

Sheringham Enabling Land	
Executive Summary	<p>A sale of surplus land adjacent to The Reef, Sheringham was agreed following an extensive marketing period. A legal agreement outlining the purchase conditions was made with the purchaser and since this time planning consent that was funded by the purchaser has been obtained and other conditions satisfied.</p> <p>Following the 15th April 2024 Cabinet report, the purchaser has been establishing mechanisms in order to satisfy the last remaining condition. Subsequently, a proposal has been submitted by the purchaser for the Council to consider.</p> <p>Officers have considered the proposal and provided a summary of alternative options to enable the Council to make an informed decision regarding the next stage of the disposal.</p>
Options considered	Alternative options have been considered and can be found in exempt Appendix B.
Consultation(s)	Corporate Leadership Team Eastlaw for legal advice
Recommendations	<p>It is recommended that Cabinet resolve:</p> <ul style="list-style-type: none"> • To grant a further extension to the legal agreement as outlined in the exempt appendix, and alongside this, • For Officers to explore demand for the site as outlined in the exempt appendix.
Reasons for recommendations	To generate a capital receipt.
Background papers	Cabinet papers Sheringham Enabling Land 2 nd March 2020 and 15 th April 2024

Wards affected	Sheringham
Cabinet member(s)	Cllr, L Shires
Contact Officer	Renata Garfoot. Asset Strategy Manager. Renata.Garfoot@North-Norfolk.gov.uk

Links to key documents:	
Corporate Plan:	<p>Investing in our local economy and infrastructure</p> <p>A strong responsible and accountable Council</p>
Medium Term Financial Strategy (MTFS)	The proposal generates a capital receipt as outlined in the exempt appendix.
Council Policies & Strategies	Asset Management Plan 2018 - 2022

Corporate Governance:	
Is this a key decision	Yes
Has the public interest test been applied	By Virtue of Paragraph 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information) Part of the appendix contains commercially sensitive information and are exempt
Details of any previous decision(s) on this matter	Cabinet paper Sheringham Enabling Land 2 nd March 2020 and 15 th April 2024

1. Purpose of the report

- 1.1 The purpose of the report is to provide a further update to Cabinet on the sale of the enabling land at Sheringham, including a proposal from the purchaser to enable them to satisfy the last remaining purchase condition and to provide Cabinet with alternative options to consider regarding the potential next stage of the disposal.

2. Introduction & Background

- 2.1 The development of the Reef Leisure Centre at Weybourne Road, Sheringham resulted in an area of surplus land of approximately 1 acre adjacent to the new leisure facility. See appendix A Site Plan.
- 2.2 Having marketed the land for sale for over 2 years, a number of offers were received, including for a care facility, leisure complex with hotel/camping, local development company for a hotel development and a national hotel operator with a lease back proposal that did not support the Council's aspirations to generate a capital receipt to support the funding of the Reef development.
- 2.3 A report to Cabinet was presented on 2nd March 2020 regarding the various interest received to acquire the site alongside an options appraisal identifying possible alternative uses. At this meeting Cabinet agreed to approve the disposal of land to the current purchaser.
- 2.4 Since this time legal contractual arrangements have been put in place with the proposed purchaser and planning application was submitted in July 2022 and consent was granted September 2023 for a 37-suite apartment hotel. A further application was submitted for removal or variation of conditions following planning consent, which was approved January 2024.
- 2.5 It was agreed in April 2024 that a 4-month extension to the legal agreement to allow the purchaser sufficient time to satisfy the remaining purchase conditions. Since this time the purchaser has been establishing mechanisms to satisfy the final condition.

3. Proposals and Options

- 3.1 The purchaser has submitted a further proposal to the Council as outlined in Appendix B.

4. Corporate Priorities

- 4.1 The proposed sale aligns with the Corporate Plan priority; A strong, responsible and accountable Council as it will generate a capital receipt for the Council as outlined in the exempt Appendix B and also the priority; Investing in our local economy and infrastructure which seeks to continue to promote North Norfolk's diverse tourism and visitor offer.

5. Financial and Resource Implications

- 5.1 The proposed sale will generate a capital receipt for the Council as outlined in the exempt Appendix B.

5.2

Comments from the S151 Officer:

The proposed sale will generate a capital receipt which can be used to reduce the borrowing requirement to fund the Reef leisure centre. The purchaser's current proposal to build a hotel will also benefit the local economy.

6. Legal Implications

- 6.1 Legal agreements are in place regarding the proposed sale of the site.

Comments from the Monitoring Officer

Eastlaw has provided some assistance in this matter. Members will need to consider the balance of risk and benefits, and the opportunity to generate a capital receipt, in agreeing to the purchaser's proposal of a further extension to meet the remaining condition of the legal agreement.

7. Risks

- 7.1 Typical risks apply regarding the disposal of the land and further risks are outlined in the exempt appendix.

8. Net ZeroTarget

- 8.1 An Energy Statement was submitted as part of the planning application which details how design proposals could implement energy efficiencies and

strategies to minimise energy consumption and reduce carbon emissions. It considers a Fabric First approach, energy efficient heating and LED lighting. The planning consent also requires a 10% on site renewable energy provision.

- 8.2 A sale of the land will remove the asset from the Councils carbon footprint.
- 8.3 The district emissions will increase with development of the site and whilst other environmental options could be explored these will not generate a similar capital receipt.
- 8.4 A Climate Impact Assessment has been completed including possible mitigations, however due to the stage of the disposal process it is not possible to fully action these.

Criteria	Score	Justification	Mitigation
Energy Use	-4	Proposed fuel is unknown.	
GHGs	-8	Significant emissions will be associated with the construction and energy use of a hotel.	The council creates a condition for the construction to create a Net Zero ready hotel: To include low-carbon heating technology (heat pumps or electric heating), to maximise solar PV and to have high energy efficiency standards.
Air quality	-4	If the building burns fossil fuels on site it will directly release these pollutants into the atmosphere.	
Land use change	4	On the basis of development a brown site into hotel use that has existing planning consent for this purpose.	
Soil and waterway health	0	Drainage scheme forms part of the purchasers planning application. No other negative impacts are expected.	
Waste	-8	The development of the site and on going use of the site will.	The council has very limited control over the product use that would generate waste whilst operational, but a condition to include sustainable building practice and materials could be placed
Sustainable Transport	0	The land is near a bus stop however the sale will have no impact on that service. The venue will be connected to train and bus links, but a car park will promote	
Biodiversity	0	The site has little or no habitat as its hard standing compound.	
Climate Change Adaptation	2	The development is required to provide 10% sustainable measures. Depends hugely on the design specks including a well designed sustainable building.	
Sustainable Materials	-1	The full construction details are unknown.	A condition to include sustainable building practice and materials could be placed
Food	0	:Unknown	
Health	4	As a hotel the site would provide greater access to Blue Beaches and improve mental health and relaxation. Health outcomes will be negatively effected if fossil fuels are burnt on site.	
Housing	0	N/A	
Education	0	It is assumed that jobs created through construction and on going use will create opportunities for learning and development.	
Built Community	2	The land is a brown field and provides no benefits to the current built environment.	
Cultural Community	0	There is no expected change to culture	
Accessibility	2	The future use of the hotel will need to comply with current accessibility requirements	
Local Economy and Jobs	4	Development of the site and hotel use will support jobs locally and wider area through supply of goods and services required in operating the hotel.	
Safety	2	Development of a vacant site is expected to reduce risks of fly tipping, vandalism.	
Democratic Voice	1	Consultation forms part of the planning process and disposal was considered at Cabinet as a public meeting	
Equity	0	No impacts on groups with protected characteristics.	

8.5

9. Equality, Diversity & Inclusion

- 9.1 There are no equality, diversity or inclusion impacts from this proposal.

10. Community Safety issues

- 10.1 Community Safety issues are considered as part of the planning consultation process and feedback has been received from Norfolk Constabulary regarding design features that could help improve security for the building and the immediate area.

11. Conclusion and Recommendations

- 11.1 A sale of the land was agreed following an extensive marketing period and a legal agreement outlining the purchase conditions was made. Since this time planning consent that was funded by the purchaser has been obtained and more recently development and investment proposals have been submitted by the purchaser.
- 11.2 Officers have considered the purchaser's proposal and alternative options for Cabinets consideration.
- 11.3 A recommendation has been made in the exempt Appendix B.