## Planning appeal inquiries process timeline (illustrative)

## Actual average times (17/18) (for inspector decided appeals) Planning Inspectorate receives appeal 4.7 wks 2.7 wks Planning Inspectorate has valid appeal PINS sends start letter to parties & START 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. 28.9 weeks (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** EVEN Date of parties' choosing. Duration dependent on issues in contention and volume of evidence. 10.9 weeks Decision 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

## <u>Illness</u>

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.