

# 2025 Q1 Planning Updates

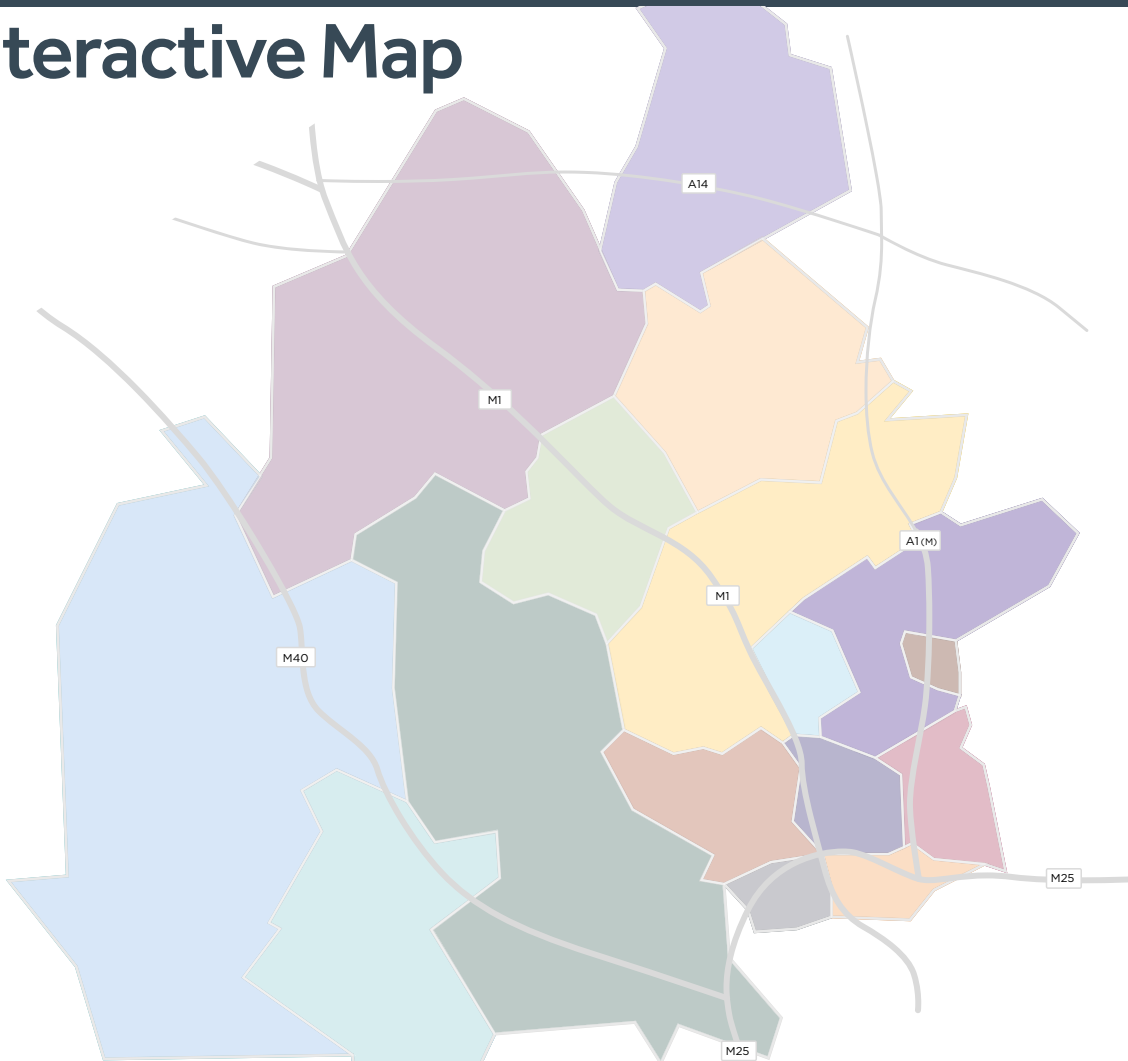
Kirkby Diamond's Land, Planning & Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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 & 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 678800.

## Interactive Map



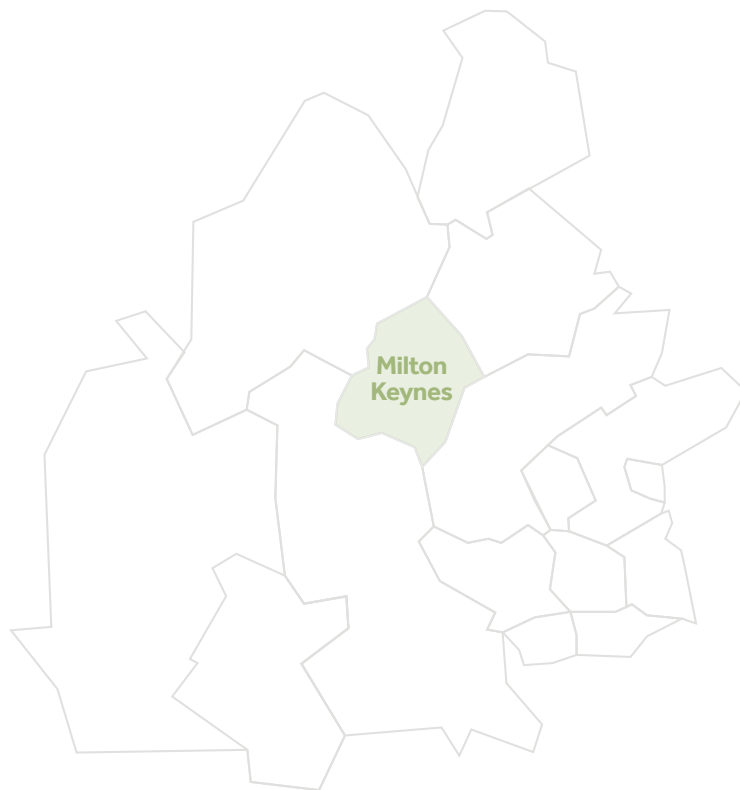
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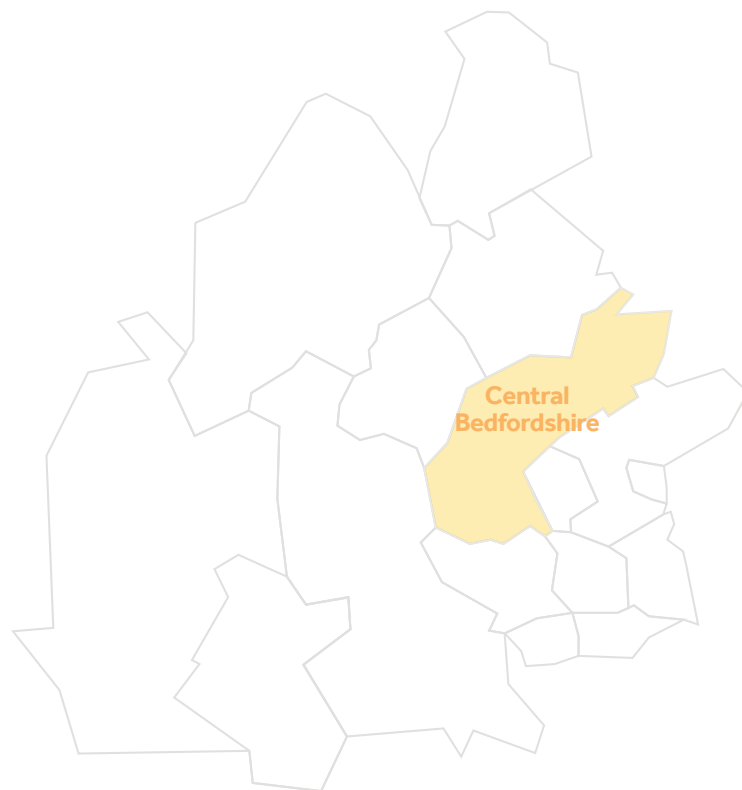
# Milton Keynes Local Plan

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 is reviewing the Regulation 18 submissions made. The Regulation 19 consultation is likely to come forward around August-September 2025 with a view to submitting the Local Plan for examination thereafter. If you think your land has development potential contact the Land Planning and Development Team for a discussion.



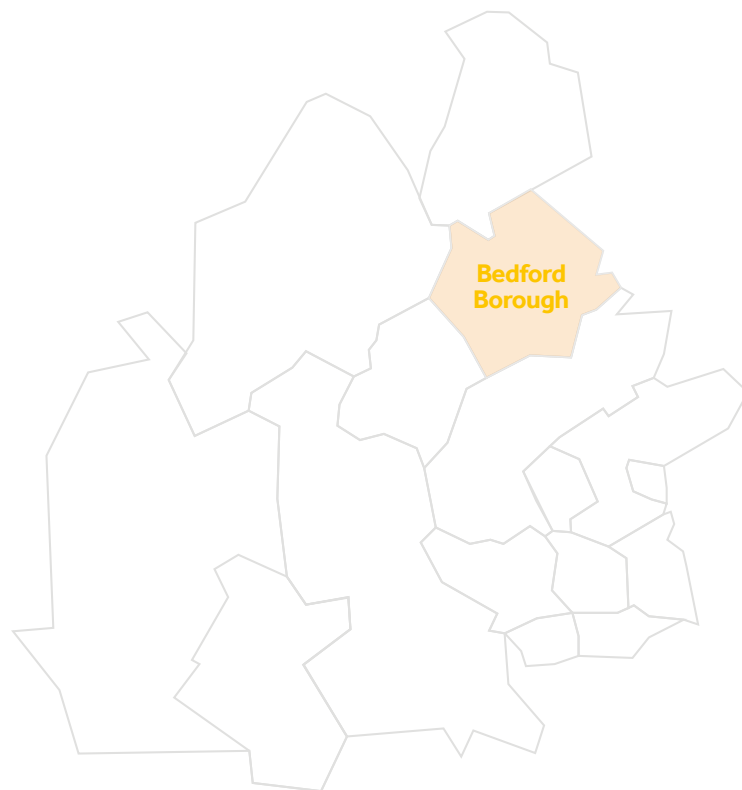
# Central Bedfordshire Local Plan

Central Bedfordshire Council has approved the new Local Development Scheme whereby the Council outline their timeline for undertaking a Full Local Plan Review. The greenfield Call for Sites closed as of the 20th January 2025. The Council will now assess and consider submissions before providing feedback and drafting the Regulation 18 Plan. The Council have outlined their intention to consult on the Regulation 18 plan in Spring 2026.



# 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 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 Inspector had agreed the full pause of the Examination Process until January 2025 to allow the Council to address issues regarding soundness of the Bedford Local Plan however, this date has now been extended to the end of May 2025. If you have been contacted by a developer or promoter 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) is creating a Joint Local Plan 2041, which will supersede the SODC Local Plan 2035 and VOWH Local Plan 2031. The plan is currently at Examination stage.



# St Albans Local Plan

St Albans City and District Council is preparing a [new local plan](#) . The Local Plan was submitted for Examination on 29th November 2024 with hearing dates for stage 1 taking place on Tuesday 29th April and Friday 2nd May 2025.



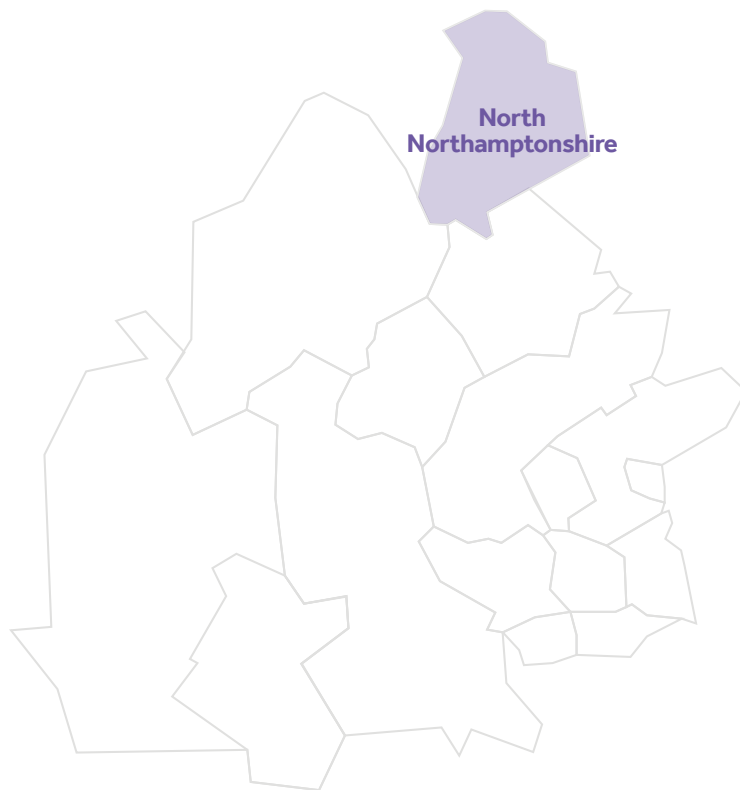
# West Northamptonshire Local Plan

A new Local Plan for West Northamptonshire is being prepared to run until 2050. The Regulation 18 consultation on the Draft Plan ended in June 2024 with the Council now reviewing the responses. The Council is experiencing delays and will provide a revised Local Development Scheme setting out the new timetable.



# North Northamptonshire Local Plan

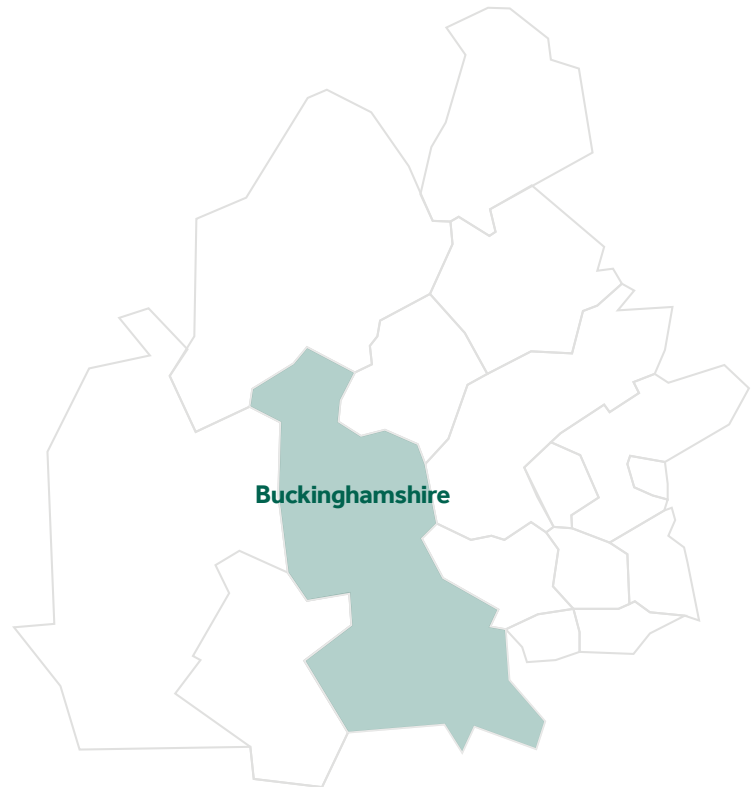
The Council is in the process of reviewing and updating their Local Plan 2031 to extend the plan period to 2041. The Council has now issued and adopted an updated Local Development Scheme are expecting to provide an updated Local Development Scheme in early 2025. The Regulation 18 Draft Plan Consultation is now forecasted to take place in early 2026.





# Buckinghamshire Local Plan

Buckinghamshire Council is continuing to work on a new Local Plan and have reopened their Call for Sites following changes to national planning policy regarding the way in which housing figures are calculated. As a result, Buckinghamshire Council's housing delivery figures have increased significantly from 2,912 to 4,319 homes per year. The Call for Sites is open from the 12th March 2025 until 23rd April 2025. The Council will consider additional sites for housing and economic development. Contact our Land, Planning and Development 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 Regulation 19 consultation ended on the 29th January 2025, responses will now be reviewed before the plan is submitted for Examination.



# Dacorum Local Plan

Following the Dacorum Local Plan to 2041 Regulation 19 consultation which closed 17th December 2024, the Local Plan was submitted to the Secretary of State for Examination on the 11th March 2025.



# 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 adoption of the updated Local plan timetable on the 6th March 2025, Hertsmere Borough Council has issued a new 'Call for Sites'. The changes made to NPPF in December 2024 requires the Borough to increase housing targets by another 1,034 new homes per year. The 'Call for Sites' window is open for submissions until Thursday 24th April 2025 at 5pm.



# 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. North Herts District Council recently adopted their Local Development Scheme which relates to the preparation of the Local Plan Update 2025-2045. North Herts District Council is in the early stages of reviewing their local plan at the scoping stage with an active brownfield 'Call for Sites' inviting submissions. A greenfield 'Call for Sites' is expected to follow. 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.



# Luton Borough Council Local Plan

Luton Borough Council is currently consulting on Luton Local Plan Community Involvement Paper – Issues and Options as part of their new Local Plan. The Call for Sites closed on 7th February 2025 with submissions now being reviewed which will inform the Draft Regulation 18 Plan. The Regulation 18 consultation is scheduled to take place between March and April 2026.

