

A time to look forward



The last year and a half has been incredibly challenging for many of us, from missing family, perhaps encountering loss or hardship, not to mention the devastating effect to businesses as we navigate our way through the pandemic.

Balloch and the wider Loch Lomond community has been amongst the worst hit, as a result of its dependence on visitors and tourists from further afield. As we resubmit our plans to the National Park Authority, a development of this kind will bring large economic benefits as well as much-needed jobs to the community, and we are committed to creating something that local people can directly benefit from and be proud of.

Much of the proposal has been reviewed following feedback from our previous application including the size and scale of the pierhead area, how we will bring Woodbank House back to life and of course removing any development at the ancient woodland of Drumkinnon Wood.

Throughout this newsletter we want to tell you more about our plans and how you can help to shape them as well as addressing some of your concerns.

We take seriously our role in training and education and employment not to mention the vital importance of a sustainable development that can meet the needs of the future – we are keen to formalise our commitments in these areas and will share a lot more on this with you in the coming months.

In the meantime, we look forward to sharing our plans with you at the upcoming consultation event.

The Lomond Banks team

£40m investment in Balloch

Anticipated that this will secure many full-time jobs

Create a large number of additional jobs during the construction phase

Support local businesses and supply chains



**Artists' impression for illustration purposes only - subject to change during the planning process*



The story so far...

Earlier this summer, Flamingo Land, the team behind Lomond Banks, submitted a new PAN (Proposal of Application Notice), beginning once more the planning journey for this development and outlining its commitment to creating a £40m world-class tourist destination in Balloch.

Taking on board the feedback following the application, which was withdrawn in 2019, the team has regrouped and revisited the plans using these comments as the basis for a revised plan.

The proposals at Lomond Banks are a major step away from Flamingo Land's traditional portfolio of theme parks with plans for a development including family accommodation, a craft brewery, leisure centre and swimming pool, restaurants, events area, pathways and landscaping, but no theme park rides and certainly no flamingos.

Instead, the proposed new Lomond Banks development will create a new accommodation-led resort that will be devised to complement the local environment whilst bringing much-needed investment and job creation.

The new proposals for West Riverside and Woodbank House, which is adjacent to Loch Lomond Shores, have for some time been allocated for development of the National Park's Visitor Experience, in the Local Development Plan.

The intention of the Lomond Banks team is to create a waterfront tourist destination which includes visitor accommodation and scenic walkways sympathetic to the local environment, with the freedom of public access still being maintained throughout the site. The plans will also secure the long-term future of the derelict listed Woodbank House, currently on the Buildings at Risk Register.

Our commitment to the community



The Lomond Banks team has appointed Fiona Robertson of Streets-UK as a dedicated community engagement lead. As part of the process, Fiona has recently joined the team to support Lomond Bank's commitment to community engagement in helping to shape the project during the planning stage. Public consultation will begin on 28 September, giving locals the opportunity to see the updated proposals, meet the team and engage online.

In advance of the statutory pre-planning consultations, Fiona has already spoken to many groups, organisations and small businesses within the local area, and looks forward to continuing these discussions as the planning application journey continues.

Having listened to the issues raised around the original proposal submitted in 2017 and with further feedback due from Fiona over the coming months through her work within the local area, the Lomond Banks team aim to create a new accommodation-led resort that will be devised to complement the local environment which has been shaped, in part, by the needs of local businesses and the wider community.

Fiona Robertson, Streets-UK, said: "I'm delighted to have the opportunity to work on such a project and to be working with the local community to help shape these plans in a meaningful way. In many ways, it feels like coming home as I was part of the team who delivered the original Lomond Shores plans at the planning application stage.

"The rationale for Lomond Shores was to provide the already high number of visitors to Loch Lomond the opportunity to "stop, stay and spend" and the Balloch riverside site – which is now known as Lomond Banks – was always seen as the next step of the project."

We are making three key community commitments:

- *We will listen*
- *We will be complementary to the existing neighbourhood*
- *We will prioritise local people and businesses*



As part of Fiona's work with the local community, she has been consulting with Dunbartonshire Chamber of Commerce to connect with local businesses, update them on plans and seek their views and input.

Chamber Chief Executive, Damon Scott, commented recently: "Priority areas for the Chamber are to support our local businesses, help build our local economies and support the development of skills and employment opportunities for our young people. As the plans for Lomond Banks develop, we are keen to ensure that the businesses in the area are involved in the process and made aware of the benefits and opportunities.

"The Chamber stands ready to work with our partners and stakeholders to facilitate this engagement to ensure there is an input from private enterprises as well as looking at how skills and jobs can be supported."

To contact Fiona, email: community@lomondbanks.com

We're listening

We wanted to share some of the key issues which have been raised around the development and our plans to address them. You can find more FAQs about the development on our website

www.lomondbanks.com

Issue raised

How we addressed it

Theme Park rides on site	<i>The vision for Lomond Banks is to create a world-class family holiday village, not a theme park. We are taking inspiration from Center Parcs and other adventure parks in Scotland, such as Landmark. Our proposals include external activity and performance areas, children's play areas and picnic areas</i>
Impact of lodges on Drumkinnon Wood and its ancient woodland	<i>The ancient woodland of Drumkinnon Wood will be set aside as a woodland management and conservation project with a new management plan safeguarding its future use for all</i>
Proposed hotel and water sports facilities at pierhead deemed too large/ too much visual impact	<i>Buildings will be scaled back – lower level of visual impact and further consideration given to how they can be better integrated</i>
Harm to protected species (red squirrel, bats etc)	<i>Ecology surveys are ongoing and any protected species will be properly managed – for example we are considering a purpose-built bat roost. This could become part of the educational element of the project</i>
Public access to land/right to roam	<i>There will be 24/7 unrestricted public access allowed and on-site management will ensure it is safer for all</i>
Plans for Grade A listed Woodbank House site	<i>Woodbank House will be renovated and conserved for redevelopment as visitor holiday apartments</i>
Commitment to training and routes to senior roles for West Dunbartonshire residents, particularly those from less affluent communities	<i>We are working with stakeholders to ensure education and employability plans are put in place for both construction and operational phases</i>
Connectivity to Balloch/monorail station should be closer to Balloch	<i>Monorail station is planned to connect Station Square in the heart of Balloch to Lomond Shores and the Pierhead</i>
Need to involve local businesses	<i>Setting up business briefings and local business supply chain for construction and operations opportunities</i>
Flamingo Land as an employer	<i>There will be no zero hours contracts and Flamingo Land is committed to paying at least the Scottish Living wage</i>

Community Consultation will start on 28th September when we will unveil our updated proposals on the Lomond Banks website. You can also join a live online consultation event at 7pm on Thursday 7th October and can sign up for this and submit your questions via the website. All information on the consultation can be found on www.lomondbanks.com

We are asking that you give us your initial feedback on the updated proposals by 15th October. The team will then review this feedback and consider if further changes are needed or if there are new ideas that have been suggested that can be incorporated.

By late November, the team will be in a position to show how this feedback and ideas have been addressed prior to a new planning application being submitted in 2022.

Our website www.lomondbanks.com has further details regarding our plans. Should you have any specific comments or wish to get in touch please contact:

info@lomondbanks.com or community@lomondbanks.com

Want to be kept up to date?
Sign up for our e-newsletter via www.lomondbanks.com

If you do not have access to these materials digitally, please write to: Lomond Banks Team, Flamingo Land, Kirby Misperton, Malton, YO17 6UX to be sent a hard copy of the consultation documents.