

Planning FAQs

Will cycle and pedestrian routes be incorporated into the development?

- In accord with planning policy and the adopted NEV Masterplan, all proposals that come forward at the New Eastern Villages will be required to deliver walking and cycle networks that integrate with existing networks and provide good connectivity within the development and to the surrounding area. The NEV team engage and consult with local bodies and interest groups including Parish Councils, the Ramblers Association and the Swindon Cycle Forum.

Where will the local employment area be within the development?

- Employment areas are proposed within the Great Stall West area of the NEV. Part of the employment allocation for the NEV is currently being built at Symmetry Park, alongside the A420.

Who are the officers responsible for the planning stage and delivery of the schemes?

- Samantha Howell is the Strategic Allocations Planning Manager and New Eastern Villages Programme Lead.
- Laura Jones is the Technical Programme and Strategic Place Delivery Manager.

Are plans available to the public?

- Plans are available at libraries, community centres and on our web site www.swindon.gov.uk/nev.

What is the New Eastern Villages?

- The NEV is the largest strategic allocation within the adopted Swindon Borough Local Plan 2026 comprising about 8,000 new homes, 40 hectares of employment land, a new secondary school and several new primary schools, transport improvements, and retail, health, community and leisure facilities.

What's the local planning framework?

- The Swindon Borough Local Plan 2026 (adopted in 2015) sets out the planning policies that development proposals are assessed against. The policies that directly relevant to the New Eastern Villages and the delivery of infrastructure include:
 - Policy NC3: New Eastern Villages – including Rowborough and South Marston Expansion;
 - Policy RA3: South Marston;
 - Policy IN1: Infrastructure Provision;
 - Policy SD2: The Sustainable Development Strategy; and
 - Policy SD3: Managing Development.
- The Council have produced a number of 'Supplementary Planning Documents' (SPDs) to provide further information and guidance for development at the NEV. The adopted SPDs relevant to the NEV development are:
 - **NEV Planning Obligations SPD** – provides further guidance on the delivery of infrastructure to support the NEV to ensure that the right infrastructure is delivered in the right place, at the right time to support the new community and mitigate the impact of the development.
 - **NEV Bridge Vision SPD** – Provides further guidance on delivering the vehicle, pedestrian and cycle links between each village within the NEV to achieve a cohesive network.

- **NEV Sustainable drainage (SuDS) SPD** – Provides further guidance to ensure a comprehensive approach to sustainable drainage systems across the NEV including guidance on design solutions.
 - **NEV Green Infrastructure SPD** – Provides further guidance for green spaces, biodiversity enhancements, community woodland and sports facilities within the NEV.
 - **NEV Framework Travel Plan SPD** – Sets out the Council’s approach to securing travel plan measures and ensure the correct transport infrastructure is in place, at the right time.
- Further information can be found at the Council’s website www.swindon.gov.uk/localplan

How will the New Eastern Villages be delivered?

- The Council continues to engage with service providers and agencies to determine the specifications of the facilities and services required to support the new communities.
- The Council encourages developers to engage early with service providers and agencies to:
 - Understand the requirements for the facilities and services required to support comprehensive development at the NEV;
 - Assist the Council in ensuring that infrastructure is secured on-site as part of the development;
 - Assist the Council in securing financial contributions towards off-site infrastructure that is required to support comprehensive development at the NEV, for example, the major transport improvements; and
 - Alongside the delivery of the new homes, ensure the timely delivery of facilities and services (phased development). This includes everything from the provision of local play space, footpaths and cycle routes, new roads and new schools.

What about the infrastructure required to support new development at the NEV?

- The Swindon Borough Local Plan Policies and **NEV Planning Obligations SPD** set out the infrastructure required to ensure comprehensive development of the NEV, support a sustainable new community and mitigate the impact of the development.
- Planning policies and further guidance provide the 'tools' to help planners negotiate with developers to secure the provision of infrastructure on-site (e.g. schools, community facilities), or financial contributions towards the provision of infrastructure off-site (e.g. strategic road improvements).

What infrastructure will be provided to support the homes at the NEV?

- In accord with Planning Policy NC3, and the Illustrative Masterplan, the following infrastructure is required to support the new community at the NEV:
 - Major transport improvements;
 - Affordable housing provision;
 - Public rights of way and cycle routes;
 - Secondary School, primary school and early years provision;
 - GP facility;
 - Community facilities; and
 - Open space provision

These can be broken down into the following:

Transport and Movement

- Major highway improvement works at White Hart Junction, A420 highway improvements including Gablecross and Police Station access;

- The delivery of the Southern Connector Road and Great Stall Bridge;
- Other mitigation works west of the A419;
- Express Bus Network and Park and Ride; and
- Public rights of way and cycle routes.

Inclusive Communities

- High quality design and public realm;
- The provision of affordable housing and wheelchair accessible housing; and
- The provision of accessible open space that forms part of the green infrastructure network, connecting villages with integrated footpaths and cycle routes.

Education

- Expanded school at South Marston village;
- New primary schools to support each village;
- Early Years provision at primary schools and at local centres; and
- The delivery of a 10FE secondary school.

Health and Well-being

- The provision of a 11 GP surgery including a dentist and pharmacy;
- The provision of a NEV District Centre with library, leisure and community facilities;
- The provision of community hubs at appropriate village locations; and
- The provision of play space, nature reserve and biodiversity areas, playing pitches, other outdoor sports and allotments.