

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

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development of Lenzie Academy at Whitegates Park.

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

A 1,400-pupil school assumes sustained high demand despite fluctuating roll projections, discretionary intake and recent catchment changes. Building to this scale on a constrained site risks over-provision and the permanent loss of protected green space without clear evidence of enduring local need. It would remove valued protected open space based on a non-transparent site selection process and inadequate public consultation.

The proposal also causes irreversible biodiversity loss, increases traffic and safety risks, and raises concerns about drainage to the wider area and into our waterways.

A Tree Preservation Order for Whitegates Park was approved by Committee on 3 February 2026, with consultation agreed. The emerging TPO is a material consideration and should be afforded appropriate weight in determining this application.

There are concerns about ground contamination, with inadequate plans to remediate this. We have seen no reports on how contamination and flooding might combine to create wider dispersal of contaminants.

Flooding is a major known problem in the area, and so far we have not seen the Reports on how that would be resolved.

The proposed mitigation is insufficient, imbalanced and fails to compensate for the loss of open space to the area served by the current park. The creation of a new park at a brownfield site while destroying a green space is illogical and lacks credibility. A "new park" cannot compensate for the decades of mature biodiversity at the current site.

The proposal would remove a large area of public parkland in a town that already has a deficit of public park provision, directly conflicting with NPF4 Policy 20, which requires development not to

exacerbate deficiencies in green infrastructure.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured on-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

The removal of the current sports pitch will negatively affect local sporting and recreational use.

The plans do not clearly guarantee that existing public paths through Whitegates Park will remain open, unrestricted and accessible outside school hours.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is procedurally unsound. The LDP2 designation remains in force, and any change of use must be made through a formal amendment process, subject to consultation and examination. Attempting to bypass this process via a planning application would conflict with the planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

The scale and massing of the proposed buildings would significantly alter the character and appearance of this open green space.

The Noise Impact Assessment identifies houses on Larkfield Road as among the closest residential receptors, with gardens approximately 35 metres from the proposed sports pitches.

The main drop-off and parking areas are also located on this side of the site, concentrating activity closest to existing homes. In addition, the assessment assumes floodlit pitch use until 9pm. Taken together, these factors mean nearby residents would experience the combined effects of traffic movements, sports activity and evening use in very close proximity to residential properties.

For these reasons, please refuse this application.