## Inquiry appeal process Timeline showing the process for s78 planning appeals following the inquiries procedure. 10 days before **Pre-notification** submission 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). **START Appeal starts** Once the appeal is valid, we send a notification to the appellant and LPA to confirm that the appeal has 1 week started and that it will follow the Interested parties notified after start inquiry procedure. The LPA notifies any parties who The notification sets out: commented on the planning · the inquiry date application that an appeal has started name of the Inspector and that if any of them would wish to the date for the case apply for Rule 6 status they should do so immediately. The LPA also sends management conference us the questionnaire. the anticipated decision date. **Main SoCG** Comments 5 weeks This is the deadline by when we after start The LPA sends us the main SoCG that they have jointly prepared and agreed need to receive any additional comments from interested parties, with the appellant. At this point, the LPA sends their SoC to us. We share the including local residents. LPA's SoC with the appellant. 7 weeks Case conference after start An inspector will hold a conference call with the appellant, the LPA and any party who has been afforded Rule 6 status to discuss the matters that will be examined during the inquiry and will issue a follow-up note. It also provides an opportunity for the parties to ask any procedural questions. 4 weeks **Proofs of evidence** before inquiry The appellant, the LPA and any Rule 6 party send us copies of their proof of evidence including any topic-based SoCG required by the Inspector. These are required no less than four weeks before the inquiry. **Between** 13 weeks and 16 **Inquiry** weeks after start The Inspector will conduct an inquiry which may last for multiple days or sometimes weeks depending on the complexity of the case. Reporting After the inquiry finishes, reporting commences. The Inspector considers all the evidence put before them and writes a decision or a report to the Secretary of State. 24 weeks after validation **Decision** (26 weeks maximum)\* The decision is issued to all



parties and published online.