



Q3 LOCAL PLAN UPDATE 2025

Kirkby Diamond's Land, Planning & Development Team provides tailored advice and expert representation to landowners and developers at every stage of the planning and development process.

Established in 1980, the department has built a strong and diverse client base including landowners, developers, family trusts, and public sector organisations. With a proven track record across Bedfordshire, Buckinghamshire, and Hertfordshire, we are renowned for our client focus and commitment to achieving successful, timely outcomes.

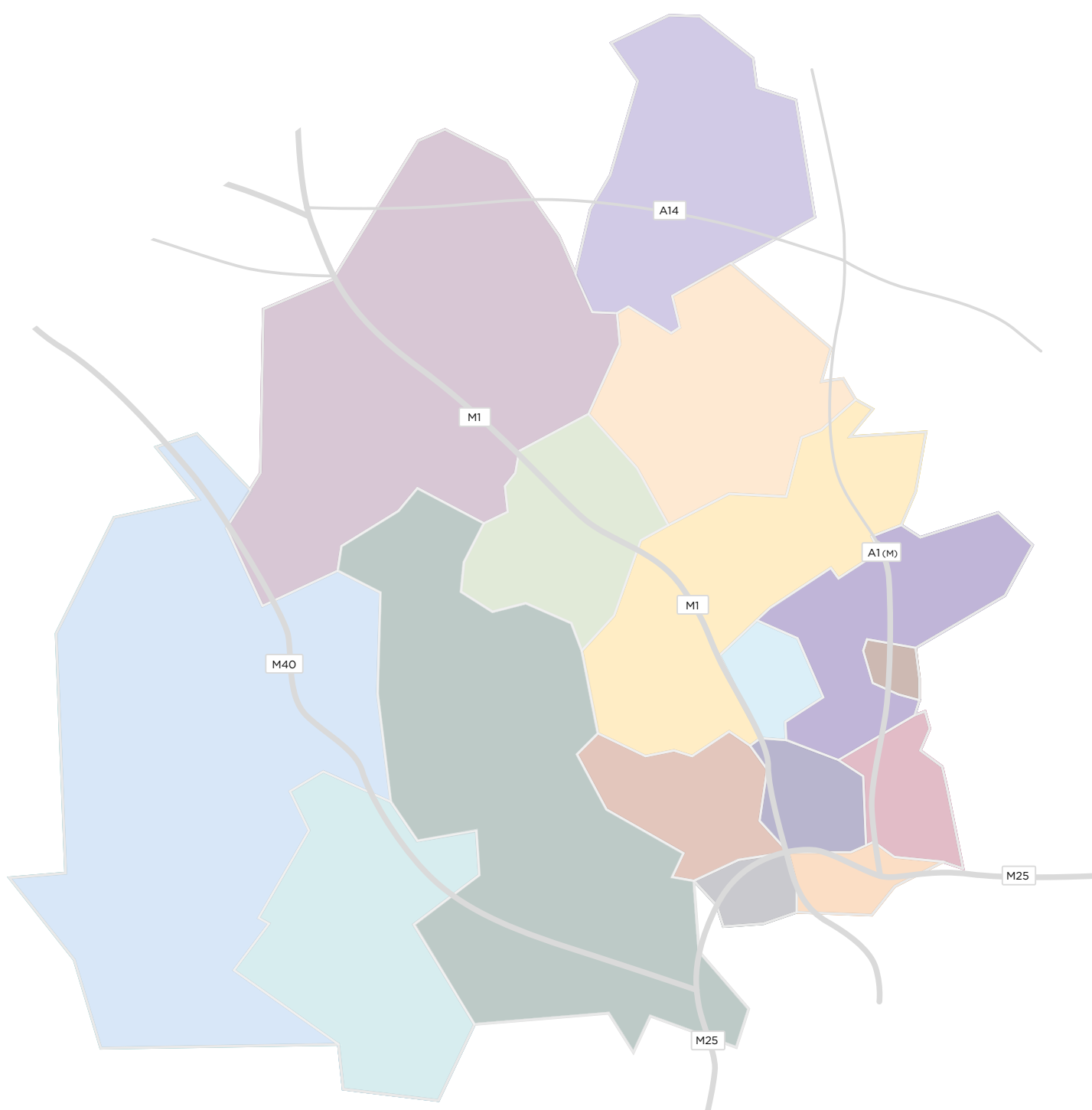
Whether you are a landowner or developer with interest in a small or extensive area of land, with or without planning permission, our broad range of knowledge and in-depth experience will ensure that your ambitions are met.

At Kirkby Diamond, we pride ourselves on identifying the best opportunities and providing clear, strategic advice to help you make informed decisions.

Contact our team on 01908 678 800 to discuss how we can help you unlock the full potential of your land.

INTERACTIVE MAP

Select one of the regions below to jump directly to a specific local plan update.



Milton Keynes Local Plan

Milton Keynes Council are due to publish the Regulation 19 plan shortly with the consultation due to take place between November and December 2025.

The plan is expected to be submitted for examination in March 2026.



Central Bedfordshire Local Plan

Central Bedfordshire Council have approved the new Local Development Scheme in January 2025, whereby the Council outline their timeline for undertaking a Full Local Plan Review.

An initial assessment has been undertaken with 174 sites being discounted for the delivery of new homes. The Council will now assess the remaining sites in further detail, which will likely be early 2026.

The Council have outlined their intention to consult on the Regulation 18 plan from February to April 2026.

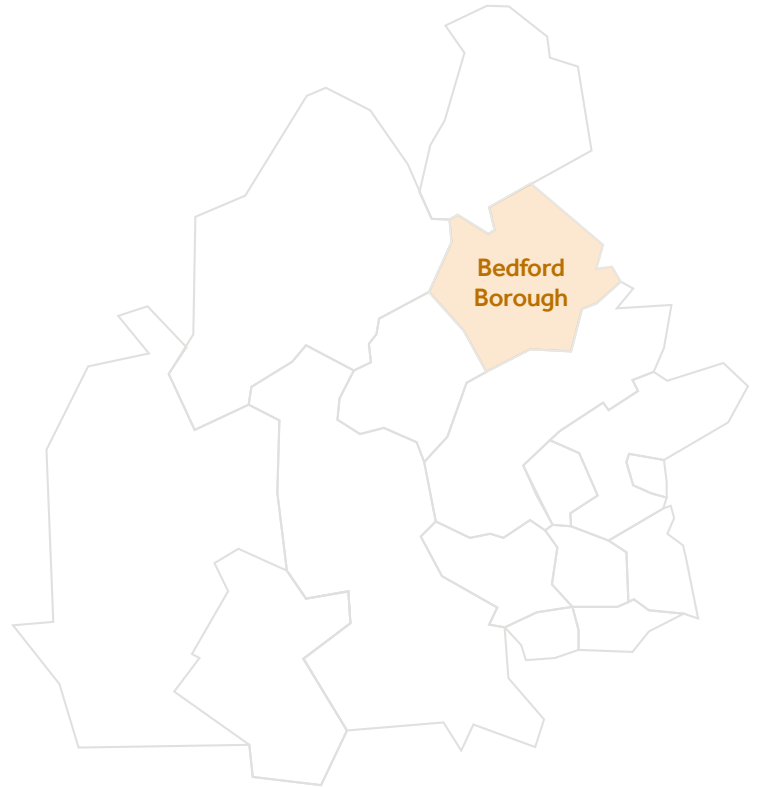


Bedford Borough Local Plan

Bedford Borough Council withdrew their Local Plan following the Inspector's recommendations as of 27th August 2025.

The Council require further works in relation to the infrastructure and highways implications due to the Universal project. The Council will need to restart the Local Plan process however, no dates are available for when this may be.

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 plan is currently at Examination stage having completed stage 1 hearing sessions which concluded in June 2025. The Inspectors have concluded in their letter dated 26 September 2026 that South and Vale either withdraw the joint local plan or the Inspectors will write a report setting out their conclusions.

The decision from the Council will be given at a Full Council meeting scheduled for December 2025.



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 with hearing
dates for stage 1 finishing on the 2nd May
2025. Stage 2 hearing sessions are now
being held until the 14th November 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.

A revised Local Development Scheme setting out the new timetable was adopted in March 2025 which schedules a further consultation on Regulation 18 draft plan for October 2025 however, this is likely to take place in early 2026.



North Northamptonshire Local Plan

The Council are in the process of reviewing and updating their Local Plan 2031 to extend the plan period up to 2045.

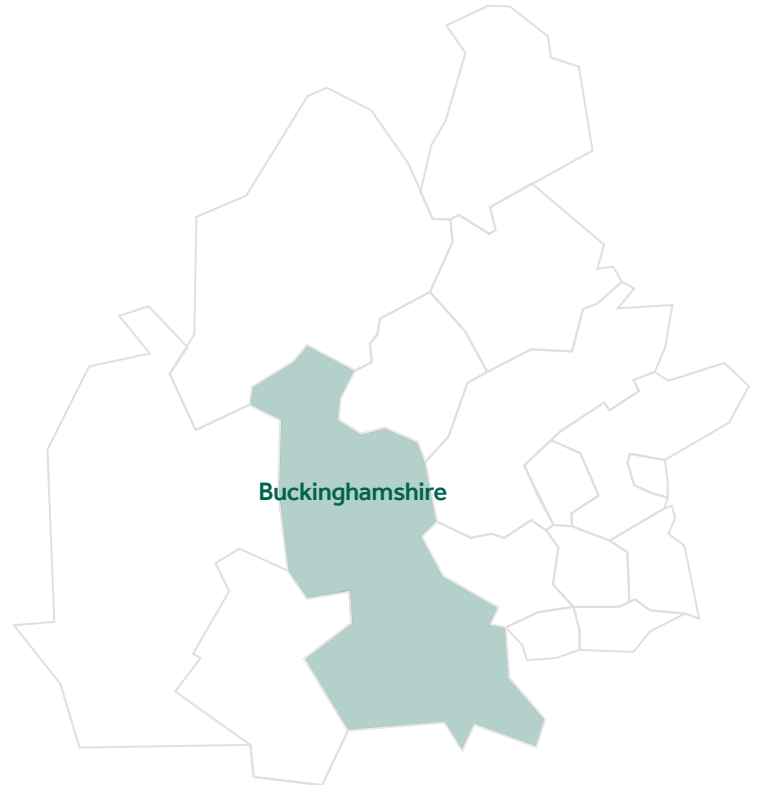
The Council have now issued and adopted an updated Local Development Scheme as of March 2025. The Regulation 18 Draft Plan Consultation is now forecasted to take place in early 2026.



Buckinghamshire Local Plan

Buckinghamshire Council are continuing to work on a new Local Plan. A Regulation 18 draft local plan consultation is currently underway and open until 29th October 2025. The draft plan has not provided any draft allocations.

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 has been submitted for Examination on the 15th August 2025. The hearing sessions will commence on 2nd December 2025 and conclude on 10th December 2025.



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.

The stage 1 hearing sessions were held ended on the 18th September. The Inspector has asked for commentary as to why certain sites were discounted, on a site by site basis.

Additionally, a list of all Green Belt sites proposed for release with justification for their allocation.

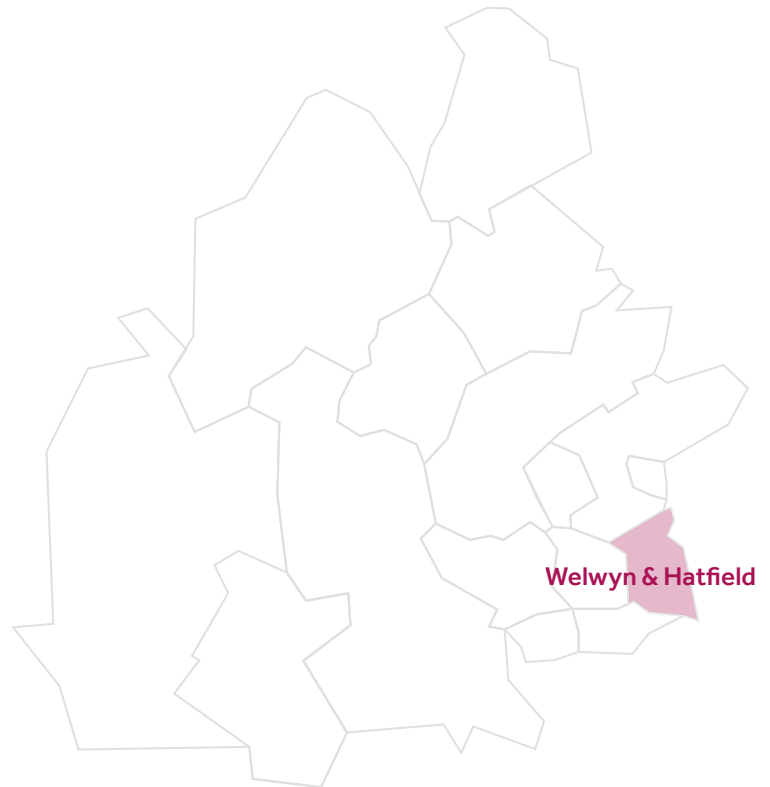


Welwyn & Hatfield Local Plan

The Welwyn Hatfield Local Plan 2016 was adopted on 12th October 2023.

The Council will begin reviewing the adopted Local Plan in line with their adopted Local Development Scheme which was approved in August 2025.

A call for sites exercise is expected before the end of 2025.



Hertsmere Local Plan

The Local Development Scheme was adopted on the 6th March 2025, with the Call for Sites ending in April 2025.

The changes made to NPPF in December 2024 requires the Borough to increase housing targets by another 1,034 new homes per year.

The Council are now assessing submissions and the expectation is for the Regulation 18 plan to be consulted on in early 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

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 are in the early stages of reviewing their local plan at the scoping stage. The initial Expressions of Interest closed on the 15th September 2025 with a formal 'Call for Sites' taking place from December 2025 to end of February 2026.

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 are currently consulting on Luton Local Plan Community Involvement Paper – Issues and Options as part of their new Local Plan.

The initial Call for Sites closed on 7th February 2025, with the second call for sites closing in June 2025. Submissions are 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.



Contact us

If you have any questions related to this document, please contact one of our team.

Alexander Jenden | BA (Hons) MRICS | Surveyor

t: 07442 828 132

e: alex.jenden@kirkbydiamond.co.uk

Nathan Andrews | MRICS | Partner

t: 07951 613 126

e: nathan.andrews@kirkbydiamond.co.uk

Andrew Wright | FRICS FAAV | Senior Partner

t: 07711 135 500

e: andrew.wright@kirkbydiamond.co.uk

Henry Pouncefort-Duncombe | BA (Hons) MSc, MRICS | Partner

t: 07353 894 099

e: henry.pduncombe@kirkbydiamond.co.uk



Multi award-winning property consultants and chartered surveyors:

**Sales, Lettings & Acquisitions | Land, Planning & Development | Building Consultancy | Valuation |
Lease Advisory & Asset Management | Property Management | Drone Photography & Video**

Milton Keynes 01908 678 800

Bedford 01234 905 128

Luton 01582 738 866

St Albans 01727 575 445

Enfield 020 8367 5511