

5.34 Furthermore, the approved 15x 3-bed Shared Ownership units and 2x 4-bed Shared Ownership units would not be genuinely affordable units in any event as their values would most likely exceed £600,000 in this location. Indeed, the Mayor's Affordable Housing and Viability SPD (2017) advises that generally Shared Ownership is not appropriate where unrestricted market values of a home exceed £600,000 and should not be considered genuinely affordable.

5.35 In this context, the loss of 15x 3-bed Shared Ownership units and 2x 4-bed Shared Ownership units will not result in a material loss of affordable housing provision in real terms, and will be comfortably compensated by the significant increase in the genuinely affordable 1-bed and 2-bed affordable units.

	Tenure (Units)																		
	1-Bed			2-Bed			3-Bed			4-Bed			5-Bed			Total			
	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	TOTAL
FDS (Approved)	135	37	199	68	48	183	63	15	30	20	2	10	18	0	2	304	102	424	830
FDS (Proposed)	161	112	103	79	99	122	70	0	40	20	0	16	18	0	2	348	211	283	842
Difference +/-	26	75	-96	11	51	-61	7	-15	10	0	-2	6	0	0	0	44	109	-141	12

	Tenure (Units)																		
	1-Bed			2-Bed			3-Bed			4-Bed			5-Bed			Total			
	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	TOTAL
P18 (Approved)	15	8	45	29	2	21	2	0	0	0	0	0	0	0	0	46	10	66	122
P18 (Proposed)	0	5	63	17	1	34	0	0	2	0	0	0	0	0	0	17	6	99	122
Difference +/-	-15	-3	18	-12	-1	13	-2	0	2	0	0	0	0	0	0	-29	-4	33	

	Tenure (Units)																		
	1-Bed			2-Bed			3-Bed			4-Bed			5-Bed			Total			
	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	TOTAL
FDS & P18 (Approved)	150	45	244	97	50	204	65	15	30	20	2	10	18	0	2	350	112	490	952
FDS & P18 (Proposed)	161	117	166	96	100	156	70	0	42	20	0	16	18	0	2	365	217	382	964
Difference +/-	11	72	-78	-1	50	-48	5	-15	12	0	-2	6	0	0	0	15	105	-108	12

Table 4: Housing tenure and unit mix at FDS and P18

Housing type

5.36 Policy BH5 of the Aylesbury Area Action Plan (2010) seeks to achieve a range of dwelling types across flats, maisonettes/duplexes and houses.

5.37 The existing consent 14/AP/3843 would deliver 82% of the overall housing as flats, 12% as maisonettes/duplexes and 6% as houses in FDS. The LPA previously considered this housing type mix to be acceptable on the whole and concluded that it would make effective use of the site.

5.38 The proposed amendments will maintain the approved housing type mix, and will deliver 82% of the overall housing as flats, 12% as maisonettes/duplexes and 6% as houses in FDS. Therefore, the