

Dear Steven

I am writing to you on behalf of Save Stepps Greenbelt Committee.

The revised application 20/01359/MSA hangs in the balance. Having reviewed the application documents, I am of the opinion that it does not achieve the high design expectations of North Lanarkshire Council nor of Reporter Cook in her appeal statement PPA-320-2137 and more importantly the community of Stepps.

I urge you to review the aforementioned planning application recently submitted by Barratt and Cala. The application must demonstrate that the landscape and visual impacts of the development have been mitigated and that Policy DSP4, Quality of Development, which supports development only where high standards of site planning and sustainable design are achieved.

Below is a summary of what I believe the applicants are saying:

They claim that the development footprint of 200 housing units has been reduced.

Comment: The housing units have been reduced by one unit only from 200 to 199.

They claim that the reduction of one unit will allow more extensive landscaped edges, retention and reinforcement of the existing landscape features with the aim of doubling the landscape buffer along the western boundary and significant enlargement of the landscape buffer to the northern boundary.

M Comment: Only a significant reduction in the housing units would achieve all of this and result in wider greenbelt boundaries

T They claim that the visual impact of 199 houses on the landscape fabric of the site is *Not Significant* and the magnitude of change is assessed to be *Low* and the proposed development

is in keeping with the character of the surrounding area and will provide a *Positive Addition* to the settlement of Stepps.

C Comment: The density of the houses will create an urbanised setting which will not integrate well with the semi-rural character of Stepps. The photomontages show that this development will be highly visible from all viewpoints around this prominent site and that it will take 15 years or more for new tree planting to reach maturity to mitigate its visual impact.

This application will come before the planning committee in due course. I seek your continued support in this matter to ensure that a development of the highest quality is achieved for Stepps.

Regards

Frank Morton

Save Stepps Greenbelt Campaign

Dear Mr Morton,

Many thanks to yourself and other members of Save Stepps Greenbelt Committee for your email detailing this matter of great importance to the Stepps community.

I have carefully reviewed the documents you have sent in relation to the revised application 20/01359/MSC. As I am sure you will remember, I supported Save Stepps Greenbelt at the appeal hearing and remember very well the arguments put forward regarding the design quality and landscape concerns of the proposed development. In light of this, I must agree with you that the revised application does not achieve the standards set by North Lanarkshire Council and the Reporter.

I believe that Cala/Barratt had no intention in revising their application to suit the needs and mitigate the concerns of the wider Stepps community, and have instead opted for a frankly laughable approach in making minor changes based on a literal interpretation of North Lanarkshire Council and the Reporter's remarks respectively.

As an MP, I am unable to directly affect the decision of a planning application, however, I can submit a note of concern to North Lanarkshire Council with my views on the application. To ensure I support Save Stepps Greenbelt and the entire Stepps community to the best of my ability, I will ensure my office submits our collective concerns later this week and hope this is taken into consideration at committee stage. I will make sure all correspondence is shared with yourself and this can be shared to your other members and on your social media pages.

I will be in touch soon.

Regards,

Steven Bonnar MP