



Ministry of Housing,
Communities &
Local Government

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**Ministry of Housing,
Communities & Local
Government**
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BY EMAIL ONLY

Dear Chief Planning Officer,

UPDATE ON CONSULTATION DIRECTION AND CALL-IN ARRANGEMENTS FOR LARGE HOUSING SCHEMES

I'd like to draw your attention to some recent changes relating to the consideration of calling in applications, in particular a new Consultation Direction which was published by the Department on 31 March via The [Town and Country Planning \(Consultation\) \(England\) Direction 2026](#). The Direction has been introduced as part of a package of changes to support housebuilding trailed in the [November 2025](#) and [March 2026](#) Written Ministerial Statements.

The Direction specifies that where a local planning authority intends to refuse planning permission for a scheme which includes 150 dwellings or more, it must consult the Secretary of State. Ministers are then provided 21 days to decide whether to use their existing powers to call in that planning application.

The Direction will apply to applications which have not been determined by a local planning authority before 11th May 2026.

Please note that the [Town and Country Planning \(Consultation\) \(England\) Direction 2024](#) remains in force.

To consult with the Secretary of State under the [Consultation Directions](#), please could local planning authorities send consultations to PCU@communities.gov.uk.

Also to note, on 23 March a [consultation](#) was launched on further changes to the Consultation Directions. The consultation remains open until 4 May and your views are welcomed.

Sign up to receive other updates on planning policy and support available to local planning authorities by emailing chiefplannernewsletter@communities.gov.uk

Yours faithfully,

Joanna Averley
Chief Planner