



Planning
Inspectorate

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Simpler, faster planning appeals

Planning Officers Society Annual Conference

10 July 2026

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Expansion of Part 1 Written Representations

Closed consultation

An accelerated planning system

Published 6 March 2024

- Government consultation in March 2024. Majority of respondents supported the proposal.
- MHCLG put a submission to the Minister in September 2024.
- Ministerial approval given in November 2024.
- Policy intent is clear:

The Inspector decides the appeal on the same basis as the planning application. No new information can be submitted by any party at appeal.

- Part of wider work to improve the planning system

"Submit once, submit right - providing the complete picture at application stage"



Expansion of Part 1 Written Representations

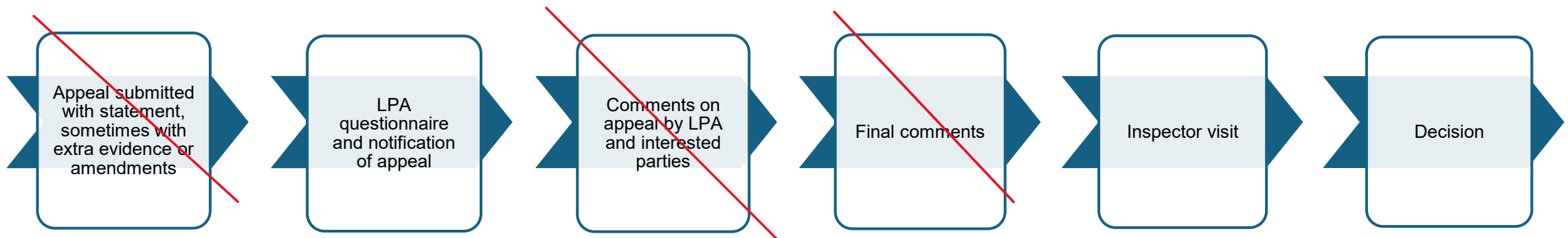
Why

- To speed up decision-making and reduce uncertainty for communities and developers
- Encourages complete, high-quality submissions at the application stage (“submit once, submit right”)
- Keep decisions local
- To address delays caused by late evidence and unnecessary duplication

"Submit once, submit right - providing the complete picture at application stage"



- Applies to *applications* made on or after 1 April.
- Most Written Reps appeals will stay in the Part 1 process.
- HAS and CAS casework will change to align with the new Part 1 process (apart from timescales).
- The LPA will rely on its report, committee minutes and decision notice.
- Appeals documents submitted by the LPA.
- No statements of case but appellants can set out why they are appealing the decision.
- Third party representations are those made at application stage (NB some exceptions).





Success is likely to depends on:

- Effective pre-application engagement
- Up-to-date validation requirements
- Clear communication, with no unexpected reasons for refusal or conditions
- Robust, proportionate reporting
- Effective committee governance and record-keeping
- Clear guidance for officers, members and customers
- Updated notifications for consultees



Example of Submission Process

Prepare appeal

Why are you appealing?

Tell us why you disagree with the local planning authorities decision. Do not include any new evidence.

Do not include any sensitive information in your response. It will delay your appeal.

► [What is sensitive information?](#)

Reasons for your appeal

You must list each reason separately. Enter between 10 and 250 words.

Prepare appeal

Have there been any significant changes that would affect the application?

Only tell us about changes that are relevant or material to the application.

Significant changes

Select all that apply

- ☐ Adopted a new local plan
- ☐ National policy change
- ☐ Court judgment
- ☐ Other

or

- ☐ There have been no significant changes



Example of Submission Process

Prepare appeal

How would you prefer us to decide your appeal?

☐

Written representations

For appeals where the issues are clear from written statements and a site visit. This is the quickest and most common way to make an appeal.

☐

Hearing

For appeals with more complex issues. The Inspector leads a discussion to answer questions they have about the appeal.

☐

Inquiry

For appeals with very complex issues. Appeal evidence is tested by legal representatives, who question witnesses under oath.

Prepare appeal

Why would you prefer a hearing?



- Most Written Reps appeals will follow the Part 1 process.
- Non-determination, listed building consent, enforcement and discontinuance notice appeals will always be Part 2.
- If there has been a material change in circumstance the appeal *might* be moved to Part 2.
- We may make use of Regulation 8 (“Further Information”) .
- Criteria and process for determining if hearing or inquiry required remains the same.
- We’re expecting an increase in requests for a hearing.

Please read the Procedural Guide