

Planning and Infrastructure Bill

AMENDMENTS

TO BE MOVED

ON REPORT

[Supplementary to the Marshalled List]

LORD PARKINSON OF WHITLEY BAY

As an amendment to Amendment 4

7A★ After subsection (6) insert—

“(7) Part 4 of the Planning Act 2008 (Requirement for development consent) is amended as set out in subsection (8).

(8) In section 33 (Effect of requirement for development consent on other consent regimes), after subsection (1), insert—

“(1A) Paragraphs (f), (g), (i) and (j) of subsection (1) do not apply in relation to projects falling within section 14(1)(m) (dams and reservoirs).”

Member's explanatory statement

This amendment seeks to ensure that consent regimes for heritage sites apply in relation to Nationally Significant Infrastructure Projects which involve the construction of reservoirs.

**Amendment
No.**

After Clause 2

BARONESS SCOTT OF BYBROOK

7B★ After Clause 2, insert the following new Clause—

“Projects relating to water which require the demolition of villages

After section 35(4) (directions in relation to projects of national significance) of the Planning Act 2008 insert—

“(4A) Where a development falls within the definition in section 27 and requires the demolition of more than 20 residential properties the Secretary of State may not give a direction under subsection (1) unless the persons who live at, or otherwise occupy, premises in the vicinity of the land have been notified and given the opportunity to make representations to the Secretary of State.”

After Clause 9

LORD RAVENSDALE

20A★ After Clause 9, insert the following new Clause—**“Applications for development consent: low carbon energy infrastructure**

After section 35D in the Planning Act 2008 (timetable for deciding request for direction under section 35B) (inserted by section 3 of this Act) insert—

“35E Representations by relevant authorities, net zero and sustainable development

- (1) In relation to relevant nationally significant infrastructure projects, relevant authorities should have special regard to the matters in subsection (5) when carrying out the activities in subsection (6).
- (2) The relevant nationally significant infrastructure projects are—
 - (a) the construction or extension of a generating station within the meaning of section 14(1)(a) for the purpose of low carbon electricity generation, or
 - (b) the installation of an electric line above ground within the meaning of section 14(1)(b) for the conveyance of electricity generated by a station in subsection (a).
- (3) For the purposes of subsection (2)(b) it does not matter whether the electric line is also used or intended for use in connection with the conveyance of electricity generated from other sources.
- (4) The relevant authorities are—
 - (a) the conservation bodies in section 32 of the Natural Environment and Rural Communities Act 2006 (UK conservation bodies),
 - (b) the Environment Agency, and
 - (c) such other bodies as may be prescribed in regulation by the Secretary of State.
- (5) The matters referred to in subsection (1) are the need to contribute towards—
 - (a) achieving compliance by the Secretary of State with part 1 of the Climate Change Act 2008 (Carbon target and budgeting),
 - (b) the achievement of biodiversity targets under sections 1 to 3 of the Environment Act 2021,
 - (c) 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, and
 - (d) achieving sustainable development.
- (6) The activities referred to in subsection (1) are any representations under Part 5 and Part 6.

- (7) In discharging their duty under subsection (1), the relevant authorities must have regard to any guidance given from time to time by Secretary of State.
- (8) In this section “low carbon electricity generation” has the meaning given in section 6(3) of the Energy Act 2013.””

After Clause 52

BARONESS JONES OF MOULSECOOMB

121A★ After Clause 52, insert the following new Clause –

“Water efficiency and demand guidance (No. 2)

- (1) The Secretary of State must, within 18 months of the day on which this Act is passed, issue guidance on measures to facilitate improving the efficiency of water supply and integrate action on reducing overall water demand.
- (2) Such measures must include, but are not limited to –
 - (a) environmental principles policy statements to be undertaken by planning authorities, ensuring long-term water demand and scarcity are being fully considered and comprehensively actioned in developments;
 - (b) the use of water literacy frameworks and toolkits for planning authorities;
 - (c) transparent monitoring of water efficiency and water demand relative to building standards;
 - (d) transparent evaluation and monitoring of how infrastructure and developments place additional demand on water and sewerage supplies (immediate and future), impact on flooding, water run-off, pollution; and related impacts such as public health and emissions.”

Member's explanatory statement

This amendment seeks to make water efficiency and water demand by all infrastructural developments a statutory planning consideration supported by a national policy and guidance.

BARONESS JONES OF MOULSECOOMB

121B★ After Clause 52, insert the following new Clause –

“Promotion of distributed water supply

- (1) A planning authority, in exercising functions under this Act in relation to planning applications, must, where applicable, have regard to how a proposed development could implement distributed water infrastructures and technologies for development-scale water reuse.
- (2) In doing so, planning authorities must seek to secure, where viable and appropriate, the incorporation of distributed water storage solutions on residential homes and individual buildings (government services, retail and business), as well as shared water storage infrastructures at community and development scale, including but not limited to –

- (a) distributed schemes for local storage and supply of rainwater, and where appropriate and fit-for-use surface water or runoff;
 - (b) rainwater tanks or other rainwater harvesting of the largest sizes possible relative to building size, occupancy, and current and projected future water consumption;
 - (c) greywater and blackwater recycling, relative to fit-for-purpose use;
 - (d) water storage systems operated, co-managed or co-owned by local communities.
- (3) Planning authorities must, as part of the planning process, consider and, where appropriate, promote the integration of distributed, alternative technologies for water provision.
- (4) Planning authorities must, as part of the planning process, consider and, where appropriate, work directly with relevant water and natural environment authorities, water companies/utilities, and other water related stakeholders.”

Member's explanatory statement

This amendment, requires planning authorities to consider and, where appropriate, support the inclusion of distributed and alternative water storage infrastructure projects in developments, including local harvesting of rainwater, distributed storage at building and development scale, and encourage alternative management and ownership models of such water.

Clause 71

BARONESS COFFEY

- 173A★** Clause 71, page 105, line 20, after “Natural England” insert “, or another public authority handling funds pursuant to subsection (5)(d) and section 72(7),”

Member's explanatory statement

This amendment ensures that nature restoration levies are used to fund nature restoration activity even if transferred to, or collected by, an authority other than Natural England.

After Clause 71

LORD ROBOROUGH

- 178A★** After Clause 71, insert the following new Clause –

“Farmer eligibility to participate in the nature restoration levy

- (1) When making regulations under section 71, the Secretary of State must permit farmers to apply to participate in the delivery of conservation measures which are funded by the nature restoration levy and specified in environmental delivery plans, both as –
- (a) individual farmers managing a single agricultural holding, and
 - (b) farmer cluster groups, comprising two or more farmers operating collaboratively over multiple holdings.

- (2) Regulations must include –
 - (a) clear criteria for farmer participation including –
 - (i) minimum standards for nature restoration activities, and
 - (ii) evidence of capacity and commitment to deliver agreed conservation outcomes, and
 - (b) procedures enabling farmers to participate in and receive levy funds relating to an environmental delivery plan.
- (3) Within three months of the day on which this Act is passed, the Secretary of State must publish a guidance document setting out how individual farmers and farmer cluster groups may apply for levy funds.”

Member's explanatory statement

This amendment seeks to ensure that farmers and cluster farmer groups are able to apply to the Nature Restoration Levy and participate in the delivery of conservation measures required by Environmental Delivery Plans.

Clause 77

THE EARL OF CAITHNESS

- 183A★** Clause 77, page 110, line 19, after “unless” insert “21 days”

Member's explanatory statement

This amendment, and another in the name of the Earl of Caithness to clause 77, seeks to ensure that both statutory undertakers and private individual land managers are given equal treatment as regards the powers of entry to be exercised by Natural England.

THE EARL OF CAITHNESS

- 183B★** Clause 77, page 110, line 20, leave out from “occupier” to end of line 23

Member's explanatory statement

This amendment, and another in the name of the Earl of Caithness to clause 77, seeks to ensure that both statutory undertakers and private individual land managers are given equal treatment as regards the powers of entry to be exercised by Natural England.

After Clause 108

BARONESS ROCK

- 253A★** After Clause 108, insert the following new Clause –

“Tenant farmers (compensation for disturbance following change of use for holdings let under the Agricultural Holdings Act 1986)

- (1) Section 60 of the Agricultural Holdings Act 1986 (right to, and measure of, compensation for disturbance) is amended as follows.

- (2) At the beginning of subsection (3) insert “Subject to subsection (3A),”.
- (3) After subsection (3) insert –
 - “(3A) Where the termination in accordance with subsection (1) takes place following the granting of planning consent for a change of use relating to some or all of the holding, the amount of basic compensation shall be –
 - (a) an amount equal to one year’s rent of the holding at the rate at which rent was payable immediately before the termination of the tenancy, or
 - (b) where the tenant has complied with the requirements of subsection (6) below, a greater amount equal to either the amount of the tenant’s actual loss or two years’ rent of the holding, whichever is the larger.”

Member’s explanatory statement

This amendment would revise the compensation provisions payable to farm tenants set out within the Agricultural Holdings Act 1986 to ensure that farm tenants receive compensation equivalent to their real loss for any land removed from their tenancy agreements for development, rather than a multiple of the rent they are paying.

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17 October 2025
