

11.3 Landscape Character Assessment



G

GILLESPIES

LVIA APPENDIX 11.3

LOMOND BANKS

LANDSCAPE CHARACTER ASSESSMENT

CONTENTS

Landscape Character Types (LCT) Overview Map 3

The Special Landscape Qualities of The Loch Lomond and The Trossachs National Park 4

The Loch Lomond and The Trossachs National Park 8

LCT 263: Lowland Loch Basin – Loch Lomond & the Trossachs 10

LCT 264: Lowland Loch Basin Islands 12

LCT 261: Rolling Farmland – Loch Lomond & the Trossachs 14

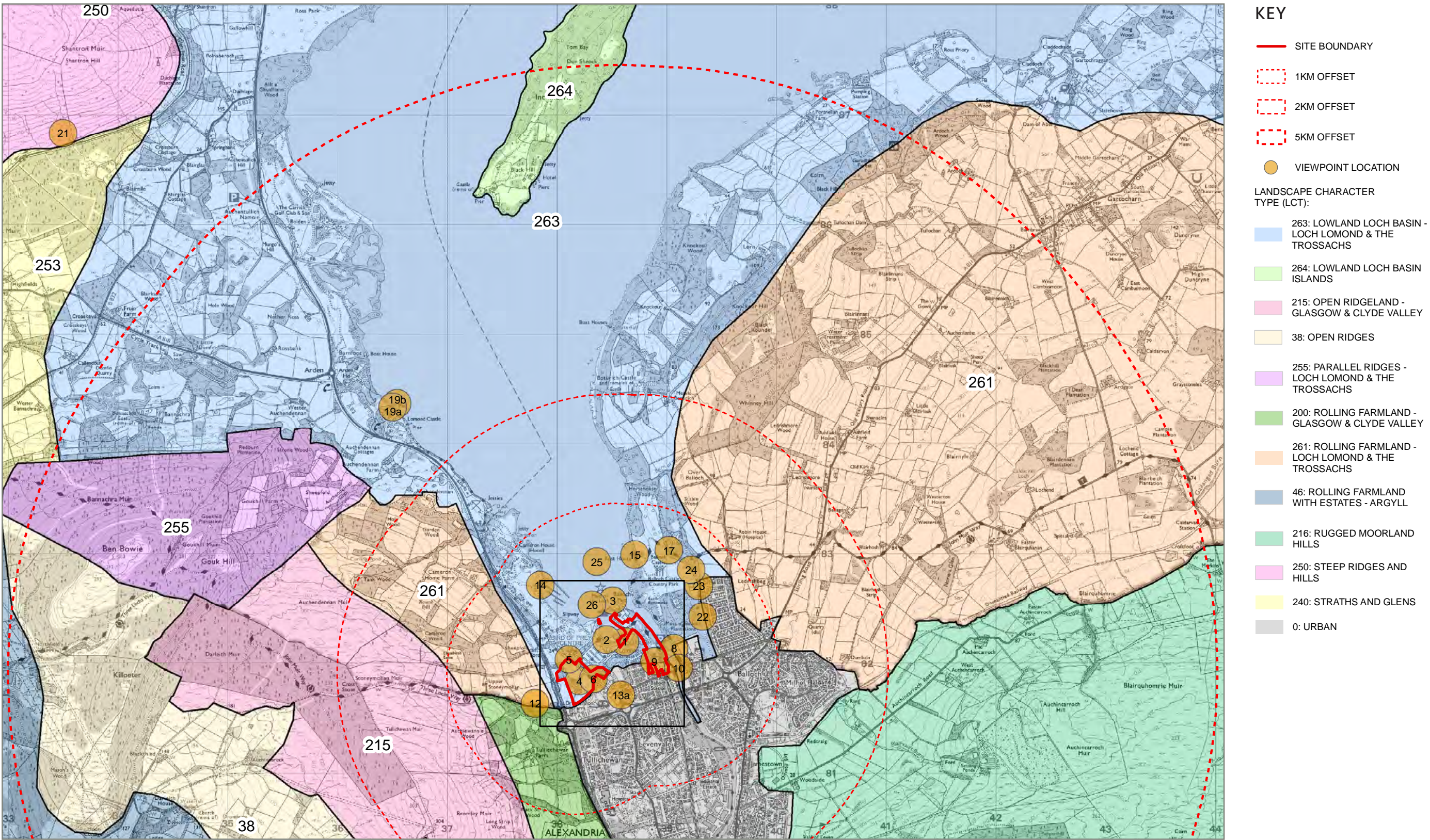
LCT 255: Parallel Ridges – Loch Lomond & the Trossachs 16

GILLESPIES		PROJECT TITLE	DOCUMENT TITLE		CLIENT
		LOMOND BANKS	APPENDIX 11.3 - LANDSCAPE CHARACTER ASSESSMENT P20627_00_001_703		
REV.	DATE	DETAIL	MADE BY	CHECKED BY	APPROVED BY
00	15.03.2022	DRAFT FOR ISSUE	SG	HJ	SG

VIEW SOUTH-WEST FROM BALLOCH CASTLE



LANDSCAPE CHARACTER TYPES OVERVIEW MAP



THE SPECIAL LANDSCAPE QUALITIES OF THE LOCH LOMOND AND THE TROSSACHS NATIONAL PARK

Special Landscape Qualities - Loch Lomond	Special Landscape Quality Description	Possible Effects of the Proposed Development on the Special Quality and Potential to Mitigate	Risk of Loss or Damage to Special Quality
General Qualities			
A world renowned landscape famed for its rural beauty.	Loch Lomond is an iconic landscape where the sense of place qualities are considered to be of high importance. The study area lies within the gentle, rolling, low-lying farmlands of the southern part of the Loch. This landscape contrasts strongly with the dramatic uplands to the north of the Highland Boundary Fault at Goukhill Muir. Long views north to Ben Lomond, the most southerly Munro, are a key feature of the study area.	<p>The proposed development is located close to the settlement of Balloch where it will appear as an extension to the existing Loch Shore development and will be present in the foreground of views to the north.</p> <p>From the north, it will be seen in combination with the existing Loch Shore development, but will appear small within the expansive vistas and Drumkinnon Tower, which is part of the Loch Lomond Shores development will continue to be the most noticeable feature.</p> <p>Overall the risk of loss or damage to this special quality is moderate for the site and its immediate setting. The rural beauty will be adversely affected as built development will replace woodland and greenspace. The world wide renown will not be affected.</p>	Moderate risk for a localised area only around the southern end of the loch.
Wild and rugged highlands contrasting with pastoral lowlands.	North of the Highland Boundary Fault, the area of mountains and glens, comprising great tracts of wild and rugged land, contrasts sharply with the gentle, rolling, low-lying farmlands and parklands found further the south. The uplands, with their pasture on the glen floors, their sides of rough moorland, native woodland or dark conifer plantations and their craggy hills, present a highly textured, more desolate and generally, less populated scene than the green and fertile lowlands around the southern end of the loch.	The proposed development will not affect the contrast between the wild and rugged highland and pastoral lowlands and there is no risk of loss or damage to this special quality.	No risk
Water in its many forms.	Water in its many forms is rarely absent from the view. There are deep, indented sea lochs, long inland lochs, some straight, some sinuous, lochans, rivers, burns, waterfalls and rapids; a lowland lake, and also wetlands, marshes and mires of many sizes and types. This great variety in combination with the range of landscape settings results in a diverse and beautiful landscape.	The presence of the proposed development will not affect the value of the various waterbodies in the view and there is no risk of loss or damage to this special quality.	No risk

THE SPECIAL LANDSCAPE QUALITIES OF THE LOCH LOMOND AND THE TROSSACHS NATIONAL PARK

Special Landscape Qualities - Loch Lomond	Special Landscape Quality Description (summarised from The special landscape qualities of the Loch Lomond and The Trossachs National Park published by Scottish Natural Heritage and Loch Lomond and The Trossachs National Park Authority in 2010)	Possible Effects of the Proposed Development on the Special Quality and Potential to Mitigate	Risk of Loss or Damage to Special Quality
Settlements nestled within a vast natural backdrop	<p>Balloch, is the only settlement of any size within the study area. Located at the southern end of Loch Lomond, it is a focus for commercial development, with hotels, chalet parks, marinas, golf courses, and a cluster of retail and visitor attractions at Loch Lomond Shores. Located at the head of the River Leven Valley and the terminus of the rail link, Balloch is the southern gateway to the National Park and marks a transition from urban to rural environment.</p> <p>The other areas of settlement within the study area tend to be small groups of properties within the lowland pastures and woods along the south-western bank of the loch.</p>	<p>Although there may be an increase in visitor numbers as a result of the proposed development, the relationship of Balloch and the other smaller settlements within the study area is unlikely to be altered as a result of the proposed development.</p>	No risk
Famous through-routes	<p>Throughout the National Park, important communication routes traverse the floors of the main glens. These long established routes, both roads and tracks, date from many different periods. Some routes have associations with late medieval pilgrimages, and the earliest droving routes formed the basis for the early 18th century military roads leading north and westwards. The 19th century saw the arrival of the railways, some of which have since disappeared, leaving a legacy of bridges and viaducts that remain as marked features. The scenic and iconic West Highland Railway traverses the National Park.</p> <p>The 20th century saw the creation of several long distance trails and cycle routes, which give the opportunity for a slower journey from lowland to highland. Overall, these routes create a strong sense of movement through the area, with the National Park being at the crossroads of cultures and human transport throughout time.</p>	<p>At 167 miles (269 km), the A82 is the second longest A-road in Scotland, after the A9, and has been described as the slower but more scenic route of the two. The section of the A82 south of Balloch and up to Stoneymollan roundabout is a dual carriageway. From the roundabout it enters the National Park and becomes a high-quality single carriageway, following Luss Road along the western shores of the loch, through Arden to Luss. Much of the road corridor within the study area is heavily tree-lined, which contains views within the road corridor.</p> <p>Long distance trails which pass through the study area include the West Loch Lomond Cycle Path (Regional Route 40) National Cycle Route 7, Three Lochs Way, John Muir Way and the Loch Lomond Shores Walk.</p> <p>The character of short sections of these routes near Loch Lomond Shores will change as there will be views of the proposed development, but the character of the trails in this locality is already affected by the pre-existence of the Loch Lomond Shores development and settlement and movement around the northern edge of Balloch.</p> <p>Overall the risk of loss or damage to this special quality is moderate for the site and its immediate setting. Short sections of some of the through-routes close to the proposed development will have their setting adversely affected as built development will replace woodland and other rural greenspace.</p>	Moderate risk for a localised area only around the southern end of the loch.
Tranquillity	<p>There is a sense of peacefulness within the Park, which is enhanced by the small scale of human settlement within the expansive landforms, and by the general absence of large-scale development. The southern end of the loch is less tranquil due to its proximity to Balloch and the presence of various visitor attractions and facilities, including the Loch Lomond Shores development.</p>	<p>Situated at the southern end of Loch Lomond in the more settled low-lying farmlands, the proposed development will not detract from the sense of tranquillity, which is experienced in the more remote parts of the National Park. Therefore, there will be no risk of loss or damage to this special quality.</p> <p>Overall, there would be no risk of loss or damage to this special quality.</p>	No risk
The easily accessible landscape splendour	<p>The landscape of the National Park is easily accessible from major centres of population within the Central Belt of Scotland, with some three million people within one hour's easy travel. Although the area is popularly known as 'Glasgow's playground', it is also a major draw for visitors not just from nearby Glasgow but from all over the world. It is a prime tourist destination, and an end in itself, with many not venturing further into the Highlands beyond.</p>	<p>The loch shore and beach area adjacent to the proposed development are to remain as an accessible public realm area. The development is aimed at enhancing the gateway location of the southern end of Loch Lomond and attracting more visitors to the locality.</p> <p>Overall, there would be no risk of loss or damage to this special quality.</p>	No risk

THE SPECIAL LANDSCAPE QUALITIES OF THE LOCH LOMOND AND THE TROSSACHS NATIONAL PARK

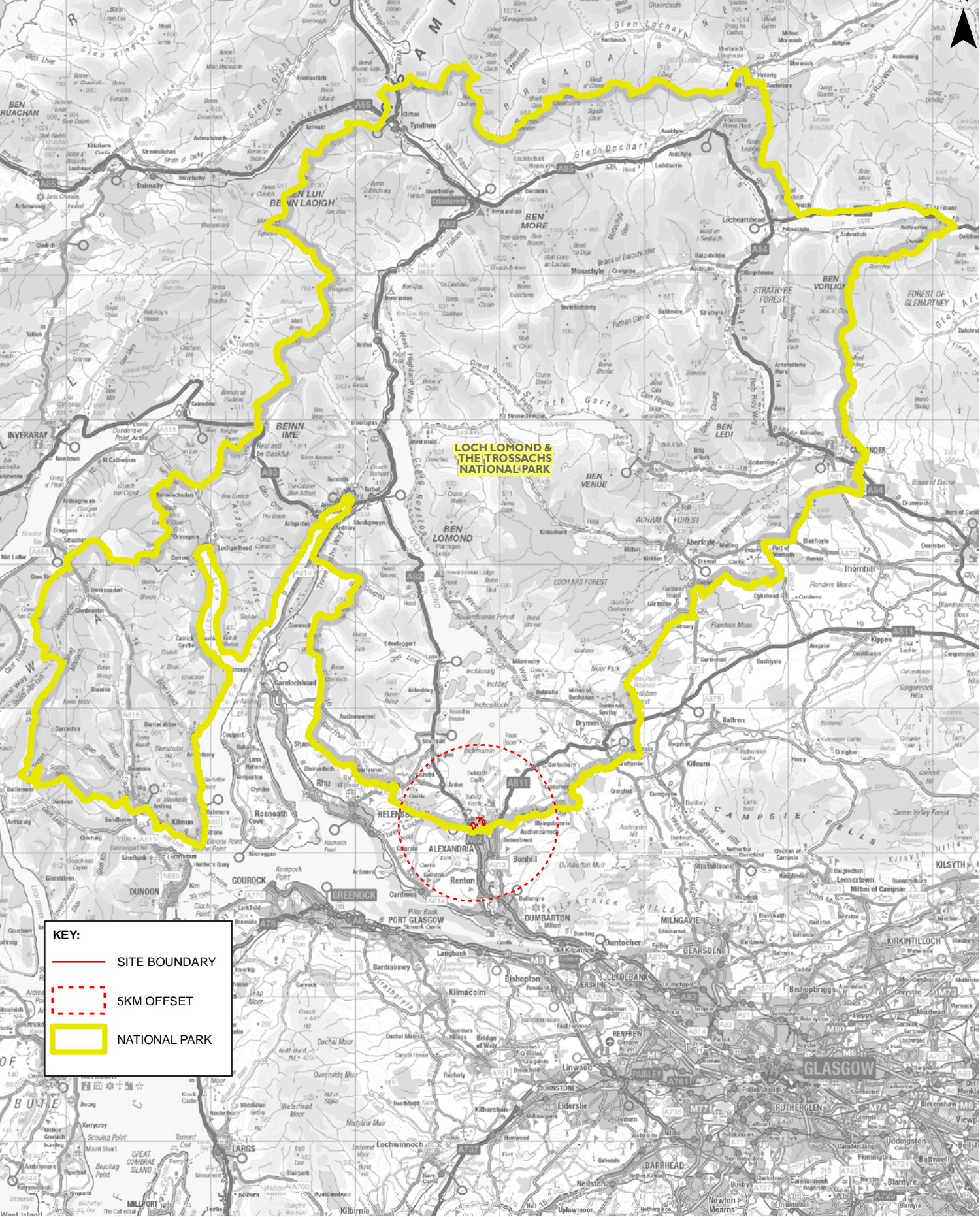
Loch Lomond Landscape Area - Special Landscape Qualities			
Special Landscape Qualities - Loch Lomond	Special Landscape Quality Description	Possible Effects of the Proposed Development on the Special Quality and Potential to Mitigate	Risk of Loss or Damage to Special Quality
Immensity of loch and landscape	Loch Lomond is the largest expanse of freshwater in Britain. It is surrounded by mountains and high hill ranges along its northern half. These vast waters and high summits make for a landscape and sense of space that is expansive and large-scale. By comparison, within these naturally majestic surroundings, individual human and man-made elements appear small and modest. They are often barely discernible against the larger, rolling backdrop, and the substantial, horizontal and bulky landmass.	The proposed development will appear as an extension to the Loch Lomond Shores development and in views from the northern part of the Park will appear as a distant feature, and there is no risk of loss or damage to this special quality.	No risk
Two lochs in one	Loch Lomond has a unique geographic position, sitting across the Highland Boundary Fault and hence comprising both lowland and highland characteristics.	Situated in a location where there is already development and away from the transitional zone where lowland meets highland, the proposed development will not affect the contrasting character between the 'two lochs' and there is no risk of loss or damage to this special quality.	No risk
A multitude of beautiful islands	The southern loch has numerous islands of various shapes and sizes, and this island studded scene is one of the most distinctive, well-known images of Loch Lomond. In contrast, the northern half is nearly island-free, with only a few small, round islets.	The proposed development will not affect the contribution that the islands make to the overall scenery and there is no risk of loss or damage to this special quality.	No risk
Distinctive mountain groups	Loch Lomond and its immediate surrounds are enclosed by hills and mountains on three sides which provide an impressive backdrop to views across the loch and grand panoramas from their summits. The three major mountain groups (Arrochar Alps, Luss Hills and East Lomond uplands) are each distinctive in their own way, adding to the variety of scenery around the shores.	Given its location at the southern lowland end of the Loch, the proposed development will not affect the integrity of the three mountain groups and there is no risk of loss or damage to this special quality.	No risk
Ben Lomond, widely known, popularly frequented	Ben Lomond, the most southerly Munro at 974m (3195ft) towers over Loch Lomond's eastern shores. With its distinctive sloping ridge suddenly giving way to its steep, summit slopes, it is a distinctive and very popular landmark affording views across much of the Southern Highlands and the Central Lowlands.	The proposed development will not affect views from Ben Lomond, which lies some 20 miles (32km) and there is no risk of loss or damage to this special quality.	No risk

THE SPECIAL LANDSCAPE QUALITIES OF THE LOCH LOMOND AND THE TROSSACHS NATIONAL PARK

Special Landscape Qualities - Loch Lomond	Special Landscape Quality Description	Possible Effects of the Proposed Development on the Special Quality and Potential to Mitigate	Risk of Loss or Damage to Special Quality
Banks of broadleaved woodland	<p>Broadleaved woodlands clothe most of Loch Lomond's banks, growing alongside the open water and on the lower and middle hill slopes up to about 500m distinguishing them from the open uplands. Frequently, woodlands or groups of trees cover the promontories jutting out into the water, emphasising the sinuous loch shore, and contributing to low-lying watery views receding into the distance. Woodlands structure the landscape further by framing near and distant views to opposite shores and high mountain tops. Such views and images are widely appreciated and popularly used on postcards and in literature.</p> <p>The Lomond woodlands provide a seasonally changing canopy of varying textures and colours, and the moss-rich oak woods found along these damp, humid shores are renowned for their carpets of wild hyacinth (otherwise known as bluebells or Brog na Cuthaig, Cuckoo's Shoe).</p> <p>As well as being beautiful places to visit and enjoy, the woods also are of great historical interest, having been intensively managed in the past for wood, charcoal and tannin.</p>	<p>There will be loss of the relatively young woodland between the beach area and Duncan Mills Slipway at the southern end of the loch to the east of Loch Lomond Shores development. There will be some loss of trees at Woodbank, however, only category XX and XX trees will be removed.</p> <p>The native bluebell ground flora in the location for the proposed staff area will be translocated to the Woodbank site.</p> <p>Overall the risk of loss or damage to this special quality is moderate for the site and its immediate setting as there will be some loss of broadleaved woodland.</p> <p>To compensate and provide an attractive landscaped setting, new tree and shrub planting will be introduced throughout the proposed development. This will be designed to enhance and protect the special qualities, including the views to the north across the loch, which are valued by visitors and local communities. Care will be taken to ensure that any new planting will not compromise the open character and scenic views to hill summits and/ or over Loch Lomond. Planting will be designed to blend in with the setting of native woodland in the area and will be designed to provide some immediate screening. Management to vegetation within Drumkinnon Wood will aim to improve the condition of the woodland and diversify woodland management.</p> <p>At the detailed design stage, liaison with the National Park's landscape and ecology officers will ensure that proposals are designed in accordance with the Park's Trees and Woodlands Strategy.</p>	Moderate risk for a localised area only around the southern end of the loch.
Peaceful side glens	To the north of the Highland Boundary Fault, peaceful countryside is readily accessible along the glens that lead down to Loch Lomond. These include Glen Luss and Glen Douglas.	Given its location at the southern end of the Loch, the proposed development will not affect the accessibility or enjoyment of this peaceful countryside and there would be no risk of loss or damage to this special quality.	No risk

THE LOCH LOMOND AND THE TROSSACHS NATIONAL PARK LANDSCAPE CHARACTER ASSESSMENT

CONTEXT



LANDSCAPE CHARACTER BASELINE DESCRIPTION

Within the Loch Lomond and the Trossachs National Park, the landscapes around Loch Lomond are strongly influenced by the Highland Boundary Fault with highland landscapes being found to the north of the fault, transitional landscapes along it, and lowland landscapes to the south.

Highland Landscapes: The highland landscapes, which lie outside of the study area, have typical upland characteristics of rugged mountains and deep glens, including Ben Lomond - the most southerly of the Munros. The scenery is highly valued and has been recognised through the designation of Loch Lomond as a National Scenic Area (NSA). Most of the land use today is rough grassland and managed for sheep grazing and game. Commercial forestry is also widespread. There are also pockets of broadleaf woodland, mainly along the shores of Loch Lomond, as well as many areas being newly established.

Highland Border Complex: The Highland Boundary Fault is well expressed in the National Park and runs north-east to south-west between Arden on the west bank of the loch and Aberfoyle to the east. The distinctive ridged landform and orientation of the transitional fault zone are defining landscape characteristics and fall within the northern part of the study area. The Loch Lomond islands lie within this zone and form a distinctive 'islandscape', where the interlocking of land and water between islands, the loch and the indented shoreline create a picturesque composition of great local distinctiveness. The calm waters, sheltered and enclosed by natural shorelines, have a tranquil character.

Lowland Landscapes: The lowland landscapes, within which the proposed development is located, occupy a relatively small part of the National Park. They are distinguished by rolling landform, wide straths and river valleys. These landscapes have developed as farm and estate land, which means they are typically distinctively ordered, well-used and settled, either in pockets or extending more widely. Fields, meadows, parkland, farm and policy woodlands (mixed), shelterbelts and areas of more natural vegetation are functionally and visually integrated within a mosaic.

The lowlands are used for sheep and cattle grazing. The continuity of management associated with traditional estates and the relatively restricted area of higher grade land between surrounding uplands and urban areas have meant that farming methods have been slow to change. Whilst the lowlands have fewer designations, they make an important contribution to the character of the Loch Lomond NSA. Several of the designed landscapes are listed in the Inventory of Gardens and Designed Landscapes, including Balloch Castle, which is located close to the proposed development. The lowland landscapes have undergone much change, both in terms of land-use changes, such as field amalgamations and development pressures, particularly relating to housing, golf courses, recreation facilities, transport infrastructure and visitor accommodation.

Woodland: Woodlands are a defining feature of Loch Lomond, with broadleaved woodlands clothing most of Loch Lomond's banks, growing alongside the open water and on the lower and middle hill slopes up to about 500m. The substantial woodlands around the shores and on the islands create a distinct sense of place and a luxuriant sense of growth, fertility and shelter in comparison with the high, rugged mountain tops and rough, uneven, steep and often deeply fissured hill slopes. Frequently, woodlands or groups of trees fill the promontories jutting out into the water, emphasising the sinuous loch shore, and contributing to low-lying watery views receding into the distance. Woodlands structure the landscape further by framing near and distant views to opposite shores and high mountain tops. Such views and images are widely appreciated and popularly used on postcards and in literature.

The Lomond woodlands provide a seasonally changing canopy of varying textures and colours. As well as being beautiful places to visit and enjoy, the woods also are of great historical interest, having been intensively managed in the past for wood, charcoal and tannin.



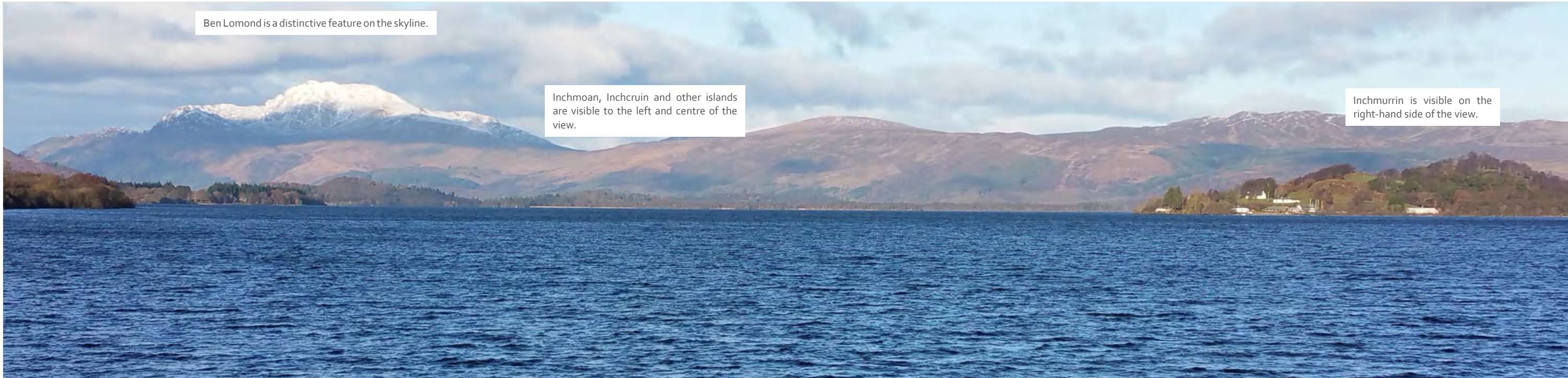
Ben Lomond offers an impressive backdrop to the loch, giving the sense of a large-scale and expansive landscape.



Piers and jetty's reach out into the loch with the backdrop of the hills in the surrounding landscape. Islands within the loch are wooded and seamlessly blend in with the wooded loch fringes.

THE LOCH LOMOND AND THE TROSSACHS NATIONAL PARK LANDSCAPE CHARACTER ASSESSMENT

VIEW WITHIN LOCH LOMOND AND THE TROSSACHS NATIONAL PARK INCLUDING THE LOCH, INCHMURRIN ISLAND AND BEN LOMOND



ASSESSMENT

<p>Value: Loch Lomond and the Trossachs National Park is a nationally designated landscape that lies on the doorstep of 50% of Scotland’s population and attracts over four million visitors per year. Its special landscapes include lochs, coastlines, forests and striking contrasts where the highlands and the lowlands meet, with substantial areas in the north retaining a wild and remote quality. These have been created and shaped by both natural and human forces over millennia and are continuously evolving as the climate and the use of the land changes. As well as being world-renowned for its iconic beauty, the National Park also has a rich natural and historic environment that is valued by residents and visitors alike. Much of it is also designated as the Loch Lomond NSA. Overall, the value of the landscape within the National Park is considered to be very high.</p> <p>Susceptibility: The susceptibility of the landscapes within the National Park varies, with the remote highlands being more susceptible to the proposed development than the more developed lowlands, including the area around the southern end of Loch Lomond. Aspects of the lowland landscape, which are particularly vulnerable to loss or change, include the loch side woodlands, which link to the traditional estate landscapes and the sense of tranquillity and rurality of much of the farmland. The site and its immediate surroundings are less susceptible to the proposed development due to the pre-existence of the Loch Lomond Shores development, transport infrastructure and settlement. Overall, the susceptibility of the landscape within the National Park is considered to be very high with the exception of the area around the southern end of Loch Lomond where it reduces to high.</p> <p>Construction: There will be direct and indirect effects on the landscape within the site and its immediate setting, which falls within the southern part of the National Park. Within 1km of the site, there will also be indirect long-term effects on the quality of the views both within and into/ out of the National Park. These effects will, however, be short-term and temporary. They will include demolition of some existing buildings and structures, vegetation removal, preparatory groundworks, earthworks and drainage works, in addition to construction of new buildings, structures, car parking and surrounding landscape. The works will substantially change the character of the southern end of Loch Lomond, which will become a busy construction site. Although there will be some vegetation removal along the shoreline and within the Woodbank site, the trees within Drumkinnon Wood, which are a key landscape feature of the area, will be retained as they lie outside the site.</p> <p>The size/ scale of change on the character of the part of the National Park within the site and its immediate setting will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of construction effect will be moderate. The direction of change will be adverse. These effects will, however, affect an area where the landscape and Special Qualities of the Park are already influenced by proximity to Balloch and the presence of visitor attractions and facilities, including the Loch Lomond Shores development.</p>
--

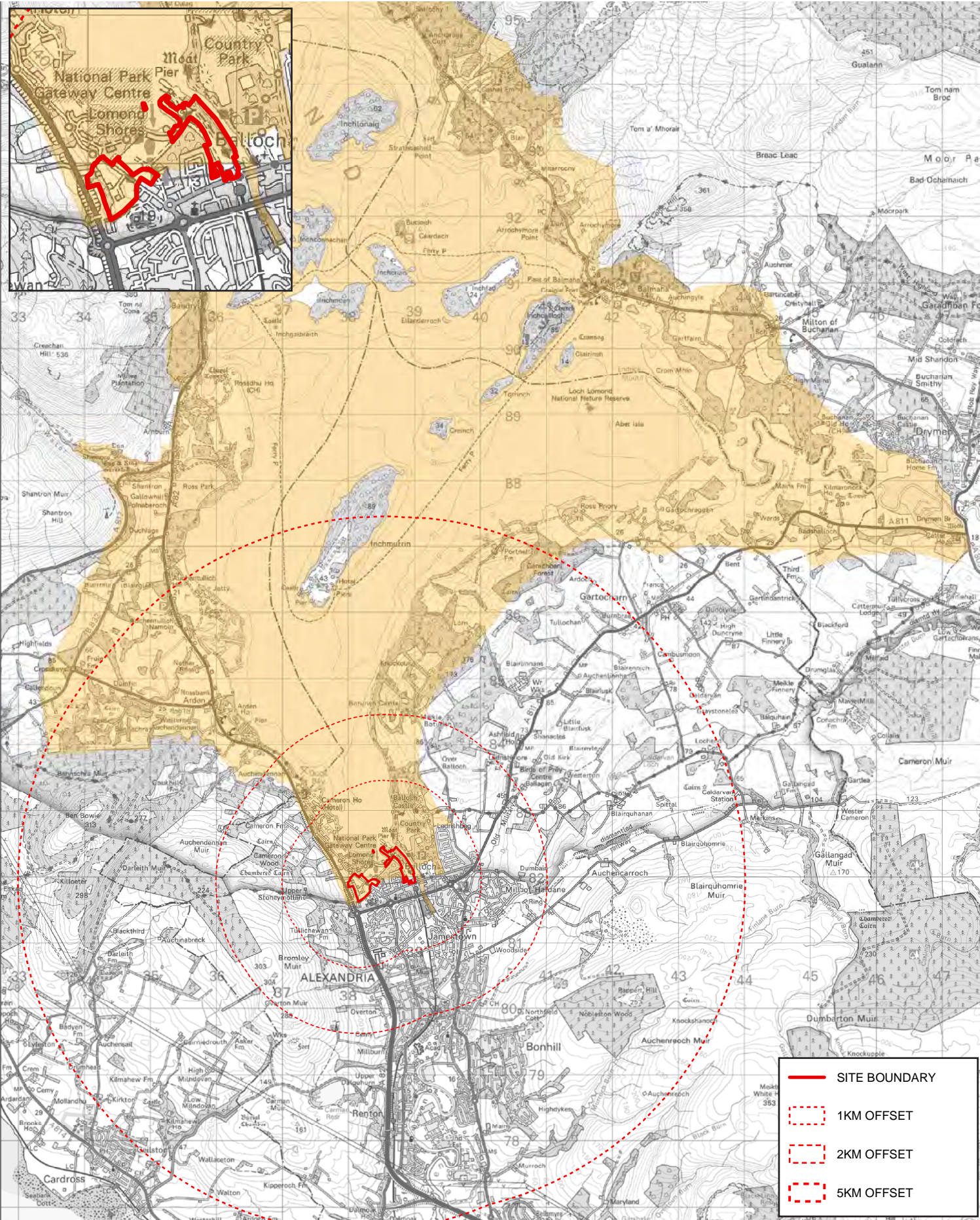
<p>Operation: There will be direct and indirect long-term effects on the landscape within the site and its immediate setting, which falls within the southern part of the National Park. Within 1km of the site, there will also be indirect long-term effects on the quality of the views both within and into/ out of the National Park.</p> <p>Around Pierhead and along the Riverfront, the area occupied by developing woodland will be replaced with the three-storey hotel complex, new woodland lodges and ancillary buildings and structures, including a new boathouse. The monorail will introduce additional elevated movement into the landscape. At Woodbank, there will be a combination of bothies/ pods, woodland lodges and countryside lodges set with the open grassland and woodland. Station Square, which lies within the edge of Balloch, will become a new attractive gateway into the National Park.</p> <p>The loss of woodland and trees at Pierhead and within the Woodbank site and its effects on views represents an adverse change, however sympathetic design and use of local materials will in time lessen these effects and help the new buildings merge into the surrounding landscape. Existing trees, which were removed during construction will be replaced by new compensatory planting and landscaped areas, which will be designed to complement the natural landscape and provide some immediate screening. The proposed development at Pierhead will appear similar in scale to the existing Loch Lomond Shores development. Its presence will not fundamentally change the key characteristics of the site or its immediate setting and will generally fit well with the scale and character of the landscape. Over time, the new tree and shrub planting associated with the proposed development will further integrate it into the wider landscape and reduce its influence on the character of the landscape within the National Park.</p> <p>The size/ scale of direct long-term effects on the character of the part of the National Park which covers the site and its immediate setting will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of operational effect will be moderate. The direction of change will be adverse. These effects will, however, affect an area where the landscape and Special Qualities of the Park are already influenced by proximity to Balloch and the presence of visitor attractions and facilities, including the Loch Lomond Shores development.</p> <p>Cumulative: The Green Action Trust using funding from the Scottish Government and the European Community LEADER 2014–2020 Programme has identified potential improvements for the stretch of the John Muir Way that passes through and adjacent to the Lomond Banks site. In particular, Drumkinnon Bay is identified as a priority site for improvement through the establishment of native lochside vegetation on the man-made shoreline of the bay. If and when his work is undertaken, the replacement of the bare rock armour with new natural aquatic marginal planting will very slightly increase the magnitude of change reported for the proposed development and increase the level of significance although it will remain in the moderate category and the direction of change will continue to be adverse.</p>
--

CONSTRUCTION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	VERY HIGH	MEDIUM	LARGE	SHORT-TERM	REVERSIBLE	MODERATE	ADVERSE

OPERATION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	VERY HIGH	LOW	LARGE	LONG-TERM	POTENTIALLY	MODERATE	ADVERSE

LCT 263: LOWLAND LOCH BASIN – LOCH LOMOND & THE TROSSACHS

CONTEXT



LANDSCAPE CHARACTER BASELINE DESCRIPTION

Description of LCT within the study area based on the landscape characteristics identified in the 2019 NatureScot Landscape Character Assessment and site survey work undertaken during November 2021

The Lowland Loch Basin – Loch Lomond & the Trossachs LCT covers the broad and expansive southern part of Loch Lomond lying below the Highland Boundary Fault Zone. It includes the indented shores and lower hill slopes around the loch, extending more widely to cover the low-lying river valley of Fruin Water which flows into the western side of the loch as well as the northern section of the River Leven. The lowland landscape within this LCT provides a strong contrast to the rugged relief of the Highlands to the north.

The shores of the loch are visually diverse with particularly large swathes of semi-natural oak woodland occurring on the eastern side. Several estates are sited on the south-western shores where broader areas of flatter loch margins and promontories are present, as well as on the more steeply sloping south-eastern edge of the loch. These estates include relic designed landscapes that can be discerned from the distribution of the tree plantations. Gently rolling pastures extend either side of the Fruin Valley.

The margins of the loch are well-settled and feature tourism and recreation developments, with marinas, golf courses and other leisure-related development being a key feature on the south-west shores of the loch. Caravan and chalet parks, hotels and piers are also commonly located on smaller promontories around the loch.

The LCT presents a highly scenic landscape composition of islands, water and indented shoreline, especially when viewed from surrounding hills and the southern end of the loch.

The eastern and south-eastern shores of the loch have a more tranquil character than the western side. Twisting dead end roads provide access to the eastern side of the loch, and contrast with the heavily trafficked A82, which follows the route of an old military road, and is aligned close to the western side of the loch. Views towards the loch from the roads are often restricted by roadside and shoreline vegetation. Recreation facilities, such as picnic areas, lay-bys, campsites and viewpoints, are located close to the road network. Several long distance walking and cycling routes pass close to the southern shoreline and the loch itself can appear less tranquil due to the movement of ferries, boats and water sports activity.

Balloch lies at the southern end of the LCT. Balloch is the largest settlement on Loch Lomond and includes the Loch Lomond Shores development and Drumkinnon Tower. The National Park Visitor Centre is located in Balloch and is the most popular gateway to the National Park. With the exception of Drumkinnon Tower, Loch Lomond Shores sits relatively low in the landscape and is not prominent in many views, particularly from a distance.

The eastern side of Balloch is dominated by the designed landscape of Balloch Castle and Country Park, which extends along the riverfront and the shores of the loch. The designed landscape is centred on an early 19th Century neo-Gothic castle, but close to the shore is a mound encircled by the remains of a moat that mark the remains of the 13th Century Balloch Castle. The western shore has remnant ancient woodland integrated with post-industrial self-colonised woodland. Extensive tree planting also took place in the late 1990s and early 20th Century.

Relationship of the Lowland Loch Basin LCT to the site

The most southerly part of this LCT falls within the planning application boundary for the proposed development. Therefore there will potentially be both direct and indirect effects on the LCT.



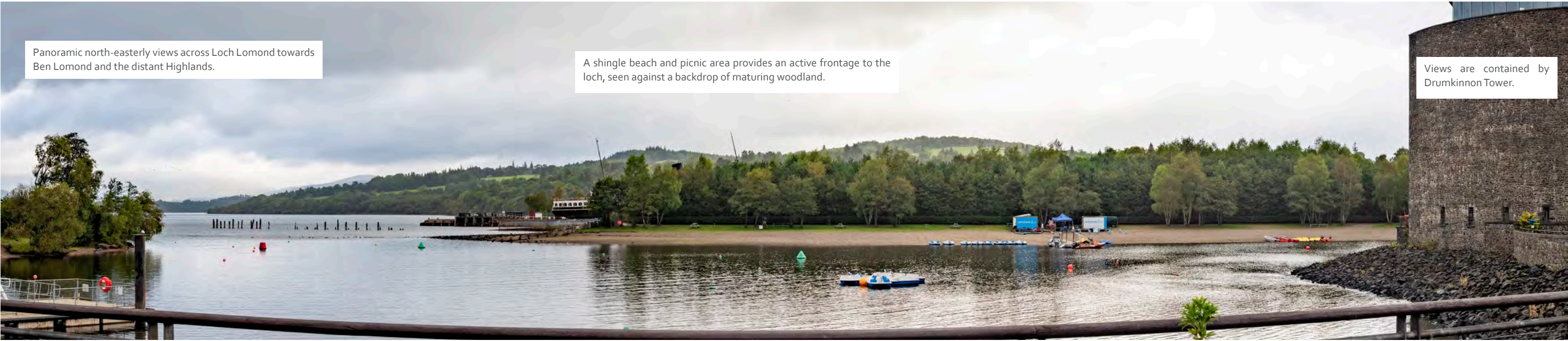
Boating activities are common on the loch, with several wharfs or private boats, including along the River Leven, shown above.



Typical view of Loch Lomond Shores from beach on the east side of the loch.

LCT 263: LOWLAND LOCH BASIN – LOCH LOMOND & THE TROSSACHS

VIEW FROM LOCH LOMOND SHORES



ASSESSMENT

Value: The shores around the southern part of Loch Lomond makes a particular contribution to the landscape as they provide a visual focus, and contrast to the rugged Highlands to the north. The loch and its surrounding hills attract many visitors because of the beauty and value of the landscape and because it is highly accessible from large centres of population. This contributes to its popularity for tourism and recreation. Principal attractions within the LCT are the scenery, walking and wildlife.

Key value characteristics include:

- *Lowland landscape which contrasts strongly with the dramatic Highlands to the north;*
- *Natural shorelines of rocky promontories or and sand or pebble beaches;*
- *Balloch Castle and the designed landscape of the Country Park lie partly within this LCT. This is the only registered historic designed landscape within the National Park;*
- *Extensive native oak-dominated woodlands fringing the eastern side of the loch and wisps of birch threading up through narrow gullies, which cut deeply into bracken/ rough grass covered hill slopes.*
- *Highly scenic landscape comprising islands, water and indented shoreline, especially when viewed from surrounding hills and the south of the loch.*

Based on the above, the value of this LCT is considered to be **very high**.

Susceptibility: The attributes that make up the character of the landscape offer some opportunities for accommodating the change without its key characteristics being fundamentally altered but particular attention needs to be given to its key susceptibility characteristics, which include:

- *The natural shoreline, trees and oak woodlands are not replaceable in the short to medium term and are susceptible to loss due to the proposed development. Ancient woodlands are irreplaceable;*
- *The presence of historic Balloch Castle and the Country Park increases the susceptibility of the landscape and there is a need to be especially careful of the wider setting and views to and from the estate;*
- *The scenic views are irreplaceable and could be interrupted or diminished by the proposed development;*
- *The naturalness of the southern part of the loch has been affected by the existing recreational and tourism facilities in and around the Loch Lomond Shores development and could be further affected by the proposed development; and*
- *Conversely the Loch Lomond Shores development and recreational activity both on the loch and along the shoreline sets a precedent and reduces the susceptibility of the LCT to new development.*

Based on the above, the susceptibility of this LCT to the proposed development is considered to be **very high**.

CONSTRUCTION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	VERY HIGH	MEDIUM	LARGE	SHORT-TERM	REVERSIBLE	MODERATE	ADVERSE

Construction: There will be direct and indirect effects on the landscape within the site and its immediate setting, which fall within the southern part of the LCT. Within 1km, there will also be indirect short-term effects on the quality of the views both within and into/ out of the LCT as a result of the construction activity. These changes will, however, be short-term and temporary. They will include demolition of some existing buildings and structures, vegetation removal, preparatory groundworks, earthworks and drainage works, in addition to the construction of the new buildings, structures, car parking and surrounding landscape. The works will substantially change the character of the site, which will essentially become a busy construction site. Although there will be some vegetation removal along the shoreline and within the Woodbank site, the trees within Drumkinnon Wood and mature trees within the Woodbank site, which are one of the Special Qualities of the National Park, will be retained.

The size/ scale of change on the character of the LCT will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of construction effect will be **moderate**. The direction of change will be **adverse**. The effects will, however, mainly be concentrated in and around the site and its immediate setting.

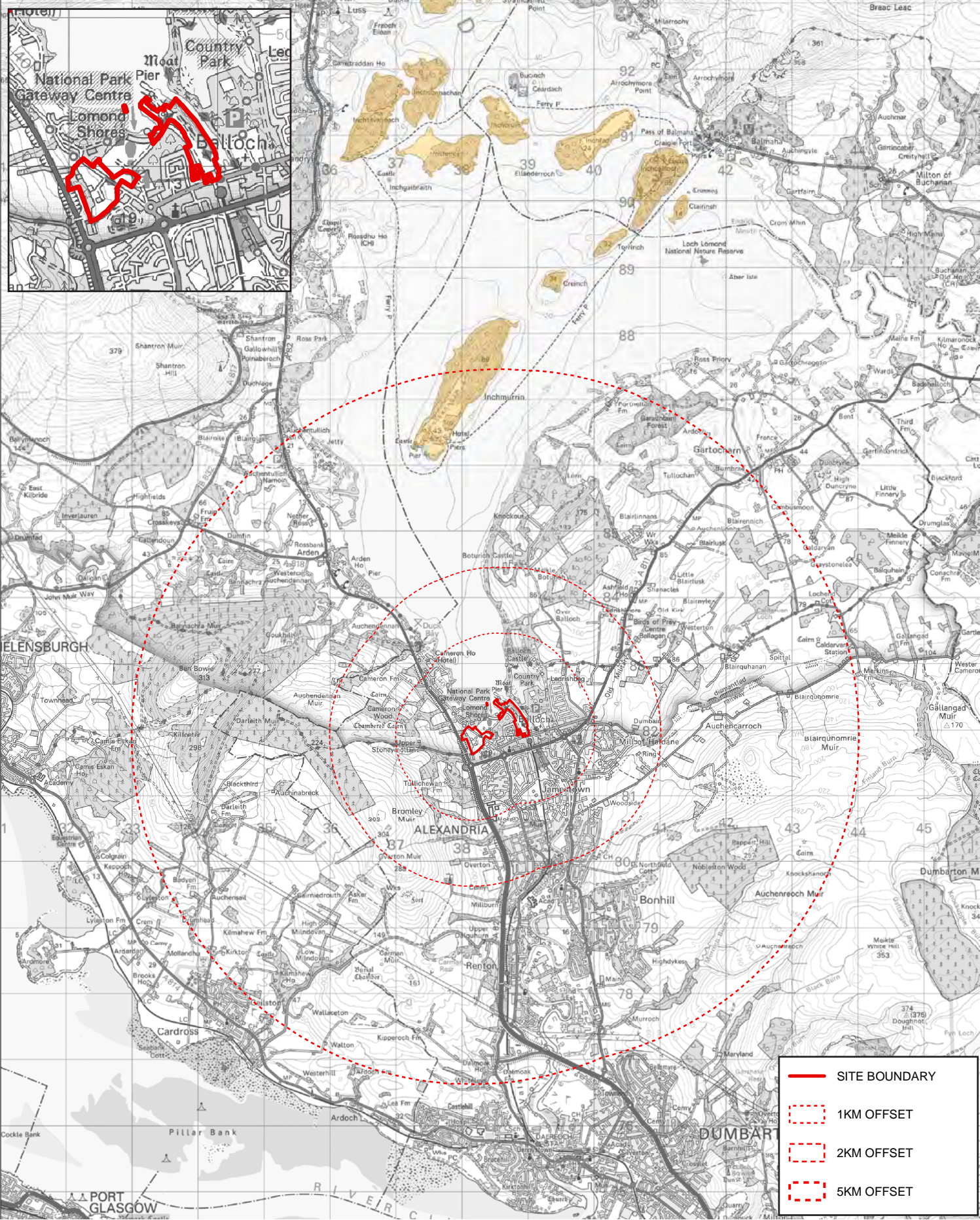
Operation: There will be direct long-term adverse effects on the landscape within the site and its immediate setting, which fall within the southern part of the LCT. The area occupied by developing woodland will be replaced with the three-storey hotel complex, new woodland lodges and ancillary buildings and structures, including a new boathouse. The monorail will extend along the eastern side of Pier Road and will introduce additional elevated movement into the landscape. Within 1km, there will also be indirect short-term effects on the quality of the views both within and into/ out of the LCT resulting from the presence of the proposed development. The loss of woodland and the effects on views, represents an adverse change in landscape character, but sympathetic design and use of local materials will reduce the effect by helping the new buildings integrate into the surrounding landscape. Existing trees, which were removed during construction will be replaced by new compensatory planting and landscaped areas, which will be designed to complement the natural landscape and provide a degree of screening. The proposed development will appear similar in scale to the existing Loch Lomond Shores development. Its presence will not fundamentally change the key characteristics of the site or its immediate setting and will generally fit well with the scale and character of the landscape, which already includes the Loch Lomond Shores development and other similar visitor attractions and facilities. The size/ scale of change on the character of the LCT will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of operational effect will be **moderate**. The direction of change will be **adverse**. The effects will, however, mainly be concentrated in and around the site and its immediate setting.

Cumulative: The Green Action Trust using funding from the Scottish Government and the European Community LEADER 2014–2020 Programme has identified potential improvements for the stretch of the John Muir Way that passes through and adjacent to the Lomond Banks site. In particular, Drumkinnon Bay is identified as a priority site for improvement through the establishment of native lochside vegetation on the man-made shoreline of the bay. If and when his work is undertaken, the replacement of the bare rock armour with new natural aquatic marginal planting will slightly reduce the magnitude of change reported for the proposed development and reduce the level of significance although it will remain in the **moderate** category and the direction of change will continue to be **adverse**.

OPERATION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	VERY HIGH	LOW	LARGE	LONG-TERM	POTENTIALLY	MODERATE	ADVERSE

LCT 264: LOWLAND LOCH BASIN ISLANDS

CONTEXT



LANDSCAPE CHARACTER BASELINE DESCRIPTION

Description of LCT within the study area based on the landscape characteristics identified in 2019 NatureScot Landscape Character Assessment and site survey work undertaken during November 2021

The Lowland Loch Basin Islands LCT covers comprises the eleven larger islands which lie within southern part of Loch Lomond, of which Inchmurrin lies within the 5km study area. At circa 3km long, Inchmurrin is the largest and most southerly of the islands. Inchmurrin has a distinctive elongated form rising to 89m in the north and is associated with the Highland Boundary Fault Zone, which has a strong south-west to north-east alignment. Land over across the island comprises a mix of grassland and oak-dominated native woodlands.

The ruins of a castle stand on a rock outcrop with steep natural slopes to the north-west and south-east. The castle was described as 'newly erected' in the late 14th century, and was probably constructed for Duncan, 8th Earl of Lennox, whose principal seat was at Balloch Castle. The castle is likely to have served as a hunting lodge for the deer park established on the island by King Robert I. The castle ruins are now a Scheduled Monument. It may have succeeded other settlement on the site, and occupation of the site may have continued in later years on a lower social scale, with agricultural activities.

The island is one of three permanently inhabited islands in the loch, and offers a range of visitor accommodation, a restaurant and wedding venue.

Relationship of the Lowland Loch Basin Islands LCT to the Site

None of this LCT falls within the planning application boundary for the proposed development. Therefore any effects will be indirect and relate to changes to inward and outward views from the LCT and how these may affect the perception of the landscape within the LCT.



View looking south from Inchmurrin towards the proposed development.



View north-west from the jetty at the western edge of Balloch Castle Country Park. Inchmurrin is the only island visible from this side of the loch with the others obscured by intervening landform.

LCT 264: LOWLAND LOCH BASIN ISLANDS

LOOKING TOWARDS INCHMURRIN ISLAND FROM LOCH LOMOND NEAR CAMERON HOUSE



ASSESSMENT

Value: Inchmurrin island and the other many wooded islands in the loch, interlock and appear to coalesce with the shoreline promontories, breaking down the expanse of water visible in loch or shore views, forming narrow straits and more intimately scaled areas of water. The ruins of the castle are of national importance and date back to the late-14th century, a period which saw the development of the archetypal Scottish castle, the tower house. Today the island, under private ownership is important as a visitor attraction and wedding venue.

Key value characteristics include:

- *One of a series of small islands in Loch Lomond;*
- *A long history of occupation with many archaeological features evident, including a scheduled monument;*
- *Visitor destination offering a variety of overnight accommodation, restaurant and wedding venue;*
- *The pattern of water and islands and the indented shoreline of Loch Lomond create a unique and highly scenic composition particularly appreciated from elevated views; and*
- *Large areas of oak-dominated woodland.*

Based on the above, the value of this LCT is considered to be **very high**.

Susceptibility: The proposed development could affect the quality of the scenic views to and from the LCT and indirectly affect the perception and appreciation of the character of the landscape within the LCT. Particular attention therefore needs to be given to the following key susceptibility characteristics:

- *The scenic views to and from the Inchmurrin Island which are irreplaceable and could be interrupted; and*
- *The quality of the wider landscape setting of the Scheduled Monument which could be diminished.*

Based on the above, the susceptibility of this LCT to the proposed development is considered to be **very high**.

CONSTRUCTION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	VERY HIGH	LOW	LARGE	SHORT-TERM	REVERSIBLE	MINOR	ADVERSE

Construction: There will be no direct effects on this LCT from the proposed development although, within 1km, there is potential for short-term indirect effects on the perception and appreciation of views to and from this LCT. This is due to the presence of construction activity around the southern end of the loch, including cranes on the skyline alongside Drumkinnon Tower. The 2019 NatureScot Landscape Character Assessment identifies the key views towards the island as being from the Balmaha and Luss areas, with views from the small hills of Duncryne to the south of Loch Lomond and from Conic Hill being particularly dramatic. The construction activity will not interrupt these views.

The size/ scale of change on the character of the southern part of the LCT will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of construction effect will be **minor**. The direction of change will be **adverse**.

Operation: There will be no direct effects on this LCT from the proposed development, although within 1km, there is potential for long-term changes to the perception and appreciation of views to and from this LCT. This is because the presence of the proposed development will add to the amount of built development visible around the southern end of the loch. Although similar in scale to the existing Loch Lomond Shores development, it will replace some of the natural shoreline and create a greater density of development. Sympathetic design and use of local materials will, however, lessen the effect on views and help the new buildings merge into the surrounding landscape. Over time, the new tree and shrub planting associated with the proposed development will further integrate it into the wider landscape and reduce its visual influence on the LCT. The proposed development will not affect the key views towards Inchmurrin Island from the Balmaha and Luss areas, or from the small hills of Duncryne to the south of Loch Lomond and from Conic Hill.

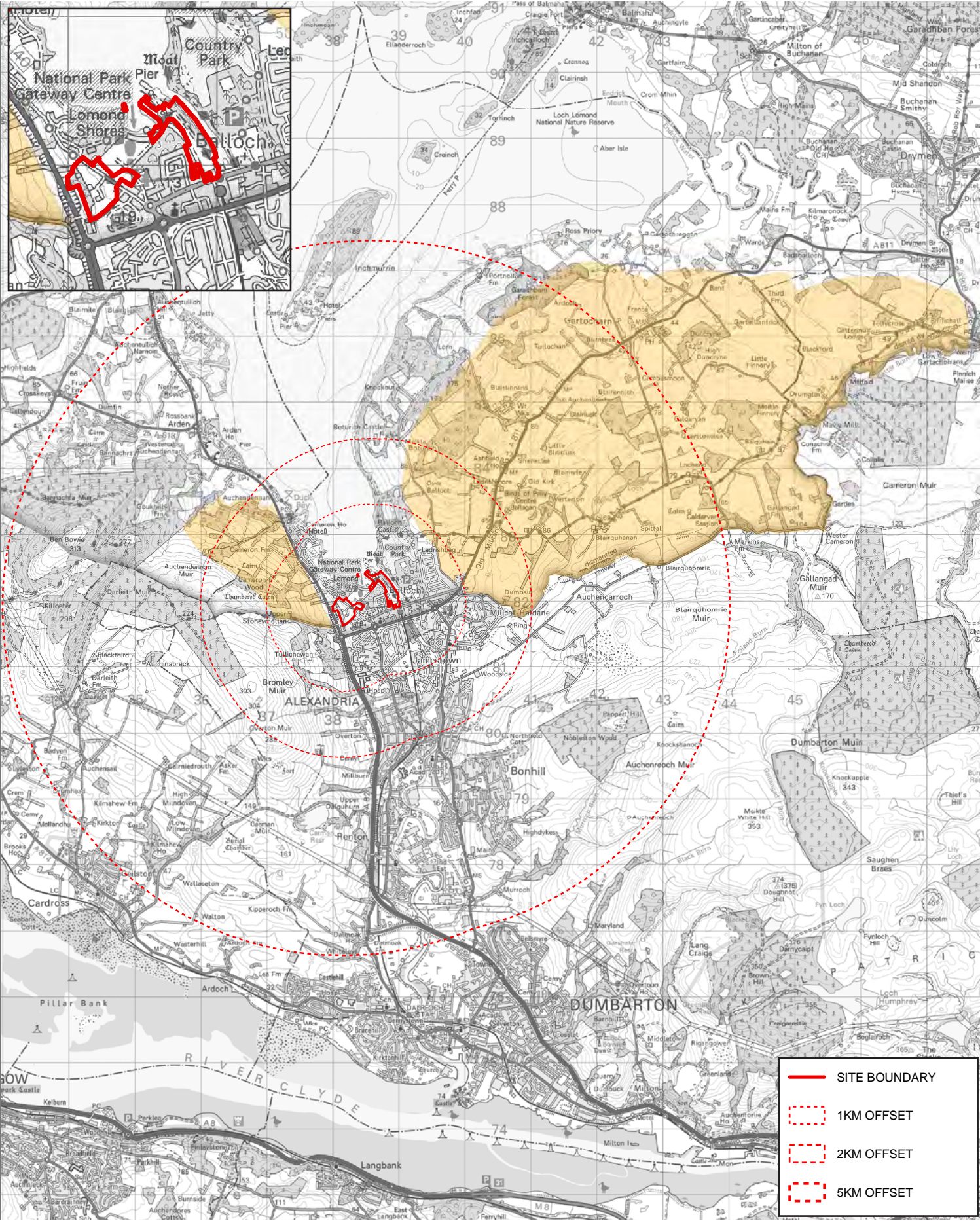
The size/ scale of change on the character of the southern part of the LCT will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of operational effect will be **minor**. The direction of change will be **adverse**.

Cumulative: The Green Action Trust using funding from the Scottish Government and the European Community LEADER 2014–2020 Programme has identified potential improvements for the stretch of the John Muir Way that passes through and adjacent to the Lomond Banks site. In particular, Drumkinnon Bay is identified as a priority site for improvement through the establishment of native lochside vegetation on the man-made shoreline of the bay. If and when his work is undertaken, the replacement of the bare rock armour with new natural aquatic marginal planting will very slightly reduce the magnitude of change reported for the proposed development and reduce the level of significance although it will remain in the **minor** category and the direction of change will continue to be **adverse**.

OPERATION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	VERY HIGH	LOW	LARGE	LONG-TERM	POTENTIALLY	MINOR	ADVERSE

LCT 261: ROLLING FARMLAND – LOCH LOMOND & THE TROSSACHS

CONTEXT



LANDSCAPE CHARACTER BASELINE DESCRIPTION

Description of LCT within the study area based on the landscape characteristics identified in 2019 NatureScot Landscape Character Assessment and site survey work undertaken during November 2021

The Rolling Farmland LCT comprises gently rolling farmland and is found in two areas to the west and east of the southern end of Loch Lomond. The eastern area is the largest. There is a strong contrast between the simple open moorland of the wider uplands and the patchwork of small hedged pastures and regularly dispersed farms found within the LCT.

The landform is more rolling in the western area, and more gently sloping and undulating in the east. A distinct pattern of low rolling ridges and wide flat-bottomed valleys occurs to the south. A noticeable ridge forms the boundary with the Lowland Loch Basin LCT where a concentration of estates and their wooded policies are located on the north-west facing slopes, which contain the loch. Duncryne, a small hill sculpted by ice into a classic 'crag and tail' form, is covered with broadleaf woodland and is a local landmark feature.

Land cover comprises small pastures enclosed by hedgerows of thorn, holly and beech. Patches of gorse occur along some field boundaries and on occasional steep-sided slopes and banks. A series of linear broad-bottomed troughs cut through more gently rolling ground in a distinct south-west/ north-east alignment. These support coniferous and birch woodlands, rough damp grazing land and some remnant areas of moss. Farmland is rougher and less productive to south-east with pastures patterned with rush, gorse and birch woodland. Roadside trees and beech hedges line roads. The outline of improved fields is preserved within the Whinney Hill plantation, an example of where some fields have been planted over.

This is a well-settled landscape with an even distribution of improvement-era farms with small white-rendered and stone farmhouses and associated agricultural buildings surrounded by rectilinear enclosed fields. The recovery of burial cists of probable prehistoric date near Ashfield House provides evidence for the long settlement of this area.

The A811, a former military road, is aligned through this landscape with the settlement of Gartocharn and smaller groups of houses and farms lying along the route. Views from the road are generally restricted by the rolling landform, giving only occasional glimpses of the loch. A section of the former Forth and Clyde Junction Railway, which opened in 1856, follows part of the southern boundary of the western part of the LCT. Its route through the farmland is marked by remnant tracks and lines of trees. Long distance walking and cycling routes pass through both parts of the LCT. Extensive and dramatic views over Loch Lomond and its mountainous setting are a feature from elevated ridges and from the top of Duncryne.

Relationship of the Rolling Farmland LCT to the Site

None of this LCT falls within the planning application boundary for the proposed development. Therefore any effects will be indirect and relate to changes to inward and outward views from the LCT and how these may affect the perception of the landscape within the LCT.



View south-east from the marina at the Boat House. The rolling farmland is visible in the distance beyond the woodland on the eastern shores of the loch.



View west from Balloch Castle Country Park. The rolling farmland of LCT 261 forms the focus of the view above the loch. Cameron House is visible on the opposite shore alongside the prominent temporary white-roofed structure to the north.

LCT 261: ROLLING FARMLAND – LOCH LOMOND & THE TROSSACHS

VIEW NORTH-EAST FROM THREE LOCHS WAY NEAR UPPER STONEYMOLLAN



ASSESSMENT

Value

The landscape within the Rolling Farmland LCT is typically small-scale and varied. The pattern of the settled, enclosed and cultivated farmlands is a distinctive scenic quality of the lowlands, contrasting dramatically with the unenclosed and wilder surrounding Highlands, with their larger-scale land use patterns.

Key value characteristics include:

- Rolling lowland farmland which contrasts strongly with the more open and dramatic landscapes of the Highlands;*
- The designed landscape of Balloch Country Park lies partly within this LCT. This is the only registered historic designed landscape within the National Park;*
- The small hill of Duncryne, is a key landmark feature in the area;*
- Small pastures are enclosed by thorn, holly and beech hedgerows – ash and beech trees line some roads;*
- Wetter valley bottoms with coniferous woodlands, rush-patterned damp pastures and small remnant moss with stands of birch;*
- Regular pattern of small mixed woodlands, planted close to farms or as more extensive shelterbelts;*
- Bright green pastures give a lush and verdant appearance to the farmland, enhanced by white rendered farm buildings, sited on low rises; and*
- Dramatic views of Loch Lomond and the high peaks which surround it from more open and elevated areas.*

Based on the above, the value of this LCT is considered to be **very high**.

Susceptibility

The proposed development could affect the quality of the scenic views to and from the LCT and indirectly affect the perception and appreciation of the character of the landscape within the LCT. Particular attention therefore needs to be given to the following key susceptibility characteristics:

- The scenic views to and from the LCT particularly from the more open and elevated areas are irreplaceable and could be interrupted; and*

- The presence of settlement, the A82, A811, a network of small roads and overhead lines lessens the susceptibility of the LCT to the proposed development as scenic quality and perception of remoteness and tranquillity is locally reduced.*

Based on the above, the susceptibility of this LCT to the proposed development is considered to be **high**.

Construction: There will be no direct effects on this LCT from the proposed development although, within 1km, there is potential for short-term changes to the perception and appreciation of views out to the south-east due to the presence of construction activity. This will include cranes on the skyline, which will be seen alongside Drumkinnon Tower. The works will be particularly noticeable from the more open and elevated areas. The 2019 NatureScot Landscape Character Assessment identifies the key views out from the LCT being towards the islands and the highlands, with those from the small hill of Duncryne being particularly dramatic. The construction activity will not interrupt these views.

The size/ scale of change on the character of the southern part of the LCT will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of construction effect will be **minor**. The direction of change will be **adverse**.

Operation: There will be no direct impacts on this LCT from the proposed development but, within 1km, there is potential for long-term changes to the perception and appreciation of views out to the south-east. This is because the presence of the proposed development will add to the amount of built development present around the southern end of Loch Lomond. Although similar in scale to the existing Loch Lomond Shores complex, it will replace some of the natural shoreline and create a greater density of development around the southern edge of the loch. Sympathetic design and use of local materials will, however, lessen the effect on views and integrate the new buildings into the surrounding landscape and over time, the new tree and shrub planting associated with the proposed development will further integrate it into the wider landscape and reduce its visual influence on the LCT. The proposed development will not affect the key views towards the islands and the highlands, including the views from the small hill of Duncryne.

The size/ scale of change on the character of the southern part of the LCT will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of operational effect will be **minor**. The direction of change will be **adverse**.

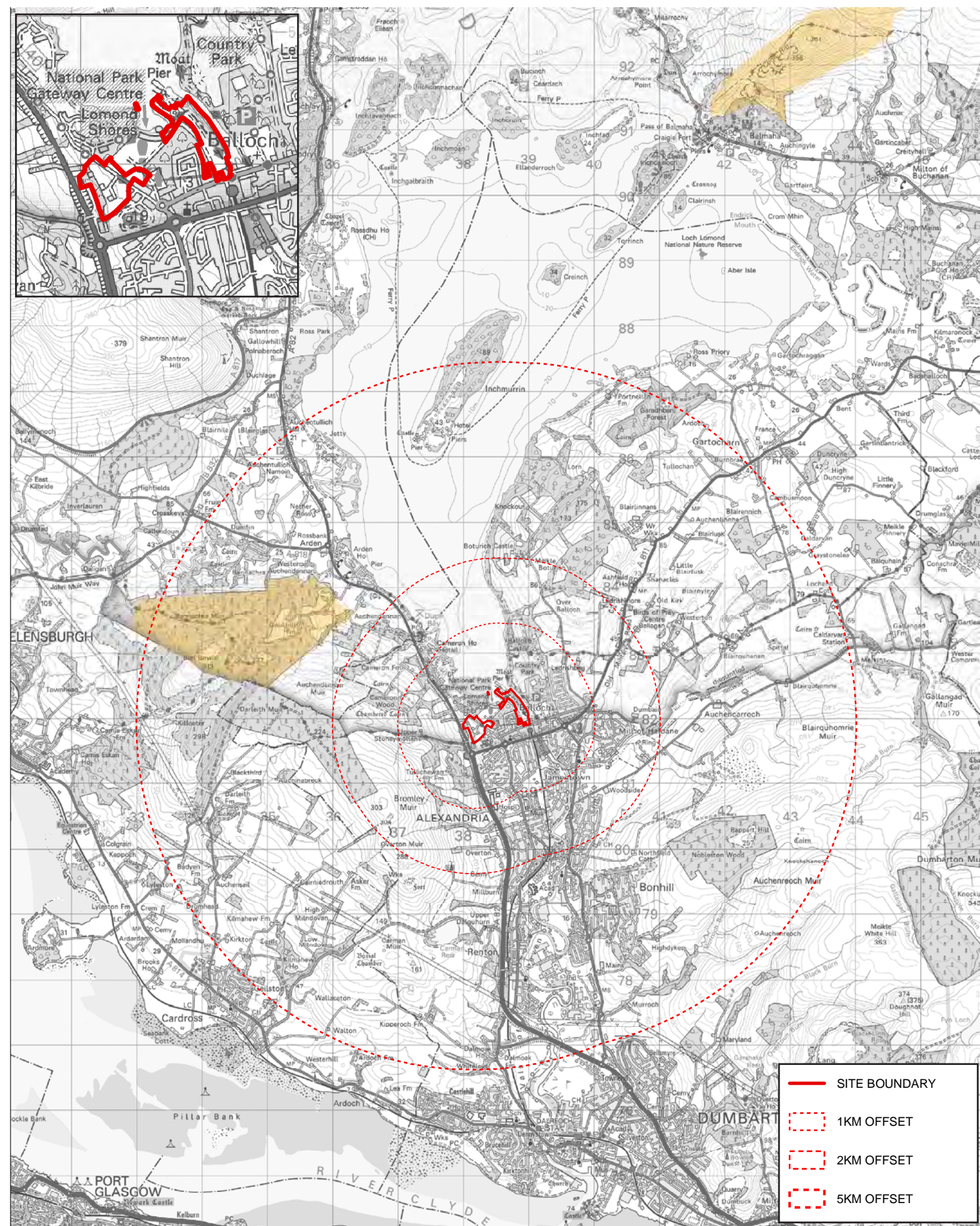
Cumulative: There are no other proposals (March 2022), which will generate cumulative effects when seen alongside the proposed **development**.

CONSTRUCTION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	HIGH	LOW	LARGE	SHORT-TERM	REVERSIBLE	MINOR	ADVERSE

OPERATION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	HIGH	LOW	LARGE	LONG-TERM	POTENTIALLY	MINOR	ADVERSE

LCT 255: PARALLEL RIDGES – LOCH LOMOND & THE TROSSACHS

CONTEXT



LANDSCAPE CHARACTER BASELINE DESCRIPTION

Description of LCT within the study area based on the landscape characteristics identified in 2019 NatureScot Landscape Character Assessment and site survey work undertaken during November 2021

The Parallel Ridges LCT are found in several locations, of which the most westerly is within the study area to the north-west of the proposed development. Here it forms a prominent area of high ridgelines on the south-eastern margins of the Highland Boundary Fault Zone in a similar alignment to the distinctive chain of elongated islands extending south-westwards across Loch Lomond.

The LCT has a diverse landform of smooth moorland, rocky outcrops, gullies and scree which occurs within the unifying pattern of steep-sided narrow ridges and intervening parallel depressions. Occasional small lochans and burns, damp mossy hollows and species-rich grassland are orientated along the depressions, occupying narrow linear channels between the ridges. The steep ridgelines are accentuated in places by a coarse pattern of broadleaf woodlands, bracken and heather. Land cover comprises commercial forestry plantation with grazed pastures, which are often wet and colonised by rushes or bracken. Open ridge tops including Ben Bowie are covered with grass and heather.

Apart from occasional dispersed farmsteads and cottages, the Parallel Ridges are unsettled. Relict historic landscapes, pre-improvement farmsteads and field systems and shielings are present and there is also a distinct distribution of prehistoric archaeology such as, cairns and cup-and-ring marks. The area is popular for tourism and recreation, with Ben Bowie offering walkers extensive views over Loch Lomond.

The transition between the Highland Boundary Fault Zone and adjacent lowlands is abrupt. The Parallel Ridges are highly visible, forming landmark features where the scarp edge is seen from the southern area of Loch Lomond.

Relationship of the Parallel Ridges LCT to the Site

None of this LCT falls within the planning application boundary for the proposed development. Therefore any effects will be indirect and relate to changes to inward and outward views from the LCT and how these may affect the perception of the landscape within the LCT.



View from footpath near Balloch Castle Country Park towards Cameron House Hotel with the LCT visible beyond the trees.



Views from near the A818 towards Loch Lomond from the lower-lying parts of the LCT are limited by intervening landform.

LCT 255: PARALLEL RIDGES – LOCH LOMOND & THE TROSSACHS

VIEW NORTH-EAST FROM THREE LOCHS WAY NEAR BEN BOWIE



ASSESSMENT

Value

The Parallel Ridges LCT lies on the transition between the Highland Boundary Fault Zone and the adjacent lowlands. The ridges are highly visible, forming landmark features when seen from the southern end of Loch Lomond.

Key value characteristics

- The LCT contains some highly visible and important landmarks and makes an important contribution to the highly scenic character of the Highland Boundary Fault Zone;*
- Long and narrow parallel ridges with scrub-filled, near vertical gullies cut into steep outer slopes giving a toothed hummocky profile in some views;*
- The LCT comprises several areas of geologically important south-west to north-east orientated ridgelines, which mark the course of the Highland Boundary Fault Zone;*
- Ben Bowie and the promoted viewpoint at nearby Goukhill Muir are popular for tourism and afford elevated views across Loch Lomond;*
- John Muir Way crosses the LCT;*
- Unsettled landscape, with modern man-made elements being mostly limited to forest tracks and paths;*
- Historic and prehistoric features present; and*
- The ridges rise dramatically from the low-lying Loch Lomond.*

Based on the above, the value of this LCT is considered to be **very high**.

Susceptibility

The proposed development could affect the quality of the scenic views to and from the LCT and southern part of Loch Lomond and indirectly affect the perception and appreciation of the character of the landscape within the LCT.

Key susceptibility characteristics include:

- The scenic views to and from the LCT particularly from the more open and elevated areas are irreplaceable and could be interrupted; and*
- The presence of commercial forestry in various stages of management lessens the susceptibility of the LCT to the proposed development as scenic quality is locally reduced.*

Based on the above, the susceptibility of this LCT to the proposed development is considered to be **high**.

Construction: There will be no direct effects on this LCT from the proposed development although, within 1km, there is potential for short-term changes to the perception and appreciation of views towards the southern end of the loch due to the presence of construction activity, including cranes on the skyline alongside Drumkinnon Tower. However, the key views out from the LCT, particularly from Ben Bowie and Goukhill Muir promoted viewpoint, appear to be to the north-east across Inchmurrin Island and Conic Hill with Ben Lomond to the north and the construction activity will not interrupt these views.

Overall, the magnitude of change will be **low**. When all the factors comprising sensitivity and magnitude are considered together, the overall level of effect on the LCT will be **minor**. The direction of change will be **adverse**.

Operation: There will be no direct effects on this LCT from the proposed development but, within 1km, there is potential for long-term changes to the perception and appreciation of views out to the south. This is because the presence of the proposed development will add to the amount of built development present in views out from the LCT towards the southern end of Loch Lomond. Although similar in scale to the existing Loch Lomond Shores development, it will replace some of the natural shoreline and create a greater density of development around the southern edge of the loch. Sympathetic design and use of local materials will, however, lessen the effect on views and help the new buildings merge into the surrounding landscape. The proposed development will not affect the key views out from the LCT, including those from Ben Bowie and Goukhill Muir promoted viewpoint to the north-east across Inchmurrin Island, and Conic Hill with Ben Lomond to the north. Over time, the new tree and shrub planting associated with the proposed development will further integrate it into the wider landscape. The existing Drumkinnon Tower will remain the most prominent feature.

The size/ scale of change on the character of the southern part of the LCT will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the overall level of operational effect will be **minor**. The direction of change will be **adverse**.

Cumulative: There are no other proposals (March 2022), which will generate cumulative effects when seen alongside the proposed **development**.

CONSTRUCTION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	HIGH	LOW	LARGE	SHORT-TERM	REVERSIBLE	MINOR	ADVERSE

OPERATION							
VALUE	SUSCEPTIBILITY	SIZE/ SCALE	GEOGRAPHICAL EXTENT	DURATION	REVERSIBILITY	LEVEL OF EFFECT	DIRECTION OF EFFECT
VERY HIGH	HIGH	LOW	LARGE	LONG-TERM	POTENTIALLY	MINOR	ADVERSE



GILLESPIES

Gillespies LLP
5th Floor
Phoenix House
3 South Parade
Leeds LS1 5QX

United Kingdom
t: +44 (0)1132470550
f: +44 (0)1132470660
e: manchesteradmin@gillespies.co.uk
w: www.gillespies.co.uk