



HOW

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PRESS RELEASE

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Making Planning Applications Quicker, Cheaper and Better

Project: Government Response to Killian Pretty Review

The Government has just published its response to the Killian Pretty Review; the independent investigation into how the operation of the planning system, and particularly issues around planning applications, could be improved.

In short, most of the report's recommendations are supported, with the Government recognising that the system hasn't been operating as it should and is in need of improvement. However, its response is more along the lines of setting up further reviews, commissioning research and yet more consultation as opposed to firm, immediate action.

Says Gary Halman, Partner at HOW Planning: "The response is rather disappointing given that Killian Pretty was at pains to stress the urgency of resolving issues, some of which have been made worse by recent changes to the planning application process - for example the introduction of local lists, standard application forms and validation guidance."

Simplifying planning applications, including a more proportionate approach to the amount of information needed to support proposals (and thereby reducing costs) is vital to ensure that when the economic cycle returns to more normal conditions development restarts.

Key actions which the Government has agreed to address include;

- Extending permitted development rights, to reduce the need for small scale proposals (commercial and residential) to obtain planning permission;
- Streamlining information requirements for applications;
- Investigating ways to allow minor amendments to approvals without the need for an application;
- Reviewing guidance on planning conditions and the process of obtaining approval to discharge of conditions, which take too long;
- A more holistic approach to local authority targets, making these more holistic rather than purely time based;
- Requiring statutory consultees to up their game and deliver responses to applications in a more timely way;
- Devising means to encourage more pre application consultation with elected Members;
- Slimming down and producing clearer national policy guidance.

Gary adds: "Rather disappointingly priority areas to be tackled over the next 12 months are fairly few; elsewhere, introducing much needed reforms is expected to take longer and is likely to span at least the next 2 years and possibly longer.



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Continued...

“Killian Pretty called for a more positive approach to development management (i.e. the determination of planning applications) and in the production of Local Development Frameworks. Draft PPS4, which was published over a year ago promised this in relation to economic development, including housing, and its finalisation and issue as formal Government policy is now long overdue.”

