



The Planning Inspectorate
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{by e-mail}

<https://gov.wales/planning-appeals>
<https://llyw.cymru/apeliadau-cynllunio>

Eich Cyf/Your Ref:
Ein Cyf/Our Ref:

Date: 27th March 2020

Dear Mr Davies

Thank you for your e-mail of 25th March about how we deal with appeals which are currently being prepared for submission.

The Welsh Government's Chief Planner is writing to all Local Authority Chief Planning Officers to, among other things, ask the authorities to tell the Inspectorate what their current position is, with regard to processing appeals. When the Inspectorate receives this information we will be able to agree with each local authority a way of working over the next few weeks and months, depending on their circumstances; some local authorities have re-deployed planning services staff to essential tasks, others have limited flexibility for staff to work at home. When a way of working has been agreed with that authority, the Inspectorate will be in a position to provide more clarity for appellants and their agents on specific cases.

In the meantime, we are asking that anyone who needs to submit an appeal, does so within the deadline, supplying what information they can, as far as possible. It is our intention to validate appeals when they are received, but not set a timetable for the submission of representations. As soon as we establish whether the authority is able to comply with the requirements of the legislation and we are in a position to make arrangements for an event, whether that be site visit, hearing or inquiry, the timetable for representations will be started.

To be clear, we will not automatically be extending 6 month appeal deadlines, or placing a newly submitted appeal 'in abeyance'. Simply, a newly submitted appeal will be taken to a point that it's ready to proceed, as soon as we are in a position to progress to a decision. This may vary between each case and each local authority but will allow some cases to move forward.

If it is not possible for the appellant and/or their agent to submit the documents required to make an appeal valid, we will ask for the missing documents in the normal way. If the documents cannot be submitted to us by the 6 month deadline we will ask for an explanation why not. This allows us to consider whether to use our discretion to extend the

deadline. Given the current circumstances, it is unlikely that we will refuse to use this discretion, however, consideration of this will be on a case by case basis.

I hope this goes some way to answering your query. Please do not hesitate to ask any further questions you may have.

Yours sincerely

Isabel Nethell

ISABEL NETHELL

Arweinydd Gweithrediadau Cymru

Wales Operations Lead