

Comments for Planning Application TP/ED/26/0104

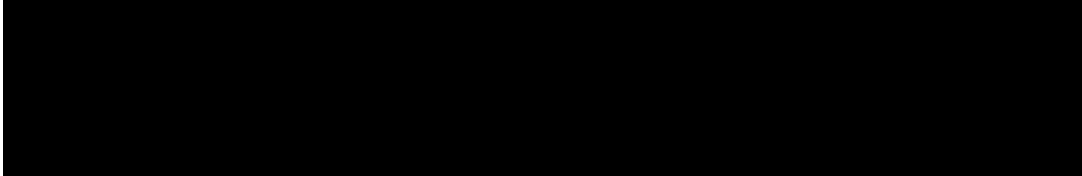
Application Summary

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



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION: Proposed New Lenzie Academy at Whitegates Park

To: The Planning Authority, East Dunbartonshire Council

Date:

Planning reference:

Proposal: New Lenzie Academy build - Whitegates Park, Lenzie

Name:

Address:

Scroll to the end for suggested personalisation - these are offered only to give you ideas - you can create your own.

Option 1

I wish to object to the proposed development of the new Lenzie Academy at Whitegates Park, Lenzie. My objection is based on material planning considerations including

- a flawed consultation process
- policy conflict and loss of protected space
- biodiversity impacts
- unjustified projected need
- transport issues
- environmental risk - flooding and contamination

1.Inadequate & Flawed Consultation Process:

The consultation has been insufficient and has excluded key stakeholders. Many residents and other stakeholders were not consulted in good time and were not properly engaged. Furthermore, there has been a complete lack of transparency in the site selection process. No compelling, publicly available evidence has been provided to justify why this protected site was chosen over alternative, brownfield, or non-designated locations, as required by NPPF4. This failure

undermines the entire application.

The Council's Education consultation did not show support for building on Whitegates Park. People were only asked if they wanted a new school in principle, not if they agreed with the location. The Report itself admits many "Yes" answers were conditional (eg "not at Whitegates Park") and that many objections focused on the site, but these were excluded from the analysis. The outcome therefore cannot be used to claim community backing or to override protections for designated open space. The proposal must go through full planning scrutiny, where the suitability of Whitegates Park will be properly assessed.

2. Policy Conflict & Loss of Protected Open Space:

Inadequate justification for building on protected open space

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

Whitegates Park is designated open space within the Local Development Plan. The proposal would remove this valued community greenspace entirely. This is contrary to policy, which requires open space to be protected unless clear evidence shows that alternatives have been fully

and robustly assessed - a process which has not been transparently demonstrated.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned 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.

The Council has resolved to make a Tree Preservation Order for Whitegates Park. Determination of this application should not pre-empt or undermine the statutory TPO process now underway.

4. Traffic congestion and road safety issues:

The Transport Assessment underestimates the likely traffic impacts and congestion around Initiative Road and surrounding residential streets, raising 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 at peak times. Introducing a large secondary school would make these issues worse and create additional safety risks for pedestrians.

5. Unjustified Expansion & Projected Need:

A 1,400-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.

6. Environmental Risks:

There are also 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.

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 loss of the existing grass football pitch also reduces local sports and recreation provision for the community.

9. 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.

For these reasons, I request that the application is refused.

Option 2

I wish to object to the proposed new Lenzie Academy development at Whitegates Park.

Although I support investment in education, this site raises serious concerns that should be considered as part of the planning process.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

Whitegates Park is used daily by local residents for walking, recreation and general wellbeing.

Losing this space would remove one of the only accessible areas of green space in this part of Lenzie. The proposed mitigation - creating a new park a mile away - is inequitable and does not replace the well-established, mature green space that is central to our community's health.

The proposal would remove a large area of public parkland in a town that already has a deficit of

public park provision, directly conflicting with NPF4 Policy 20, which requires development not to exacerbate deficiencies in green infrastructure.

While 're-provision' of paths is mentioned, the proposals would reroute access around the school and remove the open, informal routes people currently use across the park.

The loss of the existing grass football pitch also reduces local sports and recreation provision for the community.

The area supports a range of wildlife and forms part of a wider environmental network, including bats and birds of conservation concern. I am also informed there are mature trees in this park. Replacing natural ground and vegetation with buildings, car parks and fences is not compatible with nature-positive planning principles and climate concerns.

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.

The Council has resolved to make a Tree Preservation Order for Whitegates Park. Determination of this application should not pre-empt or undermine the statutory TPO process now underway. Traffic and safety are also significant issues. The surrounding roads and pavements are already under pressure. A large secondary school would substantially increase peak-time congestion and parking problems.

There are also long-standing concerns about drainage at the site, with standing water observed regularly. Building on land with known drainage problems poses environmental and operational risks.

I am also concerned about the visual impact of a large modern school building on an area that is currently open, low-rise parkland.

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.

The Transport Assessment underestimates the likely traffic impacts and congestion around Initiative Road and surrounding residential streets, raising concerns about road safety and suitability of the location for a school of this scale.

Given these issues, I ask the Council to refuse this application.

Option 3

I am objecting to the proposed development at Whitegates Park due to profound environmental, climate, biodiversity, and social equity concerns. Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, and the Open Space Strategy.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

The development would permanently remove nearly all existing, mature green space, habitat, and trees from the site. These established natural features provide far greater ecological value and cannot be realistically recreated within the restricted footprint of a school campus.

The proposal would remove a large area of public parkland in a town that already has a deficit of public park provision, directly conflicting with NPF4 Policy 20, which requires development not to exacerbate deficiencies in green infrastructure.

The Council has resolved to make a Tree Preservation Order for Whitegates Park. Determination of this application should not pre-empt or undermine the statutory TPO process now underway. The removal of the current sports pitch will negatively affect local sporting and recreational use. My primary objection concerns the proposed biodiversity mitigation. The creation of a new park at the vacated school site is not an acceptable "like for like" compensation for the loss of Whitegates Park. It fails to compensate for the established, mature biodiversity and the well-used, mature green space that will be destroyed.

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.

Furthermore, this mitigation is fundamentally inequitable. Relocating green space a mile away from the eastern boundary of the town - an area already deemed to have poor provision according to the local Open Space Strategy - to the well-served central Lenzie area, does not constitute a fair replacement. This proposal simply takes a vital asset from one community to give to another, exacerbating existing imbalances in access to green space and reducing accessibility for residents with mobility issues.

National planning policy requires nature-positive outcomes and the protection of valued community assets. On a site of this ecological value, and with this flawed mitigation plan, it is impossible to claim a net gain for biodiversity or the community.

Replacing permeable green-space with hard surfaces increases surface-water runoff and reduces climate resilience. This is particularly irresponsible on a site already known for standing water and drainage issues.

Whitegates Park is currently a freely accessible, mature natural space for the community. A fenced school campus and a distant, new park are not equivalent. This represents a permanent net loss of publicly available, high-quality natural space for the existing community.

The plans do not clearly guarantee that existing public paths through Whitegates Park will remain open, unrestricted and accessible outside school hours.

The Transport Assessment underestimates the likely traffic impacts and congestion around Initiative Road and surrounding residential streets, raising concerns about road safety and suitability of the location for a school of this scale.

I am also concerned about the visual impact of a large modern school building on an area that is currently open, low-rise parkland.

The proposals include floodlit sports pitches with assumed use until 9pm. Floodlighting can significantly extend the hours and intensity of use of sports facilities, including community hire during evenings and winter months. The Noise Impact Assessment models specific match scenarios but does not fully assess the potential effects of regular evening use, spectators and

associated activity on nearby residential amenity.

For these reasons, I ask that the application is refused.

Option 4

I wish to object to the proposed new Lenzie Academy development at Whitegates Park due to significant concerns about transport, infrastructure and site suitability.

The surrounding road network has major congestion, especially around school times. Pavements are narrow, crossings are limited and there is already pressure on parking. Key junctions are already queued at busy times. A secondary school of this scale would intensify these issues.

The formal drop off area is likely to worsen the situation, creating a bottleneck at that roundabout.

There is a real risk of overspill drop off and parking into nearby residential streets, which would worsen existing congestion and affect road safety for pedestrians, cyclists and drivers. There are numerous areas where traffic is likely to build up to an unworkable level.

Public transport connections in the immediate area do not effectively serve the likely school catchment. This undermines the sustainability of the proposal.

A 1,400-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. Further to these problems, Whitegates Park also has long-standing issues related to drainage and ground conditions. These concerns raise questions about whether this is an appropriate site for a major school development.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

Inadequate justification for building on protected open space

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

The Council has resolved to make a Tree Preservation Order for Whitegates Park. Determination of this application should not pre-empt or undermine the statutory TPO process now underway.

While 're-provision' of paths is mentioned, the proposals would reroute access around the school and remove the open, informal routes people currently use across the park.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

I am also concerned about the visual impact of a large modern school building on an area that is currently open, low-rise parkland.

The loss of the existing grass football pitch also reduces local sports and recreation provision for

the community.

The Noise Impact Assessment identifies houses on Larkfield Road as among the closest residential receptors, with gardens approximately 35 metres from the proposed sports pitches. The main drop-off and parking areas are also located on this side of the site, concentrating activity closest to existing homes. In addition, the assessment assumes floodlit pitch use until 9pm. Taken together, these factors mean nearby residents would experience the combined effects

of traffic movements, sports activity and evening use in very close proximity to residential properties.

For these reasons, I ask the Council to refuse the application.

Option 5

I object to the proposed development of Lenzie Academy at Whitegates Park.

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

A 1,400-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. It would remove valued protected open space based on a non-transparent site selection process and inadequate public consultation.

The proposal also causes irreversible biodiversity loss, increases traffic and safety risks, and raises concerns about drainage to the wider area and into our waterways.

A Tree Preservation Order for Whitegates Park was approved by Committee on 3 February 2026, with consultation agreed. The emerging TPO is a material consideration and should be afforded appropriate weight in determining this application.

There are concerns about ground contamination, with inadequate plans to remediate this. We have seen no reports on how contamination and flooding might combine to create wider dispersal of contaminants.

Flooding is a major known problem in the area, and so far we have not seen the Reports on how that would be resolved.

The proposed mitigation is insufficient, imbalanced and fails to compensate for the loss of open space to the area served by the current park. The creation of a new park at a brownfield site while destroying a green space is illogical and lacks credibility. A "new park" cannot compensate for the decades of mature biodiversity at the current site.

The proposal would remove a large area of public parkland in a town that already has a deficit of public park provision, directly conflicting with NPF4 Policy 20, which requires development not to exacerbate deficiencies in green infrastructure.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

The removal of the current sports pitch will negatively affect local sporting and recreational use. The plans do not clearly guarantee that existing public paths through Whitegates Park will remain open, unrestricted and accessible outside school hours.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

The scale and massing of the proposed buildings would significantly alter the character and appearance of this open green space.

The Noise Impact Assessment identifies houses on Larkfield Road as among the closest residential receptors, with gardens approximately 35 metres from the proposed sports pitches. The main drop-off and parking areas are also located on this side of the site, concentrating activity closest to existing homes. In addition, the assessment assumes floodlit pitch use until 9pm. Taken together, these factors mean nearby residents would experience the combined effects

of traffic movements, sports activity and evening use in very close proximity to residential properties.

For these reasons, please refuse this application.

Option 6

I wish to object to the proposed development of the new Lenzie Academy at Whitegates Park on the grounds that the scale of the project is not supported by the available evidence and data.

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

A 1,400-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.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

Most critically, the official catchment area projections themselves forecast a fall in pupil numbers to 1,140 by 2028/29. Building a school for 1,400 pupils in the face of this projected decline is illogical and represents a poor use of public resources.

This over-provision risks creating a future surplus of school places, a situation that would be both inefficient and financially irresponsible. This outcome is entirely unacceptable when it is achieved at the permanent expense of valued, protected green space that is designated for local need.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

A Tree Preservation Order for Whitegates Park was approved by Committee on 3 February 2026,

with consultation agreed. The emerging TPO is a material consideration and should be afforded appropriate weight in determining this application.

While 're-provision' of paths is mentioned, the proposals would reroute access around the school and remove the open, informal routes people currently use across the park.

The loss of the existing grass football pitch also reduces local sports and recreation provision for the community.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

The development would also have a noticeable visual impact on nearby homes and the wider landscape.

The report acknowledges that sports pitch noise may be up to 10 dB above evening background noise levels. According to the Sport Scotland guidance cited within the report itself, increases of this magnitude constitute a substantial adverse impact.

The assessment assumes sports pitch use and floodlighting until 9pm. At this time background noise levels are significantly lower and residential amenity expectations are higher, meaning even modest increases in activity noise may be intrusive.

Given this clear evidence, the proposal cannot be deemed to be using local protected space for a genuine "local need." The application should be refused on these grounds alone.

Option 7

I write to formally object to the proposed development of a new school on Whitegates Park.

This site is a vital community asset - a publicly accessible, inclusive green space used daily by residents of all ages and abilities. Its flat terrain and central location make it uniquely valuable for recreation, wellbeing, and community/social activities. It is a protected open space in local plans. The proposal would remove a large area of public parkland in a town that already has a deficit of public park provision, directly conflicting with NPF4 Policy 20, which requires development not to exacerbate deficiencies in green infrastructure.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

The proposal involves removing a valued playing field, which has not been replaced like-for-like as

national guidance requires

Public access to paths is implied rather than confirmed, with no clear commitment that new or re-provided routes will be public, permanent and available at all times.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy. The proposal contradicts key planning principles. East Dunbartonshire Council's own policies prioritise brownfield development

and the protection of open space. Yet it seems alternative sites have not been adequately explored or accurately presented.

A Tree Preservation Order for Whitegates Park was approved by Committee on 3 February 2026, with consultation agreed. The emerging TPO is a material consideration and should be afforded appropriate weight in determining this application.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

Furthermore, the land in question 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 consultation process has left many residents feeling excluded and unheard. Promises of a replacement park at the distance of a mile away fail to address the loss of established routines, habitats, and community trust.

The scale and massing of the proposed buildings would significantly alter the character and appearance of this open green space.

The report acknowledges that sports pitch noise may be up to 10 dB above evening background noise levels. According to the Sport Scotland guidance cited within the report itself, increases of this magnitude constitute a substantial adverse impact.

The assessment assumes sports pitch use and floodlighting until 9pm. At this time background noise levels are significantly lower and residential amenity expectations are higher, meaning even modest increases in activity noise may be intrusive.

I urge the Committee to reject this application and call for a full reassessment of viable, sustainable alternatives that do not compromise public health or community integrity.

Option 8

I am writing to formally object to the proposed development of a new Lenzie Academy on the site of Whitegates Park. This proposal, in my view, conflicts with multiple key planning policies and fails to demonstrate the sustainable, transparent, and evidence-based approach expected of a public project of this scale.

1. Non-Compliance with Environmental and Land Use Policy

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy. In addition this plan rides roughshod over the principles of the NPF4. The proposal would result in the irreversible loss of high-quality green space and biodiversity without adequate environmental assessment or mitigation. Building on such land is contrary to both the Scottish Planning Policy and the East Dunbartonshire Local Development Plan, which emphasise prioritising brownfield and previously developed land.

A Tree Preservation Order for Whitegates Park was approved by Committee on 3 February 2026, with consultation agreed. The emerging TPO is a material consideration and should be afforded appropriate weight in determining this application.

Public access to paths is implied rather than confirmed, with no clear commitment that new or re-provided routes will be public, permanent and available at all times.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

2. Inadequate Site Selection Process

There is no transparent evidence that alternative sites have been properly assessed or compared. The exclusion of brownfield options directly contradicts the "town centre first" and sustainable spatial principles underpinning NPF4. Furthermore, the projected pupil numbers appear inflated due to significant out-of-catchment enrolments.

The Council's consultation does not show public support for a school at Whitegates Park. The question asked only about a new school in principle, not its location. The Report itself notes many "Yes" responses were conditional ("not at this site") and that objections focused on Whitegates Park. Yet all sitespecific comments were excluded from the analysis.

The outcome cannot be used as evidence of support for development on Whitegates Park or to override Local Development Plan protections. The proposal must instead undergo full planning scrutiny, including environmental impact, policy compliance, accessibility, loss of open space, and alternatives.

3. Deficient Public Engagement

The community consultation process fell short of accepted standards. Engagement was largely restricted to the existing school community, excluding the wider population most affected by the loss of the park. The format of consultation - particularly online tools limiting detailed responses - appears inconsistent with Statutory Pre-Application Consultation (PAC) requirements for meaningful public input.

4. Health, Safety, and Environmental Risk

The proposed site is known to contain historic contamination, including asbestos and other hazardous materials. Without a transparent remediation strategy and independent verification, locating a school on this land poses unacceptable health and safety risks. In addition, the proposed access arrangements would exacerbate traffic congestion and introduce hazards for pedestrians and cyclists, particularly given the lack of safe crossings on Initiative Road.

5. Loss of Accessible Open Space

The suggestion of a replacement park in another area entirely fails to compensate for the accessibility, social value, and ecological maturity of Whitegates Park. As recognised in both national and local policy, open spaces should be preserved where they serve an established and essential community function - as this one clearly does.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer

being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

A Tree Preservation Order for Whitegates Park was approved by Committee on 3 February 2026, with consultation agreed. The emerging TPO is a material consideration and should be afforded appropriate weight in determining this application.

The development would also have a noticeable visual impact on nearby homes and the wider landscape.

The report acknowledges that sports pitch noise may be up to 10 dB above evening background noise levels. According to the Sport Scotland guidance cited within the report itself, increases of this magnitude constitute a substantial adverse impact.

The assessment assumes sports pitch use and floodlighting until 9pm. At this time background noise levels are significantly lower and residential amenity expectations are higher, meaning even modest increases in activity noise may be intrusive.

The loss of the existing grass football pitch also reduces local sports and recreation provision for the community

In light of these significant failings, I respectfully urge the Committee to refuse this application and request that the Council re-examines alternative, policy-compliant locations that safeguard both community wellbeing and the local environment.

Option 9

I wish to register my strong objection to the proposed development at Whitegates Park. This proposal is fundamentally flawed, noncompliant with planning policy, and poses significant, unmitigated risks to public health, climate resilience, and community wellbeing. My objections are detailed below.

1. Severe, Unmitigated Contamination and Public 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).
- Benzo(a)pyrene: A carcinogen, found above safety limits.
- Asbestos: Fibres detected in two locations - no safe level of exposure exists.
- Nickel: Exceeded health thresholds in multiple samples.

Despite these extreme levels, inadequate physical remediation is proposed. Contaminated soil will

be reused onsite, with risk downgraded to "Low" via computer modelling that ignores realworld scenarios such as flooding, future repairs and damage due to standard child play. This is an unacceptable risk management strategy that prioritises cost savings over child safety.

2. Loss of Protected Green Space & Fundamental Policy Breach

Whitegates Park is designated protected green space under LDP2 Policy 4 (Community Facilities) and Policy 17 (Natural Environment). The proposal would permanently remove a vital community asset used daily for walking, cycling, dogwalking, informal football, and recreation.

Policy requires open space to be protected unless robust evidence demonstrates that alternatives have been fully assessed. No transparent siteselection evidence has been provided. This

represents a fundamental breach of planning policy.

The Committee resolved on 3 February 2026 to make a Tree Preservation Order covering Whitegates Park, with statutory consultation to follow. This decision is a material consideration and must be taken into account in the assessment of this application.

Safeguarding of public path access

The development should not result in the loss, restriction or downgrading of existing public or core path access through Whitegates Park. All re-provided paths must be clearly segregated from school operational areas, be publicly accessible on a 24-hour basis, and deliver no reduction in route choice, convenience or permeability compared with the existing park layout. Details must be submitted and approved as part of the planning application and shall not be deferred to post consent management arrangements.

The proposal would remove a large area of public parkland in a town that already has a deficit of public park provision, directly conflicting with NPF4 Policy 20, which requires development not to exacerbate deficiencies in green infrastructure.

3. Community Wellbeing and Accessibility

Whitegates Park is one of the only freely accessible greenspaces in this part of Lenzie. Its removal

would disproportionately impact families, older residents, and those with mobility issues. A fenced school campus is not a genuine replacement for open, public space. Relocating greenspace proposed for mitigation to central Lenzie is inequitable. It removes a vital asset from the eastern boundary - already identified in the Council's Open Space Strategy as underserved - and transfers it to an area that is already wellprovided. This exacerbates inequalities in access to greenspace.

The proposal involves removing a valued playing field, which has not been replaced like-for-like as

national guidance requires

4. Flood Risk, Climate Resilience and Contaminant Mobilisation

SEPA flood maps classify parts of the site as having a 10% annual chance of flooding. The drainage plan does not show assessment of how floodwater would mobilise contaminants across the site and into local systems.

Replacing permeable greenspace with hard surfaces worsens surfacewater runoff, reduces climate resilience, and undermines national climate adaptation policy. Building a school on a contaminated, floodprone site is reckless.

5. Unjustified site selection

The Council's statutory consultation does not demonstrate public support for building a school at Whitegates Park. The consultation question asked only whether people supported the idea of a new school in principle, not whether they agreed with the location.

The Consultation Report itself confirms that many "Yes" responses were conditional ("yes, but not at this location") and that "many of the comments against the proposal are in relation to the proposed site (Whitegates Park)".

It also states that all comments about the site were deemed outwith the remit of the consultation and therefore not evaluated in determining overall support levels.

The outcome cannot therefore be relied upon as evidence of community support for development on Whitegates Park, nor can it be used to justify overriding Local Development Plan protections for designated open space.

The proposal requires full scrutiny through the planning system, where the suitability of this specific site must be assessed for environmental impact, policy compliance, accessibility, loss of public open space and alternatives.

6. Inadequate and Inequitable Biodiversity Mitigation

The proposed creation of a new park at the vacated school site is not "like for like" mitigation. It fails to compensate for the mature biodiversity and wellused greenspace that will be destroyed. Relocating green space away from the eastern boundary to central Lenzie exacerbates existing imbalances in provision and reduces accessibility for those with mobility issues. This is inequitable and contrary to the Council's own Open Space Strategy.

A recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

7. Traffic, Parking and Transport Sustainability

The Transport Assessment underestimates the likely traffic impacts and congestion around Initiative Road and surrounding residential streets, raising concerns about road safety and suitability of the location for a school of this scale.

The development will generate substantial traffic, with inadequate provision for parking, dropoffs, and safe access for pedestrians and cyclists. Several junctions are already at capacity.

Public transport connections do not effectively serve the likely catchment, forcing reliance on private cars. This undermines sustainability objectives and worsens congestion and safety risks.

Crossings are as yet uncommitted.

8. Inadequate and Flawed Consultation Process

The consultation has been insufficient and opaque. Many residents were not properly engaged, and no transparent evidence has been provided to justify why this protected site was chosen over alternative, policycompliant locations. This undermines public trust in the planning process.

Council officer's own emails (June-July 2024) released following FOI, admit the existing school site was feasible, but instead of presenting councillors with an acceptable design, they worked to prove it "doesn't fit" in order to defend Whitegates Park. Internal overlays comparing the sites were circulated but withheld from public release. This shows the site selection process was biased, predetermined, and procedurally unfair. Councillors were misled and the planning application rests on a flawed foundation.

- Officers acknowledged feasibility but dismissed it as "not acceptable to Education."

- Councillors were denied a fair choice.
- Overlay documents exist but were withheld.
- The process was about defending the use of Whitegates Park, not objectively testing options.

9. Failure to Require Environmental Impact Assessment (EIA)

The Council's decision that an EIA was not required was flawed. This is a major development on protected greenspace involving contamination, flood risk, biodiversity loss, and public health concerns.

The absence of an EIA undermined transparency, precaution, and accountability.

10. The scale and massing of the proposed buildings would significantly alter the character and appearance of this open green space.

The Noise Impact Assessment acknowledges that sports pitch activity may raise noise levels by up to 10 dB above evening background levels, which the Sport Scotland guidance cited in the report defines as a substantial adverse impact. The modelling also assumes only one rugby and one football match occurring simultaneously and relies on generic source levels, despite the report acknowledging that spectator and coach shouting are often dominant noise sources. The assessment therefore appears to underestimate the potential noise impact on nearby residential properties.

Conclusion

The proposal for a new Lenzie Academy at Whitegates Park is unsound. It fails to address catastrophic public health risks from severe contamination and flooding, breaches core planning policy, undermines climate resilience, and sacrifices a vital community asset without justification. I urge the Planning Authority to reject this application in its entirety and to direct the Council to pursue a policy-compliant solution on a suitable, alternative site that does not sacrifice protected greenspace or endanger public health.

Option 10

I am writing to formally object to the proposed relocation of Lenzie Academy to Whitegates Park. I believe East Dunbartonshire Council's (EDC) decision is fundamentally flawed for the following material planning reasons:

1. Conflict with Development Plan & Loss of Protected Open Space

Whitegates Park is a designated protected open space. Building on it directly contradicts the Local Development Plan, which requires such spaces to be preserved unless no viable alternative exists, a case that has not been made.

The Committee resolved on 3 February 2026 to make a Tree Preservation Order covering Whitegates Park, with statutory consultation to follow. This decision is a material consideration and must be taken into account in the assessment of this application.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is 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 planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

The development would also have a noticeable visual impact on nearby homes and the wider

landscape.

The proposals include floodlit sports pitches with assumed use until 9pm. Floodlighting can significantly extend the hours and intensity of use of sports facilities, including community hire during evenings and winter months. The Noise Impact Assessment models specific match scenarios but does not fully assess the potential effects of regular evening use, spectators and associated activity on nearby residential amenity.

The recent Technical Note confirms a change in approach to Myrtle Avenue, as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

The proposal involves removing a valued playing field, which has not been replaced like-for-like as

national guidance requires

Public access to paths

Prior to determination, the applicant must clearly identify all pedestrian and cycle routes within and adjoining the site and confirm, by plan and supporting statement, which routes will be publicly accessible. Any routes identified as public must be retained or re-provided on a like-for-like basis in terms of alignment, permeability and quality, and must remain open and available for public use at all times, including outside school hours. No gating, fencing, surveillance-led restriction or temporary closure of these routes shall be permitted unless expressly approved through a further planning application.

2. Unacceptable Flood Risk & Policy Non-Compliance

The site is a known flood risk area. Building here contravenes both the "Clyde Valley Flood Action Plan" and EDC's own "Surface Water Plan (112040018)," which explicitly advises: "Applying strict planning policies to avoid new developments in high-risk flood areas."

- EDC is proposing to move a school from a low flood risk location to a high-risk one, a site historically known as the Loch of Kirkintilloch.
- The site drains into the Luggie Water and then the River Kelvin, which already requires flood defences. Climate change will exacerbate this risk; Aviva predicts over double the properties in Scotland will face surface water flood risk by 2080.
- The developer's flood screening response, claiming the site is not susceptible to flooding, directly contradicts SEPA flood maps and known historical data, and is misleading.

3. Inadequate Consideration of Drainage, Hydrology & Future Resilience

- A full, independent hydrology report should have been completed prior to any decision.
- Reliance on SuDS (Sustainable Drainage Systems) is insufficient for a climate-changing future. Aviva and other experts recommend preventing unprotected development in current and future flood zones.

4. Contamination & Public Health Concerns

The site is affected by contaminants from the historic town gas plant, with developer reports confirming the presence of lead and carcinogenic chemicals in the soil. The proposed remediation strategy, to reuse this hazardous soil beneath the school building, is directly at odds with the same reports that state the material is too hazardous for standard landfill. This presents an

unacceptable risk to public health and the environment.

5. Failure to Follow Proper Process & Assess Impacts

- Inadequate Environmental Impact Assessment (EIA): The proposal exceeds the 0.5-hectare threshold for a Schedule 2 development, yet no Ecological Impact Assessment or biodiversity baseline survey has been published.
- Cumulative Impacts Ignored: EDC has failed to assess the combined traffic, environmental, and infrastructure impacts of this development alongside other nearby projects (e.g., the Aldi supermarket and proposals across the A806).
- Alternatives Not Properly Considered: The existing school site is a brownfield location, prioritised for reuse under NPF4. There is no transparent evidence that brownfield options or other alternatives were rigorously explored.

6. Democratic Deficit & Disregard of Public Opinion

- The pre-application consultation was inadequate and has resulted in a significant democratic deficit.
- EDC has disregarded the local consultation conducted by Susan Murray MP, which demonstrated overwhelming public opposition to the proposal.
- Proper, meaningful consultation must be undertaken before this scheme progresses further.

7. Conflict with Emerging Legislation & Ethical Standards

The scale and nature of the development appear to be in direct conflict with the spirit of the proposed Scottish "Ecocide Bill," which received overwhelming public support (95% in favour). The potential for long-term, widespread environmental damage should be a material consideration

for Scottish Ministers.

Conclusion

For the reasons stated above, including unacceptable flood risk, loss of protected open space, contamination concerns, procedural failures, and disregard for public opinion, this application is unsound. The proposal represents a significant and irreversible loss for the community and the environment.

I request that East Dunbartonshire Council refuse this application