

# 2024 Q3 Planning Updates

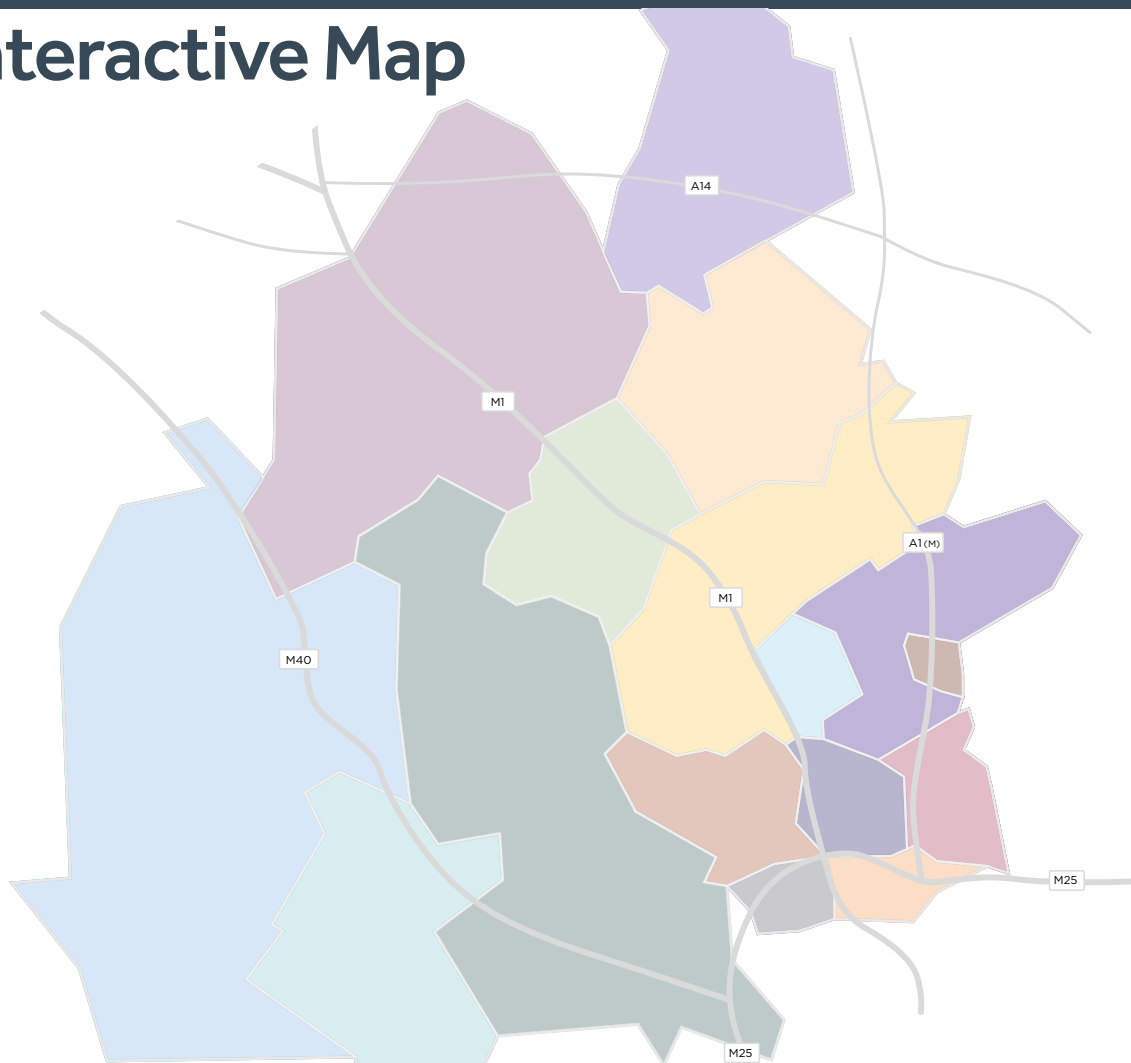
Kirkby Diamond's Land Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at every stage of the planning and development process.

Since the partnership began in 1980, our department has built an extensive client base that includes landowners, developers, family trusts, and public sector clients. We have earned an unparalleled reputation throughout Bedfordshire, Buckinghamshire, and Hertfordshire for our client-focused approach and commitment to ensuring timely deal completion.

We are dedicated to optimising your land or development. Whether you're a landowner or developer with interests in small plots or large areas of land, with or without planning permission, our broad expertise and in-depth experience will ensure your ambitions are met.

Our team is committed to securing the best opportunities and providing expert guidance. To discuss your needs, please contact us on 01908 678800.

## Interactive Map



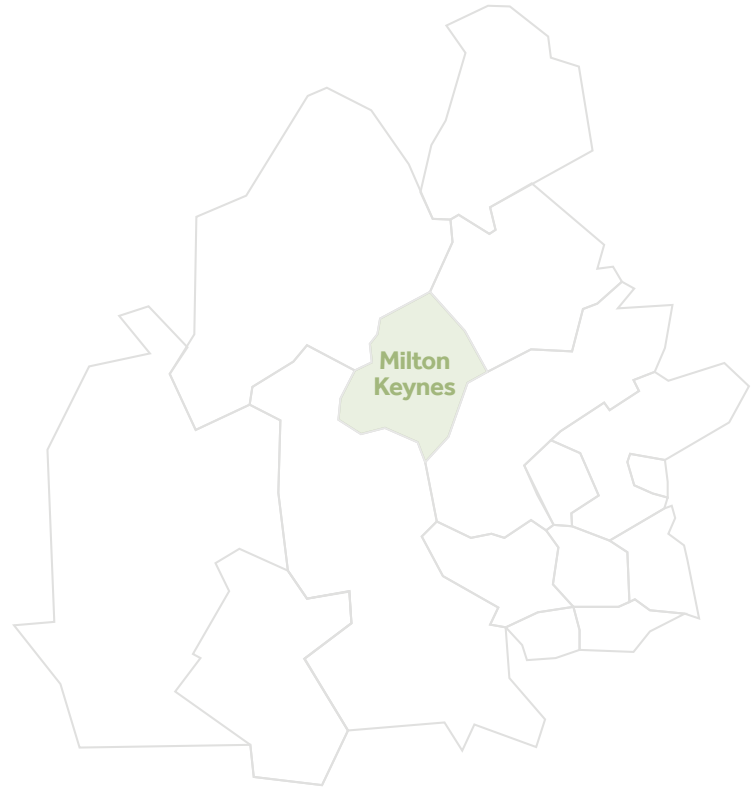
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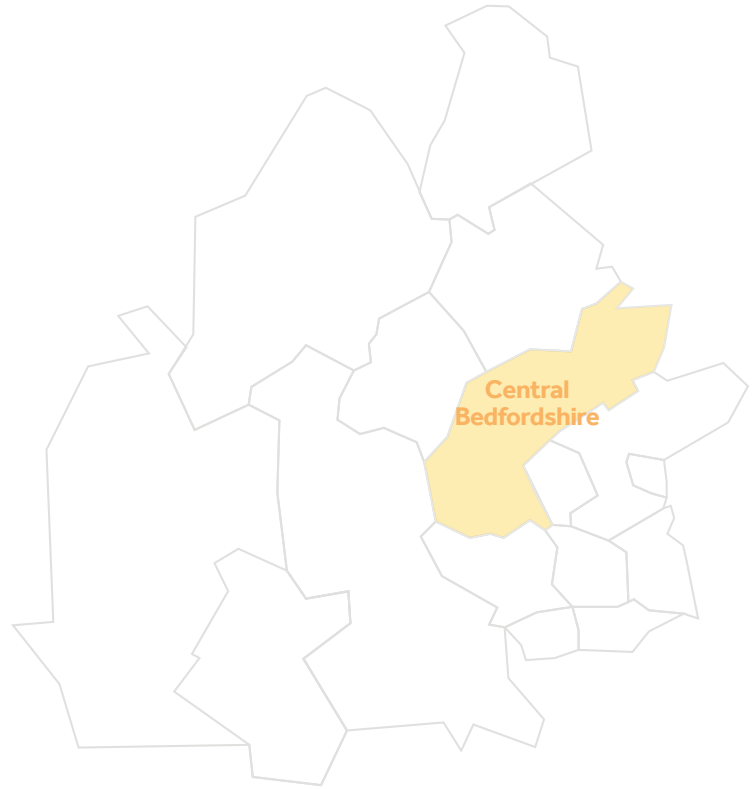
# Milton Keynes Local Plan

Milton Keynes Council has published the first draft of the MK City 2050 Plan as part of the Regulation 18 consultation which has now closed as of the 9th October 2024. Milton Keynes Council will now review the submissions made. The Regulation 19 consultation is programmed for early 2025. If you think your land has development potential, please contact our team.



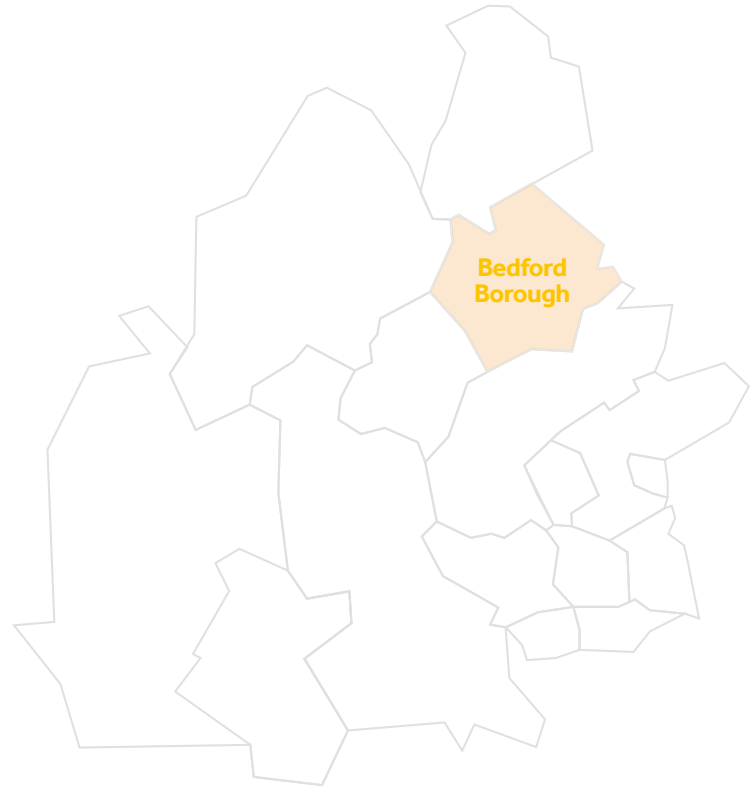
# Central Bedfordshire Local Plan

The Local Plan was adopted at Full Council on the 22nd July 2021, the adopted plan can be found [here](#). Central Bedfordshire Council has approved the new Local Development Scheme whereby the Council outline their timeline for undertaking a Full Local Plan Review. A call for Brownfield sites runs from 4th November – 2nd December, with a wider Call For Sites commencing on 9th December – end of January 2025. If you are interested in exploring your land's development potential or 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 21st September 2023. 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 letter dated 20th August from the Inspector agrees the full pause of the Examination Process until January 2025 to allow the Council to address issues regarding soundness of the Bedford Local Plan. 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 has undertaken a public consultation on issues and scope as well as the Preferred Options Public Consultation. They have now published the plan for a six-week period under Regulation 19 which started on 1st October and ends on 12th November.



# St Albans Local Plan

St Albans City and District Council is preparing a [new local plan](#). The Draft Local Plan 2041 Regulation 19 runs from 26th September to 8th November 2024 in accordance with the Local Development Scheme. Submission is expected to be in December 2024 and Examination thereafter until February 2026. Following this, adoption is expected by March 2026. If you are a landowner and require development advice regarding option or promotion agreements, please contact our team.



# West Northamptonshire Local Plan

A new Local Plan for West Northamptonshire is being prepared to run until 2041. The Regulation 18 consultation on the Draft Plan ended in June 2024 with the Council now reviewing the responses. It is proposed that a final draft of the Plan will be consulted upon in early 2025.



# North Northamptonshire Local Plan

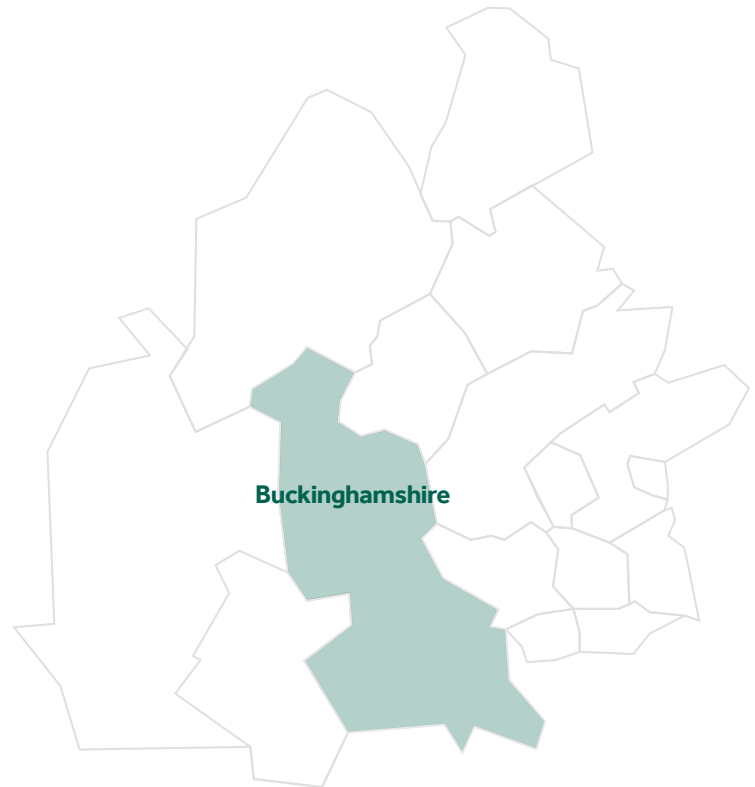
The Council is in the process of reviewing and updating their Local Plan 2031 to extend the plan period to 2041. Following a Consultation on the Scope and Issues being completed in March 2022, and a report of this data taken to the Planning Policy Advisory Panel in December 2022. The Regulation 18 Draft Plan Consultation was due to take place in June 2024 however, the Council is experiencing delays.





# Buckinghamshire Local Plan

Buckinghamshire Council is beginning work on the new Local Plan which must come into effect by April 2025. Buckinghamshire Council has now undertaken a 'Wider Call for Sites' and submissions are now being analysed. Growth Scenarios are expected to come forward along with the publication of the draft strategy later in the year. There is still an opportunity to make submissions for the Call for Sites and for your land to be considered for inclusion within the Local Plan, contact our team to discuss the options available to you.



# 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's partial review Regulations 18 consultation ended in August 2024 with the Council now reviewing the responses. The Regulation 19 consultation is due to begin in late Autumn. The local plan can be viewed [here](#).



# Dacorum Local Plan

The Regulation 19 consultation is due to commence towards the end of 2024, as the final phase of consultation before the Local Plan is submitted to the Secretary of State by mid-2025. Additionally, Dacorum district are developing a Joint Strategic Plan for the Southwest Hertfordshire area covering Dacorum, St Albans, Three Rivers, Watford and Hertsmere, the vision for this JSP was published in December 2023 and a consultation of options for the scale and pattern of growth is expected towards the end of 2024. 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

Following the recent consultation on the new Draft Local Plan for Hertsmere, the Council are considering the responses. The draft Local Plan is required to be submitted to the Secretary of State by June 2025.



# 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 was intended to be reviewed by the end of 2023.



# Luton Borough Council Local Plan

The Council has released a timetable for reviewing of the Local Plan as of 22nd July 2024. The Local Development Scheme sets out the Call for Sites scheduled to come forward between November 2024 and January 2025. 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 would be happy to discuss the options available to you.

