



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Planning Bulletin: The Government's Response to the Killian-Pretty Review: March 2009.

Communities and Local Government responded in March 2009 to the Killian Pretty Review of how the English Planning system can be improved so as to help to deliver the Government's sustainable development agenda.

This planning bulletin summarises the Government's response to the Killian-Pretty Review.

Killian Pretty Recommendations

We reported in our winter 2008 newsletter the principal recommendations of the Killian Pretty Review published in November 2008.

To summarise, the Review made 17 recommendations for change principally aimed at making the English Planning system simpler and expanding the scope of permitted development for non householder development. This is now seen to be imperative given the complaint by business that the planning system is placing too much regulation on development when the economy is in need of new wealth and employment generation in light of the recession.

The 17 recommendations cover all aspects of the application process with the following themes of:

- A more proportionate approach for minor development
- Process improvements from start to finish
- More effective engagement
- Encouraging a change in culture
- Removing unnecessary complexity

Government response March 2009

The Government accepts the report's recommendations and is to publish an action plan in summer 2009. The Government will use a phased approach - some for immediate action not requiring secondary legislation or guidance, and others subject to consultation during summer - autumn 2009.

We summarise below the Government's proposed actions under the following five main themes:

1. Reducing the number of minor small scale developments that require full planning permission

- Extensions to permitted development for non-householder developers - such as small scale extensions and alterations to business premises.
- Promotion of Local Development Orders for large hospital or university sites or industrial sites where greater flexibility regarding small scale development may be appropriate.
- Intermediate process for minor development not included in permitted development

Consultation of these proposed changes to be in summer 2009

2. Making planning application process more efficient and effective

- By making information requirements more reasonable and proportionate - such removing the need for Design and Access statements for minor applications and revising national guidance on the information required to validate planning applications.
- Strengthen the pre-application process and encouraging the use of Planning Performance Agreements.
- Greater flexibility for Local Planning Authorities as to how to notify the public about planning applications.
- Improving consultation and engagement with statutory consultees and ensuring that they discharge their functions effectively.

- Considering options allowing minor material variations to extant permissions - consultation in summer of 2009
- Review & update of planning conditions circular 11/95 by Autumn 2009

3. Improving the quality of information available to users of the planning application system

- Better information - via the Planning Portal - for the public to ascertain whether planning permission is required.
- To be followed by programme for local planning authorities to help public to find out if and when planning permission is required.

4. Improving local authority capacity and performance in the process

- Programme of action to address labour shortages and skills in planning.
- Revision of current approach to targets, to establish a new approach in time for the next revision of the local authority performance framework from April 2011.
- Possible financial incentives to local authorities as part of review of Housing and Planning Delivery Grant.

5. Streamline the national planning policy framework

- New guidance to be published on development management and
- Simplification and consolidation of the related legal framework (largely the General Development Procedure Order (General Development Procedure Order)).
- Programme for consultation in summer 2009 and draft policy statement by autumn 2009.

For further details please contact:

Deborah Stephens
Planning Director, CgMs Consulting
Email: deborah.stephens@cgms.co.uk
Tel 020 7832 1472

Mike Straw
Planning Director, CgMs Consulting
Email: mike.straw@cgms.co.uk
Tel: 020 7832 0252

LONDON
Tel: 020 7583 6767
london@cgms.co.uk
CHELTENHAM
Tel: 01242 259 290
cheltenham@cgms.co.uk
NEWARK
Tel : 01636 653 060
newark@cgms.co.uk
KETTERING
Tel: 01536 790 447
kettering@cgms.co.uk
BIRMINGHAM
Tel: 0121 616 4850
birmingham@cgms.co.uk

www.cgms.co.uk