



I am writing to formally **OBJECT** to the proposed erection of a secondary school at Whitegates Park, Middlemuir Road, Lenzie (Planning Application **TP/ED/26/0104**). My objection is based on the following **material planning considerations**:

1. Public Health and Safety (Ground Contamination)

The Phase II Ground Investigation Report (Appendix C) contains explicit disclaimers stating that the chemical analysis for hazardous materials, including asbestos and toxic gas, is *“unreliable.”* It would breach the Precautionary Principle to grant planning permission for a school when soil and gas safety has not been reliably established.

2. Breach of National Policy (NPF4 Policy 5: Peatland)

The site contains significant deposits of deep peat (up to 4.8m). Under National Planning Framework 4 (NPF4) Policy 5, carbon-rich soils are strictly protected. The applicant has not demonstrated the “exceptional circumstances” required to disturb this vital carbon sink, particularly when brownfield alternatives exist.

3. Loss of Protected Open Space (NPF4 Policy 9)

Whitegates Park is a designated Protected Open Space in the Local Development Plan. The proposed development would result in the permanent loss of a well-established green hub, contrary to NPF4 Policy 9, which requires the protection and enhancement of community open spaces.

4. Flawed Environmental Impact Data (Travel Distance Discrepancy)

The Transport and Air Quality assessments were modelled on an incorrect travel distance of 650m, whereas the Council’s own consultation confirms the true distance is 1.2km. This 100% discrepancy invalidates the findings on carbon emissions, traffic congestion, and pedestrian safety.

5. Impact on Biodiversity and Wildlife

The development will result in the loss of mature trees and wetland habitat, affecting local wildlife (including protected species such as bats). This fails to meet the “nature net gain” requirements set out in NPF4 Policy 3.

6. Increased Flood Risk and Hydrological Impact (NPF4 Policy 22)

The development site at Whitegates Park is a known wetland characterized by a **shallow groundwater table** and **4.8m of deep peat**, which currently acts as a natural flood-mitigation "sponge."

- **Objection:** Excavating this peat and replacing it with non-porous surfaces (buildings and artificial pitches) will significantly increase surface water runoff. This risks displacing groundwater toward lower-lying residential properties in Lenzie and Kirkintilloch. Under **NPF4 Policy 22**, development should not be supported if it increases the risk of flooding elsewhere. The current application fails to demonstrate that these unique hydrological risks can be safely managed.

7. Inadequate Infrastructure and Impact on Residential Amenity

Middlemuir Road and the surrounding residential streets were designed as quiet, low-volume access roads, not as primary conduits for high-volume school traffic.

- **Objection:** The proposal will introduce an estimated 1,400 pupils plus staff, deliveries, and service vehicles onto a road network that lacks the physical width and visibility to cope safely. The increase in congestion, noise, and air pollution will severely diminish the residential amenity of Middlemuir Road. Furthermore, the lack of adequate parking and drop-off facilities within the site will lead to dangerous "overspill" parking on residential corners, creating significant hazards for local children and elderly residents.

(Please add a brief sentence below about why the park matters to you personally):

As a resident close to the park we have many types of birds, foxes, hedgehogs visiting our garden. This will be destroyed if Whitegates Park is bulldozed.

The park is a park where all residents are able to use for walking, running and their mental health. Destruction of this space would be an absolute travesty.

Conclusion

For the reasons above, I urge the Planning Department to recommend **REFUSAL** of this application.

Signed: _____

Date: 29/04/26.