

Welcome

Thank you for taking the time to visit the Lomond Banks Consultation. We are pleased to share with you the developing plans for Lomond Banks, located at West Riverside and Woodbank House Estate in Balloch, adjacent to Loch Lomond Shores.

The intention of Flamingo Land, the developer behind the plans for Lomond Banks, is to create Scotland's first 'Whole Life Zero Carbon' Resort:

- A waterfront development which is sensitive to its position within the National Park
- Visitor accommodation-led
- Incorporating scenic walkways
- A year-round centre with indoor swimming, play and attractions area
- Reflects the local environment
- Maintains freedom of public access throughout the site
- Secures the long-term future of the derelict Grade A listed Woodbank House, currently on the 'Buildings at Risk' Register
- Brings vacant, derelict land at Woodbank back into active use

We hope to convey our vision for a **£40m world-class accommodation-led tourism destination** that integrates itself with the current community of Balloch, bringing with it, investment and job creation in the village.

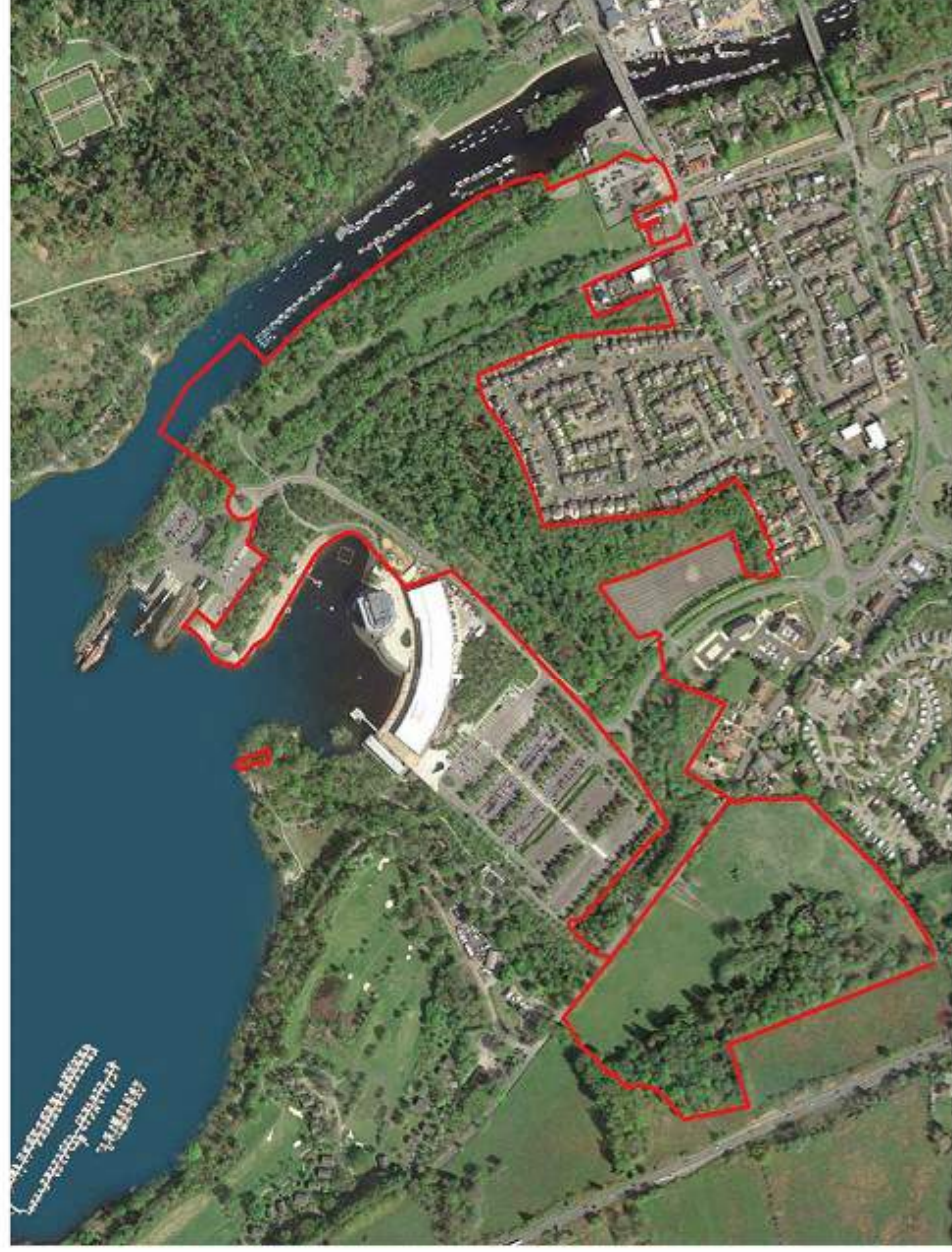
Information in this Second Consultation

Consultation Themes

We have identified some key themes from the first consultation that are of interest to people and have provided more information on:

- The planning process and development timescales
- Design of development
- Ecology & Trees
- Ongoing survey work and the influence on design
- Roads and transport
- Employment and training opportunities
- Public access during operation
- Sustainability vision

Lomond Banks site outlined in red.



Planning Process

The planning process we are following, and the information you can expect to see at each stage is outlined below.

August '21 – January '22

Planning Application Preparation

We are currently undertaking the necessary surveys and work to demonstrate that the site can accommodate development:

- Transport Assessment
- Tree Survey
- Ecological Surveys
- Indicative Designs

These will be available to view and comment on when the planning application is submitted.



Environmental Impact Assessment

An Environmental Impact Assessment (EIA) is being prepared to identify the likely significant environmental effects of the proposed development.

- An Environmental Impact Assessment Report will be available to review and comment on when the application is submitted. The EIA Report will:
- Detail how the environmental information was gathered
 - Describe the proposed development
 - Predict and describe the environmental effects
 - Define ways of avoiding, reducing or compensating the adverse effects



June '22

Target Planning Decision

As a 'major' application for Planning Permission in Principle, accompanied by EIA, the target decision timeframe for decision is four months from the registration of the application. It is anticipated that the decision will be taken by the National Park Board, following a recommendation from the planning department.



February '22 – June '22

Planning Permission in Principle Application

We will be submitting a Planning Permission in Principle application.

This will establish the acceptability of a development of this nature in this location.

As we are establishing the principle of development, all design details are indicative at this stage.

Designs are intended to give an impression of what the development will look like.



June '22 – December '22

Detailed Design

If Planning Permission in Principle is granted, we will have a number of conditions attached which will guide the final designs and development of the site, this will lead to us submitting **further detailed applications** seeking approval for our proposals including the total number of units to be built, their exact locations on the site, access roads and landscaping.

You will be able to view and comment on further applications on the LLTNP planning portal.



- Construction start anticipated 2023
- First phase opening in 2024

Themes from October Consultation

We have reviewed the feedback received during our October consultation and understand which aspects of the proposals people are most interested in and what they would like to know more about. The table below shows the key themes from the consultation undertaken so far and what we are doing to respond to the matters raised.

Matter Raised

Sustainability



Applicant's Response

The total carbon from the construction and operation of Lomond Banks will achieve a **net zero impact on the climate during its lifetime**. A neutral effect on the local environment will be achieved by:

- Minimising energy demand from new buildings and infrastructure. Buildings will be highly insulated and provide comfort with a greatly reduced energy demand
- Long term elimination of the use of fossil fuels
- Existing buildings will be retained where possible and made energy efficient
- Minimising dependence on fossil fuels by using zero carbon heat sources
- Generating energy on site by utilising the natural opportunities of the location that cause no harm to the environment
- Considering energy consumption across the site with district systems that balance the demands of all the facilities throughout the day and seasonal changes
- Minimising embodied carbon during the construction of the development

Lomond Banks is planned to be part of a Research & Development Project focused on **'Zero Carbon Neighbourhoods'** in partnership with the University of Strathclyde and project architects Anderson, Bell + Christie.

This will identify local place-based carbon sequestration and offsetting strategies to deliver whole life net zero carbon. A holistic approach to sustainability that looks beyond the boundaries of the location, considering everything from visitor journeys and minimising car use, to on-site water filtration and treatment.

There will be an emphasis on the protection of trees and the enhancement of local ecology. New planting to enhance carbon sequestration will be in balance with the local ecosystem.

The proposals at Station Square will deliver new public toilets, seating areas and rubbish bins.

Fleming's Land has decades of experience running tourism destinations so will be able to support the local area with 'boots on the ground' support to assist with parking and traffic coming into the area, rubbish collection, litter picking and providing facilities to accommodate the needs of the visitors to the area.

Current Lack of Facilities for Tourists in Balloch

Ecology & Trees



Ecology and tree surveys are still ongoing, and the proposals are being designed around identified features. Key influences on the site design in recent times include:

- Tree surveys at Riverside and Woodbank House
- Identification of development-free areas that can accommodate additional tree planting
- Invasive non-native species targeted for control and removal
- Bluebells and other native woodland ground cover species prioritised for retention
- Bats and Nesting Birds – these are the two primary ecological influences on design and layout at this time. Extensive survey work has confirmed that other protected species are either not present or are active in remote parts of the site where development is not proposed
- Embedded mitigation that has been designed into the development, together with any additional mitigation required, will be clearly identified in the planning application

Themes from October Consultation

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Matter Raised

Public Access



Applicant's Response

Public access will remain across the site.

It will still be possible to use the paths alongside the River Leven, through Drumkinnon Wood and along the shore of the loch.

New paths will be created, existing ones properly maintained and lighting and signage will guide people around the development and between Balloch and Loch Lomond Shores.

Roads and Transport



A Transport Assessment is being prepared to accompany the application, based on a scope agreed with West Dunbartonshire Council. It is expected that the detail will be assessed by both West Dunbartonshire Council and Transport Scotland once the application is lodged.

The Assessment will consider:

- Traffic flows at key junctions in Balloch and at the A82 / A811 junction
- Car and cycle parking provision across the site
- Proposals for internal visitor movement including a monorail and low carbon transportation options
- Connectivity with Balloch and Loch Lomond Shores and measures to improve the current position
- Any impacts that require mitigation will be clearly identified alongside any mitigation measures proposed

Flamingo Land aims to minimise the impact of visitors on the local road network:

- Visitors will be actively encouraged to travel by train and bus. The monorail start-point will be just a few hundred metres from Balloch Railway Station
- Guests arriving by car will have little need for their cars following arrival. Lomond Banks will be an environment where the car is parked up once and visitors can explore the National Park and wider area by boat, bus, bike (including electric bikes), foot and train
- There will be no set changeover day for accommodation to avoid creating peak traffic movement days
- Traffic management measures will be identified for peak periods making best use of Flamingo Land's long history of visitor management

It is acknowledged that there are existing wider traffic concerns about travel to and around the Loch Lomond area as it is a key tourist destination. Flamingo Land confirm that they look forward to the opportunity of participating in a steering group with the wider business community and National Park to look at traffic issues and identify any necessary improvements.

Lack of Employment and Training Opportunities

395 Temporary construction jobs created during the construction phase



200 New jobs supported in the local economy

Flamingo Land has a rich heritage in training staff and education to ensure that its staff are given the tools to be the best in the industry.

This ethos will be embedded at Lomond Banks and Flamingo Land are already in talks with local educational establishments to discuss partnership working.

Lomond Banks will be a Scottish Real Living Wage employer.

The Local Development Plan (LDP) 2017-2021

The LDP identifies development sites within Balloch to enhance the tourism offer and improve the overall visitor experience which the LDP defines as:

A high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world.

Extracted from LDP Vision

The allocated sites in Balloch include:

- **West Riverside (VE1)** allocated for Visitor Experience uses
- **Woodbank House (VE4)** allocated for Visitor Experience uses
- **The Old Station (MU1)** allocated for Mixed Use of Visitor Experience and Transport

West Riverside, Woodbank House and Station Square (The Old Station) make up the proposed Lomond Banks development area.

The proposals have been guided by adopted policies:

- **Visitor Experience Policy 1** Location and Scale of New Development and
- **Visitor Experience Policy 2** Delivering a World Class Visitor Experience

The LDP promotes specific sites where tourism development can be accommodated to meet the tourism market demands while conserving and enhancing the natural environment.



How the proposals respond to the LDP

There is currently an inadequate supply of visitor facilities across the Park.

The proposals seek to **develop sites allocated in the LDP**, including West Riverside, Woodbank House and Station Square, for uses that fully accord with the LDP policies.

The proposals will increase supply of new facilities, accommodation and infrastructure in a sustainable location.

The **National Park Action Programme** notes that the Authority will "encourage development on the site in accordance with the LDP", a welcome and positive statement of intent for Woodbank House and West Riverside.

The **Vacant & Derelict Land register** and the **Buildings at Risk register** both reference the Grade A listed Woodbank House and support its restoration and active use noting that the National Park Authority "expect to see development come forward on these sites".



Extract from Adopted LDP (2017)

Balloch Charrette (2016)

The Balloch Charrette process identified key themes for the future development of Balloch, which are informing the Lomond Banks proposals:

- Balloch as a **gateway** to the National Park and a destination in Loch Lomond
- **All-year round** activities for all ages and abilities
- **Easy to get to with a strong sense of arrival** and easy to move around
- A more **coordinated village**
- **Improved connection** with Loch Lomond Shores



How the proposals deliver the aims of the Charrette

The development at Lomond Banks will play a part in addressing these themes by:

- Improving the range of activities available, making Balloch a year-round destination
- Providing a range of accommodation to meet different visitor needs and wants
- Delivering improved linkages between Balloch and the Pierhead and Loch Lomond Shores
- Creation of new paths and installation of wayfinding signage
- Public realm improvements at Station Square providing a welcoming arrival space

The Vision

The development vision for Lomond Banks is to create a sustainable £40m world class family waterfront tourist destination at Balloch, which complements the local environment whilst bringing investment and job creation to Balloch and the surrounding area. To achieve this, Lomond Banks is made up of five different character areas, all individually designed to reflect the surrounding environment.

Pierhead

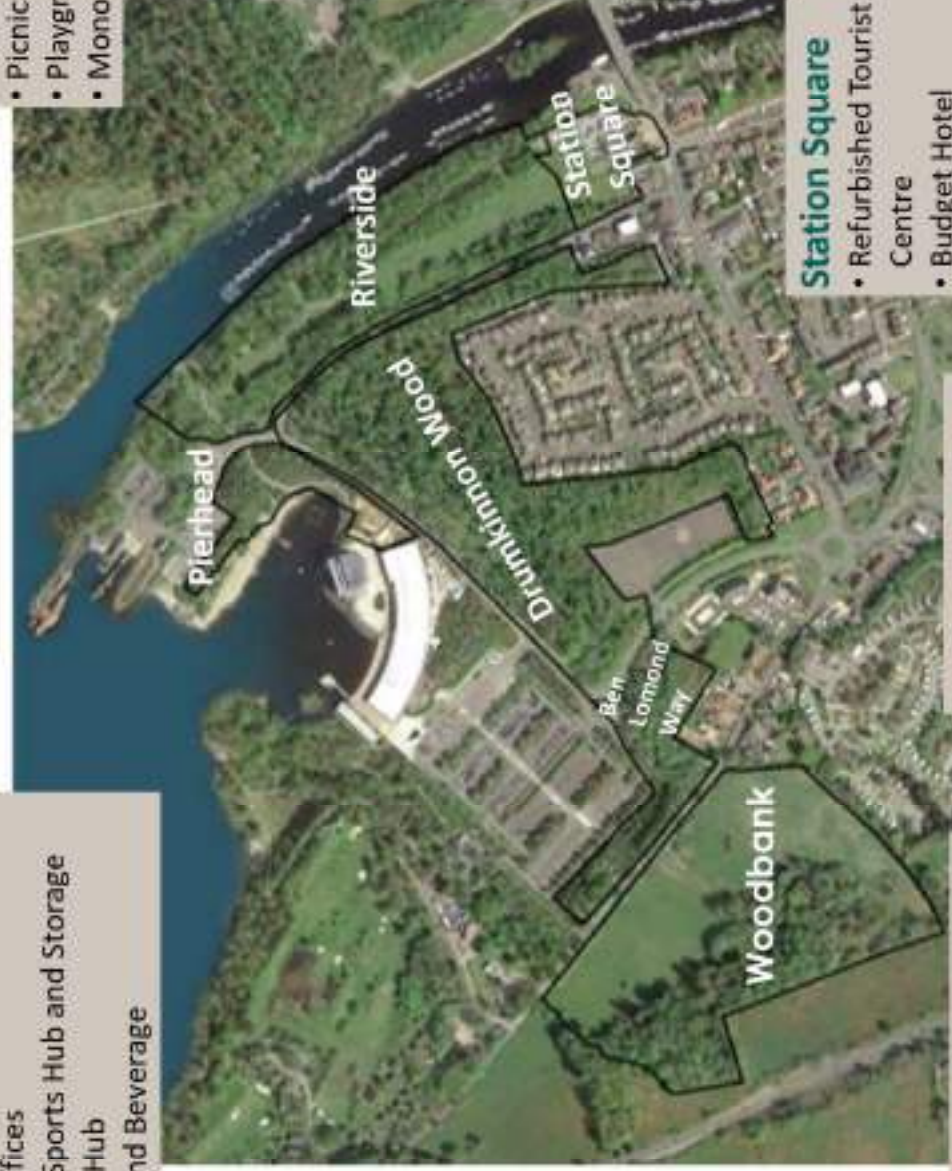
- Aparthotel
- Indoor Water Park
- Reception and Indoor Attractions
- Monorail Terminal
- Staff offices
- Water Sports Hub and Storage
- Visitor Hub
- Food and Beverage

Drumkinnon Wood

- No built development in ancient woodland area
- Paths and trails
- Woodland management plan will maintain and conserve the trees

Riverside

- Forest Lodges
- Picnic and BBQ areas
- Playgrounds
- Monorail



Woodbank

- Woodland Lodges
- Bothies
- Woodbank House retained and converted to holiday apartments
- Boathouse Activity Centre

Ben Lomond Way

- Staff facilities
- Back of house administration area

Station Square

- Refurbished Tourist Information Centre
- Budget Hotel
- Craft Brewery and Visitor Centre
- Restaurant
- Enhanced Public Square
- Performance Amphitheatre
- Monorail Station

The Proposals – Station Square

Station Square

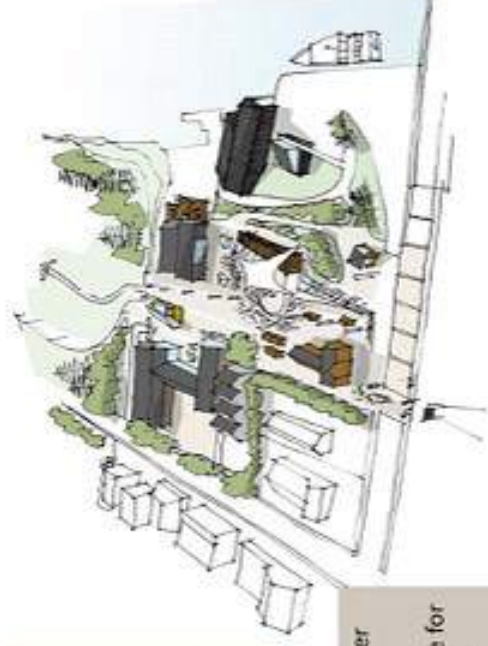
- A lively arrival point which connects Lomond Banks to the heart of Balloch and where a craft brewery and visitor centre will be built alongside a 'Boots and Bikes' style budget hotel
- An improved tourist information centre
- New public toilets
- An entertainment area where free events will be staged throughout the year
- It will also contain the terminus for a monorail that connects the Square to the Pierhead

Design Progress

The Station Square area has required relatively little design input since the October public exhibition.

The proposals have been developed to include parking and a formal park and ride for Balloch Station (44 Spaces). This will be accommodated to the West of Pier Road whilst still maintaining the 11m buffer to Drumkinnon Gate

Additionally, the proposals for the monorail terminal and public facilities have been reviewed to ensure they respond to the comments received from the public in October.



1 Existing Park & Ride Carpark



2 Existing Park & Ride Carpark shown on Parameters Plan



3 Existing Park & Ride Carpark and New Parking Location



The Proposals – The Pierhead

Pierhead

- Beside the slipway and the Maid of the Loch, a hotel and indoor/outdoor water-based leisure centre
- Public access to the beach and access to, and parking for the slipway and Maid of the Loch will remain
- The dashed red outline on the image below demonstrates the significant reduction in height of the Pierhead buildings compared to the designs presented in the previous planning application.

Design Progress

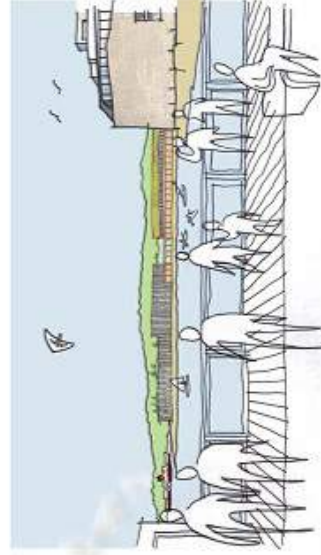
We have taken great strides to reduce the height of the buildings at the Pierhead and align the aesthetics and materials with other buildings around the loch.

These plans have continued to develop since the last round of consultations and form a large element of our revised proposals.

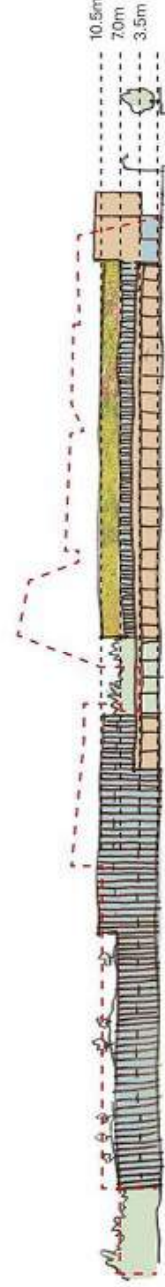
There will still be full public access with the freedom to roam on the beach area at the Pierhead and through the other areas within our proposals.

We are keen to enhance this area, and our proposals are in keeping with the stunning natural surroundings. With the maintenance of the area and upgrades to footpaths, as well as the introduction of the monorail leading to the Pierhead, these key areas of interest may indeed become more easily accessible.

The slipway will remain open and fully accessible for public use.



An artists impression of the current proposals for the Pierhead area



Elevation facing Drumninnon Bay

A comparison showing the reduced scale of the current proposals with the previous scheme (red dashed outline)

The Proposals – Riverside

Riverside

Along the River Leven, this wooded area will contain carefully positioned eco-lodges as well as tree-lined public walkways and cycle paths and access to the riverbank.

The existing Pier Road will be upgraded and will remain open to cars and boat trailer traffic.

Design Progress

The design of the Riverside area has been developing as the tree surveys are undertaken.

The lodges have now been repositioned to move them away from the most densely wooded areas in order to avoid impacts on trees.



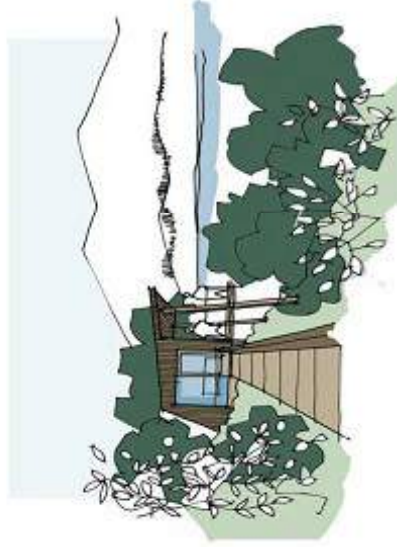
Woodbank

We are committed to the conservation and redevelopment of the Grade A listed Woodbank House, restoring the house and ancillary derelict buildings into high quality self-catered holiday apartments. Woodland lodges and bothies will also be developed in this area.



The currently derelict and ruined Woodbank House which will be refurbished as holiday let apartments

Design Progress



The design of the Woodbank area has been developing in response to the tree surveys and ecological surveys.

The lodge positions are being evaluated to place them in areas where there are currently Invasive Non-Native Species present, thereby placing lodges in areas that will be cleared.

Lodges and access routes are also being moved away from the most densely wooded areas in order to avoid impacts on trees.

The presence of Bats on site has provided the opportunity to include additional bat roosting facilities and structures within the proposals.



The Proposals – Ben Lomond Way & The Boat House

Ben Lomond Way

A small area to the west of the roundabout on Ben Lomond Way is proposed for administration, staff welfare and back of house activities, common to accommodation-led proposals such as this.

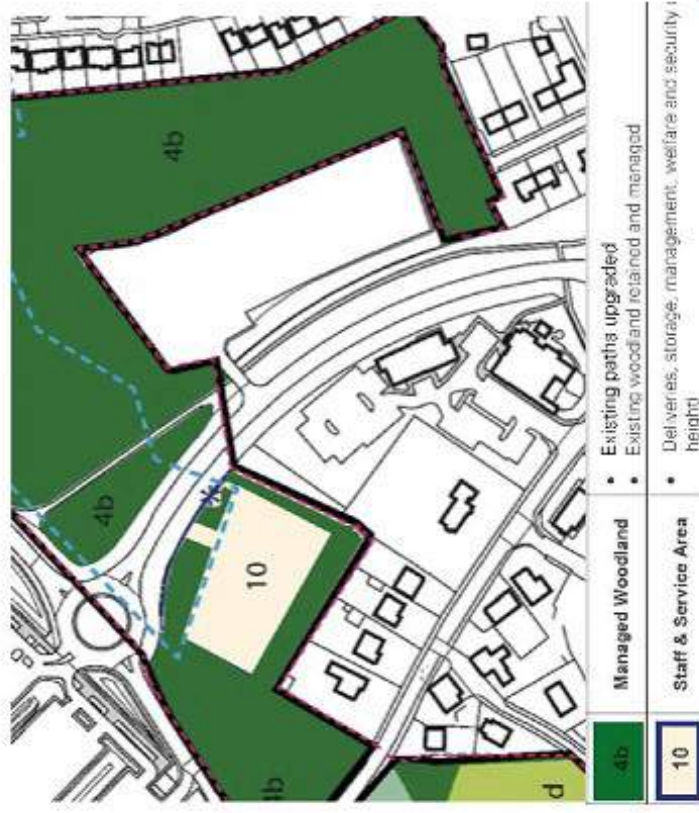
The available land in this location is constrained by the existing INEOS Pipeline in the NW of the area adjacent to the roundabout.

Design Progress

The design of this will be developed as the tree surveys are undertaken.

The INEOS Pipeline carries a substantial buffer zone to either side which restricts the developable area.

Designs for this area are in preparation taking account of onsite constraints



The Boathouse

The former Woodbank House, benefitted from direct access to the loch shore and the hard standing from a former boat house is still visible on the promontory to the north of Loch Lomond Shores.

The ownership of this area and the right of access from Woodbank House has been maintained over the years.

It is proposed to construct a small building in this location to act as a base for water-based activities and equipment storage. Access to the boathouse will be via boat, on foot or by bike only, there will be no vehicular access.

1 Existing Site of Woodbank Boathouse



2 Existing Site of Woodbank Boathouse shown on Parameters Plan



3 Woodbank Boathouse with Public Pedestrian Access Retained



Feedback

Thank you for taking the time to learn more about the proposals for Lomond Banks. We would appreciate your feedback.

The comments will be collated and the findings will be used to develop the proposal further.

What will we do with the feedback?

- Feedback will be used to help shape the final design proposals to be submitted with the planning application.
- A pre-application consultation report demonstrating how feedback has been addressed will also be submitted with the planning application.

Tell us what you think

Now that you have seen the proposals, we'd be grateful if you can share your thoughts with us by completing a **feedback form** available from the team today or at lomondbanks.com/consultation. The form can be returned in the following ways:

Email: support@lomondbanks.com

Writing to:

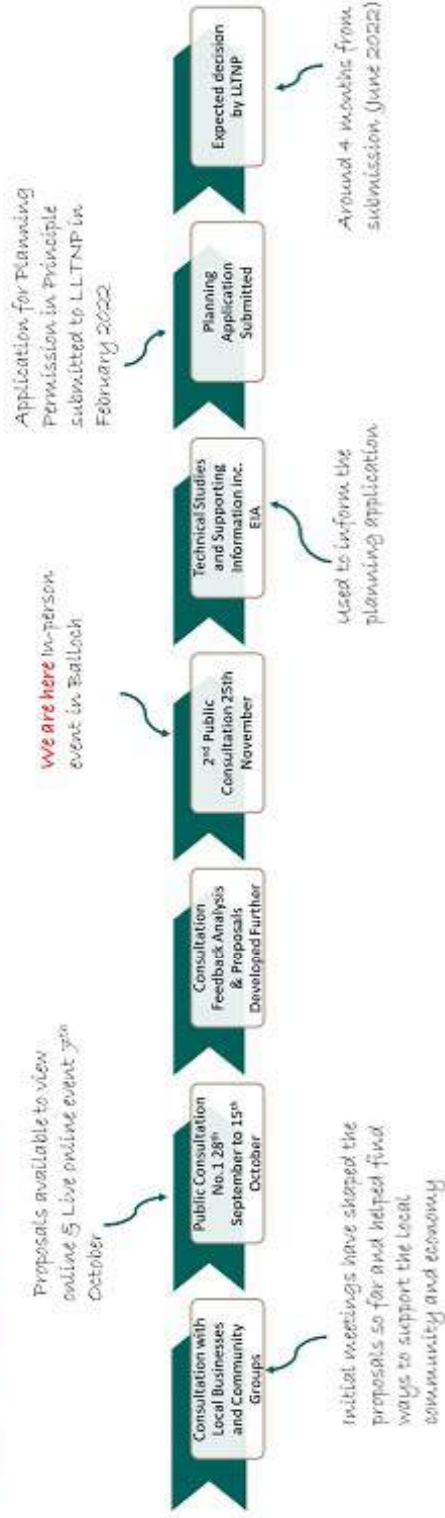
Stantec, 5th Floor, Lomond House, 9 George Square
Glasgow, G2 1DY

Comments should be submitted by: **10th December 2021**

Stay up to date

For the most up to date information please check our website www.lomondbanks.com and sign up for our newsletter.

Project Planning Timeline



Artist's impression of new woodland lodges in Riverside area