

11.4 Viewpoint Assessment

VIEWPOINT 01	VIEW FROM BEN LOMOND WAY
Grid Reference (GPS, easting/ northing):	-56.005494, -4.589763/ 238618.292, 682200.472
Approximate. Elevation:	12m AOD
General Direction of View:	NE
Approximate Distance to Nearest Point on Planning Application Boundary:	Within planning application boundary

This viewpoint is located at the back of the Loch Lomond Shores development within the planning application boundary. It represents the transient views experienced by people using Ben Lomond Way and accessing the Loch Lomond Shores development.

The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be focussed on their immediate surroundings rather on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

The foreground of this view is occupied by Ben Lomond Way, which provides access to the Loch Lomond Shores development and its car park. Views along the road focus on a well-treed hillside in Balloch Country Park (out of photo view). Beyond the hedge (out of photo view) is a playground, shingle beach and grassed picnic area. To the west, the view is contained in the near distance by Drumkinnon Tower and a group of trees. In the central part of the view the waters of Loch Lomond extend into the distance before meeting the rising farmland on the western shore of the loch. Creachan Hill forms the skyline. Music and lights from the Sea Life Centre detract from any sense of tranquillity.

The winter view is broadly similar to the summer view, although more of the west side of the loch is visible and Drumkinnon Tower is more prominent. The beech hedge retains much of its foliage, which means that near-distance views of the playground and shoreline continue to be mainly obscured.

The value of the view is **high**. This is because of its location within the National Park and the status of the Loch Lomond Shores development as an important visitor attraction, rather than its intrinsic quality or beauty.

DESCRIPTION OF VISUAL EFFECTS

Construction

The view from this location will be substantially altered by the presence of construction works associated with the multi-user public realm in the near distance and the Pierhead development in the middle distance. Ground level activity will be partially obscured by hoardings but the works will be increasingly noticeable as the buildings emerge from ground level. Removal of the beech hedge along the roadside and tree felling will be very apparent, while tall cranes will be new skyline features, although their presence will be short term and temporary. Much of the view will be affected, including the distant views of Creachan Hill. The effects will, however, be short term and temporary.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 01	High	Medium	High	Small	Short term	Reversible	Major	Adverse

Operation (Year 1):

The near and middle-distance view will be noticeably altered as the absence of trees, which were removed during construction, will create a more open outlook across the multi-user public realm towards the three-storey apart-hotel. New tree planting along the road will be too immature to provide substantial screening. To the east, views of Balloch Country Park will be interrupted by the proposed monorail, which will overfly the road, with the movement of the train drawing the eye. Views of Creachan Hill to the north will be framed by Drumkinnon Tower and the new apart-hotel. The proposed development will be designed to integrate into its rural surroundings, which will reduce its prominence, but the presence of buildings across much of the view rather than woodland and trees, represents an adverse change in this rural location.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. In winter, the proposed development will be more visible due to the absence of foliage on the trees. The direction of change will be **adverse**.

Operation (Year 15):

The proposed development will become less prominent in the view as the new landscape planting matures and helps to screen views and integrate the new buildings into their surroundings. There will be a slight reduction in the size/ scale of visual change but the long-term replacement of rural views by built development means that the level of effect will remain **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 01	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	High	Medium	Medium	Small	Long term	Potentially	Moderate	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 slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **moderate** category and the direction of change will continue to be **adverse**.

VIEWPOINT 02	VIEW FROM LOCH LOMOND SHORES
Grid Reference (GPS, easting/ northing):	-56.005600, -4.592513/ 238447.307, 682218.701
Approximate. Elevation:	10m AOD
General Direction of View:	NE
Approximate Distance to Nearest Point on Planning Application Boundary:	165m

This viewpoint is located on the timber walkway in front of the shops and restaurants within the Loch Lomond Shores development. The walkway forms part of the John Muir Way/ Three Lochs Way and the Loch Lomond Shores Walk. It represents the views experienced from the southern shores of Loch Lomond, including from the many businesses and visitor attractions (e.g. Sea Life, Bird of Prey Centre), at or near this location.

The susceptibility of users of the John Muir Way/ Three Lochs Way to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape. It is noted, however, that many visitors in this location come for the shopping and restaurants and are likely to be less susceptible to changes in their views.



DESCRIPTION OF VISUAL BASELINE

This lochside location affords panoramic north-easterly views across Loch Lomond towards Ben Lomond and the distant Highlands. To the east, views are contained by Drumkinnon Tower. In the middle distance, the eastern side of the loch, with its woodland, shingle beach and grassed picnic area presents an active frontage to the loch, particularly in summer when it can be very busy. The Maid of the Loch steamer, which is currently (2022) onshore awaiting restoration, is just visible to the north of the main block of woodland on the far side of the loch. Above and beyond this woodland, the middle-distance horizon is formed by low rolling hills covered by woodland interspersed with pasture. Occasional properties (e.g. Meikle Boturich) are discernible between the trees.

In winter, more of the Maid of the Loch steamer can be seen, but generally the density of the woodland means that the view is broadly similar to the summer view despite the absence of foliage on the trees.

The value of the view is **very high**. This is because of its location within the National Park, the status of the Loch Lomond Shores development as an important visitor attraction and the dramatic panoramic views across the loch.

DESCRIPTION OF VISUAL EFFECTS

Construction

The openness of the view from this location means that it will be substantially altered by the presence of construction works associated with the Pierhead development in the middle distance. Tree felling will be very noticeable and tall cranes will be new skyline features which will interrupt views of the low rolling hills beyond, although their presence will be short term and temporary. Drumkinnon Tower will obscure some of the works but, overall, much of the view will be affected.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 02	Very High	Very High	High	Medium	Short term	Reversible	Major	Adverse

Operation (Year 1):

The view from this location will be substantially altered. The area of woodland on the opposite side of the loch will be replaced by the three-storey apart-hotel which will extend around the shoreline and occupy much of the middle-distance view. New tree planting around the building will be too immature to provide substantial screening. Balloch Pier and the distant Ben Lomond will remain visible to the north of the development. The roofline of the new building will not extend above the current tree line, which will maintain views of the low rolling hills beyond. The apart-hotel will be designed to integrate into the rural surroundings, which will reduce its prominence, but the long-term presence of built development across much of the view rather than woodland, represents an adverse change to the current outlook.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Operation (Year 15):

The proposed development will become less prominent in the view as the landscape planting matures and helps to screen views and integrate the new apart-hotel into its surroundings. The size/ scale of visual change will reduce to **medium** and the level of effect to **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 02	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Medium	Medium	Long term	Potentially	Moderate	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 this 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 decrease the level of significance although it will remain in the **moderate** category and the direction of change will continue to be **adverse**.

VIEWPOINT 03	VIEW FROM THE MAID OF THE LOCH SLIPWAY
Grid Reference (GPS, easting/ northing):	-56.008808, -4.591770/ 238507.021, 682573.88
Approximate. Elevation:	10m AOD
General Direction of View:	SW
Approximate Distance to Nearest Point on Planning Application Boundary:	165m

This viewpoint is located on Balloch Pier close to the Maid of the Loch Slipway. It represents the views experienced by visitors and loch users accessing Balloch Pier and the nearby slipways.

The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

Foreground views focus on the southern end of the loch around Balloch Pier and the Duncan Mills Memorial Slipway. The most noticeable features are the buildings, pier infrastructure and Maid of the Loch steamer, which is currently (2022) onshore awaiting restoration. The Loch Lomond Shores development is set discretely against a backdrop of woodland, with only the top of Drumkinnon Tower seen on the skyline, its prominence reduced by the temporary presence of the steamer. Beyond the tower, a radio mast is visible on the distant skyline beyond the Loch Lomond Shores development. To the west, there are distant views of the rolling landform of Stonymollan Muir and Auchendennan Muir.

The winter view is broadly similar to the summer view as the density of trees in the middle distance continues to provide a high level of screening despite the absence of foliage.

The value of the view is **high**. This is because of its location within the National Park and the status of the Loch Lomond Shores development as an important visitor attraction, rather than its intrinsic quality or beauty, which is reduced by the pier infrastructure and the Loch Lomond Shores development.

DESCRIPTION OF VISUAL EFFECTS

Construction

The openness of the view from this location means that it will be noticeably altered by the presence of construction works associated with the Riverfront and Pierhead development in the middle distance (based on the assumption that the Maid of the Loch is not in its current location). Ground level activity will be partially obscured by hoardings but the works will be increasingly visible as the buildings emerge from ground level. Tree felling will be very noticeable and tall cranes will be new skyline features although their presence will be short term and temporary. Construction of the Boathouse will be seen in the middle distance across the loch. There may also be some distant views of construction activity at Woodbank but the works in this area will be mainly obscured by the existing woodland, particularly in summer when the trees are in full leaf.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 03	High	High	High	Medium	Short term	Reversible	Major	Adverse

Operation (Year 1):

Based on the assumption that the Maid of the Loch steamer is not in its current location, the proposed development at the Riverfront and particularly at Pierhead will be very noticeable in the middle distance, where it will replace the existing woodland (currently out of view behind the steamer). The scale of the apart-hotel means that it will obscure the lower section of Drumkinnon Tower. New landscape planting around the proposed development will be too immature to provide substantial screening. The apart-hotel will be designed to integrate into the rural surroundings, which will reduce its prominence, but the replacement of woodland by built development represents an adverse change to the current outlook.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change is **adverse**.

Operation (Year 15):

The proposed development will become less prominent in the view as the new landscape planting matures and helps to screen views and integrate the new buildings into their surroundings. There will be a slight reduction in the size/ scale of visual change but the long-term replacement of rural views by built development means that the level of effect will remain **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 03	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	High	High	Medium	Medium	Short term	Reversible	Moderate	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 this 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 decrease the level of significance although it will remain in the **moderate** category and the direction of change will continue to be **adverse**.

VIEWPOINT 04	VIEW FROM WOODBANK HOUSE
Grid Reference (GPS, easting/ northing):	-56.002144, -4.596200/ 238203.015, 681842.828
Approximate. Elevation:	20m AOD
General Direction of View:	NE
Approximate Distance to Nearest Point on Planning Application Boundary:	Within planning application boundary

This viewpoint is located on the access road leading from Old Luss Road to the former Woodbank House. It represents the transient views experienced by people accessing the Woodbank site.

The susceptibility of these receptors to changes in their view is **medium** as their attention is unlikely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

The foreground track leading down from Woodbank House to Old Luss Road is unkempt and bound by dilapidated timber and metal fencing. To the north of the track (out of photo view) is an area of grassland used for horse grazing, while to the south a rough pasture extends to the residential edge of Balloch. In the middle distance at the far end of the track is Old Luss Road and the original red sandstone boundary wall to the Woodbank estate. To the east of Old Luss Road, a woodland belt obscures views of the Loch Lomond Shores development and most of the distant hills beyond. Tall vegetation in the foreground obscures longer views to the south although the roofs of houses around Lower Stoney-mollan Road can just be discerned in the middle distance.

In winter the absence of foliage on the trees means that there are filtered views of Balloch Country Park and Drumkinnon Tower (out of photo view). To the south, properties in Balloch are more noticeable and a series of low rolling hills form the distant skyline.

The value of the view is **medium** because, although it has some attractive features and lies within the National Park, the land appears unmanaged and run down.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activity associated with development of the countryside lodges to the west of Lower Stoney-mollan Road will be visible in the middle distance in front of the existing properties. To the north of the access track (out of photo view), construction of another cluster of countryside lodges will be very noticeable in the foreground. To the east along the existing Woodbank House access track, the tops of the tall cranes used to construct the Pierhead development may be visible through the trees, particularly in winter when views are more open due to the absence of leaves on the trees.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 04	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	Medium	Medium	Small	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

To the south of the track, a cluster of countryside lodges will be seen in the middle distance alongside the existing properties to the west of Lower Stoney-mollan Road. They will not appear out of character and will merge into the existing well-treed northern edge of Balloch, but will obscure some of the distant hills beyond the town. To the north of the track, a cluster of countryside lodges will occupy much of the view but their unobtrusive design will integrate them into the surrounding woodland. Compensatory and landscape tree planting within the site will be too immature to provide substantial screening. The unobtrusive design of the lodges and associated low-key landscape planting means that they will merge into the wooded surroundings. To the east, the low height of the Pierhead development and the intervening distance (circa 650m) means that it will not be visible even in winter when there is no foliage on the trees.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **beneficial**.

Operation (Year 15):

The maturing compensatory and landscape tree planting at Woodbank will further integrate the lodges into their surroundings. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **minor**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 04	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	Medium	Low	Small	Long term	Potentially	Minor	Beneficial

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. The section of trail which follows Old Luss Road and passes through the Woodbank site is identified as an area where infilling of the lime avenue along the road, and SuDS habitat creation along the watercourse will enhance the character of the trail. This work, if and when it is undertaken, will slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **minor** category and the direction of change will continue to be **beneficial**.

VIEWPOINT 05	VIEW FROM OLD LUSS ROAD LOOKING SOUTH EAST
Grid Reference (GPS, easting/ northing):	-56.003883, -4.597872/ 238106.057, 682040.228
Approximate. Elevation:	19m AOD
General Direction of View:	SE
Approximate Distance to Nearest Point on Planning Application Boundary:	On edge of planning application boundary

This viewpoint is located on Old Luss Road within the planning application boundary. It represents the transient views experienced by users of the John Muir Way/ Three Lochs Way, West Loch Lomond Cycle Path (Regional Route 40), users of old Luss Road and residents of nearby residential properties (including holiday accommodation).

The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be focussed on their immediate surroundings rather than appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

Foreground views include the road and the red sandstone wall, which forms the boundary of the Woodbank estate. An avenue of mature lime trees follows the wall and partially obscures views of a pasture beyond. On the far side of the pasture, a thick belt of broadleaved and evergreen trees, obscures longer views of rising land. To the east of the road is a footpath and belt of mature trees with Drumkinnon holiday cottages beyond (out of photo view).

In winter, the absence of foliage on the roadside trees means that the pasture is more visible and a property on the edge of Balloch can be distantly seen at the end of Old Luss Road. Beyond the pasture, the density of the woodland and high proportion of evergreen trees continues to obscure much of the hillside beyond.

The value of the view is **medium** as, although reasonably attractive and within the National Park, it lacks distinctive features and is commonplace in this locality.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activity associated with construction of the countryside lodges in front of Woodbank House will be visible within the pasture in the near distance. The works will noticeably change the rural outlook, although the roadside wall and mature lime trees will be retained and provide a degree of screening, particularly in summer when the trees are in full foliage. Construction activities will occupy much of the view but will be relatively low level and will be seen against the backdrop of woodland. The presence of construction traffic using Old Luss Road will increase the visual impact of pre-existing traffic movements but will be short term and temporary (see traffic assessment at **XXX** for further information).

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 05	Medium	Medium	High	Small	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

The presence of countryside lodges in the foreground and middle distance will noticeably alter the view but the lodges will not be out of character in this location as there are similar developments around the southern end of Loch Lomond. Also, their unobtrusive design will help integrate them into the surrounding woodland. The roadside wall and mature lime trees will be retained and provide a degree of screening, particularly in summer when the trees are in full foliage, but the compensatory tree planting within the site will be too immature to provide substantial screening.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Operation (Year 15):

The maturing compensatory tree planting within the grounds of Woodbank House will further integrate the countryside lodges into their surroundings. The size/ scale of visual change will reduce to **low** and the level of effect to **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 05	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	Medium	Low	Small	Long term	Potentially	Minor	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. The section of trail which follows Old Luss Road and passes through the Woodbank House site is identified as an area where infilling of the lime avenue along the road, and SuDS habitat creation along the watercourse will enhance the character of the trail. This work, if and when it is undertaken, will slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **minor** category and the direction of change will continue to be **adverse**.

VIEWPOINT 06	VIEW FROM OLD LUSS ROAD LOOKING WEST
Grid Reference (GPS, easting/ northing):	-56.002347, -4.594195/ 238328.86, 681860.715
Approximate. Elevation:	16m AOD
General Direction of View:	W
Approximate Distance to Nearest Point on Planning Application Boundary:	Within planning application boundary

This viewpoint is located on the edge of properties on the northern side of Old Luss Road within the planning application boundary. It represents the transient views experienced by users of the John Muir Way, Three Lochs Way, users of Old Luss Road and residents in properties around the junction of Old Luss Road with Stoneymollan Road.

The susceptibility of these receptors to changes in their view is **high** as it includes local residents on the northern edge of Balloch whose attention is likely to be focussed on their immediate surroundings as well as appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

Foreground views include the road and the red sandstone wall, which forms the boundary of the former Woodbank estate. An avenue of mature lime trees (mostly out of photo view) follows the wall and marks the estate boundary, while partially obscuring views of the pasture beyond. On the far side of the pasture, a thick belt of broadleaved and evergreen trees, obscures longer views. To the east of the road (out of photo view) is a roadside footpath and belt of mature trees, around the Loch Lomond Shores car park.

In winter, the absence of foliage on the lime trees means that the pasture is more visible, but the density of the woodland and high proportion of evergreen trees continues to obscure much of the rising land beyond.

The value of the view is **medium** as although reasonably attractive and including the distinctive and historic remains of Woodbank House, it appears unmanaged and overgrown.

DESCRIPTION OF VISUAL EFFECTS

Construction

There will be foreground and middle-distance views of construction activity associated with the renovation of Woodbank House and its associated buildings, upgrading of the access track to Woodbank House and construction of the countryside lodges.

In winter, the absence of foliage on the lime trees means that much of the view will be affected. Tree felling and construction of the woodland lodges higher up the hill to the rear of Woodbank House will also be noticeable but will be seen against a backdrop of landform and trees, which will reduce their prominence. The presence of construction traffic using Old Luss Road will increase the visual impact of pre-existing traffic movements but will be short term and temporary (see traffic assessment at **XXX** for further information).

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 06	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	High	Medium	Small	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

The foreground and middle-distance view will be altered by the presence of the renovated Woodbank House and its associated buildings and the countryside lodges. The roadside wall and mature lime trees will be retained and provide a partial screening of the proposed development, particularly in summer when the trees are in full foliage but the compensatory tree planting within the site will be too immature to provide substantial screening. To maintain views from Woodbank House, the pasture to the front of the house will remain open. In winter, there will be some glimpsed views of some of the woodland lodges in the trees on the higher ground to the rear of Woodbank House. The unobtrusive design of the lodges will integrate them into the surrounding woodland.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Operation (Year 15):

The maturing compensatory and landscape tree planting at Woodbank will further integrate the countryside lodges into their surroundings. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 06	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	High	Low	Small	Long term	Potentially	Minor	Adverse

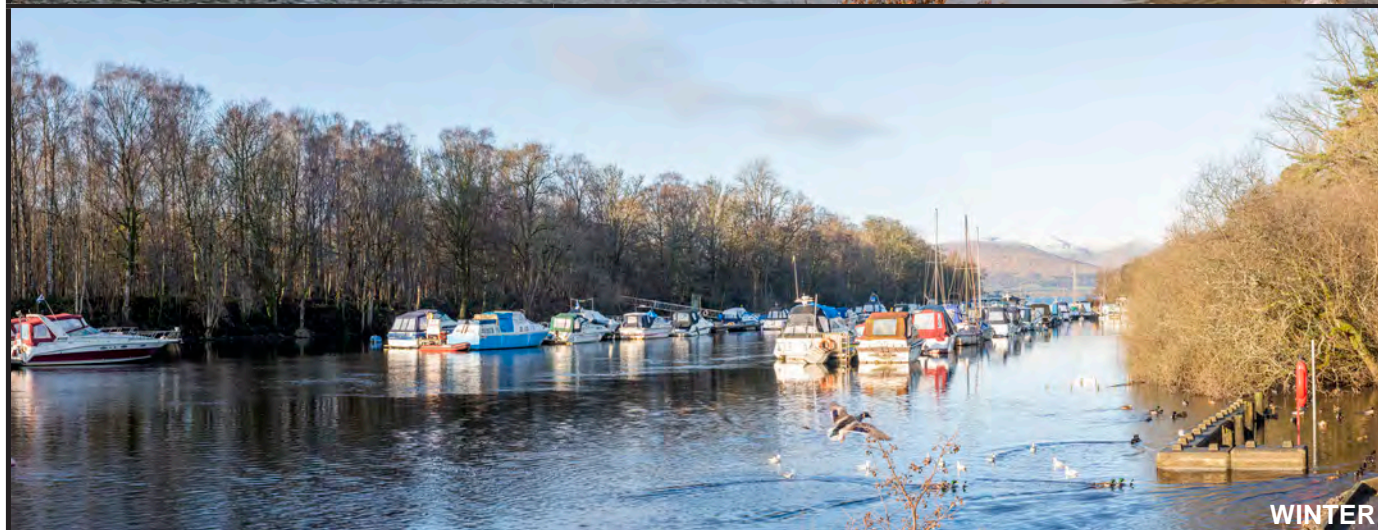
CUMULATIVE

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. The section of trail which follows Old Luss Road and passes through the Woodbank House site is identified as an area where infilling of the lime avenue along the road, and SuDS habitat creation along the watercourse will enhance the character of the trail. This work, if and when it is undertaken, will slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **minor** category and the direction of change will continue to be **adverse**.

VIEWPOINT 08 (VP 7 not used)	VIEW FROM THE JOHN MUIR WAY - ON THE EASTERN BANK OF THE RIVER LEVEN
Grid Reference (GPS, easting/ northing):	-56.005117, -4.582597/ 239063.432, 682141.792
Approximate. Elevation:	9m AOD
General Direction of View:	NW
Approximate Distance to Nearest Point on Planning Application Boundary:	100m

This viewpoint is located on the eastern banks of the River Leven within Balloch Country Park. It represents the views experienced by boat users, visitors to Balloch Castle and its surrounding estate, as well as people using the John Muir Way/ Three Lochs Way and National Cycle Route 7.

The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

Near and middle-distance views focus on the active frontage of the River Leven with its boats, moorings and well-wooded embankments. To the north, the distant skyline is formed by the peaks of Balcnock and Ben Ruisg above Aldochnay. This location is regarded as the gateway to the southern end of the National Park and is often the first view visitors to Balloch have of the Highlands to the north.

In winter, the rising landform of Auchendennan Muir can be discerned through the belt of trees on the west side of the River Leven.

The value of the view is **very high**. This is because of its gateway location within the National Park, national status of the John Muir Way/ Three Lochs Way and National Cycle Route 7, and its highly picturesque quality.

DESCRIPTION OF VISUAL EFFECTS

Construction

In summer, the only construction activity likely to be visible is the presence of tall cranes being used to construct the Pierhead development in the middle distance. These will be visible on the skyline above the trees on the west bank of the river but their presence will be short term and temporary. In winter, there will be views of the works to construct the woodland lodges and associated access roads, public walkways and cycle paths in the Riverfront area, although these views will be filtered by the intervening woodland.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 08	Very High	Very High	Moderate	Medium	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

Due to the density of the retained woodland along the west bank of the river, there is likely to be little change to the view, particularly in summer. In winter, and depending on the precise location of the viewer, the woodland lodges in the Riverfront area will be discernible through the trees. Their unobtrusive design means that they will not appear out of character and will merge into the surrounding woodland. Importantly, the iconic views of the mountains to the north will be unaffected.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **negligible**. The direction of change will be **neutral**.

Operation (Year 15):

The maturing planting in the existing amenity grassed areas will further integrate the woodland lodges into the surrounding woodland. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **negligible**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 08	Very High	Very High	Low	Medium	Long term	Potentially	Negligible	Neutral

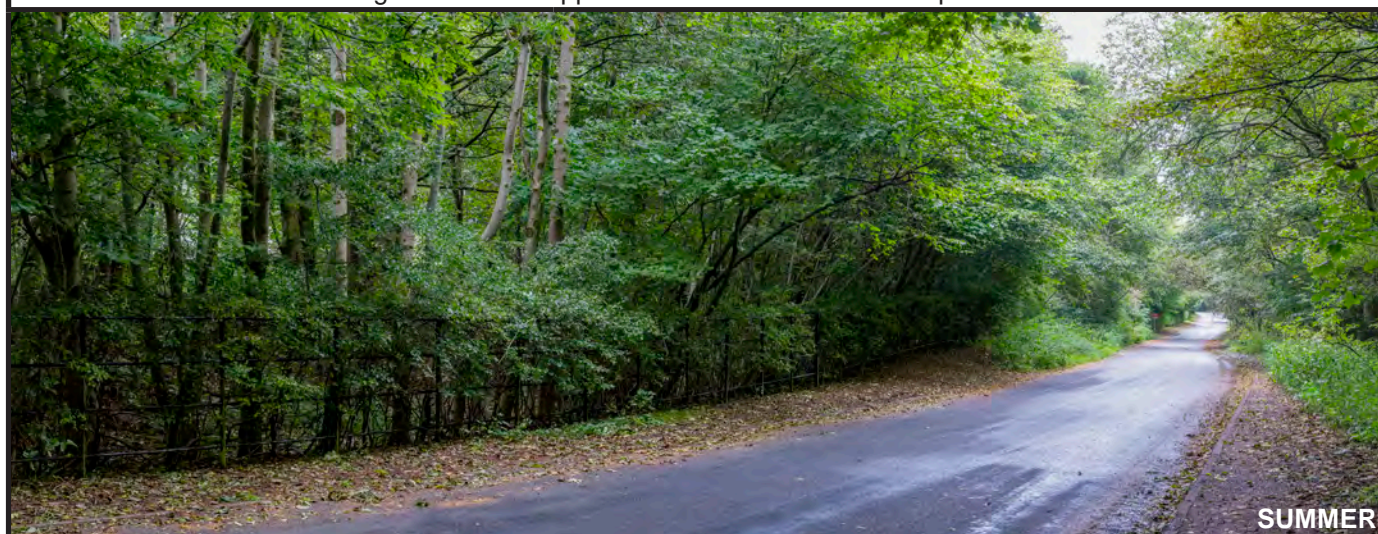
CUMULATIVE

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. The section of trail which follows the eastern edge of the River Leven is identified as an area where the installation of marginal planting on coir rolls will enhance the character of the John Muir Way. This work, if and when it is undertaken, will slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **negligible** category and the direction of change will continue to be **neutral**.

VIEWPOINT 09	VIEW FROM PIER ROAD
Grid Reference (GPS, easting/ northing):	-56.003989, -4.585403/ 238883.813, 682022.84
Approximate. Elevation:	14m AOD
General Direction of View:	NW
Approximate Distance to Nearest Point on Planning Application Boundary:	Within the planning application boundary

This viewpoint is located on Pier Road just to the east of the residential properties, which front onto Clairinsh. Lying within the planning application boundary, it represents the transient views experienced by people accessing Loch Lomond and the Loch Lomond Shores development.

The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be focussed on their immediate surroundings rather than appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

In summer the view comprises the woodland which bounds both sides of the road and obscures longer views. Depending on the precise location of the viewer, the rear fences of the residential properties along Clairinsh can be seen through the trees.

In winter, the absence of foliage on the trees means that the houses are more apparent in the view.

The value of the view is **medium** because, although rural, it is commonplace in this location and has few distinctive features.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activity, including woodland clearance associated with the new car parking, and its associated access road and footpaths, will be visible in the near distance to either side of Pier Road. To the west, the works will be seen against the backdrop of existing fencing to the rear of residential properties along Clairinsh. To the east of the road, works to construct the 15m high monorail and the woodland lodges in the Riverfront area will be visible through the retained roadside trees. In winter when there is no foliage on the existing trees, the construction activity will be more noticeable and will affect much of the view to either side of the road.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 09	Medium	Medium	Medium	Small	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

The new car parking and loss of trees removed during construction, will be noticeable along both sides of the road, particularly to the west where a greater area of trees will have been felled during construction, although the retention of a belt of roadside trees, means that views of the car park will be partially obscured, particularly in summer when in full foliage. The monorail will pass overhead of the viewpoint some 15m above ground level to the east of the road and will be seen in filtered views through the retained trees. Movement of the train along the rail will draw the eye and emphasise its presence. Car parking along the east side of the road will also be prominent. Woodland lodges to the east of Pier Road may be visible between the retained trees, especially during the winter months, although their unobtrusive design will integrate them into their surroundings.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Operation (Year 15):

New tree and shrub planting within the car park and within the existing amenity grassed areas at the Riverfront will further screen the car park and woodland lodges and help integrate the proposed development into its surroundings, particularly in summer when in full foliage. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 09	Medium	Medium	Medium	Small	Long term	Potentially	Moderate	Adverse

CUMULATIVE

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

VIEWPOINT 10	VIEW FROM BALLOCH ROAD
Grid Reference (GPS, easting/ northing):	-56.003494, -4.581800/ 239106.363, 681959.36
Approximate. Elevation:	9m AOD
General Direction of View:	NW
Approximate Distance to Nearest Point on Planning Application Boundary:	85 m

This viewpoint is located on Balloch Bridge in on the northern edge of the town. This location is regarded as the gateway to the National Park and affords iconic views north across Loch Lomond towards the Highlands. It represents the views experienced by boat users (including Sweeney’s Cruises), people using the John Muir Way/ Three Lochs Way, National Cycle Route 7, West Loch Lomond Cycle Path (Regional Route 40), users of Balloch Road, visitors to nearby hotels, restaurants and bars, and residents in nearby properties.

The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

The landscape in this location represents the transition between the urban edge of Balloch and its wider rural setting. The elevated situation affords panoramic views out across the River Leven and northern edge of Balloch. The red sandstone 'Visit Scotland' visitor information centre, car park and small white booking office for Sweeney's Cruises are prominent in the middle distance, with properties along Pier Road beyond. To the north, woodland along the riverside visually merges into Drumkinnon Wood, while Balcnock forms the distant skyline. Long-distance views to the west are more expansive and include the open moorland of Auchendennan Muir and Stonymollan Muir.

Due to the density of the tree cover, the winter view is broadly similar to the summer view.

The value of the view is **very high**. This is not because of the visual quality of the Station Square, but because of its gateway location within the National Park, national status of the John Muir Way/ Three Lochs Way, National Cycle Route 7 and also because of the highly picturesque quality of the longer views, particularly north across Drumkinnon Wood and along the River Leven towards Loch Lomond and the Highlands.

DESCRIPTION OF VISUAL EFFECTS

Construction

There will be near and middle-distance views of construction activity associated with the Station Square development and the monorail. Tall cranes will be new skyline features although their presence will be short term and temporary. The lower parts of the works will be obscured by site hoardings but the construction activity will be increasingly visible as the buildings emerge from ground level. Depending on the phasing of the works, there may also be some distant views of construction activity associated with the Woodbank site, although the works will be partially obscured by intervening buildings and trees.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 10	Very High	Very High	High	Medium	Short term	Reversible	Major	Adverse

Operation (Year 1):

North-westerly views from this location will be substantially altered as the Station Square area becomes a hub of activity centred around an enhanced tourist information centre, micro-brewery, restaurant, tented performance amphitheatre and hotel accommodation. The new buildings will be set in a landscaped area, with planting designed to complement its location on the edge of the National Park. The development will partially obscure existing views of Drumkinnon Wood and the backdrop of wooded hills. Although the view will change, it will not be out of character given that it lies on the northern edge of Balloch (out of photo view) and it will improve the visual quality of the Station Square area. Importantly, it will not interrupt the iconic views of the Highlands along the River Leven to the north.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Operation (Year 15):

The outlook will be broadly similar to Year 1 although, as the landscape planting around the Station Square development matures, it will enhance the built development and help integrate it further into the transitional area between the urban edge of Balloch and the surrounding well-wooded rural landscape. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 10	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Medium	Medium	Long term	Potentially	Moderate	Beneficial

CUMULATIVE

When complete and operational, the Sweeney Cruises buildings will be prominent foreground features, along the riverside.

The combined effects of both developments will further increase the size/scale of visual change and, although it will remain in the moderate category, the direction of change will be adverse. This is primarily due to the Sweeney Cruises buildings rather than the proposed development.

VIEWPOINT 12 (VP 11 not used)	VIEW FROM UPPER STONEYMOLLAN
Grid Reference (GPS, easting/ northing):	-56.000175, -4.602578/ 237797.144, 681638.732
Approximate. Elevation:	82m AOD
General Direction of View:	NE
Approximate Distance to Nearest Point on Planning Application Boundary:	284m

This viewpoint is located on Upper Stonymollan Road on the edge of the National Park. It represents the transient views experienced by people using the John Muir Way/ Three Lochs Way, and Upper Stonymollan Road. It also represents the views of people staying in the nearby Upper Stonymollan holiday accommodation.

The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

This elevated view includes rough pastures enclosed by trees and fragmented hedgerows. The pastures slope down towards the well-treed A82 road corridor in the middle distance. A low voltage electricity line crosses the fields but is seen against a backdrop of vegetation, which reduces its prominence. A large tree in the foreground partially obscures the northern edge of Balloch. The most noticeable building is Drumkinnon Tower, which emerges above the trees alongside the roof of the Loch Lomond Shores development in the middle distance. To the east the panoramic views comprise the well-wooded slopes of Balloch Country Park with woodland and pastures forming the skyline above. Balloch Castle occupies a prominent situation above a large area of wood pasture on the opposite hillside. To the north east, the hills on the southern edge of the Highlands form the distant skyline.

In winter, the edge of Balloch is more noticeable due to the absence of foliage on the trees, and the location of the proposed development between the town and the rural landscapes to the north is accentuated.

The value of this panoramic view is **very high**. This is because of its rural location within the National Park, national status of the John Muir Way/ Three Lochs Way and also because of its highly picturesque quality.

DESCRIPTION OF VISUAL EFFECTS

Construction

The lower part of the construction activity associated with the Pierhead development will be obscured by the existing trees and woodland, but as the construction progresses, the upper parts of the building will become visible amongst the trees next to Drumkinnon Tower. Tall cranes are likely to be the most noticeable aspect of the works but at this distance will not break the skyline and will be seen against a backdrop of trees which will reduce their prominence. In addition to the works at Pierhead, tree felling and construction activity associated with the development of woodland lodges at Woodbank will also be glimpsed between the trees, but the high coverage of trees and woodlands will help to screen and minimise the effects of this activity on the quality and appreciation of the view.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 12	Very High	Very High	Low	Medium	Short term	Reversible	Minor	Adverse

Operation (Year 1):

The roof of the Pierhead development will be visible in the middle distance where it will extend the roof line of the existing Loch Lomond Shores development but will similarly merge into the well-wooded backdrop of Drumkinnon Wood and Balloch Country Park. The woodland lodges at Woodbank will be glimpsed between the trees in the middle distance and the top of the Station Square development may be seen in the distance. Movement of the monorail will draw the eye in clear visibility but it will mostly be obscured by trees. The loss of trees which were felled during construction will be noticeable, but will not affect the overall well-wooded character of the view. Compensatory planting within the view will be too immature to be noticeable. The most visible built feature will continue to be Drumkinnon Tower; its prominence increased by the strong colour contrast between the white façade of the building and the surrounding trees. Overall the quality and character of the view will be maintained and the distant views to Balloch Castle and the large area of wood pasture in front of it will not be obscured.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Operation (Year 15):

The outlook will be broadly similar to Year 1. As the compensatory planting matures, it will merge into the surrounding trees and woodlands and will add to the overall woodland cover providing additional screening of the proposed development. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 12	Very High	Very High	Low	Medium	Long term	Reversible	Minor	Adverse

CUMULATIVE

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

VIEWPOINT 13a	VIEW FROM THE ROUNDABOUT AT VAUDERVALE GARDENS – LOOKING NORTH WEST
Grid Reference (GPS, easting/ northing):	-56.001122, -4.590050 / 238582.156, 681714.721
Approximate. Elevation:	17m AOD
General Direction of View:	NW
Approximate Distance to Nearest Point on Planning Application Boundary:	85m

This viewpoint is located on Balloch Road close to the roundabout at the junction of Ben Lomond Way and just within the edge of the National Park. It represents the views experienced by people using the local road network, visitors to nearby hotels, restaurants and bars, and residents in nearby properties (including people staying in local holiday accommodation).

The susceptibility of these receptors to changes in their view is **high** as they include local residents whose attention is likely to be focussed on their surroundings and who have a prolonged viewing opportunity.



DESCRIPTION OF VISUAL BASELINE

This view focusses on the roundabout at the junction of Balloch Road with Old Luss Road. Fronting onto the roundabout with its broad grassed verges, are residential properties, holiday accommodation and restaurants, which are seen against a backdrop of mature roadside trees and woodland around the Loch Lomond Shores car park (out of photo view).

Due to the high coverage of evergreen trees, the winter view is broadly similar to the summer view.

The value of the view is **medium** as it is a typical suburban street view, which in addition to moving vehicles, is cluttered by road signs and tall roadside lighting columns.

DESCRIPTION OF VISUAL EFFECTS

Construction

In summer the high coverage of trees will obscure views of construction activity. In winter, depending on the precise location of the viewer, there may be some distant glimpsed views of the works to construct the woodland lodges on the higher ground at Woodbank (out of photo view), but this activity will be seen against a backdrop of landform and trees which will reduce its prominence. The tops of tall cranes used to construct the Pierhead development may also be visible above the trees to the north and north-east (out of photo view), but most views of the works to construct the Pierhead development will be obscured by the existing trees and woodland. The presence of construction traffic using the roundabout will increase the visual impact of pre-existing traffic movements but will be short term and temporary (see traffic assessment at **XXX** for further information).

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 13	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	High	Low	Small	Short term	Reversible	Minor	Adverse

Operation (Year 1):

Depending on the precise location of the viewer there may be glimpses of the woodland lodges on the higher ground within the Woodbank House site but these will be seen against a backdrop of landform and trees, which will reduce their prominence, particularly in summer when trees are in full foliage. The remainder of the proposed development will be obscured by the presence of buildings in the foreground and the high coverage of trees (including evergreen trees) across the view.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **negligible**. The direction of change will be **adverse**.

Operation (Year 15):

The outlook will be broadly similar to Year 1. As the compensatory planting matures, it will merge into the surrounding trees and woodlands and will add to the overall woodland cover providing additional screening of the proposed development. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **negligible**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 13	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Medium	High	Low	Small	Long term	Potentially	Negligible	Adverse

CUMULATIVE


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

VIEWPOINT 13b	VIEW FROM THE ROUNDABOUT AT VAUDERVALE GARDENS – LOOKING NORTH EAST
Grid Reference (GPS, easting/ northing):	-56.001122, -4.590050 / 238582.156, 681714.721
Approximate. Elevation:	17m AOD
General Direction of View:	NW
Approximate Distance to Nearest Point on Planning Application Boundary:	85m

This view focusses on the roundabout at the junction of Balloch Road with Old Luss Road. Fronting onto the roundabout with its broad grassed verges, are residential properties, holiday accommodation and restaurants, which are seen against a backdrop of mature roadside trees and woodland around the Loch Lomond Shores car park (out of photo view).

Due to the presence of intervening buildings and woodland there will be no views of the proposed development and therefore no visual effects. This viewpoint is therefore not considered further.



VIEWPOINT 14	VIEW FROM THE BOAT HOUSE MARINA NEAR CAMERON GOLF COURSE
Grid Reference (GPS, easting/ northing):	– 56.009864, -4.602445/ 237846.059, 682716.403
Approximate. Elevation:	11m AOD
General Direction of View:	SE
Approximate Distance to Nearest Point on Planning Application Boundary:	700m
<p>This viewpoint is located at the end of the jetty at Cameron House. It represents the views experienced by users of Cameron House Marina, the nearby Cameron House Golf Course, boat users and people staying in holiday accommodation associated with Cameron House.</p> <p>The susceptibility of these receptors to changes in their view is very high as their attention is likely to be focussed on appreciation of the wider landscape.</p>	
No summer photograph available	
	
DESCRIPTION OF VISUAL BASELINE	
<p>This location affords open panoramic views across Loch Lomond to Balloch Castle and the surrounding Balloch Country Park. The distant horizon is formed by the Kilpatrick Hills, with their attractive patchwork of woodland, heather moorland and lower-lying pastures. Much of the Loch Lomond Shores development is obscured by the trees on the western side of the loch, and by the boats in the marina. The most noticeable features are the buildings along the south-eastern shore of the loch and the Maid of the Loch steamer, which is currently (2022) onshore awaiting restoration.</p> <p>In winter, Drumkinnon Tower can just be discerned between the branches.</p> <p>The value of this panoramic view is very high. This is because of its rural location within the National Park, its popularity as a visitor destination and also because of its highly picturesque quality.</p>	
DESCRIPTION OF VISUAL EFFECTS	
<p>Construction</p> <p>Construction activity, including tree felling, associated with the Pierhead and Riverfront development will be noticeable along the shore of the loch in the middle distance close to the Maid of the Loch steamer. Tall cranes will interrupt views of the Kilpatrick Hills but will not break the skyline. The view will be broadly similar in winter, with only slightly more of the works being visible due to the absence of foliage on the trees.</p> <p>The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be moderate. The direction of change will be adverse.</p>	

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 14	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Medium	Large	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

The view from this location will be noticeably altered as an area of lochside woodland will be replaced by the three-storey apart-hotel which will extend around the shoreline close to the Maid of the Loch steamer. New tree planting around the building will be too immature to provide substantial screening. The proposed development will be designed to integrate into its rural surroundings and will be seen against a backdrop of trees, which will reduce its prominence when seen from this distance. The relatively low height of the apart-hotel means that it will not interrupt views of the Kilpatrick Hills, but the replacement of woodland by built development represents an adverse change to the current outlook.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

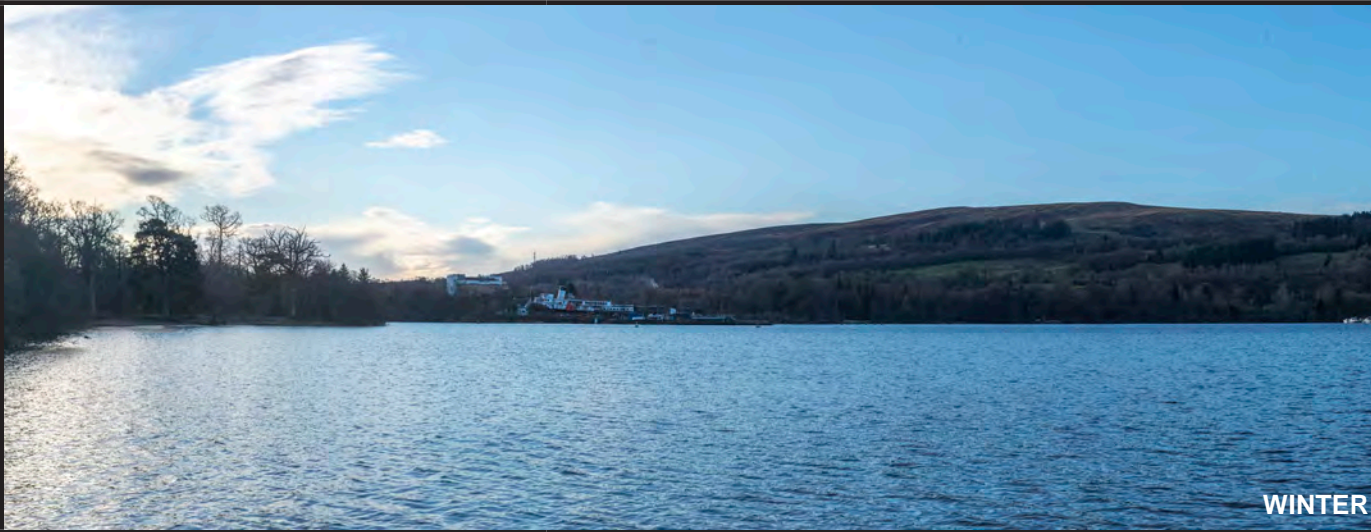
Operation (Year 15):

The outlook will be broadly similar to Year 1. As the tree planting in front of the apart-hotel matures it will provide additional screening of the building and further integrate it into its surroundings. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 14	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Low	Large	Long term	Potentially	Minor	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 slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **minor** category and the direction of change will continue to be **adverse**.

VIEWPOINT 15	VIEW FROM THE JETTY AT PROPOSAL BEACH, BALLOCH COUNTRY PARK
Grid Reference (GPS, easting/ northing):	– 56.012642, -4.588828/ 238706.398, 682993.566
Approximate. Elevation:	9m AOD
General Direction of View:	SW
Approximate Distance to Nearest Point on Planning Application Boundary:	540m
This viewpoint is located on Proposal Beach in Balloch Country Park. It represents the views experienced by boat users, people using the beach and users of the John Muir Way.	
The susceptibility of these receptors to changes in their view is very high as their attention is likely to be focussed on appreciation of the wider landscape.	
No summer photograph available	
	
DESCRIPTION OF VISUAL BASELINE	
<p>The shoreline location affords panoramic views across the southern end of Loch Lomond. The Maid of the Loch steamer, which is currently (2022) onshore awaiting restoration, and Cameron House Marina are very noticeable, while Drumkinnon Tower can be seen above the trees in the middle distance. The view is expansive and rural in character and includes the loch with its backdrop of low rolling hills, which are well-wooded on their lower slopes. To the north west, the extension to Cameron House is very noticeable (out of photo view).</p> <p>Due to the density of the tree cover, the winter view is broadly similar to the summer view, with only slightly increased visibility of Drumkinnon Tower.</p> <p>The value of this panoramic view is very high. This is because of its rural location within the National Park and Balloch Castle Garden and Designed Landscape, and the national status of the John Muir Way. It is also highly picturesque and very popular with visitors.</p>	
DESCRIPTION OF VISUAL EFFECTS	
<p>Construction</p> <p>Distant views of construction activity associated with the proposed development will be mainly obscured by the existing trees and woodland along the southern edge of the River Leven and along Balloch Pier. Construction of the Boathouse will be distantly visible but not prominent. Tall cranes used to construct the Pierhead development will be new skyline features alongside Drumkinnon Tower but their presence will be short term and temporary. Overall the works will only occupy a small part of the panoramic view. The view will be broadly similar in winter, with only slightly more of the works being visible due to the absence of foliage on the trees.</p> <p>The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be moderate. The direction of change will be adverse.</p>	

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 15	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Medium	Large	Short term	Reversible	Moderate	Adverse

Operation (Year 1):

The proposed development will be partially obscured by the retained trees and woodland along the southern edge of the River Leven and along Balloch Pier. In winter, the density of the woodland means that the view will be broadly similar even without foliage on the trees. The Boathouse on the opposite side of the loch will be noticeable but not prominent and there may be some glimpses of the countryside lodges and woodland lodges at Woodbank, but this will not alter the quality or appreciation of the view.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Operation (Year 15):

The outlook will be broadly similar to Year 1. As the compensatory planting matures, it will merge into the surrounding trees and woodlands and will add to the overall woodland cover providing additional screening of the proposed development. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 15	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Low	Large	Long term	Potentially	Minor	Adverse

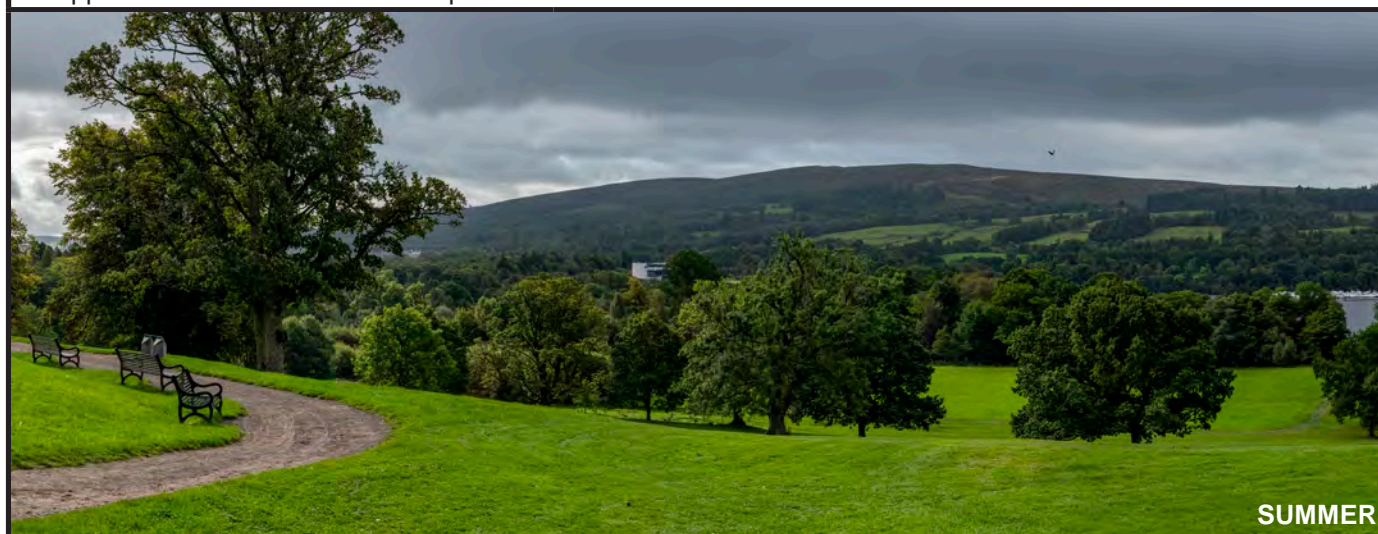
CUMULATIVE

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 slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **minor** category and the direction of change will continue to be **adverse**.

VIEWPOINT 17 (Vp 16 not used)	VIEW FROM BALLOCH CASTLE IN BALLOCH COUNTRY PARK
Grid Reference (GPS, easting/ northing):	-56.013103, -4.583867/ 239017.519, 683033.27
Approximate. Elevation:	43m AOD
General Direction of View:	SW
Approximate Distance to Nearest Point on Planning Application Boundary:	644m

This viewpoint is located on the east side of Loch Lomond in Balloch Country Park close to Balloch Castle. It represents the views experienced by people using the main footpath leading from Balloch to the Castle and the John Muir Way.

The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

This elevated location within the Garden and Designed Landscape of Balloch Castle affords extensive panoramic views out across Loch Lomond towards the gentle rolling lowlands around the southern end of the loch and the Highlands to the north (out of photo view). Foreground views comprise the wood pasture, which slopes down from the castle towards the loch shore in the middle distance. On the far side of the loch, Cameron House Marina is clearly visible. The Loch Lomond Shores development is discretely located within the woodland around the shoreline and is also partially obscured by trees within the Country Park. The exception is Drumkinnon Tower, the top of which is very noticeable in the middle distance. Beyond, there are filtered views of buildings within Balloch and Alexandria. Those with white facades contrast strongly with the backdrop of trees. Distant views focus on the low rolling hills of Auchendennan Muir and Bromley Muir with their attractive patchwork of woodland, pasture and heather moorland. To the north west, the extension to Cameron House is very noticeable (out of photo view).

In winter, without foliage on the trees, the white facades of buildings within Balloch and Drumkinnon Tower are more noticeable.

The value of this panoramic view is **very high**. This is because of its rural location within the National Park and Balloch Castle Garden and Designed Landscape and the national status of the John Muir Way. It is also highly picturesque and very popular with visitors.

DESCRIPTION OF VISUAL EFFECTS

Construction

In summer, distant views of ground level construction activity will be mainly obscured by the high coverage of mature trees and woodland both within the Country Park and around the Loch Lomond Shores development. Construction of the monorail and upper levels of the Station Square and Pierhead development and the associated cranes will be seen on the skyline alongside Drumkinnon Tower. There may also be glimpsed views of construction of the woodland lodges on the higher ground at Woodbank. Tree felling will be noticeable but not prominent. Overall the works will only occupy a small part of the panoramic view.

The view will be broadly similar in winter, with only slightly more of the works being visible due to the absence of foliage on the trees.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 17	Very High	Very High	Low	Large	Short term	Reversible	Minor	Adverse

Operation (Year 1):

The proposed development at Pierhead will be seen in the distance where it will merge into the well-wooded backdrop as it will be no higher than the existing Loch Lomond Shores development, which is mainly obscured by the trees in summer. Given the high existing tree cover, the loss of trees which were felled during construction will not be noticeable. There may be glimpses of the monorail and the top of the Station Square and Pierhead developments, but this will not detract from the overall quality and appreciation of the view. Due to the absence of foliage on the trees in winter, slightly more of the proposed development will be visible, and include glimpses of the woodland lodges on the higher ground at Woodbank.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Operation (Year 15):

The outlook will be broadly similar to Year 1. As the compensatory planting matures, it will merge into the surrounding trees and woodlands and will add to the overall woodland cover providing additional screening of the proposed development. There will be a reduction in the size/ scale of visual change and the level of effect will reduce to **negligible**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 17	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Very Low	Large	Long term	Potentially	Negligible	Adverse

CUMULATIVE


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

VIEWPOINT 19a and 19b (Vp 18 not used)	VIEWS FROM THE CRUIN RESTAURANT JETTY NEAR ARDEN HOUSE
Grid Reference (GPS, easting/ northing):	-56.023972, -4.624958/ 236502.523, 684339.162 – 56.024292, -4.624355 / 236541.447, 684373.336
Approximate. Elevation:	7m AOD
General Direction of View:	SE
Approximate Distance to Nearest Point on Planning Application Boundary:	2.7km

This viewpoint is located within the grounds of Cruin Restaurant; one of the few open views along the south-western lochshore. It represents the views experienced by visitors to Cruin Restaurant, residents of nearby Arden House, and people staying in holiday accommodation associated with Lomond Castle.

Due to the promontory on the south side of Duck Bay and high tree cover along the shores of the loch there will be no views of the proposed development and therefore no visual effects. This viewpoint is therefore not considered further.

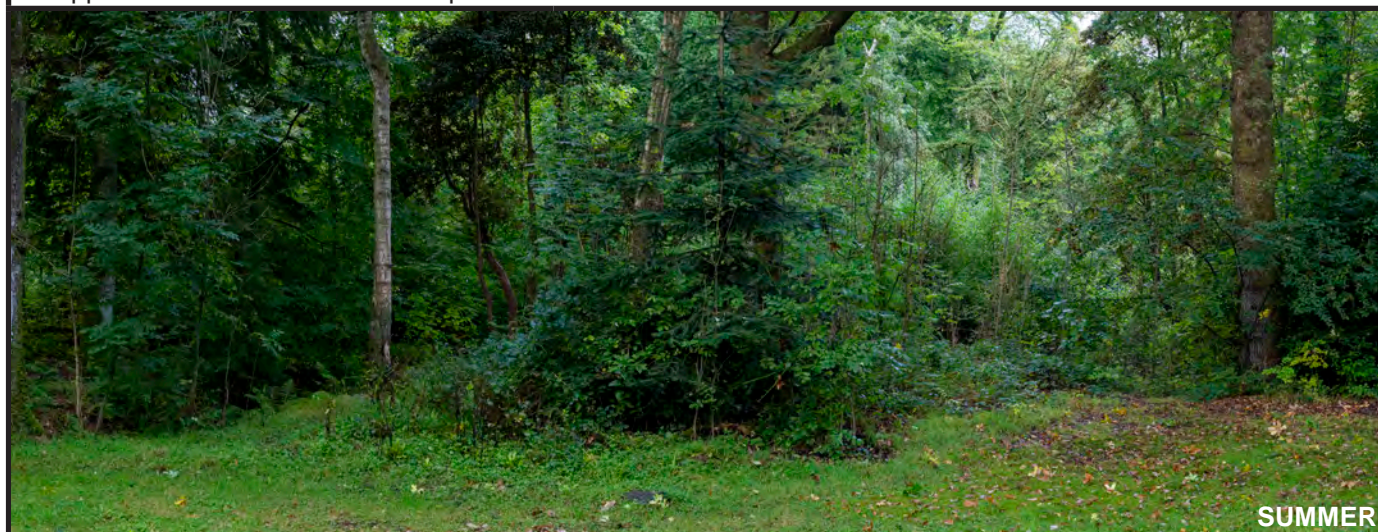


VIEWPOINT 21	VIEW FROM SHANTRON HILL
Grid Reference (GPS, easting/ northing):	– 56.045330, -4.674647/ 233498.634, 686834.229
Approximate. Elevation:	165m AOD
General Direction of View:	SE
Approximate Distance to Nearest Point on Planning Application Boundary:	6.5km
This viewpoint is located on Shantron Hill, which lies outside the study area. It represents the distant views experienced from the higher land looking south across Loch Lomond in the direction of the proposed development.	
Distant views of the southern end of the loch and Loch Lomond Shores development are obscured by intervening landform and high tree cover along the shores of the loch. This viewpoint is therefore not considered further.	
	

VIEWPOINT 22	VIEW FROM FOOTPATH TO BALLOCH CASTLE IN BALLOCH COUNTRY PARK
Grid Reference (GPS, easting/ northing):	-56.007783, -4.578570 / 239325.549, 682429.026
Approximate. Elevation:	23m AOD
General Direction of View:	W
Approximate Distance to Nearest Point on Planning Application Boundary:	450m

This viewpoint is located in Balloch Country Park to the west of housing around Inchconnachan Avenue. It represents the transient views experienced by people using the lower section of the main footpath leading from Balloch to the Castle, and users of National Cycle Route 7.

The susceptibility of these receptors to changes in their view is very high as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

Both in summer and winter the high coverage of woodland to the west of the path contains longer views.

The value of the view is high. This is because of its rural location within the National Park and Balloch Castle Garden and Designed Landscape, and the status of National Cycle Route 7 rather than its intrinsic quality or beauty. It is also on the main footpath leading up to Balloch Castle and is therefore part of an important sequential view experienced by many visitors.

Due to the high tree cover there will be no views of the proposed development and therefore no visual effects. This viewpoint is therefore not considered further.

VIEWPOINT 23	VIEW FROM FOOTPATH TO BALLOCH CASTLE IN BALLOCH COUNTRY PARK
Grid Reference (GPS, easting/ northing):	– 56.010297, -4.579295/ 239290.808, 682710.419
Approximate. Elevation:	38m AOD
General Direction of View:	SW
Approximate Distance to Nearest Point on Planning Application Boundary:	590m

This viewpoint is located in Balloch Country Park to the west of housing around Inchconnachan Avenue. It represents the transient views experienced by people using the middle section of the main footpath leading from Balloch to the Castle, and users of National Cycle Route 7.

The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

The view from the main footpath leading up to Balloch Castle opens up in this location as woodland gives way to more open and sloping wood pasture. This affords panoramic views out across Balloch Country Park towards the low rolling hills of Auchendennan Muir and Bromley Muir with their attractive patchwork of woodland, pasture and heather moorland. Depending on the precise location of the viewer, Drumkinnon Tower and the tops of the Loch Lomond Shores development are visible through the trees.

Due to the density of the tree cover, the winter view is broadly similar to the summer view.

The value of this panoramic view is **very high**. This is because of its rural location within the National Park and Balloch Castle Garden and Designed Landscape, the status of National Cycle Route 7, and because of its highly picturesque quality. It is also on the main footpath leading up to Balloch Castle and is therefore part of an important sequential view experienced by many visitors.

DESCRIPTION OF VISUAL EFFECTS

Construction

Middle-distance views of construction activity will be mainly obscured by the high coverage of mature trees both within Balloch Country Park and along the Riverfront. Depending on the precise location of the viewer, there may be glimpsed views of the tops of the tall cranes used to construct the Pierhead development but their presence will be short term and temporary. Overall the works will only occupy a very small part of the panoramic view. Due to the density of the woodland, the view will be broadly similar in winter, with only slightly more of the works being visible due to the absence of foliage on the trees.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 23	Very High	Very High	Low	Large	Short term	Reversible	Minor	Adverse

Operation (Year 1):

Depending on the precise location of the viewer, there may be glimpses of the monorail and the top of the Station Square and Pierhead development, but this will not detract from the overall quality and appreciation of the view as the new buildings and structures will typically merge into the surrounding well-wooded backdrop even in winter with the absence of foliage on the trees.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **negligible**. The direction of change will be **adverse**.

Operation (Year 15):

The outlook will be broadly similar to Year 1. As the compensatory planting matures, it will merge into the surrounding trees and woodlands and will add to the overall woodland cover and provide additional screening of the proposed development. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **negligible**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 23	Very High	Very High	Low	Large	Long term	Potentially	Negligible	Adverse

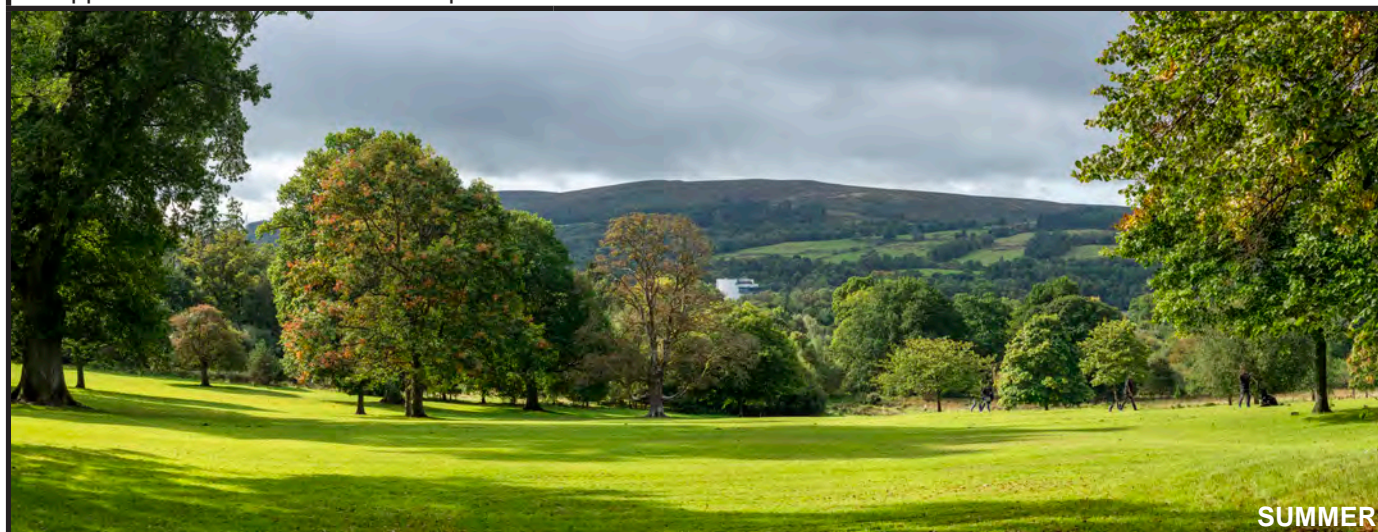
CUMULATIVE

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

VIEWPOINT 24	VIEW FROM FOOTPATH TO BALLOCH CASTLE IN BALLOCH COUNTRY PARK
Grid Reference (GPS, easting/ northing):	– 56.011567, -4.580478/ 239222.353, 682854.474
Approximate. Elevation:	44m AOD
General Direction of View:	SW
Approximate Distance to Nearest Point on Planning Application Boundary:	590m

This viewpoint is located in Balloch Country Park where the access road and footpath to the Castle diverge. It represents the transient views experienced by people using the upper section of the main footpath leading from Balloch to the Castle, including users of National Cycle Route 7 and the John Muir Way.

The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focussed on appreciation of the wider landscape.



DESCRIPTION OF VISUAL BASELINE

This elevated location within the Garden and Designed Landscape of Balloch Castle affords extensive panoramic views from the footpath to Balloch Castle. In the foreground, an area of wood pasture slopes down into the middle distance and obscures views of the loch. Beyond, the distant skyline is formed by the low rolling hills of Auchendennan Muir and Bromley Muir with their attractive patchwork of woodland, pasture and heather moorland. The most prominent built feature is Drumkinnon Tower, which can be seen above the trees in the central part of the photo. Its prominence is increased by the strong colour contrast between the white façade of the building and the surrounding woodland. The lower parts of the Loch Lomond Shores development are obscured by the high tree cover.

The winter view is broadly similar to the summer view, other than slightly more of the Loch Lomond Shores development and Drumkinnon Tower is visible.

The value of this panoramic view is **very high**. This is because of its rural location within the National Park and Balloch Castle Garden and Designed Landscape, the status of National Cycle Route 7 and the John Muir Way, and because of its highly picturesque quality. It is also on the main footpath leading up to Balloch Castle and is therefore part of an important sequential view experienced by many visitors.

DESCRIPTION OF VISUAL EFFECTS

Construction

In summer, distant views of ground level construction activity will be obscured by the mature trees and woodland both within Balloch Country Park and around the Loch Lomond Shores development. There will be glimpsed views of tree felling, construction of the monorail and upper levels of the Station Square and Pierhead development. Tall cranes will be new skyline features alongside Drumkinnon Tower, although their presence will be short term and temporary. There may also be glimpsed views of construction of the woodland lodges on the higher ground at Woodbank. Tree felling will be noticeable but not prominent. Overall the works will only occupy a small part of the panoramic view. Overall the works will only occupy a small part of the panoramic view. Due to the density of the woodland, the view will be broadly similar in winter, with only slightly more of the works being visible due to the absence of foliage on the trees.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 24	Very High	Very High	Low	Large	Short term	Reversible	Minor	Adverse

Operation (Year 1):

The proposed development will be seen in the distance where it will merge into the well-wooded backdrop as it will be no higher than the existing Loch Lomond Shores development. Given the high existing tree cover, the loss of trees which were felled during construction will be noticeable but will not affect the well-wooded character of the view. There may be glimpses of the monorail and the top of the Station Square, Pierhead development and the woodland lodges on the higher ground at Woodbank, but these will not detract from the overall quality and appreciation of the view. Due to the density of the woodland, the view will be broadly similar in winter, with only slightly more of the proposed development being visible due to the absence of foliage on the trees.

The size/ scale of visual change will be **low**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **negligible**. The direction of change will be **adverse**.


Operation (Year 15):

The outlook will be broadly similar to Year 1. As the compensatory planting matures, it will merge into the surrounding trees and woodlands and will provide additional screening of the proposed development. There will be a slight reduction in the size/ scale of visual change but the level of effect will remain **negligible**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 24	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	Very High	Very High	Low	Large	Long term	Potentially	Negligible	Adverse

CUMULATIVE

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

VIEWPOINT 25	VIEW FROM SOUTHERN END OF LOCH LOMOND
Grid Reference (GPS, easting/ northing):	56.011948, -4.594344
Approximate. Elevation:	8m AOD
General Direction of View:	S
Approximate Distance to Nearest Point on Planning Application Boundary:	500m
This viewpoint is taken from the southern end of Loch Lomond and represents the views experienced by boat users out on the loch.	
The susceptibility of these receptors to changes in their view is very high as their attention is likely to be focussed on appreciation of the wider landscape.	
No summer photograph available	
	
DESCRIPTION OF VISUAL BASELINE	
<p>The shoreline location affords panoramic views across the southern end of Loch Lomond. The Maid of the Loch steamer, which is currently (2022) onshore awaiting restoration and Drumkinnon Tower are all very noticeable, with the top of Drumkinnon Tower breaking the tree line and being seen silhouetted against the sky. The remainder of the Loch Lomond Shores development is visually integrated into the wooded backdrop. The distant horizon is formed by the low wooded hills to the south-east of Balloch</p> <p>The value of this panoramic view is high. This is because of its location within the National Park and the high recreational use of the loch rather than for its scenic quality which is reduced by the presence of the Loch Lomond Shores development and Drumkinnon Tower.</p>	

DESCRIPTION OF VISUAL EFFECTS

Construction

The openness of the view from this location means that it will be substantially altered by the presence of construction works associated with the Pierhead development in the middle distance. Tree felling will be very noticeable and tall cranes will be new skyline features, although their presence will be short term and temporary. Construction of the Boathouse will be seen in the middle distance across the loch. There may also be some distant views of construction activity associated with the construction of the woodland lodges at the Riverfront and Woodbank but the works in this area will be mainly obscured by the existing woodland, particularly in summer when the trees are in full leaf. Much of the view will be affected.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 31	High	Very High	High	Medium	Short term	Reversible	Major	Adverse

Operation (Year 1):

The view from this location will be substantially altered. The area of woodland between the Maid of the Loch steamer and Drumkinnon Tower will be replaced the three-storey apart-hotel which will extend around the shoreline and occupy much of the middle-distance view. The Boathouse will be noticeable on the shoreline to the west of the Loch Lomond Shores development. New tree planting around the building will be too immature to provide substantial screening. The roofline of the new building will not extend above the current tree line and Drumkinnon Tower will continue to be the most prominent feature. The apart-hotel will be designed to integrate into the rural surroundings, which will reduce its prominence, but the long-term presence of built development across much of the view rather than woodland, represents an adverse change to the current outlook.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.


Operation (Year 15):

The proposed development will become less prominent in the view as the landscape planting matures and helps to screen views and integrate the new apart-hotel into its surroundings. The size/ scale of visual change will reduce to **medium** and the level of effect to **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
VP 31	High	Very High	Medium	Medium	Long term	Potentially	Moderate	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 slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **moderate** category and the direction of change will continue to be **adverse**.

VIEWPOINT 26	VIEW FROM SOUTHERN END OF LOCH LOMOND
Grid Reference (GPS, easting/ northing):	56.008408, -4.594820
Approximate. Elevation:	8m
General Direction of View:	S
Approximate Distance to Nearest Point on Planning Application Boundary:	190m
<p>This viewpoint is located at the southern end of Loch Lomond and represents the views experienced by boat users out on the loch.</p> <p>The susceptibility of these receptors to changes in their view is very high as their attention is likely to be focussed on appreciation of the wider landscape.</p>	
No summer photograph available	
 <p style="text-align: right;">WINTER</p>	
DESCRIPTION OF VISUAL BASELINE	
<p>The shoreline location affords panoramic views across the southern end of Loch Lomond. The Maid of the Loch steamer, which is currently (2022) onshore awaiting restoration and Drumkinnon Tower are all very noticeable, with the top of Drumkinnon Tower breaking the tree line and being seen silhouetted against the sky. The remainder of the Loch Lomond Shores development is visually integrated into the wooded backdrop. The distant horizon is formed by the low wooded hills to the south-east of Balloch.</p> <p>The value of this panoramic view is high. This is because of its location within the National Park and the high recreational use of the loch rather than for its scenic quality which is reduced by the presence of the Loch Lomond Shores development and Drumkinnon Tower.</p>	
DESCRIPTION OF VISUAL EFFECTS	
<p>Construction</p> <p>The openness of the view from this location means that it will be substantially altered by the presence of construction works associated with the Pierhead development in the middle distance. Tree felling will be very noticeable and tall cranes will be new skyline features, although their presence will be short term and temporary. There may also be some distant views of construction activity associated with the construction of the woodland lodges at the Riverfront and on the higher ground at Woodbank, but the works in this area will be mainly obscured by the existing woodland, particularly in summer when the trees are in full leaf. Much of the view will be affected.</p> <p>The size/ scale of visual change will be high. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be major. The direction of change will be adverse.</p>	

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 33	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	High	Very High	High	Medium	Long term	Reversible	Major	Adverse

Operation (Year 1):

The view from this location will be substantially altered. The area of woodland between the Maid of the Loch steamer and Drumkinnon Tower will be replaced the three-storey apart-hotel which will extend around the shoreline and occupy much of the middle-distance view. New tree planting around the building will be too immature to provide substantial screening. The roofline of the new building will not extend above the current tree line and Drumkinnon Tower will continue to be the most prominent feature. The apart-hotel will be designed to integrate into the rural surroundings, which will reduce its prominence, but the long-term presence of built development across much of the view rather than woodland, represents an adverse change to the current outlook.

The size/ scale of visual change will be **high**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Operation (Year 15):

The proposed development will become less prominent in the view as the landscape planting matures and helps to screen views and integrate the new apart-hotel into its surroundings. The size/ scale of visual change will reduce to **medium** and the level of effect to **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change				Significance (Year 15)	
VP 33	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversibility	Level of effect	Direction of effect
	High	Very High	Medium	Medium	Long term	Potentially	Moderate	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 slightly reduce the magnitude of change reported for the proposed development and decrease the level of significance although it will remain in the **moderate** category and the direction of change will continue to be **adverse**.