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While I support investment in educational facilities, this objection is based on material planning considerations relating to policy conflict, loss of protected open space, environmental risk, inadequate site selection, and transport impacts.

protected under the Local Development Plan (LDP2). The proposal would result in the permanent loss of a valued and well-used community greenspace.

can be clearly demonstrated that:

particularly brownfield or the existing Myrtle Avenue site—have been properly assessed. As such, the proposal conflicts with the plan-led system and represents an unjustified departure from established policy.

unsound. Any such change should be made through formal Local Development Plan processes, not through a standalone planning application.

consultation question related to the principle of a new school, not its location. Evidence indicates that many responses were conditional or opposed to the Whitegates Park site, and site-specific objections were not fully considered.

available comparative analysis of alternative sites, the justification for selecting this protected greenspace is inadequate.

an established greenfield site. These ecological assets cannot be meaningfully replaced within the constrained footprint of a school development.

The proposed mitigation—particularly the creation of alternative greenspace elsewhere—does not represent like-for-like replacement in terms of ecological value, accessibility, or community function.

The Council's decision to pursue a Tree Preservation Order (TPO) for the site is a material consideration, and determination of this application should not undermine that process.

4. Flood Risk, Drainage & Ground Conditions

There are known issues with drainage and standing water at the site. Development on permeable greenspace would increase surface water runoff and reduce natural drainage capacity.

In addition, concerns have been raised regarding potential ground contamination. The interaction between contamination and flood risk has not been adequately addressed. Full and transparent hydrological, geotechnical, and contamination assessments should be available prior to any determination.

Given climate change projections and increasing flood risk, the suitability of this site for a major educational facility is highly questionable.

5. Traffic, Transport & Road Safety

The surrounding road network already experiences congestion, particularly at peak times. A secondary school of this scale would significantly increase traffic volumes, parking pressure, and associated road safety risks.

The Transport Assessment appears to underestimate these impacts, particularly in relation to:

- peak-time congestion
- drop-off and pick-up arrangements
- pedestrian and cyclist safety

Public transport connectivity does not adequately support the likely catchment, increasing reliance on private vehicles and undermining sustainability objectives.

I also have specific concerns regarding the likely use of the entrance to Larkfield Road as an informal drop-off and pick-up point associated with the proposed school. This scenario does not appear to have been adequately assessed within the submitted Transport Assessment.

Larkfield Road already experiences constrained visibility and difficult access conditions, partly due to the configuration of the nearby junction and traffic signals, as well as recent development that has altered sightlines at the street entrance. As a result, exiting the road can already be challenging, particularly during peak traffic periods.

The introduction of a large secondary school in close proximity is highly likely to intensify these issues. It is reasonable to expect that parents and carers may seek to avoid congestion within the formal drop-off areas by using nearby residential streets such as Larkfield Road. This would lead to increased on-street stopping, turning movements, and short-term parking.

In the context of existing restrictions on pavement parking, any increase in vehicle presence on the carriageway would further reduce road width and manoeuvrability, creating additional obstruction and increasing the risk of conflict between vehicles, pedestrians, and cyclists.

These cumulative impacts raise serious concerns regarding road safety, residential amenity, and the overall suitability of the surrounding road network to accommodate the development. The apparent

omission of this location from detailed assessment calls into question the robustness of the Transport Assessment and suggests that the full extent of traffic impacts has not been properly evaluated.

6. Scale of Development & Questionable Need

The proposal for a school of approximately 1,400 pupils raises concerns regarding over-provision. Available projections suggest fluctuating or declining roll numbers, and the justification for this scale of development has not been clearly demonstrated.

This risks the permanent loss of protected open space for a level of provision that may not reflect long-term need.

7. Impact on Residential Amenity & Character

The scale and massing of the proposed buildings would significantly alter the character of the area, transforming open parkland into a large institutional development.

The Noise Impact Assessment indicates that sports pitch activity could increase noise levels by up to 10 dB above background levels in the evening. According to Sport Scotland guidance, this represents a substantial adverse impact. Floodlighting and extended hours of use further intensify these concerns.

8. Loss of Community Amenity & Access

Whitegates Park is a well-used local resource for recreation, wellbeing, and informal sport. Its loss would negatively impact community amenity, particularly in an area already identified as having limited greenspace provision.

There is also insufficient clarity regarding whether existing public paths will remain fully accessible, unrestricted, and available outside school hours.

Conclusion

This proposal represents the unjustified loss of protected open space, conflicts with local and national planning policy, and raises significant unresolved concerns regarding environmental impact, transport, and site suitability.

A new school may be necessary; however, this application fails to demonstrate that Whitegates Park is an appropriate or policy-compliant location.

For these reasons, I respectfully request that this application be refused.