

# Planning and Local Representation Bill

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[AS INTRODUCED]

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[AS INTRODUCED]

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# B I L L

TO

Give people who have made representations about development plans the right to participate in associated examination hearings; to require public consultation on development proposals; to grant local authorities power to apply local design standards for permitted development and to refuse permitted development proposals that would be detrimental to the health and wellbeing of an individual or community; to make planning permission for major housing schemes subject to associated works starting within two years; and for connected purposes.

**B**E IT ENACTED by the Queen’s most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

## 1 Public hearing and consultation

In Part 2 of the Planning and Compulsory Purchase Act 2004 (local development), after section 19 (preparation of local development documents) insert—

### “19A Public hearing and consultation

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- (1) Any person who makes representations on a development plan document including any zonal plan or other planning documents which confers development consent and which relates to England, must (if they so request) be given the opportunity to appear before and be heard by the person carrying out the examination. 10
- (2) Any proposal for development in England, including permitted development, under any document listed in subsection (1) must be subject to no fewer than 21 days’ public consultation.”

## 2 Standards for the consideration of permitted development applications

- (1) A local planning authority in England has the powers to set local design standards and apply those standards to the consideration of prior approval for any form of permitted development. 15
- (2) A local planning authority in England must refuse prior approval for any permitted development if it believes, based on the evidence, that the

development would be to the detriment of the health and wellbeing of an individual or the wider community.

### **3 Time limits for the development of land with planning permission**

- (1) Planning permission for a major housing scheme in England may only be granted subject to the condition that the development to which it relates must begin not later than the end of the period of two years beginning with the day on which such permission was granted. 5
- (2) The Secretary of State may, by regulations made by statutory instrument, define “major housing scheme” for the purposes of this section.
- (3) A statutory instrument containing regulations made under this section is subject to annulment in pursuance of a resolution of either House of Parliament. 10

### **4 Extent, commencement and short title**

- (1) This Act extends to England and Wales only.
- (2) This Act comes into force at the end of the period of 30 days beginning with the day on which it is passed. 15
- (3) This Act may be cited as the Planning and Local Representation Act 2021.

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