



Planning
Inspectorate

Graham Stallwood Planning Inspectorate



What is the Planning Inspectorate?

Purpose and mission



Our purpose:

To maintain a fair planning system, support significant infrastructure development and help communities shape where they live.

Our mission:

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



Government ambitions and reforms

HM Government

PLAN FOR CHANGE

Milestones for mission-led government

5 December 2024

CP 1210

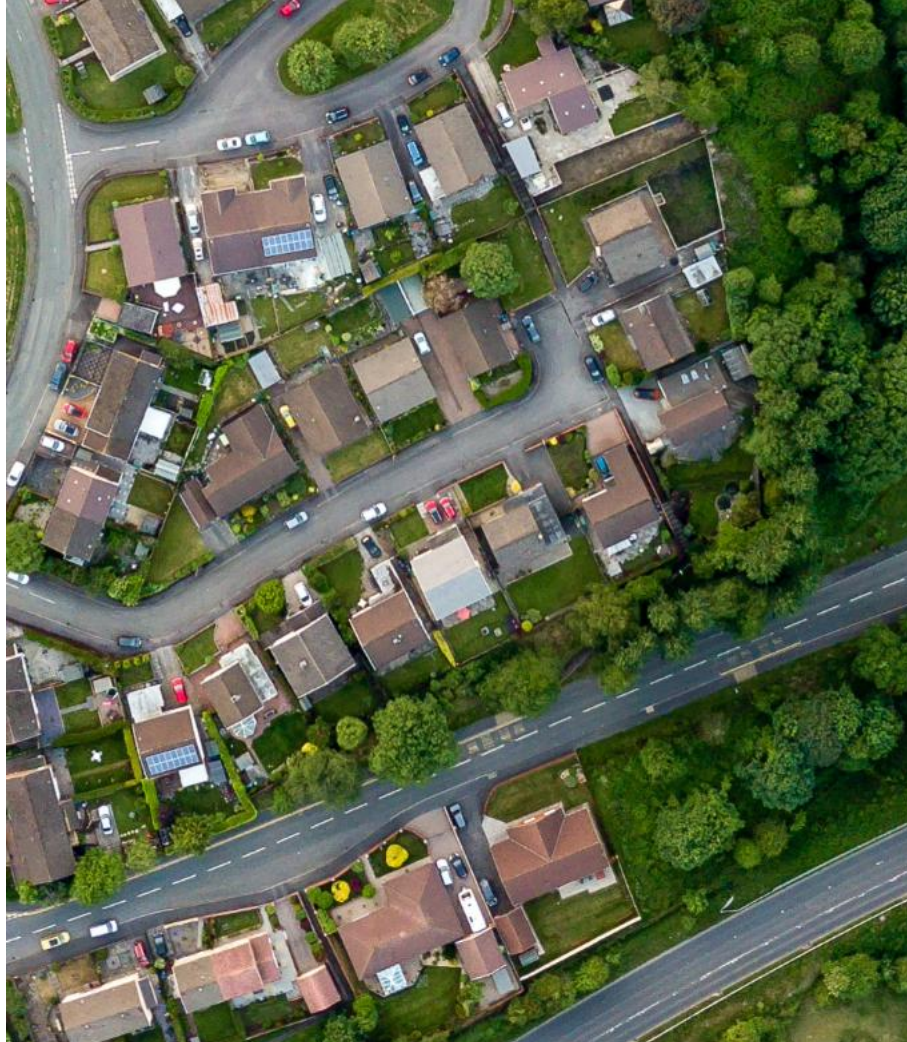
Plan for change:

- 1.5 million homes
- 150 infrastructure decisions
- 95% clean power by 2030



- Best way of working through reforms is working together
- We're working to make things easier for the whole system
- Use our experts – webinar, social media, blogs, events, survey – come and talk to me





Local plans reform – the transition

- Key date: Final submission under existing system is 31 December 2026
- Twin track throughout 2026 – both systems running in parallel
- 2026 and 2027 will be exceptionally busy years for local plan examinations
- Early, well-prepared submissions will help us work together effectively

Support we're offering:

- Free advisory visits
- Webinars
- Create and Update a Local Plan (CULP) guidance



The New System

Three gateways – designed for faster, smoother delivery



- A significant shift for PINS too – a more formal role supporting plan development, not just examination
- Comes at a time of considerable change – new Procedure Guide will give more detail on our approach
- Planning fundamentals remain unchanged – it's the process that's evolving



Building capacity together

High ambitions + increasing activity = workforce challenges across sector.

PINS is working to increase local plans inspector workforce

- Reaching out widely: planning, but also architecture, law and surveying and related professions – public and private sector.
- A high-quality, diverse inspector, regionally-located body matters: inspectors should reflect the communities whose plans they examine
- Applications closed 22 February 2026



Three key messages:

➤➤ the deadline isn't changing

➤➤ Pre-engagement -
let us help!

➤➤ Be concise



- **Keep talking**
- **Use our experts**

Thanks for listening

