

# Torrance Green Belt

Act Now to Save the Green Belt in Torrance

## *Residents are opposed to this*

No one has expressed favour.

Following a meeting hosted by Torrance Community Council on Tuesday 11 January, it became clear that the vast majority of the village are against any part of the Green Belt being released for construction.

On 27 May 2010, East Dunbartonshire Council submitted the proposed Local Plan 2 Finalised Draft to Scottish Ministers for examination. The

favour development on this site. We suggest you view this SEA and submit your comments. The document is available for download at the village web site. Examples of comments and guidance are provided overleaf.

It has been established that the Reporter's decision will be final with no right of appeal. It is

*Any release of Green Belt sets a dangerous precedent from which there will be no going back. This is a numbers game – the more objections, the better our chances.*

Scottish Ministers have appointed Reporters from the Directorate for Planning and Environmental Appeals (DPEA) to carry out the examination of the plan. As part of the examination, the Council regularly receives requests for further information from the DPEA. One such request relates to the site at Kelvin View, Torrance. EDC have now carried out their Strategic Environmental Assessment (SEA) and have now begun a public consultation process. In the main this SEA does **not**

therefore critical that each of us submits our comments. Comments should be sent to:-

*Development & Enterprise,  
East Dunbartonshire  
Council,  
William Patrick Library,  
2nd floor,  
2-4 High Street,  
Kirkintilloch G66 1AD*

or by email to:  
**development.plan@eastdunbarton.gov.uk**

## *Background*

East Dunbartonshire Council began a public consultation process on Monday 06 December 2010 on the proposed development of land adjacent to Kelvin View, Torrance. This land currently enjoys protection from development by its Green Belt designation. East Dunbartonshire Council has stated that this Green Belt protection should remain in place for Torrance (Proposed Local Plan 2, 2010). However, in line with legislation, the Council is obliged to consider all appropriate opinions, both for and against this plan.

The final date for commenting on this proposal has been extended to 14<sup>th</sup> March 2011. **Anyone** can comment and the more that do, the stronger the case and the better our chances.

Previously, a similar request attracted over 700 complaints from Torrance residents. We must equal, or better, that number this time around.

Information and documents can be viewed at:-

Village Web Site:  
**www.TorranceWeb.info**

East Dunbartonshire Council  
**www.eastdunbarton.gov.uk**

## Comments Procedure

### Guidance on EDC's consultation process

The Comments Form is in two sections, namely:-

**Part One:** Comments on the suitability of the proposed site for development; and

**Part Two:** Comments on the Strategic Environmental Assessment ('SEA') process as reported in the Addendum to the SEA.

This is a separate document available on the EDC web site and the village web site (see above). It is also available to view at any library.

We suggest you view the Addendum to the SEA which includes the Kelvin View site. This comments on suitability for development based on a colour

code. Red denotes a negative view and green denotes a positive view to the development. All comments will be considered and an amended SEA will be produced. Our local knowledge is critical in shaping this document which will be used by the Reporter to make the final decision.

Suggested Comments on Suitability of Site	Suggested Comments on SEA
<p>Development in the Green belt which sets a dangerous precedent of allowing unjustified and inappropriate urban development within the Green Belt</p> <p>Increase in traffic, pedestrian movement and parking issues in already congested areas of Rosehill Road</p> <p>Safety considerations for pedestrians especially local children in event of increased traffic</p> <p>Detrimental impact on the flora and fauna and landscape. The site is on the banks of the River Kelvin an important wildlife corridor</p> <p>The entire site is within the area of the designated buffer zone for the Antonine Wall UNESCO World Heritage Site. Development in this area would adversely impact on the setting of the World Heritage Site</p> <p>Development in area of flood risk given close proximity to River Kelvin</p> <p>Loss of Open Space</p> <p>Loss of Identity of Village as countryside location</p> <p>Impact on use and access to Kelvin Tennis Club on land adjacent to proposed site</p> <p>Loss of View</p>	<p>I would agree to the SEA Site Specific Proposal Assessment with the exception of the following:-</p> <p><b>Part 3-</b> the proposed site would <b>not</b> avoid the severance of important links, corridors and stepping stones for diversity including connections between designated nature conservation sites. The proposed site is on the banks of the River Kelvin an important wildlife corridor</p> <p><b>Part 4-</b>the proposed site would <b>not</b> avoid negative impact affecting the quality of and access to greenspace and important open spaces. The proposed site is on Green Belt on the banks of the River Kelvin an important wildlife corridor. The access is via Rosehill Road and a cul de sac which is already heavily congested with traffic.</p> <p><b>Part 5 –</b>the proposed site would <b>not</b> avoid adverse effects on the landscape features and the distinctive setting of settlements. It would <b>not</b> avoid key views from recognised viewpoints or distinctive approaches to settlements or interruptions of prominent ridgelines/horizons. It would <b>not</b> fit well with local landscape character and/or further Landscape Character Area recommendations.</p> <p><b>Part 6-</b> the proposed site would <b>not</b> avoid geological sites and sites of importance The entire site is within the area of the designated buffer zone for the Antonine Wall UNESCO World Heritage Site. Development in this area would adversely impact on the setting of the World Heritage Site</p> <p><b>Part 8-</b>the proposed site would <b>not</b> avoid development in an area of flood risk. The proposed site is susceptible to flooding being on the banks of the Kelvin River.</p> <p><b>Part 9-</b>the proposed site is <b>not energy efficient</b>. It is <b>not</b> within 400m of local shopping facilities. The proposed site is <b>not</b> serviced by a frequent public transport service. The village does not have a frequent local bus service. People are reliant on vehicular access which would increase the traffic, pedestrian movement and parking issues in already congested areas such as Rosehill Road and the Main Street. The nearest railway station is 3 miles away. The proposed site is <b>not</b> within 400 metres of local shopping facilities. It is within a range of 470 to 560 metres of these.</p>