

**DEPARTMENT FOR TRANSPORT,
LOCAL GOVERNMENT AND THE REGIONS**

DTLR Circular 02/2002

*Department for Transport, Local Government and the Regions
Eland House, Bressenden Place, London SW1E 5DU*

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PLANNING INQUIRIES INTO MAJOR INFRASTRUCTURE PROJECTS: PROCEDURES

INTRODUCTION

The main body of the Circular follows with 1 annex.

1. This Circular explains the new procedures for handling major infrastructure project inquiries in England, which are being introduced with effect from **7 June 2002**. These procedures apply to inquiries into major infrastructure projects initiated on or after that date. Inquiries announced before then will continue to be processed through to a conclusion on the basis of current procedures and guidance¹. The definition of a major infrastructure project is set out in the Rules.
2. The new procedures are part of the package of measures announced by the Secretary of State on 20 July 2001 to streamline the processing of major infrastructure projects through the planning system.
3. In summary the package comprised:
 - up-to-date statements of Government policy before major infrastructure projects are considered in the planning system to help reduce inquiry time spent on debating the policy;
 - an improved regional framework which will assist consideration of individual projects (eg through the revised arrangements for Regional Planning Guidance);
 - new procedures to give Parliament the opportunity to approve projects in principle, including the right for people to object before Parliament debates the issues, prior to consideration of detailed issues at inquiry;
 - improved inquiry procedures for major infrastructure projects;
 - improved arrangements for compulsory purchase and compensation.
4. The purpose of the new inquiry procedures is to achieve significant improvements in the time taken to handle major infrastructure projects by streamlining the process and

1. The Town and Country Planning (Inquiries Procedure) (England) Rules 2000 (SI 2000/1624) and DETR Circular 05/2000

reducing unnecessary delays whilst continuing to ensure that adequate opportunity is given for people to have a say, to test the evidence and make a sound decision.

5. The new arrangements will be monitored over a five year period. Given the infrequency with which major infrastructure projects of national and regional significance come forward, it is thought that to monitor over a shorter period would not be useful. As part of the monitoring, the impact on resources over time for the different parties will be assessed, and if necessary changes will be considered.

THE INQUIRY PROCESS

6. The inquiry process remains firmly grounded in the principles of openness, fairness, and impartiality. At the same time, it has become increasingly clear that without impairing either the quality of decision or the parties' ability to present their case fully and fairly, it is possible for all involved to assist in speeding up the process. The best use of resources means that matters should be handled as efficiently as possible. That requires a disciplined, and constructive approach. **It is important all the parties read this Circular, including the annex, where all the new Rules are explained. The following advice is intended to be a guide, and it is not definitive. An authoritative statement of the law can only be made by the Courts.**
7. This Circular highlights the main ways inquiries are operated under the procedural Rules for called-in planning applications under section 77 and appeals under section 78 of the Town and Country Planning Act 1990.

KEY POINTS

8. The key changes that have been introduced are detailed below.
9. **Round table sessions (Rule 6)** and Joint Data Groups can be held and will allow those parties with particular concerns in common to discuss them with each other. Experience has shown that these can be a very effective means of agreeing facts, and narrowing the extent of disagreements, both before and during the inquiry. Various models have been adopted by Inspectors, but they have in common a format which is non adversarial and in which a discussion of a specific issue is led by an Inspector or by a chairperson nominated from within the group. The results of these sessions are written up as inquiry documents and form part of the material which informs the Inspector's report.
10. **Stricter timetabling (Rule 8)** of the inquiry by the Inspector and the Secretary of State have been introduced to focus the inquiry. **The timetable proposed will be discussed with the parties at the pre-inquiry meeting**, and will reflect the time allowed for cross examination. It will subsequently be approved by the Secretary of State, and will be issued within 14 days of receipt of the proofs of evidence. If necessary, it can be amended during the inquiry with the Secretary of State's approval.
11. Independent **Technical Advisers (Rule 10)** have been introduced. A Technical Adviser will be an expert on a particular topic where the issues are usually scientific or technical. The Technical Adviser can be appointed at the request of the Inspector, and tasked with assessing the technical evidence of all parties (at any time before or during the inquiry, but most usefully before the inquiry started). The Technical

Adviser shall engage in discussions with the parties, jointly and/or separately, and shall produce his or her own independent report on the technical issues, identifying the key areas of disagreement, and giving an opinion about the significance of the disagreements. This report will then become an inquiry document. The report will be copied to everyone entitled to appear at the inquiry, and the Technical Adviser will give evidence and can be cross-examined on its contents. The Inspector would not be bound by the findings of the Technical Adviser's report.

12. **Mediation (Rule 11)** has been introduced to the inquiry process to help to narrow the issues before and during the inquiry. Mediators can be appointed, at the request of the Inspector, and tasked with facilitating agreement between the parties on any issues, whether technical or otherwise. The mediation process may be open and facilitative, or confidential, in which case neither the mediator nor the parties may disclose anything which takes place in the course of the mediation, other than an agreed written statement at the end of the process. This statement might simply say that nothing had been agreed, or it could be a fully reasoned paper with conclusions. The Inspector will not be bound by the conclusions of the agreed statement. Whatever its content, it will become an inquiry document, about which the parties (**but not the mediator**) can be questioned. It is vital to the success of this concept that the Inspector will have no access to any information about the mediation other than that contained in the agreed statement. Mediators can be appointed at any time before or during the inquiry.
13. A new provision to enable the Inspector to **limit cross examination where the inquiry timetable is put at risk (Rule 17)** has been introduced. The Inspector will be well aware of the need to act even handedly. A situation should not arise where people at the beginning of the inquiry are able to encroach into the cross examination time allotted to those at the end of the inquiry. The Inspector will discuss with parties pre-inquiry how to proceed.
14. A date for the delivery of the **Inspector's Report (Rule 19)** will be announced at the end of the inquiry. This will give certainty to the parties about the length of time before the Inspector reports to the Secretary of State.
15. In addition to changes to the Rules, the Inspector may wish to appoint a **Programme Manager**. Most significant inquiries are assisted by a Programme Officer who carries out the vital and demanding task of being the interface between the Inspector, the parties and the public (including the Press). Major inquiries also normally have the benefit of a Secretariat, a small team responsible for programming, administrative support, managing the library, managing IT, managing accommodation and so on. The Secretariat may also handle the registration of the parties (see Rule 5) before the inquiry. Experience has shown that a major inquiry is run more effectively if the Secretariat is set up well in advance of the inquiry and is headed by an Inquiry Manager. The Inquiry Manager's primary role is to help the Inspector to drive the process forward as speedily as possible and to keep within the agreed timetable, whilst maintaining constructive relationships with all the participants, and liaising between the Secretariat and the relevant Government Office and the Planning Inspectorate on administrative matters.

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Addressed to:

The Chief Executives of:

County Councils in England

District Councils in England

Unitary Authorities in England

London Borough Councils

Council of the Isles of Scilly

The Town Clerk, City of London

The National Park Officer, National Park Authorities in England

The Chief Planning Officer, The Broads Authority

ANNEX 1

The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2002

(SI 2002 No 1223)

1. The main body of the circular should be read in conjunction with this annex.

SCOPE OF THE RULES

2. These Rules apply to any local inquiry caused by the Secretary of State to be held in England before he determines an application for planning permission referred to him under section 77 or appeal under section 78 of the Town and Country Planning Act 1990, in relation to a major infrastructure project as defined in the Rules. These Rules are based on the “Secretary of State Rules” introduced in August 2000 (SI 1624).

BACKGROUND TO THE RULES

3. The principal objective of these new Rules is to improve and streamline the handling of major infrastructure project inquiries for the benefit of all parties. These Rules are designed to retain the existing high standards of fairness and impartiality while improving process and performance.

NOTIFICATION OF STARTING DATE

4. “Starting date” means the date of (a) Secretary of State’s written notice to the appellant and the local planning authority that he has received all the documents required to enable him to entertain the appeal; or (b) relevant notice², whichever is the later. It is the point from which all other steps in the Rules are calculated.

RULE 2 - INTERPRETATION

5. This Rule sets out the definition of a major infrastructure project. These involve economic, environmental or other issues of more than local importance. These may be of national significance or be major regional or sub regional projects.

RULE 5 - REGISTRATION

6. The registration form will enable the secretariat to deal with any representations received from the public more easily. These may amount to thousands in a major infrastructure project inquiry.
7. The inquiry secretariat will prepare a register of participants from the information

2. “The relevant notice” means the Secretary of State’s written notice informing the appellant and the local planning authority that an enquiry is to be held.

contained in the registration forms. The register will be in 3 parts. Part 1 will contain details of all those who have indicated that they wish to play a major part in the proceedings (referred to subsequently as "major participants"). Part 2 will contain details of those who have indicated that they wish to give oral evidence without playing a major part in the remainder of the proceedings. Part 3 will contain details of those who wish to submit representations in writing without taking part in the inquiry itself. A copy of the register will be sent to the applicant (or appellant), the local planning authority and other major participants, and arrangements will also be made for copies to be available for public inspection. Additions or deletions or transfers between one part of the register and another can be made at any time, and these will be notified in the same way.

8. The Inspector will normally allow all those included in Part 1 of the register to appear at the inquiry, regardless of their legal entitlement to do so. Those included in Part 2 of the register will also normally be allowed to appear, provided that their evidence is relevant, and does not merely duplicate evidence already given by others. Those not included in Part 1 or Part 2 of the register with no legal entitlement to appear at the inquiry will be allowed to appear at the discretion of the Inspector.
9. This follows the practice set out for major inquiries in annex 4 of DETR circular 05/2000.

RULE 6 - PROCEDURE FOR PRE-INQUIRY AND OTHER MEETINGS

10. At least one pre-inquiry meeting shall always be held. The pre-inquiry phase will be used to focus the inquiry and reach as much consensus between parties as possible.
11. Rule 6(2)(a)(ii) requires the Secretary of State to provide a statement of "the matters about which he particularly wishes to be informed for the purposes of his consideration of the application or appeal in question". Its purpose is to provide a clear statement of what, on the information before him, he considers to be the key issues. This statement is intended to assist the parties and Inspector in preparing for the inquiry. It is not intended to be a definitive statement since Inspectors must be free to hear all evidence that they believe is relevant to their consideration of the case.

RULE 7 - RECEIPT OF STATEMENTS OF CASE

12. Both the local planning authority and the applicant (or appellant) must ensure that 2 copies of their statements of case are received by the Secretary of State within 4 weeks of the conclusion of the final pre-inquiry meeting.
13. Rule 7(4) enables the applicant (or appellant) and the local planning authority to require from each other copies of any documents (or relevant extracts) which the other intends to refer to or put in any evidence at the inquiry. Furthermore, to avoid unnecessary copying of documents, the assumption is that the parties will only require those documents (or relevant extracts) which they do not already have.
14. The statement of case should contain the full particulars of the case which a party proposes to put forward at the inquiry; i.e. it should set out the arguments (planning and legal) that a party intends to put forward at inquiry and describe, but not contain, the evidence, and possibly cite the statutory provisions and case law, which a party intends

to call in support of its arguments. It should also include a list of all the documents which a party will rely on when presenting their case at the inquiry and refer to in their proofs of evidence. This enables the parties to know as much as possible about each other's case at an early stage and will help the parties to focus on the matters which are in dispute. It can also help the parties assess whether there is scope for negotiation while there is still time for this to lead to a satisfactory outcome. Starting negotiations early can help avoid late cancellations of inquiries or requests for postponement.

15. To assist in ensuring that adequate information is supplied in advance of the inquiry, Rule 7(7) enables the Secretary of State or the Inspector to require the provision of such further information as may be specified. If any party considers a statement of case produced by another party to be inadequate or incomplete, this should be drawn to the Inspector's attention at the earliest opportunity.
16. Third parties are entitled under Rule 7(6) to receive from the Secretary of State a copy of the principal parties' statements of case where they themselves have been required to serve a statement. Rule 7(12) ensures that copies of statements and relevant supporting documents are available for public inspection. Late statements and supporting documents will only be accepted if nobody has been prejudiced by the delay.
17. Under Rule 7(11) (which cross-refers to Rule 6(2)(a)(ii)) the Secretary of State is required to provide a pre-inquiry statement of matters.
18. Under Rule 7(13), if the local planning authority or the applicant (or appellant) wish to comment on another person's statement of case they have 4 weeks from its receipt to ensure that the Secretary of State has received 2 copies of their written comments and a copy of their written comments has been received by any statutory party.

RULE 8 - INQUIRY TIMETABLE

19. Rule 8 enables the Inspector to arrange a timetable for major infrastructure project inquiries at the pre-inquiry meeting.
20. Rule 8(1)(a) enables the Inspector to arrange and specify, in any timetable arranged under this Rule, a date for sending any proof of evidence and summary required by Rule 15. This links in with the provision in Rule 15(3) requiring a proof and summary to be sent to the Inspector by the date specified in a timetable arranged under Rule 8.
21. Within 14 days of receipt of the proofs of evidence, the Inspector shall send to every person entitled to appear at the inquiry a copy of the timetable for the proceedings approved by the Secretary of State.

RULE 9 – NOTIFICATION OF APPOINTMENT OF ASSESSOR

22. Where a suitably qualified assessor has been appointed, Rule 9 requires the Secretary of State to notify persons entitled to appear at the inquiry of the assessor's name and the matters on which he is to advise. Rule 19 refers to reports by assessors. Assessors may be important in assisting the progress of inquiries towards a quicker understanding of more specialised issues.

RULE 10 – APPOINTMENT OF TECHNICAL ADVISER

23. A technical adviser can be appointed by the Secretary of State at any point before or during the inquiry.
24. Where a suitably qualified technical adviser has been appointed, Rule 10(2) requires the Secretary of State to notify persons entitled to appear at the inquiry of the technical adviser's name and the matters on which he is to advise. Technical advisers may be important in assisting the progress of inquiries towards a quicker understanding of more technical or scientific issues.
25. A technical adviser shall give evidence on his report at the inquiry and may be subject to cross examination. Rule 10(6) enables the Inspector to allow the technical adviser to add to or amend his report should he wish to do so to clarify his views. The Inspector shall give every person entitled to appear at the inquiry the opportunity to consider any amendment or addition.
26. The Inspector must send out copies of the technical adviser's report to all parties within seven days of receipt.

RULE 11 - MEDIATION

27. Under Rule 11 the Secretary of State may require the local planning authority to publish in one or more local newspapers the name of the mediator appointed and the matter in relation to which he will mediate.
28. The mediator will determine his own procedure for the mediation. After the mediation he has 7 days in which to write his report and submit it to the Inspector. Upon receipt the Inspector shall send a copy of the report to every person entitled to appear at the inquiry.
29. Any person entitled to appear at the inquiry will be able to address the Inspector on the subject of the mediator's report, but the mediator will not give evidence at the inquiry nor be subject to cross examination.

RULE 12 – DATE AND NOTIFICATION OF INQUIRY

30. Rule 12 specifies that the date for the inquiry must be no later than 8 weeks from the conclusion of the (last) pre-inquiry meeting. Where the Secretary of State considers that it is impracticable to start the inquiry within the period specified in the Rule, it gives him the power to extend the date by which the inquiry must open to the earliest practicable date thereafter.
31. The Department's aim, in every case, is to fix as early an inquiry date as possible. To this end, each principal party to an appeal will only be permitted one refusal of a date offered for the inquiry before the Secretary of State will proceed to fix a date, time and place for the inquiry. The period allowed for negotiation of inquiry dates will, in normal circumstances, be limited to one month. This negotiation period will be deemed to have started when the first offer of an inquiry date is made. If one or both parties refuse the first date offered, and it is clear that they are not prepared to

negotiate an alternative date acceptable to the Secretary of State, the Secretary of State may proceed to fix the date of the inquiry before the negotiation period has expired. Once a date has been fixed, it will be changed only for exceptional reasons. Ultimately the decision rests with the Secretary of State. The venue for the inquiry should afford adequate facilities for those with special needs.

32. The Secretary of State must normally give the parties at least 4 weeks' notice of the inquiry under Rule 12. In practice, it will normally be possible to give much more notice.
33. The extent of publicity for an inquiry is, in practice, generally left to the discretion of the local planning authority, although the Secretary of State may stipulate requirements in a particular case under Rule 12(6). Local planning authorities will usually be in the best position, from their local knowledge, to decide upon the appropriate extent of press publicity or individual notification. It is important that persons or bodies known to have an interest in a major infrastructure project application are informed in good time of the inquiry details particularly where such a body is a statutory consultee. Where a local planning authority is required to publish notice of an inquiry in a newspaper, it is a requirement that this must be done not later than 2 weeks before the inquiry. As these inquiries will be for projects of national or regional significance, it is suggested that a notice of the inquiry is placed in the London Gazette. By definition, a major infrastructure project will normally cover a large area of land, so the Secretary of State may require the local planning authority (or authorities if the project crosses the boundary between two or more local planning authorities) to place more than one notice in conspicuous places as specified by the Secretary of State.

RULE 13 - APPEARANCES AT INQUIRY

34. Rule 13(1)(c) lists the bodies, other than the applicant and local planning authority, who are entitled to appear at an inquiry, including certain public authorities. These authorities are bodies who can exercise local planning authority functions, although they may not necessarily be the local planning authority in the particular case.
35. Rule 13(2) makes clear that the Inspector will not unreasonably withhold permission for any other person to appear at an inquiry (i.e. beyond those entitled to appear under Rule 13(1)). In practice, anyone who wishes to appear at an inquiry will usually be allowed to do so, provided they have something relevant to say which has not already been said.
36. It is good practice for individuals with a similar interest to get together to agree upon a spokesperson (or spokespersons).

RULE 14 - REPRESENTATIVES OF GOVERNMENT DEPARTMENTS AND OTHER AUTHORITIES AT INQUIRY

37. Although under this Rule a representative of a Government Department is not required to answer any question directed to the merits of Government policy, the Inspector may permit such a question if the representative is prepared to answer it.

RULE 15 – PROOFS OF EVIDENCE

38. This Rule contains a number of provisions that are designed to assist improved public participation in the inquiry process and to help achieve savings in inquiry time, without detracting from the fairness of the proceedings or the ability of participants to make their views known.
39. Any person entitled to appear at an inquiry who intends to read, or call another person to read, from a proof of evidence is required to send a specified number of copies to the Secretary of State and to any statutory party within the time periods laid down in the Rules.
40. Rule 15(7) requires the local planning authority to give any person a reasonable opportunity to inspect and, where practicable, take copies of any document sent to or by them, under this Rule. These provisions enable all interested parties to familiarise themselves with proofs of evidence before an inquiry opens.
41. Where a summary is provided, in accordance with the Rules, only that summary, as opposed to the full proof, shall be read out at the inquiry unless the Inspector permits or requires otherwise. This provision, and the discretion it affords to the Inspector, remains a crucial element of the Rules. However, the full proof will be treated as tendered in evidence under Rule 17(7) and cross-examination can take place on it.
42. It is recognised that a certain amount of flexibility, and sensible use of discretion by the Inspector, is important in using these provisions effectively to shorten inquiries while ensuring that they remain as thorough as possible, and without making them more difficult to follow. Thus, there is no statutory limit on the length of summaries. It is appreciated that it may sometimes be difficult to summarise complex technical evidence effectively, and it is not intended to prevent witnesses properly explaining their evidence. Situations may also arise where the Inspector considers it necessary or very important that more than the summary should be read out, e.g. in order to make the proceedings more intelligible for third parties or to ensure that relevant points are adequately explained. In such exceptional situations, Inspectors will use their own discretion to enable or require more than the summary to be read out.
43. However, summaries of complex evidence can help to make the salient points clearer to the interested parties, as well as saving time, which is in the interest of all participants.
44. Under the Rules all the parties are required to facilitate the exchange of relevant information in good time before an inquiry opens, so that everyone has adequate time to prepare properly. Parties should normally provide with their proofs of evidence, the data, methodology and assumptions used to support their submissions unless this material has been agreed and is included as part of the statement of common ground. This is particularly important for major inquiries. If extensive tables, graphs, diagrams, maps etc are not produced until after the inquiry has opened, this can cause unnecessary delay, and the other parties might well need time, by means of an adjournment, to study these. If new material evidence is raised at a very late stage which another party has not had adequate time to consider, an adjournment may result and, unless there is good reason for the late submission, an award of costs could arise.

RULE 16 – STATEMENT OF COMMON GROUND

45. The local planning authority and the applicant (or appellant) will ensure that the Secretary of State has received an agreed statement of common ground, 4 weeks before the date fixed for the inquiry.

RULE 17 - PROCEDURE AT INQUIRY

46. The local planning authority shall give evidence first, unless the Inspector in a particular case decides otherwise, and the applicant (or appellant) shall have the right of final reply. Other parties entitled or permitted to appear shall be heard in the order determined by the Inspector.
47. All persons entitled to appear at an inquiry are entitled to call evidence. Only the applicant (or appellant), the local planning authority and any statutory party have an entitlement to cross-examine, although the Inspector may permit other persons to do so.
48. Under paragraph (6) of this Rule, the Inspector may refuse to hear evidence or to permit cross-examination which is irrelevant or repetitious, and under rule 17(10) he may require any person behaving in a disruptive manner to leave the inquiry.
49. Rule 17(7) enables the Inspector to refuse to permit the cross-examination of people giving evidence if it appears to him that this could jeopardise the timetable referred to in Rule 8(2). The Inspector must act even handedly in using this Rule and must ensure that the timetable agreed in Rule 8(2) caters for time for persons to be cross examined.
50. Rule 17(8) makes clear that, notwithstanding the requirements relating to the provision and reading of summaries of proofs of evidence, the full proof will still be treated as tendered in evidence and open to cross-examination (unless the person required to provide the summary notifies the Inspector that he wishes to rely on the summary only).
51. Rule 17(13) enables the Inspector to take into account written representations, evidence or other documents received during the inquiry, as well as before it opens, provided that they are disclosed at the inquiry.

RULE 18 – SITE INSPECTIONS

52. This Rule allows the Inspector to make accompanied site visits during the inquiry and after its close, as well as unaccompanied visits before or during the inquiry. The Inspector will refuse to hear evidence or other submissions during any accompanied visit. It is legitimate, however, for people to draw his attention to particular features of the site and its surroundings.

RULE 19 – PROCEDURE AFTER INQUIRY

53. Rule 19(1) enables the Secretary of State to determine a time by which he must receive the Inspector's report.

54. Where an assessor has been appointed to sit with an Inspector at an inquiry to advise on specialist matters, he may subsequently provide the Inspector with a written report on those matters. The Inspector is, however, responsible for the writing of his report to the Secretary of State and for the recommendation made. In Rule 19(4) there is a requirement for any written report made by an assessor to be appended to the Inspector's own report, and for the Inspector to state how far he agrees or disagrees with the assessor.
55. Regarding the treatment of evidence received after the inquiry, Rule 19(6) requires reference back to the parties where, after the close of the inquiry, the Secretary of State differs from the Inspector on a matter of fact material to one of the Inspector's conclusions, or takes account of new evidence or fact (other than Government policy), and is for that reason minded to disagree with the Inspector's recommendation. It is accepted that there may be circumstances other than those set out in the above-mentioned Rule where the Secretary of State may consider that reference back should take place in the interests of natural justice. These will continue to be identified on a case-by-case basis.
56. Where reference back takes place under Rule 19(6), all persons entitled to appear at the inquiry who appeared at it will be afforded the opportunity of submitting written representations within 3 weeks. Where reference back is required because it is proposed to take account of some new evidence or new matter of fact, the parties may, alternatively, ask for the inquiry to be re-opened; and if such a request is made by the applicant (or appellant) or the local planning authority, the inquiry will have to be re-opened. In other circumstances, the Secretary of State may, at his discretion, cause the inquiry to be re-opened.
57. When making his recommendation the Inspector will disregard any written representations or evidence or other document received after the close of the inquiry.

RULE 20 – NOTIFICATION OF DECISION

58. Any persons entitled to appear at the inquiry who did appear are entitled to be notified of the decision in writing, whether or not they have asked to be notified, and any other person, who appeared at the inquiry and asked to be notified will also be notified. Where an assessor provides a written report, this will be distributed with the Inspector's report as an appendix. The right to apply to the Secretary of State to inspect documents extends to 6 weeks from the date of decision.

RULE 21 – PROCEDURE FOLLOWING QUASHING OF DECISION

59. This Rule relates to the procedure to be followed where the original decision has been quashed by a Court. It ensures that those who were entitled to appear at the inquiry and who did so are given the opportunity to make further comments on the case, following the Court's decision. The Secretary of State will send to those parties a written statement of the matters on which further representations are invited within a 3 week period, for the purposes of his further consideration of the application or appeal, and will afford them the opportunity of asking for the inquiry to be re-opened. The Secretary of State may, at his discretion cause the inquiry to be re-opened, whether by the same or a different inspector.

RULE 22 – ALLOWING FURTHER TIME

60. There may, exceptionally, be circumstances where it would be reasonable to allow further time for the taking of any step in respect of which the Rules specify a time limit, and this Rule therefore enables the Secretary of State at any time, in a particular case to do so. The Secretary of State will be extremely sparing in the use of this power.

RULE 23 - ADDITIONAL COPIES

61. At any time before the close of an inquiry, the Secretary of State can request additional copies of a statement of case, a proof of evidence or any other document or information sent to him before or during an inquiry. The Secretary of State will specify the time within which the copies must be received by him.

RULE 25 – MAYOR OF LONDON

62. Rule 25 modifies the rules where the Mayor of London has directed a local planning authority to refuse an application.
63. The purpose of Rule 25 is to put the Mayor in a similar position, as regards procedure, as the applicant or the local planning authority.