

Planning and Infrastructure Bill

AMENDMENTS

TO BE MOVED

ON REPORT

[Supplementary to the Third Marshalled List]

Amendment
No.

After Clause 51

BARONESS PINNOCK
THE EARL OF LYTTON

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

“Planning permission: Responsible Actors Scheme members

- (1) No member of the Responsible Actors Scheme may be granted planning permission or carry out major development of land in England through any agent or contractor or any other person acting for or on their behalf until the Secretary of State has revised the Scheme to ensure that—
 - (a) all buildings developed by Responsible Actors Scheme members with relevant defects are remediated at no cost to leaseholders or commonhold unit owners, and
 - (b) where a relevant defect arises from a failure to comply with building regulations or relevant approved documents in force at the time of the construction of a building by a Responsible Actors Scheme member, that defect must be corrected by remediating the building to current building regulations.
- (2) In this section—
 - “building” means a self-contained building, or self-contained part of a building, in England that contains at least two dwellings;
 - “major development” has the meaning given by article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (S.I. 2015/595);
 - “member of the Responsible Actors Scheme” means a member of the Scheme established under The Building Safety (Responsible Actors Scheme and Prohibitions) Regulations 2023 (S.I. 2023/753);
 - “relevant defect” has the same means as in section 120 of the Building Safety Act 2022.”

Member's explanatory statement

This new clause prevents members of the Responsible Actors Scheme (the UK's large developers) from applying for or undertaking major development until the Secretary of State has revised the Scheme to ensure that all unsafe blocks of flats are remediated.

Clause 69

LORD CAMERON OF DILLINGTON

171A★ Clause 69, page 104, line 43, at end insert –

“(g) permit or require charging schedules to operate by reference to the population of a protected species at a specific site and to require a site-specific ecological assessment to inform that calculation.”

After Clause 87

LORD HOWARD OF RISING

203B★ After Clause 87, insert the following new Clause –

“Protection for bat species that are listed as vulnerable, endangered or critically endangered in Great Britain according to the International Union for Conservation of Nature Red List of Threatened Species only

(1) Notwithstanding the provisions of the Wildlife and Countryside Act 1981 and the Habitats Regulations 2017, for the purposes of planning decisions only the species listed in subsection (2) are protected.

(2) The following species are protected for the purposes of planning –

Barbastelle	Barbastella barbastellus
Grey Long-Eared Bat	Plecotus austriacus
Serotine	Eptesicus serotinus
Greater Mouse-eared Bat	Myotis myotis

(3) Ministers may by regulations amend subsection (2) to add or remove bat species that are listed as vulnerable, endangered or critically endangered in Great Britain where they appear on the International Union for Conservation of Nature Red List of Threatened Species.”

Member's explanatory statement

This amendment, and another in the name of Lord Howard of Rising, would limit protections under the Conservation of Habitats and Species Regulations 2017 to bat species that are listed as vulnerable, endangered or critically endangered in Great Britain according to the International Union for Conservation of Nature Red List of Threatened Species for the purposes of planning.

LORD HOWARD OF RISING

203C★ After Clause 87, insert the following new Clause—

“Bat surveys: geographical test

- (1) The Secretary of State may by regulations disapply any provision requiring a person to undertake a bat survey in respect of a development in a geographical area where bat species protected under section (Protection for bat species that are listed as vulnerable, endangered or critically endangered in Great Britain according to the International Union for Conservation of Nature Red List of Threatened Species only) of this Act are not in evidence.
- (2) 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 would limit protections under the Conservation of Habitats and Species Regulations 2017 to bat species that are listed as vulnerable, endangered or critically endangered in Great Britain according to the International Union for Conservation of Nature Red List of Threatened Species for the purposes of planning.

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24 October 2025
