

## **Appendix B**

### **Amendments**

N.B. The tabling of these amendments is dependent upon parliamentarians agreeing to take these suggestions forward, the tabling office agreeing they are in the scope of the bill, and sufficient parliamentary time for their consideration.

#### **Clause 1**

*This clause allows for the designation of poorly performing planning authorities by the Secretary of State and removal of their powers.*

1. Delete the clause
2. Period for sector-led improvement: Insert a time period between identification of 'poor' performance, and removal of a planning authority's powers. This period would allow the authority to develop an improvement plan and begin improving the service, supported by the LGA.
3. Amendment exempting any planning authority from being designated under Clause 1, if they have a Local Plan in place.
4. Amendment to ensure that the direction of travel in performance is taken into account when designating an authority.

#### **Clause 5**

*This clause restricts the information that a local authority can request from an applicant to that which is relevant and reasonable.*

5. Delete the clause

#### **Clause 6**

*This clause allows developers to appeal to PINs to reduce the affordable housing levels within a s106 agreement, should a local authority refuse to do so to the level that the developer requests.*

6. Delete the clause
7. Allow PINs to negotiate up, as well as down, affordable housing levels within s106 agreements, to introduce an element of risk for developers and encourage them not to simply 'have a go'.
8. Amendment to ensure that PINs must give material weight to the original decision, and evidence collected, by the local authority.
9. PINs must adhere to the same timetable as that which the Bill imposes on local authorities, for the consideration of appeals under this clause.
10. The LGA will also lend support to amendments proposed by the National Housing Federation who are seeking to limit the time period this clause is valid for under a 'sunset' provision and to expand the clause so that it deals with the whole obligation rather than simply the affordable housing element to ensure the viability of a development is

considered in context and enabling a genuine local negotiation related to the priorities for investment in an area.

### **Clause 8**

*This clause extends the matters to which the Secretary of State must have regard when making regulations about conditions and restrictions on application of electronic communications code.*

Delete the clause

Insert a requirement that, in line with Minister's stated intentions, this provision only relates to broadband infrastructure.

### **Clause 24**

*This clause allows developers to request that commercial and business applications are considered by PINs rather than the local planning authority.*

11. Delete

### **New Clauses**

N.B. The tabling of these new clauses is dependent upon parliamentarians agreeing to take these suggestions forward, the tabling office agreeing they are in the scope of the bill, and sufficient parliamentary time for their consideration.

- A. Removing the housing borrowing cap
- B. Reporting on the roll out of city deal benefits for non-city areas
- C. Permitted development
  - Localising permitted development
  - Improvements to Local Development Orders (LDO)
    - Removing the need to secure Secretary of State approval for each LDO
    - Removing the need to issue an annual report on each LDO used
- D. Compulsory Purchase Order (CPO) system
  - allowing the CPO process to begin alongside the planning permission process, in order to speed up the process overall
  - exempting local authorities from paying a basic home loss payment (i.e. compensation) where a property has lain empty for two years.
  - Enabling local authorities to split compensation with developers
- E. Statutory consultees
  - Fining statutory consultees for late responses to planning applications
  - Removing the veto of statutory consultees (e.g. Highways Agency) over planning applications