

OFFICER DECISION RECORD (ODR2)

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Option Agreement – Land at Longridge, Knutsford

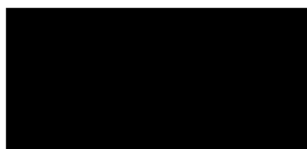
Date of Decision	29 August 2025
Decision Taker (including Job Title)	<p>Peter Skates - Director of Growth and Enterprise</p> <p>In consultation with Governance, Compliance and Monitoring Officer, the Executive Director of Resources (S151), Executive Director of Place; and the Chair, Vice Chair and Opposition Spokesperson of the Finance Sub Committee.</p>
Specific Delegation	<p>This is an officer decision taken pursuant to a Finance Sub Committee decision of Cheshire East Council dated 2 June 2025 where delegated authority was given in minute 14 paragraph 2 to the Director of Growth and Enterprise to enter into an Option Agreement and subsequently dispose of the land at Longridge and North Downs, Knutsford on terms and conditions to be agreed in consultation with the Governance, Compliance and Monitoring Officer, the Executive Director of Resources (S151), Executive Director of Place; and the Chair, Vice Chair and Opposition Spokesperson of the Finance Sub Committee.</p>
Brief Description of Decision	<p>To enter into a new Option Agreement with Dewscope Ltd to dispose of the land (outlined in red and blue on the attached plan 'Appendix 1 Plan 1') at Longridge and North Downs, Knutsford.</p>
Reasons for the Decision and alternatives considered	<p>On the 2nd June 2025, Finance Sub Committee recommended to enter into the option agreement with Dewscope Ltd for the disposal of the land at Longridge and North Downs Knutsford.</p> <p>Heads of terms for the new option agreement have now been agreed. The terms for the new option will be on similar terms to the original option agreement dated 11th March 2021.</p> <p>The terms have been updated due to the passage of time and the granting of outline planning consent. Dewscope Ltd has agreed to minimise the amount of Blue Land required for the access road. The Council will retain the Blue Land that is not required for the access</p>

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	<p>road. The Access Plan provided at Appendix 2 was approved in relation to the Outline Planning Permission (21/3100M), showing that only a limited section of the Blue Land should be required for the access road.</p> <p>The option agreement, disposal of the subject land and the development of LPS38 will deliver the following benefits (subject to full planning permission):</p> <ol style="list-style-type: none"> 1. Circa 225 homes allocated under the Local Plan. 2. Provision of significant additional public open space. 3. Development of a sustainable and accessible residential site in Knutsford. 4. The developer would be able to design a scheme that enhances the overall provision and quality of public open space in the locality. 5. Replace the public open space land lost to enable access to LPS38; and, 6. Deliver a capital receipt. <p>In terms of professional costs, it has been agreed that each party will be responsible for their own.</p>
Member consultation and interests declared	Knutsford Ward Members have been consulted in respect of this matter.
Significant Decision	NO
Legal Implications	<p><u>Governance</u> The decision maker has the necessary delegated authority to take the decision as this has been delegated to them by the Finance subcommittee, subject to the consultation having taken place with the named individuals.</p> <p>In accordance with section 123 of the Local Government Act 1972 the Council is under an obligation to obtain the best consideration reasonably obtainable upon the disposal of its Property</p> <p>There will be a requirement to review the terms of the disposal to ensure any issues regarding best value. Terms of each disposal will also need to reflect any easements and rights for both the land to be disposed of and that retained by the Council . Issues include rights of light /air open space and restrictions on building use and development</p> <p>The Council has a fiduciary duty at all times to the taxpayers and must fulfil its duty in a way that is accountable to local people</p> <p>Mandy Withington Principal Lawyer (Corporate Projects and Property) 14.07.25</p>

Financial Implications	<p>Due to the original Option agreement expiring it is required that a new option agreement is put in place in order for the subsequent disposal to proceed.</p> <p>The disposal is part of a wider disposal programme that the council is currently undertaking to consolidate its asset base and support the wider financial position of the council. This decision is therefore supportable.</p> <p>Helen Donald, Principal Accountant, Capital Finance. 01.07.25</p> <p>This disposal will generate capital benefits.</p> <p>There are no revenue implications, positive or negative that have been identified with the revenue budget associated with this asset.</p> <p>Sal Khan 08.08.25</p>
Confidential/Exempt Information	None
Background Papers	Finance Sub Committee dated 2 nd June 2025 – Agenda Item - Option Agreement – Land at Longridge, Knutsford.

Signed



(Director of Growth and Enterprise)

Dated 29 August 2025

In Consultation

Signed



(Acting Governance, Compliance and Monitoring Officer)

Dated11/8/25

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Signed

[Redacted Signature]

(Executive Director of Resources (S151))

Dated 8/8/25

[Redacted Signature]

Signed

(Executive Director of Place)

Dated18.07.25.....

Signe
[Redacted Signature]

(Chair of Finance Sub Committee)

Dated ...11.08.25.....

Signed
[Redacted Signature]

(Vice Chair of Finance Sub Committee)

Dated ...12.08.25.....

Signed

[Redacted Signature]

.....
(Opposition Spokesperson of the Finance Sub Committee)

Dated28/8/25.....