

Planning appeal inquiries process timeline (illustrative)

Stages	Actual average times (17/18) (for Inspector decided appeals)	Example of factors that can delay the process (shown within the stage they typically occur at any point during that stage, sometimes repeatedly)
<p>Planning Inspectorate receives appeal</p> <p>Planning Inspectorate has valid appeal</p>	4.7 weeks	<p>Procedure disputed</p> <p>Missing documents</p>
<p>Start. PINS sends start letter to parties & invites them to agree an inquiry date</p>	2.7 weeks	
<p>1 week from start: LPA invites interested people to make representations (within 5 weeks of start)</p> <p>5 weeks from start: interested people send representations to PINS. LPA send PINS statement of case and statement of common ground.</p> <p><i>(Optional) pre-inquiry meeting (date and whether required is inspector's decision)</i></p> <p>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.</p> <p>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).</p>	28.9 weeks	<p>Inquiry date conflict between parties and/or PINS</p> <p>Postponement requests due to twin-tracking, holidays/illness of key people, new evidence, etc</p> <p>Adjournment required if, for example, Environmental Statement inadequate, further info needed, etc</p> <p>Change in procedure</p>
<p>Event. Public inquiry. Date of parties' choosing. Duration dependent on issues in contention and volume of evidence.</p> <p>Decision. Appeal decided. Report time dependent on duration of inquiry.</p>	10.9 weeks	<p>Illness</p> <p>Policy/key evidence change (including new relevant case law/decision)</p> <p>Balancing other casework commitments</p> <p>Recovery for SoS decision</p>

Average timescales for recovered appeals / call-ins differ from this