

# 2024 Q4 Planning Updates

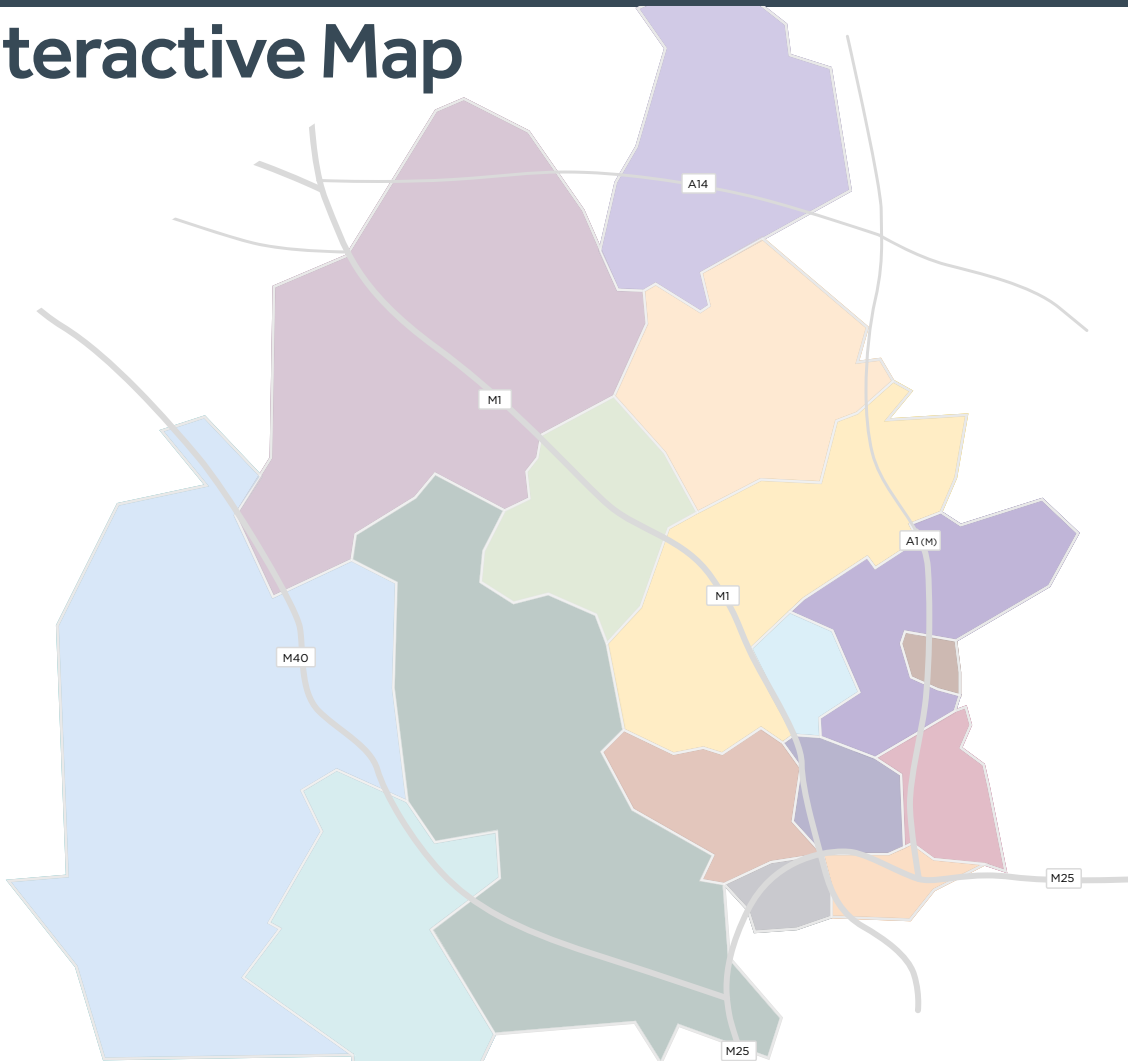
Kirkby Diamond's Planning and Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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 678800.

## Interactive Map



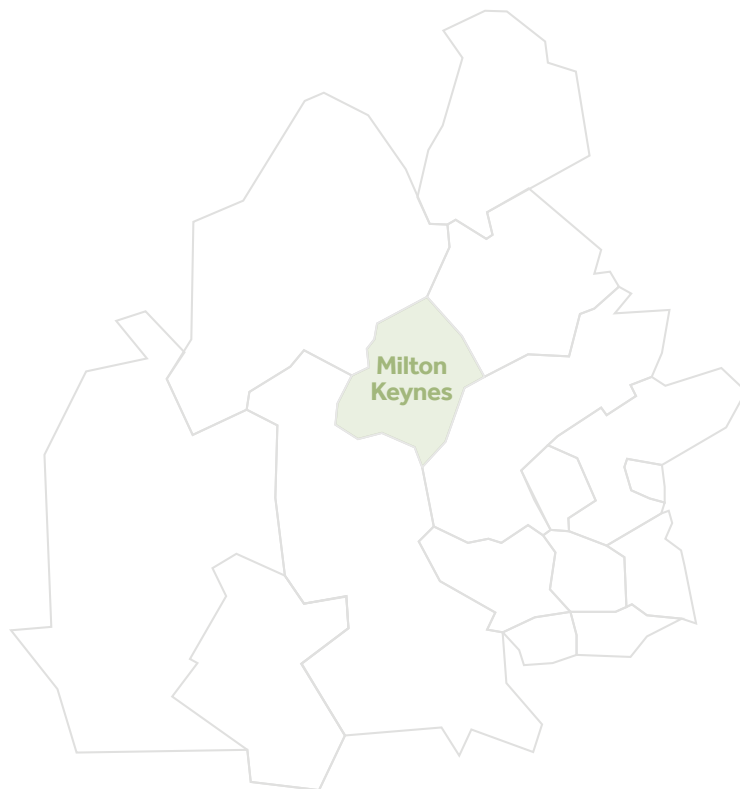
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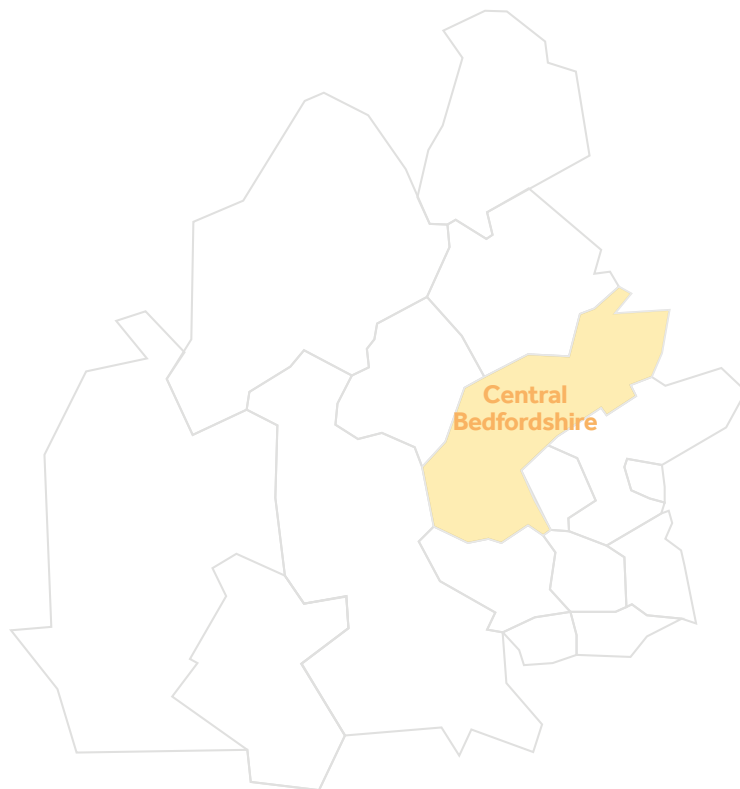
# Milton Keynes Local Plan

Milton Keynes Council have 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 February-March 2025 with a view to submitting the Local Plan for examination in May 2025. If you think your land has development potential contact the Land Planning and Development Team for a discussion.



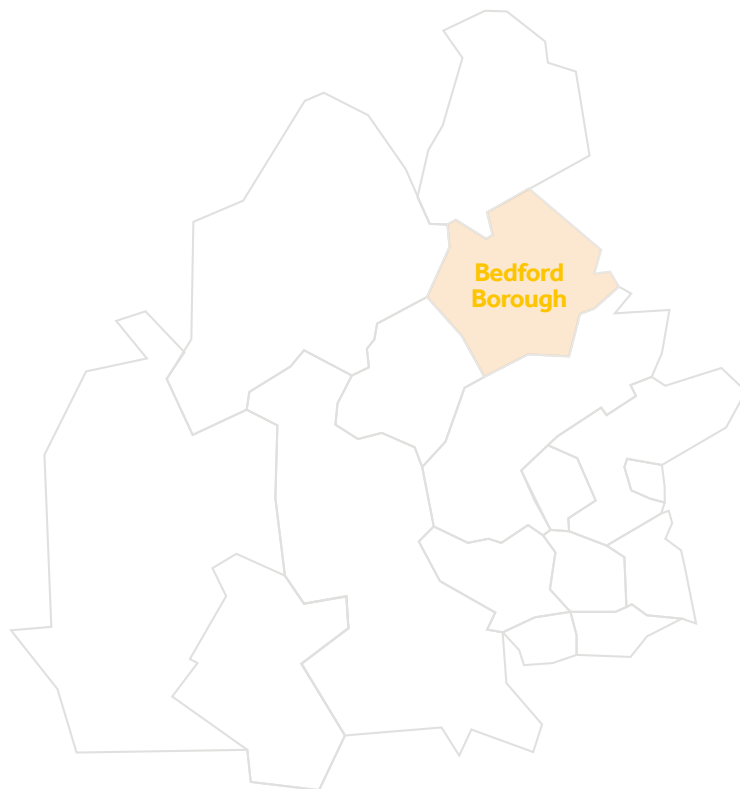
# Central Bedfordshire Local Plan

The Local Plan was adopted at Full Council on the 22nd of July 2021, the adopted plan can be found [here](#). Central Bedfordshire Council have 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 a 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 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. The Council have requested a further extension of 3 months. 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) are creating a Joint Local Plan 2041, which will supersede the SODC Local Plan 2035 and VOWH Local Plan 2031. The Regulation 19 consultation finished on 12th November 2024. The plan has been submitted to Secretary of State for Examination.



# St Albans Local Plan

St Albans City and District Council are preparing a [new local plan](#). The Local Plan was submitted for Examination on 29th November 2024. The plan will now be reviewed by the Inspector for soundness.



# 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 are experiencing delays to the final draft plan consultation which was expected in early 2025.



# North Northamptonshire Local Plan

The Council are 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 are experiencing delays. The Council are expecting to provide an updated Local Development Scheme in early 2025.





# Buckinghamshire Local Plan

Buckinghamshire Council are beginning work on the new Local Plan which must come into effect by April 2025. Buckinghamshire Council have now undertaken a 'Wider Call for Sites' and submissions are now being analysed. The Council are expected to be providing an updated Local Development Scheme following the publication of the NPPF. 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 the 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 is due to run until the 29th January 2025.



# Dacorum Local Plan

Dacorum Local Plan Regulation 19 consultation closed 17th December 2024. The Council are now preparing to submit the plan for Examination.



# 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, with adoption of the final version expected by the end of 2026.



# 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 have released a timetable for reviewing of the Local Plan as of 22nd July 2024. Luton Borough Council are currently consulting on Luton Local Plan Community Involvement Paper – Issues and Options as part of their new Local Plan. The process includes a Call for Sites which is due to close on 7th February 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.

