

## 2022 Q4 Planning Updates

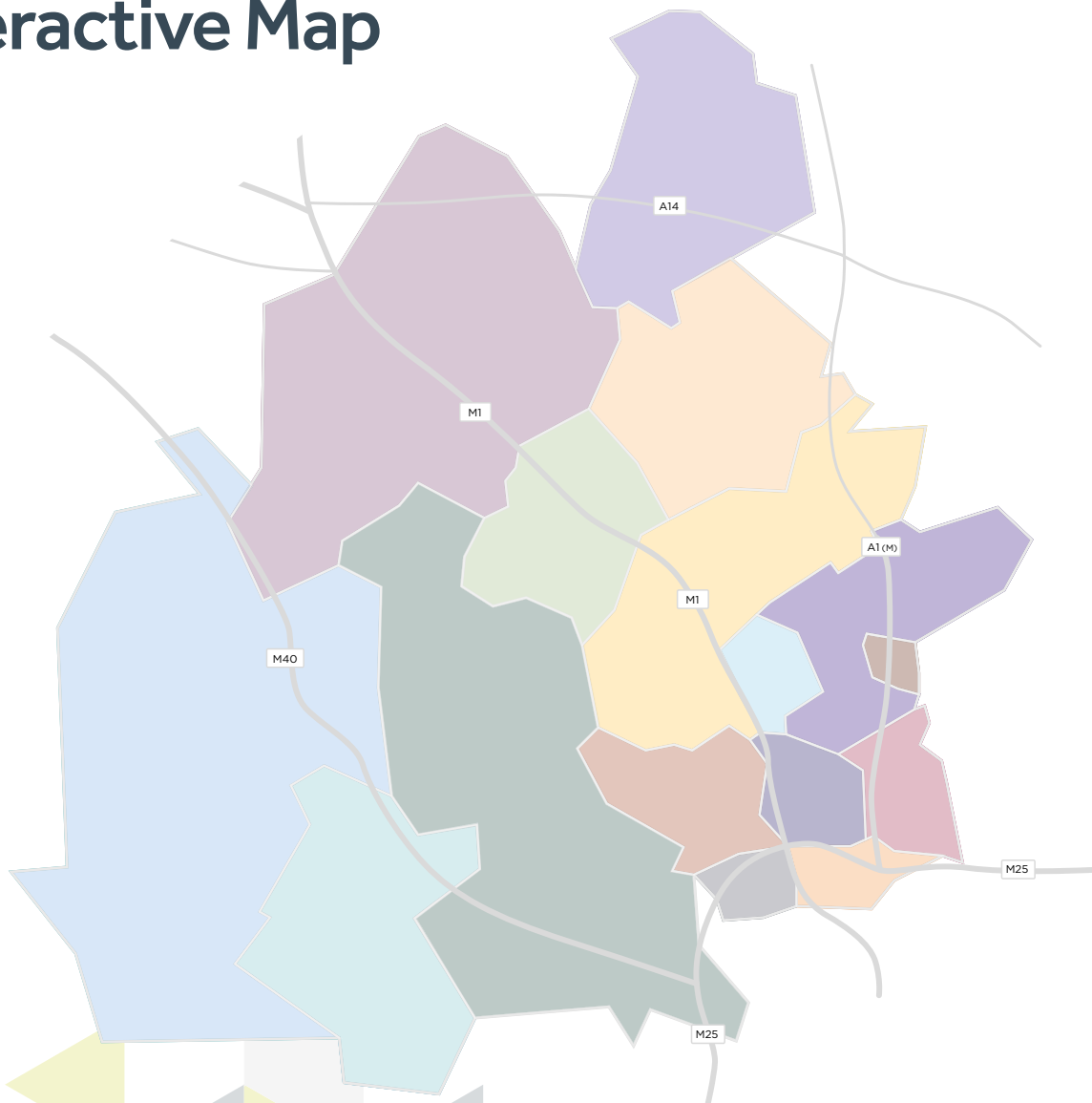
Kirkby Diamond's Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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.

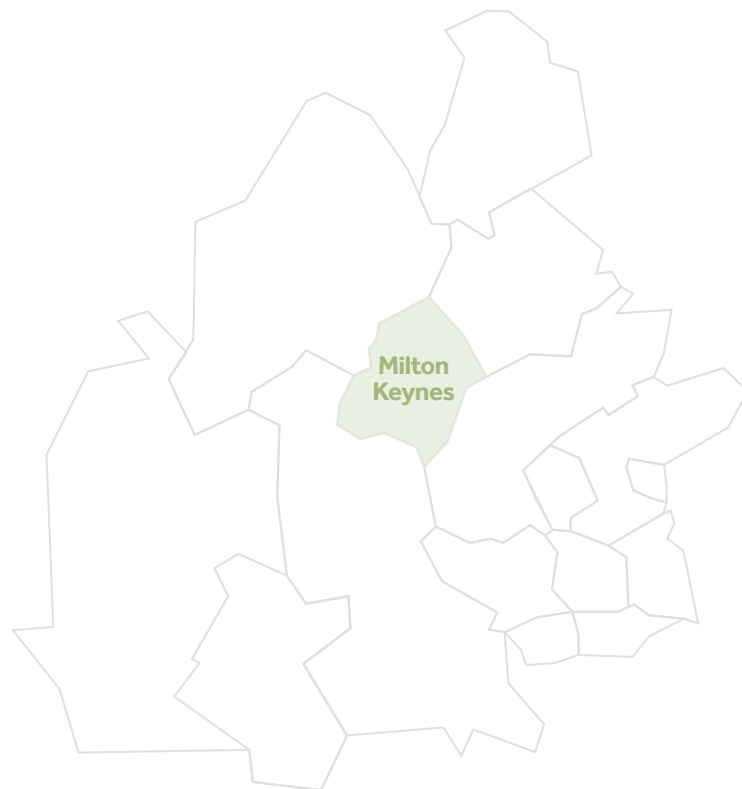
Kirkby Diamond's Land Planning and Development Team pride themselves on securing the best opportunities available and advising on the best course of action. The Team can be contacted on **01908 678 800**.

## Interactive Map



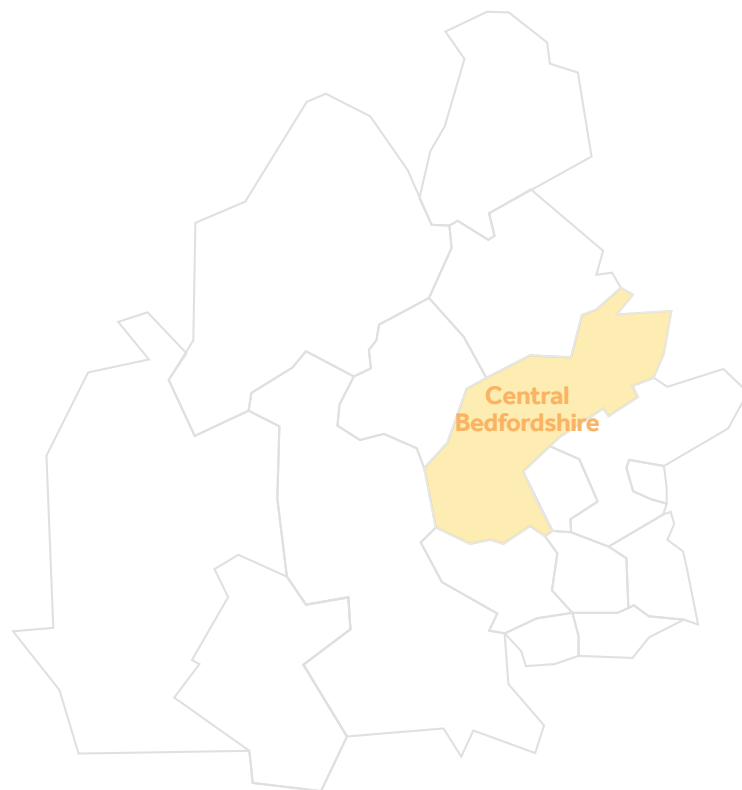
# Milton Keynes Local Plan

Milton Keynes Council have begun preparations for a new local plan. The Council have recently put out a Land Availability Assessment and Call for Sites in preparation for the upcoming local plan which ended on the 20th April 2022. The Council are currently still working through the assessment stage of the Call for Sites and are aiming to publish the call for sites report in Spring of 2023. If you think your land has development potential contact the Land Planning and Development Team for a discussion.



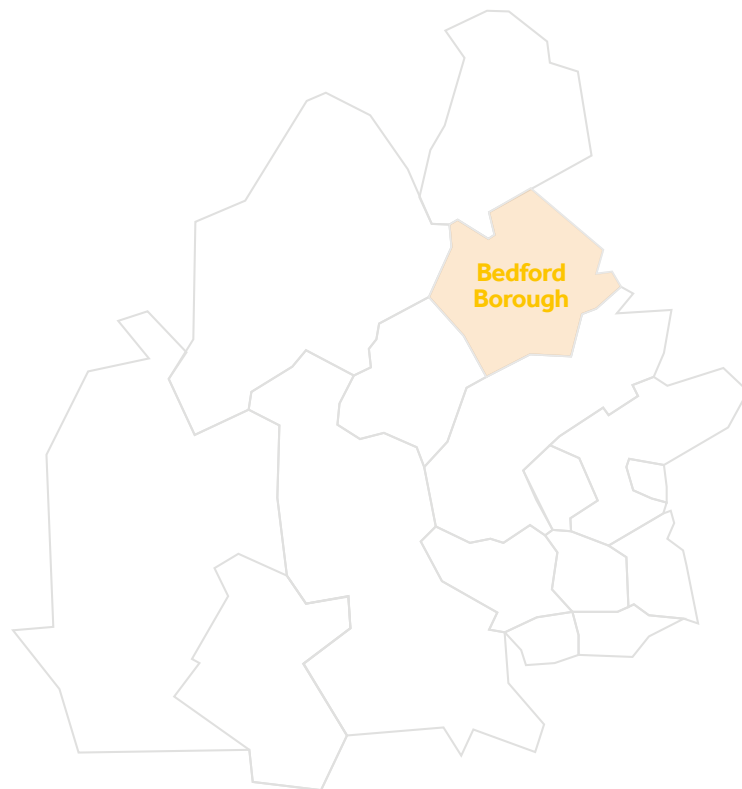
# Central Bedfordshire Local Plan

The Local Plan was adopted at Full Council on the 22nd of July 2021, setting out how and where new homes, jobs and infrastructure will be delivered in Central Bedfordshire. The adopted plan can be found [here](#). In line with the Council's local development scheme, a review of the Local Plan has commenced and with informal and non-statutory engagement and evidence review due to take place between January 2023 and January 2024. If you have been contacted by a developer regarding your land, Kirkby Diamond would be happy to discuss the options available to you.



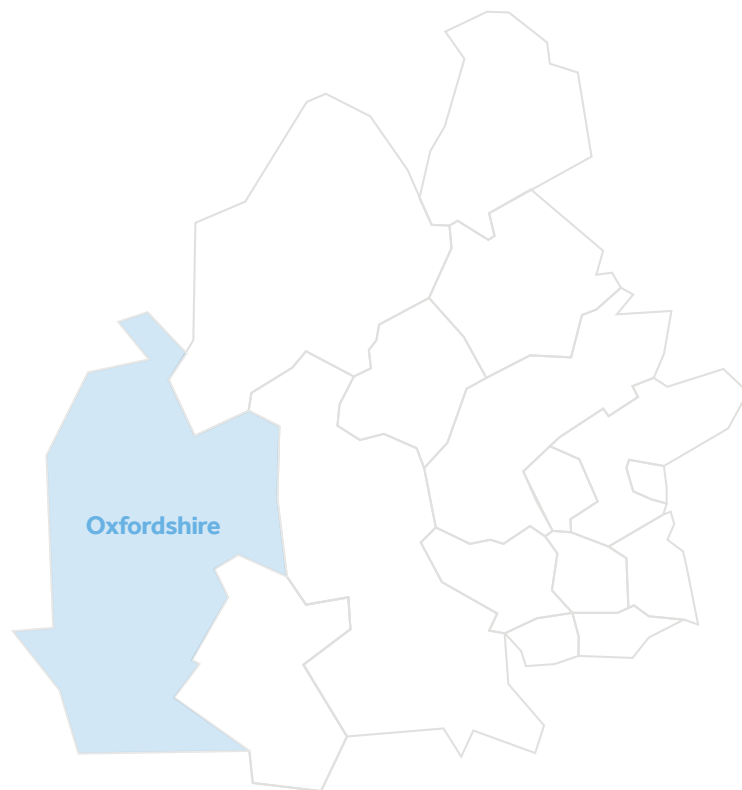
# Bedford Borough Local Plan

Bedford Borough Council has closed the consultation period for the Bedford Borough Local Plan 2040 – Plan in 29th July 2022. Responses are being considered before approval from the Council's Executive and Full Council to submit the plan to the Planning Inspectorate, which is scheduled for January 2023.



# The Oxfordshire Plan 2050

A statement from Oxfordshire's district councils on 'The Oxfordshire Plan 2050' has confirmed that the 2050 Plan work programme will end. The 2050 plan was to shape Oxfordshire's housing and infrastructure delivery over the next 30 years. Following this, planning will be processed through individual Local Plans for each district.



# 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 continue to review and analyse the main issues in a consultation statement. The expectation is to publish a Joint Local Plan 'Preferred Options' document in January/February 2023 which will give the opportunity to make comments.



# 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 shortage. 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 Northampton Local Plan Part 2 Proposed Further Main Modifications Consultation closed on the 19th December 2022. The Inspectors have suggested that the local plan will be sound subject to the main modifications being completed in line with the Inspectors previous comments.





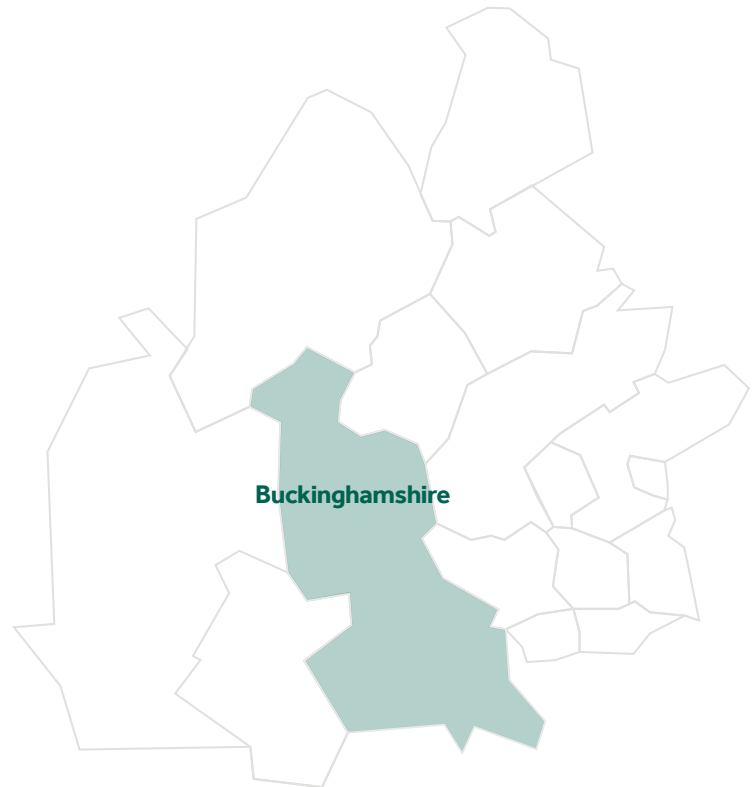
# East Northamptonshire Local Plan

The East Northamptonshire Local Plan Part 2 is still being examined and is scheduled to be adopted in December 2022. There has been delays to the plan, the Inspector is considering the Council's Action Points as per the Inspector's letter (July 2022). The Inspector will then decide the next steps for the Examination process.



# 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' exercise which closed on the 11th September 2022, although sites submitted after this may be considered. The submissions will now be considered and analysed. 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.



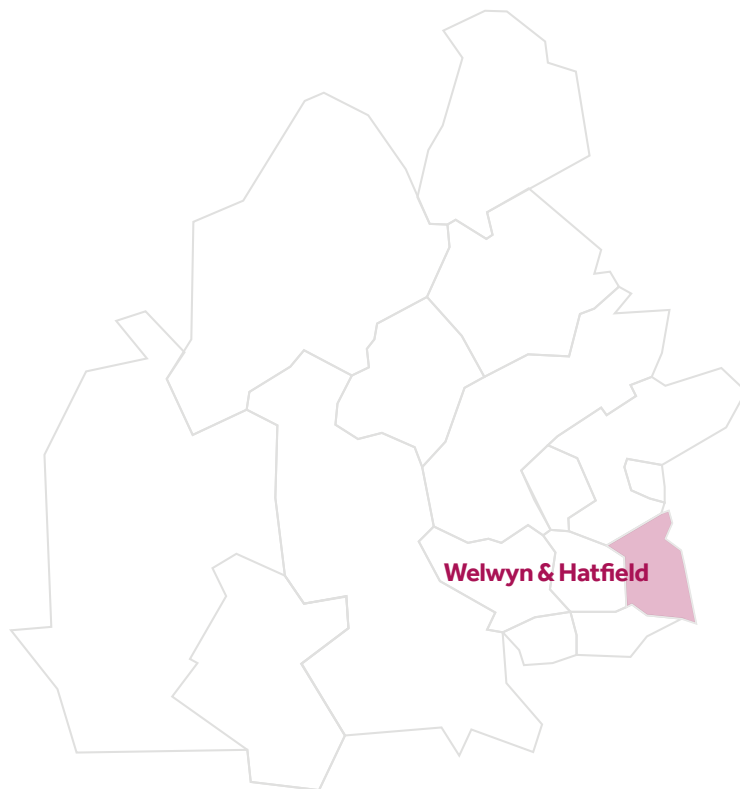
# Dacorum Local Plan

The Dacorum Local Plan is currently undertaking the duty to co-operate and plan preparation stage (Reg 18) until May 2023. The local development scheme sets out the timeframe for the draft local plan and consultation will take place in June-July 2023; adoption is expected to take place 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

Welwyn Hatfield Borough Council are continuing to discuss with the Inspector about the level of housing provided in their proposed local plan. The Main Modifications document have been submitted to the Inspector. The Inspector has decided the modifications made make the plan sound as of the letter dated 8th December 2022. WHBC are to provide the Inspector with a revised timetable for the undertaking of the remaining processes that need to be fulfilled before the plan can be adopted. 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.

