

107. In terms of providing the maximum reasonable amount of affordable housing, the GLA has acknowledged the AAAP target of 50% and accept that the current provision is the maximum the scheme can support. This recognises that the development can only be delivered with support from public funds.
108. The affordable housing provision on the FDS will deliver the AAAP aspiration for a more mixed community with a broader range of housing choices. The AAAP assumed that the redevelopment would result in a small loss of affordable housing when measured in habitable rooms; the FDS, based on a lower than expected total number of units, results in a very marginal loss of only 3 habitable rooms of affordable housing. When considered in the context of the delivery of affordable housing across the wider masterplan, this is not considered to be significant. Taking into account the quality, range and size of the affordable housing being provided, and the inclusion of a high number of social rented family units, the affordable housing provision is considered to be a very positive aspect of the development, which should be accorded significant weight in determining the application.

Housing mix and type

109. AAAP Policy BH4: 'Size of homes' and BH5: 'Type of homes' detail the mix and type of homes that will be required within the redeveloped Aylesbury Estate
110. London Plan Policy 3.8 – 'Housing choice', reiterates the need for new developments to provide a genuine range of homes of different sizes and types in the highest quality environments.
111. The AAAP sets out under Policy BH4 and BH5 the overall size and types of homes expected to be achieved as an outcome of the redevelopment of the estate. However, it also gives, at table A5.1, more detailed figures for the individual sites and phases within the masterplan area. This recognised that not all sites will contain the same form of development, and creating a range of character areas will mean some plots being more intensively developed than others. The figures given in Table A5.1 are stated as approximate, and in the case of the FDS (listed in the table as 1b and 1c) the figures are based on an assumed capacity of 880 units.
112. In terms of housing mix and type the AAAP requirements and the proposals of the FDS are outlined in Tables 23 and 24 below;

Table 23

Unit Mix			
AAP FDS Minimum Unit Mix and Outline Requirement (*)	FDS Unit Mix	Outline Scheme Indicative Unit Mix	Total
Max 2% Studios (3%)	0	0	0
64% two or more bedrooms (70%)	459 (55.3%)	2081 (75.8%)	2540 (71%)
17% three bedrooms (20%)	108 (13%)	538 (19.6%)	646 (18.1%)
4.3% four bedrooms (7%)	32 (3.9%)	389 (14.2%)	421 (11.8%)
1.6% five bedrooms (3%)	20 (2.4%)	188 (6.8%)	208 (5.8%)