

# Owing To The Urgency Of This Decision Call In Has Been Disapplied

## RECORD OF DECISION TAKEN UNDER DELEGATED POWERS AT COUNTY HALL, NEWPORT, ISLE OF WIGHT ON FRIDAY, 12 MARCH 2010

Present: Cllr Peter Bingham – Cabinet Member for Resources

Cllr Dawn Cousins - Cabinet Member for Children’s Services, Social Care, Public Health and Housing.

Jonathan Baker - Democratic Services Officer

<b>Item</b>	<a href="#"><u>Pan Development – Choice of Developer and Financial Offer</u></a>
<b>Decision reference</b>	06/10
<b>Decision taken</b>	THAT Option 1 is approved with bidder A appointed to deliver the Pan Development.
<b>Reasons for decision</b>	<p>To bring the following benefits to the Island:</p> <ul style="list-style-type: none"> <li>• The delivery of an exemplar housing scheme of 846 units built to Level 4 of the Code for Sustainable Homes, Lifetime Homes Standard and ‘Building for Life’ Gold.</li> <li>• 254 affordable housing units which will contribute to the delivery of the Corporate Plan 2009-2013</li> <li>• A market leading Biomass Plant and associated infrastructure which will serve as an education facility for the Island and contribute to the delivery of the Eco Island agenda</li> <li>• £10m of Spectrum Housing Groups Private Finance to the Island</li> <li>• An upfront capital receipt for the Isle of Wight Council and shares in future capital receipts from later Lots</li> <li>• S106 contributions of £5.2M over the lifetime of the Pan Development which includes: <ul style="list-style-type: none"> <li>○ £1M towards new Community Facilities to support the existing Pan Neighbourhood Pathfinder and community support structures.</li> <li>○ Highway Infrastructure throughout the Pan Development including additional roundabouts at St. Georges Way and Staplers Road enabling the development of Council owned land in respect of the employment Zone at the edge of Pan and supporting the planned new Fire station HQ in that location</li> </ul> </li> </ul>
<b>Additional reasons</b>	<p>To form part of the ‘Delivering Better Services’ agenda within the Council’s Corporate Plan.</p> <p>To also support the following Corporate Themes and Priorities:</p>

	<ul style="list-style-type: none"><li>• A Thriving Island</li><li>• A Healthy and Supportive Island</li><li>• A Safe and Well Kept Island</li></ul>
<b>Options considered and rejected</b>	Option 2 –Do not proceed with the Pan Development.
<b>Declarations of interest</b>	None
<b>Additional advice received</b>	None Received