Planning Inspectorate

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Chief Executive



Planning Inspectorate

What is the Planning Inspectorate?

Purpose and mission







Our purpose:
To deal with planning appeals, national infrastructure, planning applications, examinations of local plans and other planning-related and specialist casework. We share our expertise with our customers, communities, businesses, local and national government to enable good planning outcomes.

Our mission:
To provide consistently timely, high-quality and cost-effective decisions, recommendations and advice.

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Our service areas

Planning and Environmental Appeals

- Planning, enforcement, Tree Preservation Orders, High Hedges, Hedgerows, environmental etc
- 19.5k appeals submitted in past 12 months

Planning and Environmental Applications

- Crown Development, designated authority (s62a) casework, Call-ins, Compulsory Purchase Orders, Wayleaves, etc
- Expecting an increase in cases

Plans Examinations

- New plan making system coming into effect and handling ‘legacy’ plans
- 100 plans due in this year (vs 24 submitted in 2025/26)

Infrastructure Decisions and Applications

- Aim of 150 Development Consent Orders in this Parliament
- Planning and Infrastructure Act implementation

Rights of Way and Commons Decisions

- Rights of Way, commons applications and coastal access (on behalf of DEFRA)
- 200 cases per year

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Performance



Appeals

- The median decision time for all cases is stable over the year. The median for the last 12 months was 18.4 weeks.
- At the end of September 2026, there were around 9,650 open cases.
- 18,478 decisions made in the last 12 months.
- Appeals are responsible for the permission to build 1 in every 10 homes in England (Annual Report 25/26).

Infrastructure

- 24 live NSIPs in the planning process (October 2026)
- 74 NSIPs at pre-application stage
- 45 NSIPs granted since start of this Government's term in July 2024 with 5 decisions due before Christmas

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Change and reform



- **Plan for change**
- **National Planning Policy Framework**
- **Spatial Development Strategies (SDS)**

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Simpler, faster planning appeals - Expansion of Part 1 WR

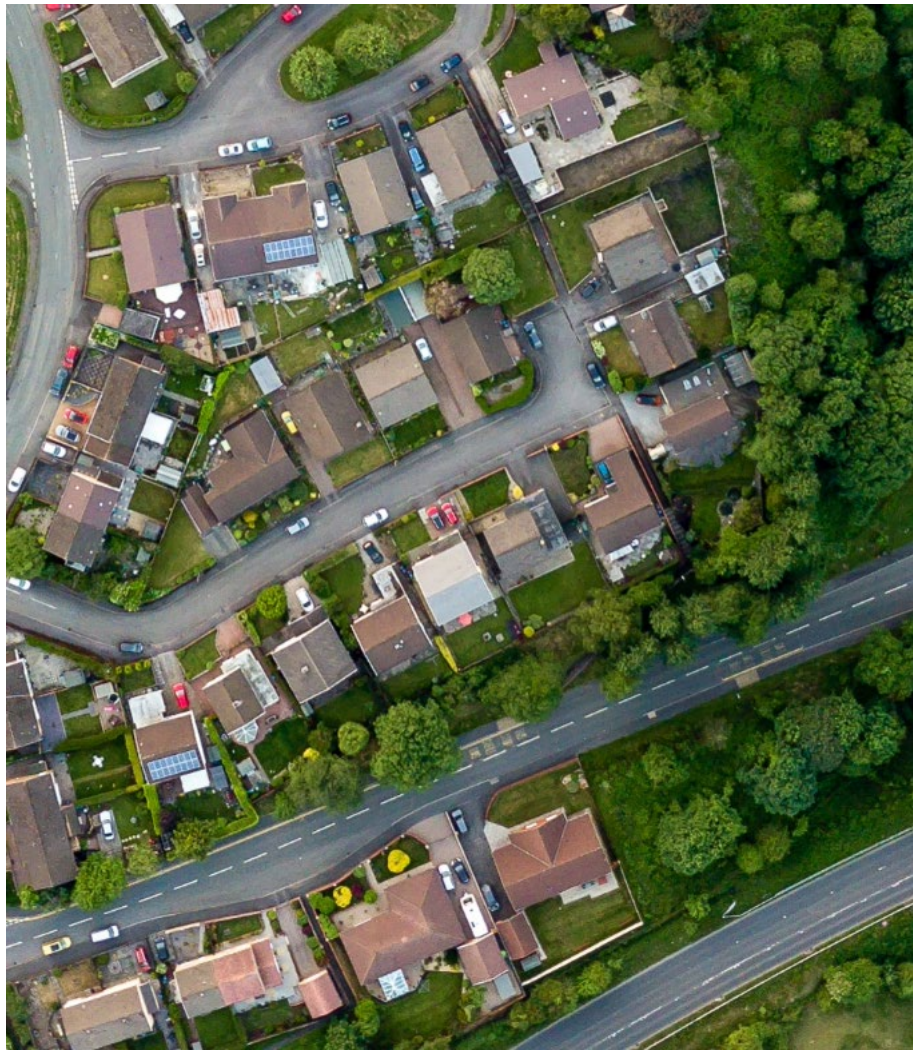


- Applies to *applications* made on or after 1 April 2026.
- Most written appeals will stay in the Part 1 process.
- Existing HAS and CAS casework will change to align with the new Part 1 process (apart from appeal time limit)
- The LPA will rely on its report and decision notice.
- Submit once, submit right
- Part of wider work to improve the planning system

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

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Local Plan reform



Real opportunity to transform the whole local plans system – but we need to work together to deliver this change

Legacy system

- Minister has written to LPAs to extend deadline to March 31 next year in some cases
- Create and Update a Local Plan (CULP) guidance (legacy system pages)

How we continue to support LPAs

- Advice – training and signposting to help LPAs secure programme officers
- Webinars – dedicated legacy system webinar published in May
- Advisory visits – Free, inspector-led 'without prejudice' advisory visits (ensure these are booked well in advance)

Recruitment

Recruited widely and rapidly – from planning, but also architecture, law and surveying and related professions – public and private sector.

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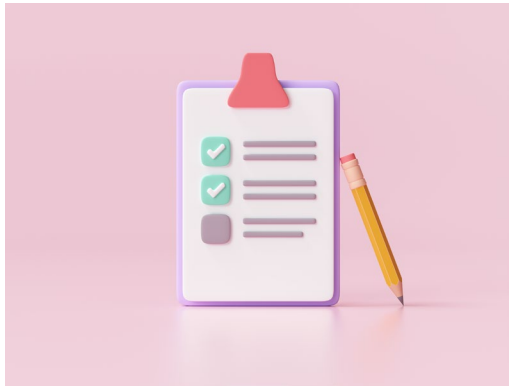
Hearing from you



Webinars

Expert-led on topical subjects.

More than 18,000 attended or watched on YouTube.



Stakeholder survey

You tell us if we demonstrate our values to help drive improvement.



Events

We share expertise and listening to others at conferences and events spanning the full range of the planning system.



Social media

We bring you news from the Inspectorate and across planning. Follow us!