

# Planning appeals - What you need to know since the Rosewell Review

*Published 12 December 2019*

The recommendations of the Rosewell Review were designed to reduce the time taken for a planning appeal to be heard at inquiry. The changes are radical, reducing the appeal process from an average of 60 weeks to 24 weeks.

## Key Review Areas

### Important points to note

- The appellant must be organised and have everything ready before submitting the appeal.
- New guidance documents have been released on every aspect of the process (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).
- PINS now publishes all documents on its portal.
- Timescales must be strictly adhered to:

### The current timings are as follows:

Pre notification	10 days before submission
Submission	
Start of Appeal	About 5-10 days after submission
Interested Parties Notified	1 week after start
Main Statement of Common Ground (Statement of Case of each party shared by PINS)	5 weeks after start
Case conference	7 weeks after start
Proofs of Evidence	4 weeks before inquiry
Inquiry	13-16 weeks after the start

## Submission to start letter

- The period from submission to start date has been cut from an average of 7 weeks to 5-10 days.
- All documents must be submitted with the appeal. There is no ability to amend a scheme during the appeal process.

## Start letter to Inquiry

- Inquiry now has to begin within 13-16 weeks from the start date
- The Statement of Common Ground must now set out what is both agreed and not agreed.
- Issues are discussed at the Case Conference, 7 weeks in. This helps resolve issues early in the process.

## Inquiry to decision

- The role of the inspectors is now to give the Inquiry a strong directional approach in the conduct of the Inquiry
- Cross examination at Inquiry has been greatly reduced with the Inspector asking questions directly to the experts.

## Impact

- Since the Rosewell Review has been implemented, 90% of appeals have been decided within 24 weeks of the start with the remaining 10% within the 26 week limit.
- The appeal process is continually under review but the timing aspect is promising.
- PINS have further developments to improve the clarity and ease of the process through a new portal and online system.

If you have any questions surrounding planning appeals or the Rosewell Review please contact us.

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