

Planning and Infrastructure Bill

AMENDMENTS

TO BE MOVED

IN COMMITTEE OF THE WHOLE HOUSE

[Supplementary to the Seventh Marshalled List]

**Amendment
No.**

Clause 58

BARONESS NEVILLE-ROLFE

275A★ Clause 58, page 94, line 2, at end insert —

“(2A) In preparing an EDP, Natural England must have regard to its effect on the ability of smaller developers and housebuilders to develop land for residential dwellings and for such developments to be economically viable.”

Member's explanatory statement

This probing amendment seeks to ensure that EDPs do not place any excessive burdens on smaller developers and construction firms.

Clause 110

BARONESS NEVILLE-ROLFE

361A★ Clause 110, page 152, line 25, after “and 6)”, insert “may not come into force until the Secretary of State has published the guidance in subsection (3A) and, following this, it”

Member's explanatory statement

This probing amendment, connected with another in the name of Baroness Neville-Rolfe, seeks to prevent the commencement of provision on EDPs until guidance has been published setting out how any regulatory burdens on smaller developers and construction firms can be minimised.

BARONESS NEVILLE-ROLFE

361B★ Clause 110, page 152, line 26, at end insert —

“(3A) The guidance in subsection (3) must explain how an EDP should be prepared in such a way as to —

- (a) minimise any regulatory burden on smaller developers and construction firms, and

- (b) ensure developments by smaller developers and construction firms are economically viable.”

Member's explanatory statement

This probing amendment, connected with another in the name of Baroness Neville-Rolfe, seeks to prevent the commencement of provision on EDPs until guidance has been published setting out how any regulatory burdens on smaller developers and construction firms can be minimised.

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12 September 2025
