

## Appendix 1

### Extract from 'Potential for Increasing Housing Densities in Winchester District' (Chesterton Planning & Economics and Jon Rowland Urban Design Final Report, July 2000).

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#### 2.3.3 Quality of Opportunity

This section of the assessment considered the likelihood of the site opportunity coming forward for development during the plan period by virtue of ownership, physical site constraints, and the local development market. To apply a market perspective to the physical nature of opportunities, we have divided the District into four simplified market areas:

- **Villages and Low Density Suburbs** – the private market is very strong even on small sites especially where they are large enough to build executive (4/5) bed detached homes or luxury apartments.
- **General private suburban estates** – the private market will bring forward most opportunities especially where there are few constraints and they are large enough for at least 5 detached units or a flat scheme.
- **Council Estates** – the private market may be reticent, but this is overcome in any event by housing associations who will favour schemes capable of accommodating at least five or more units.
- **Town centre and terrace areas** – larger sites will be attractive to private developers provided there are few constraints to development. Housing associations will also be interested in these and some of the smaller more difficult sites, but this should be rated as medium (see below) because of the risks involved in bringing forward the development.

Against these market considerations, the assessment also considered **Development Constraints**. These were essentially physical in nature, and excluded all policy considerations which are assessed separately in the unit justification. Elements include:

- **access** cost/difficulty
- **environmental** e.g. tree subject to TPO on site, busy polluted road, etc
- **physical characteristics** sharp slope/contamination/ stability/ flood risk
- **land ownership** number/ type
- **existing alternative use** viable business use currently on site
- **size/ form** of site

Following a consideration of the above, the surveyor rated each site with one of the following gradings:

- **Good:** where good market for private and/or housing association development and little or no obstruction to development and very likely to come forward within the plan period,
- **Medium:** where good market for private and/or housing association development but where there are several obstructions to development requiring action to be taken,

- **Poor:** where little market demand to bring forward development and/or major obstructions to development even for housing associations.

A particularly difficult opportunity to assess is **conversions**. With limited ability for access to assess the physical suitability of each unit, the surveyor assessed the quality of opportunity by grading in a similar way to above, but also considering the following:

- evidence of previous conversion activity (as an indicator of demand)
- distance from town centre, rail station or other facilities.
- size of Dwelling (i.e. the further it is from key facilities, the larger it generally needs to be).
- quality of neighbourhood (in upmarket neighbourhoods, the cost of acquiring and converting even very large dwellings may outweigh the end value)
- condition of property (a property in poor condition may be more easily acquired for conversion than one which is in good condition).