

# GREEN NEWS

## NORTH WALWORTH



Peter Baffoe



Adriana Hoyos Rojas



Guy Mannes-Abbott

# ELEPHANT & CASTLE REGENERATION: THESE PLANS ARE NOT GOOD ENOUGH

## 200 community objections but proposals up for approval

Southwark Council is due to decide before Christmas on permission for **demolition and redevelopment of Elephant & Castle Shopping Centre**, plus the London College of Communication (LCC) site. If permission is granted, property company Delancey plans to **begin demolition work in September 2019**.

**200 objections** have been lodged by the local community to Delancey's current redevelopment plans. The Green Party's submissions highlighted numerous features which **many local people find unacceptable**:

- **No social rented housing**, and no long-term tenancy rights in new homes – flouting Southwark's own planning policies
- **Loss of the bingo hall, bowling alley and Coronet theatre** – without satisfactory replacement leisure facilities
- **No low-cost retail units** – Delancey simply states it “may not be financially viable for [existing retailers] to survive in the wider area over the longer term”
- **No space for children's play** or youth activities
- Virtually **no enhancements to green spaces** or plant life
- **Loss of daylight and privacy** for existing residents from an overbearing cluster of new towers on the LCC site.

Local Green activist Peter Baffoe said: “We want to **maintain the unique character** of the Elephant & Castle area. It **must stay a family-centred accessible place** for the local community to enjoy.”



Peter and the local Green Party are pressing for a better deal

## Vibrant local Latin community fears devastation



Adriana (left) with community members, standing up to save our Latin quarter

The cluster of around **100 Latin American businesses** in the Elephant & Castle area continues to **fear for its future**. The Latin community has been here for decades, adding hugely to local cultural and community life. There are many Latin businesses in Elephant Shopping Centre, most of them family-run.

In 2013, **Labour-run Southwark Council promised to retain a designated Latin Quarter** within a redeveloped Elephant & Castle. “The Council seem to have **forgotten about their promise**,” says Elephant-based lawyer Adriana Hoyos Rojas. “Under the current plans most of the Latin businesses will **have to move out**. The offer of relocation is **inadequate**; the community would be **dispersed** and our identity lost. Within three years most of our businesses would face being **priced out totally**.”

“We're not against development of the area, but **the Council must work together with the Latin community** – not just impose ‘take it or leave it’ plans on traders. The assurances from Delancey and the Council are **too vague**.”

**PETER, ADRIANA AND GUY: CALLING FOR BETTER FOR OUR LOCAL COMMUNITY**

# “DID SOMEBODY SAY REGENERATION?”

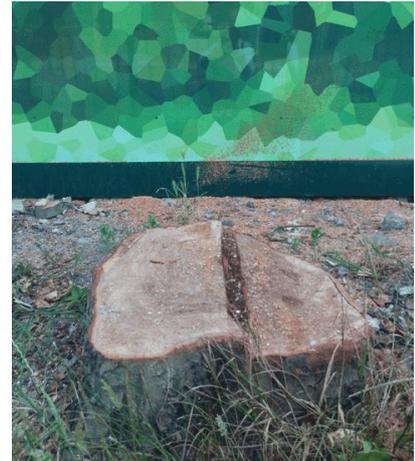
Writer **Guy Mannes-Abbott** speaks out...

North Walworth has been subjected to **years of “regeneration”**, resulting in **very scarce public benefits** but **staggering profits for Lendlease**. The next phase of “regeneration” at the Shopping Centre only acknowledged the existing traders and community *after* the offshore developers submitted their planning application. **Is there really no alternative?**

Thousands of **flats, often gated and empty**, are being erected using excellent public transport links as a justification, yet a **lethal dual carriageway** still runs through the heart of the area, adding toxicity to our **city-wide health crisis**.

**I articulated what became a community campaign** to rescue some of the **Heygate forest’s “public welfare values”** for a **restored park** and hundreds of widely dispersed **replacement trees**. But **the park is private**, surrounded by a 1km-wide treeless greyzone and **severed from the community** to the north by a toxic ravine.

For me, green politics is about **articulating what matters**, joined-up in practice and truly universal in principle. **Join us?**



“Elephant Park”  
construction site: photo  
by Guy Mannes-Abbott

## VICTORY PARK: NO REPAIR TILL 2019

**Hazard to young people left unsecured for months**



**Peter: Pushing Southwark Council to keep our park safe and functional**

Part of the **only proper pedestrian route** through **Victory Community Park** will remain sealed out of use until **2019**, Southwark Council has admitted in an answer to Green activist Peter Baffoe.

The Council **declared the park’s boardwalk unsafe** many months ago. Ever since, it has been blocked off with only the flimsiest of temporary fencing –

even though it’s **right next to the young people’s sports area**. Peter has observed young people easily climb onto the **unsafe structure**.

Peter said: “**No one should be left behind in the regeneration** of our area. **Southwark Council should prioritise finding the money** for this repair work to ensure the safety of the local community. **I will continue to press the Council** to bring the boardwalk back into safe use as soon as possible.”

## NEWS IN BRIEF

**BIG SUPPORT FOR TUBE AT BRICKLAYERS:** Many local residents turned out to a cross-party rally calling for a **Tube station at Bricklayers Arms**. TfL wants to put the first new station on the **Bakerloo line extension** a long way down the Old Kent Road. **Greens say “think again”.**



**Green activists at the Bricklayers Tube rally**

**YOUR COUNCIL WARD IS CHANGING:** Southwark’s local elections in May 2018 will be fought on new boundaries. Your new ward is called **North Walworth**.

## CAN WE HELP?

If you have a comment or query about our area, Peter, Adriana and Guy would love to know.

**Email:** [walworth@southwark.greenparty.org.uk](mailto:walworth@southwark.greenparty.org.uk) **Website:** [www.southwarkgreenparty.org.uk](http://www.southwarkgreenparty.org.uk)

**Facebook:** Walworth Green Party / Southwark Green Party **Twitter:** @Walworth\_Greens / @SouthwarkGP

**Want to meet?** We’re happy to arrange a time.

**Become a Green Party member today – [join.greenparty.org.uk](http://join.greenparty.org.uk)**

**GREENS: PRINCIPLED LOCAL ACTIVISTS, WORKING FOR WALWORTH**