



**Northern Corridor**  
**COMMUNITY FORUM**  
The Voice of Local Communities

c/o The Pivot Community Centre  
Glenmanor Avenue  
Moodiesburn G69 0DX  
North Lanarkshire

Miller Homes Ltd: Appeal PPA-320-2151: The site to the south of Dorlin Road, Cardowan, Steps.

30 July 2021

Dear Ms Smith

This representation comes on behalf of the Northern Corridor Community Forum (NCCF). The NCCF asks that the Reporter **dismiss** appeal PPA-320-2151.

The NCCF takes issue with the Appeal Statement submitted by Miller Homes Ltd on the following points:

- It is contrary to the policies both of the existing North Lanarkshire Council Local Development Plan and those of the emerging North Lanarkshire Council Proposed Local Development Plan. The proximity of the emerging North Lanarkshire Council Local Development Plan should be of significant relevance in the determination of the appeal.
- It persists in challenging North Lanarkshire Council's housing land calculations by refusing to accept that it has a surplus of five-year housing land overall and in particular in the Cumbernauld Housing Sub-Market Area, in which Steps is located, and that the appeal site is allocated appropriately as green belt.
- It contradicts the conclusions of the Proposed Local Development Plan Examination Report which states 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.'*
- It challenges the integrity of the DPEA Reporters Unit by restating arguments that have been rejected by one Reporter in the hope that a new Reporter will take an opposite view which agrees with that of Miller Homes Ltd.
- It dismisses evidence that the site, at this location, meets greenbelt objectives which include protecting open space and sustainable access and opportunities for countryside recreation; maintaining the natural role of the environment; and creating and safeguarding identity through place-setting and protecting the separation between communities; and directing planned growth to the most appropriate locations.
- It fails to comply with Scottish Planning Policy Principle 40 which advocates the reuse of or redevelopment of brownfield sites before green belt.
- It omits evidence of the significant community opposition and objections to this development.

Regards

Carole Henderson (Chair)

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**In partnership with North Lanarkshire Council and NHS Lanarkshire**

Chairperson: Carole Henderson  
Vice-Chairperson: Donald Mackay  
Secretary: Alice Morton  
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