



PYNFOLDS ESTATE UPDATE

SEPTEMBER 2021

We're aiming to build new homes on Pynfolds Estate as part of our commitment to providing more quality council homes across the borough. We have committed to building 2,500 new council homes by May 2022 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

Of these:

- At least 50% of new council homes will be offered to existing tenants who are in housing need in Pynfolds Estate or the local area, so they can continue to live near family, friends, and the services they currently use.
- The remaining homes will be allocated to people on our wider housing waiting list.

LATEST UPDATES

We have now submitted the planning application for the development. You will be able to look at the planning application and provide comments on the council's online planning portal.

<https://planning.southwark.gov.uk/online-applications> using the planning reference number **21/AP/3118**.

The new homes proposals also include plans to improve the estate for all residents, including:

- We would be planting at least five trees and adding additional trees throughout the estate.
- We would develop a landscape seating area on the corner of Paradise Street and Cathay Street.
- We would provide new fencing in the courtyard.

- We would provide a new pedestrian route with a direct linked route through to the courtyard garden.
- We would create additional entrances at specific locations around the fences to the courtyard to open up the landscape and make the garden space more permeable.
- There would be new planting to enhance and compliment the existing plants.
- There would be new resin bound gravel surfaces on the paths.
- We would repair the benches in the courtyard.
- We would create wildlife habitats and bird boxes in the trees.
- We would improve and refurbish the playground.

WE HELD THE FOLLOWING EVENTS BEFORE THE PLANNING SUBMISSION:

- Residents & community drop-in meeting on Wednesday 7 October 2020
- Our first project group meeting was held on Thursday 17 December 2020
- A second project group meeting was held on Thursday 4 February 2021
- Special resident group Meeting was held on Wednesday 21 April 2021
- A third project group meeting was held on Thursday 29 April 2021
- Wider community drop-in event was held on Wednesday 12 May 2021
- A fourth project group meeting was held on Thursday 22 July 2021
- Virtual pre-planning submission event was held on Tuesday 27 July 2021

NEXT STEPS

Now that the planning application has been submitted, statutory consultation will be carried out by Planning. They will be in contact with local residents regarding the application and you will have the opportunity to comment on the application using the unique planning reference number that planning will provide.

KEEP UPDATED ONLINE

You can access the latest information on the Pynfolds Estate proposals from the link below:

<https://pynfoldsestate.commonplace.is/>



You can also scan the QR code on the next page with your mobile phone to access the Commonplace site:

The link to access the map of new homes sites on the Southwark website is:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/map-of-new-council-homes-sites>

You can also scan the QR code below with your mobile phone to access the Southwark website:



YOUR CONTACTS

Project Manager: Khang Le
Email: Khang.Le@southwark.gov.uk

Phone: 07395 854 757