

	Unit Sizes										
	1-Bed		2-Bed		3-Bed		4-Bed		5-Bed		Total
	Units	%	Units	%	Units	%	Units	%	Units	%	Units
FDS (Approved)	371	45%	299	36%	108	13%	32	4%	20	2%	830
FDS (Proposed)	376	45%	300	36%	110	13%	36	4%	20	2%	842
Difference +/-	5		1		2		4		0		12

Table 3: Unit mix at FDS

- 5.27 Paragraph 3.4.6 of the Aylesbury Area Action Plan (2010) indicates that at least half of 2-bed units should be designed to accommodate 4 people, rather than 3. The existing consent 14/AP/3843 would deliver 65% of the 2-bed units as 2b4p units in FDS. The amendments will lower this proportion but will still ensure that 50% of the 2-bed units are 2b4p units in FDS.

### Affordable housing – Tenure/Unit mix

- 5.28 As mentioned previously, the tenure swap between FDS and P18 means that more affordable housing will be delivered upfront in FDS, and moreover there will be additional affordable homes than originally approved for FDS/P18 as a whole.
- 5.29 The proposed amendments will deliver 101x additional 1-bed affordable units, 62x additional 2-bed affordable units, 8x fewer 3-bed affordable units and 2x fewer 4-bed affordable units than the existing consent 14/AP/3843 in FDS.
- 5.30 P18 will deliver 18x fewer 1-bed affordable units, 13x fewer 2-bed affordable units and 2x fewer 3-bed affordable units than the existing consent 16/AP/2800.
- 5.31 Taken together, the amendments on FDS/P18 will deliver 83x additional 1-bed affordable units, 49x additional 2-bed affordable units, 10x fewer 3-bed affordable units and 2x fewer 4-bed affordable units. In other words, the amendments will significantly increase 1-bed and 2-bed affordable units at FDS/P18 but will slightly decrease 3-bed and 4-bed affordable units.
- 5.32 Although the proposed amendments will slightly reduce the provision of 3-bed and 4-bed affordable units at FDS/P18, it should be noted that these losses will be in the form of Shared Ownership units and not social rent units.
- 5.33 Whilst the proposed amendments will lose 15x 3-bed Shared Ownership units and 2x 4-bed Shared Ownership units, there will actually be a gain of 5x 3-bed social rent units to provide more family-sized affordable units at genuinely affordable prices.