



**LAND & PLANNING
SERVICES LIMITED**

Briefing Tangmere Modifications to Local Plan

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Background

The Tangmere Local Plan Review has been modified to take account of the revised NPPF August 2026 and Strategic Development.

Since the NPPF 2026 has been published, the NPPF is the planning policy hierarchy document and local, neighbourhood plans should not duplicate but seek to deliver the NPPF policies. On this basis, many of the previous policies do not conform to the NPPF have now been deleted.

Proposed Modifications

Site Allocations

The Yews, City Fields has been removed as now completed.

Tangmere Aviation Museum – amended to state continue to support expansion and enhancements at the site. **Policy 5**

Land west of Malcolm Road – changes to reflect the Strategic Housing Development and change to the Use Class Order to support the Village Main Street and Sustainable Movement Network. **Policy 6**

Tangmere Green changes to reflect footpath and bridleway connections.

Policy Changes

Policy 2: Strategic Housing Development

CDC Policy A14 Development proposal for housing and other uses on the site Land West of Tangmere will be supported.

This policy concentrates on a layout that provides for the Tangmere Sustainable Movement Network of Policy 8, the creation of an East-west Corridor which includes the formation of the Village Main Street as an extension of Malcolm Road. The focus being on connectivity.

Tangmere Modification Briefing

Development will deliver up to 1300 homes. Land West of Tangmere will emphasise the rural edge of the settlement which contributes to delivering the Tangmere Green Infrastructure Network of Policy 7.

Development will be dependant on the provision of infrastructure, including a Community Orchard to the south and west of Saxon Meadow and allotments southeast of the Church. 2.4 hectares are safeguarded for a new Primary School.

A new community facility and small parade of convenience shops and local services in the Village Main Street. This area will be a commercial hub of the Village.

Policy 4 Tangmere Academy

Housing development will be supported provided the existing playing fields are retained as public open space.

Policy 7 Tangmere Green Infrastructure Network

The Network comprises a variety of green infrastructure assets, including informal open spaces, allotments, playing fields, landscaped noise attenuation buffers, assets of biodiversity value and children's play areas. It may also include footpaths, bridleways and cycleways.

Comment

Within the Appendices is the NPPF August 2026 policies relevant to local development. The modifications accord with the national policy as they focus specifically on supporting local development delivery.

Conclusion

The modifications are now in accordance with the NPPF and do not duplicate policies. This is a clear policy document specific to Tangmere which is clear for developers as to the development management of the area to deliver economic and residential development whilst protecting the green space creating corridors and connectivity in a planned manner.