



Fulton MacGregor MSP

Member of the Scottish Parliament for Coatbridge & Chryston

David Buylla BA(Hons) MRTPI
Principal Reporter
Scottish Government
Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR

Dear David,

Application for Planning in Permission in Principle for Residential Development and Associated Infrastructure and Landscaping on a site to the south of Dorlin Road, Cardowan, Stepps, North Lanarkshire (NLC Ref. 20/01211/PPP).

I am writing to you regarding the non-determination appeal PPA-320-2151 submitted by Miller Homes against the deemed refusal of the above planning application.

This is the second application Miller Homes have in respect of development of the aforementioned site (the first being refused by the local authority in 2019) and I write to you today to join with my constituents in countering claims made by the appellant that the application is in line with planning policy and housing allocation supply for the area.

The application from Miller Homes is for 300+ houses on a greenbelt site which is not allocated for housing development by North Lanarkshire Council. A considerable number of new homes have been built in the area over recent years, with the proposal as above to bring an additional 300+ houses to the already struggling community, this coupled with community facilities at breaking point, add to the concerns many of my constituents have regarding how education, community, dental and health services will cope with a further increase in population.

Below is the conclusion of the DPEA Reporter regarding the site in North Lanarkshire Council's proposed Examination Report published 24 May 2021,

'36. My conclusion is that the site makes a positive contribution to the function of the green belt in this locality. I am satisfied that the green belt designation of the site is appropriate. In these circumstances and in the context that there is no imperative to identify additional housing land in this area, the proposed plan need not be altered.'

Development of this site would represent a significant intrusion into the greenbelt and a major change to the landscape setting. If development was both at detriment to and intrusion to the local area when the application was first declined, it surely remains so. The development will damage a much cherished and utilised location which is central to local communities, is detrimental to health and wellbeing amenity, also damaging to local wildlife and ecology.



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Further concerns about this development relate to the increase in traffic for local area, wider impacts on the local environment, the additional strain on resources to the irreversible detriment of the semi-rural aspect of living.

I trust that you place value on the concerns I raise as MSP for Coatbridge and Chryston, also the representations made by the local community, Save Stepps Green Belt and Stepps and District Community Council in seeking dismissal of PPA-320-2151.

Please accept this correspondence as my objection to the appeal. I urge that you reject the appeal on the grounds that it is contrary to planning policy and housing allocation supply for the area.

Yours sincerely

Fulton MacGregor MSP