

PL470

FORMAL OBJECTION: PLANNING APPLICATION TP/ED/26/0104

Loss of Community Amenity, Health, and Natural Heritage

TO: East Dunbartonshire Council Planning Department

FROM (Full Name) _____

ADDRESS: _____

POSTCODE: _____

DATE: 21. 4. 26

I am writing to formally **OBJECT** to Planning Application TP/ED/26/0104. This objection focuses on the permanent loss of Whitegates Park as a vital green asset and the inadequacy of the proposed mitigation measures.

1. Inadequacy of Myrtle Avenue Mitigation (NPF4 Policy 9)

The applicant proposes "mitigation" at Myrtle Avenue to compensate for the loss of Whitegates Park. Under **NPF4 Policy 9**, the loss of protected open space is only acceptable if a superior alternative is provided.

- **Objection:** Myrtle Avenue is a "manufactured" replacement that cannot replicate the **established ecosystem** of Whitegates. Whitegates is a natural wetland and peatland with decades of biodiversity growth. A new, smaller green patch does not compensate for the destruction of a complex, functioning natural habitat.

2. Accessibility and Convenience for the Community

Whitegates Park is centrally located and serves as a critical "Green Node" for residents in Lenzie and Kirkintilloch. Its layout provides safe, flat, and accessible routes for all generations.

- **Objection:** For many elderly residents, young families, and those with limited mobility, Whitegates is the only accessible, large-scale green space within walking distance. Forcing the community to travel further to a smaller, secondary site (Myrtle Avenue) reduces **convenience and equity of access**, effectively "locking out" those who rely on the park for daily exercise and fresh air.

3. Impact on Mental Health and Wellbeing

National Planning Policy (NPF4) explicitly recognizes the link between access to quality green space and public mental health.

- **Objection:** Whitegates Park is a "tranquillity zone" that provides a respite from urban noise and traffic. The destruction of this specific landscape—which many residents have relied on for decades—will have a measurable **negative impact on community mental health**. The Council has failed to conduct a proper Health Impact Assessment (HIA) regarding the psychological loss of this specific natural heritage.

4. Destruction of an Established Ecosystem (NPF4 Policy 3)

Whitegates is not just "empty land"; it is a thriving ecosystem. **NPF4 Policy 3** requires development to facilitate "Biodiversity Enhancement."

- **Objection:** Building a massive school complex on this site represents a **net loss to nature**. You cannot "mitigate" the loss of a 4.8m deep peat bog and mature wildlife corridors by planting a few trees elsewhere. The environmental value of Whitegates is intrinsic to its location and cannot be moved.

CONCLUSION

Whitegates Park is an irreplaceable asset for residents in Lenzie, Kirkintilloch and other areas, it's crucial for our health, heritage, and biodiversity. The proposed mitigation is insufficient and the community loss is too great. I urge the Planning Authority to **REFUSE** this application.

SIGNED: _____



PERSONAL P.S. (Please describe how the loss of this specific park would affect your daily life or mental health):

FULL NAME:

ADDRESS:

POST CODE:

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):

I USE THIS PARK EVERY DAY
AND AT LEAST ONCE A WEEK
I SEE PEOPLE I HAVE NEVER SEEN BEFORE
ITS A REAL ASSET

Conclusion

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

Signed: _____

Date: 21 - APRIL 20