

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



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

*Continued...*

groundwater toward lower-lying residential properties in Lenzie and Kirkintilloch. Under **NPF4 Policy 22**, development should not be supported if it increases the risk of flooding elsewhere. The current application fails to demonstrate that these unique hydrological risks can be safely managed.

## 7. Inadequate infrastructure and Impact on Residential Amenity

Middlemuir Road and the surrounding residential streets were designed as quiet, low access roads, not as primary conduits for high-volume school traffic.

• **Objection:** The proposal will introduce an estimated 1,400 pupils plus staff, deliveries, and service vehicles onto a road network that lacks the physical width and visibility to cope safely. The increase in congestion, noise, and air pollution will severely diminish the residential amenity of Middlemuir Road and its surrounding streets. Furthermore, the lack of adequate parking and drop-off facilities within the site will lead to dangerous “overspill” parking on residential corners, creating significant hazards for local children and elderly residents..

(Please add a brief account below about why Whitegates Park matters to you personally):

Three generations of our family have significant concerns about the proposed school development at Whitegates Park.

- Flood risk: I have family members that own substantial property in the very near area at Douglas Avenue, their property and others in the very near vicinity are low lying homes, that already experience partial flooding during heavy rainfall due to an underground stream surfacing. Removing the park’s natural infiltration/soak area will reduce groundwater absorption and increase surface water flood risk to surrounding properties - The council should consider the potential legal implications if development induced flooding affects nearby homes.
- Soil and water contamination: Contaminants previously identified, Lead inclusive, within the proposed construction zone could be mobilized during ground disturbance. Flooding could spread pollutants into local watercourses, streets, gardens, and homes, posing ecological and public health risks.
- Traffic, noise, and air quality impacts: Adjacent residential roads are not designed for high volume school traffic. This would cause increases in congestion, and noise; massive increases in volumes of emissions would directly affect local residents, and cause untold chest and various other health issues. It is unrealistic to assume most vehicles will use the small drop off point on Initiative Road; St Ninian’s High School is a good case in point for such a scenario already occurring.
- Pedestrian safety: Initiative Road lacks pavements, offering no safe walking route for pupils, a major risk to life. Proposed shortcut paths are secluded and poorly lit, raising safety concerns.
- Alternative sites: More sustainable and cost effective options exist, including redevelopment of the current school site, which would cost around half the amount of money, keeping council tax lower, or use of the Boghead pitches. Both are in Lenzie and avoid placing a school outside Lenzie in neighbouring Kirkintilloch.

## Conclusion

For the reasons above, I object and I urge the Planning Department to recommend **REFUSAL** of this application.

Signed: \_\_\_\_\_ Date: 29.04.2026