

2025 Q2 Planning Updates

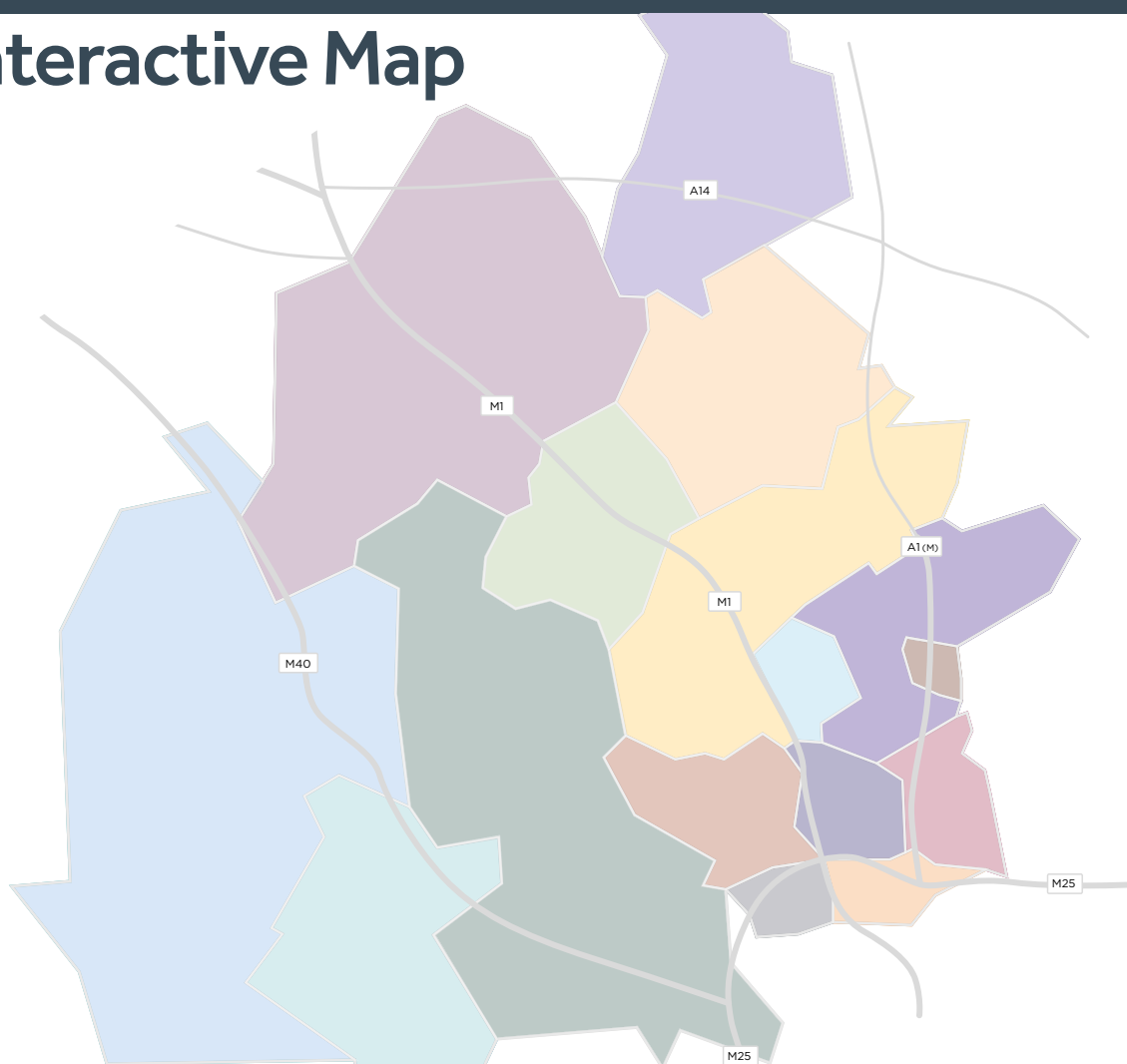
Kirkby Diamond's Land, Planning & Development Team specialises in providing tailored advice and representation to landowners and developers at any and all points throughout the entire planning and development process.

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



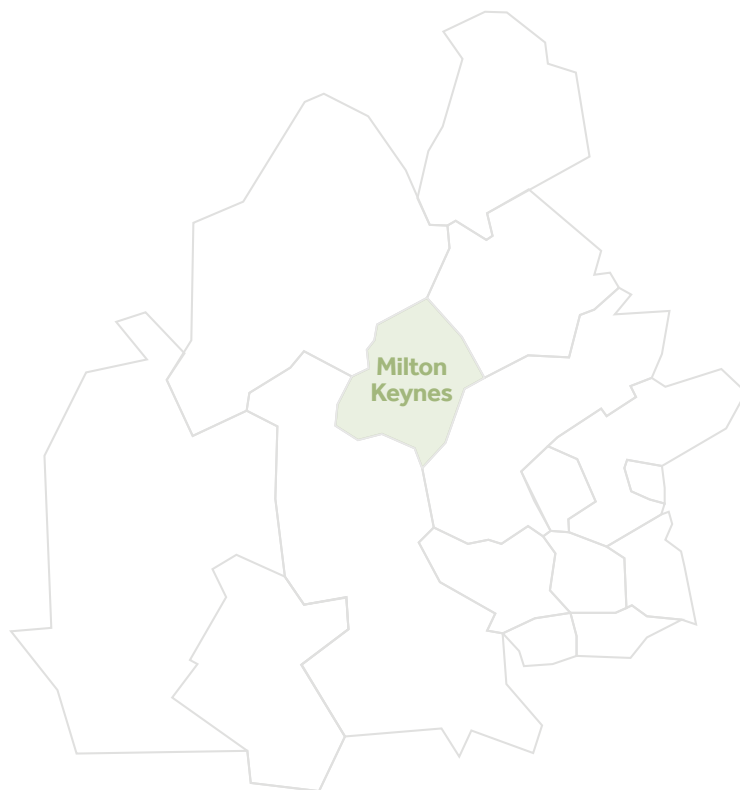
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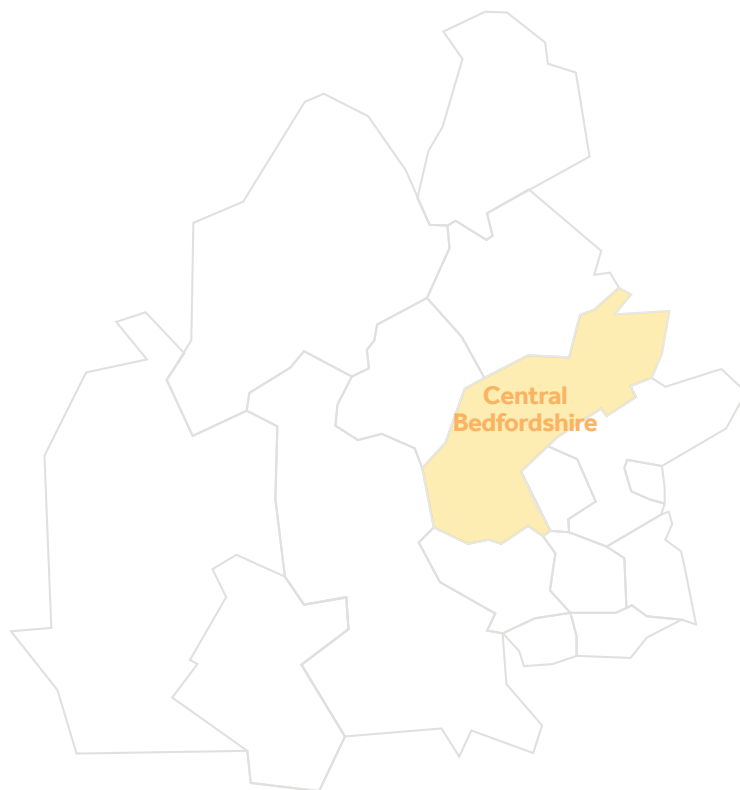
Milton Keynes Local Plan

Milton Keynes Council have published the first draft of the MK City 2050 Plan. The Regulation 18 consultation closed as of the 9th October 2024 with over 600 responses. Timescales for the Regulation 19 consultation is likely to be delayed from the anticipated dates (August-September 2025). The plan is expected to be submitted for examination in 2026. If you think your land has development potential contact the Land Planning and Development Team for a discussion.



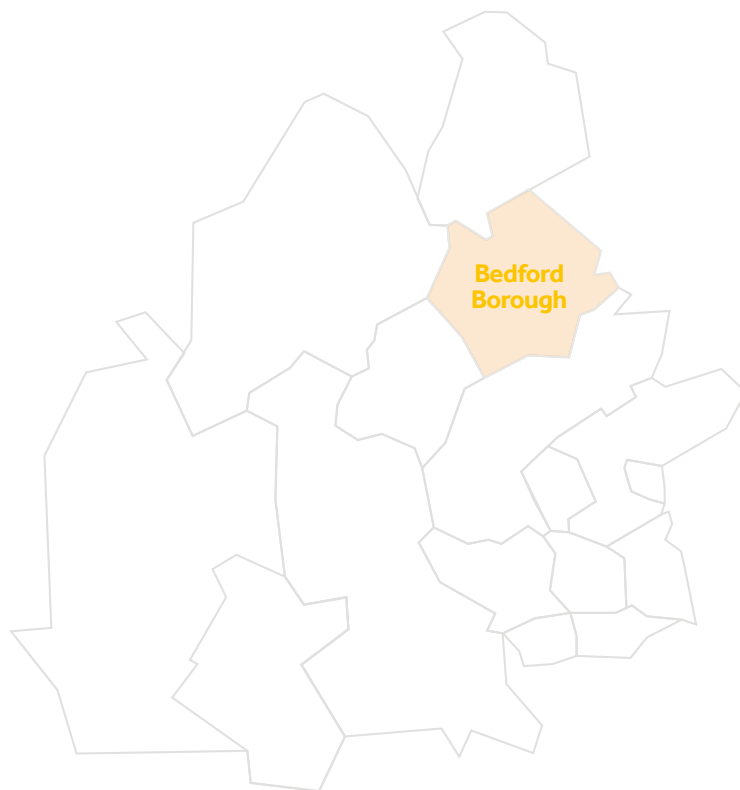
Central Bedfordshire Local Plan

Central Bedfordshire Council have approved the new Local Development Scheme whereby the Council outline their timeline for undertaking a Full Local Plan Review. The Call for Sites closed as of January 2025, with the sites submitted now on the Council's [website](#). 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. 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. Following discussions between the Inspector and Council the Inspector has set out potential options with a recommendation for withdrawing the Local plan 2040 from the examination process and commencing work on a new version of the Local Plan to 2046. The implications of this would require the local plan process to be restarted. This will now be discussed at Executive Council on 9th July as part of the agenda. 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.



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 taking place on Tuesday 29th April and Friday 2nd May 2025.



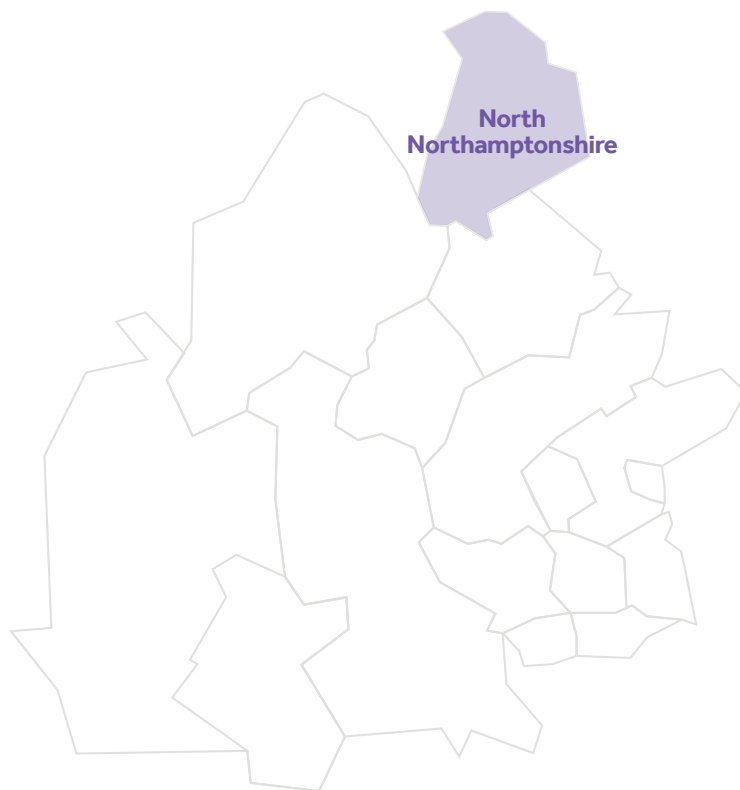
West Northamptonshire Local Plan

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. A revised Local Development Scheme setting out the new timetable was adopted in March 2025 which schedules the consultation on Regulation 18 for October 2025.



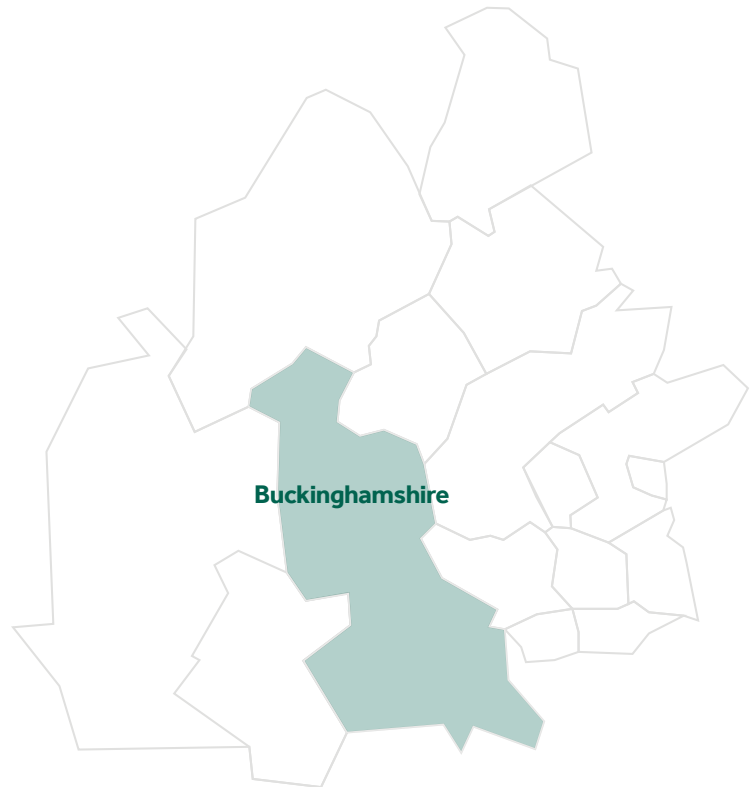
North Northamptonshire Local Plan

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 and having 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 closed on the 23rd April 2025 with submissions now being assessed. A Regulation 18 draft local plan is expected in Autumn 2025. 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. The Council are undertaking a consultation on the modifications to the Local Plan to secure the soundness of the new Local Plan Partial Update. This consultation runs until 4th August 2025.



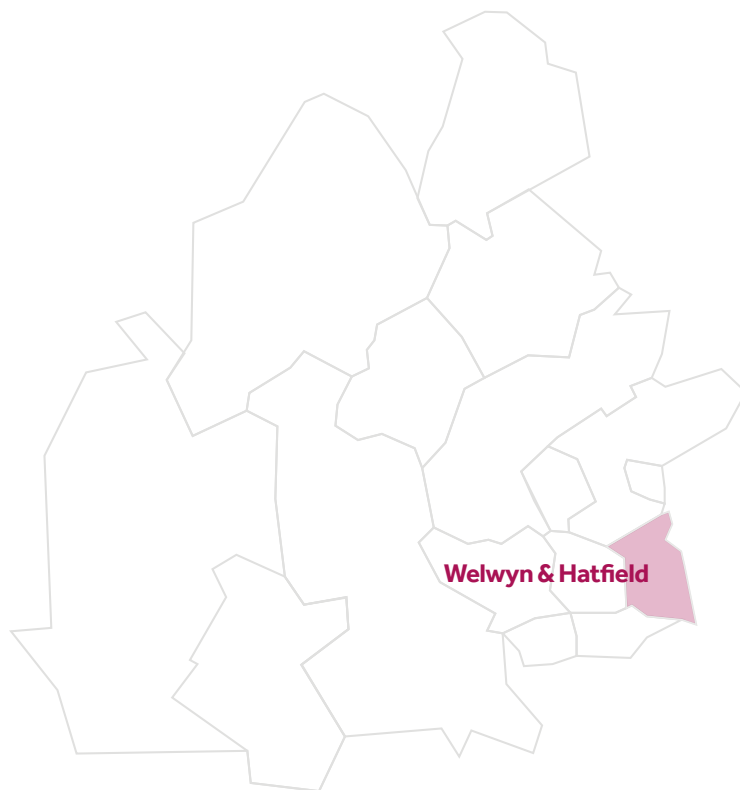
Dacorum Local Plan

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 Dacorum Council have been granted an extension until 2nd July to respond to the Examination questions.



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



Hertsmere Local Plan

Following the recent adoption of the updated Local plan timetable 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.



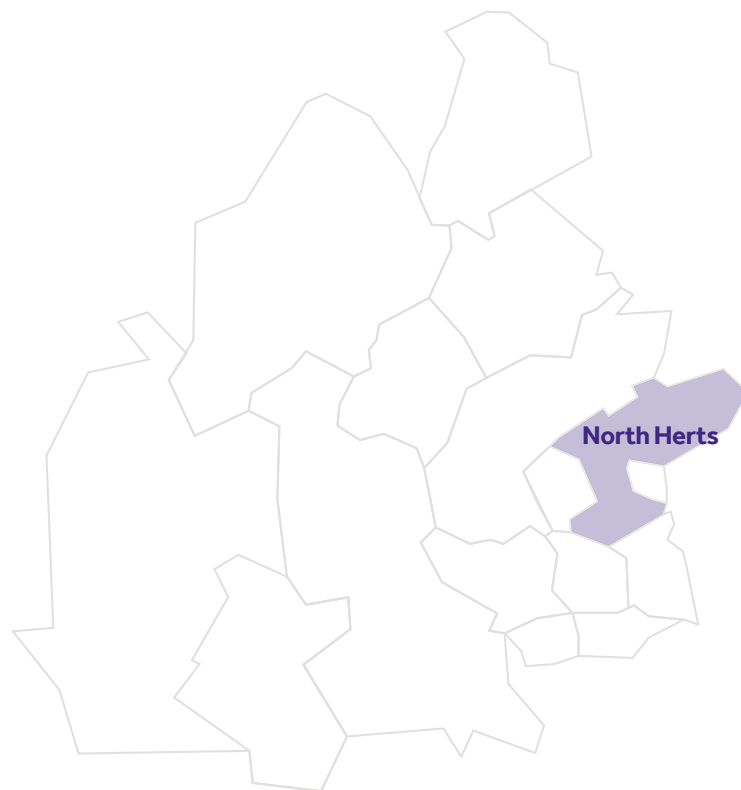
Watford Borough Council Local Plan

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. An initial Expressions of Interest is open until the 15th September 2025 with a formal 'Call for Sites' scheduled from November 2025 to January 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.

