

WARDS CORNER (North London)

Wards Corner Community Coalition (WCCC) came together in 2007 to block a development that would have demolished a market hall above the Seven Sisters Underground station in the London Borough of Haringey, in north London. This is one of the poorest neighbourhoods in London, with a very diverse population; over 100 languages spoken in the borough. In 2004, the local authority entered into an agreement with a private developer, Grainger, to re-develop the whole area named Wards Corner with the market at its heart. The proposals, crafted without proper consultation with residents and local businesses, involved the demolition of the indoor market, with around 50 stalls which mainly serve the Latin American community. The proposals also included the building of private flats in a gated style and demolition of what was considered local architectural heritage. The private developer planning application was submitted in March 2008. The same month, the Wards Corner Community Coalition was launched, presenting an alternative plan for the area which retained the market. It was a coalition with support from residents' associations, market trader association, the local branch of Friends of the Earth and heritage and local cultural associations.

As a result of this mobilization, Grainger's plan received strong community rejection in the form of around 400 objection letters, but the plan was nevertheless approved by the local authority (Haringey Council). However, WCCC challenged this planning application in the courts on the basis that it did not consider the negative impact on the Latin American ethnic minority community using the market. This resulted in the planning application being quashed in 2010. In June 2012, Grainger resubmitted a new planning application which WCCC again campaigned against and took legal action for similar reasons; ignoring local heritage, the lack of affordable housing and the negative impact on ethnic minorities. WCCC lost this second appeal but continued to work on a community plan for the market. Planning permission for this Community Plan was granted in 2014, but so was planning permission for an alternative private development, which does not guarantee the future size, shape and rents of the market. There is also a proposal for a new private housing development opposite the market, which is opposed by many local people. Therefore the campaign has the twin challenge of launching and fundraising in order that the community plan be realised and also contesting other nearby/competing developments. The West Green/Seven Sisters Road Development Trust (N15 Development Trust) now has a steering group and is developing its business model. The trust was launched in September 2015.

WCCC and other local groups are part of a new large network, [Our Tottenham](#), established in 2013 as a group of groups which stands and campaigns for 'planning and regeneration by the community, for the community'.

MORE INFORMATION:

<https://wardscorner.wikispaces.com>

<https://n15developmenttrust.wordpress.com>