

# 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: I strongly object to Planning Application TP/ED/26/0104 on the following material planning grounds:

### 1. Loss of Protected Open Space

Whitegates Park is designated open space in the Local Development Plan. The proposal removes a significant area of functional green space used for recreation, wellbeing, and biodiversity. This conflicts with Policies 8, 9 and 10 on protecting open space and green networks.

### 2. Ecological Impact and Insufficient Assessment

The Ecological Impact Assessment contains acknowledged data gaps and relies on incomplete surveys. The site supports mature trees, established habitat networks, and protected species. Policy 1 (Nature Networks) requires avoidance of harm, not unverified assumptions.

### 3. Traffic, Access and Road Safety

The Transport Assessment underestimates peaktime congestion and does not adequately address pedestrian safety, school-related traffic, or cumulative impacts on Lenzie's constrained road network. This conflicts with Policies 5 and 6 on sustainable transport and safe access.

### 4. Flooding and Drainage Concerns

The site includes lowlying ground with known drainage issues. The Flood Risk Assessment does not fully address surfacewater displacement or downstream impacts, contrary to Policy 7 (Water Management).

### 5. Site Selection Transparency and Alternatives

The Site Options Appraisal is incomplete and lacks the scoring matrix used to compare sites. Without transparent criteria, the Planning Authority cannot be satisfied that this is the most appropriate or least damaging location, contrary to Policy 2 (Sustainable PlaceMaking).

#### 6. Overdevelopment and Scale

The proposed building footprint, hardstanding, and associated infrastructure represent overdevelopment of a constrained site, resulting in loss of amenity for surrounding residents and users of the park.

For these reasons, the proposal fails to comply with multiple policies of the Local Development Plan and should be refused.