



The revised Swindon Local Plan will guide development in the Borough from 2026 to 2043. The Parish Council has engaged in detailed negotiation with Swindon Borough Officers since earlier in the year.

The first formal suite of documents was published as part of the Reg 18 consultation process in September..

Summary of our input (October 2025):

Much of the impact for South Marston Parish will relate to how the old '*New Eastern Village*' Policies translate into new policies. The draft already has a good deal of consistency with our own Neighbourhood Plan, which, in the main, stays relevant. However, we did think that some critical elements need strengthening.

The proposals, for instance, include removal of Policy RA3 which, up to now, has governed the style of development in the expanded South Marston Village. This is reasonable, since the build-out north of the railway will be substantially complete in the next 5 years. Any remaining possibilities for large development in the village environs will be limited. We were concerned, though, not to lose some key elements of the RA3 policy that would no longer be covered in the Local Plan.

Our response argued for:

- Retention in the new 'NEV policy' of the lower density and restriction on height of any housing in the expanded South Marston Village.
- Retention of the current anti-coalescence zone separating South Marston from Rowborough Village, and its expansion to cover north as well as south of Nightingale Lane.
- Insertion in the new 'NEV' policy of a clause that prevents development resulting in increased vehicle traffic on Nightingale Lane and Rowborough Lane.
- Rectifying some elements of the plan that could prevent orderly completion of the build out across what is currently the NC3 Strategic Development Area.
- Safeguarding or preventing house-building on sites across South Marston Parish that are unsuitable (for a variety of reasons).

On a generic level, we argued that, due to the type of housing being delivered by big strategic urban expansions on all sides of Swindon, the availability of larger, executive housing was no longer happening within a reasonable travel to work distances and this would reduce the attraction of living in Swindon.

We also made comments on future maintenance of green and public open space and the use of Management Companies, drawing on our experience of working with developers on this over the past 5 years.