Inquiry appeal process

Timeframe showing the process for s78 planning appeals following the inquiries procedure.

**Pre-notification**
- The appellant pre-notifies us and the Local Planning Authority (LPA) at least 10 days before they submit the appeal.

**Appeal submission**
- The appellant submits appeal and all associated information including a statement of case (SoC) and draft statement of common ground (SoCG).

**Interested parties notified**
- The LPA notifies any parties who commented on the planning application that an appeal has started and that if any of them would wish to apply for Rule 6 status they should do so immediately. The LPA also sends out the questionnaire.

**Appeal starts**
- Once the appeal is valid, we send a notification to the appellant and LPA to confirm that the appeal has started and that it will follow the inquiry procedure.
  - The notification sets out:
    - the inquiry date
    - name of the Inspector
    - the date for the case management conference
    - the anticipated decision date.

**Interested parties notified**
- The LPA notifies any parties who commented on the planning application that an appeal has started and that if any of them would wish to apply for Rule 6 status they should do so immediately. The LPA also sends us the questionnaire.

**5 weeks after start**
- **Main SoCG**
  - The LPA sends us the main SoCG that they have jointly prepared and agreed with the appellant. At this point, the LPA sends their SoC to us. We share the LPA’s SoC with the appellant.

**Comments**
- This is the deadline by when we need to receive any additional comments from interested parties, including local residents.

**Proofs of evidence**
- The appellant, the LPA and any Rule 6 party send us copies of their proof of evidence including any topic-based SoCGs required by the Inspector. These are required no less than four weeks before the inquiry.

**4 weeks before inquiry**
- **Proofs of evidence**
  - The appellant, the LPA and any Rule 6 party send us copies of their proof of evidence including any topic-based SoCGs required by the Inspector. These are required no less than four weeks before the inquiry.

**Between 13 weeks and 16 weeks after start**
- **Inquiry**
  - The Inspector will conduct an inquiry which may last for multiple days or sometimes weeks depending on the complexity of the case.

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**24 weeks after validation (26 weeks maximum)**
- **Decision**
  - The decision is issued to all parties and published online.

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*It is expected that the Inspector’s decision will be issued within 24 weeks of the appeal being validly made in 80% of cases (within 26 weeks in all cases). For recovered appeals, the Inspector’s report is expected to be submitted to the Secretary of State within 30 weeks of the appeal being validly made in all cases. These targets have been set out in the recommendations by Bridget Rosewell in her Independent Review of Planning Appeal Inquiries.*