Planning and Infrastructure Bill

RUNNING LIST OF ALL

AMENDMENTS ON REPORT

Tabled up to and including

9 October 2025

[*Amendments marked ★ are new or have been altered*]

Before Clause 1

BARONESS PINNOCK

Before Clause 1, insert the following new Clause—

"Purpose

The purpose of this Act is to—

(a) accelerate the delivery of new homes and critical infrastructure,

(b) improve the planning and consenting processes,

(c) support nature recovery through more effective development and restoration, and

(d) increase community acceptability of infrastructure and development."

Member's explanatory statement
This amendment sets out the purpose of the Act.

Clause 1

BARONESS MCINTOSH OF PICKERING

Clause 1, page 1, line 14, at end insert—

"(1A) When carrying out a review under subsection (1), the Secretary of State must assess the cumulative impact of nationally significant infrastructure projects on—

(a) the environment;

(b) residents living in areas in which such projects are being developed."

Clause 4

BARONESS PINNOCK

Clause 4, page 8, line 22, leave out paragraph (a)

Member's explanatory statement
This amendment removes the provisions in the bill which remove the requirements for pre-application requirements for development consent.

BARONESS PINNOCK

Clause 4, page 8, line 26, leave out paragraph (e)

Member's explanatory statement
This amendment removes the provisions in the bill which remove the requirements for pre-application requirements for development consent.

Clause 5

BARONESS PINNOCK

Clause 5, page 10, line 24, at end insert—

"(3) Applicants must have regard to any guidance issued by the Secretary of State to assist them in complying with section 50."

Member's explanatory statement
This amendment requires applicants for NSIPs to have regard to the Secretary of State's guidance in assisting them to comply with section 50.

BARONESS PINNOCK

Clause 5, page 10, line 24, at end insert—

"(7A) In issuing guidance under this section the Secretary of State must have regard to the need to ensure pre-application consultation is meaningful, including, but not limited to, adherence to the following principles—

(a) pre-application consultation should be open and transparent with information and evidence provided in a timely and straightforward fashion to provide affected or interested parties with objective and relevant information to enable them to make an informed response;

(b) applicants should demonstrate a responsive approach to queries and challenges raised;

(c) applicants should ensure consultation and engagement activities are inclusive and enable affected or interested parties to have a reasonable opportunity to participate;

(d) applicants' interpretation and representation of results should be fair and objective;

(e) all pre-application consultation should be undertaken through meaningful engagement with communities and stakeholders, offering genuine opportunities to influence proposals;

(f) pre-application engagement should be proportionate, with applicants providing the right level of information to enable positive outcomes to be delivered."

Member's explanatory statement

This amendment provides principles which the Secretary of State's guidance required by new section 50(2) of the Planning Act 2008 must have regard to, to ensure that pre-application consultation is meaningful.

After Clause 12

BARONESS KRAMER

After Clause 12, insert the following new Clause—

"Whistleblowing and oversight for nationally significant infrastructure projects

(1) For the purposes of this Act, the National Infrastructure and Service Transformation Authority (NISTA) is responsible for receiving and investigating protected disclosures in connection with nationally significant infrastructure projects.

(2) In particular, NISTA is responsible for—

(a) receiving disclosures of information from individuals or organisations relating to suspected misconduct, mismanagement, breach of environmental regulations, or any other matter of public interest connected to nationally significant infrastructure projects;

(b) assessing whether such disclosures fall within its remit and merit investigation;

(c) undertaking investigations where appropriate and referring matters to relevant regulatory, law enforcement, or oversight bodies;

(d) providing advice and guidance to individuals considering making protected disclosures in relation to such projects;

(e) reporting on the nature, volume, and outcome of disclosures received, with appropriate protections for confidentiality and whistleblower anonymity;

(f) establishing and maintaining a framework setting out the protections afforded to whistleblowers, including remedies for individuals who suffer detriment as a result of making a disclosure, and procedures for seeking redress.

(3) For the purposes of this section, "protected disclosures" are those that meet the conditions set out in section 43B of the Employment Rights Act 1996 (disclosures

qualifying for protection), as they relate to the planning, development, or operation of nationally significant infrastructure projects.

(4) NISTA is responsible for ensuring it has—

(a) an appropriate governance structure;

(b) clear processes and criteria for assessing disclosures;

(c) mechanisms for collaboration with other statutory regulators or planning authorities."

Member's explanatory statement

This amendment places responsibility on the National Infrastructure and Service Transformation Authority (NISTA) to receive, investigate, and oversee whistleblowing disclosures relating to nationally significant infrastructure projects, ensuring protections for whistleblowers and coordination with relevant regulators.

After Clause 17

EARL RUSSELL

After Clause 17, insert the following new Clause—

"Extension of permitted development

The Secretary of State must, within 12 months of the day on which this Act is passed—

(a) make provision for the following to be included as permitted development—

(i) upgrading of existing electricity lines from single to three phase;

(ii) alteration of conductor type;

(iii) increase in the height of distribution network supports to maintain minimum ground clearances under the Electricity Safety, Quality and Continuity Regulations 2002;

(iv) increase in the distance of supporting structures by up to 60m from their existing position when replacing an existing overhead line;

(v) in relation to new connections from an existing line, an increase in nominal voltage to a maximum of 33kV and related increase in pole heights;

(vi) upgrading of existing lines from 6.6kV to 11kV;

(vii) installation of additional stays supporting wooden poles;

(viii) upgrading of existing apparatus, including the increase of capacity of pole mounted transformers, subject to the provisions of section 37(1) of the Electricity Act 1989 (consent required for overhead lines) and the Electricity Safety, Quality and Continuity Regulations 2002 (S.I. 2002/2665);

(ix) temporary placement of a line for a period of up to two years;

(b) consult on the introduction of further measures for the purposes of enabling electricity distribution network upgrades and reinforcements to be delivered as permitted development."

Member's explanatory statement
This new clause would expand permitted development rights for upgrades to the transmission network.

EARL RUSSELL

After Clause 17, insert the following new Clause—

"Electricity distribution networks: land and access rights

(1) The Secretary of State must, within 12 months of the passing of this Act, consult on and implement measures to give electricity distribution network operators powers in relation, but not limited, to—
  (a) the acquisition of rights over land for new and existing overhead lines and underground cables;
  (b) the acquisition of land for new substations or the extension of existing substations;
  (c) the entering into of land for the purposes of maintaining existing equipment;
  (d) the entering into of land for the purposes of managing vegetation growth which is interfering with the safety or operation of overhead equipment.

(2) Any powers granted must be compatible with the need to complete works related to development in a timely, inexpensive and uncomplicated manner, and may include the provision of compensation to relevant landowners."

Member's explanatory statement
This new clause would require the Secretary of State to consult on giving electricity distribution network operators powers in relation to the acquisition of and access to land.

After Clause 28

LORD FULLER
BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 28, insert the following new Clause—

"Prohibition on the application of the nationally significant infrastructure projects regime to large-scale solar developments on the best and most versatile land

(1) Section 14 of the Planning Act 2008 (nationally significant infrastructure projects: general) is amended as follows.

(2) After subsection (1) insert—

"(1A) Large-scale solar developments must not be considered nationally significant infrastructure projects where they are built or developed on agricultural land at grade 1, 2, or 3a.".

(3) After subsection (3) insert—

"(3ZA) The Secretary of State may not use orders under subsection (3)(a) to extend the application of subsection (1) to large-scale solar developments."."

Member's explanatory statement
This amendment seeks to ensure that planning decisions remain in the hands of local councils for large-scale solar developments on the best and most versatile land through prohibiting such developments from falling under the nationally significant infrastructure projects provisions in the Planning Act 2008.

EARL RUSSELL
LORD KREBS
BARONESS YOUNG OF OLD SCONE

After Clause 28, insert the following new Clause—

"Duties of the Forestry Commission in relation to land use, climate and nature

In section 1 of the Forestry Act 1967 (The Forestry Commission), after subsection (3B) insert—

"(3C) In exercising their functions related to planning, development and infrastructure, the Commissioners must—

(a) take all reasonable steps to contribute to—

(i) the achievement of targets set under Part 1 of the Climate Change Act 2008,

(ii) the achievement of biodiversity targets set under sections 1 to 3 of the Environment Act 2021, and

(iii) adapting to any current or predicted impacts of climate change identified in the most recent report under section 56 of the Climate Change Act 2008;

(b) ensure that, in making arrangements for the use of land placed at their disposal by the Minister, an appropriate balance is struck between energy infrastructure and maintaining ecosystem services, such as timber production, biodiversity, access, and recreation; and

(c) in any such arrangements, avoid any direct or indirect adverse effects on—

(i) sites designated under the Conservation of Habitats and Species Regulations 2017 or the Wildlife and Countryside Act 1981, and

(ii) irreplaceable habitats such as ancient woodland.""

Member's explanatory statement
This amendment would place a duty on the Forestry Commission to contribute to climate change mitigation, biodiversity targets and climate adaptation when exercising its functions, while also requiring it to balance energy infrastructure and maintaining ecosystem services, such as timber production, biodiversity, access, and recreation. It further preserves explicit protections against

adverse impacts on designated nature conservation sites and irreplaceable habitats such as ancient woodland.

BARONESS HODGSON OF ABINGER

After Clause 28, insert the following new Clause—

"Prohibition of solar power development on higher-quality agricultural land

No permission may be granted for the building or installation of provision for solar power generation where the development would involve—

(a) the building on or development of agricultural land at grade 1, 2, or 3a, and

(b) building or installation at ground level."

Member's explanatory statement
This new clause would prohibit the development of solar power generation on higher-quality agricultural land.

EARL RUSSELL

After Clause 28, insert the following new Clause—

"Local Area Energy Plans: Government-led development

(1) The Secretary of State must, within 12 months of the day on which this Act is passed, complete a programme of detailed planning, research and consultation with relevant stakeholders, including local and combined authorities, the devolved administrations, Great British Energy, Ofgem, network and supply operators, energy companies, community representatives and expert bodies, for the purpose of developing a national framework for the preparation and use of Local Area Energy Plans ("LAEPs").

(2) The programme must—

(a) evaluate the feasibility, costs, and benefits of requiring LAEPs across the United Kingdom,

(b) identify the data, modelling standards, and technical methodologies necessary for consistent and interoperable plans,

(c) consider how LAEPs could best support national and regional energy strategies, decarbonisation targets, and market reforms, and

(d) assess options for phased implementation and governance, including possible statutory duties on local authorities.

(3) In carrying out the programme, the Secretary of State must ensure that—

(a) extensive consultation takes place with all relevant stakeholders,

(b) pilot projects or regional pathfinder initiatives are undertaken where appropriate,

(c) the process draws on existing local and regional energy planning work, and

(d) due regard is had to the differing capacities, demographics, and infrastructure profiles of areas across the United Kingdom.

(4) The Secretary of State must, within 18 months of commencement of this section, publish a report setting out—

(a) the findings of the planning, research, and consultations;

(b) options for introducing a statutory requirement for LAEPs within one year of publication;

(c) proposals for funding, technical support, training, and capacity building initiatives to assist local authorities in preparing and implementing LAEPs;

(d) clear evaluation criteria and success metrics for the programme and any pilots carried out.

(5) The Secretary of State must ensure that adequate ring-fenced funding is made available for the programme, including resources for stakeholder engagement, data collection, pilot projects, technical analysis, and support, training, and capacity building for local authorities.

(6) The Secretary of State must—

(a) make a formal policy decision on whether to proceed with the introduction of LAEPs.

(b) lay before both Houses of Parliament a statement setting out that decision and the reasons for it—

(i) within two years of the commencement of this section, or

(ii) within six months of the publication of the report under subsection (4), whichever is the later; and

(c) following that decision, prepare and publish a report setting out—

(i) the implications of the decision for the development and implementation of LAEPs, and

(ii) any further steps the Government intends to take in relation to the national framework or local delivery.

(7) In developing the report and proposals under subsection (4), the Secretary of State must have regard to—

(a) comparability and interoperability of data across the United Kingdom,

(b) minimising administrative burdens on local authorities,

(c) ensuring value for money, and

(d) enabling efficient integration with regional and national strategic energy plans."

Member's explanatory statement

This amendment requires the Government to lead a national programme of planning, research, and consultation on Local Area Energy Plans, to be completed within 12 months of commencement. The Government must publish a report within 18 months of commencement, including findings, options for statutory duties, funding and support proposals for local authorities, and performance metrics. A formal decision on whether to impose statutory LAEP duties must be made and reported

to Parliament within two years of commencement or within six months of the report's publication, whichever is later. This ensures a comprehensive process with clear deadlines, strong engagement, and support aligned with the UK energy transition.

Clause 41

BARONESS PINNOCK

Clause 41, page 54, line 22, at end insert—

"(1A) Any disapplication of heritage protections under this section must be exercised in a manner that—

(a) recognises the value of the United Kingdom's archaeological and architectural heritage to the nation and to local communities;

(b) respects the principle that structures and sites are designated for protection only where they are of special or particular historic or cultural significance; and

(c) ensures that development under this Act gives due regard to the importance of conserving the historic environment alongside the need for future infrastructure."

Member's explanatory statement
This amendment imposes considerations for any disapplication of heritage protections.

LORD PARKINSON OF WHITLEY BAY

Leave out Clause 41

Member's explanatory statement
This amendment aims to conserve the consent requirements relating to Listed Buildings, Conservation Areas, and Scheduled Monuments which would otherwise be disapplied for transport projects.

After Clause 41

LORD LANSLEY

After Clause 41, insert the following new Clause—

"Heritage assets

(1) The Transport and Works Act 1992 is amended as follows.

(2) After section 6(5) insert—

"(5A) Rules made under this section must incorporate requirements to reflect the provisions of sections 7 and 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.""

Member's explanatory statement
This amendment would require that when making Transport and Works Act Orders, the Secretary of State must have regard to the procedures in the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to works for demolition or affecting the character of listed buildings.

Clause 47

BARONESS PIDGEON

Clause 47, page 59, line 18, at end insert—

"(5A) After subsection (5), insert—

"(6) References in this Part to public charge points are to be taken as including cross-pavement charging solutions.""

After Clause 47

BARONESS MCINTOSH OF PICKERING

After Clause 47, insert the following new Clause—

"Deregulation of low hazard reservoirs

Within six months of the day on which this Act is passed, the Secretary of State must publish an assessment of the impact of the current regulatory regime for low hazard reservoirs, and set out proposals for the deregulation of such reservoirs to facilitate their construction."

Member's explanatory statement
This is an amendment to encourage the consideration of measures to facilitate the construction of small reservoirs that pose little potential threat to local communities.

BARONESS PIDGEON

After Clause 47, insert the following new Clause—

"Permitted development and charging points

(1) Part 2 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 is amended as follows.

(2) In paragraph D, after "parking", insert "or adjacent to a public highway lawfully used for on-street parking where a local highway authority approved cross-pavement charging solution is installed,".

(3) In paragraph D.1, for sub-paragraph (a) substitute "overhang the footway by more than 150mm perpendicular to the property boundary including the cable plug when it is plugged in;".

(4) After paragraph E.3 insert—

"Class EA - Ancillary equipment for electrical upstands for recharging electric vehicles

Permitted development

EA The installation, alteration or replacement, within an area lawfully used for off-street parking, of equipment or storage facilities to support the operation of electrical outlets for recharging electric vehicles.

Development not permitted

EA.1 Development is not permitted by Class E if the equipment and storage facilities upstand and the outlet would—

(a) not be located in a non-domestic off-street ground level car park,

(b) result in the installation of more than unit being provided for the car park,

(c) exceed 29 cubic metres,

(d) exceed 3 metres in height,

(e) be within 5 metres of the highway, or

(f) be within 10 metres of the curtilage of a dwelling house or block of flats.

Conditions

EA.2. Development is permitted by Class E subject to the conditions that when the development is no longer needed as equipment or storage to support the operation of charging points for electric vehicles—

(a) the development is removed as soon as reasonably practicable, and

(b) the land on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.""

Clause 48

BARONESS THORNHILL

Clause 48, page 61, line 6, at end insert—

"(ba) the requirement for proportionality in the level of the fee or charge, based on the nature and size of the development to which the fee or charge will apply;"

Member's explanatory statement
This amendment would require that any fee or charge set out in regulations is proportionate to the nature and size of the development it applies to.

BARONESS MCINTOSH OF PICKERING

Clause 48, page 61, line 20, at end insert "but may also include the cost of enforcement functions."

Member's explanatory statement
Clause 48 enables local planning authorities to set their own planning charges at a level up to, but not exceeding, cost recovery for planning applications for which a fee is payable. The Bill's explanatory notes state that enforcement activity would not be covered. This amendment would allow the cost of enforcement measures, such as checking whether any specified flood mitigation or resilience measures have been installed adequately, to be included in the fees.

Clause 51

LORD LANSLEY

Clause 51, page 69, line 22, at end insert—

"(3) In section 333 of the Town and Country Planning Act 1990 (regulations and orders), after subsection (3ZAA), insert—

"(3ZAB) The first regulations under sections 319ZZC or 319ZZD may not be made unless a draft of the instrument containing the regulations has been laid before, and approved by a resolution of, each House of Parliament.

(3ZAC) Regulations made under sections 319ZZC or 319ZZD are subject to annulment in pursuance of a resolution of either House of Parliament (except for the first such regulations).""

Member's explanatory statement
This amendment would require that when regulations for a national scheme of delegation of planning decisions are made for the first time, these should be made by an affirmative resolution procedure.

After Clause 51

LORD MURRAY OF BLIDWORTH

After Clause 51, insert the following new Clause—

"Promotion and use of mediation etc

(1) The Town and Country Planning Act 1990 is amended as follows.

(2) After section 323A insert—

"323B Promotion and use of mediation etc.

(1) The Secretary of State may issue guidance in relation to the promotion and use of mediation and other forms of alternative dispute resolution (ADR) technique in relation to the following—

(a) the preparation of local development plans and related evidence reports under Part 2,

(b) a prospective applicant's compliance with any requirements in respect of pre-application consultation imposed under or by virtue of sections 61W or 61Z,

(c) assisting in the determination of an application for planning permission, including related planning obligations or their variation under sections 106 and 106A, and

(d) any other matter related to planning that they consider appropriate.

(2) Guidance under subsection (1) may include provision about—

(a) the form of mediation or other ADR technique that is to be used in a particular circumstance, and

(b) the procedure to be followed in any such mediation.

(3) Local authorities must have regard to any guidance issued under subsection (1).

(4) Before issuing any guidance under subsection (1), the Secretary of State must consult—

(a) planning authorities, and

(b) such other persons that they consider appropriate.

(5) The Secretary of State must make any guidance issued under subsection (1) publicly available.

(6) The power under subsection (1) to issue guidance includes power to—

(a) issue guidance that varies guidance issued under that subsection, and

(b) revoke guidance issued under that subsection.

(7) For the purposes of this section, "mediation" and "ADR technique" includes any means of exploring, resolving or reducing disagreement between persons involving an impartial person as the Secretary of State considers appropriate.

(8) The Secretary of State must issue guidance under subsection (1) within the period of two years beginning with the date on which the Planning and Infrastructure Act 2025 is passed.""

Member's explanatory statement

This amendment requires that guidance must be issued on the promotion and use of mediation and other forms of ADR in the planning process. It is intended to engender a culture of informal resolution of disputes, in order to reduce the risk of the delay and expense caused by litigation.

BARONESS MCINTOSH OF PICKERING
BARONESS WILLIS OF SUMMERTOWN

After Clause 51, insert the following new Clause—

"Property flood resilience measures: planning permission

(1) Planning permission for the building of new homes at higher risk of flooding can only be granted if property flood resilience measures are implemented as part of the construction.

(2) For the purposes of implementing subsection (1) and within six months of the passing of this Act, the Secretary of State must make regulations under section 1 of the Building Act 1984 to require that property flood resilience measures are included in any new homes at higher risk of flooding.

(3) Property flood resilience measures under this section may include—
  (a) raised electrical sockets;
  (b) non-return valves on utility pipes;
  (c) airbrick covers;
  (d) resilient wall plaster;
  (e) any other measure as the Secretary of State may specify."

BARONESS MCINTOSH OF PICKERING
THE EARL OF CLANCARTY

After Clause 51, insert the following new Clause—

"Agent of change: integration of new development with existing businesses and facilities

(1) In this section—
  "agent of change principle" means the principle requiring planning policies and decisions to ensure that new development can be integrated effectively with existing businesses and community facilities so that those businesses and facilities do not have unreasonable restrictions placed on them as a result of developments permitted after they were established;
  "development" has the same meaning as in section 55 of the Town and Country Planning Act 1990 (meaning of "development" and "new development");
  "licensing functions" has the same meaning as in section 4(1) of the Licensing Act 2003 (general duties of licensing authorities);
  "provision of regulated entertainment" has the same meaning as in Schedule 1 to the Licensing Act 2003 (provision of regulated entertainment);
  "relevant authority" means a relevant planning authority within the meaning of section 91 of the Levelling-up and Regeneration Act 2023, or a licensing authority within the meaning of section 3 of the Licensing Act 2003 (licensing authorities).

(2) In exercising any functions under the Town and Country Planning Act 1990 or any licensing functions concerning development which is or is likely to be affected by an existing business or facility, a relevant authority shall have special regard to the agent of change principle.

(3) An application for development within the vicinity of any premises licensed for the provision of regulated entertainment shall contain, in addition to any relevant requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (S.I. 2015/595), a noise impact assessment.

(4) In determining whether noise emitted by or from an existing business or community facility constitutes a nuisance to a residential development, the decision-maker shall have regard to—

(a) the chronology of the introduction of the relevant noise source and the residential development, and

(b) what steps have been taken by the developer to mitigate the entry of noise from the existing business or facility to the residential development."

LORD BEST
LORD CARLILE OF BERRIEW
BARONESS THORNHILL

After Clause 51, insert the following new Clause—

"Delivery of affordable housing

(1) The Secretary of State must by regulations make provision for ensuring that when planning permission is granted subject to requirements for the delivery of affordable housing schemes on the relevant site, such requirements are fully implemented.

(2) The requirements for the delivery of affordable housing schemes referred to in subsection (1) shall be satisfied only if the percentage of the total housing constructed let as social rent housing exceeds the percentage set out in the authority's affordable housing threshold or twenty per cent, whichever is higher.

(3) In subsection (2) "social rent housing" has the meaning given in paragraph 7 of the Direction on the Rent Standard 2019 together with paragraph 4 of the Direction on the Rent Standard 2023, as modified by paragraph 8 of the Direction on the Rent Standard 2023."

Member's explanatory statement
The amendment is intended to ensure affordable housing is actually delivered where this is the subject of planning consent, and the proportion of social rent housing is at least 20 per cent.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 51, insert the following new Clause—

"Use of hotels as accommodation for asylum seekers: requirement for planning permission

(1) Section 55 of the Town and Country Planning Act 1990 (meaning of "development" and "new development") is amended as follows.

(2) After subsection (1), insert—

"(1ZA) For the purposes of this section, "the making of any material change in the use of any buildings or other land" includes—

(a) the repurposing of a hotel as accommodation for asylum seekers, and

(b) where a hotel has already been repurposed as accommodation for asylum seekers, the continuation of its use as such accommodation beyond the date on which the Planning and Infrastructure Act 2025 comes into force."

(3) At the end of subsection (2)(f), insert "unless the building is a hotel proposed for use as accommodation for asylum seekers".

(4) After section 106C of that Act insert—

"106D Use of hotels as accommodation for asylum seekers

Any existing or future development order under Part 3 of this Act does not have the effect of granting planning permission for the use of a hotel as accommodation for asylum seekers.""

Member's explanatory statement
This amendment aims to ensure that an application for planning permission is required in all cases of repurposing of a hotel as accommodation for asylum seekers, together with the associated requirement for consultation of affected local communities.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 51, insert the following new Clause—

"Use of houses in multiple occupation as accommodation for asylum seekers: requirement for planning permission

(1) Section 55 of the Town and Country Planning Act 1990 (meaning of "development" and "new development") is amended as follows.

(2) After subsection (1), insert—

"(1ZA) For the purposes of this section, "the making of any material change in the use of any buildings or other land" includes—

(a) the repurposing of a house in multiple occupation as accommodation for asylum seekers, and

(b) where a house in multiple occupation has already been repurposed as accommodation for asylum seekers, the continuation of its use as such accommodation beyond the date on which the Planning and Infrastructure Act 2025 comes into force."

(3) At the end of subsection (2)(f), insert "unless the building is proposed for use as a house in multiple occupation as accommodation for asylum seekers".

(4) After section 106C of that Act insert—

"106D Use of houses in multiple occupation as accommodation for asylum seekers

Any existing or future development order under Part 3 of this Act does not have the effect of granting planning permission for the use of a house in multiple occupation as accommodation for asylum seekers.""

Member's explanatory statement
This amendment aims to ensure that an application for planning permission is required in all cases of repurposing a house in multiple occupation as accommodation for asylum seekers, together with the associated requirement for consultation of affected local communities.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 51, insert the following new Clause—

"Stop notices: disapplication of time limit in asylum hotel and asylum HMO cases

In section 183 of the Town and Country Planning Act 1990 (stop notices), after subsection (5A) insert—

"(5B) Subsection (5) does not prevent a stop notice prohibiting the use of—

(a) a hotel as accommodation for asylum seekers, or

(b) a house in multiple occupation as accommodation for asylum seekers.""

Member's explanatory statement
This amendment removes the four year time limit for stop notices under section 183 of the Town and Country Planning Act 1990 for cases involving the use of hotels or houses in multiple occupation by asylum seekers.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 51, insert the following new Clause—

"Planning decisions: determination by committee

When objections to a planning application are submitted to a local planning authority and its chair of the planning committee and the head of planning (or those in equivalent roles) confirm that the objections are on valid grounds, they may allow that planning application to be determined by committee."

Member's explanatory statement
This amendment aims to enable local democracy in the determination of planning applications provided they are on valid planning ground.

LORD HUNT OF KINGS HEATH
VISCOUNT HANWORTH

After Clause 51, insert the following new Clause—

"Town and Country Planning Act 1990: legal challenges

(1) In the Senior Courts Act 1981, in subsection (1) of section 18 (restrictions on appeals to Court of Appeal), after paragraph (ca) (as inserted by section 12 of this Act) insert—

"(cb) from a refusal of permission to apply for judicial review in a case within section 61N, 106C, 287, 288, or 289 of the Town and Country Planning Act 1990 (proceedings relating to neighbourhood development orders, development consent obligations, questioning validity of development plans and certain schemes and orders, questioning the validity of other orders, decisions and directions, and appeals to High Court against certain notices), if the High Court decides that the application for permission to apply for judicial review is totally without merit;".

(2) The power to make Civil Procedure Rules must be exercised so as to secure that Civil Procedure Rules include—

(a) provision requiring an application for permission to apply for judicial review in a case within section 61N, 106C, 287, 288, or 289 of the Town and Country Planning Act 1990 (proceedings relating to neighbourhood development orders, development consent obligations, questioning validity of development plans and certain schemes and orders, questioning the validity of other orders, decisions and directions, and appeals to High Court relating to certain notices) to be decided at an oral hearing;

(b) provision that the court may, at the oral hearing of such an application, decide that the application is totally without merit."

Member's explanatory statement
This new clause restricts appeals to the Court of Appeal if the High Court decides that an application for judicial review against a decision under the Town and Country Planning Act 1990 is totally without merit.

LORD HUNT OF KINGS HEATH
VISCOUNT HANWORTH

After Clause 51, insert the following new Clause—

"Planning (Listed Buildings and Conservation Areas) Act 1990: legal challenges

(1) In the Senior Courts Act 1981, in subsection (1) of section 18 (restrictions on appeals to Court of Appeal), after paragraph (cb) (as inserted by section (*Town and Country Planning Act 1990: legal challenges*) of this Act) insert—

"(cc) from a refusal of permission to apply for judicial review in a case within section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (proceedings for questioning the validity of other orders, decisions and directions), if the High Court decides that the application for permission to apply for judicial review is totally without merit;".

(2) The power to make Civil Procedure Rules must be exercised so as to secure that Civil Procedure Rules include—

(a) provision requiring an application for permission to apply for judicial review in a case within section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (proceedings for questioning the validity of other orders, decisions and directions) to be decided at an oral hearing;

(b) provision that the court may, at the oral hearing of such an application, decide that the application is totally without merit."

Member's explanatory statement
This new Clause restricts appeals to the Court of Appeal if the High Court decides that an application for judicial review against a decision under the Planning (Listed Buildings and Conservation Areas) Act 1990 is totally without merit.

LORD HUNT OF KINGS HEATH
VISCOUNT HANWORTH

After Clause 51, insert the following new Clause—

"Planning (Hazardous Substances) Act 1990: legal challenges

(1) In the Senior Courts Act 1981, in subsection (1) of section 18 (restrictions on appeals to Court of Appeal), after paragraph (cc) (as inserted by section (*Planning (Listed Buildings and Conservation Areas) Act 1990: legal challenges*) of this Act) insert—

"(cd) from a refusal of permission to apply for judicial review in a case within section 22 of the Planning (Hazardous Substances) Act 1990

(validity of decisions as to applications), if the High Court decides that the application for permission to apply for judicial review is totally without merit;".

(2) The power to make Civil Procedure Rules must be exercised so as to secure that Civil Procedure Rules include—

(a) provision requiring an application for permission to apply for judicial review in a case within section 22 of the Planning (Hazardous Substances) Act 1990 (validity of decisions as to applications) to be decided at an oral hearing;

(b) provision that the court may, at the oral hearing of such an application, decide that the application is totally without merit."

Member's explanatory statement
This new Clause restricts appeals to the Court of Appeal if the High Court decides that an application for judicial review against a decision under the Planning (Hazardous Substances) Act 1990 is totally without merit.

BARONESS PINNOCK

After Clause 51, insert the following new Clause—

"Considerations when deciding an application for development consent

In section 55 of the Planning Act 2008 (acceptance of applications), after subsection (4) insert—

"(4A) When deciding whether to accept an application, the Secretary of State must have regard to the extent to which consultation with affected communities has—

(a) identified and resolved issues at the earliest opportunity,

(b) enabled interested parties to understand and influence the proposed project, provided feedback on potential options, and encouraged the community to help shape the proposal to maximise local benefits and minimise any disbenefits,

(c) enabled applicants to obtain relevant information about the economic, social, community and environmental effects of the project, and

(d) enabled appropriate mitigation measures to be identified, considered and, if appropriate, embedded into the proposed application before the application was submitted.""

Member's explanatory statement
This amendment requires the Secretary of State to have regard for affected communities when deciding an application for development consent.

BARONESS MCINTOSH OF PICKERING

After Clause 51, insert the following new Clause—

"Residential buildings on floodplains

(1) Local planning authorities must not grant permission for residential properties to be built on functional floodplains or areas at high risk of flooding.

(2) An area is a functional floodplain or at high risk of flooding for the purposes of subsection (1) if the Environment Agency assesses it as a Zone 3a or 3b flood zone."

Member's explanatory statement
This amendment seeks to ensure that local authorities cannot grant planning permission for residential properties to be built on floodplains or on areas at high risk of flooding.

BARONESS MCINTOSH OF PICKERING

After Clause 51, insert the following new Clause—

"General duty of local authorities

In exercising or performing any—

(a) licensing functions within the meaning of section 4(1) of the Licensing Act 2003 (general duties of licensing authorities);

(b) planning functions within the meaning of Schedule 1 to the Town and Country Planning Act 1990 (local planning authorities: distribution of functions);

concerning development (within the meaning of section 55 of the Town and Country Planning Act 1990 (meaning of "development" and "new development")) which is or is likely to be affected by an existing business or facility, a relevant local authority must have special regard to the desirability of preventing unreasonable restrictions for that business or facility resulting from the implementation of the development."

BARONESS THORNHILL

After Clause 51, insert the following new Clause—

"Removal of permitted development rights for conversion to dwellinghouses

(1) The Town and Country Planning (General Permitted Development) (England) Order 2015 (2015/596) is amended as follows—

(a) in Schedule 2, Part 3 (changes of use), the following Classes are repealed—

(i) Class G (commercial, business and service or betting office or pay day loan shop to mixed use);

(ii) Class L (small HMOs to dwellinghouses and vice versa);

(iii) Class M (certain uses to dwellinghouses);

(iv) Class MA (commercial, business and service uses to dwellinghouses);

(v) Class N (specified sui generis uses to dwellinghouses);

(vi) Class Q (buildings on agricultural units and former agricultural buildings to dwellinghouses).

(b) Schedule 2, Part 20 (construction of new dwellinghouses) is repealed.

(2) Any development under the revoked Classes in Part 3 and Part 20 of Schedule 2 that has—

(a) commenced before the date on which this Act comes into force, and

(b) received valid prior approval or notification from the local planning authority before that date, shall be allowed to proceed under the conditions applicable prior to the repeal.

(3) No new applications for prior approval under the revoked Classes may be submitted after the date on which this Act comes into force."

Member's explanatory statement

This amendment removes a range of permitted development rights that previously allowed certain non-residential buildings to be converted into homes without full planning permission. It repeals specific change-of-use and new dwellinghouse construction rights in the General Permitted Development Order 2015. Developments already approved or commenced before the repeal may continue under existing rules, but no new applications can be made once the changes take effect.

VISCOUNT HANWORTH

★ After Clause 51, insert the following new Clause—

"Applications for development consent: modelling and simulation

In section 42 of the Planning Act 2008 (duty to consult), after subsection (2) insert—

"(3) In conducting a consultation under subsection (1), the applicant must provide and publish a digital twin model and simulation of the proposed development.

(4) In this section, a "digital twin model and simulation" must—

(a) be constructed to a standard at least equivalent to Building Information Modelling Level 3 (BIM 3) as defined or recognised by the Secretary of State,

(b) include a virtual replica of all principal physical and environmental features of the development and its site,

(c) simulate anticipated impacts on land, water, air, biodiversity, transport infrastructure and the built environment, and

(d) describe the data sources, assumptions, validation methodology, and range of scenarios tested.

(5) The Secretary of State may by regulations—

(a) define technical standards for digital twin and simulation methodologies;

(b) determine what constitutes compliance with BIM 3."."

Member's explanatory statement
This new clause requires that applicants for Development Consent Orders provide and publish a digital twin model, meeting at least Building Information Modelling Level 3 standards, as part of the consultation process.

Clause 52

BARONESS WILLIS OF SUMMERTOWN
BARONESS MILLER OF CHILTHORNE DOMER
LORD GASCOIGNE
BARONESS YOUNG OF OLD SCONE

Clause 52, page 72, line 40, at end insert "and must include the provision of a network of green and blue spaces which are publicly accessible to local communities."

Member's explanatory statement
This amendment would require strategic planning authorities to include a network of green and blue spaces in the statement of policies which will relate to the development and use of land in the strategy area.

LORD BEST
LORD CARLILE OF BERRIEW
BARONESS THORNHILL

Clause 52, page 73, line 11, at end insert—

"(4A) A spatial development strategy must meet the needs of older and disabled people, through a requirement for new homes to meet the Building Regulations Part M4(2) accessible and adaptable standard or the Part M4(3) wheelchair user dwelling standard, as set out in Schedule 1 to the Building Regulations 2010 (S.I. 2010/2214)."

Member's explanatory statement
The amendment introduces a requirement for all new homes to comply with the Part M4(2) accessible and adaptable standard, as defined in the Building Regulations 2010, or the higher M4(3) wheelchair user dwelling standard. The amendment aims to ensure that all new housing is inclusive, age-friendly, and suitable for people with varying mobility needs.

LORD LANSLEY

Clause 52, page 73, line 12, at end insert—

"(za) an amount or distribution of development for employment, industrial, logistic or commercial purposes, the provision of which the strategic planning authority considers to be of strategic importance to the strategy area;"

Member's explanatory statement
This amendment would secure that a spatial development strategy must include a description of the amount or distribution of development for employment, industrial, logistics or commercial purposes, which are instrumental in determining the land use and requirements for housing in the strategy area.

BARONESS HODGSON OF ABINGER

Clause 52, page 73, line 19, at end insert—

"(5A) Where a spatial development strategy makes a specification under subsection (5) it must include, for every part of the strategy area, requirements with respect to design that relate to affordable housing development or any other kind of housing development, which the strategic planning authority consider should be met.

(5B) Subsection (5A) does not require the strategic planning authority to ensure—

(a) that there are requirements for every description of development for every part of the strategy area, or

(b) that there are requirements in relation to every aspect of design."

Member's explanatory statement
This amendment seeks to give effect to the uncommenced design code provisions of the Levelling-up and Regeneration Act 2023 by requiring any spatial development strategy that specifies an amount or distribution of housing or affordable housing to include a design code for the specified housing development.

BARONESS GRENDER

Clause 52, page 73, line 22, at end insert—

"(6A) Where a strategy area includes a chalk stream, the spatial development strategy must include policies on permissible activities within the area of the stream for the purposes of preventing harm or damage to the stream or its surrounding area."

Member's explanatory statement
This amendment would ensure spatial development strategies include policies to protect chalk streams.

THE LORD BISHOP OF NORWICH
THE EARL OF CAITHNESS
VISCOUNT TRENCHARD

Clause 52, page 73, line 22, at end insert—

"(6A) A spatial development strategy must—

(a) list any chalk streams identified in the strategy area;

(b) identify the measures to be taken to protect any identified chalk streams from pollution, abstraction, encroachment and other forms of environmental damage; and

(c) impose responsibilities on strategic planning authorities in relation to the protection and enhancement of chalk stream habitats."

Member's explanatory statement
This amendment would require a special development strategy to list chalk streams in the strategy area, outline measures to protect them from environmental harm, and impose responsibility on strategic planning authorities to protect and enhance chalk stream environments.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON
BARONESS HODGSON OF ABINGER

Clause 52, page 73, line 29, at end insert—

"(9A) A spatial development strategy must prioritise development on brownfield land and urban densification.

(9B) A spatial development strategy must seek to increase sustainability and community building by minimising travel distances between places of employment, residence and commercial or leisure activities."

Member's explanatory statement
This amendment would require spatial development strategies to prioritise brownfield and urban densification, and to promote sustainable, mixed communities by reducing travel distances between homes, jobs, and services.

LORD BEST
LORD CARLILE OF BERRIEW
BARONESS THORNHILL

Clause 52, page 76, line 9, at end insert—

"(iv) the housing needs of an ageing population;"

Member's explanatory statement
This amendment ensures the draft Spatial Development Strategy has regard to the housing needs of the ageing population.

LORD LANSLEY

Clause 52, page 89, line 13, at end insert—

"Neighbourhood priorities statements

12Y Neighbourhood priorities statements

(1) Any qualifying body may make a statement, to be known as a "neighbourhood priorities statement", which summarises what the body considers to be the principal needs and prevailing views, of the community in the neighbourhood area in relation to which the body is authorised, in respect of local development and infrastructure.

(2) "Local matters" are such matters as the Secretary of State may prescribe, relating to—

(a) development, or the management or use of land, in or affecting the neighbourhood area,

(b) the development of housing in the neighbourhood area,

(c) the natural environment in the neighbourhood area,

(d) development of public spaces in the neighbourhood area, or

(e) the infrastructure or facilities available in the neighbourhood area.

(3) A qualifying body may modify or revoke a neighbourhood priorities statement that has effect, for the time being, for the neighbourhood area in relation to which the body is authorised.

(4) A neighbourhood priorities statement has effect from the time it is published by a relevant local planning authority and ceases to have effect upon such an authority publishing a notice stating that it has been revoked by a qualifying body.

(5) A modification of a neighbourhood priorities statement has effect from the time the modification, or modified statement, is published by a relevant local planning authority.

(6) Regulations made by the Secretary of State may impose requirements which must be met for a neighbourhood priorities statement, or any modification or revocation of such a statement, to be made or published.

(7) Regulations under subsection (6) or section 15LE(2)(k) may provide that a requirement may be met, or (as the case may be) procedure may be complied with, by virtue of things done by a parish council, or other organisation or body, before it becomes a qualifying body.

(8) Regulations under subsection (6) and section 15LE must (between them)—

(a) require a qualifying body to publish any proposed neighbourhood priorities statement, so that people who live, work or carry on business in the neighbourhood area to which the statement relates can comment on the proposed statement before the body makes the statement,

(b) require a qualifying body to publish any proposed material modification of a neighbourhood priorities statement, so that people who live, work or carry on business in the neighbourhood area to which the statement relates can comment on the proposed modification before the body makes the modification,

(c) require a relevant local planning authority to publish a neighbourhood priorities statement, if the statement is made in accordance with this section and any regulations made under this Part,

(d) require a relevant local planning authority to publish a notice of the revocation of a neighbourhood priorities statement, if the statement has been revoked in accordance with this section and any regulations made under this Part, and

(e) require a relevant local planning authority, if a modification of a neighbourhood priorities statement is made in accordance with this section and any regulations made under this Part, to publish the modification or a modified statement.

(9) Subsection (10) applies if, as a result of a modification of a neighbourhood area under section 61G(6) of the principal Act, a neighbourhood priorities statement relates to more than one neighbourhood area.

(10) Any modification, or revocation, of the neighbourhood priorities statement as it has effect for one of those areas does not affect the statement as it has effect in relation to the other area or areas.

(11) Regulations under section 61G(11) of the principal Act (designation of areas as neighbourhood areas) may include provision about the consequences of the modification of designations—

(a) on proposals for neighbourhood priorities statements, or on neighbourhood priorities statements, that have already been made, or

(b) on proposals for the modification of neighbourhood priorities statements, or on modifications of neighbourhood priorities statements, that have already been made.

(12) A authority mentioned in subsection (13) is a "relevant local planning authority", in relation to a neighbourhood priorities statement, if some or all of the neighbourhood area to which the statement relates falls within the area of the authority.

(13) The authorities are—

(a) a district council,

(b) a London borough council,

(c) a metropolitan district council,

(d) a county council in relation to an area in England for which there is no district council, or

(e) the Broads Authority.

(14) In this section—

"material modification", in relation to a neighbourhood priorities statement, means a modification which a relevant local planning authority considers—

(a) materially affects a summary, in the statement, of any needs or views, of the community in the neighbourhood area, in relation to a local matter, and

(b) does not only correct an obvious error or omission;

"neighbourhood area" has the meaning given by sections 61G and 61I(1) of the principal Act;

"qualifying body" means a parish council or an organisation or body designated as a neighbourhood forum, which is authorised to act in relation to a neighbourhood area as a result of section 61F of the principal Act (whether or not as applied by section 38C of this Act)."

Member's explanatory statement

This amendment reproduces some of the provision in Schedule 7 of the Levelling-up and Regeneration Act 2023 , not currently in force, creating a power for local councils to produce a neighbourhood priorities statement to inform plan-making and infrastructure provision affecting their neighbourhood.

After Clause 52

BARONESS MCINTOSH OF PICKERING

After Clause 52, insert the following new Clause—

"Local plans and planning applications: flooding

(1) Local plans prepared by local authorities must apply a sequential, risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property.

(2) Local authorities must fulfil their obligations under subsection (1) by—

(a) applying the sequential test and then, if necessary, the exception test under subsection (7);

(b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

(c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management);

(d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

(3) A sequential risk-based approach should also be taken to individual planning applications in areas known to be at risk now or in future from any form of flooding.

(4) The sequential test must be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

(5) Applications for some minor development and changes of use should not be subject to the sequential test, nor the exception test, but should still meet the requirements for site-specific flood risk assessments.

(6) Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied.

(7) To pass the exception test it should be demonstrated that—

(a) the development would provide wider sustainability benefits to the community that outweigh the flood risk, and

(b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

(8) Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again, but the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

(9) When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

(10) Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that—

(a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

(b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

(c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

(d) any residual risk can be safely managed;

(e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."

Member's explanatory statement
The Sequential and Exception Tests are planning tools that help (a) ensure new development is directed away from areas at the highest risk of flooding and (b) make development that is necessary in areas of flood risk safe throughout its lifetime, without increasing flood risk elsewhere. However, these tests are currently only guidance. A statutory basis would help ensure that Local Planning Authorities place due regard on them when preparing Local Plans and considering individual planning applications.

BARONESS MCINTOSH OF PICKERING
BARONESS WILLIS OF SUMMERTOWN

After Clause 52, insert the following new Clause—

"Strategic flood risk assessment maps

Local planning authorities must ensure that the maps included in their Strategic Flood Risk Assessments are based on the most up-to-date flood risk assessments provided by the Environment Agency."

Member's explanatory statement
Strategic Flood Risk Assessments ensure that planning decisions take into account risks from all sources of flooding. Placing a duty on local planning authorities to keep Strategic Flood Risk Assessments up to date will ensure that they can reliably inform the development of local plans and incorporate the latest information from the Environment Agency's new National Flood Risk Assessment.

THE EARL OF CLANCARTY

After Clause 52, insert the following new Clause—

"Amendments to the Localism Act 2011: assets of cultural value

(1) The Localism Act 2011 is amended as follows.

(2) In section 87 (list of assets of community value)—
  (a) in subsection (1), after "community" insert "and cultural",
  (b) in subsection (2), after "community" insert "and cultural",
  (c) in subsection (3), after "community" insert "and cultural",
  (d) in subsection (5), after "community" insert "and cultural", and
  (e) in subsection (6), after "community" insert "and cultural".

(3) After section 88 (land of community value), insert—

"88A Land of cultural value

(1) For the purposes of this Chapter but subject to regulations under subsection (2), a building or other land in a local authority's area is land of cultural value if in the opinion of the authority the primary use of that building or land—

(a) substantially furthers the cultural well-being or cultural interests of a local community or the nation, or

(b) provides a necessary venue for the furthering of specialist cultural skills, including (but not limited to) music venues, recording studios, rehearsal spaces, visual artists' studios and other creative spaces.

(2) The appropriate authority may by regulations—

(a) provide that a building or other land is not land of cultural value if the building or other land is specified in the regulations or is of a description specified in the regulations;

(b) provide that a building or other land in a local authority's area is not land of cultural value if the local authority or some other person specified in the regulations considers that the building or other land is of a description specified in the regulations.

(3) A description specified under subsection (2) may be framed by reference to such matters as the appropriate authority considers appropriate.

(4) In relation to any land, those matters include (in particular)—

(a) the owner of any estate or interest in any of the land or in other land;

(b) any occupier of any of the land or of other land;

(c) the nature of any estate or interest in any of the land or in other land;

(d) any use to which any of the land or other land has been, is being or could be put;

(e) statutory provisions, or things done under statutory provisions, that have effect (or do not have effect) in relation to—

(i) any of the land or other land, or

(ii) any of the matters within paragraphs (a) to (d);

(f) any price, or value for any purpose, of any of the land or other land.""

Member's explanatory statement
This amendment expands the existing assets of community value scheme to also include assets of cultural value.

LORD BANNER
BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 52, insert the following new Clause—

"Principle of proportionality in planning

(1) The principle of proportionality in planning shall apply to—

(a) applications for any permission, consent, or other approval within the scope of the Planning Acts, including the supporting evidence base,

(b) environmental impact assessment and habitats assessment,

(c) the exercise of any functions within the scope of the Planning Acts, including but not limited to procedural and substantive decision-making (by local planning authorities, the Planning Inspectorate and the Secretary of State), and the preparation and provision of consultation responses (by statutory and non-statutory consultees), and

(d) the determination by the Courts of claims for judicial and statutory review.

(2) Applications for any permission, consent or other approval within the scope of the Planning Acts, and appeals against the refusal or non-determination of such applications, must be determined in accordance with the principle of proportionality in planning.

(3) So far as it is possible to do so, the Planning Acts and any secondary legislation enacted pursuant to them must be read and given effect in a way which is compatible with the principle of proportionality in planning.

(4) The principle of proportionality in planning means that the nature and extent of information and evidence required to inform the determination of any permission, consent, or other approval within the scope of the Planning Acts shall be proportionate to the issues requiring determination, having regard to decisions already made (whether in the plan-making or development control context) and the extent to which those issues will or can be made subject to future regulation (whether by way of planning conditions and obligations, or other regulation whether or not pursuant to the Planning Acts).

(5) The Secretary of State may publish guidance on how the principle of proportionality in planning is to be applied.

(6) The principle of proportionality in planning must not be interpreted as affecting existing requirements for local planning authorities to justify the refusal or withholding of planning permission.

(7) In this section the term "Planning Acts" includes—

(a) all primary legislation relating to planning prevailing at the time of the relevant application, decision or exercise of functions; and

(b) any secondary legislation relating to planning, environmental impact assessment or habitats assessment."

Member's explanatory statement

This amendment introduces a principle of proportionality in planning to give decision-makers, applicants, consultees and the Courts confidence that less can be more, so as to facilitate more focused decision-making and more effective public participation.

LORD BANNER

After Clause 52, insert the following new Clause—

"Neighbourhood development orders and national planning policy

In Schedule 4B of the Town and Country Planning Act 1990 (process for making of neighbourhood development orders: independent examination), for paragraph 8(2)(a) substitute—

"(a) the order is in general conformity with national planning policy,"."

Member's explanatory statement
This amendment requires new neighbourhood plans not merely to have regard to the National Planning Policy Framework and Planning Practice Guidance, but to be in general conformity with it, so as to avoid neighbourhood plans undermining national planning policy.

LORD BANNER
BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 52, insert the following new Clause—

"Duration of planning permission

In section 91(3B) of the Town and Country Planning Act 1990 (general condition limiting duration of planning permission), for "one year" substitute "a period commensurate with the period beginning with the date on which the proceedings were issued by the Court and ending with the date of the final determination of the proceedings (including any appeals).""

Member's explanatory statement
This amendment stops the clock for the purposes of the time limit for development to be commenced when the relevant planning permission is subject to judicial or statutory review, thus avoiding the risk of a planning permission being timed out by protracted legal challenge, and to avoid the prospect of that risk being an incentive for meritless legal challenges.

LORD BANNER
LORD LANSLEY
BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 52, insert the following new Clause—.

"Relationship between overlapping permissions

After section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out), insert—

"73AA Relationship between overlapping permissions

(1) Where there is more than one planning permission which relates to some or all of the same land, the lawfulness of both past and future development carried out pursuant to one of those planning permissions shall be unaffected by the carrying out of development pursuant to another of those planning permissions, except to the extent expressly stated in any of those permissions or in any obligation under section 106 of this Act (planning obligations) related to any of those permissions.

(2) Subsection (1) applies only where one of the relevant planning permissions was granted after the day on which the Planning and Infrastructure Act 2025 is passed.

(3) In this section "planning permission" means—
(a) a planning permission under Part 3 of this Act, and
(b) a planning permission granted by article 3 (permitted development) of the Town and Country Planning (General Permitted Development) Order 2015 (S.I. 2015/596).""

Member's explanatory statement
This amendment addresses the potentially deleterious implications of the Supreme Court's judgment in the Hillside Parks case.

LORD LANSLEY
LORD BANNER
LORD SHIPLEY
LORD BEST

After Clause 52, insert the following new Clause—

"Chief planner

(1) The Town and Country Planning Act 1990 is amended as follows.

(2) After section 1, insert—

"1A Local planning authorities: chief planner

(1) Each local planning authority must appoint an officer, to be known as chief planner, for the purposes of their functions as a local planning authority.

(2) Two or more local planning authorities may, if they consider that the same person can efficiently discharge, for both or all of the planning authorities, the functions of chief planner, concur in the same appointment of a person as chief planner for both or all of these authorities.

(3) A local planning authority may not appoint a person as chief planner unless satisfied that the person has appropriate qualifications and experience for the role."."

Member's explanatory statement
This amendment would provide for local planning authorities to appoint a Chief Planner, who could be appointed jointly by one or more authorities, to secure that decisions, including those delegated to officers, are made with professional leadership.

LORD FOSTER OF BATH

After Clause 52, insert the following new Clause—

"Permission for gambling premises: cumulative impact assessments

(1) The Gambling Act 2005 is amended as follows.

(2) In section 153(1)(d), after "statement" insert ", including any cumulative impact assessment,".

(3) After section 349(1), insert—

"(1A) A licensing authority may include in their statement an assessment ("a cumulative impact assessment") stating that they consider that the number of premises licences granted under section 163 in one or more parts of their area described in the assessment is such that it is likely that it would be—

(a) inconsistent with the licensing objectives in section 1, or

(b) harmful to the wellbeing of the community,

for the authority to grant any further premises licences which would result in an increase in the number of such premises in that part or those parts."."

LORD ADDINGTON

After Clause 52, insert the following new Clause—

"Preservation of playing fields and pitches

(1) A local planning authority must, when exercising any of its functions, ensure the preservation of playing fields and playing pitches.

(2) The duty in subsection (1) may, when granting permission for development, be met through the imposition of conditions or requirements relating to—

(a) the protection of playing fields or playing pitches affected by the development, or

(b) the provision of alternative, additional or expanded playing fields or playing pitches.

(3) For the purposes of this section, "playing field" and "playing pitch" have the same definitions as in Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (S.I. 2010/2184)."

LORD LANSLEY

After Clause 52, insert the following new Clause—

"Definition of "relevant plan" in the Levelling-up and Regeneration Act 2023

In section 100 of the Levelling-up and Regeneration Act 2023, after subsection (5)(d), insert—

"(e) spatial development strategies under the Planning and Infrastructure Act 2025, and

(f) neighbourhood development plans strategies under the Planning and Infrastructure Act 2025."."

Member's explanatory statement
This amendment would add spatial development strategies (as in clause 52) and Neighbourhood Plans to be added to the list of relevant plans in section 100 of LURA, which gives a power to require assistance with plan-making from other public bodies; in conjunction with another amendment in Lord Lansley's name to commence section 100.

LORD LANSLEY

After Clause 52, insert the following new Clause—

"Commencement of sections 98 and 100 of the Levelling-up and Regeneration Act 2023

The Secretary of State must, by regulations under section 255(3)(b) of the Levelling-up and Regeneration Act 2023, bring sections 98 and 100 of the Levelling-up and Regeneration Act 2023 into force on the day on which this Act is passed."

Member's explanatory statement
This amendment would require the Secretary of State to bring into force the provisions in the Levelling-up and Regeneration Act 2023 on the contents of a neighbourhood development plan (section 98) and the power to require assistance with plan-making (section 100).

LORD PARKINSON OF WHITLEY BAY

After Clause 52, insert the following new Clause—

"Commencement of provisions in Levelling-up and Regeneration Act 2023 relating to the duty of regard to certain heritage assets in the exercise of planning functions

The Secretary of State must, by regulations under section 255(3)(b) of the Levelling-up and Regeneration Act 2023, bring section 102 of the Levelling-up and Regeneration Act 2023 into force two months after the day on which this Act is passed."

LORD PARKINSON OF WHITLEY BAY

After Clause 52, insert the following new Clause—

"Historic environment records

(1) In making any planning decision, the authority making the decision must take into account the contents of the historic environment record for the relevant area, from the day one year after the day on which section 230 of the Levelling-up and Regeneration Act 2023 (historic environment records) comes into force.

(2) The Secretary of State must, by regulations under section 255(9)(a) of the Levelling-up and Regeneration Act 2023, bring section 230 of the Levelling-up and Regeneration Act 2023 into force two months after the day on which this Act is passed."

LORD PARKINSON OF WHITLEY BAY

After Clause 52, insert the following new Clause—

"Parliamentary procedure for listed building consent orders

(1) In section 93 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (regulations and orders), in subsection (5), after "section" insert "26C,".

(2) In Schedule 17 to the Enterprise and Regulatory Reform Act 2013 (heritage planning regulation), in paragraph 18, omit sub-paragraph (3)."

Member's explanatory statement
This amendment provides for national Listed Building Consent Orders made under Section 26C of the Planning (Listed Buildings and Conservation Areas) Act 1990 to be subject to the negative resolution procedure.

BARONESS THORNHILL

After Clause 52, insert the following new Clause—

"Flexibility in space standards for stepping stone accommodation

(1) A local planning authority in England may, when determining applications for planning permission disapply any minimum space standards required under the development plan (including the Nationally Described Space Standard), in respect of stepping stone accommodation that satisfies the conditions in subsection (2).

(2) Accommodation satisfies the conditions in this subsection if it—
  (a) consists of self-contained units (no smaller than 24 sqm for new build homes) intended for single occupancy,
  (b) is designed for persons of a particular age or within a particular range of ages who are leaving supported accommodation or at risk of homelessness,
  (c) is offered for a time-limited tenancy not exceeding five years per occupant,
  (d) is provided as part of an accredited independent living or transitional housing scheme, and
  (e) is subject to an affordability condition that limits rent to not more than one third of income.

(3) For the purposes of subsection (2)(d), an "accredited independent living or transitional housing scheme" means a scheme—
  (a) operated or commissioned by a local authority,
  (b) delivered by a registered provider of social housing, or
  (c) provided by a registered charity with the principal objective of addressing youth homelessness.

(4) For the purposes of subsection (2)(e), "one third of income" means—
  (a) one third of the resident's income,
  (b) one third of the bottom 30th percentile of income in a local area, or
  (c) one third of the national living wage for people aged over 21, whichever is lowest.

(5) In considering an application under this section, the local planning authority may have regard to—
  (a) the design quality and safety of the proposed accommodation,
  (b) the provision of amenity space, including communal or external areas,
  (c) the temporary nature and specific intended use of the dwellings,
  (d) the housing need for stepping stone accommodation in the authority's area, and
  (e) the inclusion of structured support services or mentoring provision.

(6) Where planning permission is granted under this section, the local planning authority must impose a planning condition to ensure—
  (a) the accommodation is used exclusively for the purposes set out in subsection (2), and

(b) the accommodation shall not be converted to general purpose residential use without further express planning permission.

(7) In this section—

"Nationally Described Space Standard" means the technical housing standards issued by the Department for Communities and Local Government in March 2015 or any document replacing it;

"self-contained unit" means a unit of accommodation with exclusive access to its own bathroom, kitchen, and living area."

Member's explanatory statement

This amendment would allow planning authorities to approve high-quality "stepping stone" accommodation for young people leaving supported housing or at risk of homelessness — by disapplying space standards in limited, controlled circumstances — while aligning planning decisions, housing policy, and funding practice with recent reforms and enabling updates to the Nationally Described Space Standard to reflect support for flexible, transitional housing models.

After Clause 54

BARONESS PINNOCK

After Clause 54, insert the following new Clause—

"Neighbourhood plans

The Secretary of State may only—

(a) grant a development consent order where the Secretary of State believes that the application for consent gives due consideration to any relevant neighbourhood plan;

(b) permit a variation to a neighbourhood plan which, in the opinion of the Secretary of State—

(i) is clearly justifiable,

(ii) is unlikely to compromise the overall intention of the neighbourhood plan, and

(iii) has been proposed in a clear and timely manner."

Member's explanatory statement

This amendment requires the Secretary of State to have regard for a relevant neighbourhood plan when granting a development consent order.

Clause 55

LORD LANSLEY

Clause 55, page 91, line 30, leave out "one or more" and insert "the"

Member's explanatory statement
Line 33 would secure that each of the environmental features which are likely to be negatively affected by a development are identified in the EDP and the ways in which that effect is caused is also identified.

LORD LANSLEY

Clause 55, page 91, line 35, at end insert "unless they are environmental impacts expected to result directly from the development to which the EDP relates."

Member's explanatory statement
This amendment would require that an EDP must identify the environmental impacts on an environmental feature if they result directly from the development to which the EDP relates.

BARONESS GRENDER

Clause 55, page 92, line 3, leave out "an" and insert "a significant"

Member's explanatory statement
This amendment would require that an improvement made to the conservation status of an identified environmental feature within environmental delivery plans should be significant.

After Clause 55

BARONESS GRENDER

After Clause 55, insert the following new Clause—

"Environmental infrastructure in new developments

(1) Within six months of the passing of this Act, the Secretary of State must make regulations under section 1 of the Building Act 1984 (power to make building regulations) for the purpose of protecting and enhancing biodiversity.

(2) Regulations made under this section must—
  (a) take account of biodiversity targets and interim targets set out in sections 1(2), 1(3)(c), 11 and 14 of the Environment Act 2021;
  (b) include measures to enable the provision in new developments of—
    (i) bird boxes;
    (ii) bat boxes;
    (iii) swift bricks;
    (iv) hedgehog highways;
    (v) biodiverse roofs and walls."

Member's explanatory statement
This new clause would require the Secretary of State to introduce regulations to protect and enhance biodiversity in new developments.

After Clause 58

BARONESS PARMINTER
LORD GASCOIGNE
BARONESS YOUNG OF OLD SCONE
BARONESS WILLIS OF SUMMERTOWN

Clause 58, page 94, line 37, at end insert—

"(5A) Within six months of the day on which this Act is passed, the Secretary of State must publish draft regulations to make provision for—

(a) how the mitigation hierarchy will be applied in preparing and applying an EDP,

(b) a procedure by which the scientific evidence for including an environmental feature in an EDP will be assessed, taking account of the precautionary principle,

(c) an assessment of the baseline condition of any environmental features that are habitats or species for each development application under an environmental delivery plan,

(d) a list of irreplaceable habitats which cannot be an environmental feature in an EDP, and

(e) the circumstances in which conservation actions must be taken before development takes place under an EDP."

Clause 67

LORD LANSLEY

Clause 67, page 103, line 8, at end insert—

"(3) Nature restoration levy regulations may make provision for those potentially liable to pay the levy to be consulted by Natural England in relation to the charging schedule for a prospective EDP and for the development of the EDP to which it relates to be the subject of a prospective viability assessment."

Member's explanatory statement
This amendment would provide for those potentially liable to pay a levy in relation to an EDP to be consulted by Natural England about the charging schedule for the levy and for a provisional assessment of the effect on the viability of development to be undertaken.

Clause 86

BARONESS MCINTOSH OF PICKERING
BARONESS YOUNG OF OLD SCONE

Clause 86, page 117, line 18, at end insert—

"(5) For the purposes of this section a "designated person" must be a public body."

Member's explanatory statement
This amendment clarifies that the powers given to Natural England under Part 3 can only be delegated to a public body.

After Clause 87

BARONESS MCINTOSH OF PICKERING
BARONESS WILLIS OF SUMMERTOWN
BARONESS YOUNG OF OLD SCONE

After Clause 87, insert the following new Clause—

"Sustainable drainage

The Secretary of State must bring into force in England all uncommenced parts of Schedule 3 of the Water Management Act 2010 (sustainable drainage) within three months of the day on which this Act is passed."

Member's explanatory statement
In England, developers have the automatic right to connect surface water arising from new homes to the public sewerage system, irrespective of whether there is capacity for this. Implementation of Schedule 3 of the Flood and Water Management Act (2010) would end this automatic right to connect and provide a framework for the approval and adoption of Sustainable Drainage Systems (SuDS), paving the way for their widespread use.

BARONESS MCINTOSH OF PICKERING
BARONESS WILLIS OF SUMMERTOWN

After Clause 87, insert the following new Clause—

"National Standards for Sustainable Drainage Systems

In section 106(4) of the Water Industry Act 1991 (right to communicate with public sewers), in paragraph (b), after "system" insert ", or—

(c) is such that the predicted or actual volume of water to be discharged thereafter into the public sewer would increase flood risk due to lack of capacity;

or if the current National Standards for Sustainable Drainage Systems have not first been applied.""

Member's explanatory statement
The amendment adds weight to the Government's newly-introduced National Standards for Sustainable Drainage Systems (SuDS) by making the right to communicate with the public sewer conditional on having applied the standards first. Changing the right to connect to the public sewer to be conditional upon first having followed the new Standards will provide a more robust incentive to developers to follow this guidance, in the absence of full implementation of Schedule 3 of the Flood and Water Management Act 2010.

BARONESS GRENDER
BARONESS YOUNG OF OLD SCONE

After Clause 87, insert the following new Clause—

"Heritage tree preservation orders

(1) A local planning authority may make a heritage tree preservation order in respect of a heritage tree.

(2) The Secretary of State must make provision by regulations for heritage tree preservation orders, which must include provision—

(a) for a heritage tree to have all the protections afforded to a tree by a tree preservation order under section 198 of the Town and Country Planning Act 1990 (power to make tree preservation orders);

(b) requiring the owner of a heritage tree, or any other occupier of the land where the tree stands, to advertise appropriately its status as such, and the penalties for harming it, to persons approaching the tree or planning activities in its vicinity;

(c) enabling the responsible planning authority, Natural England or the Secretary of State to order the owner of a heritage tree or any other occupier of the land where the tree stands to take specified reasonable steps to maintain and protect the tree and, if the owner or occupier does not take such steps in reasonable time, to take such steps itself and to recover the reasonable cost of doing so from the owner or occupier;

(d) for the responsible planning authority, Natural England, the Secretary of State or another prescribed responsible body to enter into an agreement with the owner or occupier about the care and preservation of the heritage tree (a "heritage tree partnership agreement"), including about costs;

(e) for additional or higher penalties for breach of a heritage tree preservation order.

(3) The Secretary of State must make provision for the creation, publication and maintenance of a register of heritage trees in respect of which heritage tree preservation orders have been made.

(4) For the purposes of this section, "heritage tree" means a tree listed as such by Natural England on grounds of exceptional historic, landscape, cultural or ecologic importance.

(5) Natural England must create, publish and maintain a list of heritage trees in England for the purposes of this section."

Member's explanatory statement
This new Clause provides for the protection of heritage trees.

LORD LANSLEY

After Clause 87, insert the following new Clause—

"Duty to inform Natural England about development plans

When making a development plan, a local planning authority must inform Natural England of potential sites for development in relation to whether an EDP may be required."

Member's explanatory statement
This amendment would require plan-making authorities to tell Natural England when it allocates potential sites for development where an EDP would be needed.

Clause 94

LORD LANSLEY

★ Clause 94, page 124, line 33, leave out "and" and insert "to"

Member's explanatory statement
This amendment is connected to another amendment in Lord Lansley's name to clause 94.

LORD LANSLEY

★ Clause 94, page 125, line 6, at end insert—

"(2A) After section 1 (designation of areas), insert the following new Clause—

"1A Procedure for orders under section 1

(1) If, as a result of any consultation with respect to a proposed order under section 1(1), it appears to the Secretary of State that it is appropriate to change the whole or any part of the Secretary of State's proposals, the Secretary of State must undertake such further consultation with respect to the changes as the Secretary of State considers appropriate.

(2) If, after the conclusion of the consultation required by section 1 and subsection (1), the Secretary of State considers it appropriate to proceed with the making of an order under section 1(1), the Secretary of State must lay before Parliament—

(a) a draft of the order, and

(b) an explanatory document explaining the proposals and giving details of—

(i) any consultation undertaken under section 1(1) and subsection (1),

(ii) any representations received as a result of the consultation, and

(iii) the changes (if any) made as a result of those representations.

(3) Section 18 of the Legislative and Regulatory Reform Act 2006 (super-affirmative parliamentary procedure) applies in relation to an explanatory document and draft order laid under subsection (2) but as if references to the Minister were references to the Secretary of State.".”

Member's explanatory statement
This amendment would require the super-affirmative procedure for any orders made under section 1 of the New Towns Act 1981.

After Clause 95

BARONESS WILLIS OF SUMMERTOWN
LORD GASCOIGNE
BARONESS YOUNG OF OLD SCONE
BARONESS MILLER OF CHILTHORNE DOMER

After Clause 95, insert the following new Clause—

“Provision of green and blue spaces

In section 4(1) of the New Towns Act 1981 (objects and general power of development corporations), at end insert “and to provide green and blue spaces which are publicly accessible to local communities".”

Member's explanatory statement
This would require development corporations to provide green and blue spaces when securing the layout and development of new towns.

After Clause 106

BARONESS SCOTT OF BYBROOK
LORD JAMIESON
BARONESS HODGSON OF ABINGER

After Clause 106, insert the following new Clause—

“Protection of villages

(1) The Secretary of State must, within six months of the day on which this Act is passed, issue guidance for local planning authorities, or update any relevant existing guidance, relating to the protection of villages from over-development and change of character.

(2) Any guidance issued under this section must provide villages with equivalent protection, so far as is appropriate, as is provided for towns in relation to—
  (a) preventing villages from merging into one another, and
  (b) preserving the setting and special character of historic villages, under the National Planning Policy Framework.”

Member's explanatory statement
This amendment seeks to provide existing villages with protection equivalent to that currently provided to towns under the National Planning Policy Framework.

BARONESS HODGSON OF ABINGER

After Clause 106, insert the following new Clause—

"Land purchasing: duty to declare other approaches to purchase or lease land

(1) Any developer or company approaching a landowner to buy or lease land for the purpose of development must declare whether they are also approaching other owners of land in the vicinity to buy or lease land for the purpose of development.

(2) The declaration required under subsection (1) must include whether the combined amount of land intended to be purchased or leased will be submitted for application as a nationally significant infrastructure project as set out in Part 3 of the Planning Act 2008.

(3) In subsection (1), "in the vicinity" means any land immediately adjoining or within ten miles of the land intended to be leased or purchased."

Member's explanatory statement
This amendment seeks to ensure that any landowner being approached is aware of whether it is just their land that is the subject of purchase/leasing or whether there are others being approached so that the total sum of the land obtained may result in application for designation as a nationally significant infrastructure project.

BARONESS HODGSON OF ABINGER

After Clause 106, insert the following new Clause—

"Land banking: prevention

(1) Any developer or company seeking to buy or lease land from a landowner for the purpose of development must declare to the landowner whether they already hold planning permission for similar developments within ten miles of the land being purchased or leased.

(2) If any such land declared under subsection (1) has been held for over one year without development commencing, any planning permission for the land to be purchased or leased under subsection (1) may not be approved."

Member's explanatory statement
This amendment seeks to prevent "land banking" – the practice of purchasing undeveloped land and holding it for future development or resale, rather than immediately building on it.

After Clause 108

LORD GOLDSMITH OF RICHMOND PARK
LORD LAMONT OF LERWICK
LORD GOVE
BARONESS COFFEY

After Clause 108, insert the following new Clause—

"Building regulations: swift bricks

(1) The Secretary of State must, within six months of the day on which this Act is passed, introduce regulations under section 1 of the Building Act 1984 (power to make building regulations) to make provision for the installation of an average of one swift brick per dwelling or unit greater than 5 metres in height.

(2) Regulations must require the installation of swift bricks in line with best practice guidance, except where such installation is not practicable or appropriate.

(3) For the purposes of this section—

"swift brick" means an integral nest box integrated into the wall of a building suitable for the nesting of the common swift and other cavity nesting species;

"best practice guidance" means the British Standard BS 42021:2022."

Member's explanatory statement
This new Clause would require the Secretary of State to introduce regulations to require the installation of integral bird nest boxes and swift boxes in developments greater than 5 metres in height. Swift bricks provide nesting habitats for all bird species reliant on cavity nesting habitats in buildings to breed.

Clause 112

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 112, page 159, line 25, at end insert—

"(ca) section (*Use of hotels as accommodation for asylum seekers: requirement for planning permission*) comes into force on the day on which this Act is passed."

Member's explanatory statement
This ensures that the new clause 'Use of hotels as accommodation for asylum seekers: requirement for planning permission' (inserted by an amendment in the name of Baroness Scott of Bybrook) takes effect immediately when the Bill is passed.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 112, page 159, line 25, at end insert—

"(ca) section (*Use of houses in multiple occupation as accommodation for asylum seekers: requirement for planning permission*) comes into force on the day on which this Act is passed."

Member's explanatory statement
This ensures that the new clause 'Use of houses in multiple occupation as accommodation for asylum seekers: requirement for planning permission' (inserted by an amendment in the name of Baroness Scott of Bybrook) takes effect immediately when the Bill is passed.

After Schedule 6

LORD LANSLEY

After Schedule 6, insert the following new Schedule—

"SCHEDULE

MAYORAL DEVELOPMENT CORPORATIONS FOR PLANNING AND DEVELOPMENT PURPOSES: AMENDMENT OF THE LOCALISM ACT 2011

Introduction

1 The Localism Act 2011 is amended in accordance with this Schedule.

Part 8

2 In the heading of Part 8, after "London" insert "and areas of other mayoral strategic authorities".

Interpretation

3 In section 196—

(a) before the definition of "the Mayor" insert—

""CCA" means a combined county authority established under Chapter 1 of Part 2 of the Levelling-up and Regeneration Act 2023;

"combined authority" means a combined authority established under Part 6 of the Local Democracy, Economic Development and Construction Act 2009;

"constituent council" means—

(a) in relation to a combined authority—

(i) a county council the whole or any part of whose area is within the area of the authority, or

(ii) a district council whose area is within the area of the authority;

(b) in relation to a CCA—

(i) a county council for an area within the area of the authority, or

(ii) a unitary district council for an area within the area of the authority;

and here "unitary district council" means the council for a district for which there is no county council;";

(b) for the definition of "the Mayor" substitute—

""the Mayor" means—

(a) the Mayor of London,

(b) the mayor for the area of a combined authority, or

(c) the mayor for the area of a CCA;";

(c) after the definition of "MDC" insert—

""strategic authority area" means—

(a) in relation to the Mayor of London or a mayoral development area designated by that Mayor, Greater London;

(b) in relation to the mayor for the area of a combined authority or a mayoral development area designated by the mayor for such an area, the area of the combined authority, or

(c) in relation to the mayor for the area of a CCA or a mayoral development area designated by the mayor for such an area, the area of the CCA;".

Designation of Mayoral development areas

4 (1) Section 197 is amended in accordance with this paragraph.

(2) In subsection (1), for "Greater London" substitute "a strategic authority area".

(3) In subsection (3), in the words before paragraph (a), for "the Mayor" substitute "the Mayor of London".

(4) After subsection (5) insert—

"(5A) The mayor for the area of a combined authority or CCA may designate a Mayoral development area only if—

(a) the Mayor considers that designation of the area is expedient for furthering economic development and regeneration in the strategic authority area,

(b) the Mayor has consulted the persons specified by subsection (5B) and, if applicable, subsection (5C),

(c) the Mayor has had regard to any comments made in response by the consultees,

(d) in the event that those comments include comments made by a constituent council or a district council consulted under subsection (5C) that are comments that the Mayor does not accept, the Mayor has published a statement giving the reasons for the non-acceptance,

(e) the Mayor has laid before the combined authority or CCA, in accordance with its standing orders, a document stating that the Mayor is proposing to designate the area, and

(f) the combined authority or CCA approves the proposal.

(5B) The persons who have to be consulted before an area may be designated are—

(a) the constituent councils,

(b) each Member of Parliament whose parliamentary constituency contains any part of the area, and

(c) any other person whom the Mayor considers it appropriate to consult.

(5C) In the case of a combined county authority, any district council whose local authority area contains any part of the area also has to be consulted before the area may be designated.

(5D) For the purposes of subsection (5A)(f) the combined authority or CCA approves a proposal if it resolves to do so on a motion considered at a meeting of the combined authority or CCA throughout which members of the public are entitled to be present.".

Exclusion of land from Mayoral development areas

5 (1) Section 199 is amended in accordance with this paragraph.

(2) In subsection (2), for "the Mayor" substitute "the Mayor of London".

(3) After subsection (2) insert—

"(2A) Before making an alteration, the mayor for the area of a combined authority or CCA must consult—

(a) the constituent councils, and

(b) any other person whom the Mayor considers it appropriate to consult.".

Transfers of property etc to a Mayoral development corporation

6 (1) Section 200 is amended in accordance with this paragraph.

(2) In subsection (1), for "a person within subsection (3)" substitute "an eligible transferor".

(3) After subsection (1) insert—

"(1A) In the case of an MDC for an area in Greater London, "eligible transferor" means—

(a) a London borough council,

(b) the Common Council of the City of London in its capacity as a local authority,

(c) any company whose members—

(i) include the Mayor of London and a Minister of the Crown, and

(ii) do not include anyone who is neither the Mayor or London nor a Minister of the Crown, or

(d) a person within subsection (3).

(1B) In the case of an MDC for an area in the area of a combined authority, "eligible transferor" means a person within subsection (3).

(1C) In the case of an MDC for an area in the area of a CCA, "eligible transferor" means—

(a) any district council whose local authority area is within the area of the CCA, or

(b) a person within subsection (3).".

(4) In subsection (3)—

(a) omit paragraphs (a) and (b);

(b) in paragraphs (d) and (e), for "Greater London" substitute "the strategic authority area";

(c) omit paragraph (k).

(5) In subsection (4), for "liabilities of—" substitute "liabilities of an eligible transferee.

(4A) In the case of an MDC for an area in Greater London, "eligible transferee" means—".

(6) Before subsection (5) insert—

"(4A) 20 In the case of an MDC for an area in the area of a combined authority or CCA, "eligible transferee" means—

(a) the combined authority or CCA, o

(b) a company that is a subsidiary of the combined authority or CCA.".

(7) In subsection (9), after "(4)(c)" insert "or (4A)(b)".

Functions in relation to Town and Country Planning

7 (1) Section 202 is amended in accordance with this paragraph.

(2) In subsection (7), for "the Mayor" substitute "the Mayor of London".

(3) After subsection (7) insert—

"(7A) The mayor for the area of a combined authority or CCA may make a decision under any of subsections (2) to (6) only if—

(a) the Mayor has consulted the persons specified by section 197(5B) and, if applicable, section 197(5C), in relation to the area,

(b) the Mayor has had regard to any comments made in response by the consultees, and

(c) in the event that those comments include comments made by the constituent council or a district council specified by section 197(5C) that are comments that the Mayor does not accept, the Mayor has published a statement giving the reasons for the non-acceptance.".

Arrangements for discharge of, or assistance with, planning functions

8 In section 203, in subsections (1) and (4), after "City of London" insert ", or a county council or district council".

Acquisition of land

9 (1) Section 207 is amended in accordance with this paragraph.

(2) In subsection (2), for "Greater London" substitute "the strategic authority area".

(3) For subsection (3) substitute—

"(3) Before submitting a compulsory purchase order authorising an acquisition under subsection (2) to the Secretary of State for confirmation—

(a) 15 an MDC for an area in Greater London must obtain the consent of the Mayor of London;

(b) an MDC for an area in the area of a combined authority or CCA must obtain the consent of the mayor for that area."."

Planning and Infrastructure Bill

RUNNING LIST OF ALL

AMENDMENTS ON REPORT

Tabled up to and including

9 October 2025

---

9 October 2025

PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS