

# Planning (Street Plans) Bill

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[AS INTRODUCED]

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[AS INTRODUCED]

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# B I L L

TO

Make provision about the creation and operation of street-level plans for local development; 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 Creation and operation of street plans

- (1) In this Act—
- a “street plan” is a plan for local development for a specified street in England;
  - a “specified street” is a street, part of a street, or a collection of streets, parts of streets or adjoining land to which a street plan applies. 5
- (2) Subject to subsections (3) and (4), where a street plan is confirmed by a local planning authority, planning permission is granted for development on the specified street in accordance with that street plan.
- (3) If a street plan requires certification by a local planning authority that a design code has been followed in connection with a development on a specified street, planning permission is granted for that development in accordance with the street plan when that certification is provided. 10
- (4) Subsection (2) does not apply to any development—
- (a) of a listed building which would otherwise require a consent under section 8 of the Planning (Listed Building and Conservation Areas) Act 1990; 15
  - (b) on any land within—
    - (i) a National Park;
    - (ii) an area notified as a site of special scientific interest under the Wildlife and Countryside Act 1981 20
    - (iii) an area designated under section 82 of the Countryside and Rights of Way Act 2000 as an area of outstanding natural beauty; or
    - (iv) an area identified in a development plan as part of the Green Belt or as metropolitan open land. 25

- (5) The Secretary of State may by regulations make provision about the procedures for—
- (a) an application by any person for a plan which, if confirmed, would become a street plan, and
  - (b) confirmation of a street plan by a local planning authority. 5
- (6) Regulations made under subsection (5) must prescribe—
- (a) the definition of streets, parts of streets, or collections of streets, parts of streets or adjoining land which may be specified streets for the purposes of this Act;
  - (b) the nature of development that a street plan may permit, including maximum parameters for such development 10
  - (c) the requirements of an application for a proposed street plan to proceed, including—
    - (i) the minimum numbers or percentages of residents or households or commercial properties (together the “street consultees”) on a specified street required to consent to such an application, 15
    - (ii) conditions which must be attached to a street plan, and
    - (iii) the details of any design specifications required for development under a street plan; 20
  - (d) arrangements to hold a consultation of street consultees on a proposed street plan;
  - (e) the minimum numbers or percentages of street consultees who must agree with a proposed street plan before a local planning authority can confirm a street plan; 25
  - (f) the circumstances in which a local planning authority shall confirm a street plan;
  - (g) the circumstances in which a local planning authority may modify a proposed street plan prior to confirmation;
  - (h) the circumstances where compensation in connection with carrying out development under a street plan will be payable by street consultees (including their successors in title) to other persons; and 30
  - (i) any matter which the Secretary of State considers necessary and which is connected or ancillary to any matter in paragraphs (a) to (h).
- (7) Regulations under this section— 35
- (a) shall be made by statutory instrument, and
  - (b) may not be made unless a draft of the statutory instrument containing them has been laid before, and approved by a resolution of, each House of Parliament.

## **2 Extent, commencement and short title** 40

- (1) This Act extends to England and Wales.
- (2) This Act comes into force on the day on which it is passed.
- (3) This Act may be cited as the Planning (Street Plans) Act 2021.



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Make provision about the creation and operation of street-level plans for local development; and for connected purposes.

*Presented by John Penrose  
supported by Bob Blackman, Sir John Hayes,  
Danny Kruger, Simon Clarke, Kevin Hollinrake  
and Stephen Hammond.*

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