

Planning and Infrastructure Bill

AMENDMENTS TO BE MOVED ON REPORT

[Supplementary to the Marshalled List]

Amendment
No.

After Clause 47

BARONESS COFFEY

58A★ After Clause 47, insert the following new Clause —

“Water infrastructure project licences

Omit sub-paragraph (a) of regulation 4(3) of the Water Industry (Specified Infrastructure Projects) (English Undertakers) Regulations 2013 (S.I. 2013/1582).”

Member's explanatory statement

This new clause would amend the Water Industry (Specified Infrastructure Projects) (English Undertakers) Regulations 2013 to remove the “size and complexity” test for the awarding of a licence for a water infrastructure project, meaning that projects would be considered on value for money alone.

Clause 51

BARONESS COFFEY

62A★ Clause 51, page 67, line 29, at end insert —

- “(2A) The regulations must not allow an officer of the authority to approve any planning application which —
- (a) allows building or development outside the boundaries set out in the local plan, or
 - (b) has a housing density for the area that is below the level prescribed in the local plan.”

Member's explanatory statement

This amendment seeks to prevent officers to whom decisions have been delegated from approving planning applications which would (1) require land outside of the boundary of a local plan, or (2) build at a lower density of housing than prescribed within a local plan.

After Clause 51

BARONESS COFFEY

87A★ After Clause 51, insert the following new Clause —**“Directions restricting refusal of planning permission in England**

In paragraph (1) of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (S.I. 2015/595) (directions by the Secretary of State), after “grant” insert “or, in the case of an authority in England, the refusal””

Member's explanatory statement

This amendment would enable the Secretary of State to restrict the refusal of planning permission while it considers whether to call-in a planning application.

LORD LUCAS

87B★ After Clause 51, insert the following new Clause —**“Planning permission: biodiversity information**

- (1) The Secretary of State must, by regulations made by statutory instrument, require all biodiversity information generated in the course of a planning application to be submitted, free of charges and restrictions on use, to the local environmental record centre for the area in which planning permission is requested, in the format required by that organisation.
- (2) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

Member's explanatory statement

This amendment is to ensure that biodiversity information generated in the course of planning activities is contributed to the national store of such knowledge.

BARONESS COFFEY

87C★ After Clause 51, insert the following new Clause —**“Planning decisions: consideration of an EDP**

After section 70(2)(aza) of the Town and Country Planning Act 1990 (determination of applications: general considerations) insert —

“(azb) any Environmental Delivery Plan made under the Planning and Infrastructure Act 2025, so far as material to the application,””.

Member's explanatory statement

This amendment seeks to ensure that when making a planning decision, the local planning authority must take into account any EDP applying to the land in question.

BARONESS COFFEY

87D★ After Clause 51, insert the following new Clause –

“Permitted development and demolition: assets of community value

- (1) The Town and Country Planning (General Permitted Development) (England) Order 2015 (S.I. 2015/596) is amended as follows.
- (2) In paragraph B.1 of Part 11 of Schedule 2 (permitted development rights: heritage and demolition), after sub-paragraph (e) insert –
 - “(f) the building is designated as an asset of community value under the Localism Act 2011.””.

Member's explanatory statement

This amendment seeks to ensure that buildings which have been designated as assets of community value cannot be demolished through permitted development rights.

BARONESS PINNOCK

87E★ After Clause 51, insert the following new Clause –

“Temporary asylum processing units: planning decisions

- (1) The Secretary of State may, by regulations made by statutory instrument, make provision relating to the planning process for any development of temporary structures for the expedited assessment of asylum applications.
- (2) Regulations under this section may –
 - (a) determine whether planning permission is required for such developments,
 - (b) set procedures and time limits for determining any resultant planning applications,
 - (c) confer powers on local planning authorities or the Secretary of State to grant temporary planning permission for such developments, and
 - (d) specify conditions for cessation and restoration of land or buildings once use for such developments ends.
- (3) Before making regulations under this section the Secretary of State must consult any local planning authorities likely to be affected and such other persons as the Secretary of State considers appropriate.
- (4) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before, and approved by a resolution of, each House of Parliament.”

Member's explanatory statement

This amendment seeks to streamline the planning process for the development of “Nightingale” processing units for asylum claims.

BARONESS COFFEY

87F★ After Clause 51, insert the following new Clause —

“Planning consents: reporting

The Secretary of State must publish quarterly, for each local planning authority, the number of planning consents granted where —

- (a) building has not started;
- (b) building has not been completed.”

Clause 68

LORD ROBOROUGH

170A★ Clause 68, page 103, line 32, at end insert —

- “(e) imposing the liability to pay a proportionate contribution to the nature restoration levy in relation to a development where any impacts of the development cannot be fully dealt with through the mitigation hierarchy.”

Member's explanatory statement

This amendment seeks to introduce a process by which a developer may be required to pay a proportionate contribution to the nature restoration levy where any impacts of the development cannot be fully dealt with through the mitigation hierarchy.

Clause 105

LORD MESTON

238A★ Clause 105, page 149, line 41, at end insert “unless the person displaced can show that he or she did not deliberately allow the dwelling to fall into disrepair or to remain derelict and that his or her failure to take steps or action required by the notice or order served was due to that person’s poor health or other infirmity, or was due to his or her inability to afford the cost of the work required.”

Member's explanatory statement

This amendment seeks to mitigate the potentially harsh and punitive application of the proposed new section 32A of the 1973 Act when a dwelling is compulsorily acquired.

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20 October 2025
