

- 5.20 A strict application of the AAP targets of 50% affordable housing with 75-25 tenure split would deliver 1,037 social rent habitable rooms and 346 shared ownership habitable rooms in FDS.
- 5.21 This S.73 application proposal with 64% affordable housing and a 67-33 split will deliver 1,191 social rent habitable rooms and 589 shared ownership habitable rooms in FDS. A clear increase in supply of all affordable tenures.
- 5.22 Similarly, the combined FDS/P18 set in the context of a strict application of the AAP targets with 50% affordable housing with 75-25 tenure split would deliver 1,168 social rent habitable rooms and 389 shared ownership habitable rooms in FDS/P18, whereas the current S.73 application proposals with 60% affordable housing and a 68-32 split will deliver 1,259 social rent habitable rooms and 603 shared ownership habitable rooms in FDS/P18.
- 5.23 Therefore, the combined amendments to FDS/P18 will deliver more affordable housing than applying the AAP targets.
- 5.24 In this context, the proposed tenure split for the affordable housing element is considered acceptable in ensuring that local residents benefit from sufficient provision of genuinely affordable homes which is consistent with the vision of the existing planning permission 14/AP/3843.

### Unit mix

- 5.25 Policy BH4 of the Aylesbury Area Action Plan (2010) seeks to achieve a range of housing unit mix to contribute to a genuine choice in size of homes.
- 5.26 The existing consent 14/AP/3843 would deliver 45% of its housing in 1-bed units, 36% in 2-bed units, 13% in 3-bed units, 4% in 4-bed units and 2% in 5-bed units in FDS. The LPA previously considered this unit mix to be acceptable and concluded that this unit mix would lead to a meaningful housing choice. The proposed S.73 changes will deliver 5x additional 1-bed units, 1x additional 2-bed unit, 2x additional 3-bed units and 4x additional 4-bed units. This means that the proposal will deliver 45% of its housing in 1-bed units, 36% in 2-bed units, 13% in 3-bed units, 4% in 4-bed units and 2% in 5-bed units in FDS. It is evident that the amendments will maintain the broad distribution of housing mix throughout FDS which the LPA previously found acceptable in 14/AP/3843. Therefore, the proposed amendments in unit mix are consistent with the existing planning permission 14/AP/3843.