



## **CLARE ECCLES**

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## **BIOGRAPHY**

Clare is a Knowledge Development Lawyer in the Planning and Zoning (UK) team. She is responsible for the team's knowledge management and training strategy, developing knowhow resources and monitoring legal and market developments.

Clare has over 15 years of experience in all aspects of planning and highways law.

Clare is a co-author of the Commercial Transactions Checklists published by Sweet and Maxwell.

## **ADMISSIONS**

- England and Wales

## RELATED PRACTICE AREAS

- Real Estate Sector
- Real Estate
- Planning & Zoning

## RELATED INSIGHTS

Insights

Apr 29, 2025

### **How will the newly created NISTA accelerate infrastructure delivery?**

Between 2015-2025 the National Infrastructure Commission (NIC) carried out an important function in assessing the UK's long-term infrastructure needs, setting the infrastructure agenda and providing independent advice to the Government. However, from 1 April 2025, the NIC ceased operating and was combined with the Infrastructure and Projects Authority (IPA) to form a new unit within HM Treasury called the National Infrastructure and Service Transformation Authority (NISTA). In this Insight we explore how this change might accelerate infrastructure delivery.

Insights

Mar 26, 2025

### **Planning and Infrastructure Bill – NSIP changes**

The infrastructure measures in the Planning and Infrastructure Bill introduce amendments, principally to the Planning Act 2008, that aim to make the NSIP regime faster and more flexible to support the Government's major infrastructure ambitions. In the second Insight in our series on the Bill, we discuss what changes to the NSIP regime have and have not been included and the implications for those navigating the system.

Insights

Mar 14, 2025

### **Planning and Infrastructure Bill – The Next Step on the Road to Planning Reform**

The much trailed Planning and Infrastructure Bill introduced to Parliament on 11 March covers wide ranging changes to the conventional planning process, CPO, development corporations and infrastructure planning. It is an ambitious piece of legislation, designed to support delivery of the Government's housing and critical infrastructure targets and drive growth, and introduces some novel measures.

Insights

Jan 24, 2025

### **Government's bold move to reduce legal challenges to NSIPs**

The Government has confirmed it will introduce legislation to reduce the number of attempts claimants have to secure permission to legally challenge a DCO.

Insights

Jan 17, 2025

### **Significant changes to CPO regime under consideration**

Two significant consultations opened at the end of last year, the first by the Government and the second by the Law Commission, seeking views on proposed changes to CPO law and process. In the first of this two part series, we consider the Government consultation and what the changes it proposes may mean for acquiring authorities and those whose land or interests may be subject to a CPO.

Insights

Dec 18, 2024

## **NSIP planning: What's changed in 2024 and on the horizon for 2025?**

2024 has been a year with a continued focus on the Nationally Significant Infrastructure Planning ('NSIP') planning regime by both the predecessor and current government. Reforms to make the regime faster and more effective remain a high political priority given its critical role in delivering infrastructure to support a number of key government objectives. Operational changes identified in the previous government's various reform programmes and action plans continued to be delivered, with the new Labour government introducing some changes and proposals of its own. This blog highlights some key changes made to the NSIP planning regime delivered in 2024 with thoughts on what to expect in 2025.

Insights

Dec 18, 2024

## **What's new in the updated NPPF?**

On 12 December 2024, the updated NPPF consulted on over the summer, came into immediate effect. The pro-development changes aim to increase housing delivery, support development generally and in particular key growth sectors whilst placing a stronger emphasis on sustainability, tackling climate change and promoting green energy.

Insights

Oct 01, 2024

## **Brownfield passports: A new tool to boost brownfield development?**

Hot on the heels of the NPPF consultation MHCLG has published a working paper on the introduction of 'brownfield passports' to encourage development of brownfield urban land in a way that goes beyond the policy support in the NPPF. This short Insight takes a look at this latest proposal and considers whether it offers something new for developers or whether it is a repurposing of existing tools.

Insights

Sep 19, 2024

## **NPPF Consultation: Green Belt reform**

One of the headline changes proposed by Government in its consultation (which closes on 24 September) on revisions to the NPPF is to Green Belt policy. These proposed changes are worth detailed consideration as they may have significant implications for landowners and those with development interests in land currently allocated as Green Belt. In this insight we take a detailed look at how the proposed new Green Belt NPPF policy would apply in plan making, decision taking and to site assembly and what this means for land values, development viability and CPO compensation.