

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

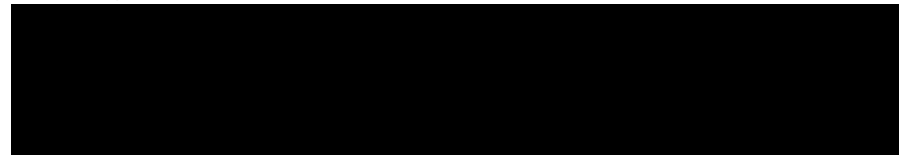
Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: FORMAL OBJECTION - Planning Application TP/ED/26/0104

Whitegates Park, Middlemuir Road, Lenzie



DATE: _30 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. We have to properly protect our green spaces.

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 : I am so upset at the thought of losing this special place which is used by so many different people. Myself and my partner take our grandchildren and dogs to the area often as it offers a peaceful and tranquil place to explore nature and also play football or ride bikes. We often catch a glimpse of deer and the birdsong is beautiful and constant. It would be a travesty to lose it and a smaller less natural man made park in the current LA site will never be a suitable replacement.


I'm also totally shocked at the financial statistics put forward. £138m for a school which is being attended by 50% of pupils out with the catchment is not in any way value for money to ED residents. Our council tax has increased substantially in the last 2 years and this over priced proposal is another source of a future high council tax increase.

In summary, we moved to Lenzie as we loved the walks in Woodilee and the surrounding areas such as Whitegates Park and I feel very strongly this is the absolutely the wrong location for a new school.

Please build a smaller new school on the existing school grounds on a tandem build basis. This will save money and still provide a new school which I agree is needed.

CONCLUSION

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


DATE: 30 April 26