

Comments for Planning Application TP/ED/26/0104

Application Summary

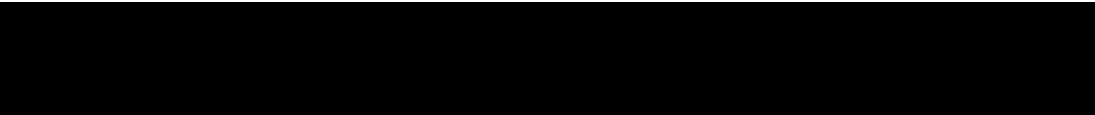
Application Number: TP/ED/26/0104

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: Inadequate & Flawed Consultation Process

The consultation has been insufficient and has excluded key stakeholders. Many residents and other stakeholders were not consulted in good time and were not properly engaged.

Policy Conflict & Loss of Protected Open Space:

Inadequate justification for building on 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.

Biodiversity Impacts:

The development would result in the loss of almost all habitat, tree cover and wildlife connectivity on the site. Given the restricted footprint, it is unlikely that a genuine nature-positive outcome could be delivered.

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.

Inadequate Site Selection Process

There is no transparent evidence that alternative sites have been properly assessed or compared.