



Ministry of Housing, Communities & Local Government

Baroness Taylor of Stevenage

*Parliamentary Under-Secretary of State for Housing
and Local Government*
2 Marsham Street
London
SW1P 4DF

Your reference:

Our reference: MC2026/10685

Dr Ellie Chowns MP
House of Commons
London
SW1A 0AA

6 May 2026

Dear Ellie,

Thank you for your email of 8 April on behalf of a number of parish and town councils in your constituency, regarding the English Devolution and Community Empowerment Act.

The Government recognises the important role that parish councils can play in the planning process. I want to assure your constituents that the changes being brought through the English Devolution and Community Empowerment Act do not remove any statutory requirements to consult Parish Councils on planning applications.

Paragraph 8 of Schedule 1 of the Town and Country Planning Act 1990 and Article 25 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 set a legal requirement for local planning authorities to consult the parish council, and notify them of the decision, on planning applications within the parish council area, where the parish council has requested that they do so. This requirement is not removed by the English Devolution and Community Empowerment Act.

Where relevant considerations are raised by consultees, including Parish Councils, these must be taken into account by the local planning authority before determining whether to grant permission. However, the weight to be given to representations on a particular matter is for the decision-maker.

Where the Mayor calls-in a planning application to determine themselves, the local planning authority must provide them with a copy of any representations made to the authority in respect of the application, a copy of any report on the application prepared by an officer of the authority and a statement of the decision the authority proposes to make. This is so the Mayor may take relevant matters raised by consultees (including those raised by Parish Councils) into account.

Guidance issued by the Greater London Authority on hearings, as available here: https://www.london.gov.uk/sites/default/files/mayoral_rep_hearing_procedure_-_june_2021.pdf, reflects Section 2F of the Town and Country Planning Act. This requires the Mayor to give the applicant and local planning authority an opportunity to make oral representations at a representation hearing. Every other person or organisation who made

representations may request to appear and make oral representations at a representation hearing. It will be for the Mayor to determine the process used when written representations procedure is used.

Thank you again for writing on this important matter.

Yours ever,

A handwritten signature in black ink, appearing to read 'J Taylor', is centered below the text 'Yours ever,'.

BARONESS TAYLOR OF STEVENAGE

Parliamentary Under-Secretary of State for Housing and Local Government