



demonstrated. If this application seeks to reclassify Whitegates Park from protected open space, that alternatives have been fully and robustly assessed - a process which has not been transparently central to our community's health. Open space should be protected unless clear evidence shows a mile away - is inequitable and does not replace the well-established, mature green space that is accessible areas of green space in this part of Lenzie. The proposed mitigation - creating a new park a and to enjoy this peaceful, outdoor environment. Losing this space would remove one of the only remove this valued community greenspace entirely. I use Whitegates Park regularly to walk my dog justification to override policies protecting such land under NPF4 and LDP2. The proposal would it is within the Local Development Plan, and the application does not provide sufficient planning

2. Policy Conflict & Loss of Protected Open Space: Whitegates Park is designated public open space

procedurally unsound. The LDP2 designation remains in force, and any change of use must be made through a formal amendment process, subject to consultation and examination. Attempting to bypass this process via a planning application would conflict with the plan-led system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

3. Biodiversity Impacts: The development would result in the loss of almost all habitat, tree cover and wildlife connectivity on the site. Given the restricted footprint, it is unlikely that a genuine nature-positive outcome could be delivered. The latest Technical Note confirms that Myrtle Avenue will come forward as a separate major planning application, rather than as secured mitigation linked to Whitegates Park. This material change undermines reliance on Myrtle Avenue to justify the current proposal.

4. Traffic congestion and road safety issues: The Transport Assessment underestimates the likely traffic impacts and congestion around neighbouring streets - at my own house on Kirkintilloch Road, Laurel Avenue and Middlemuir Avenue in particular. This raises concerns about road safety and suitability of the location for a school of this scale. Transport and road safety are major concerns. The surrounding roads already experience significant congestion and parking pressure, including providing free parking to bus users who regularly park in Laurel Avenue. Introducing a large secondary school would make these issues worse and create additional safety risks for pedestrians.

5. Unjustified Expansion & Projected Need: A 1400-pupil school assumes sustained high demand despite fluctuating roll projections, discretionary intake and recent catchment changes. Building to this scale on a constrained site risks over-provision and the permanent loss of protected green space without clear evidence of enduring local need. Almost 40% of my daughter's school year were placing requests - cut these and we could have a significantly smaller new school.

6. Environmental Risks: There are known problems with drainage and ground conditions at Whitegates Park. Standing water is frequently present, and potential ground-quality issues have been raised. Full geotechnical and contamination evidence, including how these interact, should be available before any determination is made. The site discharges into the Luggie Water and onward to the River Kelvin, which already depends on flood defences. With climate change set to intensify flooding, Aviva projects that by 2080 more than twice as many properties in Scotland will be at risk from surface water. The developer's flood screening assertion that the site is not vulnerable flatly contradicts SEPA flood maps and historical records, and is therefore misleading. The surrounding streets already experience flooding and my own house has experienced issues during periods of extreme rainfall.

7. The scale and massing of the proposed buildings would significantly alter the character and appearance of this open green space. The plans do not clearly guarantee that existing public paths through Whitegates Park will remain open, unrestricted and accessible outside school hours.

8. The Noise Impact Assessment acknowledges that sports pitch activity may raise noise levels by up to 10 dB above evening background noise levels approaching 9pm. According to the Sport Scotland guidance referenced within the report, increases of this magnitude constitute a substantial adverse impact, raising concern about the effect on nearby residential amenity.

9. Whitegates Park has a documented history of contamination, including asbestos. No independent, reliable remediation plan has been published. Proceeding without full transparency poses unacceptable health risks. The Council's own reports (Curtins Consulting, 2025) confirm severe contamination of the site, including:

- Lead: 1,400 mg/kg (over four times the school threshold of 310 mg/kg).

