

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

Whitegates Park, Middlemuir Road, Lenzie



DATE: 26th APRIL 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 5 – Peatland Protection

The site contains deep peat up to 4.8m. NPF4 Policy 5 strictly protects carbon-rich soils. The applicant has not demonstrated the “exceptional circumstances” required to disturb this peatland, particularly when brownfield alternatives exist.

2A. NPF4 Policy 9 – Open Space

Whitegates Park is designated Protected Open Space. The proposal results in permanent loss of a well-used, high-quality community green space, contrary to Policy 9’s requirement to protect and enhance open space.

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

Whitegates Park is specifically identified in LDP2 as a protected community asset. The proposal conflicts directly with the policy’s requirement to safeguard valued open spaces unless a superior replacement is provided. Myrtle Avenue does not meet this test.

3. NPF4 Policy 3 – Biodiversity

Whitegates Park is a functioning wetland ecosystem with mature trees, wildlife corridors and protected species. The development results in a **net loss** of biodiversity and fails to deliver the “nature positive” outcomes required by Policy 3.

4. NPF4 Policy 22 – Flood Risk & Water Environment

The site is a wetland with shallow groundwater and deep peat acting as a natural flood-mitigation sponge. Excavation and replacement with hard surfaces will increase surface water runoff and risk groundwater displacement toward nearby homes. The application does not demonstrate that these hydrological risks can be safely managed.

OTHER MATERIAL PLANNING CONSIDERATIONS

5. Public Health & Safety – Ground Contamination

The Phase II Ground Investigation Report states that chemical analysis for hazardous materials is “unreliable.” Granting permission without reliable soil and gas safety data breaches the Precautionary Principle.

6. Flawed Transport & Air Quality Modelling

The assessments were based on a 650m travel distance, but the Council’s own consultation confirms the true distance is 1.2km. This 100% discrepancy invalidates conclusions on traffic, carbon emissions, and pedestrian safety.

7. Residential Amenity & Inadequate Infrastructure

Middlemuir Road is a quiet residential street not designed for high-volume school traffic. The proposal introduces 1,400 pupils, staff, deliveries and service vehicles into a constrained road network, creating unacceptable impacts on safety, noise, congestion and air quality.

PERSONAL STATEMENT (optional):

THE PROPOSED SITE CONTAINS MATURE TREES AND FORAGING AREAS FOR DEER, FOXES, SQUIRRELS, WOOD MICE, SHREWS, VOLES, MOLES AND BATS AND NOT FORGETTING BIRDS + INSECTS AND HEDGEHOGS THAT ARE WELL KNOWN IN THIS PARK. ALL THIS WILL BE DESTROYED, CONTRAVENING LOCAL BIODIVERSITY POLICIES. THE DEVELOPMENT WILL LEAD TO THE DIRECT LOSS OF HABITAT CONNECTIVITY, DISRUPTING A KNOWN WILDLIFE CORRIDOR THAT HAS MATURED. I AM ALSO CONCERNED OF EXISTING SEWAGE + DRAINAGE SYSTEM IS ALREADY AT CAPACITY + THAT THIS DEVELOPMENT WILL INCREASE THE FLOODING RISK IN SURROUNDING HOUSES + PRESSURE ON OUR CURRENT DRAINS ETC.

CONCLUSION

THE PROPOSAL WILL ALSO RESULT IN AN UNACCEPTABLE INCREASE IN TRAFFIC IN A NARROW ROAD BECAUSE IT WILL BE USED AS A RAT RUN BY PARENTS DROPPING THEIR CHILDREN OFF AT SCHOOL.

For the reasons above, I urge the Planning Authority to REFUSE this application.

SIGNED: _____

DATE: _____

26/4/26

THIS SITE IS ALSO A WELL KNOWN FLOOD ZONE AND WILL NOT COPE WITH A FULL BUILD ON THIS SITE AT WHITEGATES PARK.