

## Planning

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**From:** [REDACTED]  
**Sent:** 12 March 2026 11:41  
**To:** Planning  
**Subject:** Re: Comments for Planning Application TP/ED/26/0104

To clarify the objections I made on the EDC portal and to link my objections to the necessary material considerations required to make valid objections to proposed plan, I require these further comments to be taken into account.:-

- **the consultation process was inadequate and flawed**
- **loss of protected space**
- **biodiversity impacts**
- **transport issues and road safety.**
- **environmental risk - flooding and contamination**

### **1. Inadequate & Flawed Consultation Process:**

The consultation has been insufficient and has excluded local opinion. Residents and other stakeholders were not consulted in good time and were not properly engaged. There has been a 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:**

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 plan-led system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

The loss of the existing grass football pitch, the only one in the area, represents another major loss of local amenity. The park is used

extensively and safely by children, dog walkers, cyclists, runners, older residents with mobility problems. There would no longer be full access to such activities

. These are all major concerns

which the proposed development in Myrtle Avenue will in no way mitigate. Whitegates Park is a local amenity, the only one in the area.

### **3. Biodiversity:**

The development would result in the loss of trees, wildlife and habitat on the site. This is clear and no proposed "landscaping" will replace the natural beauty of the existing park.

I see 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. In any case, the development

of a "park" next to a multi acre

LNR

combined with the removal of the only protected green space in the area, Whitegates park, makes no practical or financial sense

### **4. Traffic congestion and road safety issues:**

I have already made my views clear on the safety issues and the potential for harm to pupils

attempting to cross a busy bypass to reach a supermarket on the other side of the bypass. In addition, it's clear that

the Transport Assessment underestimates the likely traffic impacts and congestion around Initiative Road and surrounding residential streets, raising concerns about road safety in general.

The surrounding roads already experience significant congestion and parking pressure at peak times.

## 5. 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.

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 all of the above reasons, to be read in conjunction with my comments on the planning portal, I request that the plans are rejected.

On Tue, 10 Mar 2026 at 10:57, <[planning@eastdunbarton.gov.uk](mailto:planning@eastdunbarton.gov.uk)> wrote:

### Comments for Planning Application TP/ED/26/0104

Dear Sir/Madam,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

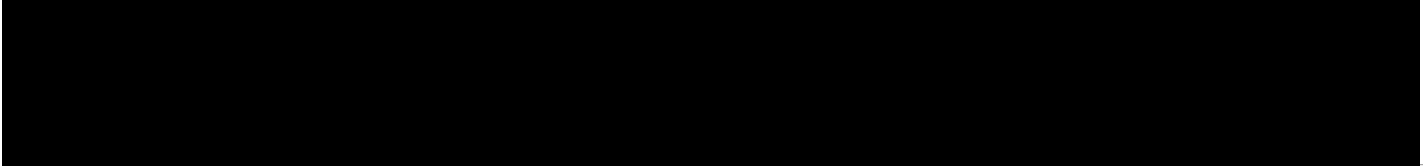
Comments were submitted at 10/03/2026 10:56 AM

#### **Application Summary**

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

[Click for further information](#)

## Customer Details



## Comments Details

Commenter Type:	Member of Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: The site of the proposed new build is unsuitable for both pedestrian and vehicular access. Building a school on the fringes of a busy bypass, with access on the bypass, and with a supermarket directly across the bypass will lead to unnecessary, avoidable danger from fast moving (despite the speed limit) traffic for those children who try to cross the road before school or at lunchtime to buy sweets or sandwiches. The surrounding area, with Garngaber Road, the bypass, traffic from the Woodilee Estate is currently a traffic choke point which any new school in the area will exacerbate. In short, a huge amount of traffic between 7 30 and 9 am on any given school day. No thought has gone into traffic management and no consultation with residents in this area who are aware of these issues has been sought.

The decision to build a school on the only usable green space for the local area, safe for children, pets and the elderly and used extensively for leisure activities, which contains important wetlands, trees, wildlife, sports facilities, coupled with the plan to "replace" this green space with a "park" of some sort a mile away on the existing site at Myrtle Avenue, which is a stone's throw from a multi acre LNR is, by any standards, mystifying.

Simple arithmetic shows that it's clear that the existing site has more than enough space for the planned rebuild based on the existing plans which will reduce the footprint of the existing building and provide enough space for the necessary parking, sports facilities and landscaping. Any new plan proposing to build over 3 stories would create even more space on the existing site. A tandem build and or the decanting of pupils during the rebuild is clearly possible as this has been done with at least two fairly recent school rebuilds-St Ninians and Kirkintilloch High.

Whitegates Park was rejected as a site for the new school eventually built in Waterside. Nothing has changed. And why disrupt two communities unnecessarily ?

Kind regards

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