

# **BOURNE CORE AREA**

## **LAND ACQUISITION STRATEGY**

### **1. INTRODUCTION**

Detailed below are elements of the site identified within the Supplementary Planning Guidance (SPG) area, which is colour coded in order to provide clarity upon which sites are already in South Kesteven District Council's ownership, together with those sites which are considered by the project group as potential strategic purchases in order to ensure that sites are acquired in a manner to best protect the Council's interest as described in the report.

The general process for site acquisitions will follow those set out in the Council's Asset Management Plan.

### **2. SITE IDENTIFICATION DETAILS**

Appended to this document is a plan showing the SPG boundary, which represents the proposed site and is also colour coded to encompass the details below.

The strategic sites have been identified as those clustered around the Council's current ownership, which would readily facilitate phased development or potentially be incorporated within any future plans in some way.

#### **2.1 Identification and approval for revised SPG area**

The area is 1.97 hectares and the boundary is highlighted in **red**.

There are 48 sites in total of which:

- 12 sites are under public ownership or adopted as publicly maintained;
- 36 sites are owned by 29 separate owners

Subject to site owner discussion and scheme approval, certain sites may ultimately be excluded or not required.

#### **2.2 Identification of South Kesteven District Council sites**

The sites currently owned by South Kesteven District Council are all highlighted in **yellow** on the attached plan. These sites are as follows:

- Warners Mill (23)
- Wherry's sites (14, 15, 21)
- Burghley Street Car Park (31)
- Wake House Car Park (3)

The total area owned by the Council is currently 0.61 hectares (31.0% of SPG area)

### **2.3 Other public / unidentified access sites**

The total area of other public and unidentified access sites is currently 0.15 hectares (7.8% of SPG area). These are all illustrated in **pink**. These sites are as follows:

Sites 34, 40, 46, 47 and 48

### **2.4 Identification of strategic sites where purchase / negotiation subject to contract under consideration by SKDC**

A number of strategic sites to the Council have been identified and these are highlighted in **blue**. This site is 0.69 hectares in size (34.8% of SPG area).

These sites are as follows:

- Site 36
- Site 35
- Site 13
- Site 35b
- Site 12
- Site 42
- Site 43
- Site 38
- Site 32
- Site 11
- Site 16
- Site 22
- Site 24
- Site 25
- Site 26
- Site 27
- Site 28
- Site 17
- Site 18
- Site 19
- Site 20
- Site 44

### **2.5 Remaining Sites**

The sites that are currently considered to be non-strategic are identified in **green** and these will be regularly reviewed. These sites are mainly located to the northern end of the proposed site. The remaining sites are fringe areas to the east and south and the total area for this is 0.52 Hectares (26.4% of SPG area).

### **3. GENERAL DETAILS**

#### **3.1 Strategic site acquisition**

Independent non-key decisions will be put forward to process the acquisition of individual sites. Consideration will be given to acquiring sites in blue, based around the following criteria:

- The willingness of the site owner to sell;
- Unfettered sites identified (e.g. contamination, restrictions & covenants);
- Obtain an approved District Valuer valuation;
- Capital financing considerations;
- Ability to generate a return on investment;
- Ability to generate a return on original input;
- Whole life costing and ability to produce an interim income;
- The site owners requirement and ability to relocate.

#### **3.3 Risk to Council - SKDC is unable to develop on the land we acquire.**

The land still has a market value and is in effect an investment and part of the Council's assets. The site can be on-sold, leased by section or in total. Assets purchased by other public funding would be returned as assets to that provider. Any leases entered into will be non-secured.

### **4. CONCLUSION**

This strategy represents a means of providing momentum to the Bourne Core Area Project.