

## 2023 Q4 Planning Updates

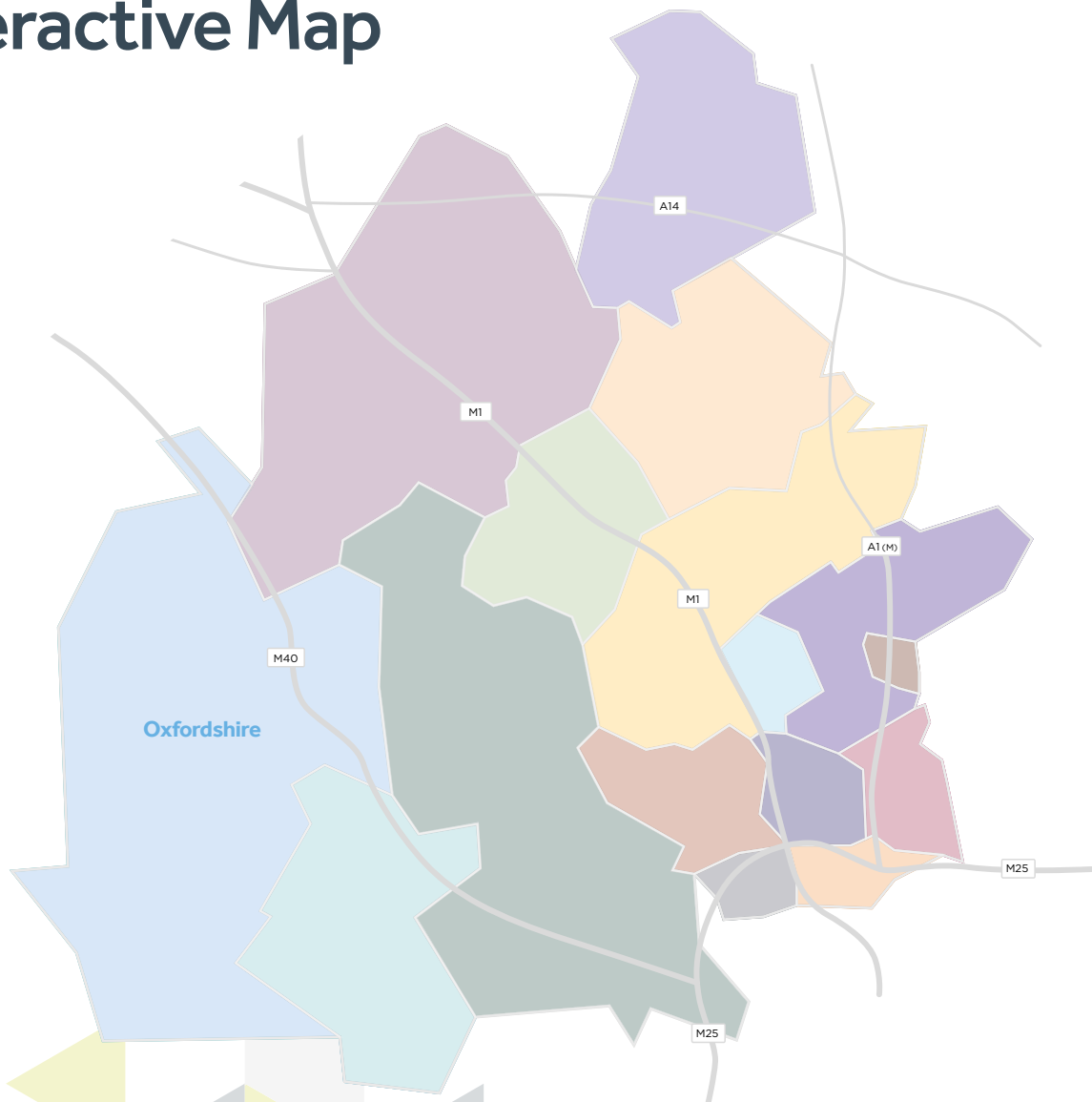
Kirkby Diamond's Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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.

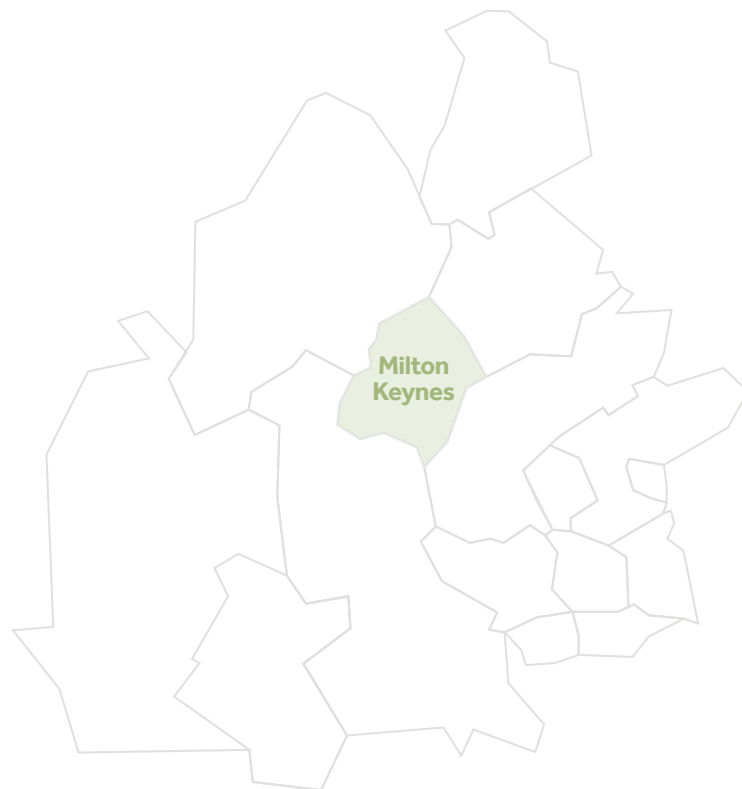
Kirkby Diamond's Land Planning and Development Team pride themselves on securing the best opportunities available and advising on the best course of action. The Team can be contacted on **01908 678 800**.

## Interactive Map



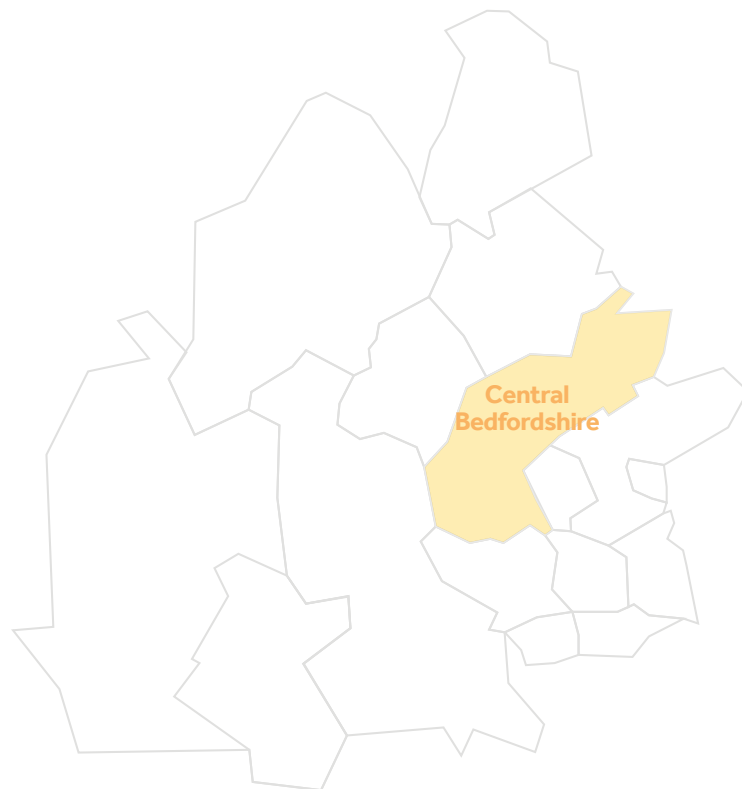
# Milton Keynes Local Plan

Milton Keynes Council are continuing to prepare for a new local plan, The New City Plan. 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. The Council are in the process of carrying out the Stage 2 assessment of all sites within the Land Availability Assessment, a date for publishing the results is yet to be confirmed. A Regulation 18 consultation is programmed for summer 2024 and Regulation 19 in early 2025. If you think your land has development potential contact the Land Planning and Development Team for a discussion.



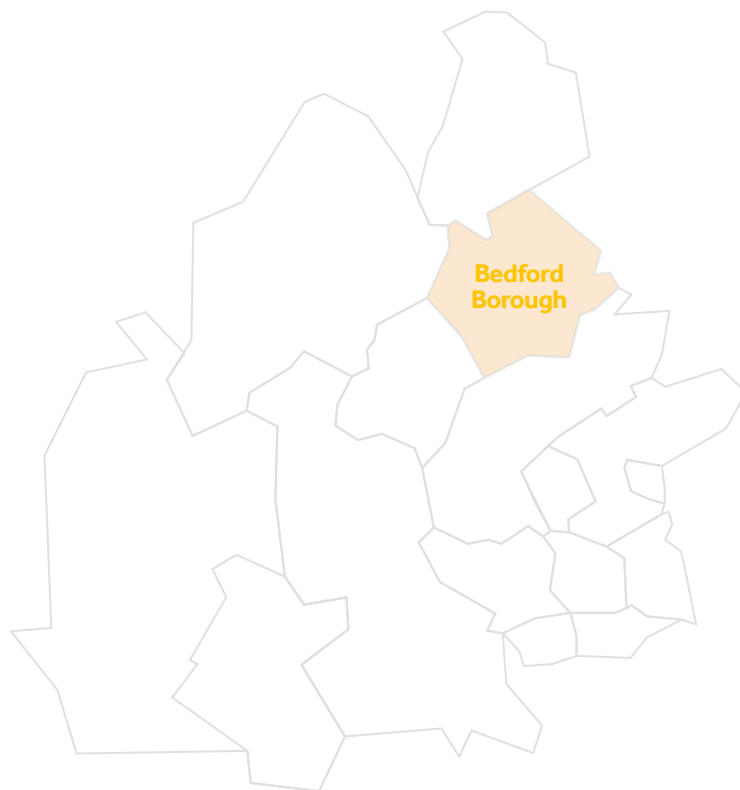
# Central Bedfordshire Local Plan

The Local Plan was adopted at Full Council on the 22nd of July 2021, the adopted plan can be found [here](#). Central Bedfordshire Council have approved the new Local Development Scheme whereby the Council outline their timeline for undertaking a Full Local Plan Review. Public and stakeholder engagement on Issues and Options is scheduled to start in April 2024. 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 Secretary of State in January 2023, with the Examination period ending on the 21st September. The Post Hearing letter dated 27th November 2023 sets out the Inspector's concerns over the soundness of the Plan preventing the Plan from moving to the main modifications stage. The Council are working to progress the additional work needed to address matters; principally the delivery of infrastructure improvements to the A421 and the shortfall in housing delivery. If you have been contacted by a developer regarding your land, Kirkby Diamond would be happy to discuss the options available to you.



# 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 Council have undertaken a public consultation on issues and scope (regulation 18) and the responses have been analysed. The Preferred Options Public Consultation is due to take place in early 2024. The Local Development Scheme currently has the Pre-Submission consultation scheduled to commence in October/November 2024.



# St Albans Local Plan

St Albans City and District Council are preparing a new local plan. The Draft Local Plan Regulation 18 consultation closed as of the 25th September 2023. The Council will now review the consultation comments. An Intervention Letter from Michael Gove was sent to SADC to revise their Local Development Scheme within 12 weeks of the publication of the revised NPPF. 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. The Council are preparing a new local plan to guide development up to 2041, the spatial options consultation concluded in December 2021, no decision have been made yet on where growth will occur.



# East Northamptonshire Local Plan

Following the Inspector's report concluding the soundness of the Local Plan, the East Northamptonshire Local Plan Part 2 was adopted on 7th December 2023.





# Buckinghamshire Local Plan

Buckinghamshire Council are beginning work on the new Local Plan which must come into effect by April 2025. 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 National Policy is confirmed and a reliable timeframe is provided. 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 dates to be confirmed.



# Dacorum Local Plan

The Regulation 18 consultation ended on 12th December 2023, the Council will now consider the responses before providing a Consultation Report scheduled for Spring 2024. Additionally, Dacorum district are developing a Joint Strategic Plan for the South West Hertfordshire area covering Dacorum, St Albans, Three Rivers, Watford and Hertsmere. If you believe that your land may have development potential, contact the Land, Planning and Development Team to discuss further.



# Welwyn & Hatfield Local Plan

Following the Examination period and the Inspector's report confirming the Local Plan is sound the Welwyn Hatfield Local Plan 2016 was adopted on 12th October 2023.



# 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. Hertsmere have updated their Local Development Scheme outlining the timescale for the Local Plan to come forward. The Local plan is required to be submitted to the Secretary of State by June 2025 with adoption by the end of 2026.



# Watford Borough Council Local Plan

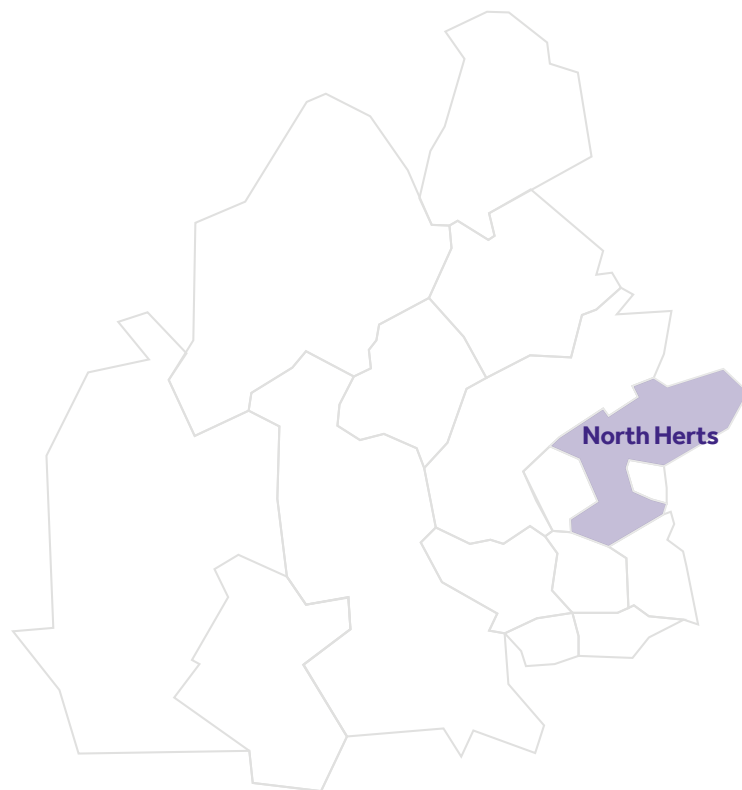
The Watford Local Plan has been adopted as of 17th October 2022 following the incorporation of modifications required by the Inspector. The local plan can be found [here](#).



# 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](#).

The adopted Local Plan is to be reviewed by the end of 2023.



# 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. 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.

