

Proposal site	Development number and block address	Proposed uses (all figures are approximate)	Sizes of homes (all figures are approximate)							Types of homes (all figures are approximate)				Anticipated phasing
			Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total	Flats	Maisonettes	Houses		
AAAP P1		•1,417 homes (C3 Use Class) •1,050sqm retail uses (A Use Classes) •1,980sqm community space (D1 Use Class) •2,500sqm health and social care space (D1 Use Class) •400sqm of pre-school facilities	36	465	608	225	61	22	1,417	67%	23%	10%	Phase 1 (2009-2016)	
	Indicative development block sub-totals			-	99	135	19	7	260	100%	0%	0%		
	1a: (1-12 Red Lion Close; 1-41 Bradenham; and the Aylesbury Day Centre)	•260 homes (C3 Use Class) •400sqm retail uses (A Use Class) •1,480sqm community space (D1 Use Class) (Aylesbury Resource centre)												
	1b: (1-35 Chartridge; 42-256 Bradenham; 69-76 Chartridge; 77-105 Chartridge; Ellison House; 1-28 Arklow House)	•408 homes (C3 Use Class) •250sqm retail uses (A Use Classes)	13	132	170	69	18	6	408	67%	27%	6%		
	1c: (36-68 Chartridge; 106-119 Chartridge; 120-149 Chartridge; and 1-172 Chiltern)	•472 homes (C3 Use Class)	15	153	196	80	20	8	472	67%	27%	6%		
	7: (1-27 Wolverton; and 28-59 Wolverton)	•165 homes (C3 Use Class)	4	39	61	41	13	7	165	49%	19%	32%		
	10: (Youth Club Amersham; and 300-313 Missenden)	•112 homes (C3 Use Class) •2,500 health facilities (D1 Use Class) •500 community space (D1 Use Class)	4	42	46	16	3	1	112	81%	19%	0%		
AAAP P2	645 homes (C3 Use Class)			18	172	253	139	43	20	645	55%	24%	21%	Phase 2 (2013-2018)
	Indicative development block sub-totals													
	4a (391-471 Wendover; 1-30 Foxcote; 140 Albany Road; 24-36 Ravenstone; and 67-81 Ravenstone)	212 homes (C3 Use Class)	7	68	92	34	9	2	212	67%	33%	0%		
	4b (241-390 Wendover; 1-30 Winslow; 1-25 Padbury; 1-23 Ravenstone; and 37-66 Ravenstone)	206 homes (C3 Use Class)	4	38	69	61	21	13	206	38%	13%	49%		
	5 (37-62 Wendover; 117-156 Wendover; 201-240 Wendover; 126-151 Wolverton; 152-175 Wolverton; and 176-192 Wolverton)	227 homes (C3 Use Class)	7	66	92	44	13	5	227	60%	27%	13%		

Table A5.1: Schedule of proposals sites

submitted with the application. Whilst the illustrative masterplan would not have the status of a 'approved plan' under any planning permission (since it was submitted for illustrative purposes only), it does indicate that the maximum 2,745 homes is not an unreasonable assumption, subject to detailed design and amenity testing. However, in line with the normal provisions of an outline application and Environmental Statement, the application also includes a minimum scenario, which sets out the lowest quantum of development which would be permissible under the outline application. In terms of housing, this is stated to be 1,700 new homes. It is therefore necessary to assess whether this minimum scenario would also deliver the policy requirements in terms of new housing and affordable housing. An indicative dwelling mix and tenure split is set out in the development specification which is summarised in Tables 11 and 12.

Aylesbury Estate – Housing baseline (May 2008).

89. Whilst the estate originally comprised entirely social rented accommodation, over time a number of units have been purchased by tenants through the 'right to buy' scheme. The Mayor of London's Housing SPG clarifies that the 'right to buy' properties should not be included within the affordable housing baseline for the estate. The housing baseline is set out in the table below and is taken from May 2008 before regeneration commenced and dwellings were demolished.

**Table 8:** Aylesbury Estate housing baseline (May 2008)

Unit type	Social Rent	Leasehold	Totals
Studio	31	7	38
One-bedroom	841	102	943
Two-bedroom	605	141	746
Three-bedroom	541	171	712
Four-bedroom	197	73	270
Five-bedroom	34	15	49
<b>Total Units</b>	<b>2,249</b>	<b>509</b>	<b>2758</b>
<b>Total habitable rooms</b>	<b>6,887</b>	<b>1,773</b>	<b>8,660</b>

Aylesbury Estate – early redevelopment phases

90. Since the 2008 baseline, a number of early phases of the estate redevelopment have taken (or are taking) place –these are known as 'site 1a' and 'site 7' (see planning history). The cumulative housing contribution of these early redevelopments is as set out in the table below:

**Table 9:** Aylesbury Estate – early redevelopment phases

Unit type	Social Rent	Intermediate	Private market	Totals
One-bedroom	43	18	69	130
Two-bedroom	57	44	107	208
Three-bedroom	19	0	11	30
Four-bedroom	25	0	10	35
Five-bedroom	4	0	1	5
<b>Total Units</b>	<b>148</b>	<b>62</b>	<b>198</b>	<b>408</b>
<b>Total</b>	<b>541</b>	<b>162</b>	<b>198</b>	<b>1,294</b>

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			Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total	Flats	Maisonettes	Houses		
AAAP P1		•1,417 homes (C3 Use Class) •1,050sqm retail uses (A Use Classes) •1,980sqm community space (D1 Use Class) •2,500sqm health and social care space (D1 Use Class) •400sqm of pre-school facilities	36	465	608	225	61	22	1,417	67%	23%	10%	Phase 1 (2009-2016)	
	Indicative development block sub-totals													
	1a: (1-12 Red Lion Close; 1-41 Bradenham; and the Aylesbury Day Centre)	•260 homes (C3 Use Class) •400sqm retail uses (A Use Class) •1,480sqm community space (D1 Use Class) (Aylesbury Resource centre)	-	99	135	19	7		260	100%	0%	0%		
	1b: (1-35 Chartridge; 42-256 Bradenham; 69-76 Chartridge; 77-105 Chartridge; Ellison House; 1-28 Arklow House)	•408 homes (C3 Use Class) •250sqm retail uses (A Use Classes)	13	132	170	69	18	6	408	67%	27%	6%		
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AAAP P2		645 homes (C3 Use Class)	18	172	253	139	43	20	645	55%	24%	21%	Phase 2 (2013-2018)	
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	4a (391-471 Wendover; 1-30 Foxcote; 140 Albany Road; 24-36 Ravenstone; and 67-81 Ravenstone)	212 homes (C3 Use Class)	7	68	92	34	9	2	212	67%	33%	0%		
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Table A5.1: Schedule of proposals sites

<b>habitable rooms</b>				
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91. Table 10 below sets out the housing provision proposed within the detailed planning (full) application that is being considered alongside this proposal.

**Table 10:**Aylesbury Estate - proposed detailed phase (FDS)

Unit type	Social rent	Affordable rent	Intermediate	Private market	Unit type
One-bedroom	108	27	37	199	371
Two-bedroom	68	0	48	183	299
Three-bedroom	63	0	15	30	108
Four-bedroom	20	0	2	10	32
Five-bedroom	18	0	0	2	20
<b>Total Units</b>	<b>277</b>	<b>27</b>	<b>102</b>	<b>424</b>	<b>830</b>
<b>Total habitable rooms</b>	<b>1014</b>	<b>54</b>	<b>326</b>	<b>1327</b>	<b>2721</b>

92. Table 11 below sets out a schedule of accommodation for the outline proposal, based on the submitted illustrative masterplan. This sets out the tenure split under the maximum scenario (2,745 units).

**Table 11:**Aylesbury Estate –Outline proposal (maximum/illustrative masterplan)

Unit type	Social rent	Intermediate	Private market	Totals
One-bedroom	264	118	283	665
Two-bedroom	329	175	463	967
Three-bedroom	189	39	310	538
Four-bedroom	160	36	192	388
Five-bedroom	76	10	101	187
<b>Total units</b>	<b>1,018</b>	<b>378</b>	<b>1,349</b>	<b>2,745</b>
<b>Total habitable rooms</b>	<b>3,955</b>	<b>1,292</b>	<b>5,412</b>	<b>10,659</b>

93. Table 12 below sets out a schedule of accommodation for the outline proposal. This sets out the tenure split under the minimum scenario (1,700 units).

**Table 12:**Aylesbury Estate – proposed outline application (minimum)

Unit type	Social rent	Intermediate	Private market	Totals
One-bedroom	163	73	175	411
Two-bedroom	205	108	287	600

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