

OBJECTION

Proposed New Lenzie Academy at Whitegates Park - **TP/ED/26/0104**

DATE

26/03/2026

I object to the proposed development at Whitegates Park.

1. Severe and Unresolved Contamination Risks

Independent investigations confirm asbestos, lead, PAHs and hazardous made ground, with some

levels exceeding thresholds for school use. No comprehensive remediation strategy has been

published, and the proposal retains contaminated soils beneath the school platform. This conflicts

with NPF4 Policy 12 and presents unacceptable risks to pupils and staff.

2. Loss of Protected Open Space (LDP2 / NPF4)

Whitegates Park is designated open space under LDP2 Policy 17 and forms part of the Green

Network. Policy requires protection unless no reasonable alternative exists and replacement is

equivalent or better. Neither test is met. The Myrtle Avenue proposal is conceptual, delayed, and not

like-for-like in accessibility or function.

3. Inadequate Assessment of Alternatives

The Council has not demonstrated that the existing Myrtle Avenue site is unsuitable. The combined

footprint of the current school, parking and grounds exceeds that of the proposed building,

indicating that a phased rebuild or redesign may be feasible. This has not been transparently

assessed, contrary to NPF4 principles prioritising reuse of existing land.

4. Flooding and Drainage Risks

Parts of the site are at risk of surface water flooding and include a watercourse. Drainage proposals

remain preliminary, and no finalised Flood Risk Assessment has been provided. Without detailed

modelling, including contamination - groundwater interaction, compliance with NPF4 Policy 22 is

not demonstrated.

5. Transport and Road Safety

The development will increase traffic pressures on surrounding streets.

A Transport Assessment has now been provided; however, it is limited in scope and appears to

underestimate peak traffic impacts. Key concerns remain regarding queueing, cumulative pressures

on surrounding residential streets, and pupil safety. The assessment does not adequately address

real-world conditions at drop-off and pick-up times, nor does it demonstrate that safe and effective

active travel routes can be achieved. The continued absence of a controlled pedestrian crossing on

Initiative Road presents a significant and unresolved risk.

6. Biodiversity Loss Without Demonstrated Net Gain

The proposal removes established greenspace and habitat without baseline data, quantified losses,

or a measurable net gain plan as required by NPF4 Policy 3. Off-site mitigation at Myrtle Avenue

remains unproven.

7. Consultation and Transparency Failures

Pre-application consultation fell short of PAN 3/2010 expectations. Many affected residents were

not reached, and key technical reports were unavailable, preventing informed participation.

Conclusion

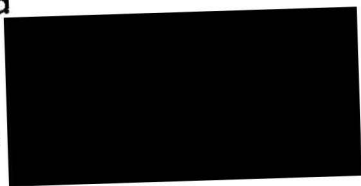
The proposal conflicts with national and local planning policy, lacks essential technical evidence,

and results in unjustified loss of protected open space. In the absence of robust evidence on

contamination, flooding, transport, biodiversity and site selection, the application should be refused.

Signed

Name



Address

