

Changes to Planning Practice Guidance – 30-year vision

Summary

- This note provides an overview of the changes to paragraph 22 of the NPPF and the subsequent change to planning practice guidance regarding 30-year strategic visions in plan-making.
- The requirement for a 30-year vision applies where:
 - Most large-scale development will be delivered after the plan period, *and*
 - where delivery extends 30 years or longer from the start of the plan period
- Visions shouldn't require additional evidence.
- It is thought that the NPPF guidance has since been watered down as a result.

NPPF Paragraph 22 changes

22. Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger-scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery

- The revised [National Planning Policy Framework](#) (NPPF) was published on 20 July 2021.
 - Paragraph 22 was changed to “encourage long-term thinking in developing their local plan visions, where appropriate, to enable sustainable development”.
 - A footnote (paragraph 221) explained that the paragraph 22 requirement for a 30-year vision only applied to plans that had not reached Regulation 19 stage at point of publication (20 July 2021).
- Robert Jenrick (the former Minister of Housing, Communities and Local Government) sent [a letter](#) to PINS on 2 Aug 2022 clarifying the update.
 - It stated that some local authorities had expressed concern about the implications of the paragraph 22 change for emerging local plans.
 - At least two authorities delayed plan production citing the paragraph 22 changes.
 - It also stated that Planning Practice Guidance (PPG) was to be updated regarding paragraph 22 so that “plan preparation can continue at pace whilst also ensuring that Government objectives are delivered”.

Planning Practice Guidance updated 4 October

- [PPG on plan-making](#), specifically on guidance for the Delivery of Strategic Matters, was updated on 4 October 2021 adding paragraphs 083 and 084.
- Supplementary to the PPG change, Rt Hon Christopher Pincher (DLUHC) requested [in a letter](#) to PINS that Inspectors reflect this new policy (paragraph 22 of NPPF) in a “pragmatic and proportionate” way.

Summary of PPG update (see Appendix for full paragraphs)

- The requirement for a 30-year vision in accordance with paragraph 22 of NPPF applies where:
 - Most large-scale development will be delivered after the plan period, *and*
 - where delivery extends 30 years or longer from the start of the plan period.
- Visions shouldn't require additional evidence.
- Definition of “large-scale development” will depend on local context, scale and setting. LPA is expected to determine appropriate the scale.
- Paragraph 084 outlines that where Regulation 19 plan publication stage was “imminent” at the point of the NPPF update in July 2021, the LPA should use a “short supplementary statement” to clarify and explain vision for development delivered *after* plan period.

Appendix: PPG additions

Plan-making Paragraph 083

Revision date: 4 10 2021

When should a vision reflect larger scale developments?

Paragraph 22 of the National Planning Policy Framework indicates that where the proposed local plan strategy incorporates larger scale developments such as new settlements or significant extensions to existing villages and towns, policies should be set within a vision that looks further ahead (at least 30 years) to take into account the likely timescale for delivery.

This policy requirement (for a 30 year vision) would need to be applied where most of the development arising from larger scale developments proposed in the plan will be delivered well beyond the plan period, and where delivery of those developments extends 30 years or longer from the start of the plan period.

Where the policy applies, the authority will need to ensure that their vision reflects the long-term nature of their strategy for the plan or those larger scale developments. It is not anticipated that such visions would require evidence in addition to that already produced to support the plan.

Paragraph: 083 Reference ID: 61-083-20211004

Plan-making Paragraph 084

Revision date: 4 10 2021

What approach can be taken in areas where, at the point the revised National Planning Policy Framework was published (20 July 2021), plan publication stage (under regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) was imminent?

Where the authority determines that the policy applies, they can consider whether they have an existing vision which may be adequate to meet the National Planning Policy Framework paragraph 22 policy requirement. Where the vision only applies to the existing plan period, authorities may also consider whether further explanation or clarification is needed through the use of a short supplementary statement.

Paragraph: 084 Reference ID: 61-084-20211004

Source: [Plan-making - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

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