

established early phases. It is noted that the use of this housing dataset was accepted by GLA officers as part of the development of the AAP.

13 When assessing the regeneration programme against the established AAP housing dataset, GLA officers have calculated that it would result in a (reduced) net loss of 246 (11%) affordable units and a net gain of 363 (5%) affordable habitable rooms. On this basis the programme would achieve an uplift in affordable housing floorspace in accordance with London Plan Policy 3.14.

14 It is, nevertheless, acknowledged that the residential schedule for the outline masterplan is essentially illustrative, and potentially subject to deviation within the parameters of the outline application and the associated environmental impact assessment. In this regard it is noted that Southwark Council has undertaken sensitivity testing of the potential extent of any such permitted deviation. This demonstrates that, on the basis of the committed 50% provision of affordable housing, the outline application could: at its maximum permissible housing quantum result in a net loss of 237 affordable units and a net increase of 457 affordable habitable rooms; or, at its minimum permissible housing quantum result in a net loss of 559 affordable units and a net loss of 1,542 affordable habitable rooms.

15 Noting this, and in order to provide assurance with respect to the provision of affordable housing floorspace, the applicant has agreed to a planning obligation within the section 106 agreement to ensure that the outline masterplan would provide a minimum of 4,790 affordable habitable rooms. This figure represents the minimum affordable housing provision that the outline masterplan would need to deliver (in conjunction with the early development phases and parallel detailed application 14/AP/3843) in order to ensure the equivalent reprovision of affordable housing against the AAP housing baseline. With this commitment in place, and with the clarification of housing baseline figures (discussed above), GLA officers are now satisfied that the application accords with London Plan Policy 3.14.

16 Notwithstanding the position above, and in response to the Mayor's representations at consultation stage, the Council has also provided further details on the proposed estate decant programme and affordable housing pipeline within the borough. In this regard it is noted that between 2013 and 2019 it is anticipated that 2,360 new social rent homes, 572 new affordable rent homes and 1,942 new intermediate homes will be completed in the borough. It is understood that it is intended to use the supply of these new homes, in conjunction with the turnover of existing social rent homes at Aylesbury Estate, to support the re-housing of residents necessary to facilitate the next two regeneration phases. It is further noted that residents within these impending phases are being offered an option to return to a new home within the redeveloped estate. This is strongly supported.

#### Maximum reasonable amount of affordable housing

17 At consultation stage it was noted that the outline masterplan would achieve a 51% provision of affordable housing by unit, or, 49% when considered on a habitable room basis - in broad accordance with corresponding targets in the Aylesbury AAP and Southwark Core Strategy. Nevertheless, in the context of the net loss of affordable housing reported at consultation stage, GLA officers sought a financial viability statement for the scheme to provide assurance that the scheme was delivering the maximum reasonable amount of affordable housing. Having considered a statement subsequently provided by the applicant, and following subsequent discussions with the applicant and the Council, GLA officers accept that the proposed level of affordable housing is the maximum reasonable amount in accordance with London Plan Policy 3.12. Furthermore, on the basis that the scheme would meet the relevant affordable housing provision targets within the local plan, and has now been shown to comply with London Plan Policy 3.14 (refer above), GLA officers accept the absence of an upward affordable housing review mechanism for future phases.