



# REGS & LEGS TOPICS TO BE AWARE OF JANUARY 2025

# STATUTORY CONSULTATION

- The Chancellor announced a reform to the statutory consultee system.
- The current system requires consultation with local communities and expert bodies when making planning decisions.
- It is considered that this often means too many organisations consulted on too wide a range of issues, clogging up much-needed development.
- The government has declared a moratorium on any new statutory consultees and the Chancellor and the Deputy Prime Minister will review in the coming weeks the existing arrangements to make sure they meet this Government's ambitions for growth.



Working for a brighter future together

**Development Management**

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20 January 2025

Safeguarding Auth for Manchester Airport  
3rd Floor Olympic House Airport  
Manchester  
M90 1QX

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended) - Planning Consultation**

**Application Number:** 24/5124/RES

**Proposal:** Reserved matters submission relating to scale, appearance and landscaping in relation to outline planning application 20/4747M.

**Location:** Barclays Technology Centre, Radbroke Hall Stocks Lane, Over Peover, Knutsford, Cheshire East, WA16 9EU

We have recently received an application for the development described above and I would be grateful for your comments. The application form and plan(s) are available for viewing online at <https://pa.cheshireeast.gov.uk/> or using the application link <https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=398338>.

Please email your comments to [planappcomments@cheshireeast.gov.uk](mailto:planappcomments@cheshireeast.gov.uk). In order for your views to be considered and to ensure we are able to determine this application on time, please provide your comments no later than **10 February 2025**.

Once a decision has been made, this will be uploaded onto the website <https://pa.cheshireeast.gov.uk/> where you will also be able to view a copy of the Decision Notice.

Yours faithfully

Planning Support  
for Head of Planning

# PLANNING AWARENESS – RENEWABLES

- On 12 December 2024 the Government published a new updated version of the NPPF with immediate effect. The new NPPF incorporates changes previous consulted on by the Government back in July 2024.
- Onshore Wind / Solar Power – reintroduction for 100MW schemes to the NSIP process. The NSIP DCO process is a six-stage process. The stages are:
  - Pre-application
  - Acceptance
  - Pre-examination
  - Examination
  - Recommendation
- Any developer wishing to construct an NSIP must submit an application for consent. Following submission, PINS examines the application and makes a recommendation to the Secretary of State, who will make the decision on whether to grant or to refuse development consent. The DCO process starts when an application is formally accepted by the National Infrastructure Planning Unit and lasts approximately 12-15 months.

# PLANNING AWARENESS – GREY BELT

- The government has introduced the concept of the 'grey belt,' essentially brownfield sites that sit within a green belt area — think car parks, poor quality scrubland and disused petrol stations etc. where development wouldn't affect the natural beauty of the surrounding countryside.



# PLANNING AWARENESS – ADDITIONAL STOREYS

- More upwards building / 'top ups' - expect to see a trend towards building more storeys because expanded permitted development rights for upward extensions now include pre-1948 buildings, this allows up to two additional storeys on existing blocks of flats, commercial and mixed-use buildings, subject to a 30-metre overall height limit.



# ENVIRONMENTAL IMPACT ASSESSMENTS / ENVIRONMENTAL OUTCOME REPORTS

- The government is reforming environmental impact assessments. They will be replaced by Environmental Outcome Reports.
- The government will publish a roadmap for the delivery of these new EORs in the coming months.
- An EOR will likely cover:
  - biodiversity
  - air quality
  - landscape and seascape
  - geodiversity, soil and sediment
  - noise and vibration
  - water
  - waste
  - cultural heritage and archaeology
  - managing climate change



# NATURE RESTORATION FUND

- The Government will set up a “nature restoration fund” which will pool resources from developers, and it would then be up to an agency such as Natural England to secure benefits to nature on a “strategic” rather than individual site basis.
- Under the proposals, infrastructure developers would be able to pay into a central fund to support nature, instead of having to identify and meet obligations to limit or compensate for harm habitats and species on a site-by-site basis before they get planning permission.
- The plan aims to allow infrastructure builders to pay in to meet their environmental obligations faster, speeding up projects such as new wind farms, railways, roads, gigafactories and data centres across the country.
- The changes will be included in proposals for the Planning and Infrastructure Bill this year.



# CURRENT GOVT. CONSULTATIONS

- **Planning Reform Working Paper: Brownfield Passport**

Published 27 September 2024 - <https://www.gov.uk/government/publications/planning-reform-working-paper-brownfield-passport>

- **Planning Reform Working Paper: Planning Committees**

Published 9 December 2024 - <https://www.gov.uk/government/publications/planning-reform-working-paper-planning-committees>

- **Planning Reform Working Paper: Development and Nature Recovery**

Published 15 December 2024 - <https://www.gov.uk/government/publications/planning-reform-working-paper-development-and-nature-recovery/planning-reform-working-paper-development-and-nature-recovery>

- **Planning Reform Working Paper: Streamlining Infrastructure Planning**

Published 26 January 2025 - <https://www.gov.uk/government/publications/planning-reform-working-paper-streamlining-infrastructure-planning/planning-reform-working-paper-streamlining-infrastructure-planning>



# CURRENT CAA CONSULTATIONS

- Air Operations Regulations – General Update to Helicopter Offshore Operations Part 1

<https://consultations.caa.co.uk/flight-operations-policy/air-operations-regulations-update-to-survivability/> closes 11 Feb

- Public Consultation on DRAFT CAP1724: Flying Display Pilot Authorisation and Evaluation: Requirements and Guidance (Edition 7)

<https://consultations.caa.co.uk/ga/public-consultation-on-draft-cap1724/> closes 12 Feb

- London and London City Control Zones SVFR Weather Minima

<https://consultations.caa.co.uk/safety-and-airspace-regulation-group/helilanes-svfr-minima-amendment/> closes 12 Feb

- UK Reg (EU) 2017/373 Proposed Changes – closes 24 Feb

<https://consultations.caa.co.uk/aerodrome-standards-department/caa-amc-gm-consultation/>

# BIRD FLU (AVIAN INFLUENZA) UPDATE

- The first case of highly pathogenic avian influenza (HPAI) H5N5 of the current outbreak was confirmed in England on the 5 November 2024.
- The first case of HPAI H5N1 of the current outbreak was confirmed in:
  - England on 17 November 2024
  - Scotland on 10 January 2025
- Whilst there have been no cases of HPAI confirmed in Wales during this outbreak, in line with World Organisation for Animal Health (WOAH) rules Great Britain is no longer free from highly pathogenic avian influenza.
- No cases of HPAI have been confirmed in Northern Ireland this season and Northern Ireland continues to have WOAH self-declared zonal freedom from highly pathogenic avian influenza.