

Proposed outline phase	<i>units</i>	1,710	498	537	2,745
	%	62.2%	18.1%	19.7%	100%
Regeneration total	<i>units</i>	2,726	651	606	3983
	%	68.4%	16.4%	15.2%	100%
<i>net difference against AAAP Target</i>		+8.4%	-0.6%	-7.8%	-

118. The proposed dwelling mix would broadly reflect the aspirations set out in policy BH5 (Type of homes) although somewhat fewer houses would be delivered compared with what was envisaged under the AAAP. The illustrative masterplan demonstrates that even at densities below AAAP expectations that it is difficult to provide more houses due to the amount of land needed compared to other dwelling types. A higher proportion of larger homes, including three bed, four bed and five bed or more properties, is a key driver of policy BH5 and so in this respect the potential contribution of the outline scheme is significant. The proposed weighting towards the delivery of large family homes is a key material consideration and so, on balance, the outline scheme can be supported.
119. To secure the delivery of a genuine mix of dwelling types it is recommended that delivery mile stones are set for the different types of homes across the remaining phases. The mix will be secured as part of a site wide housing strategy that will set out how a range of dwellings types will be provided to meet general needs accommodation as well as the needs of wheelchair users and people with other disabilities. The strategy will be secured by a legal agreement.
120. Based on this analysis, officers are satisfied that despite the shortfall in houses, the scheme will provide a genuine choice of homes of different typologies and sizes that is capable of meeting the needs of existing Aylesbury residents as well as other housing needs within the borough. This will broadly be in compliance with AAAP Policy BH5 (Type of homes) and BH4 (Size of homes).

Density

121. AAAP Policy BH2: Density and distribution of homes specifies the density ranges for development blocks
122. Based on the illustrative masterplan the outline proposal would have a density of 502 habitable rooms per hectare if the maximum number of dwellings are built. Under the minimum scenario the density would be 307 habitable rooms per hectare. These densities are based on gross figures and take account of the all the land and roads within the estate. The actual density each proposal would be higher if surrounding roads were not taken into account. These densities fall within an acceptable range in accordance with policy BH2 (Density and distribution of homes)

Quality of accommodation

123. Policy BH7 (Sustainable Design and construction) requires all homes in the action area core to achieve at least a Code for Sustainable Homes rating of 4 (or equivalent in any successor rating system). New dwellings are required to be well designed, provide good quality living conditions (saved policy 4.2; AAAP appendix 6) and 10% are required to be suitable for wheelchair users in accordance with saved policy 4.3 of the Southwark Plan (Mix of dwellings), Residential Design Guidance (2011) and