

2023 Q1 Planning Updates

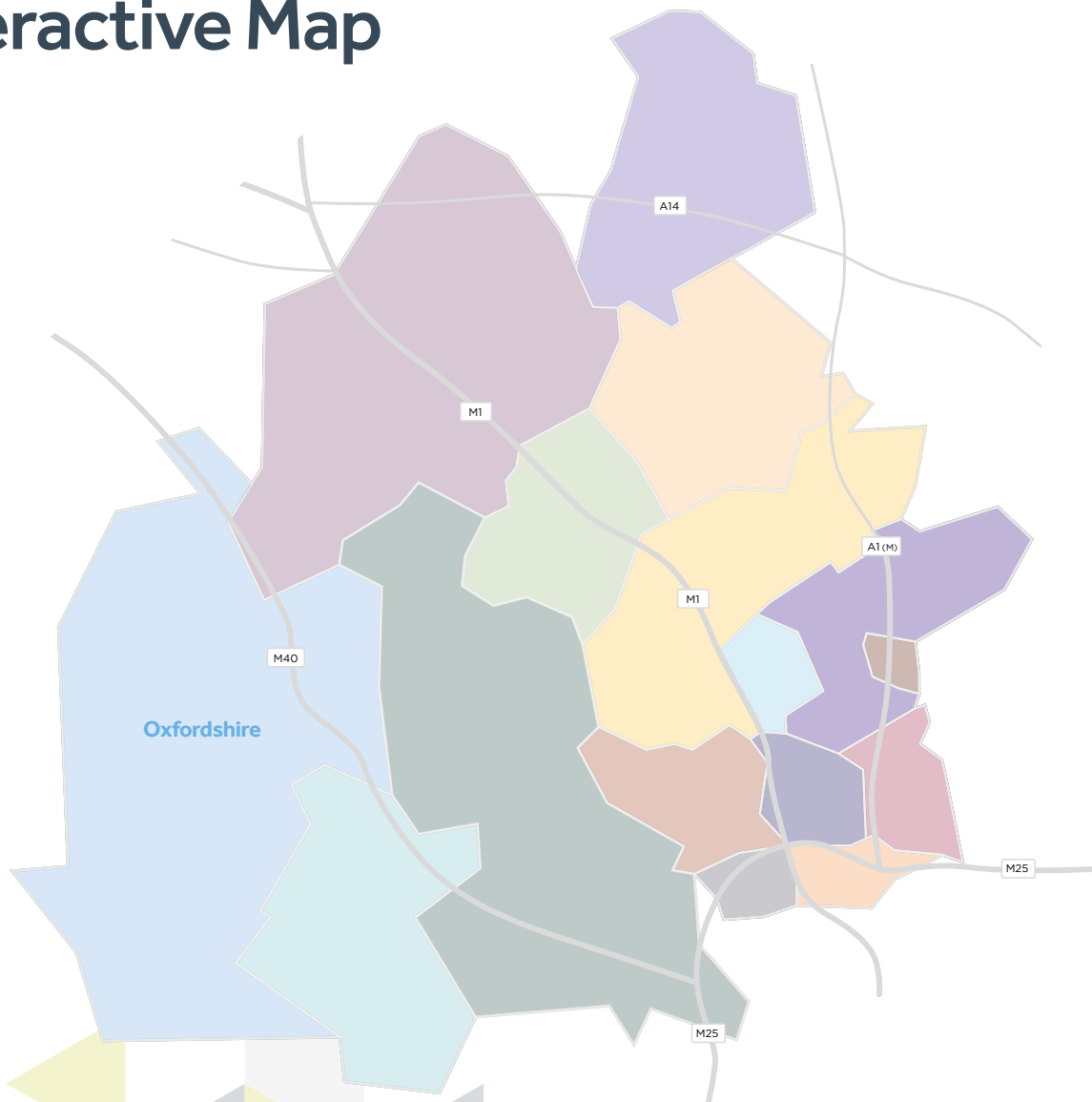
Kirkby Diamond's Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

Established since the partnership started in 1980, the department now enjoys an extensive client base of landowners, developers, family trusts and public sector clients, along with an unrivalled reputation throughout Bedfordshire, Buckinghamshire and Hertfordshire for client focus and the drive to ensure timely completion of the deal.

In any circumstance, the optimisation of your land or development is assured. Whether you are a landowner or developer with interest in a small or extensive area of land, with or without planning permission, our broad range of knowledge and in-depth experience will ensure that your ambitions are met.

Kirkby Diamond's Land Planning and Development Team pride themselves on securing the best opportunities available and advising on the best course of action. The Team can be contacted on **01908 678 800**.

Interactive Map

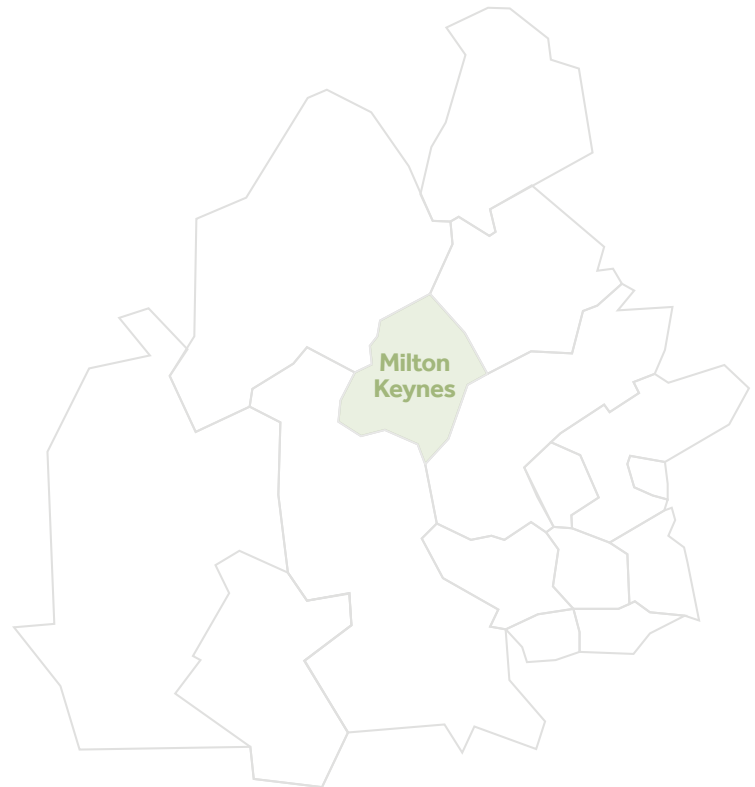


Milton Keynes Local Plan

Milton Keynes Council have begun preparations for a new local plan, The New City Plan. The Council have closed the consultation on Ambition & Objectives and Sustainability Appraisal as of 16th March 2023, which is now under consideration.

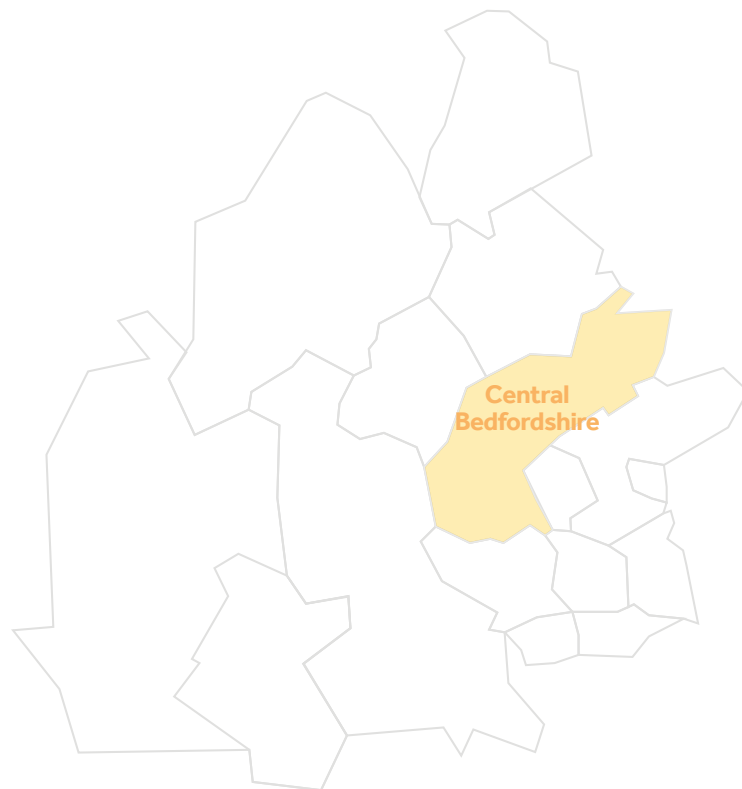
The Call for Sites which was undertaken in early 2022 has been re-opened as of 13 February 2023 to enable further submissions to be made.

If you think your land has development potential contact the Land Planning and Development Team for a discussion.



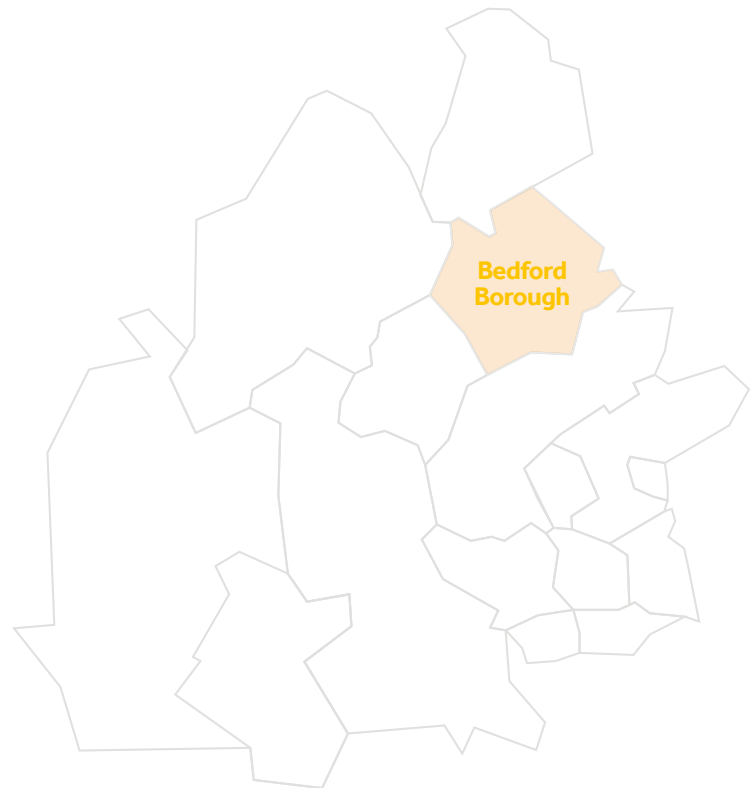
Central Bedfordshire Local Plan

The Local Plan was adopted at Full Council on the 22nd of July 2021, the adopted plan can be found [here](#). A report put to Committee in February indicated external factors outside of the Council's control have impacted decision making and delays can be expected. If you have been contacted by a developer regarding your land, Kirkby Diamond would be happy to discuss the options available to you.



Bedford Borough Local Plan

Bedford Borough Council has submitted the draft Local Plan 2040 to the Secretary of State in January 2023, with the Examination period currently being carried out. Hearing dates for the Examination are set for Monday 12 June 2023.



South Oxfordshire Local Plan

South Oxfordshire and the Vale of the White Horse (VOWH) are creating a Joint Local Plan 2041, which will supersede the SODC Local Plan 2035 and VOWH Local Plan 2031. The councils have undertaken a public consultation on issues and scope (regulation 18) and the responses have been analysed. The Council are expected to undertake a Preferred Options Consultation during the Summer 2023.



St Albans Local Plan

St Albans City and District Council are preparing a new local plan 2020-2038. Currently, the Council are reviewing the new draft local development scheme however, the Council are experiencing delays due to staff shortages. The Regulation 18 Consultation is planned to take place in July to September 2023.

If you are a landowner and require development advice, please contact our Land Planning and Development Team.



Northampton Local Plan

The Council received the Inspectors Final report on 3rd February 2023 which was found to be legally compliant and sound, subject to Main Modifications. The Local Plan was approved for adoption on 23rd March 2023.



East Northamptonshire Local Plan

The East Northamptonshire Local Plan Part 2 is still being examined. The Council are currently consulting on the proposed Main Modifications which is due to close on 21st April 2023.



Buckinghamshire Local Plan

Buckinghamshire Council are beginning work on the new Local Plan which will allocate sites for development in the period up to 2040 to meet the housing and economic development needs in Buckinghamshire. Buckinghamshire Council have now undertaken a 'Wider Call for Sites' and submissions are now being analysed. The Council have acknowledged there is a limit to how much progress they can make until the government has confirmed the changes made and provided a reliable timeframe.

If you believe that your land has development potential or you have been contacted by a developer, Kirkby Diamond's Land, Planning and Development Team can provide professional advice.



Stevenage Borough Local Plan

The Stevenage Borough Local Plan was adopted in 2019, replacing the District Plan. The plan seeks to provide around 7,600 new homes. The local plan can be viewed [here](#). It is likely that this Local Plan will not be reviewed until 2024.



Dacorum Local Plan

In accordance with the Local Development Scheme, the next consultation is expected to take place in June-July 2023, the final plan is not scheduled to be adopted until October 2025. Additionally, Dacorum district are developing a Joint Strategic Plan for the South West Hertfordshire area covering Dacorum, St Albans, Three Rivers, Watford and Hertsmere. The draft Vision and Objectives of the Joint Strategic Plan 2050 consultation closed in November 2022. The responses are being reviewed before a consultation report is released.



Welwyn & Hatfield Local Plan

The Examination period is still underway with the Main Modifications document which has been submitted to the Inspector. The Inspector will consider if the Main Modifications and any further amendments are necessary before confirming if the plan is legally “sound”.

If you believe that your land may have development potential, contact the Land, Planning and Development Team to discuss further.



Hertsmere Local Plan

Hertsmere council have decided to 'shelve' their current draft Local Plan but will continue the plan-making process to take account of any planning reforms announced by the government.



Watford Borough Council Local Plan

The Watford Local Plan has been adopted as of 17th October 2022 following the incorporation of modifications required by the Inspector. The local plan can be found [here](#).



North Herts District Council Local Plan

The North Herts Local Plan 2011-2031 was adopted on Tuesday 8th November 2022, replacing the saved policies of the District Plan Second Review with Alterations. The local plan can be found [here](#).



Luton Borough Council Local Plan

The Council are currently in the early stages of the review of the Luton Local Plan and in due course will issue a call for sites for development sites to come forward and be considered in the new local plan. Currently, there are no exact dates or time frame. However, if you believe that your land has development potential or if you have been contacted by a developer, we would be happy to discuss the options available to you.

