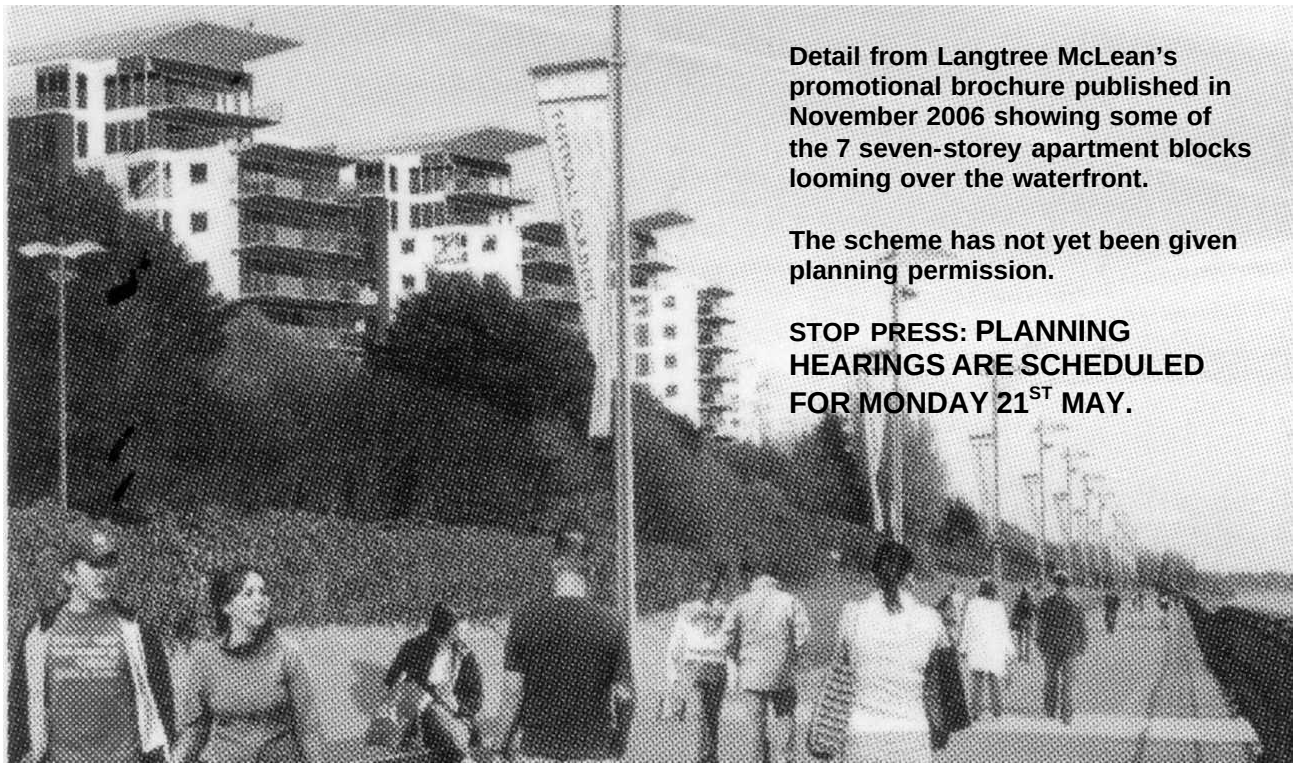




Detail from Langtree McLean's promotional brochure published in November 2006 showing some of the 7 seven-storey apartment blocks looming over the waterfront.

The scheme has not yet been given planning permission.

STOP PRESS: PLANNING HEARINGS ARE SCHEDULED FOR MONDAY 21ST MAY.

DEVELOPER'S LAND PLANS REMAIN THREAT TO PROM

The 'green space' prom walk in front of the Garden Festival Site is still under threat from the building plans of Langtree McLean - despite the decision of the Council Executive Board to reject the developer's latest land grab on the prom.

At the Executive Board meeting on the 27th April councillors turned down the developer's demand for a transfer of public land at the site. The transfer was required so that Langtree McLean could more easily build their planned sequence of seven 7- storey high apartment blocks along this stretch of the prom.

The councillors' decision was a welcome surprise for a group of *Save the Festival Gardens* campaigners who attended the early morning Town Hall meeting.

But at the meeting it also emerged that the council's own officers couldn't say how much public land in total was under discussion.

Councillors expressed concern that they had been asked to make a decision without being given adequate information – and a committee has now been asked to look at the details of the plan.

Campaigners who have taken a close look at the plans think that a lot more land is involved than just the area overhung by the apartment blocks.

SO JUST HOW MUCH OF THE PROM'S GREEN SPACE IS STILL UP FOR GRABS?

In fact the developers have also asked permission to build a "temporary access road" running for half a mile along the prom – starting near the Britannia Arms. This is a major land grab and much worse.

Campaigners fear that this road would be used by lorries to take away tons of contaminated materials uncovered in digging foundations - and to take in the tons of concrete they want to pour. The noise and the dust would turn this part of the prom into a 'No Go' area for anybody interested in their health.

And how long will this 'temporary' road be there?

According to Page 201 of the Executive Board Agenda: "the subsequent phases of apartments and town houses are expected to take 15 years to complete"!

Contact: If you want to help save the Garden Festival site contact us by e-mail savethefestivalgardens@googlemail.com or by post to Lucy Page, Save The Garden Festival Site Campaign, c/o Community Centre, Old Police Station, Lark Lane. L17

The more people who join the campaign the more chance we have of saving the Garden Festival Site



PROM 'GIVE AWAY' PLAN SPOTTED BY CAMPAIGNER

The appearance of a previously unannounced plan to transfer public land on the prom to a property developer – at rather short notice - was spotted by a sharp-eyed Save the Festival Gardens campaigner.

Details of the plan appeared in Point 6 of Agenda Item 4g (Page 198) scheduled for the Council's Executive Board on April 27th which proposed that a strip of the promenade be transferred to Langtree McLean 'in order for the design to be implemented and for supporting columns to be erected' regarding '7 apartment blocks which project over the embankment adjacent to the riverside promenade'.

What set alarm bells ringing was the fact that in summer of 2005 property developers Langtree McLean had been handed some 5 acres of public land at the nearby Priory Wood at a similarly short notice and much to the consternation of local residents.

Last-minute Letter Campaign

With only days to spare (and fearing for the future of what is the only wooded landscape on the prom) members of Save the Festival Gardens organized a last-minute campaign of letters to the local press and politicians protesting against the proposals.

On the day before the Executive Board meeting The Daily Post printed a letter from Lucy Page, campaign chairwoman, protesting about the plan for the prom.

In her letter Lucy Page referred to the successful demonstration the campaign had held on the promenade on the 15th April pointing out that "in a single day of standing on the promenade, our campaign gathered more than 450 signatures" to letters of objection.

It seems that councillors were on the receiving end of a similar mail-bag concerning the prom – and with a closely fought election at hand seem to have responded to the concerns of potential voters across the city.

Lucy Page welcomed the councillors' decision and this first victory for the campaign but says that it is only a brief respite from Langtree McLean's manoeuvres.



Detail from Langtree McLean's own promotional brochure. Commenting on the proposal CABE (the Commission for Architecture and the Built Environment) summed up: "In short, we find the current housing scheme unacceptable." **STOP PRESS: PLANNING HEARINGS ARE NOW SCHEDULED FOR MONDAY 21ST MAY. THE SCHEME HAS NOT YET BEEN GIVEN PLANNING PERMISSION.**

"Council insiders have warned us that this is only a temporary victory for the campaign. They say that the land grab will simply be resumed at a later date – and that 'there is no stopping Langtree McLean'.

Not Just A Temporary Victory

"But the good news of this first victory – however temporary – is that it gives us the time to gather more support and more information from a range of people who are horrified by the destruction and the damage that Langtree McLean are planning.

- **We are especially interested in hearing from people who have knowledge of the specific sorts of waste which were dumped when the area was a landfill site.**

[We understand that the developers have taken test drillings to explore just what contaminants lie beneath the ground – but as far as we know they have yet to make the findings public.]

- **We are also interested in hearing from people who can help us use the internet to distribute images of the destruction already carried out in the mass felling of trees on the site that Langtree McLean carried out in March.**

"Finally whether you can join the campaign or not it is probably worth thinking about what will be left of the prom as a place to walk in the sun, picnic or drink outside the Britannia Arms if all that is left is a riverside pavement next to a building site with the air full of all sorts of toxic dust.

"In the meantime enjoy this fabulous early summer on the prom – while it's still here. If you can join the campaign then we may be able to keep the prom here for future summers."

Contact: If you want to help save the Garden Festival site contact us by e-mail savethefestivalgardens@googlemail.com or by post to Lucy Page, Save The Garden Festival Site Campaign, c/o Community Centre, Old Police Station, Lark Lane, L17

The more people who join the campaign the more chance we have of saving the Garden Festival Site

