

housing stock on the estate which is proportionally higher than what would be policy compliant (30% maximum) under the AAAP. A mix of tenures on the redeveloped estate is a key objective of the AAAP and in accordance with policy intermediate tenures have been taken into account when calculating affordable housing provision.

99. The AAAP anticipated a loss of affordable units but expected that loss to be much less significant in terms of affordable habitable rooms. This proposal demonstrates that no net loss of affordable housing in terms of habitable rooms could be achieved across the estate if the outline proposal was delivered at or close to the maximum scenario. The minimum number of habitable rooms needed to be delivered through the outline scheme to ensure there is no net loss of affordable housing overall is 4,790. Based on the maximum number of 2745 units, the illustrative masterplan would deliver a growth of 457 habitable rooms of affordable housing.
100. The delivery of a quantum of new housing close to the stated maximum of 2,745 is not an unreasonable assumption given that the estate would remain at a density that is well within the range expected for this area (200-700hr/ha). An average site wide density of 381 habitable rooms per hectare is achieved under the minimum scenario and 531 habitable rooms per hectare under the maximum scenario which is well below the 700 hr/ha set out in the AAAP. These densities are gross and take account of roads within the red line boundary.
101. However, the applicant has acknowledged the importance of fully replacing affordable housing as part of its Aylesbury estate redevelopment. With Phase 1A and Site 7 in place, and assuming that the FDS scheme is delivered in line with the current application, then an additional 4790 habitable rooms of affordable housing in phases 2, 3 and 4 would be required to deliver full replacement of the baseline.
102. The applicant has therefore confirmed that they will commit to provide 50% of all habitable rooms as affordable housing, in line with AAAP policy BH3, or a minimum of 4790 habitable rooms of affordable housing under the outline application, whichever is the greater. This would ensure future phases will secure full replacement affordable housing, when measured by habitable rooms.
103. This will be secured by a legal agreement along with a site wide affordable housing delivery strategy that will set milestones for the required number of affordable habitable rooms on a phase by phase basis. This is a key consideration. For this reason the scheme should be strongly supported in accordance with AAAP Policy BH1 (Number of homes) Policy BH2 (Density and Distribution of homes) and London Plan Policy 3.14 (Existing Housing).
104. London Plan Policy 3.12 seeks the maximum reasonable amount of affordable housing on residential schemes and the need to promote mixed and balanced communities. The policy recognises that councils may set local affordable housing targets, taking into account local considerations including the existing housing mix in an area. In the case of the AAAP, there is a target of 50% affordable housing and split of social housing rented and intermediate homes that was agreed by the Mayor and the Inspector to be in conformity with the London Plan. However following a request from the GLA, the applicant submitted a viability statement and the GLA have indicated that they accept the proposed level of affordable housing is the maximum reasonable amount in accordance with London Plan Policy 3.12.