

## BA Business Plan 2023/24

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### Background:

The principal purpose of BA is to move forward the Woodlands project through the framework of a promotion agreement with the Evett family representing the substantive land owners. The Woodlands project also includes a grant programme for the Eastern Link Road (ELR) and supporting development to which the Buckinghamshire Council (BC) is contractually committed to the Buckinghamshire LEP and DfT. It had been agreed historically that BA would secure the planning consent for Woodlands that would enable the Council to deliver the Eastern Link Road. Concerns from the landowner over minimum value and by the Council over the cost and nature of the ELR has resulted in a delay in commencement on site.

During the past year BA has worked closely with Taylor Wimpey, an adjoining site developer, on the matter of shared infrastructure and have agreed that they would lead on the submission and implementation of Woodlands phase 1A comprising means of access to the Woodlands site. It is anticipated that the Woodlands planning consent will be implemented in the coming financial year. It is further anticipated that a development lead for the Woodlands site will be appointed resulting in greater clarity over the form and procurement of the ELR and that a land deal will be completed with the Evett family.

### Contractual commitments:

None though it is in the interest of BA to continue to promote the Woodlands site principally to secure the outcomes that guided investment in the first place ie improved infrastructure and an employment led major development area, and secondly to redeem its promotion costs.

There are however a number of third party agreement that will expire without action in the coming year relating to option agreements for land required for ELR and a lease agreement in respect of biodiversity mitigation land.

### Past Year:

Secured planning consent April 2022.  
Cleared judicial review May 2022  
Reached agreement with Taylor Wimpey to submit Reserved matters application  
Option Agreements (Evett lawyer advice, Lear Agent request)  
Mitigation land Agreement  
Met with various interest development parties  
Awaited confirmation of future role of council.

Coming year:

- BA to secure a relevant planning permission by means of securing a reserved matters consent for Phase 1A.
- BA to invite Taylor Wimpey to implement Phase 1A to protect the Woodlands planning consent.
- BA to agree a disposal strategy with the Evett family following grant of a relevant planning permission, to include determining the role that Buckinghamshire Council may wish to undertake going forward and to appoint a development partner to lead the implementation of the Woodlands project.
- Once a development lead is agreed and appointed BA will meet to determine whether to continue or dissolve.
- In parallel with BA activity Buckinghamshire Council will determine the cost of the ELR, agree upon its future role in respect of Woodlands delivery including its contractual commitment for the delivery of the ELR and assist BA in finding the appropriate development partner.

Governance:

The company continues on an ad hoc basis. David Pearce commissioned advice from Freeths.

Finances:

BA has sufficient finances to meet likely revenue costs of the year ahead see appendix 1. Additional funds will be required to meet option and mitigation land lease costs though these are scheme costs and BA is not contractually committed to bare them.

Decisions:

List of issues to discuss with BC planners through John Reed.