

# Comments for Planning Application TP/ED/26/0104

## Application Summary

Application Number: TP/ED/26/0104

Address: Whitegates Park Middlemuir Road Lenzie East Dunbartonshire

Proposal: Erection of a secondary school including road access, landscaping, car parking, sports pitches, recreational areas and associated development.

Case Officer: Fraser McNair

## Customer Details

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: FORMAL OBJECTION - Planning Application TP/ED/26/0104

Whitegates Park, Middlemuir Road, Lenzie

DATE: 30th April 2026

## OBJECTION STATEMENT

I am writing to formally OBJECT to Planning Application TP/ED/26/0104. My objection is based on the following development plan policies and other material planning considerations.

### DEVELOPMENT PLAN POLICIES

#### 1. NPF4 Policy 5 - Peatland Protection

The site contains deep peat up to 4.8m. NPF4 Policy 5 strictly protects carbon rich soils. The applicant has not demonstrated the "exceptional circumstances" required to disturb this peatland, particularly when brownfield alternatives exist.

#### 2A. NPF4 Policy 9 - Open Space

Whitegates Park is designated Protected Open Space. The proposal results in permanent loss of a well used, high quality community green space, contrary to Policy 9's requirement to protect and enhance open space.

#### 2B. LDP2 Policy 4.CF - Community Facilities & Open Space

Whitegates Park is specifically identified in LDP2 as a protected community asset. The proposal conflicts directly with the policy's requirement to safeguard valued open spaces unless a superior replacement is provided. Myrtle Avenue does not meet this test.

#### 3. NPF4 Policy 3 - Biodiversity

Whitegates Park is a functioning wetland ecosystem with mature trees, wildlife corridors and

protected species. The development results in a net loss of biodiversity and fails to deliver the "nature positive" outcomes required by Policy 3.

#### 4. NPF4 Policy 22 - Flood Risk & Water Environment

The site is a wetland with shallow groundwater and deep peat acting as a natural flood mitigation sponge. Excavation and replacement with hard surfaces will increase surface water runoff and risk groundwater displacement toward nearby homes. The application does not demonstrate that these hydrological risks can be safely managed.

#### OTHER MATERIAL PLANNING CONSIDERATIONS

#### 5. Public Health & Safety - Ground Contamination

The Phase II Ground Investigation Report states that chemical analysis for hazardous materials is "unreliable." Granting permission without reliable soil and gas safety data breaches the Precautionary Principle.

#### 6. Flawed Transport & Air Quality Modelling

The assessments were based on a 650m travel distance, but the Council's own consultation confirms the true distance is 1.2km. This 100% discrepancy invalidates conclusions on traffic, carbon emissions, and pedestrian safety.

#### 7. Residential Amenity & Inadequate Infrastructure

Middlemuir Road is a quiet residential street not designed for high volume school traffic. The proposal introduces 1,400 pupils, staff, deliveries and service vehicles into a constrained road network, creating unacceptable impacts on safety, noise, congestion and air quality.

#### PERSONAL STATEMENT (optional):

As a resident of the local area for over 30 years, I am concerned at the destruction of this local park which is a designated protected open space, and if construction went ahead would result in the loss of protected species of wildlife and trees. This greenspace is vital for health and wellbeing of the local community, and also if as suggested the removal of 'the line' would have a detrimental impact of residents' option of engaging in active travel as per Transport Scotland policy.

#### CONCLUSION

For the reasons above, I urge the Planning Authority to REFUSE this application.

