




Covingham and Nythe

628 St. Paul's Vicarage

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
628	St. Paul's Vicarage	Covingham & Nythe	Swindon	0.26	23
					
Land Type	Brownfield	Current Use	Sui Generis	Surrounding Use	Mixed inc. C-Class
Surrounding Housing Density	50	Applied Housing Density	89		
Suitability Stage A *	Settlement Boundary	Protected Areas and Heritage	Flood Risk Zone		
Environmental Assessment – Part B	Policy Restrictions				
Environmental Issues	Impact on Flora and Fauna	Impact on Historic, Cultural, Built Environment			
	Impact on Landscape Character				
Resources	Mineral Resources	Air Quality			
	Source Protection Zones				
Sustainability	Access to Public Transport	Constraints to Delivery			
	Highway Access	Compatibility with Adjoining Uses			
	Land Status				
Access to Facilities and Services	Access to Employment Provision	Distance to Nearest Health Centre			
	Distance to Nearest Primary School	Distance to Nearest Convenience Store			
	Distance to Nearest Secondary School	Distance to Nearest District Centre			

* Sites highlighted in red at Stage A of the suitability assessment were removed from further assessment within the SHLAA, due to conflicts with settlement boundaries, Protected Areas and Flood Risk Zone 3. See SHLAA methodology for further information.

Overcoming Suitability Constraints	Impact on Habitat for Fauna and Flora	Although the site is relatively small and is isolated in terms of connectivity with surrounding green infrastructure the gardens have been left unattended and it is therefore anticipated that some species will be supported by the space. However, due to the small area of the site itself it may not be viable or desirable to retain the vegetation.						
	ENV6 - Archaeology of Lesser Importance	Possible archaeological potential. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Constraints to Delivery	Demolition of the old Vicarage building will be required prior to the site being brought forward.						
	Access to Facilities and Services	Distance to a district centre has been identified as a potential issue for accessibility.						
Availability & Overcoming Constraints	The site is identified as Housing Allocation H2/10 in the SBC Local Plan 2011. The site is in single ownership and there has been previous interest in developing the site - S/04/1437 - Application disposed of - Demolition of vicarage and erection of 32 no. flats with associated car parking area and vehicular access. It is unclear whether any legal issues will affect development at this site.							
	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Available	<input type="checkbox"/>
Achievability & Overcoming Constraints	Alder King have assessed the achievability of the site and in light of current market, cost and delivery factors it is deemed to fall within the 0-5 year delivery timeframe.							
	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Achievable	<input type="checkbox"/>
Delivery Timeframe	Deliverable 0-5 years	<input checked="" type="checkbox"/>	Developable 6-10 years	<input type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/>	Not Currently Developable	<input type="checkbox"/>