



APRS
The Association for the
Protection of Rural Scotland

Craig McIntyre
Planning and Place
North Lanarkshire Council
Fleming House
2 Tryst Road
CUMBERNAULD
G67 1JW

5 July 2018

Dear Mr McIntyre

PLANNING APPLICATION 18/00890/PPP
PROPOSED RESIDENTIAL-LED MIXED USE DEVELOPMENT
LAND TO NORTH OF A8 & SOUTH OF SYKESIDE ROAD & CALDERBANK ROAD AIRDRIE
OBJECTION

APRS objects to the above planning application for the following reasons:

Development Plan

Planning legislation requires that the determination of a planning application is to be made in accordance with the development plan unless material considerations indicate otherwise. This proposed development is contrary to Strategic Development Policy 14 on Green Belts, so it should be refused. This site is not allocated for development either in the North Lanarkshire Local Plan 2012 or in the North Lanarkshire Proposed Local Development Plan 2017, so this development should be refused.

Green Belt

The entire site is located in designated Green Belt, as clearly shown by Figure 6.1 in Part 3 of the Environmental Statement Non-Technical Summary (NTS), although it is remarkable that the text of the NTS fails to refer to this crucial designation at any point. The proposed development does not comprise any of the 'types of acceptable development' in the Green Belt listed under Local Plan Policy NBE3, so it should be refused.

Scotland's Green Belts

Scotland's Green Belts, including the Greater Glasgow Green Belt of which the Woodhall and Faskine areas form part, are a precious resource of national importance. They protect and enhance the landscape setting of the towns and cities they surround, facilitate access to open space for urban residents and direct growth into appropriate locations within settlements. The designation 'Green Belt' is well-understood and popular with the general public. Scottish Government and local Councils should give stronger protection to Green Belts and should promote their positive management for landscape and recreation.

4 Hunter Square, Edinburgh, EH1 1QW

info@aprs.scot 0131 225 7012 www.aprs.scot

President: Colin Prior FRPS Chairman: Charles Millar MA MSc

Director: John Mayhew MA MSc DipTP MRTPI

Scottish Charity No SC016139; Scottish Charitable Company limited by guarantee Registered No 154563

Green Belts Policy

For many years national Green Belts policy has guided development to the most appropriate locations, whilst protecting the rural character of the landscape settings of towns and preventing their coalescence. However, constant pressure for development in Green Belts has in many places resulted in detriment to both the environment and the quality of life of local communities. Community groups in an around Scotland's Green Belts report serious concerns about significant losses to Green Belts and the need for their stronger protection in the planning system. As well as around Glasgow, substantial developments are also proposed within Green Belts around Edinburgh, Perth, St Andrews and Stirling.

Benefits of Green Belts

Green Belts provide many important benefits to the quality of life and health and well-being of society in addition to their planning purposes. They often include important designations for the protection of landscape, nature conservation, informal outdoor recreation and cultural heritage as well as containing significant areas of prime agricultural land, needed for home-grown food production. Green Belt is a well-known 'brand name' and its purposes and benefits are clearly understood by most people. In a poll of Scottish residents carried out for APRS by Survation in June 2017, 74.6% of those who expressed an opinion agreed that "All Green Belt land in Scotland should have stronger protection from building development". The purposes of Green Belts remain as valid now as in the past; they are an important quality of life investment for future generations and deserve stronger protection.

Woodhall and Faskine

The Woodhall and Faskine area possesses great beauty, historical interest and a variety of remarkably unspoilt landscapes. The area provides valuable space for exercise, fresh air and tranquillity for local people from the surrounding towns and villages. It should definitely be protected from development for the long term. In its Proposed Local Development Plan 2017 North Lanarkshire Council has identified plenty of brownfield sites in its area, which are more suitable for any development which may be necessary.

Country Park

There is great merit in the idea that this area should be considered for designation as a Country Park. This would bring in additional resources and expertise to enable more people to experience and enjoy both its natural and historic features. It would also however promote the protection of its valued landscapes, partly through supporting the traditional agricultural and woodland management land uses on which some of its special qualities depends.

Yours sincerely

A handwritten signature in black ink that reads "John Mayhew". The signature is written in a cursive style and is underlined with a single horizontal line.

John Mayhew MA MSc DipTP MRTPI
Director