

housing stock on the estate which is proportionally higher than what would be policy compliant (30% maximum) under the AAAP. A mix of tenures on the redeveloped estate is a key objective of the AAAP and in accordance with policy intermediate tenures have been taken into account when calculating affordable housing provision.

99. The AAAP anticipated a loss of affordable units but expected that loss to be much less significant in terms of affordable habitable rooms. This proposal demonstrates that no net loss of affordable housing in terms of habitable rooms could be achieved across the estate if the outline proposal was delivered at or close to the maximum scenario. The minimum number of habitable rooms needed to be delivered through the outline scheme to ensure there is no net loss of affordable housing overall is 4,790. Based on the maximum number of 2745 units, the illustrative masterplan would deliver a growth of 457 habitable rooms of affordable housing.
100. The delivery of a quantum of new housing close to the stated maximum of 2,745 is not an unreasonable assumption given that the estate would remain at a density that is well within the range expected for this area (200-700hr/ha). An average site wide density of 381 habitable rooms per hectare is achieved under the minimum scenario and 531 habitable rooms per hectare under the maximum scenario which is well below the 700 hr/ha set out in the AAAP. These densities are gross and take account of roads within the red line boundary.
101. However, the applicant has acknowledged the importance of fully replacing affordable housing as part of its Aylesbury estate redevelopment. With Phase 1A and Site 7 in place, and assuming that the FDS scheme is delivered in line with the current application, then an additional 4790 habitable rooms of affordable housing in phases 2, 3 and 4 would be required to deliver full replacement of the baseline.
102. The applicant has therefore confirmed that they will commit to provide 50% of all habitable rooms as affordable housing, in line with AAAP policy BH3, or a minimum of 4790 habitable rooms of affordable housing under the outline application, whichever is the greater. This would ensure future phases will secure full replacement affordable housing, when measured by habitable rooms.
103. This will be secured by a legal agreement along with a site wide affordable housing delivery strategy that will set milestones for the required number of affordable habitable rooms on a phase by phase basis. This is a key consideration. For this reason the scheme should be strongly supported in accordance with AAAP Policy BH1 (Number of homes) Policy BH2 (Density and Distribution of homes) and London Plan Policy 3.14 (Existing Housing).
104. London Plan Policy 3.12 seeks the maximum reasonable amount of affordable housing on residential schemes and the need to promote mixed and balanced communities. The policy recognises that councils may set local affordable housing targets, taking into account local considerations including the existing housing mix in an area. In the case of the AAAP, there is a target of 50% affordable housing and split of social housing rented and intermediate homes that was agreed by the Mayor and the Inspector to be in conformity with the London Plan. However following a request from the GLA, the applicant submitted a viability statement and the GLA have indicated that they accept the proposed level of affordable housing is the maximum reasonable amount in accordance with London Plan Policy 3.12.

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