Actual average times (17/18)  
(for inspector decided appeals)

- Planning Inspectorate receives appeal
- Planning Inspectorate has valid appeal
- PINS sends start letter to parties & invites them to agree an inquiry date
  - 1 week from start: LPA invites Interested People to make representations (within 5 weeks of start).
  - 5 weeks from start: Interested People send representations to PINS. LPA send PINS statement of case and statement of common ground.
  - (optional) pre-inquiry meeting (date and whether required is inspector’s decision).
  - 4 weeks before inquiry: Appellant submits proof of evidence to PINS. LPA submits proof of evidence and may place notice of inquiry in local media.
  - 2 weeks before inquiry (at least): LPA notify Interested People about inquiry arrangements. Appellant displays notice on appeal site about inquiry. Appellant sends PINS draft planning obligation (if applicable).

Public Inquiry  
Date of parties’ choosing. Duration dependent on issues in contention and volume of evidence.

- Appeal decided  
Report time dependent on duration of Inquiry

Example of factors that can delay the process  
(shown within the stage they typically occur at any point during that stage, sometimes repeatedly)

- Procedure disputed
- Missing Documents
- Inquiry date conflict between parties and/or PINS
- Postponement requests due to twin-tracking, holidays/illness of key people, new evidence, etc
- Adjournment required if for example Environmental Statement inadequate, further info needed, etc
- Change in procedure
- Illness
- Policy/key evidence change (including new relevant case law/decision)
- Balancing other casework commitments
- Recovery for SoS decision

Average time scales for recovered appeals/call-ins differ from this.