

2024 Q2 Planning Updates

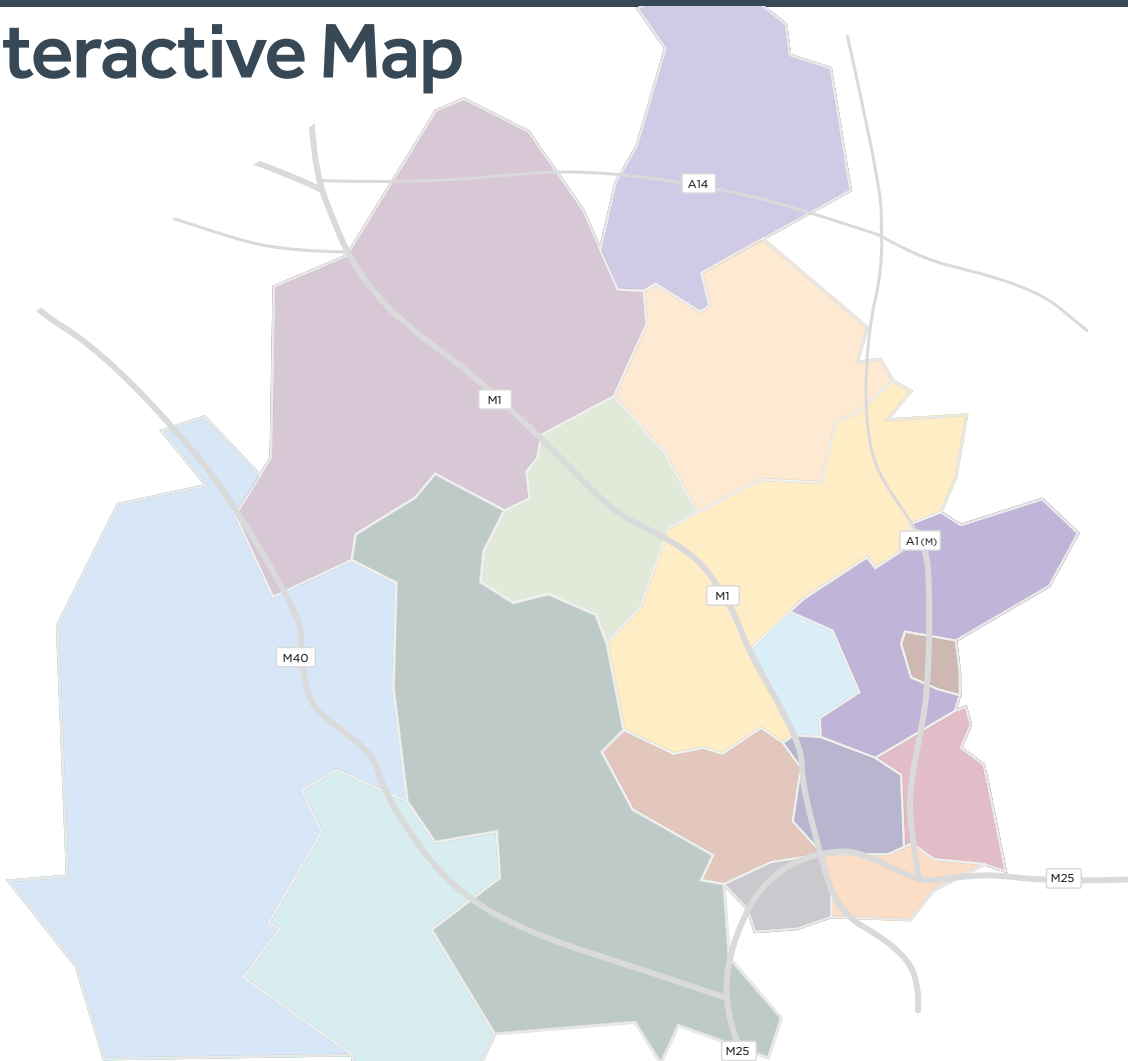
Kirkby Diamond's Land Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at every stage of the planning and development process.

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



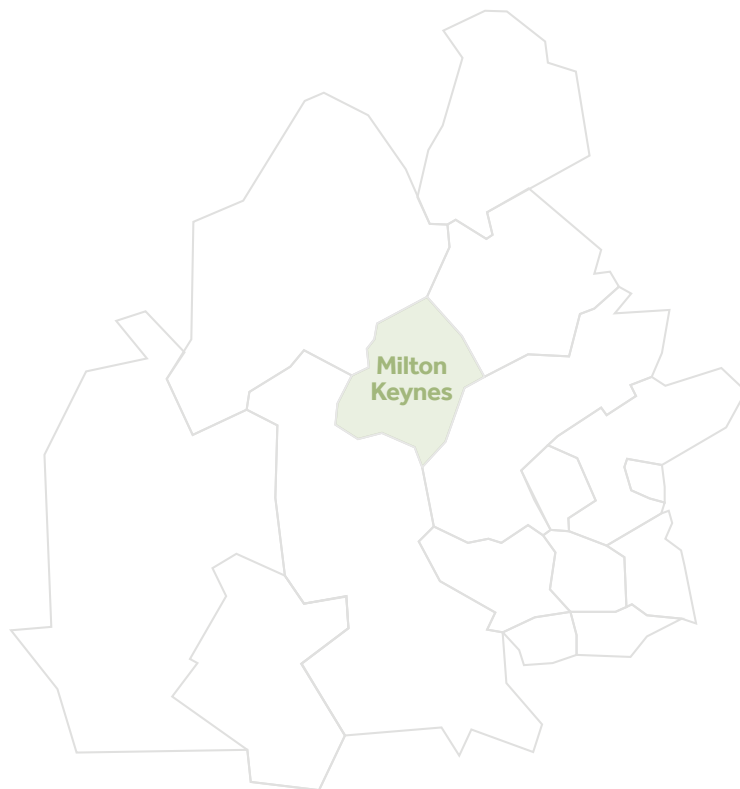
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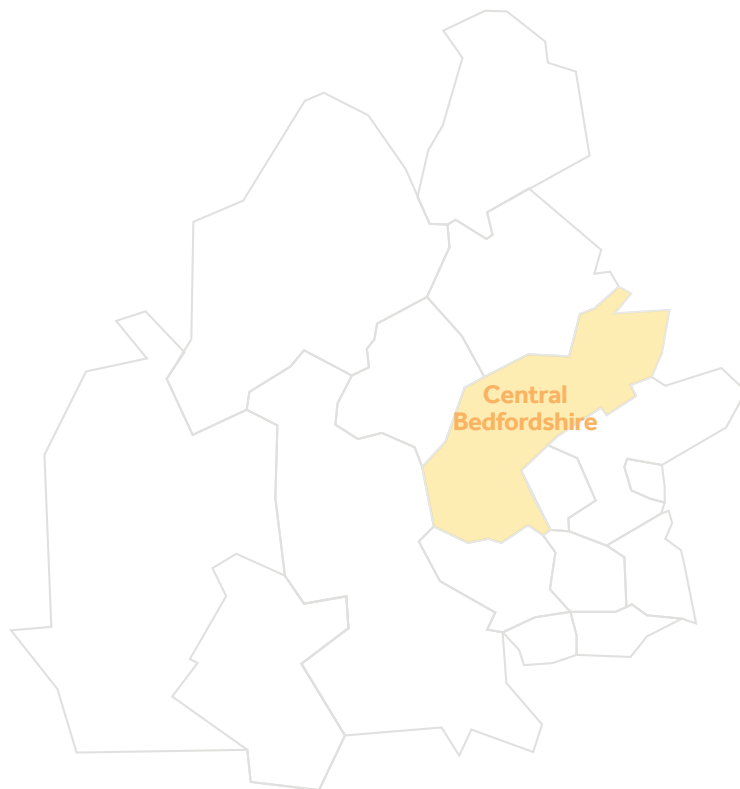
Milton Keynes Local Plan

Milton Keynes Council has published the first draft of the MK City 2050 Plan, the consultation is open until the 9th October 2024. The Regulation 18 consultation will provide the opportunity to comment on growth and infrastructure, emerging sustainability appraisal and promote a site to the Council as part of the Call for Sites. The Regulation 19 consultation is programmed for early 2025. If you think your land has development potential, contact our team for a discussion.



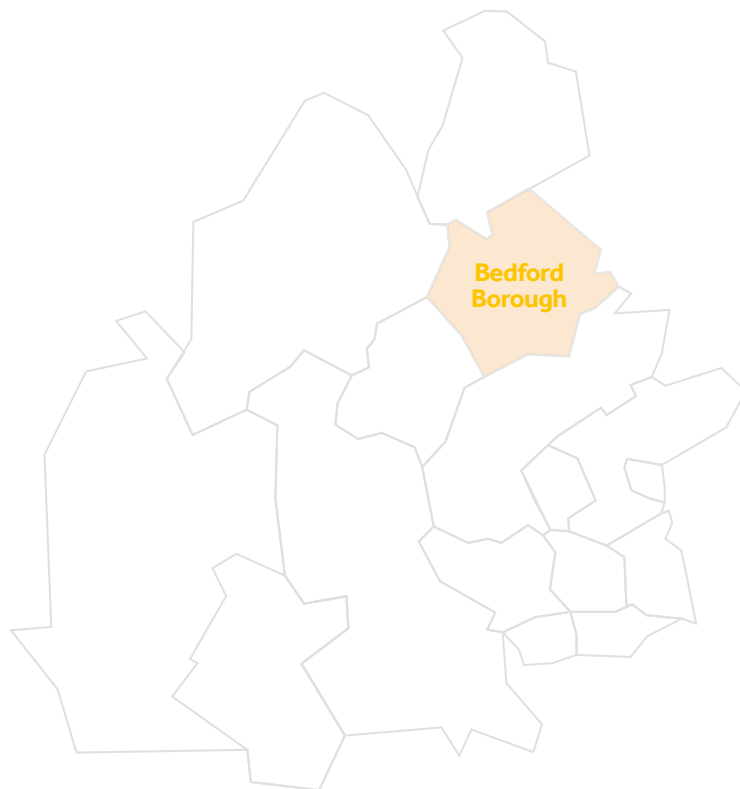
Central Bedfordshire Local Plan

The Local Plan was adopted at Full Council on the 22nd of 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 Sites is due to open before the end of the year firstly with a focus for brownfield submissions with greenfield sites to follow. 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 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, the results of both of these are now being analysed with a Full Draft for the Joint Local Plan scheduled to be published in Autumn 2024 before submitting the draft and attached comments for an independent examination.



St Albans Local Plan

St Albans City and District Council are preparing a new local plan. The Draft Local Plan 2041 Regulation 19 consultation is due to commence between October and December 2024 in accordance with the Local Development Scheme. Following this, the Local Plan is due to be submitted in March 2025. If you are a landowner and require development advice, 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.



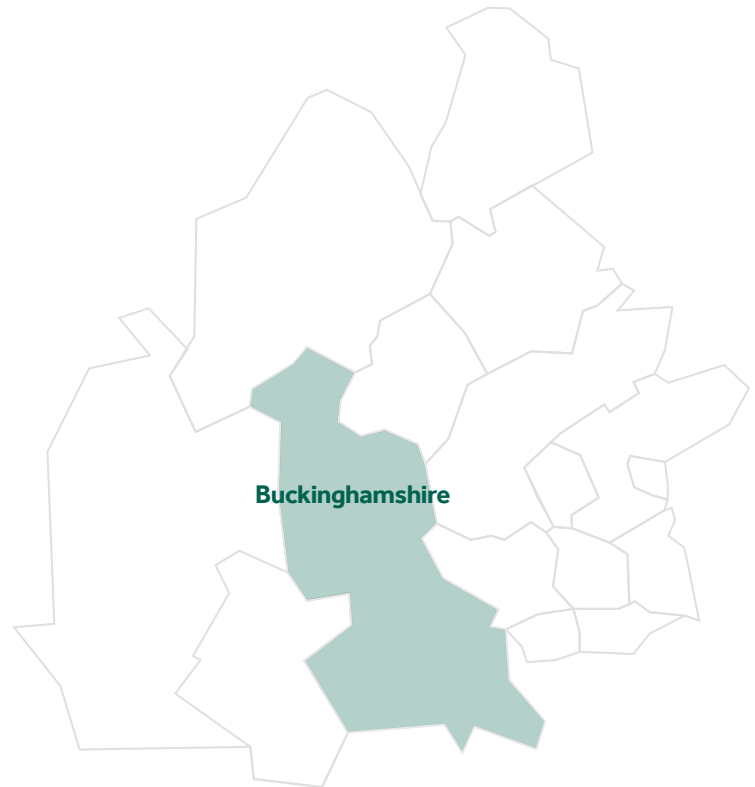
North Northamptonshire Local Plan

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, a Draft Plan Consultation is expected to be published in 2024.



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 over Q2 2024 with the publication of the draft strategy following later in the year. 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 dates to be confirmed.



Dacorum Local Plan

The Regulation 19 consultation is due to commence over October and November 2024, as the final phase of consultation before the Local Plan is submitted to the Secretary of State by mid-2025. Additionally, Dacorum district is 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 mid-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 is 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 towards the end of 2024 and beginning of 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.

