

## 2022 Q1 Planning Updates

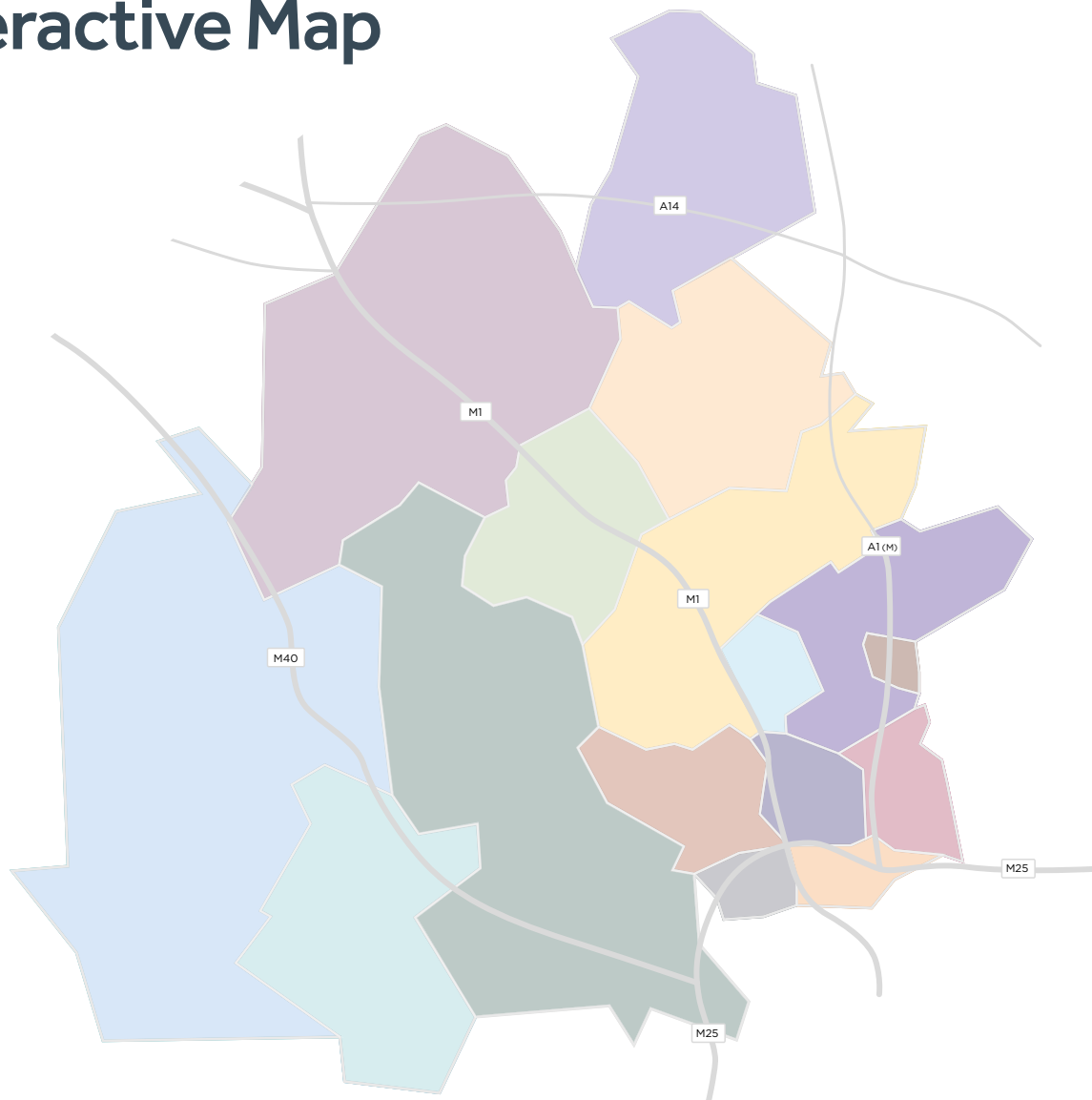
Kirkby Diamond's Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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

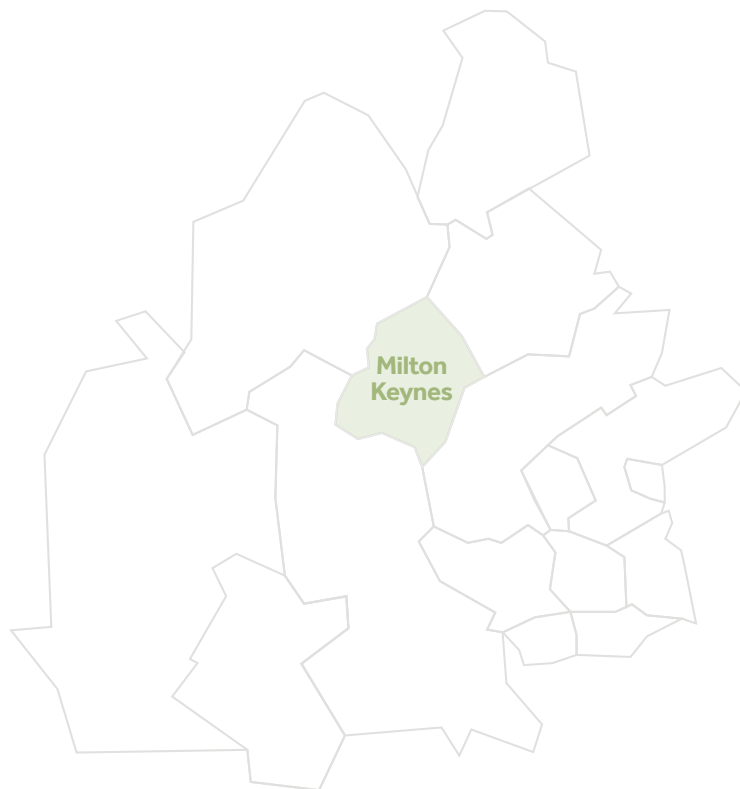


# Milton Keynes Local Plan

Milton Keynes Council have adopted Plan:MK as of March 2019. A new local plan is to be submitted for examination by the end of 2022. The new Local Plan submission is expected in 2025.

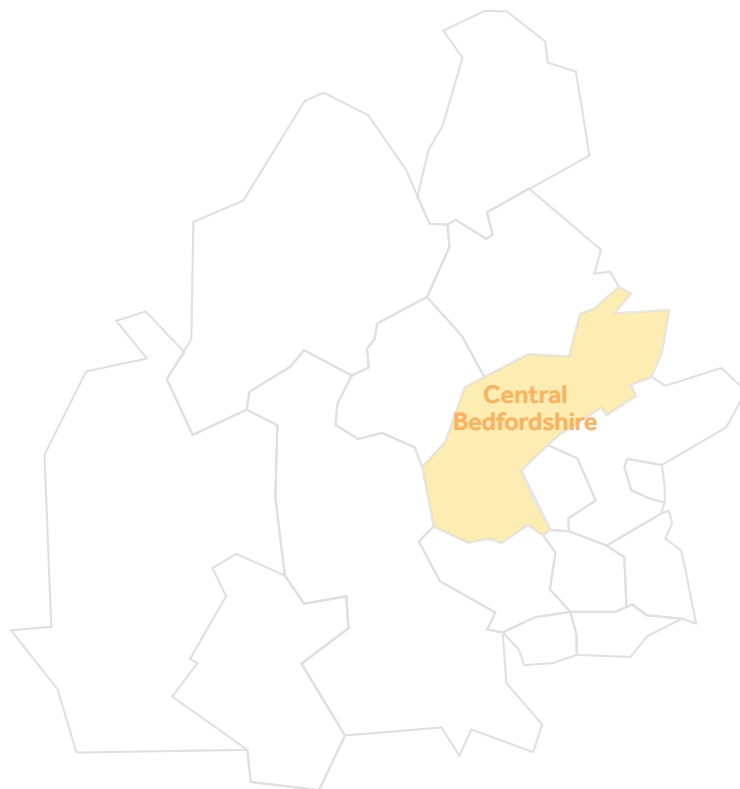
The Council have recently put out a Land Availability Assessment and Call for Sites in preparation for the upcoming local plan, looking at both residential and employment land. The Call for Sites is due to end on the 20th April 2022; if you think your land has development potential, contact the Land Planning and Development Team for a discussion.

The South-East Milton Keynes (SEMK) Expansion Framework has been adopted, providing development between Bow Brickhill, Woburn Sands and South of Wavendon. The total 198 hectare site has been allocated for around 3,000 homes. A recent application from L&Q Estates and Fox Land Property has been submitted and is currently at consultation.



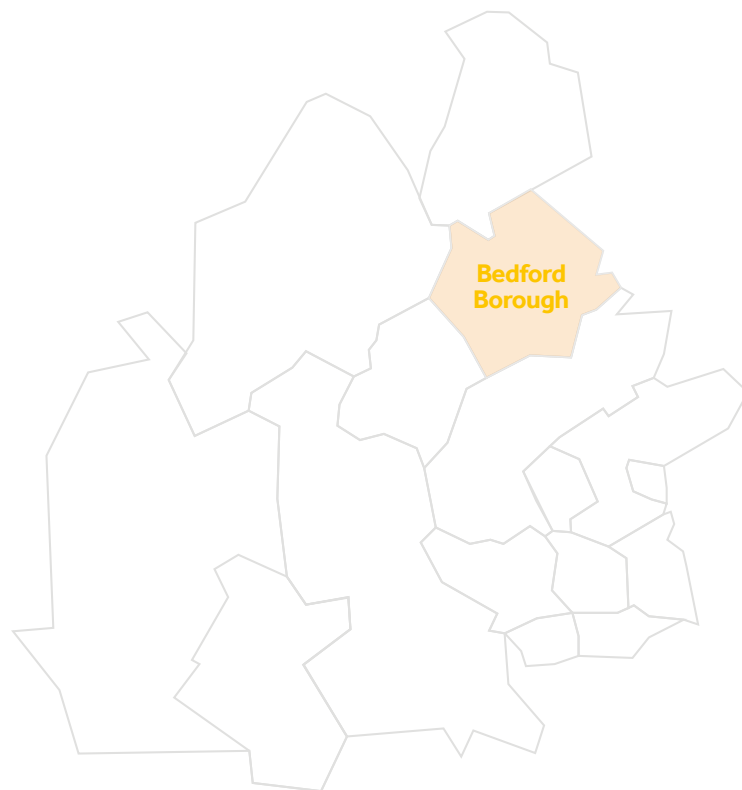
# Central Bedfordshire Local Plan

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](#). A review of the Local Plan is expected to commence in early 2022. 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 have been preparing a new local plan. The Draft Plan: strategy options and draft policies consultation ended in September 2021 and is being reviewed and analysed. An executive meeting is scheduled for April (2022) with a pre-submission consultation proceeding over the following months. If you are a landowner and would like to discuss the opportunities for your land, please get in touch.



# The Oxfordshire Plan 2050

The Oxfordshire Plan 2050 is expected to be submitted to the Planning Inspectorate for independent examination by 31st January 2022 and is scheduled for adoption by 31st October 2022, subject to the examination process.



# South Oxfordshire Local Plan

South Oxfordshire and the Vale of the White Horse (VOWH) are creating a Joint Local Plan 2041, replacing the SODC Local Plan 2035 and VOWH Local Plan 2031. Local Plan preparation and engagement from March 2021 – July 2022. Cabinet/ Full Council review and decision is scheduled for June 2022.



# St Albans Local Plan

St Albans City and District Council are preparing a new local plan 2020-2038. Currently, the council are undertaking a Green Belt review and reviewing the site selection. The Reg 18 consultation is expected to begin in Spring/Summer 2022. If you are a landowner and require development advice, please contact our Land Planning and Development Team.



# Northampton Local Plan

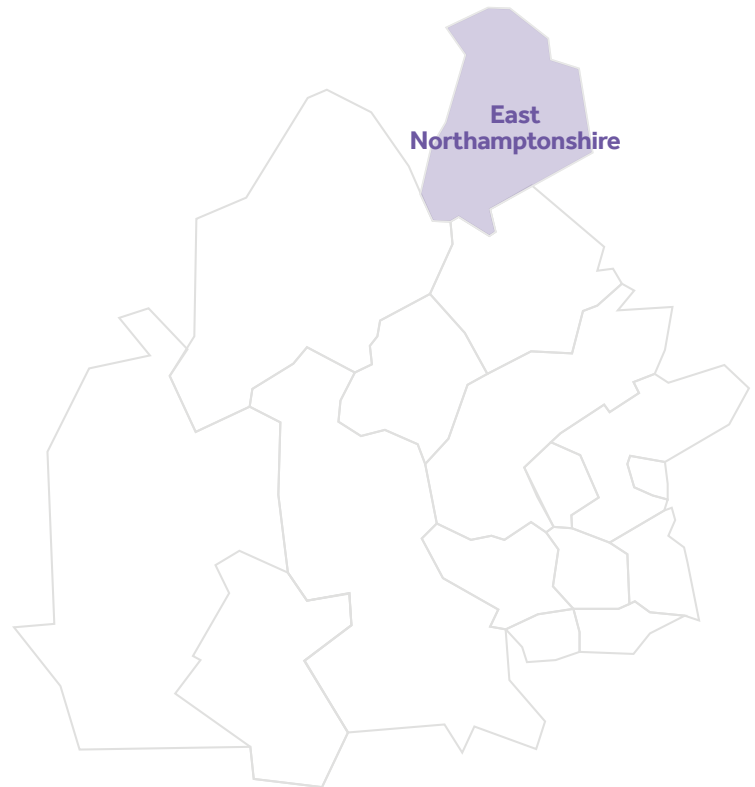
The Local Plan Part 2 and its accompanying documents have been examined with additional modifications required. The Inspectors advised the plan would likely be adopted in the summer of 2022.





# East Northamptonshire Local Plan

The East Northamptonshire Local Plan Part 2 is being examined with a hearing session scheduled for the 6th April to the 5th May 2022. You can find the submission of the Local Plan Part 2 [here](#).



# Buckinghamshire Local Plan

Buckinghamshire Council are gathering supporting information to inform the new Local Plan which must be adopted by 2025. Buckinghamshire Council are currently analysing the results of the questionnaire survey which ended on Friday 11th February 2022. Additionally, the Council are identifying Brownfield sites for development. 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 in its preparation stage and is also undertaking the duty to co-operate until May 2023. The local development scheme sets out the full draft Local Plan and consultation will take place in June 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.



# Welwyn & Hatfield Local Plan

Welwyn Hatfield Borough Council responded to the Inspector's Letter dated the 16th February requesting WHBC submit additional sites to meet the Full Objectively Assessed Housing Need (FOAHN) of 15,200 dwellings (760 dwellings per annum), which gives WHBC the opportunity to consider a 10-year housing supply. This will be reviewed by WHBC over the coming months.

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



# Hertsmere Local Plan

Hertsmere's draft Local Plan has been published setting out how the borough will grow over the next 15 years. The consultation for the draft plan ended on the 6th December 2021. A draft plan is estimated to be submitted in 2022 to a government appointed Inspector. The draft Local Plan can be seen [here](#).



# Watford Borough Council Local Plan

The Watford Local Plan continues to be under examination under the Secretary of State, examination is expected to end in April 2022 with adoption in June 2022. The Inspector held examination hearings between 18th January and 9th February 2022. A revised schedule of the Council's proposed main modifications will need to be reviewed by the Inspector.



# North Herts District Council Local Plan

The Inspector is still in the process of writing the Inspector report, as of November 2021 following which the report will go through Quality Assurance. Additionally, the Inspector has assured once this has taken place, the Local Plan will be 'fast tracked'.





# 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 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.

