

Proposal sites). It is noted that the shortfall on earlier phases was 11% for site 7 and 6% for the FDS. The applicant has demonstrated that delivering a greater number of dwellings will be difficult to achieve whilst also securing high quality design and good standards of amenity for new and existing surrounding residents as well as ensuring sufficient open space. Based on this analysis it is considered that the maximum number of dwellings proposed (3,983) may be the most that the outline scheme could realistically provide taking the need to balance the new for new housing stock as well as ensuring good standards of design. However, a key consideration is the re-provision of affordable housing.

Reprovision of affordable housing

97. A significant number of objections expressed the concern that the outline proposal would result in less affordable housing and a net loss of social rented units on the estate. Table 14 below provides an overview of the re-provision of affordable housing across the Aylesbury Estate taking account of the contribution made by the early phases and proposed detailed application against the minimum and maximum number of dwellings that could be delivered under this proposal.

Table 14: Affordable Housing re-provision overview against Aylesbury Estate baseline (May 2008) – minimum and maximum scenario

		Minimum scenario		Maximum scenario	
		Social rent	All affordable	Social rent	All affordable
Estate baseline	<i>units:</i>	2,249	2,249	2,249	2,249
	<i>habitable rooms:</i>	6,887	6,887	6,887	6,887
Early phases	<i>units:</i>	148	210	148	210
	<i>habitable rooms:</i>	541	703	541	703
Proposed detailed phase	<i>units:</i>	304*	406	304*	406
	<i>habitable rooms:</i>	1,068*	1,394	1,068*	1,394
Proposed outline phase(s)	<i>units:</i>	631	864	1,019	1,396
	<i>habitable rooms:</i>	2,448	3,248	3,955	5,247
Regeneration programme total	<i>units:</i>	1,083	1,690	1,471	2,012
	<i>habitable rooms:</i>	4,057	5,345	5,564	7,344
Net change against baseline	<i>units:</i>	-1,166	-559	-778	-237
	<i>habitable rooms:</i>	-2,830	-1,542	-1,323	+457

*Includes 27 units (54 habitable rooms) at affordable rent

98. When combined with all phases of the regeneration programme the outline minimum scenario would result in a net loss of -559 affordable dwellings or -1,542 affordable habitable rooms. Under the maximum scenario there would be a net loss of -237 affordable units but an increase of +457 affordable habitable rooms. The net increase arises because of the replacement of existing smaller dwellings by new larger affordable family sized homes in accordance with the AAAP (Policy BH4 Size of homes). Studios and one bedroom flats currently account for over 35% of the existing