

## 3.1 Background

- 3.1.1 This section deals with the number of new homes, their size and tenure mix, sustainable construction and use of resources. The focus is on the design of the new homes that will replace the existing Aylesbury Estate but it is also very important that the new development should respect the wider AAP area including preserving and enhancing the nearby conservation areas.
- 3.1.2 Under the current re-housing policy existing residents will be given the opportunity to remain in affordable homes in the borough, and return to the action area core following redevelopment if desired.



### REASONS

- 3.1.3 At present there are 2,758 homes in the action area core. The layout of the estate is poor and does not make efficient use of the land.
- 3.1.4 The London Plan's requirement for Southwark is 16,300 new homes by 2016/2017. The AAP will deliver about 1,450 extra homes to contribute towards this target. The increase in the number of homes will allow new private and intermediate homes to be introduced into the area, contributing to the creation of a mixed community and helping to ensure that the scheme is financially viable.
- 3.1.5 The feasibility of accommodating this additional housing has been tested and has been found acceptable in terms of all the elements that make successful neighbourhoods and vibrant communities, including the open space requirements, services, the mix of homes, and supporting community and social facilities.