

- 3.3.6 Intermediate housing will provide homes for those who can only afford to pay for part of their homes but allow access to home ownership. This can include key workers such as nurses, teachers, fire fighters and police officers.
- 3.3.7 To help ensure that the new neighbourhood contributes to community cohesion, all new homes should be tenure blind i.e. it should not be possible to distinguish between affordable and private homes from their external appearance.
- 3.3.8 The testing we carried out on the masterplan demonstrated that the splits between affordable and private housing set out in policy BH3 will be physically possible. All developments blocks should seek to provide the tenure mix which is appropriate for the proposals site in which the block is located, as set out in policy BH3, unless it can be demonstrated that this is not possible through an open-book financial appraisal. A greater proportion of affordable units will be provided in the first phase in order to improve the deliverability of the scheme. This will be balanced by the provision of fewer affordable units in phase 4 to deliver the aim of achieving 50/50 split between affordable and private homes across the action area core. In order to provide some flexibility, the policy seeks to ensure that the correct mix is provided across each phase as a whole, rather than per development block. We will monitor developments to ensure that the correct proportions are provided within each phase (see section 8).

3.4 Size of homes

BH4: Size of homes

The following mix of housing sizes will be provided in the action area core:

- A maximum of 3% studios all in private tenure;
- At least 70% of homes to have two or more bedrooms;
- At least 20% of homes to have three bedrooms;
- At least 7% of homes to have four bedrooms; and
- At least 3% of homes to have five or more bedrooms.

Developments must provide a range of dwelling sizes to contribute towards the mix sought for each proposal site (as set out in Appendix 5).

REASONS

- 3.4.1 Promoting a mix of home sizes will help create a mixed community and also provide for the re-housing needs of existing residents.
- 3.4.2 The proportions which are set out in the policy reflect borough-wide housing needs in Southwark as well as the re-housing needs of existing Aylesbury tenants. While overall we will achieve the proportions set out in the policy, the proportions will be different on each site because each site is distinct.
- 3.4.3 There is no identified need for studio units in the affordable housing sector and BH4 is in line with the requirements of the Southwark Plan.
- 3.4.4 Providing a larger proportion of homes which have three or more bedrooms will help broaden housing choice, which is one of the key objectives of the London Plan and is consistent with Policy 3A.5: