



THE SQUARE CAMPAIGN

30 November 2006

HALE BARNS RESIDENTS RESPONSE

DEVELOPER GOES TO APPEAL

The great events of the evening of July 13th seem a long time ago. Over 300 of us gathered at Trafford Town Hall to witness the defeat of the CityBranch application to change our Square and village. What a night for sensible thinking on the part of the Planning Committee and dignified lobbying by Hale Barns Residents.

Trafford Council refused the original application on the

grounds that it was too big and overdeveloped (size and massing) and because of traffic concerns.

Things have not stood still since that night and your team at Hale Barns Residents Response (HBRR) have been hard at work watching the Developers plough on with their desire to get through exactly the same plans *"notwithstanding the number of objections raised."*¹

As you may be aware CityBranch have submitted an appeal to the Planning Inspectorate and we expect a date to be sometime in the Spring of 2007. The process will take the form of a Public Inquiry over a number of days and will allow more time and more opportunity for interested parties to speak.

Trafford have now engaged a Planning Consultant to fight against CityBranch and uphold the de-

mocratic decision of the Councillors on the Planning Committee.

We at HBRR will keep you informed, just as we always have, as to what is happening, what you can do to best help and what we are doing on your behalf. (see below.)

(¹ CityBranch Statement of Case to the Planning Inspector, Oct 06)

UPDATE ON YOUR CAMPAIGN

The Campaign goes on and your team at HBRR have continued to put your well expressed feelings at the front of this campaign.

Since July we have been waiting to see what the developer would do and once the appeal was submitted we got to work making sure that the people of this village would have their voices heard again throughout the coming months.

if our shared objections did not to play as full a part as possible in the Public Inquiry.

After continued contact with our excellent Ward Councillors and the Planning Inspectorate in Bristol the HBRR team have gained special status in the Public Inquiry which means that we can have a significant role in the proceedings. This means that all the views that you have made known over the past year and the new things we have discovered with your help since then will now be heard in full by the Planning Inspector.

Also because of the nature of a Public Inquiry we have had to engage the services of a Planning Advocate from a firm of solicitors and

taken a great deal of advice on this and after interviewing several people we feel that we have got the very best people to represent the 600+ households in Hale Barns who wrote in to voice their objection to the plans and all others who are concerned.

Our Planning Advocate has put together a Statement of Case and this is now with the Planning Inspectorate in Bristol and will form the basis for our objections when it comes to the hearing.

All this professional help does come at a cost and so we hope that you will read over to see how you can help.

As time goes on we will tell you how your part of the

DID YOU KNOW?

TRAFFORD
PLANNING RECORDS
CONFIRM:

ALTRINCHAM
TESCO
HAS A PREDOMINANT
HEIGHT OF 10.8M
OR 35½ FEET

NEW SQUARE HAS
A PREDOMINANT
HEIGHT OF 12.6M
OR 41½ FEET

YOU DO THE
MATHS!

and perhaps make direct representation to the inquiry. Are you part of a neighbourhood group, community group, interest group, religious group, sports group? You can be involved and we want to help your objection be heard.

As a village we worked together to achieve a good result in July - together we

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In October we began a process of working out what would be the best way to represent our village

WHAT IS HBRR

Hale Barns Residents Response is simply the collective voice of those in this community who objected to the plans for the Square. Born out of a desire to keep the village properly informed and as a point of contact between the community and the Councillors, planners, media and developers, HBRR undertook to 'respond' to the plans and process in a way that has reflected the views of such a massive proportion of our residents.

At the public meeting in St. Ambrose College an unequivocal mandate was given to members of HBRR to speak and act for the objectors. It was a terrific and onerous privilege and we hope that we did all that you asked of us.

In order to continue the fight in the

best possible way we have had to engage a Planning Advocate. We want the views of the village to be taken seriously by the Inspector at the Public Inquiry and thus the need for outside professional support. We want HBRR to be recognised as the credible representative body that it is.

HBRR has the following aims:

- To persuade the authorities & others to take account of the views of residents of Hale Barns when considering any redevelopment of the Square
- To preserve the village character and save the area from excessive development, traffic and noise;
- To bring together, support & represent the views of all sectors of the

Hale Barns and surrounding Communities who have concerns regarding this development at any official proceedings;

HBRR is run by a Management Committee and we take our important role very seriously. We hope to fight your campaign by the very best means. Our officers include a President: Sir Gil Thompson, Vice President: Rev Rob Hinton and Chair: Mr. Tony Woolf.

HBRR's role is to continue to pursue your objection to plans that still remain unchanged from July and we hope that you will continue to voice your support for our work for this community's future.

We are very grateful to All Saints Church (next to the Square) for the use of their postal address for all our correspondence - see below for details.

HBRR's role is to continue to pursue your objection

FUNDING

Many of us generously donated money to the first phase of this battle and that all went on the services of our planning and traffic experts up until July.

Now we all face the question of funding again and we are asking you if you can help.

It is quite likely that our Planning Advocate, Planning Consultant, Traffic Consultant and other professional input could cost up to £50,000. We have already received a small number of very generous pledges that take our fighting fund to £16,000. That means almost one third of the fighting fund has been met.

The target of £50,000 is daunting but not if we split it between the 250 people who came to the first meeting, the 300 people who attended the Town Hall committee hearing or even better by all of the 700 people who attended the meeting at St. Ambrose College.

If at the end of the HBRR campaign there are surplus finds we would plan to reimburse pro-rata all those who giving £250 or more and to

we want to buy the very best representation we can afford in order to put a stop to this oversized development.

donate to local charities any balance of individual donations of less than £250.

We are fighting an appeal that is well financed and we want to buy the very best

representation we can afford in order to put a stop to this large development and traffic nightmare. Please use the form below in order to make your contribution to this campaign. Large or small it is important. Every donation counts. £20 will be appreciated. If you can contribute £100, £500 or even £1000 that would help.

If you would like to speak to someone personally regarding a contribution please contact HBRR via email or the address below.

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I PLEDGE MY SUPPORT.

(tear here)

- I would like to confirm my objection to the current proposals for the redevelopment of Hale Barns Square by making the following contribution to the fighting fund:

£ _____ (please send cheques made payable to: Boot Edgar Esterkin client account - Hale Square Fund)

- I would like to register for email updates, my email address is: _____

- I represent a community/neighbourhood/religious/sports/interest group: _____ (Group name)

We would like some help to make a specific objection at the Inquiry: _____ (Your name)

_____ (Phone No.)