

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

## Application Summary

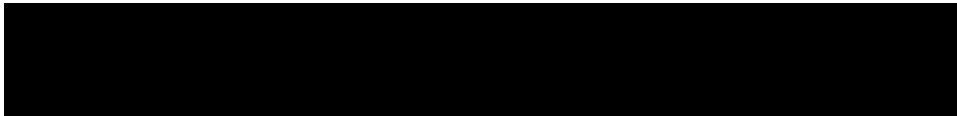
Application Number: TP/ED/26/0104

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

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION: Proposed New Lenzie Academy at Whitegates Park

I wish to object to the proposed development of a new Lenzie Academy at Whitegates Park on material planning grounds.

Whitegates Park is designated protected open space within the Local Development Plan (LDP2) and forms part of the Green Network. The proposal would result in the permanent loss of a valued community greenspace, contrary to National Planning Framework 4 (NPF4), which requires such land to be protected unless no reasonable alternatives exist. No transparent or robust evidence has been provided to demonstrate that alternative sites, including brownfield or the existing school site, have been properly assessed.

The proposal would also result in significant biodiversity loss, including mature trees and established habitat, which cannot be meaningfully replaced. Proposed mitigation elsewhere does not represent like-for-like compensation in terms of ecological value or accessibility.

There are also concerns regarding drainage, flood risk, and potential ground contamination. Development on this site risks increasing surface water runoff and may not be suitable for a major educational facility.

Traffic and road safety impacts are a major concern. The surrounding road network is already under pressure, and the Transport Assessment appears to underestimate congestion and safety risks.

In particular, the entrance to Larkfield Road is likely to become an informal drop-off area. This has not been properly assessed. Visibility is already constrained and exiting the road is difficult. Increased on-street stopping, especially with pavement parking restrictions, would create obstruction and safety risks. This omission raises concerns about the robustness of the Transport Assessment.

The scale of the proposed development is not clearly justified, given uncertain pupil projections, and risks over-provision at the expense of protected land.

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