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Planning Permission Appeal PPA-320-2151
Application in Planning in Permission in Principle for Residential
Development and Associated Infrastructure and Landscaping on a site to the
south of Dorlin Road, Cardowan, Stepps (NLC Ref. 20/01211/PPP)

I am writing to formally note my full and frank concerns in relation to the non-determination appeal PPA-320-2151 submitted by Miller Homes against the above referenced planning application.

I would firstly like to make abundantly clear that I share the very pertinent concerns of my constituents in Stepps and stand in full solidarity with them in insisting upon a dismissal of this appeal.

The basis for such dismissal, and my own concerns with the application, are with regards to a myriad of subject matter.



First of all, the appeal is in direct contradiction to the conclusion presented in the Proposed Local Development Plan Examination Report on 24 May 2021 which stated,

‘My conclusion is that the site makes a positive contribution to the function of the greenbelt 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.’

This report is evidential of the fact that the site at Dorlin Road meets the threshold to be identified as greenbelt land, and as a result, should be afforded the protection that such designation prescribes. This should include the maintenance of outdoor spaces, the safeguarding of nature and natural habitats and the opportunity for community recreational activities. Given this, the need for such application by Miller Homes is beyond comprehension and would be inappropriate to progress without disrespecting the Local Development Plan conclusions.

Furthermore, the development of this site would fail to be compliant with Scottish Planning Policy Principle 40, which advocates the ‘reuse or redevelopment of brownfield land before new developments take place on greenfield sites’. I recently noted my concerns to a similar proposed development in Stepps earlier this year, namely the subsequently approved application for 199 homes at Gateside Farm (20/01359/MSC). At the time, I made clear my serious concerns as to the significant visual and landscape impact of the development, not only on the piece of land in question, but on the future of surrounding greenbelt boundaries. To allow the present application to proceed, would not only be detrimental to the entire community in facing the effects of two major developments in a six-month period; but also



fails to comply with Scottish Planning Principle 40, 'planning should direct the right development to the right place,' and the 'presumption in favour of sustainable development' in Policies 28 and 29 respectively.

The Appeal Statement submitted by Miller Homes completely fails to accept that there is a surplus of five-year housing land under North Lanarkshire Councils calculations. Stepps is under the locality of the Cumbernauld Housing Sub-Market and does not face the shortage of effective housing land supply as the appellants suggest.

I am of the opinion that the identity and character of Stepps as a semi-rural area would be under threat as the development would pose as a disintegrated, urbanised setting that would undoubtedly have negative implications for neighbouring properties. To ensure developments are befitting of the sustainability ambitions and need for a community cohesive approach encouraged by both the Scottish Government and North Lanarkshire Council; it is vital that any potential economic, social and environmental impacts are measured with equal importance in the decision-making process. There is a total lack of amenities in the area, particularly in terms of supermarket access, healthcare facilities and the allowance of heavy traffic on residential roads. Not only this, Stepps has faced serious issues over the past three years with drainage and overcrowding issues in Stepps Primary School, leading to the complete closure of Stepps Library and Cultural Centre. It is undoubtedly evident in this case, that the loss of greenbelt would have negative impacts for the surrounding area and impactful on the welfare and prosperity of the community.



As the MP for Coatbridge, Chryston and Bellshill, I am committed to ensuring that the views and opinions of my constituents are represented to the very highest standard. The proposed development is of great concern to the entire Stepps Community and their views, in particular that of Stepps & District Community Council and Save Stepps Greenbelt, should rightly be taken into consideration.

I trust you will take this correspondence as a formal representation of my wholehearted objection to the appeal on the grounds I have detailed and that such valid remarks are recognised and contemplated upon.

Yours sincerely,

Steven Bonnar MP

Coatbridge, Chryston and Bellshill

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