

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Curtins report (2025) confirms severe contamination of the site, including: lead, a carcinogen, asbestos fibres, nickel: all exceeded health thresholds in multiple samples.

Contaminated soil will be reused on site, with risk downgraded to "Low" via computer modelling ignoring scenarios such as flooding, future repairs etc. This is an unacceptable risk management strategy that put cost savings before pupil and public safety. A large area of protected, public parkland in a town already deficient in such space and its removal will disproportionately impact families and residents in the area. Relocating greenspace proposed for mitigation to the previous Lenzie Academy site is inequitable and exacerbates deficiencies between areas. The creation of such a park fails to compensate for the loss of mature trees, hedgerows and wildlife.

SEPA flood maps identify parts of the site as having a 10% annual chance of flooding. Replacing permeable greenspace with hard surfaces worsens surface water runoff which, when taken together with the contamination, will lead to excessive pollution of surrounding water courses. I have personally observed flooding and standing water even out with periods of wet weather.

The public consultation process sought views only on the school design and did not seek views on the location. Feedback cannot be evidenced as support for development of the park or to justify overriding LDPs protections of designated open space. There is little transparent evidence to justify why Whitegates Park was selected over other policy-compliant locations. This undermines trust in the planning process.

Transport assessments underestimate traffic impacts and congestions on roads surrounding the Park. The development will generate substantial traffic with little provision for parking, drop-off and safe pedestrian and cycle access. Many surrounding residential streets will not cope with congestion and are major routes for local primary pupils to attend their schools.