

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

FULL NAME:

ADDRESS:

POSTCODE:

DATE: 26/04/2026

I am writing to formally **OBJECT** to the proposed erection of a secondary school at Whitegates Park, Middle Muir 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 2 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 1.2 km. This 100% discrepancy invalidates the findings on carbon missions, 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 characterised by a **shallow groundwater table and 4.8 meter of deep Peat**, which currently acts as natural flood-mitigation "sponge".

• **Objection:** Excavating this peat and replacing it with non-porous surfaces (buildings and artificial pitches) will significantly increase surface water run-off. This risks displacing

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