



North Lanarkshire Planning
Enterprise and Communities
Fleming House
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North Lanarkshire
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4th December 2020

Application Ref 20/01359/MSC Approval of Matters Specified in Conditions 1 and 4 of Planning Conditions ref 16/01271/PPP, Land to the North of Cumbernauld Road and East of Hornshill Farm Road, Stepps, North Lanarkshire

To Whom It May Concern,

I am writing to give a formal account of my concerns with the above referenced planning application submitted by Barratt and Cala Homes. The basis for these concerns lies with the high expectations set by North Lanarkshire Council and Reporter Cook in the appeal statement PPA-320-2137.

The appeal statement set out a very clear proposal of standards that was not achieved in the previous application, namely the lack of sustainable design quality in line with Policy DSP 4, issues with site planning and the threat of vast environmental and visual implications for this prominent greenbelt area.



After careful review of the documents submitted as part of this revised application, I do not believe these aforementioned standards have been achieved and as a result, this development is not of the high quality expected by both North Lanarkshire Council and the Stepps Community.

I am of the belief that Barratt and Cala Homes have opted for a literal interpretation of the Reporter and North Lanarkshire Council's remarks respectively, by proposing only minor changes to the previously submitted application. Whilst any amendments and improvements are welcomed, the measures proposed are futile in suiting the needs and mitigating the very pertinent concerns of my constituents in Stepps.

To take an example, it was clearly noted that the footprint of 200 housing units proposed in the previous application would lead to an overcrowded and overdeveloped area. In the revised application, Barratt and Cala Homes have offered the reduction in one unit, to leave 199 houses. I do not believe this suffices as a significant reduction to prevent characteristic impacts to the surrounding area and in fact, has subsequent implications in failing to mitigate the visual and landscape impact of the development in terms of the wider greenbelt boundaries.

I am of the opinion that the developer's commitment to tree planting would not have the desired effect in reducing the adverse visual impact, as it would require a 15-year period for these to reach the necessary levels of maturity. Resultantly, 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. It is abundantly clear 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 an MP, I am committed to ensuring that the views and opinions of my constituents are represented to the highest standard. The proposed development is of great concern to the Steps Community and their views should rightly be taken into consideration at all stages of this planning process.

I trust the pertinent and valid remarks I have made are recognised and contemplated upon.

Regards,

Steven

Steven Bonnar MP

Coatbridge, Chryston and Bellshill