

FORMAL OBJECTION – Planning Application TP/ED/26/0104

Loss of Community Amenity, Health, and Natural Heritage Whitegates Park,
Middlemuir Road, Lenzie

DATE: 29/4/2026

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 9 – Open Space (Loss of Protected Green Space)

Whitegates Park is a designated Protected Open Space. Under NPF4 Policy 9, loss of such space is only acceptable where a **superior** replacement is provided.

Objection: Myrtle Avenue is smaller, less accessible, and cannot replicate the established wetland, peatland and mature habitat network at Whitegates. It does not meet the policy test.

2A. NPF4 Policy 3 – Biodiversity (Nature Positive Requirement)

NPF4 requires development to deliver biodiversity enhancement.

Objection: Whitegates Park is a functioning ecosystem with wetlands, mature trees, wildlife corridors and protected species. Replacing this with buildings an artificial surface results in a **net loss** of biodiversity.

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

Whitegates Park is specifically protected in the Local Development Plan.

Objection: The proposal conflicts with LDP2 Policy 4.CF, which requires safeguarding of valued open spaces unless a demonstrably superior alternative is provided. Myrtle Avenue does not meet this requirement.

3. NPF4 Policy 22 – Flood Risk & Water Environment

Whitegates Park is a wetland with shallow groundwater and deep peat that acts as a natural flood-mitigation sponge.

Objection: Excavating peat and replacing it with hard surfaces will increase surface water runoff and risk groundwater displacement toward nearby homes. The application does not demonstrate that these risks can be safely mitigated.

OTHER MATERIAL PLANNING CONSIDERATIONS

4. Accessibility and Community Equity

Whitegates Park is centrally located and provides safe, flat, accessible routes for all generations.

Objection: For many elderly residents, young families, and people with limited mobility, Whitegates is the only large, accessible green space within walking distance. Relocating open space to Myrtle Avenue reduces accessibility and disproportionately impacts those who rely on the park for daily wellbeing.

5. Mental Health and Wellbeing

NPF4 recognises the importance of high-quality green space for mental health.

Objection: Whitegates Park is a tranquillity zone that has supported community wellbeing for decades. The Council has not carried out a Health Impact Assessment to evaluate the psychological and social harm caused by losing this specific natural landscape.

6. Loss of Established Ecosystem and Natural Heritage

Whitegates is a mature, functioning ecosystem.

Objection: The environmental value of this site is intrinsic to its location. A wetland, peatland, or wildlife corridor cannot be relocated or recreated elsewhere.

PERSONAL STATEMENT (optional):

Whitegates Park is an irreplaceable asset for residents in Lenzie, Kirkintilloch and beyond. The proposed mitigation is inadequate, the community loss is too great, and the development conflicts with key national and local planning policies.

I urge the Planning Authority to REFUSE this application

