



Fulton MacGregor MSP

Member of the Scottish Parliament for Coatbridge & Chryston

North Lanarkshire Planning Service
Enterprise and Communities
Fleming House
2 Tryst Road
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To whom it concerns,

20/01359/MSA Approval of Matters Specified in Conditions 1 and 4 of Planning Permission in Principle ref 16/01271/PPP – Residential Development, Land to The North of Cumbernauld Road and East of Hornshill Farm Road, Stepps, North Lanarkshire.

I am writing in response to the proposal of the above planning application notice. A number of constituents have been in touch with me regarding the proposal, all raising significant and valid concerns. This is the second application in respect of Planning in Principle Permission for the aforementioned site (the first being refused by the local authority in 2019, with the refusal subsequently being upheld at appeal) and I write to you today to join with my constituents in countering that the proposals contained in the first AMSC have not been altered sufficiently to address the concerns raised by the appeal reporter.

A considerable number of new homes have been built in the area over recent years, with the proposal as above to bring an additional 199 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.

In their planning statement Barratt Homes West Scotland and Cala Homes (West) Ltd state that in fully addressing the concerns raised by the Appeal Reporter, they have significantly altered the proposals contained in the first AMSC application.

Forming part of the Appeal Reporters decision when upholding the appeal was that Policy DSP4, Quality of Development, would support development only where high standards of site planning and sustainable design were achieved and concluded that the development did not meet the required criteria in relation to safeguarding or enhancing landscape features (the established groups of trees and the existing ground contours to be important landscape features).

Furthermore, the Appeal Reporter stated that the proposed development should demonstrate within its design principles that a high quality development should be achieved in relation to the creation of a distinct, successful place, also that satisfactory appraisals be undertaken of the existing character and features of the site and its setting (identity, connections, landscape, biodiversity, heritage), and that the proposed development will integrate successfully into the local area.



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Within the planning statement, the applicant gives confident response that all reasons for the refusal of Appeal PPA-320-2137 is satisfactorily addressed, also Policy DSP, which requires the highest quality of development.

I will take the opportunity to outline just some of the local community objections ref 16/01271/PPP.

- the proposal to build 199 units (as opposed to the original plan for 200) is overdevelopment of the green belt site
- the visual impact presented by the applicant are not in any way representative of the real impact of the development which will irreparably damage the current view of the semi-rural landscape and amenity
- the developers statement that it will take 15 years for new tree planting to reach maturity does not acceptably address negative visual impact
- the scale of the development is not in keeping with the residential build of the village
- the density of housing proposed for the site is unsympathetic to the semi-rural environs of the local area
- the potential link to the Bluebell Dell and Garnkirk Burn risks damage and erosion to the Site of Interest for Nature Conservation
- the development of the proposed 199 units will impact greatly on local road infrastructure

Additionally my constituents and I have considerable concern regarding the increase in traffic and the negative impact this poses. The village of Stepps will struggle to accommodate additional traffic. There is a pattern to traffic flow each day. Traffic flows through Stepps from in the mornings from both the longstanding homes within the area and the modern developments in recent years (which are largely owner-occupier houses with multiple car ownership), also from Glasgow, East Dunbartonshire and North Lanarkshire, with the pattern being reversed in the evenings. The additional 199 units, with the proposed 648 vehicle parking spaces (garaging and open parking) being indicative of the increase in cars using the local road network, will furthermore impact negatively on the existing road networks and also on active travel.

The erosion of greenbelt land is of major concern, even more critical as we have now declared a Climate Emergency. I will refer to the objections listed above in this regard.

It should also be noted that residents will not have easy access to public amenities, transport or safe active travel links and I am not reassured that access to and capacity within local school provision will be suitably managed; as well as ensuring travel options to secondary schools, shops, sports facilities and healthcare amenities would not be impacted by this development.

The applicant states that the proposals contained in the AMSC application comply with all the requirements of the development plan in relation to Conditions 1 and 4 of the Planning Permission in Principle and request that North Lanarkshire Council approve the application. In this regard, please consider this correspondence as my objection in that the revised proposals do not demonstrate that Policy DSP4, Quality of Development criteria has been met.



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In conclusion, my concerns about this development relate to the increase in traffic for Stepps, the impact to the local environment, the additional strain on resources to the irreversible detriment of the semi-rural aspect of living currently afforded by the village of Stepps by developments that are not sympathetic to the local environment.

I trust that you place value on the concerns I raise as MSP for Coatbridge and Chryston, also the concerns of the local community and consider with high regard the sustained endeavour of Saves Stepps Green Belt and Stepps and District Community Council in seeking a sustainable and sympathetic outcome to this application.

Yours sincerely

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