

## 2022 Q2 Planning Updates

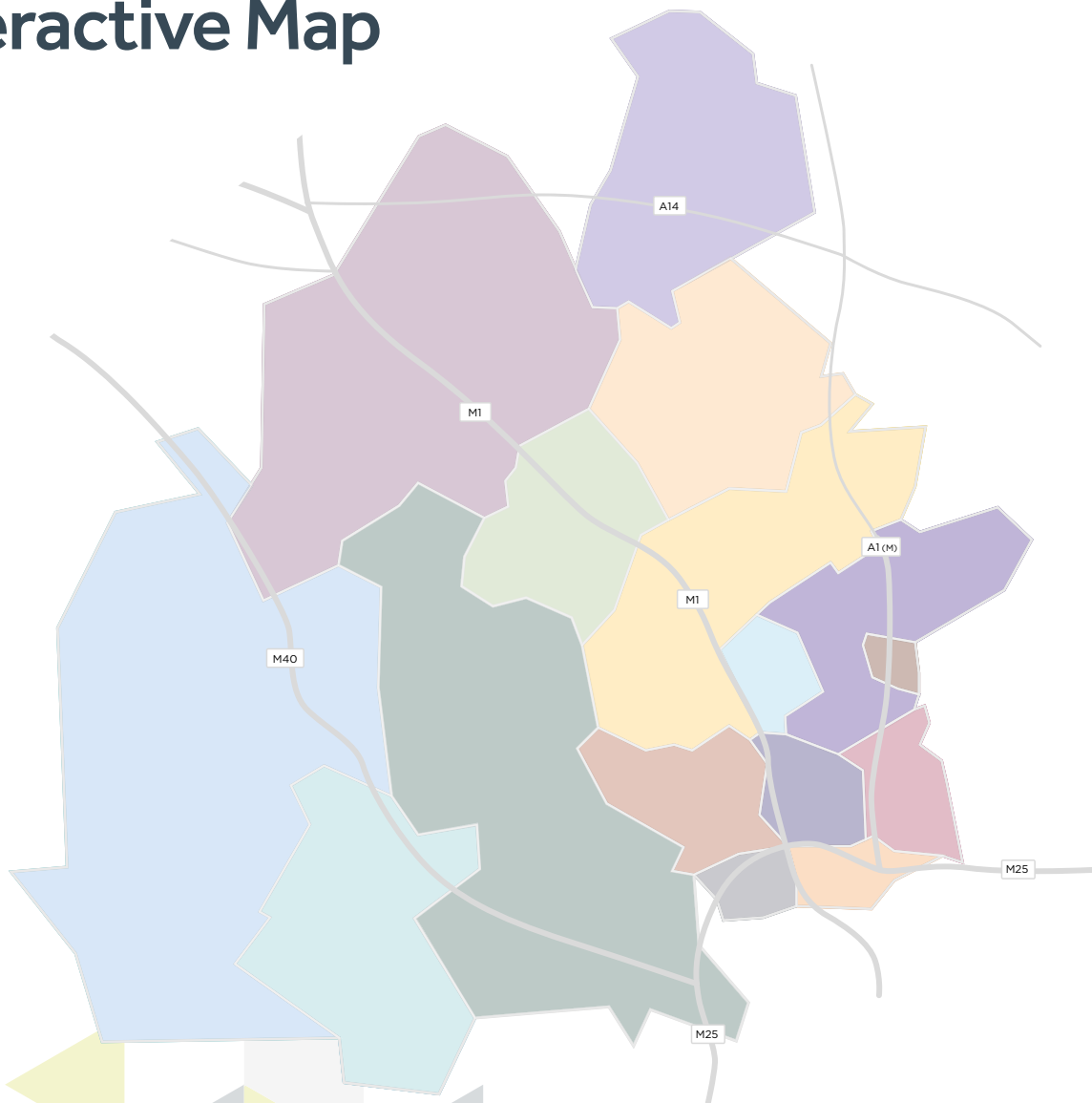
Kirkby Diamond's Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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

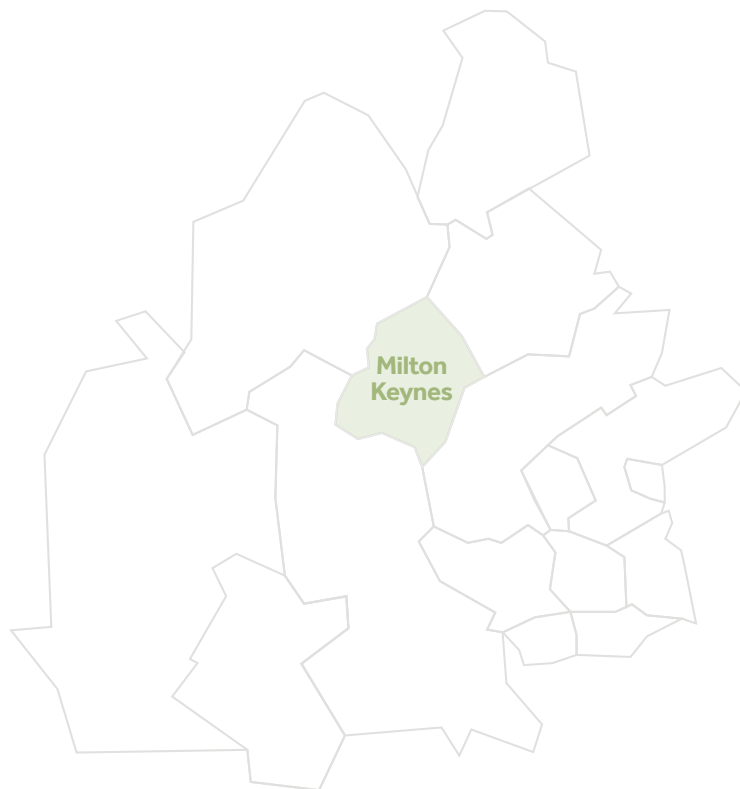


# Milton Keynes Local Plan

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, looking at both residential and employment land.

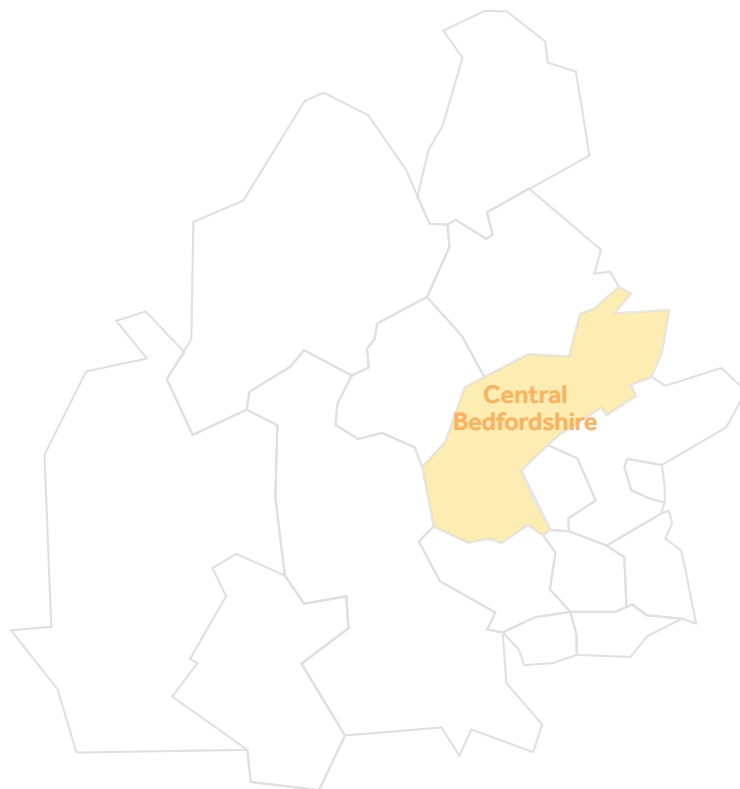
The Call for Sites ended on the 20th April 2022; if you think your land has development potential, contact the Land Planning and Development Team for a discussion.

It is anticipated that the stage 2 assessment of sites will take place from August onwards. The current programme of work for the land availability assessment runs through until early 2023.



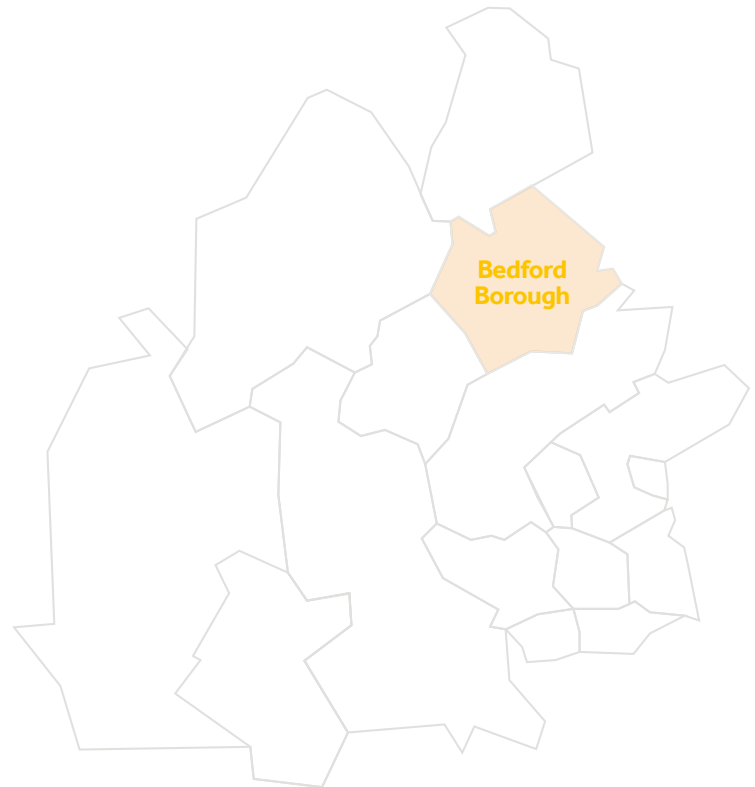
# Central Bedfordshire Local Plan

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.



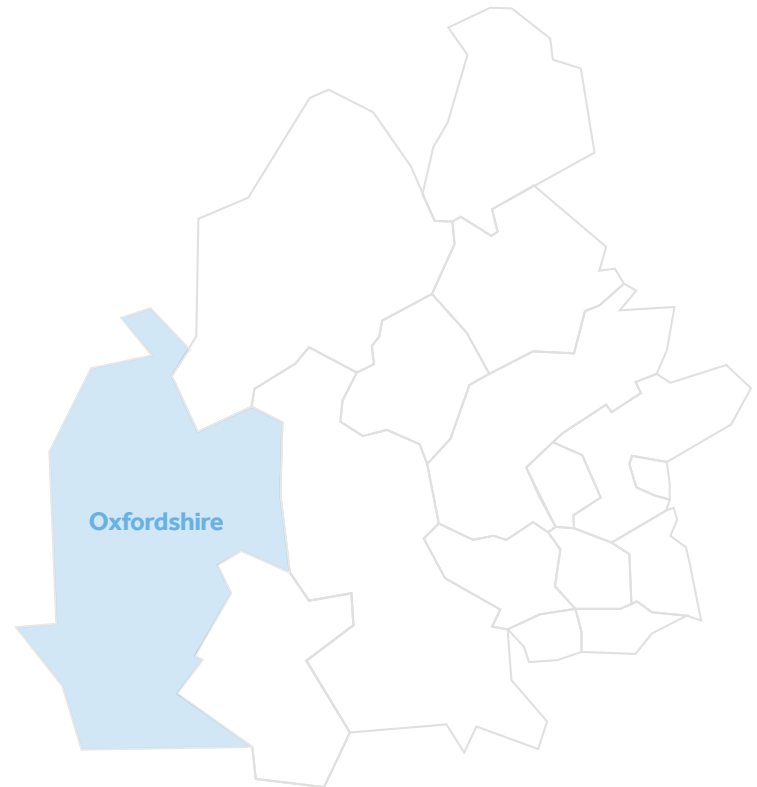
# Bedford Borough Local Plan

Bedford Borough Council has prepared the Bedford Borough Local Plan 2040 – Plan for Submission and is consulting on the soundness of the plan before sending it to the Planning Inspectorate for independent scrutiny. The consultation started on the 15th June 2022 and will last for six weeks ending on 29th July 2022.



# The Oxfordshire Plan 2050

The Oxfordshire Plan 2050 has recently closed its consultation on the Submission (Draft) Plan (Regulation 19) and is now analysing feedback. Submission of the Oxfordshire Plan 2050 is expected to take place in September 2022.



# 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 will begin to review and summarise the main issues in a consultation statement. The expectation is to publish a Joint Local Plan 'Preferred Options' document in early 2023.



# 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

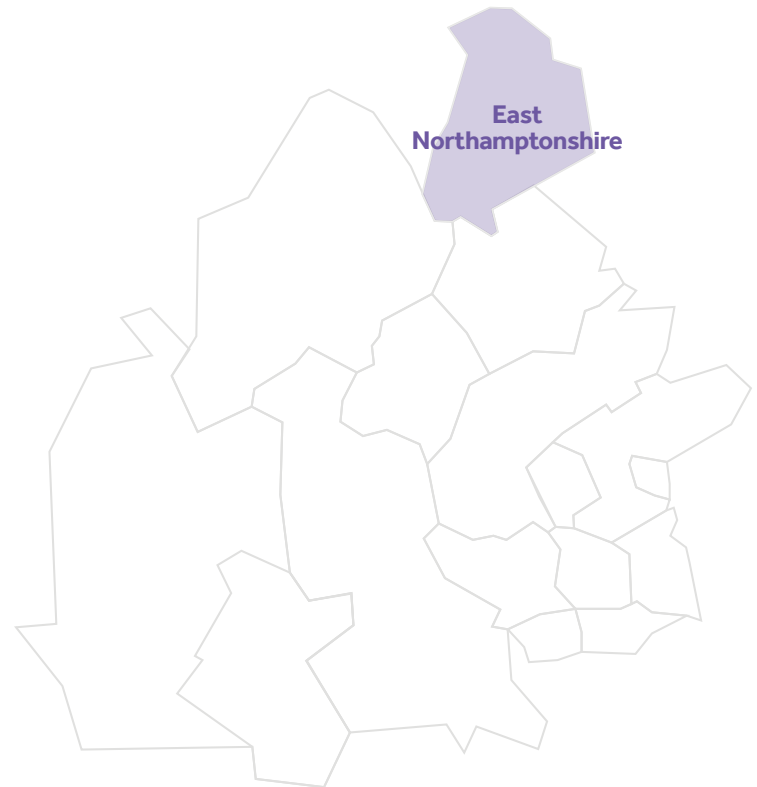
The Local Plan Part 2 and its accompanying documents has been examined with additional modifications required. The Inspectors advised the plan would likely be adopted in the summer of 2022.





# East Northamptonshire Local Plan

The East Northamptonshire Local Plan Part 2 is still being examined and is scheduled to be adopted in December 2022. You can find the submission of the Local Plan Part 2 [here](#).



# 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 are now undertaking a 'Wider Call for Sites' (including Greenfield sites). The Call for Sites is open from 13th June 2022 until 11th September 2022, although sites submitted after this may be considered. 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 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. The first formal stage of consultation is to be confirmed in the following months.



# 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 Inspector has invited WHBC to submit a 'sound plan' that includes a 10-year supply of identified housing sites, and to then progress to main modifications. Discussions are progressing with both parties working towards a finalised plan. 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 is undergoing a consultation on the proposed Main Modifications, which opened on the 9th June and closes on the 18th July 2022. The findings will be published in due course.



# North Herts District Council Local Plan

The plan is being examined by an Independent Inspector. Following the recent Further Main Modifications consultation, the inspector is now considering the material submitted. 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 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.

