this should be around 30% of the increase in the land value; millions of pounds. If they sell the field they keep all the money. If they sell the strip of land the covenant beneficiaries would also share this sale proceeds. Some of these beneficiaries are CEC residents. Acting to build on residents' green belt with the purpose of negating some residents covenant protection whilst making financial gain is a conflict of interest. This conflict must have been known and should have been resolved before this process was rushed through.

At a minimum, this process should be paused, as requested by Knutsford Town Council to ensure transparency and resolve any conflicts of interest any involved person or parties may have.

Regards



11 DEC 2017



The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

Your ref: HK/016820/Longridge

4 December 2017

Dear Sir/Madam,

Your notice of disposal of public open space refers to two parcels of land. A roadside verge strip (edged green) & another designated as amenity open space for recreation including a playing field (edged blue).

We have no objection to the green edged strip being disposed of subject to any covenants etc. being discharged with the agreement of the relevant parties.

However we do strongly object to the recreation area (edged blue) being disposed of in whole or in part as this area has been well used during the time we have lived in the locality (since 1971). Furthermore I am told that this is designated as green belt land.

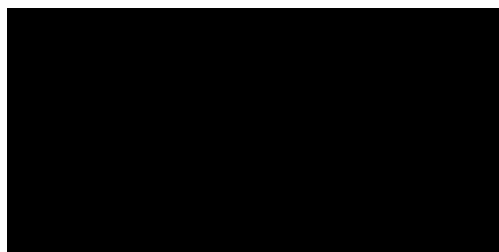
Even if only part of this area was to be disposed of to provide an access road to the proposed new housing the increased volume of traffic at the existing junction of Higher Downs/Longridge/North Downs would create an increased hazard for residents using the remaining recreation area, many of whom are children.

It seems to us that despite local planning policies and residents petitions that the Council is driven more by financial considerations and commercial interests than safeguarding the interests of residents and council taxpayers.

Yours faithfully,



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middiewich Road,  
Sandbach  
CW11 1HZ



15 DEC 2017

Your ref: HK /016620/Longridge

Date: 10-12-17

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

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- 8) Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.

Yours faithfully

PRINT NAME



11 DEC 2017



**Your ref: HK /016820/Longridge**

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

4<sup>th</sup> November 2017

Dear Acting Director

**Objection to Disposal of public open space of land at Longridge**

**Knutsford**

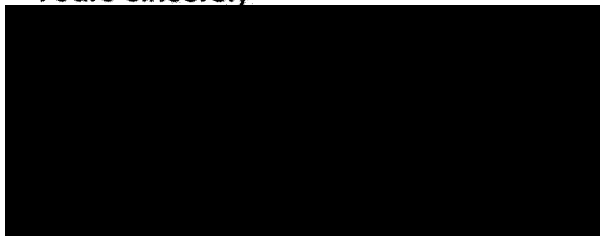
Whilst I have no objection to the sale of the green edged land running along Longridge and indeed would support it as it will allow access to and fro the new build and existing estates, I write to object most strongly to the disposal of the blue edged land.

I do this in my personal capacity and also as a ward councillor.

My objections are multiple:

- This goes against the only recently made Local Plan and would set a dangerous precedent
- The land is used by local residents of all ages for recreation (this in an area of multiple deprivation (bottom 30% nationally) and would set back recent improvements).
- Disposal of any part of the land would render its use for football (as now) impossible (and dangerous if a road were to run through it)
- The land forms an important green wild life corridor
- There is no need to sell it if work is done to facilitate the disposal of the green edged land.

Yours sincerely



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

3/12/17

Dear Sir/Madam

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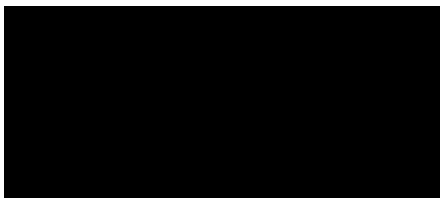
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Regarding the blue edged open space I object to the disposal in whole or any part.

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- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Your ref: HK /016820/Longridge

Date:

3/12/17

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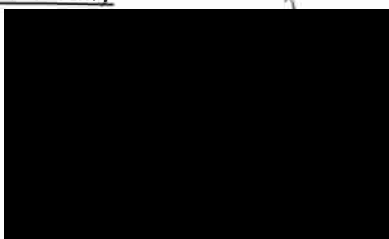
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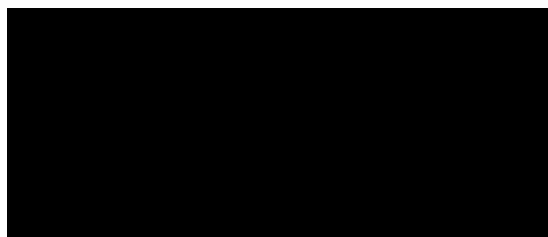
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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 03/12/17

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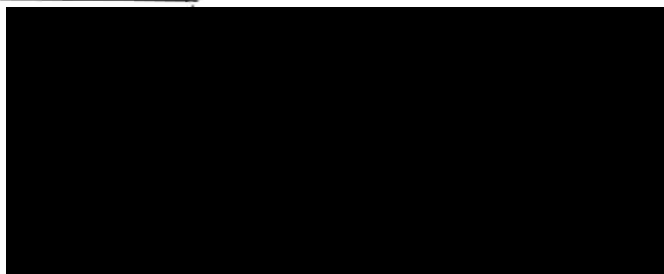
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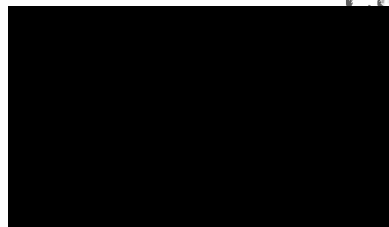
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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



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Date: 05/12/17

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11 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 7.12.17

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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middiewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016620/Longridge

Date:

14/12/2017

Dear Sir/Madam

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Yours faithfully

PRINT NAME

1 ↑ DEC 2017

Disposal of land  
ref. HK/016820/ Longridge

Objection to proposal to dispose of blue edged land on plan.

I strongly object to the proposal to dispose of any of the blue edged GREEN BELT LAND for access road.

Reasons:

1. UNNECESSARY ACTION

There is no need to encroach on GREEN BELT LAND, however little in area, when there is a perfectly good solution in using the covenanted land for the access road. I assume the land was covenanted to prevent housing development so it is of little use to retain this status.

2. SAFETY CONCERN

With the obvious increase in traffic from 250 further dwellings, an access road near the junction of Higher Downs, North Downs and Longridge sounds folly.

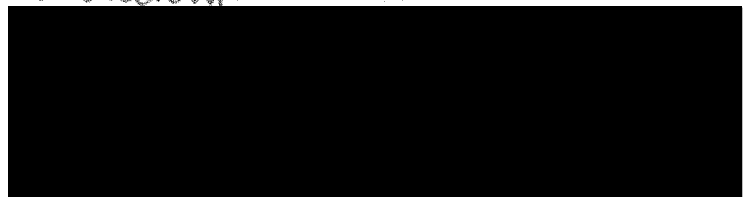
Any access road to emerge from the GREEN BELT LAND you wish to use would be directly across from the road leading to school. This seems a poor choice indeed when access from green edged land, further north east where Longridge follows a straighter course, would give better vision to motorists and pedestrians and would disperse the traffic somewhat.

To make a junction safely, if emerging from GREEN BELT LAND, I can only envisage a fair chunk (more than 4%) being used.

#### ISSUES ARISING

The saying 'Give them an inch and they'll take a mile' could be very relevant here. The land could be very valuable if bought for housing. Protection of GREEN BELT LAND is of much more value than money in a land developer's pocket. The C.P.R.E fought hard to protect this land and we must make sure this was not in vain.

Yours sincerely

A large black rectangular box redacting the signature of the sender.

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

31/12/2017

Dear Sir/Madam

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Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

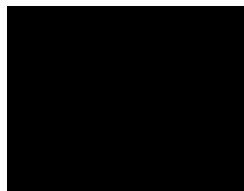
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 8<sup>th</sup> December 2017

Dear Sir/Madam

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Regarding the green edged strip, I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space, I object to the disposal in whole or any part.

This supports the position of the residents group in the area, Knutsford Residents in Over Ward (KROW) and the Knutsford Town Council.

My main grounds for objection is that the blue edged space is a link in the green corridor from the open countryside and Booths Mere to St John's Wood (see map below) and therefore is vital for the continued biodiversity of St John's Wood.



St John's Wood is a designated Local Wildlife Site and a green lung between dense housing estates. Its close proximity to the local community makes it a valuable neighbourhood feature but it also makes its ecological status fragile. At the moment a clear green corridor exists in a south easterly direction through the site of St Helena's, across the playing fields identified as the land edged blue,



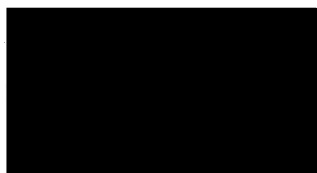
to Booth's Mere and out into the open countryside. This corridor is vital for wildlife to move in and out of St John's Wood.

Without such movement St John's Wood would become depleted and less diverse in its wildlife. Many species have to leave their birthplace to find their own territory and expand the species gene pool. Other species have to move between habitats to complete their life-cycle. Those like amphibians and dragonflies breed in water, leave to feed and grow, and then complete the cycle by returning to water to breed. This is vividly illustrated by anecdotal evidence of the area being "knee deep in little frogs" in the spring.

While the space edged blue may not be in an ideal ecological state, being mainly open grass, it could easily be improved by suitable planting. The current proposal for building hard structures in the green corridor is entirely contrary to that and must be avoided.

The space edged blue should continue to be a protected public open space, being part of the character of the area, a recreational asset to the community and part of a vital wildlife corridor.

Yours faithfully,



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

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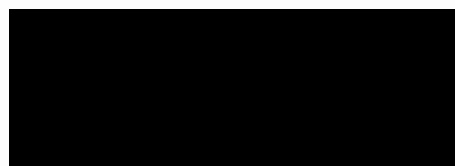
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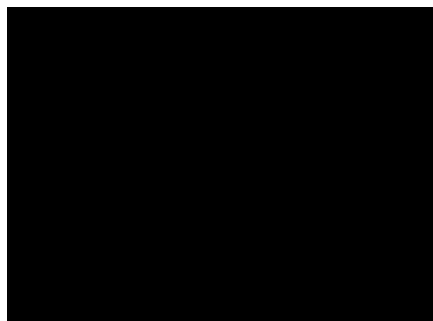
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5 DEC 2017

Your ref: HK /016820/Longridge

Date: 4/12/2017.

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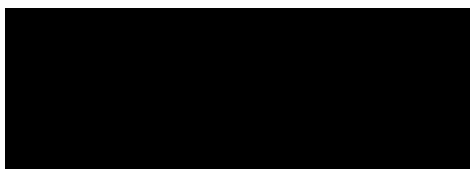
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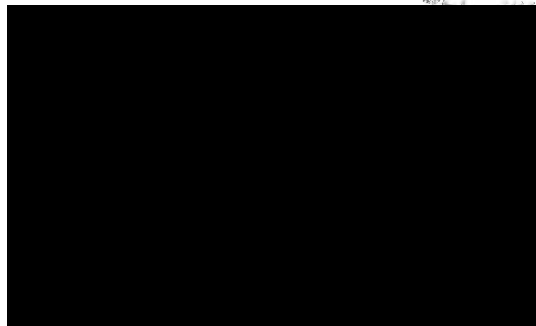
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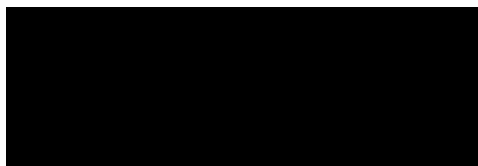
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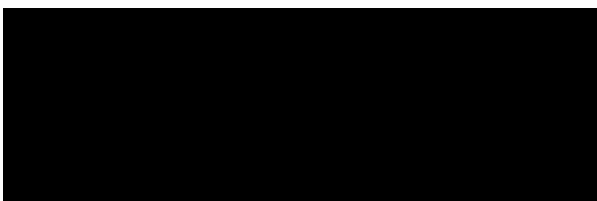
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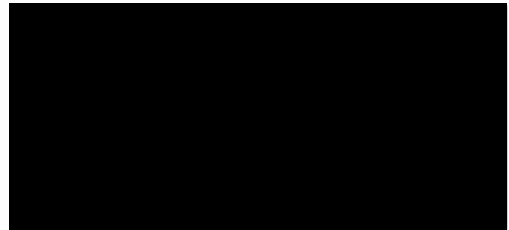
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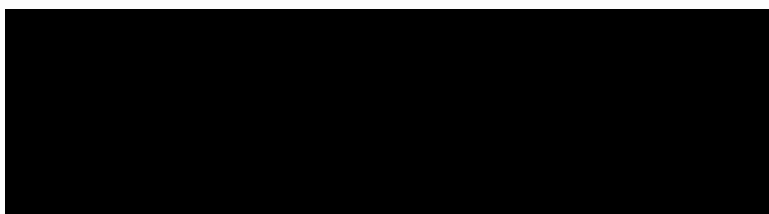
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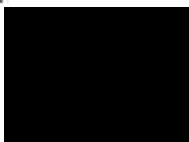
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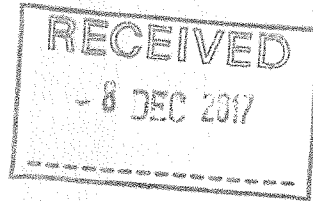
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5/12/2017

Dear Sir/Madam

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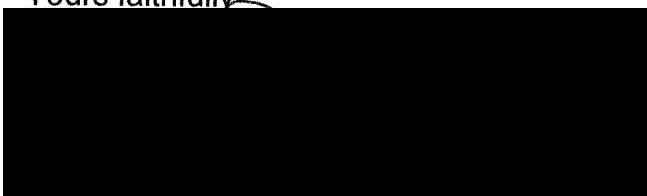
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The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields,  
Middlewich Road  
Sandbach  
CW11 1HZ

4 December 2017

**Your ref: HK /016820/Longridge**

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Yours faithfully

11 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields,  
Middlewich Road  
Sandbach  
CW11 1HZ

4 December 2017

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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

13th Dec 2017

Dear Sir/Madam

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Yours faithfully

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 4/12/17

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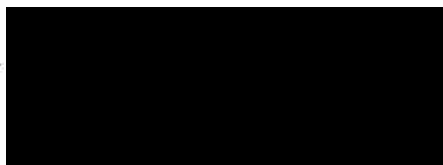
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Yours faithfully



18 DEC 2017

15/12/2017

RE DISPOSAL of PUBLIC OPEN SPACE  
of LAND @ NORTH DOWNS & LONGBRIDGE,  
KNUTSFORD HK/016820/LONGBRIDGE

I OBJECT TO THIS PROPOSAL.  
THIS IS RECREATIONAL LAND, FOR  
KNUTSFORD RESIDENTS AND SHOULD  
REMAIN SO. I HAVE BEEN USING THIS  
LAND SINCE 1992 ON A REGULAR BASIS;

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5th December 2017

Dear Sir/Madam

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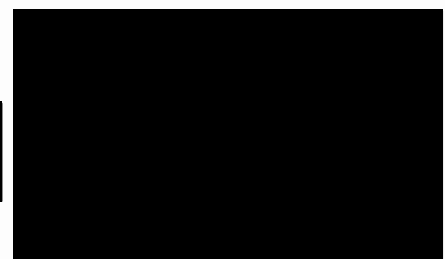
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

9/12/17

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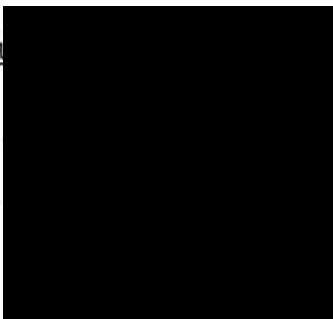
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DEC 2017

Your ref: HK /016820/Longridge

Date: 3/12/17

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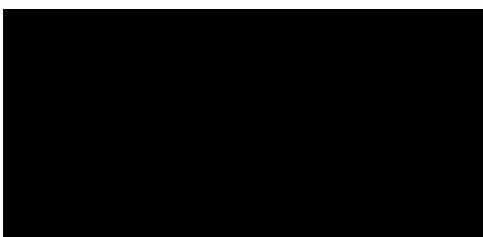
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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge (North Downs)

Date: 14 December 2017

**Dear Sir/ Madam**

Knutsford Residents in Over Ward (KROW) is a community group  
*Aiming for transparency and fairness in matters relating to residents in Knutsford Over Ward. Campaigning to save Green Belt, Green Corridor, Open Space, Recreational Playing field Football pitch at Higher Downs North Downs Longridge Knutsford, adjacent to Booths mere.*

Following the email on the 28 November, regarding the advert publication, we are writing to further object to the disposal of the land edged in blue as outlined in your notice. (blue land) (Note this is our current campaign area)

We consider that CEC has acted **unreasonably** to date in progressing negotiations, seemingly to a heads of agreement, whereby it was/is seeking a capital receipt despite the designation of the land as Open Space , playing field, football pitch in the Green Belt. We suggest that the public interest has not been served by the manner in which

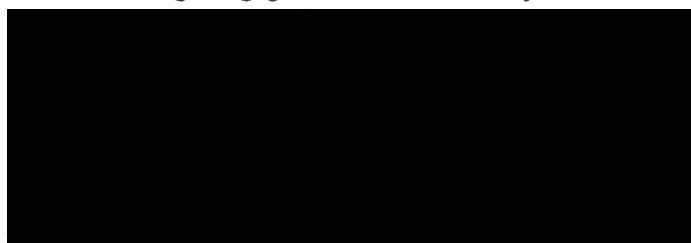
a) negotiations have happened within various parts of the Council ( Officers & Members), and with the adjacent landowner and b) the full exemption excluding the public and press was applied to a request for disposal forward decision by cabinet from April 2017 until October 2017.

We welcome the October Cabinet resolution that they have made no decision regarding the possible disposal of land, merely that they have authorised an advert/ notice and requested that the wider consultation work on discharging the covenant on the 'land edged in green' is undertaken to provide access across the 'green land'. We look forward to an informal review of all the information gathered, prior to a **recommendation** to the delegated decision maker. (the Portfolio Holder for **Regeneration?** ) This being the correct process under the 1972s123/80s118 act regarding open space land where comments received as a result of the advert notice period must be considered *prior to a decision*.

Put simply we are asking that Cheshire East Council stick to their Local Plan of July 2017. Over the pages are more detailed comments giving grounds for our objection.

**Yours Faithfully**

 **Secretary**



## **1     The absolute need to dispose of the 'blue' land has not been justified.**

**1.1** In isolation, the desire of the Council to achieve a capital receipt for disposing of assets is not a legitimate reason for doing so. Whilst this was clearly the intention of the Engine of The North in their submission to the Local Plan and the Assets team subsequent original proposal to Cabinet, we believe that the decision to amend the proposal indicates that this is not now required to be achieved as the primary driver.

8.1\*     The sale of land will generate a capital receipt for the Council and dispose of a maintenance liability.

10.3\*    The contract would oblige the owner of The Site to maximise the gross sale receipts from the combined site.

**1.1.2**    The continued pursuit of disposal should be justified against CEC policy outlining the criteria for disposal of land assets.

**1.2** The proposal to cabinet **acknowledged** that the work on discharging the covenant to allow the logical (Local Plan assumed) route had not been progressed.

3.5\*     Although the Grass Verge is the logical route for access into The Site, historic covenants on this land prevent its use for access. It is unknown who now benefits from the right to enforce the covenants effecting the grass verge and indeed whether the covenants remain enforceable and investigating the same could lead to significant cost risks and delays to the scheme.

**1.2.1**    Knutsford Town Council has offered to assist with the covenant. Evidence should be provided as to how CEC has engaged with KTC.

**1.3** This notice concerning 'blue land', stated as required in part for access, is premature as the outcome of negotiations need to be concluded regarding

**1.3.1**    the covenant and beneficiaries to access across the 'green land' and

**1.3.2**    the planning application to detail

a) exactly the possible 'blue land' requested for an access road and

b) likely outcome including c) planning policy constraints associated with protection and/or replacement for loss.

**1.4**    the wording of the proposal as it is, with 1.3.1 and 1.3.2 **undetermined**, is not fit for consideration as it seeks too wide an authority and offers no guarantee of the benefits suggested in doing so.

*\*\*'as far as is reasonably possible' 'to dispose...of...part..'*

10.5\*    The current proposal looks to minimise the area of land required to enable access to The Site. Based on indicative plans... prepared by the owner.... The Council will look to minimise the land take required for the scheme further if this is achievable for the proposed development.

2.1e.\* So far as is reasonably possible bearing in mind the size and proposed use of The Site to use reasonable endeavours to minimise the land take for the access road.

- 1.5** It is possible that the consideration of loss to be identified through the planning process will impact on the level of compensation (in land and or monies) required from the housing site landowner/ developer to the extent that it will affect the amount of housing deliverable on the site.

**1.5.1** It should be noted that whilst it is suggested that a 'part' of the playing field would be disposed of for an access road, land compensation will be required for the whole loss and also to repair and maintain the remaining land.

- 1.6** It is clear that disposal of the green land is required so again there is no need for disposal of blue. The 2013/14 site promoter plans showed access across the green land with new housing set back to integrate with existing housing. KROW has consistently asked Cheshire East Council to stick to the development of the housing site as in its Local Plan July 2017 where access is across the 'green land'.

1.5\* This reports seeks approval for the disposal of part of the land delineated 'blue' for the purposes of providing access to The site and the land delineated 'green', as provided within Appendix 1. The 'green' land would be incorporated into the scheme to better integrate the new development into the adjacent Longridge estate.

3.2\* Disposal of the land delineated 'green' provides an opportunity to remove a physical buffer between the new housing and the Longridge Estate – the overgrown grass verge – thus maximising the regenerative benefits in this area.

- 1.7** The Council should undertake proper scrutiny of Officers & Portfolio comments in the report presented to Cabinet.

**1.7.1** Why would it not 'generate the required certainty'?

**1.7.2** What are the other options?

**1.7.3** Why is the blue land option preferred? Whom does it most benefit?

**1.7.4** Which party provided the external planning advice? Was it the adjacent site owner or his agent? Is there a conflict of interest here?

**1.7.5** Internal ANSA and HIGHWAYS comment should be disregarded as support as it clearly is a holding response pending future detail and proper planning process. It should serve as a 'risk warning'.

**1.7.5** Applying full exemption to the matter in the Forward Decision plan has since been shown to be inappropriate with the change to a part 1 and part 2.

12.4\* The Council has also considered a number of other options to create access to The Site; however these would not generate a practical or achievable solution to bringing the scheme forward. This included disposing only of the strip of land adjoining Longridge (shown edged green), however this approach would not generate the required certainty to bring the scheme forward.

11.3\* The preferred option to form the access is through part of the 'blue' land which is allocated as existing open space in the green belt. External planning advice in respect of providing an access point through the Green Belt has been obtained.

11.4\* ANSA indicate they could support alterations to the existing Public Open Space if the overall provision in the locality is enhanced. The Highways Service has previously indicated that they have no objection to the preferred access location subject to seeing a detailed proposal.

**1.8** You state that it *may* be needed for access to facilitate a development upon adjacent land, but we hold that this is not the case if you proceed with the disposal of the land edged in green. This should be your preferred access and all reasonable endeavours should be made by the Council to achieve this.

**1.9** Access via the 'green land' has been assumed throughout the Local Planning process and no evidence has been provided by the Council or the site promoter that the site would be undeliverable if the 'blue' land is not used. Indeed, if this was the understanding prior to July 2017 then the site would have been deemed undeliverable and should not have been allocated in the Local Plan. We note that the submission by Engine of the North to include the land edged in blue as part of the CS50 site was also refused at that stage, further indicating that the 'blue land' was not required. Below is an extract from the Dewscope submission to the April 2016 Local plan consultation.

*DC40 Dewscope submission to the local plan. April 2016*

*13.41 The Council owned playing fields immediately to the south-west of the site are being promoted for development by Engine of the North. We consider that they should be removed from the Green Belt, and included within the Longridge allocation (CS50). The land could be used to provide a primary or secondary access to site CS50. The site could also be developed as part of site CS50, or indeed in its own right.*

## **2     Blue land is not surplus to requirements. Open space is deficient in the area.**

**2.1**     Please could Cheshire East Council provide a copy of their land disposal policy.

**2.2**     It is our understanding that the Local Government Acts & amendments were made to facilitate the disposal of public assets deemed surplus to requirements. This quite clearly is not surplus to requirements.

**2.3**     This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife. The land used on a daily basis by children and adults for informal activity, running, walking, dog walking, kite flying, blackberrying, frisbee, throw & catch etc. It is also a community recreation focal point with summer fundays, firework display and Sunday afternoon gatherings having taken place. There is a daily litterbin collection further evidencing regular use.

**2.4**     The perceived failure of Cheshire East Council in their duty to maintain the Open space in good condition, and removing the goal posts in 2014 obviously affects the use of the area. This has been used to unfairly state the use and potential use of the area. Whilst property services have made repairs to the drains in the last year, more work is needed and ANSA need to replace the goals. Town Council and residents have records of requests to ANSA to replace the goals.

**2.5**     Knutsford Town Council have previously requested the transfer of the land and currently have an asset of community value application outstanding.

**2.6**     Local Plan Open Spaces assessment and previous plans

Since the land was transferred by public request to the Knutsford Urban District Council in 1969 every Development plan and consultation has found that residents considered the land to be allocated to the local housing area for recreation and it was retained as such in the Open Space evidence submitted with the recently approved Cheshire East Local Plan. In 1970 local Children petitioned for a playarea. Each successive assessment deemed the area to still be short of open space including recreational football pitches. In the 1987 Macclesfield Local Plan it was suggested that should any private land come forward for development, then negotiation should take place to provide extra football pitches and improve the existing. This was carried through to the last MBC 2004-11 Plan where the PPG17 assessment and recreation policies suggested another playing field on the privately owned land adjacent to the current. The planning agents promoting the site acknowledge this although they did try to have the retained MBC policies rubbed from the CEC LPS. The proposed indicative access road across 'blue land' would affect this allocation and the existing pitch.

**2.7** Knutsford has a current and predicted shortfall in playing pitches as outlined in the playing pitch strategy.(PPS) The PPS recommends that lapsed and disused football pitches are protected and be brought back into use. The absence of a playing field listing in the PPS does not mean it should be dismissed as such and the writers KKP acknowledge that such omissions in data collection may have occurred. A resident submission to the CEC sports strategy consultation on the PPS highlighted this omission in May 2017.

**2.8** This blue land serves an existing housing area. Putting a road through it would make it less safe and of less use. Relocating it to an area behind new housing would be less accessible to residents in the Downs and South East Knutsford area affected by the disposal of blue land.

**2.9** An environmental impact assessment should be carried out to assess how the disposal of any 'blue land' will affect the area. This should include its role as a Green Corridor.

**2.10** The Blue land is registered as Open space since 1969 and Cheshire East Council have a duty to maintain it. The desire by CEC to reduce its maintenance liabilities by possibly disposing of the land and removing the open space obligation for any future owner is not acceptable. There is acknowledgement that CEC have not maintained the land in a good state.

8.1\* The sale of land will generate a capital receipt for the Council and dispose of a maintenance liability.

1.3\* The existing public open space land is of poor quality suffering from inadequate drainage.

### **3 Full consideration of the 'replacement' required should CEC insist on disposal has not been properly assessed.**

**3.1** The loss of any part of the playing field land would require full replacement, within the allocated housing site land, and this could affect the housing numbers. Also the loss of a part and any road development on it may affect the surrounding land and that would require suitable repair and maintenance.

**3.2** The location of the open space will be a consideration and current 'replacement' illustrations are not satisfactory.

#### 4 This proposal presents a risk to the Council's reputation as

4.1 this proposal to dispose of blue land is inconsistent with its Local plan. Setting a precedent to go outside of site boundaries and to take more green belt land, and take open space playing field land may encourage such requests from other sites.

4.2 it has indicated in reports and media coverage, that through the housing development, 'regeneration' and **compensation** outweighing any loss will be achieved. Information provided to date by way of a new masterplan from the site promoter fails to demonstrate this. In fact this is misleading as it is only an illustration and nothing is binding until planning application. Media reports of **spokesperson** comments have been challenged in our previous email.

4.3 The weight of public opinion is against this proposal at this stage. Widespread other parties objecting to the disposal of blue land before and during this notice period are listed below.

##### Knutsford Neighbourhood plan Committee

to Emery Planning	March	2016
Chair to Engine Of The North MD H McManus	March	2016
Knutsford Town Cllrs/ Ward Cllrs/ Residents to CEC (Assets Kehoe)	Summer	2017
KROW petition to Town Council	September	2017
KROW petition, Knutsford Town Council & Ward Cllr & MP to Cabinet	October	2017
Letters of objection to advert giving notice. Includes individual residents, community groups, Town Council Town Councillor and Ward Councillor Neighbourhood plan committee members and has alerted national campaign bodies.	December	2017
Local paper articles	June on.	

4.4 The stated method of disposal would put great faith in a third party and therefore possible risk to the Council.

10.3\* The contract would oblige the owner of The Site to maximise the gross sale receipts from the combined site.

- 5 **The proposal wording is vague.** The specific land, if in parts, the method & timing of disposal, is not clear in relation to the timing of the anticipated planning application for the housing development. Please note that we consider Dewscope to be the landowner, that wishes to sell on to a housing developer/ builder. This raises concerns

#### 5.1 Best Value

- 5.1.1 Is the Council disposal conditional on a planning application?
- 5.1.2 Is the Council only negotiating with one party?
- 5.1.3 Is the disposal a sale at Open market value or by Independent valuation.
- 5.1.4 Is the disposal to a party that will sell on to a housing developer?
- 5.1.5 How will you avoid a speculator / middleman profiting?
- 5.1.6 If seen to be at less than best value will this represent a subsidy to any party?
- 5.1.7 The method of disposal would put great faith in a third party and therefore possible risk to the Council.

10.3\* The contract would oblige the owner of The Site to maximise the gross sale receipts from the combined site.

#### 5.2 Stakeholder engagement

If it is agreed to dispose of land, and the existing designation is removed prior to the planning application, this could lead to relevant objections not being heard in time.

- 5.2.1 As the 'blue land' is playing field and a former football pitch have Sport England been contacted regarding the proposal to dispose of land?
- 5.2.2 Have the CEC internal consultees been informed of the proposal to dispose of open space, green space, outdoor sport & leisure space?
- 5.2.3 Have the strategic planning team been consulted? – not just the development management team? How will it affect the Local plan site principles of development?  
Specifically the wildlife buffer alongside Booths mere to the road and land opposite to St John's wood which forms a green corridor.



6 The disposal may accrue monies to Cheshire East and we object to those monies gained, from our loss, possibly being used to benefit another area. What will CEC do with the monies raised through disposal?

The Longridge site for housing was allocated on the basis that it presented an opportunity for regeneration. This has not been detailed, but it is assumed that investment will be made in the area. As CEC will gain from the sale of any land, will it be reinvested here? Does the potential income arising from disposal of blue land prejudice choosing that option over any other for access?

**7 Disposal is contrary to the emerging Knutsford Neighbourhood plan.**

Emerging policy work is out for public consultation and the blue land is identified as protected playing field, noted as an historic open space. It is listed for a Local Green Space application and Green Corridor.. The area is identified as a possible future local park.

**8 Disposal is contrary to National and Local planning policies.**

**NATIONAL PLANNING FRAMEWORK** Para 74.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: ● an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ● the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or ● the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

CHESHIRE EAST LOCAL PLAN – See over

### **Policies from the Cheshire East Local plan.**

Policy **SC 1** Leisure and Recreation p107

protect and enhance existing

Policy **SC 2** Indoor and Outdoor Sports Facilities p109

protect and enhance existing

Policy **SC 3** Health and Well-Being p111

Encourage green spaces and play areas to be located away from main roads

Policy **SE 6** Green Infrastructure p 135

protect and enhance

(4. Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East's green infrastructure network by requiring all development to: i. Protect and enhance existing open spaces and sport and recreation facilities;)

Policy **PG 3** Green Belt p61

Policy **SE 3** Biodiversity and Geodiversity

Policy **SE 4** The Landscape

Policy **SE 5** Trees, Hedgerows and Woodland

Policy **SD 1** Sustainable Development pt14.

Contribute to protecting and enhancing the natural, built, historic and cultural environment;

Policy **SD 2** Sustainable Development Principles

1. All development will be expected to: Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of: e. Green infrastructure.

Policy **SE1** Design Sense of place

i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;

### **STRATEGIC PRIORITIES driving the Local plan policies**

#### **Strategic Priority 3**

Protecting and enhancing environmental quality This will be delivered by:

1. Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development.

5. Conserving and enhancing the natural and historic environment ensuring appropriate protection is given to designated and **non-designated** assets, including their wider settings.

6. Providing new and maintaining existing high quality and accessible green infrastructure to create networks of greenspace for people, flora and fauna and allow species adaptation and migration.

7. Establishing clearly defined Green Belt boundaries that take into account the need to promote sustainable patterns of development and include "safeguarded land" which can meet the longer term development needs of the borough stretching beyond the plan period.

#### **Strategic Priority 2**

Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided This will be delivered by:

2. Ensuring that development provides the opportunity for healthier lifestyles through provision of high quality green infrastructure and cultural, recreational, leisure and sports opportunities.

5. Ensuring that all new development is well designed, has regard to local character and context, and is sustainable and energy efficient.

**ALSO saved policies from the Macclesfield Local plan relating to recreation and open space.**

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016620/Longridge

Date: 14 December 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

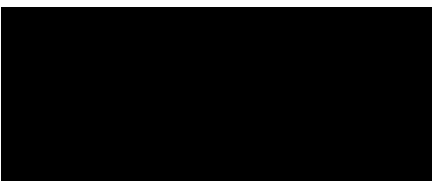
Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating it to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
- 4) **This proposal is very unclear about how much land is needed.**
- 5) **This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.**
- 6) **This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.**
- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully

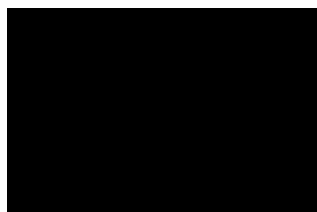
PRINT NAME





The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middiewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref. HK /016620/Longridge

Date: 14/12/2017

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Yours faithfully



PRINT NAME





The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

DEC 2017

Your ref: HK /016820/Longridge

Date: 6 December 2017

Dear Sir/Madam

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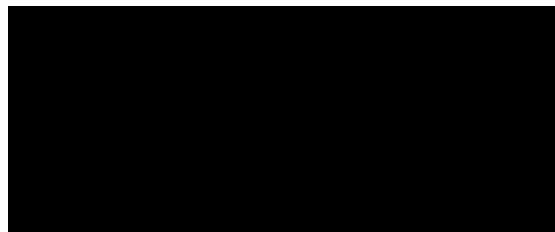
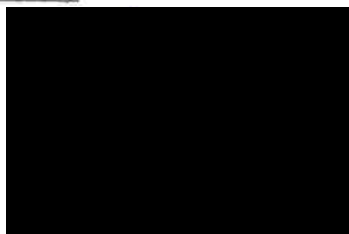
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- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



15 DEC 2017



The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbatch  
CW11 1HZ

Dear Sir/Madam

Knutsford Longridge Development Ref.HK016820/Longridge.

As a local resident of some 40 years I object most strongly to the proposed disposal of two parcels of land adjacent to the Longridge road.

This land is clearly open space and regularly used for recreation by many local people. The proposal was not included in the local plan and it is simply not logical to take recreational land adjacent to the proposed new housing area. Clearly use of the existing recreational area would increase as soon as the new houses were occupied.

Knutsford Town Council very strongly supports the retention of this land for recreational use.

Numerous local residents view this proposal by Cheshire East Council as contrary to fair governance bordering on the edge of illegality being taken by Cheshire East Council without care or consideration for the citizens of Knutsford.

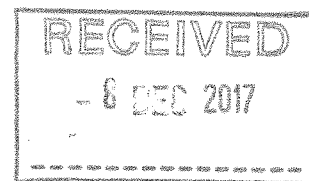
Yours truly





[REDACTED]

The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbatch  
CW11 1HZ



Dear Sir/Madam

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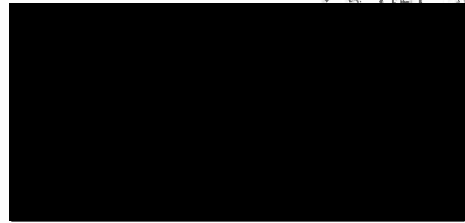
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Yours truly

[REDACTED]

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

8 DEC 2017



Your ref: HK /016820/Longridge

Date:

9/12/17

Dear Sir/Madam

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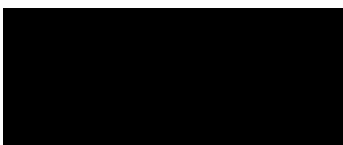
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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5/12/17

15 DEC 2017

Dear Sir/Madam

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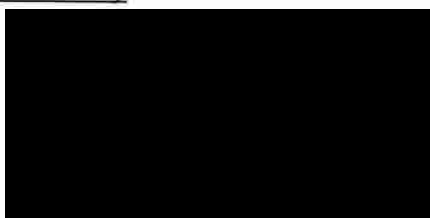
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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10/12/17

Dear Sir/Madam

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Yours faithfully



11 DEC 2017



Daniel Dickinson  
Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

Friday 1<sup>st</sup> December 2017

Dear Mr Dickinson,

**PUBLIC OPEN SPACE DISPOSAL, LONGRIDGE, KNUTSFORD**

I write as a resident of Knutsford in strong objection to the proposed disposal of any part of the public open space at Longridge, Knutsford as delineated blue on the published plan. The proposal to dispose of this land to allow for the creation of an access road to the adjacent development site is inappropriate when an alternative option, access across the land edged green, has not been sufficiently explored.

As the council has sought to align the 'need' to dispose of this space with the delivery of the adjacent local plan site (your press release dated 20/11/2017 refers) I wish to outline that my objection is based on this facilitating the development in an inappropriate way by providing only a single point of access to the new estate and it not fully integrating with the existing Longridge estate. The key to the regeneration of this area is that the new development must fully integrate with the existing and end the 50 years of Longridge being isolated from the rest of the Knutsford community. This is best achieved through the access to the new estate connecting properly with Longridge and the development of a central 'village square' as per plans presented to the community a number of years ago.

I do not consider that the existing public open space is underused and I do not consider that the new public open space, much of which would be required anyway, should be used

as justification. This public open space was designed to serve existing housing (the Downs estates) and the new public open space will be a significant distance further from these properties and the Longridge estate.

I am conscious of two petitions having been collected objecting to the disposal of this land which have gathered over 400 signatures. This demonstrates the importance of this open space to the community.

I wish to register my support for the disposal of the land delineated green on the published plan, this will enable the council to ensure that the new estate is developed to maximise regeneration in the area.

Yours sincerely,



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully





The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 7<sup>th</sup> Dec 2017

Dear Sir/Madam

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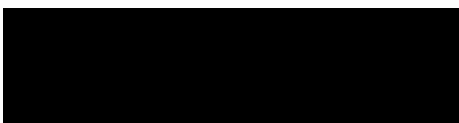
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Yours faithfully





Date: 5/12/17

Your ref: HK /016820/Longridge

15 DEC 2017

Dear Sir/Madam

RE: your notice of disposal of public open space refers to two parcels of land.

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Regarding the green edged strip, we have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space, we object to the disposal in whole or any part.

Our main grounds for objection are: -

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- 2) \* This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife. Over 300 local youth will be affected/impacted by the removal of said playing area
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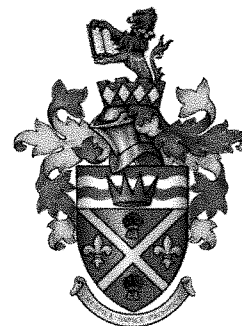
For and on behalf of

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

13 DEC 2017



[REDACTED]

Daniel Dickinson  
The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

Monday 11<sup>th</sup> December 2017

Dear Mr Dickinson,

**DISPOSAL OF PUBLIC OPEN SPACE AT LONGRIDGE, KNUTSFORD**

Knutsford Town Council has an active interest in the disposal of public open space in this area and has been in discussion with the borough council's assets department on the same. The Town Council strongly objects to the disposal of any part of the land edged blue which is well used as public open space for the community in this area. The Town Council objects to the justification of disposal of any part of this land on the basis that a greater amount of public open space is opened up through the facilitated development on the grounds that:

- a) There would be a requirement to provide POS as part of this development regardless
- b) The proximity of the new POS is further from the community the existing POS serves, namely the 'Downs' estates and the existing Longridge estate. This would make it less accessible to the established community.

The Town Council supports the development as set out in the Cheshire East Local Plan for housing on the neighbouring site but considers it paramount that this area is developed to fully integrate with the existing Longridge estate. The key to this is to ensure that the new development is not an isolated estate accessed from a single point away from the Longridge estate but is instead connected at multiple points with a central community focus as set out in initial development plans for this area – which were what the public support for development here was based on.

The Town Council supports the disposal of the land edged green which is not public open space per se and would not detrimentally affect the surrounding community.

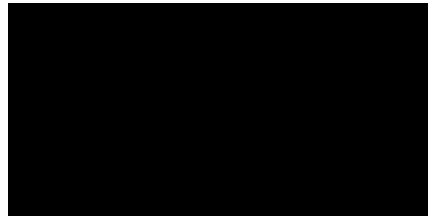
Yours sincerely



LOCAL COUNCIL  
AWARD SCHEME  
QUALITY GOLD

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 11<sup>th</sup> December 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the Green Belt.

Regarding the green edged strip we have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space we object to the disposal in whole or any part.

This supports the position of the residents group in the area, Knutsford Residents in Over Ward (KROW) and the Knutsford Town Council.

Our main grounds for objection are:-

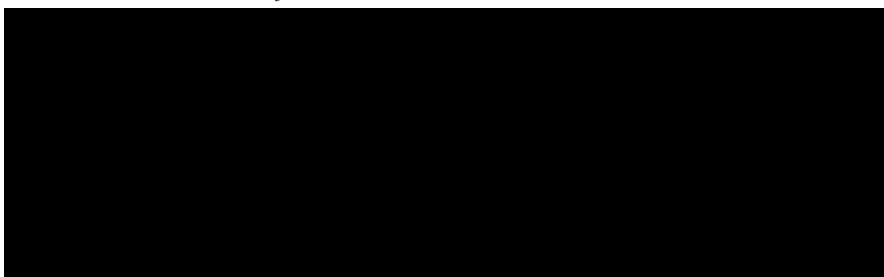
This proposal was not part of the Local Plan consultation. The new housing site was allocated without the blue land access and was declared "available" before the Inspector. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.

This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it. It is identified in the Local Plan evidence document 'Open Spaces'.

This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. It contributes to social well-being and supports wildlife.

The disposal of blue land could lead to a different highways scenario and a greater number of houses being accommodated on the strategic land site. Should this happen, it would call into question the overall sustainability of the development.

Yours faithfully,



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Knutsford  
Cheshire

15 DEC 2017

Your ref: HK /016820/Longridge

Date:

Dear Sir/Madam

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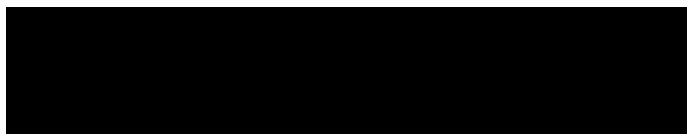
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- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating it to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
- 4) **This proposal is very unclear about how much land is needed.**
- 5) **This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.**
- 6) **This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.**
- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

5/12/17

Dear Sir/Madam

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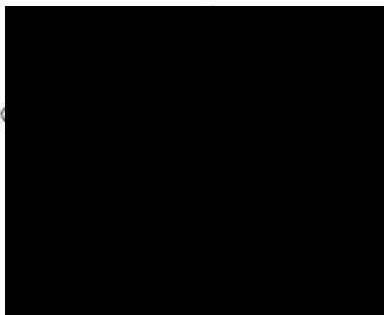
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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 3/12/2017

Dear Sir/Madam

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- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully





The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

Dear Sir/Madam

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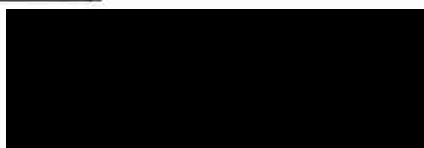
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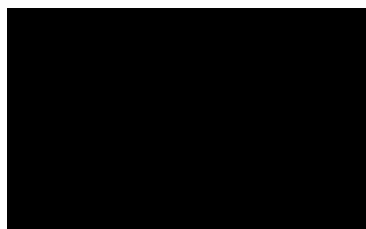
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



2 - JAN 2018

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 1<sup>st</sup> December 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it, but appear to have allowed its condition to deteriorate.**
- 2) \* **This blue land is well used recreational green space, (I have personally enjoyed activities with my young children there) forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating the existing open space to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
- 4) **This proposal is very unclear about how much land is needed.**
- 5) **This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.**
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- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

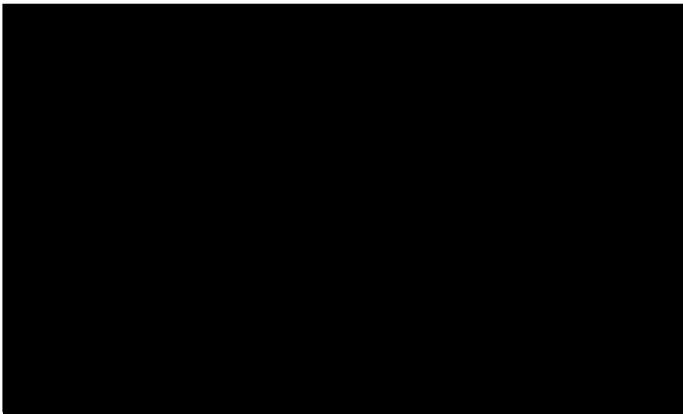
Further to the above, I have grave concerns over the risk this proposal has to the future strength of the local Plan which was developed with community involvement, over several years, and now appears to be being unravelled to meet the needs of developers.

The adjacent site was placed in to the local plan on the understanding that no further green belt nor open space would be affected.

I would suggest that if this proposal goes through, the whole local plan is at risk of being re-examined by the planning inspector, having failed in its role of protecting the Cheshire East area from unwarranted development, and use of public land.

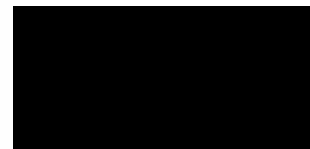
Cheshire East Council must therefore consider very carefully if the above disposal is a risk worth taking for this one development site, as it could set a very dangerous precedent going forward which developers could use to destabilise the Local Plan and take advantage of development site wherever they see fit.

Yours faithfully



15 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach



Your ref: HK /016820/Longridge

5<sup>th</sup> December 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip, we have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space, we object to the disposal in whole or any part. This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife that will already have a restricted habitat once there are houses built in the woodland

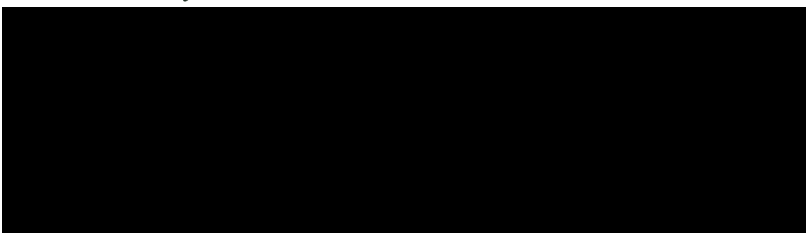
The blue land serves an existing housing area. Relocating it to an area behind new housing would be less accessible – we would not let our children go there unattended, while we happily let them and their friends play on the current local playing fields.

This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development. This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.

Knutsford Town Council supports the protection of the blue land and 2 petitions with over 400 signatures have objected to the sale of the public recreational land.

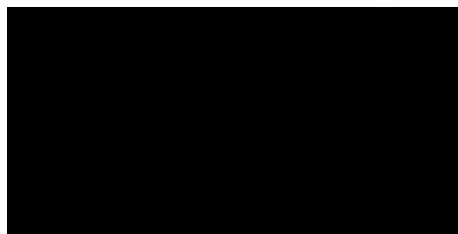
We use the playing fields daily with our children and dog - a road within any part of it would make the whole area less safe and therefore less accessible and useful for recreation. With increasing obesity and the need to maintain healthy lifestyles, it is important to have easily accessible open spaces within which to safely walk, play, run and

Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 9/12/17

Dear Sir/Madam

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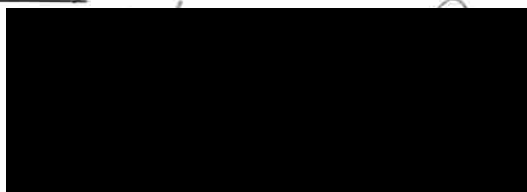
Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

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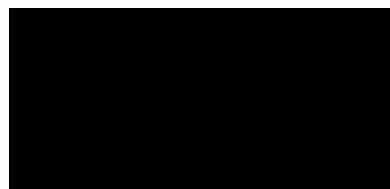
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- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



15 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5<sup>th</sup> December 2017

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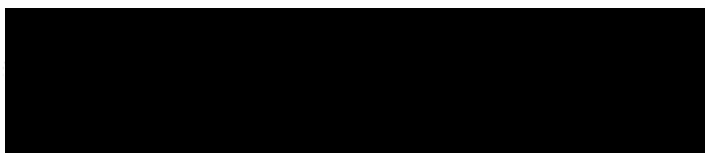
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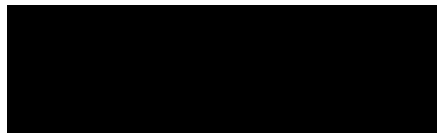
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5<sup>th</sup> December 2017

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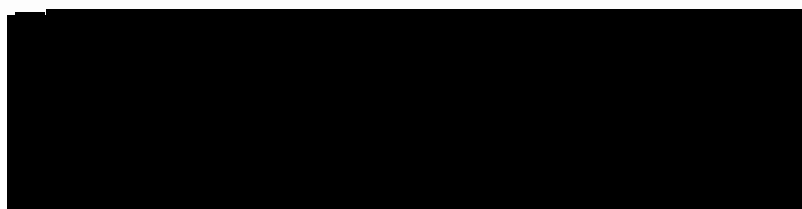
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Yours faithfully



15 DEC 2017

To the Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewick Road  
Sandbach  
CW11 1HZ

copy

4-12-17

Dear Sir/Madam

I am very concerned about the proposed sale of the blue-edged open space recreational area between Higher Downs/North Downs + Longridge in Knutsford.

For as long as I remember, and I have lived on this estate since 1969, this area of land has been well-used by ramblers, dog walkers, children and, until the goal posts were (temporarily?) removed, young lads football teams.

This land is greenbelt and was made a public open space in 1969, thus it belongs to the public and is well used by the local residents. It is a pleasant amenity that should not be sold. In fact, when the new houses are built it will prove to be even more beneficial. People need open green spaces to relax and walk, children need areas where they can safely play and explore and if this land is sold off it will be to the detriment of everyone in the local area.

This proposal was not mentioned in the Local Plan. The Town Council also support the protection of this amenity.

New houses have to be built - I have no objection to the sale of the green-edged area, but it should definitely not encroach onto the blue edged recreational space.



2.

The possible suggested relocation of the greenSpace to an area beyond the new houses would mean our children could not safely go there on their own and it would be far less convenient for dogwalkers — why should we lose what we already have?

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.A single horizontal line drawn below the redacted signature box.

To the Acting Director of Legal Services  
Aeshie East Borough Council  
Westfields  
Middlewich Road  
Sandbach

11 DEC 2017

Dear Sir/Madam

4-12-17

I am very concerned about the proposed sale of the blue-edged open space recreational area between Higher Downs/North Douse + Longridge in Knutsford.

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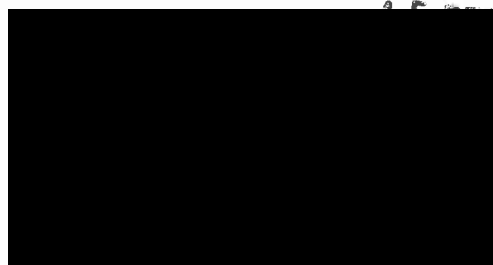
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The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



2017

Your ref: HK /016820/Longridge

Date: 10th December

Dear Sir/Madam

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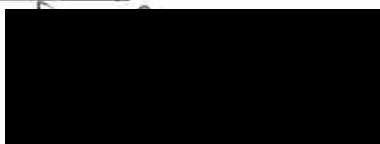
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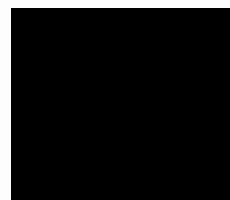
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

12 December 2017

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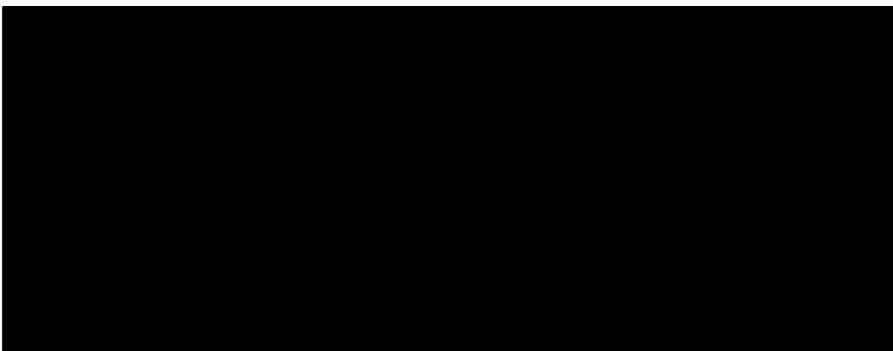
Our main grounds for objection are: -

- 1) We live opposite the blue edged land in question and we see it in use daily by a variety of users of all ages. Recently it has not been maintained adequately by Cheshire East Council (CEC) and has had some drainage issues on the football pitch area. These have now been repaired but there still needs to be some remedial work on the pitch and reinstatement of goal posts that were removed by CEC. It is not as has been stated in some reports underused and has been Open Space since 1969, is an asset to the community and Cheshire East Council have a duty to retain and maintain it.
- 2) The disposal press release states that about 20 acres of new public open space will offset any loss of space. This is clearly not true, the proposed development site, LPS 38 in the Cheshire East Local Plan (CELP) is approximately 25 acres in total. In addition to this, the land owner of LPS 38 owns a further adjoining area of approximately 12 acres. The majority of this additional land is densely wooded and the development plans only show a small area of comparable open space which is about 2 acres in size. There is very little if any open space proposed in the existing LPS 38 proposal, which should also be addressed. The blue edged land is approximately 5 acres in size and so this is no way a valid exchange.
- 3) The original two entry\exit junctions for the proposed development (LPS 38 – CELP) are closer to Mobberley Road. By bringing the only access point across the blue edged land the traffic will be forced through Higher Downs. Of all the traffic surveys done so far, none have looked at the through route along Higher Downs, that passes two Primary Schools with existing traffic congestion issues to the junction of Mobberley and Macclesfield road next to the Legh Arms. This junction is also the main right turn for traffic from Macclesfield to Mobberley. Significantly increased traffic would be added to this already backed up junction in peak times and create additional issues and as a residential cut through should be avoided through better planning.

- 4) The focus seems to be on providing for Longridge, whilst this is open space for use by anybody, it was originally provided by Welmar Homes for the benefits of the Downs Estates. By moving any proposed open space potentially up to 750m further away you are removing ease of access to it for those residents. Longridge is already well served by existing facilities, including sports pitches.
- 5) The developer's proposed open space replacement, has no proposed parking, is out of sight, out of mind and already has a number of issues including drug use associated with it as it is used currently by members of the public. We personally do not want our children wandering through to an isolated area, whereas the existing area has high visibility and is so far, a safe place to play.
- 6) This proposal is very unclear about how much land is needed. In releasing all the land to the developer there is a real risk of further development of housing on this open space. Knutsford does not require any additional housing in the call for land from the 2<sup>nd</sup> part of CELP.
- 7) Knutsford Town Council, which supports the protection of this land, has this area of land on its Asset Transfer Register, with plans to retain it as public space. However, it would seem that CECs and the developer commercial interests are the only consideration in this process.

We would therefore ask you to block the disposal of the blue edged space. Work to discharge the covenant on the green edge land which can then be sold and work with the developer to provide a plan for LPS 38 that is inline with CEC and Macclesfield Borough own Planning Policies.

Yours faithfully,



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 10/12/17

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

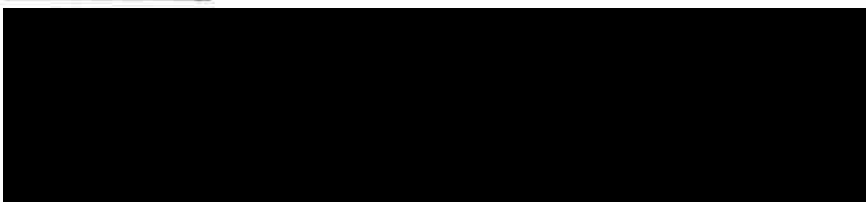
Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating it to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



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CW11 1HZ



15 DEC 2017

Your ref: HK /016820/Longridge

Date: 10/12/17

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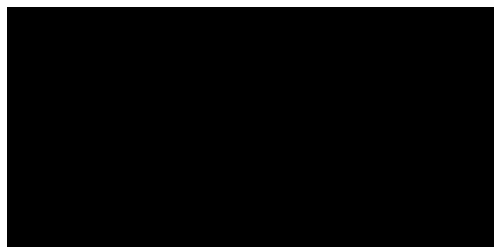
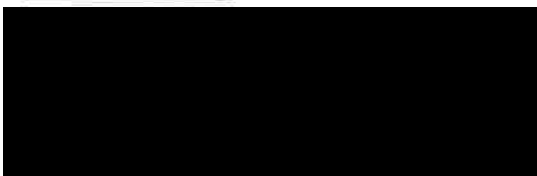
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Yours faithfully





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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 8/12/17

Dear Sir/Madam

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CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 12/12/17.

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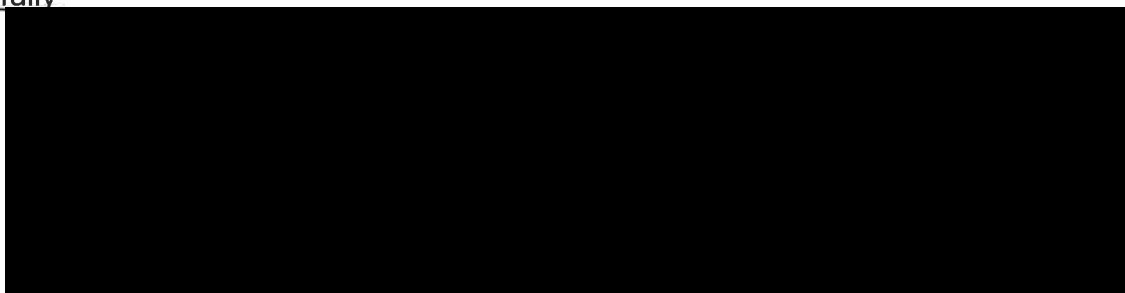
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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

Dear Sir/Madam

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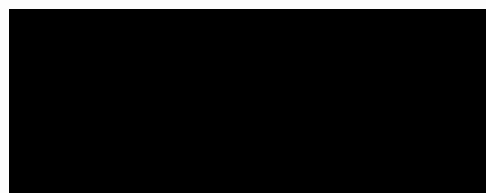
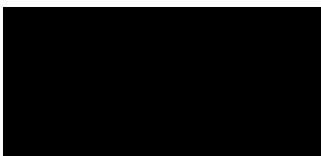
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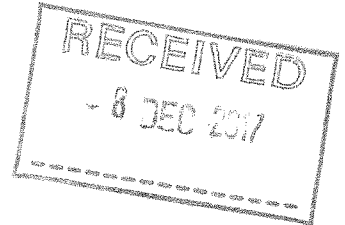
Yours faithfully



Your ref: HK /016820/Longridge

04/12/17

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Cheshire East Borough Council,  
Westfields,  
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Sandbach  
CW11 1HZ



Dear Sir/Madam

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This area is very dear to my heart having lived there for a while, and I believe that were these proposals implemented it will be a sad day for the local community and detrimental to the natural aspect and beauty of the area.

Yours faithfully



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Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

DEC 2017

Your ref: HK /016820/Longridge

Date: 3<sup>rd</sup> December 2017

Dear Sir/Madam

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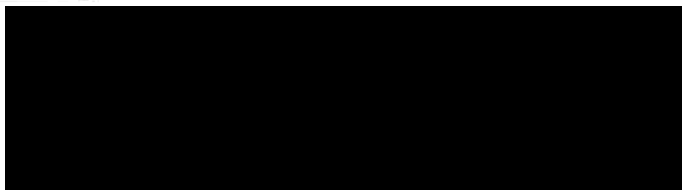
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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

DEC 2017

Your ref: HK /016820/Longridge

Date: 3<sup>rd</sup> December 2017

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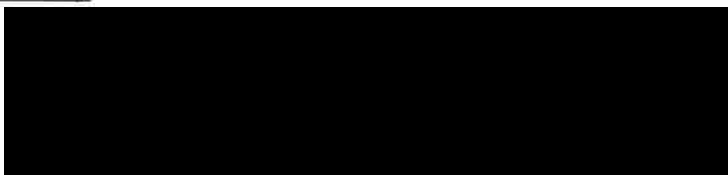
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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 9.12.17

Dear Sir/Madam

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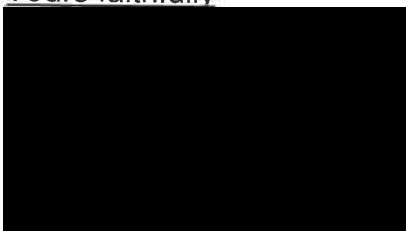
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Yours faithfully







5<sup>th</sup> December 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road, Sandbach CW11 1HZ

Your ref: HK /016820/Longridge

Dear Sir

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries, in fact I think that the use of this land is a good idea..

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it. I have lived here on the border of this land for the last 9 years and my grandson loves to use it when he visits.
- 2) \* This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.
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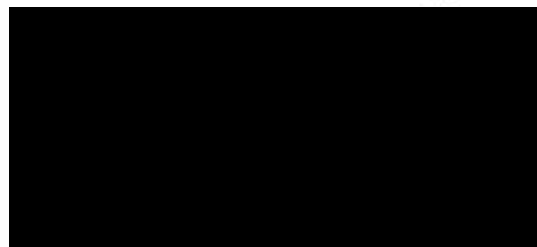
Finally, we love our open spaces, surely with a bit of extra work the houses can be built and incorporated into our area in the way that Ash Grove is where I live . This new estate should not be segregated by a border of land which will stand there because no-one wished to spend time releasing it. Yes, it will cost money but nothing in relation to the cost of the whole estate and the profit gained by building and selling these houses.

Yours faithfully,



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 3rd December 2017

Dear Sir/Madam

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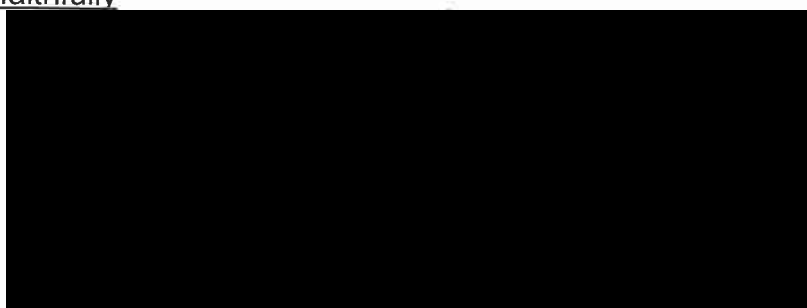
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15 DEC 2017

Knutsford  
Cheshire

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Date: 10-12-17.

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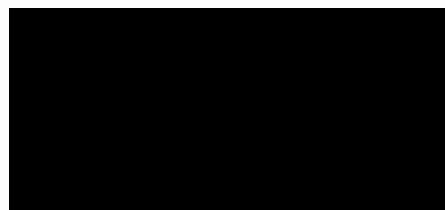
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Date:

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10/12/17

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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

Dear Sir/Madam

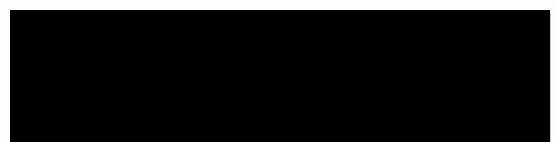
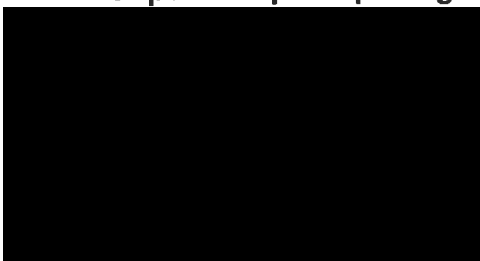
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Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

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Date:

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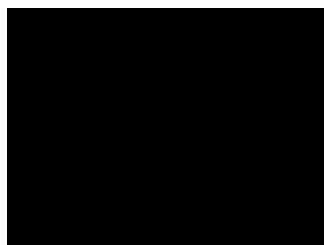
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Westfields,  
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Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 5 December 2017

Dear Sir/Madam

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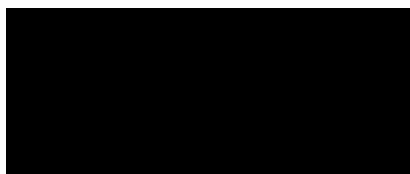
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Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 3rd December 2017

Dear Sir/Madam

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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



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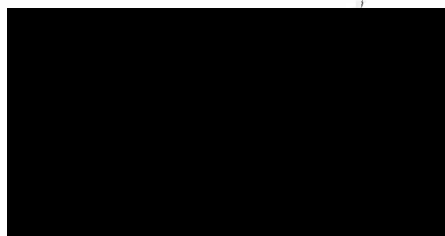
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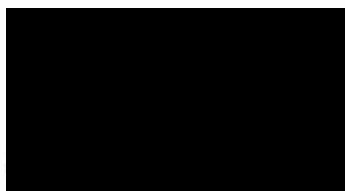
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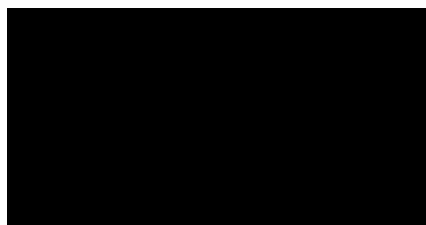
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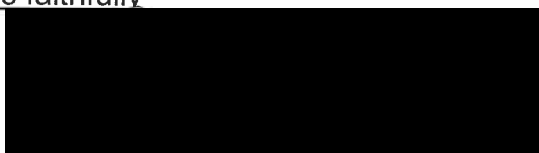
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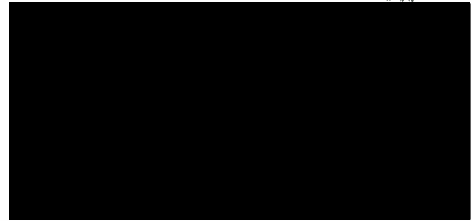
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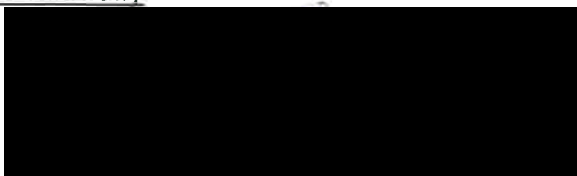
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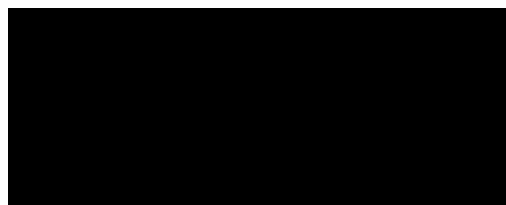
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CW11 1HZ



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Date:

5/12/17

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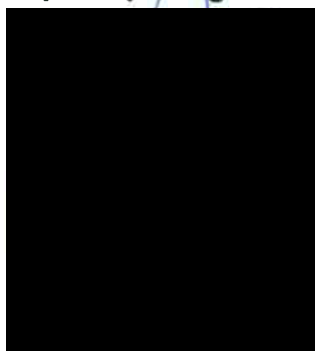
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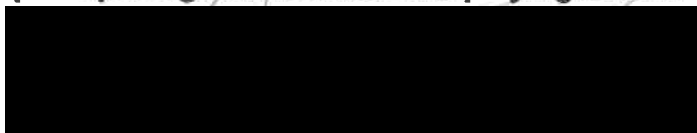
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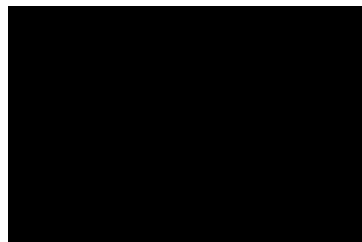
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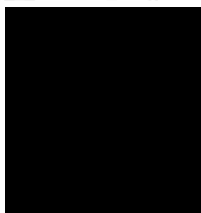
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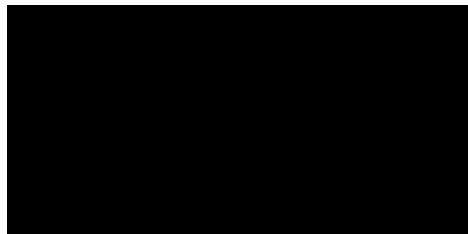
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Date:

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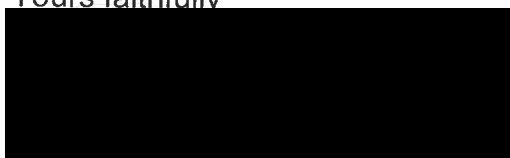
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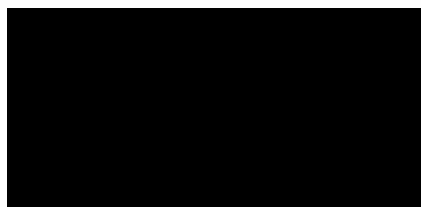
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- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 3/12/17 15 DEC 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
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CW11 1HZ



Your ref: HK /016820/Longridge

Date: 4<sup>th</sup> DEC, 2017.

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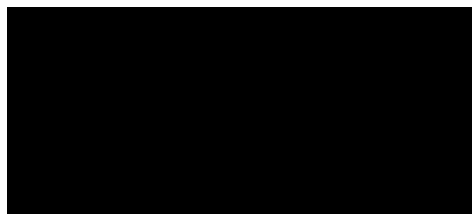
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15 DEC 2017

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Date: 6/12/17.

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Sandbach  
CW11 1HZ

Knutsford  
Cheshire

15 DEC 2017

Your ref: HK /016820/Longridge

Date: 10-12-17

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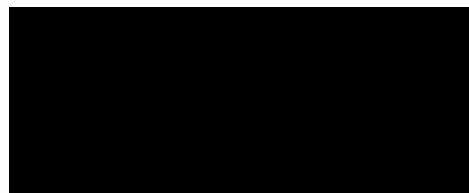
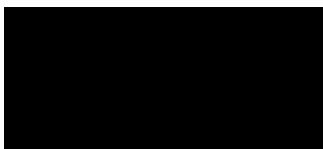
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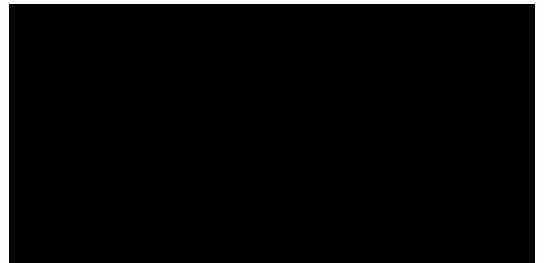
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Your ref: HK /016820/Longridge

Date: 5/12/17

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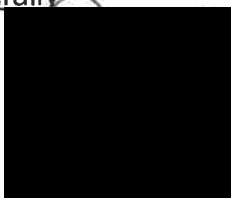
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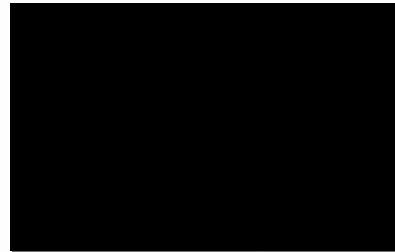
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5 DEC 2017

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Date: 3/12/2017

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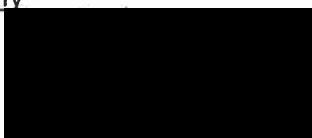
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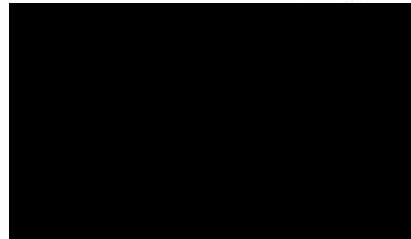
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CW11 1HZ

15 DEC 2017



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Date:

5/12/17

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CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 3 DEC 17

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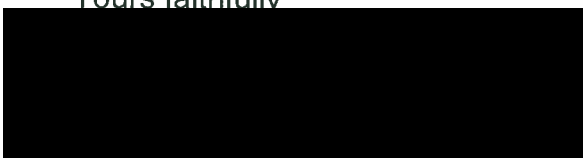
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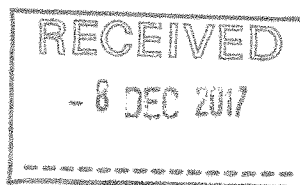
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Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach.  
CW11 1HZ.



5.12.2017

Your ref HK/016820/LONGEDGE

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playground and is in the green belt.

Regarding the green strip we have no objection subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space we object to the disposal in whole or any part.

We have lived in Lichfield close since the houses were built in 1967 and the area has always been designated as a Greenbelt Recreational area for use by residents also on the Knutsford official town Guide Map 2017/2018 the area is shown as Recreational area.

"Why the Change of Plan"

This would cause further congestion to the roads concerned, it is already a very busy junction with traffic coming down

bridge and straight up North Downs  
and vice versa abutting into Higher Downs  
and using it as a cut through to the  
Chelford road.


This is also a Bus route and the entrance  
to St Johns Wood School.

After the 200 houses is 400 cars with an  
access into this junction would bring it to  
a standstill and cause no end of  
problems and would be potentially very  
dangerous.

We already have traffic problems at the entrance  
to Longridge from Robberley road where cars  
from the Longridge Trading Estate park along  
the road making it a single track road.

Therefore we object to any change of use  
to this area as a Safety Ground.

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

91 DEC 2017

Your ref: HK /016820/Longridge

Date: 8 Dec 2017

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Yours faithfully

Having somewhere "green" to exercise dogs and give children some open space is desirable for the health & well being of this community - Please don't spoil this area!

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



2017

Your ref: HK /016820/Longridge

Date: 3/12/2017

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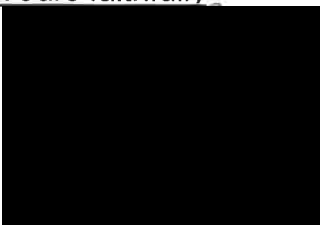
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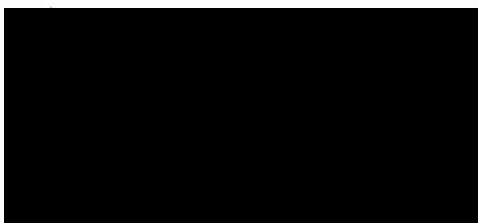
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[Redacted signature]

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CW11 1HZ

Your ref: HK /016820/Longridge

Date: 6 / 12 / 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

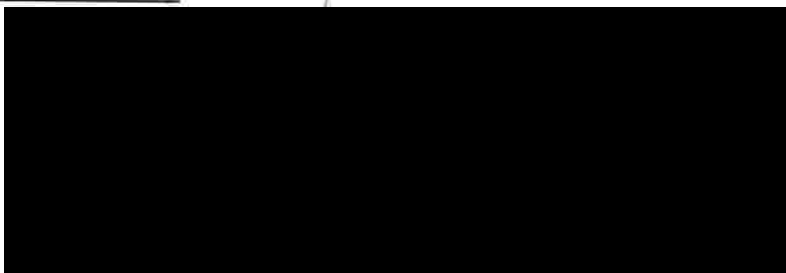
Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
- 3) **This blue land serves an existing housing area. Putting a road through it would make it less safe and less use. Relocating it to an area behind new housing would be less accessible to residents affected by the disposal of blue land.**
- 4) **This proposal is very unclear about how much land is needed.**
- 5) **This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.**
- 6) **This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.**
- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 6 / 12 / 2017 -

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

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My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
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- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Your ref: HK /016820/Longridge

Date: 6-12-2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

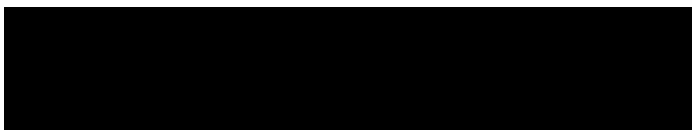
Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 5th Dec 2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

My main grounds for objection are:-

- 1) **This blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it.**
- 2) \* **This blue land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.**
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- 6) **This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.**
- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully

15 DEC 2017

Your ref: HK /016620/Longridge

11/12/2017

Dear Sir/Madam

We are writing with reference to your notice of disposal of public open space which refers to two parcels of land. We have no objection to the piece of land edged green which is a roadside strip of land subject to any covenants or restrictions on the land being discharged by agreement with any relevant parties or beneficiaries.

However we strongly object to the disposal in whole or any part of the piece of open land edged blue which is designated amenity open space for recreation which includes a playing field and is in the green belt. We support the position of the residents group in the area, Knutsford Residents in Over Ward (KROW) and the Knutsford Town Council.

Our main grounds for objection are:-

- This proposal was not consulted on in the Local plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.
- The blue land has been Open Space since 1969 and Cheshire East Council have a duty to maintain it. It is identified in the Local Plan evidence document 'Open Spaces'.
- The blue land is a well used recreational green space for dog walking, children playing and general amenity use. It is an important part of the local area contributing to the local community and also is an important buffer for wildlife particularly on the SBI Mere behind the site.
- The disposal of the blue land could lead to a different highways scenario and greater number of houses being accommodated on the strategic land site and this would call into question the overall sustainability of the development.

We represent the South East Residents Association (SERA) made up of around 150 people and we border the area represented by KROW. Many of our members use the site in question as it is easily accessible through a ginnel.

Yours Faithfully



11 DEC 2017



The Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

4 December 2017

HK /016820/Longridge

Dear Sir/Madam,

Your notice of disposal of public open space refers to two parcels of land. The blue-edged space is a designated amenity open space for recreation, which includes a playing field and is in the green belt. As such, I object to the disposal in whole or any part.

My main grounds for objection are:

- 1) This land has been open space since 1969 and Cheshire East Council has a duty to maintain it.
- 2) This land is well used recreational green space, forming part of the character of the area and being seen as an asset to the community. The environment contributes to social well-being and supports wildlife.
- 3) This land serves an existing housing area. Putting a road through it would make it less safe. Relocating it to an area behind new housing would be less accessible to neighbouring residents.
- 4) This proposal was not consulted on in the Local Plan and the new housing site was allocated without the blue land access. The loss of the blue land would go against Local Plan policies and affect other details agreed for site development.
- 5) This proposal is against the public interest, but clearly in private and commercial interests.
- 6) The Town Council supports the protection of the land.
- 7) Two petitions totalling over 400 signatures have objected in principle to the sale of this land.

Yours faithfully,



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

Dear Sir/Madam

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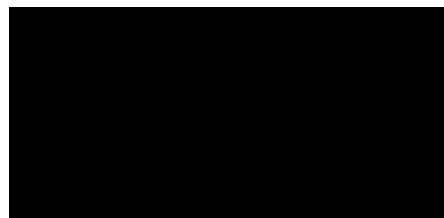
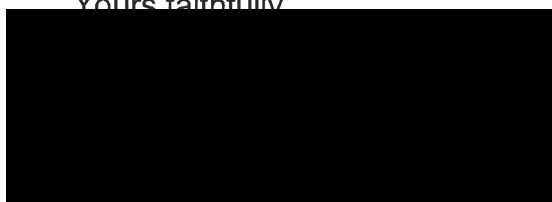
Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

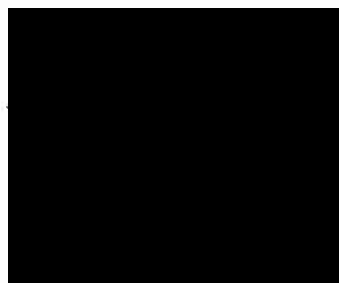
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- 6) **This proposal to dispose of blue land is against the public interest but clearly in private & commercial interests.**
- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



15 DEC 2017

Your ref: HK /016820/Longridge

Date: 08-12-17

Dear Sir/Madam

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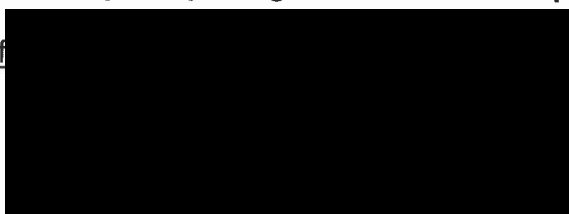
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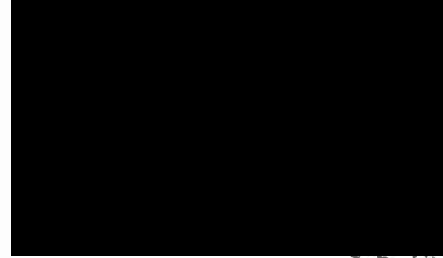
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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



15 DEC 2017

Your ref: HK /016820/Longridge

Date: 03-12-17

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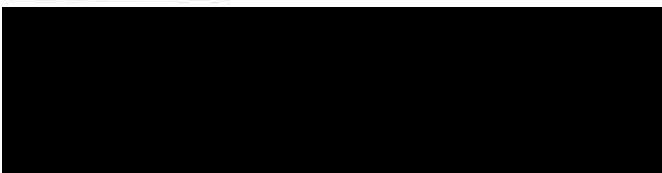
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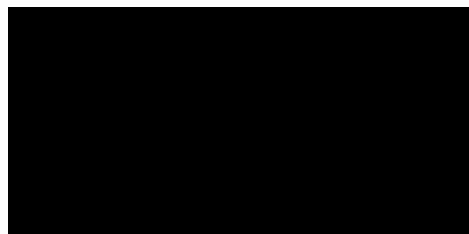
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 9<sup>th</sup> Dec 17

Dear Sir/Madam

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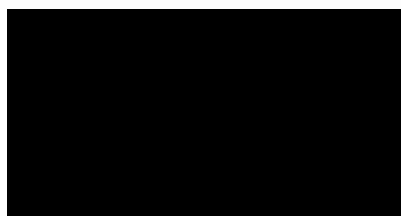
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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 9/12/17

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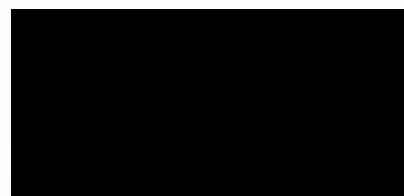
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

Dear Sir/Madam

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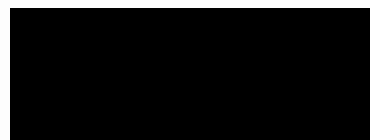
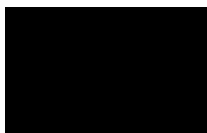
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The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middiewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

Your ref: HK /016620/Longridge

Date:

10/12/2017

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

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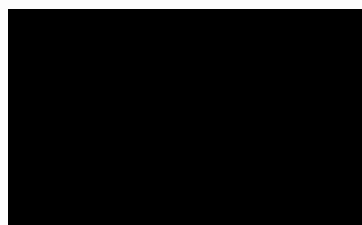
Yours faithfully

PRINT NAME



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 6 / 12 / 17

Dear Sir/Madam

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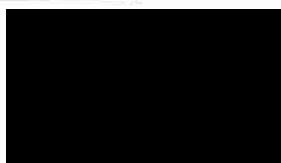
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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date:

9/12/17

Dear Sir/Madam

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15 DEC 2017

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Cheshire East Borough Council,  
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Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

Regarding the blue edged open space I object to the disposal in whole or any part.

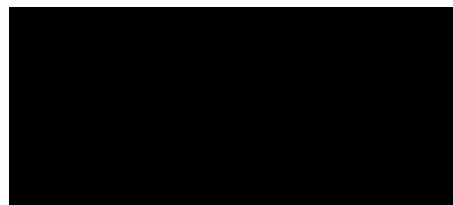
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 4/12/17

Dear Sir/Madam

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15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016820/Longridge

Date: 7-12-17

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Yours faithfully

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017



Your ref: HK /016820/Longridge

Date: 6.12.17

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Yours faithfully



15 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5<sup>th</sup> December 2017

Dear Sir/Madam

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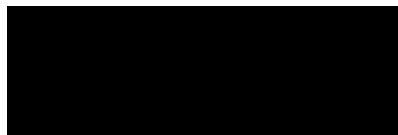
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Yours faithfully



9 5 DEC 2017

The Acting Director of Legal Services  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 5<sup>th</sup> December 2017

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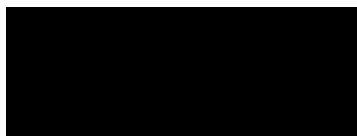
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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ

15 DEC 2017

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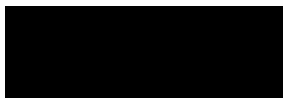
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The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 4TH DECEMBER 2017

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Yours faithfully





15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 11/12/17

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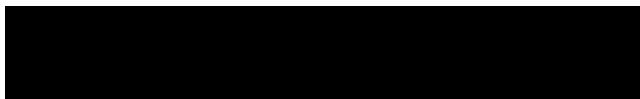
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Cheshire East Borough Council,  
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Middlewich Road,  
Sandbach  
CW11 1HZ

11 Dec 2017

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13 DEC 2017

The Acting Director of Legal Services,  
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Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 10.12.2017,

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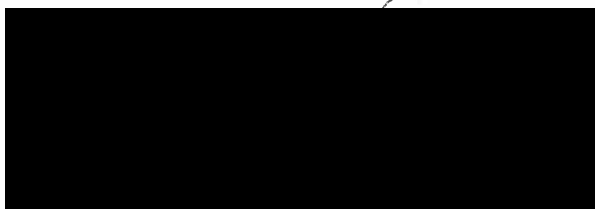
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The Acting Director of Legal Services,  
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CW11 1HZ

Your ref: HK /016820/Longridge

Date: 3-12-17

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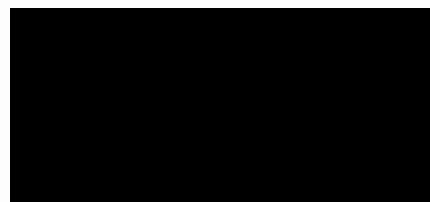
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15 DEC 2017

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Westfields,  
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Sandbach  
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Your ref: HK /016820/Longridge

Date: 10<sup>th</sup> December 2017

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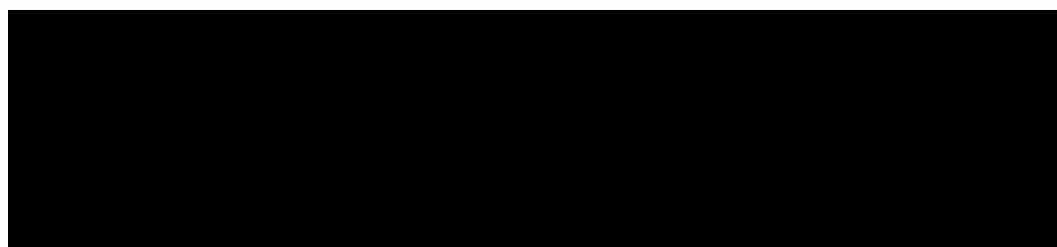
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15 DEC 2017

Acting Director of Legal Services  
Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire CW11 1HZ

4 December 2017

Dear Sir,

REF: PUBLIC NOTICE HK/OI6820/(LONGRIDGE)

It is with regret that I read in the Knutsford Guardian of the proposed disposal of public open space land at Longridge, Knutsford.

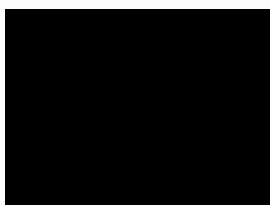
This site has for at least 50 years been green belt space for the people of the area and has been unmanaged by the local council to the extent that it has become a refuge for many species of wildlife which have benefited from the foliage and wetland. As a result of its unmanaged state it is no longer suitable as a playing field and the goalposts were removed some time ago without consideration as to how it might have been drained and maintained. This may have been the long term plan of the Council to confirm its redundancy.

I strongly object to the building of such a large housing development on the adjacent land (numbers have increased significantly since its inception) and in no way will we stand by and see our open space and vista being reduced further to allow an access route for housing.

Knutsford's charm lies in its small intimate, historic community and it does not lend itself to the housing developments which are being proposed throughout the town. I would like to know how and where you intend to build new streets, parking, educational and health facilities within the town centre. Already parking is a nightmare and events such as the Christmas Light switch on and the monthly Makers Market are unpleasant experiences as they are so congested.

Please accept this letter as a strong means of objection.

Yours faithfully,



11 DEC 2017

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Cheshire East Borough Council  
Westfields  
Middlewich Road  
Sandbach  
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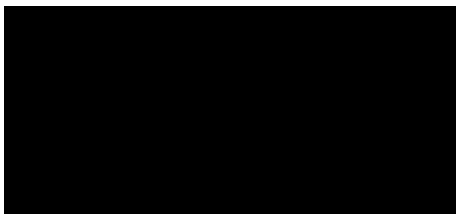
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Your ref: HK /016820/Longridge

Date: 3.12.17

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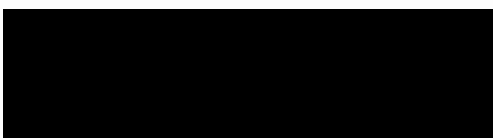
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Yours faithfully



The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middiewich Road,  
Sandbach  
CW11 1HZ

Your ref: HK /016620/Longridge

Date:

10/12/17

Dear Sir/Madam

Your notice of disposal of public open space refers to two parcels of land. One edged green being a roadside verge strip of land and another edged blue being designated amenity open space for recreation which includes a playing field and is in the green belt.

Regarding the green edged strip I have no objection, subject to any covenant or restrictions on the land being discharged by agreement with any relevant parties and or beneficiaries.

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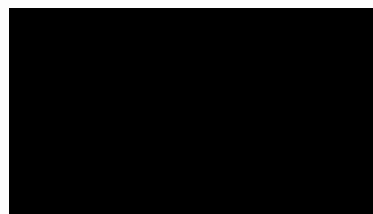
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- 7) **The Town Council supports the protection of the blue land.**
- 8) **Two petitions totalling over 400 signatures have objected in principle to the sale of public open space green recreational playing field land.**

Yours faithfully

PRINT NAME

15 DEC 2017

The Acting Director of Legal Services,  
Cheshire East Borough Council,  
Westfields,  
Middlewich Road,  
Sandbach  
CW11 1HZ



Your ref: HK /016820/Longridge

Date: 11-12-17

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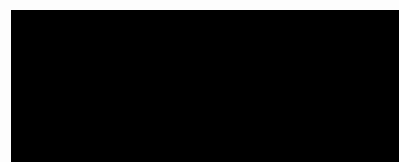
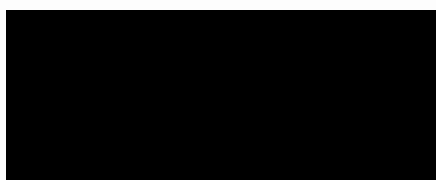
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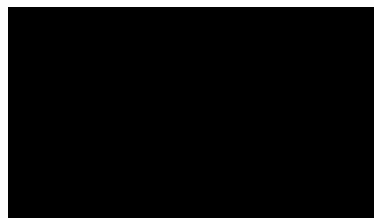
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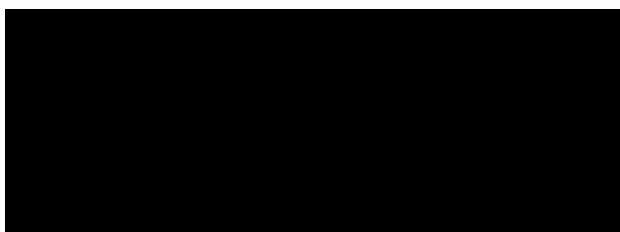
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Knutsford  
Cheshire

Your ref: HK /016820/Longridge

Date: 10-12-17

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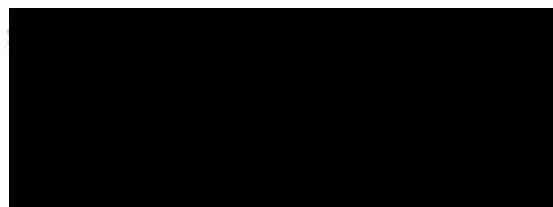
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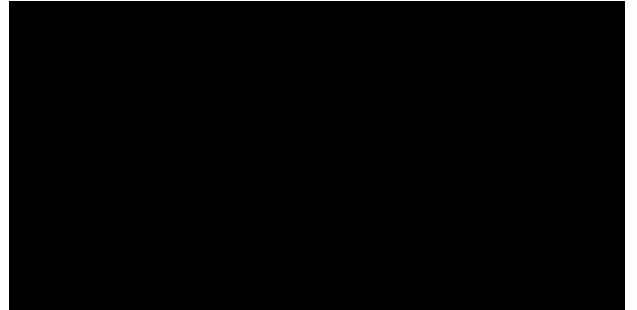
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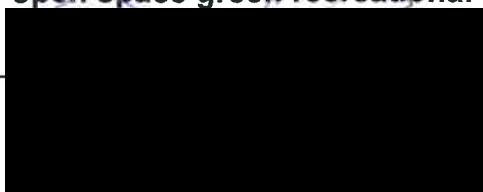
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CW11 1HZ

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5 DEC 2017

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Date:

10/12/2017

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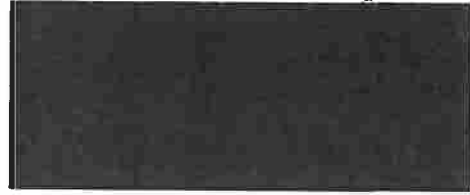
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13 DEC 2017

12 December 2017

Mr D Dickinson  
Acting Director of Legal Services  
Cheshire East Borough Council  
Legal Services  
Westfields, Middlewich Road  
Sandbach, Cheshire  
CW11 1HZ

By email and post

Dear Mr Dickinson

Reference HK/016820/Longridge

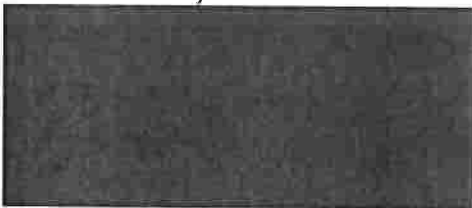
The Open Spaces Society was founded in 1865 and is Britain's oldest national conservation body. It campaigns to protect common land, village greens, open spaces and public paths, and people's right to enjoy them.

The society objects to the proposal to dispose of this area of open space using the process under section 123 Local government Act 1972. The local community use and value this area and that is further demonstrated by the fact that it is designated for protection as a Local Green Space under the emerging Neighbourhood Plan and as a historic site as the setting for Booths Parkland and House.

The land is not surplus to requirements and in addition, the site has been submitted for protection as a community asset because of its amenity value for use by local people.

The society is concerned that the use of this process rather than disposal and consideration of replacement/exchange land as required under the National Planning Policy Framework and Local Plan policies where open space is being proposed for development, results in open space protection being lost. The loss of the land for recreation, landscape social and health benefits is detrimental for the public. We therefore urge that this proposal should be rejected.

Yours sincerely



The Open Spaces Society has staff with exhaustive experience in handling matters related to our charitable purposes. While every endeavour has been made to give our considered opinion, the law in these matters is complex and subject to differing interpretations. Such opinion is offered to help members, but does not constitute formal legal advice.

**The Open Spaces Society 25a Bell Street Henley-on-Thames RG9 2BA**

Charity no 1144840 Registered in England and Wales, limited company no 7846516





[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01-Dec-2017 14:21  
**To:** [REDACTED]  
**Subject:** Fw: Disposal of Public Open Space, Land at Longridge, Knutsford, ref. HK/016820/Longridge

[REDACTED]  
For your information from a CEC Knutsford Ward Councillor.  
[REDACTED]  
[REDACTED]

Knutsford Residents in Over Ward (KROW)

*Aiming for transparency in matters affecting residents in our area.*

*Campaigning to save Green Belt , Open Space, Playing field, Football pitch at Higher Downs North Downs Knutsford*

---

**From:** [REDACTED]  
**Sent:** 01 December 2017 13:43  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Disposal of Public Open Space, Land at Longridge, Knutsford, ref. HK/016820/Longridge  
Dear [REDACTED]

I am writing to you in your role as Acting Head of Legal Services, Cheshire East Borough Council (CEC), in response to the newspaper advert in this week's Knutsford Guardian for the proposed disposal of the land referenced above.

As a Knutsford Ward Member I strongly object to the sale of this Public Open Space (POS), which was dedicated as such by a Planning condition some years ago when the Higher Downs estate was built. It was put there for a reason - namely amenity for the residents of the new houses. Any replacement POS provided as part of the proposed new estate south of Longridge will be much further from Higher Downs and well out of practical walking reach for many of the residents. It cannot, therefore, be considered as an amenity for the Higher Downs estate residents, and is therefore not acceptable as a replacement.

As you know, the POS was specified by a predecessor of CEC's Town Planning function, and the responsibility for its care and continued use as an amenity has passed to CEC. In the face of considerable local opposition I believe CEC must honour this designation, and should work at breaking or getting round the covenant on the 'green' land for as long as it takes, to remove the need to sell even part of the 'blue' land. There is no particular time pressure, the development of the Longridge housing site has until 2030 to be commenced.

I await the result of this consultation with intense interest.

Knutsford Ward

\*\*\*\*\*

Confidentiality: This email and its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not the above named person or responsible for delivery to the above named, or suspect that you are not an intended recipient please delete or destroy the email and any attachments immediately.

Security and Viruses: This note confirms that this email message has been swept for the presence of computer viruses. We cannot accept any responsibility for any damage or loss caused by software viruses.

Monitoring: The Council undertakes monitoring of both incoming and outgoing emails. You should therefore be aware that if you send an email to a person within the Council it may be subject to any monitoring deemed necessary by the organisation from time to time. The views of the author may not necessarily reflect those of the Council.

Access as a public body: The Council may be required to disclose this email (or any response to it) under the Freedom of Information Act, 2000, unless the information in it is covered by one of the exemptions in the Act.

Legal documents: The Council does not accept service of legal documents by email.

\*\*\*\*\*



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29-Nov-2017 09:15  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: Disposal notice HK 016820 North Downs Longridge  
**Attachments:** Ref HK 016820 Longridge North Downs- Proposal..docx

[REDACTED]

Please see e-mail below.

Many thanks [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 28 November 2017 23:33  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Disposal notice HK 016820 North Downs Longridge

[REDACTED]

as the acting Director of legal services to whom any representation is requested on this matter, I wanted to bring to your attention some detail which I believe is incorrect in your notice advert, proposal and proposal map. Also I would suggest that the comment associated with the media release is unsubstantiated and therefore possibly misleading. I am unclear as to whom you will present your summary findings to.

I am asking for your urgent consideration to make amendments and reissue the advert notice & associated papers.

Please find attached an initial response to the advert/ notice/ proposal/map and media release last week. My initial phone call to you was followed up by [REDACTED] and [REDACTED] so cc'd.

I have also copied my Knutsford Ward Councillors and Knutsford Town Council Clerk & Mayor.

[REDACTED] is Chair of our residents community group.

Yours sincerely

[REDACTED]  
Secretary

Knutsford Residents in Over Ward (KROW)

*Aiming for transparency and fairness in matters relating to residents in Knutsford Over Ward.  
Campaigning to protect recreational green playing field open space in the green belt.*

**Ref: HK/ 016820 Disposal of Public Open Space (North Downs) Longridge Knutsford**

Daniel as the acting Director of legal services to whom any representation is requested on this matter, I wanted to bring to your attention some detail which I believe is incorrect in your notice advert, proposal and proposal map. Also I would suggest that the comment associated with the media release is unsubstantiated and therefore possibly misleading. I am unclear as to whom you will present your summary findings to.

I am asking for your consideration to make amendments and reissue the advert notice & associated papers.

1 Proposal wording.

This is currently an unclear homogeneous lump. This should be in two parts. One relating to the green land and one relating to the blue land. That is because the authority given to you to advertise by Cabinet resolution in October was clearly stated differently as

b) advertising the intention to dispose of **part** of the land delineated blue .....and advertising the intention to dispose of the land delineated green.....

2 Advert/ Proposal plan/map and Proposal Order.

a) Land title

On your documents this is stated as land at Longridge. The Land registry extract address and property register detail clearly refers to the land edged in blue as North Downs. To have the Title as Longridge could be seen as misleading and leading to a lack of engagement by interested parties. This is something I have attempted to bring to Council's attention since the forward decision was first noticed by me. Locally the blue land would be referred to as North Downs/ Higher Downs and the land edged in green as Longridge. The perimeter road whilst continuous also has a different name one side North Downs the other Longridge. As it is two parcels of land for disposal with separate identities I suggest that it should have the title North Downs Longridge.

b) Additional Note Missing footpath detail. Blue Land Ownership

Please note that whilst the land advertised for disposal does not contain a defined public right of way, the map area does and these have been omitted. FP13 & FP17. FP13 could be affected by any proposed access road route via the public land . Also in the top right of the land edged blue by Boothsmere there are informal paths that we are considering making a definitive map application against. However, it should also be noted that the neighbouring landowner Bruntwood (at Booths Hall and of Boothsmere) has put a notice up suggesting that some of the land in the top right corner next to the Mere shown as public land is in its ownership.

3 Making representation

The advert/ notice etc. asks for representation in writing to be made with a postal address. Would it possible to submit via email and if so could you provide an address for that.

How will your summary of representations made be presented and to whom? The Cabinet proposal nominated the decision maker as Portfolio Holder for Regeneration but we have not had confirmation of who that is. Following a Cabinet reshuffle Regeneration sits with Planning now so there could be a conflict of interest. Assets sits with Finance & Communications. Please can you confirm who you believe will be taking your report and making any final decision on any disposal of land?

It refers to this being a 'consultation'. Best practice advice says that the period for written response should be up to 12 weeks, shorter if justified by previous informal consultation that may have already contributed to a clear proposal. Fair in its timing and length to the nature of the stakeholders and taking account of holiday periods. The three weeks applied here would be at the unfair end and more normally related to planning decisions where previous public consultation has informed the proposal. As one of a number of stakeholders identified via the Cabinet decision meeting in October, we would have expected an informal opportunity to comment and a period of at least 4 weeks to respond not including time immediately before Christmas.

So is this a consultation? Will a further more specific notice of disposal follow later?

Comment was made which is seemingly speculative and unsubstantiated attempting to lead public reaction.

*"The council believes that"*

*"It is **believed** that the proposed housing scheme could help to contribute to the regeneration of the Longridge estate"*

How?

Reference was made to *"Any loss of public open space could be offset by the creation of about 20 acres of new public open space within the proposed residential development scheme."*

20 acres is around 10 football pitches, where is the detail to substantiate this?

Reference is made to *"bringing under-used public space into economic use in a significantly enhanced form"*

What does economic use mean? Housing? The authority is to advertise the land in part as may be necessary for access to the site.

Defining the land as 'underused,' suggests an opinion has been formed in advance of representation via this notice period and also now questionable given the two public petitions that have been presented.

Also the following statements

*"to enable developer Dewscope, subject to planning, to progress its plans"*

*"Should the council agree to the disposal of open space following this consultation, the developer would then be required to submit a planning application for consideration as this is a separate process"*

I believe Dewscope to be the private landowner that wishes to sell its land to a developer. So will this disposal of land (sale) take place before a full planning application? Will it be heads of agreement? Conditional on planning application?

In essence are the Council in danger of acting against the public interest by disposing of public assets on the promise of public benefit which would be a risk not worth taking in the public interest. It follows that the best value may not be obtained for those that will suffer the loss. If Dewscope are to sell on there is a danger of speculation.