



## Lomond Banks

### Pre-Application Consultation (PAC) Report

On behalf of **Flamingo Land Ltd.**



Project Ref: 332010549 | Rev: | Date: April 2022

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU  
Office Address: 5th Floor, Lomond House, 9 George Square, Glasgow G2 1DYG  
T: +44 (0)141 352 2360 E: info.Glasgow@stantec.com

## Document Control Sheet

**Project Name:** Lomond Banks  
**Project Ref:** 332010549  
**Report Title:** Pre-Application Consultation Report  
**Doc Ref:** V1  
**Date:** April 2022

	Name	Position	Signature	Date
Prepared by:	Alexa Martin	Planner	AM	25 <sup>th</sup> April 2022
Reviewed by:	Steve Callan	Associate Planner	SC	27 <sup>th</sup> April 2022
Approved by:	Mark Johnston	Planning Director	MJ	28 <sup>th</sup> April 2022
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

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# 1 Introduction

## 1.1 Introduction

- 1.1.1 This Pre-Application Consultation Report (PAC) has been prepared by Stantec on behalf of Flamingo Land Ltd to accompany a planning application for planning permission in principle (PPIP) for an accommodation led tourism development at Balloch in the Loch Lomond and the Trossachs National Park (LLTNP). The proposal comprises hotel and holiday lodge accommodation, leisure and recreational facilities, refurbishment and renovation of Woodbank House and attendant structures, food and drink uses, public realm enhancements, landscaping and site development infrastructure and appropriate ancillary uses.

## 1.2 Site Location and Description

- 1.2.1 The site is located at the southern end of Loch Lomond, at Balloch in the LLTNP. The development site comprises a mix of previously developed land, greenfield areas and woodland. The three main areas of the site are allocated in the LLTNP Local Development Plan 2017-2021 (LDP). The LDP allocates the majority of the West Riverside site as VE1 for tourism and leisure related activities, with a small portion also allocated for mixed use purposes (MU1). Woodbank House is allocated as VE4 for Visitor Experience.

## 1.3 Purpose and Structure of this Report

- 1.3.1 This PAC Report provides an overview of the consultation programme undertaken by Stantec and the wider project team on behalf of Flamingo Land Ltd. This report identifies the findings from the PAC process, outlines the steps taken to meet statutory requirements, summarises feedback received during the PAC process and explains how this has been incorporated into the final planning application.
- 1.3.2 Information is presented in the following sections:
- Chapter 1: Introduction
  - Chapter 2: Consultation Approach
  - Chapter 3: Consultation Outcomes and Feedback
  - Chapter 4: Development of Masterplan Proposals

## 2 Consultation Approach

### 2.1 Introduction

- 2.1.1 This chapter outlines the actions undertaken by the project team, to consult with the community and other stakeholders prior to the submission of the PPIp application. The aim of the consultation was to engage with the local community at an early stage in the design process and offer multiple opportunities and means for the public and interested parties to view and comment on the proposals as they were developed. Consulting at an early stage of the process ensures that comments and ideas can be considered within the design process. The second round of public consultation allowed changes to be presented prior to submission of the PPIp application.

### 2.2 Proposal of Application Notice

- 2.2.1 The Proposal of Application Notice (PoAN) and Consultation Strategy was submitted to LLNTP Planning Authority on 8<sup>th</sup> June 2021. A copy of the PoAN and Consultation Strategy are included in Appendix A. The Planning Authority issued a response to the PoAN on 29<sup>th</sup> June 2021 which requested some additional consultation activity be undertaken. An updated PoAN and Consultation Strategy (Appendix B) were submitted to the LLNTP Planning Authority on 9<sup>th</sup> August 2021. It confirmed an extended list of persons and organisations to be notified of the proposal, details of the format and structure of consultation events and that a venue in Balloch would be used for any face-to-face consultation events to take place.

### 2.3 Notification of Event

#### Email Invitations

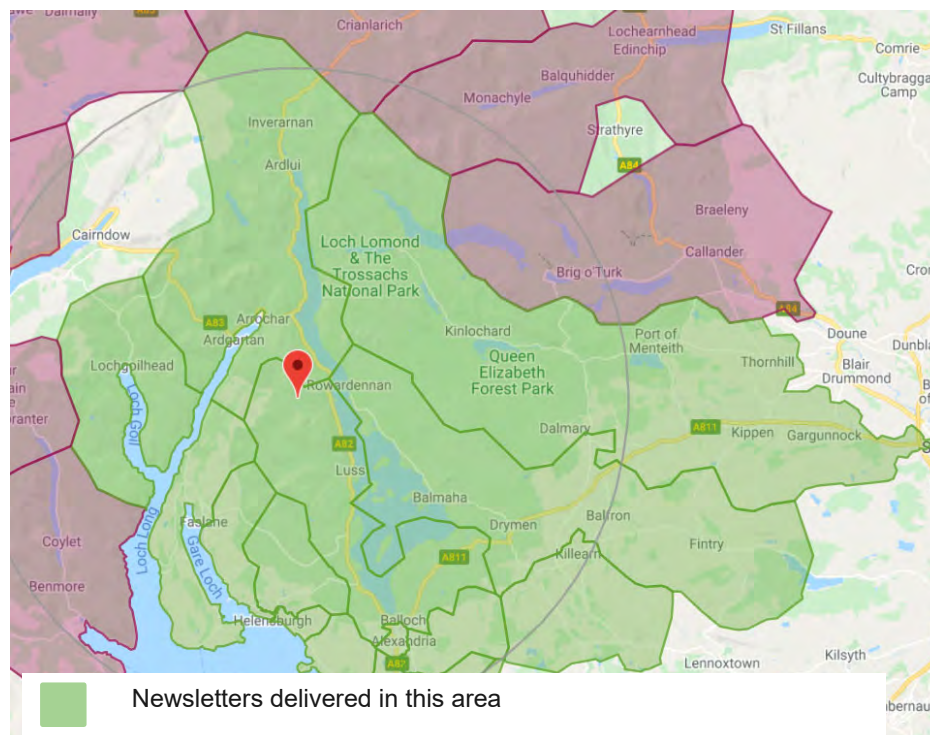
- 2.3.1 Copies of the updated PoAN and Consultation Strategy were emailed to Balloch and Haldane Community Council, Elected Members, LLNTP Board Members, the constituency MSP and MP, and other stakeholders and community organisations on 9<sup>th</sup> August 2021. A full list of those notified is provided in the Consultation Strategy (Appendix B)

#### Postal Newsletters

##### Event #1 - Online event October 2021

- 2.3.2 Newsletters advertising the online consultation and online exhibition event (Appendix C) were distributed to properties across the LLNTP area, West Dunbartonshire, Stirling and Argyll and Bute Council areas. Figure 2-1 below shows the distribution area. The newsletter introduced the Community Engagement Lead for the project (Fiona Robertson of Streets -UK) and encouraged people to contact her about the proposals. The newsletter also set out how concerns raised during the previous application in 2018/2019 have been addressed. It also notified recipients that the community consultation period would begin on 28<sup>th</sup> September and would run until 15<sup>th</sup> October with a live online event to take place on 8<sup>th</sup> October.

Figure 2-1 - September Newsletter Distribution Area



#### Event #2 In-Person Event November 2021

- 2.3.3 A second newsletter was distributed to properties in Balloch notifying recipients of the forthcoming in-person public exhibition in Balloch on 25<sup>th</sup> November 2021 (Appendix D). It also included details for how to view and comment on the consultation material on the project website.
- 2.3.4 Due to the ongoing COVID-19 pandemic and the requirement for social distancing, those wishing to attend the public exhibition were requested to pre-register using an online booking system and the newsletter provided instructions for registering.

#### Press Adverts

- 2.3.5 Both the online and the in-person public exhibitions were advertised in the Dumbarton and Vale of Leven Reporter and the Lennox Herald. Copies of the adverts are shown in Appendix E. The newspaper adverts complied fully with the requirements listed in Section 7 (2) (b) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

#### Posters

- 2.3.6 Posters (Appendix F) advertising the online consultation event were placed in the following local venues:
- Co-op Alexandria
  - Key Store, Alexandria
  - Balloch Library
  - Co-op, Balloch

## 2.4 Public Exhibitions

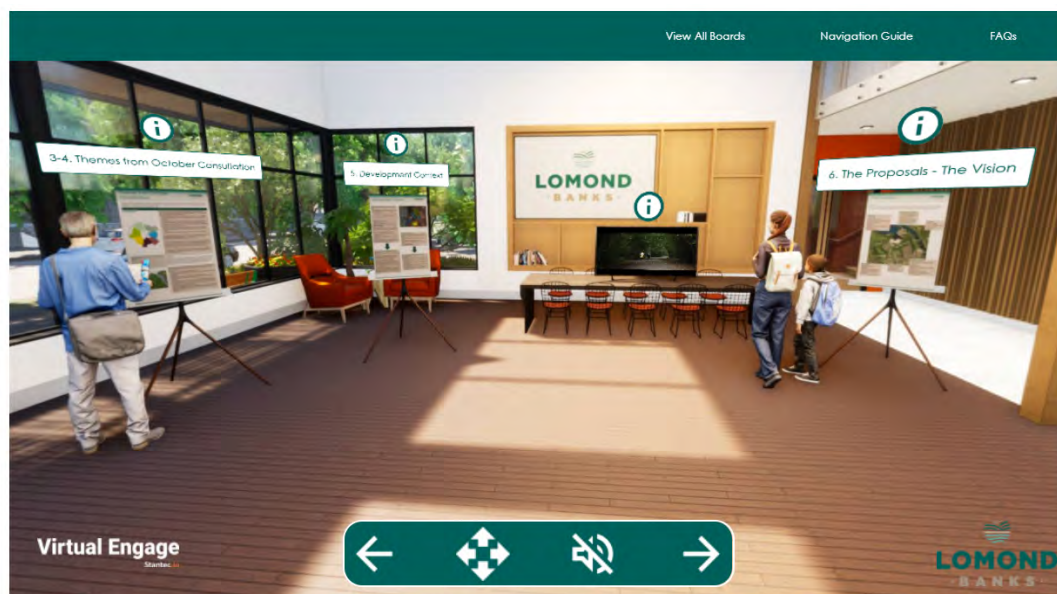
### Round 1 Consultation

- 2.4.1 The project website [www.lomondbanks.com](http://www.lomondbanks.com) hosted a virtual consultation exercise for two weeks from Tuesday 28<sup>th</sup> September to Tuesday 12<sup>th</sup> October. A live online event was held on the evening of Thursday 8<sup>th</sup> October between 7pm and 8pm. The event was held using Zoom and attendees were asked to register prior to attending and were invited to submit questions when they registered. The event also had a live chat function for submitting questions. The slides presented at the event are shown in Appendix G.
- 2.4.2 The aim of the first public event was:
- To present changes made to the proposals since the previous application (2018/0133/PPP) was withdrawn in 2019;
  - To ensure that the local community and other stakeholders were aware of what is being proposed;
  - To actively encourage feedback on the development proposals from these audiences in respect of local knowledge, concerns and views;
  - To generate feedback which could inform the design process.
- 2.4.3 Given that Balloch is a key visitor destination and gateway to the National Park it was recognised that interest in the development would extend beyond the immediate local community to visitors and other groups who use and visit the National Park. Hosting the consultation material on the dedicated project website allowed wider dissemination of information about the proposed development to all interested parties regardless of their location.

### Website

- 2.4.4 A dedicated project website [www.lomondbanks.com](http://www.lomondbanks.com) was created to share information about the project and planning process and to provide regular updates about the consultation being undertaken. The website included a *Contact Us* section offering three email addresses to use to contact the project team depending on the nature of enquiries.
- 2.4.5 The *FAQs* page of the website was regularly updated throughout the consultation process as questions and enquiries were received in emails, during meetings with community groups and the consultation events. The latest versions of the *FAQs* are presented in Appendix H.
- 2.4.6 The website was also used to host the two virtual exhibitions as noted above.

Figure 2-2 - View of Online Consultation hosted on Project Website



### Virtual Exhibition

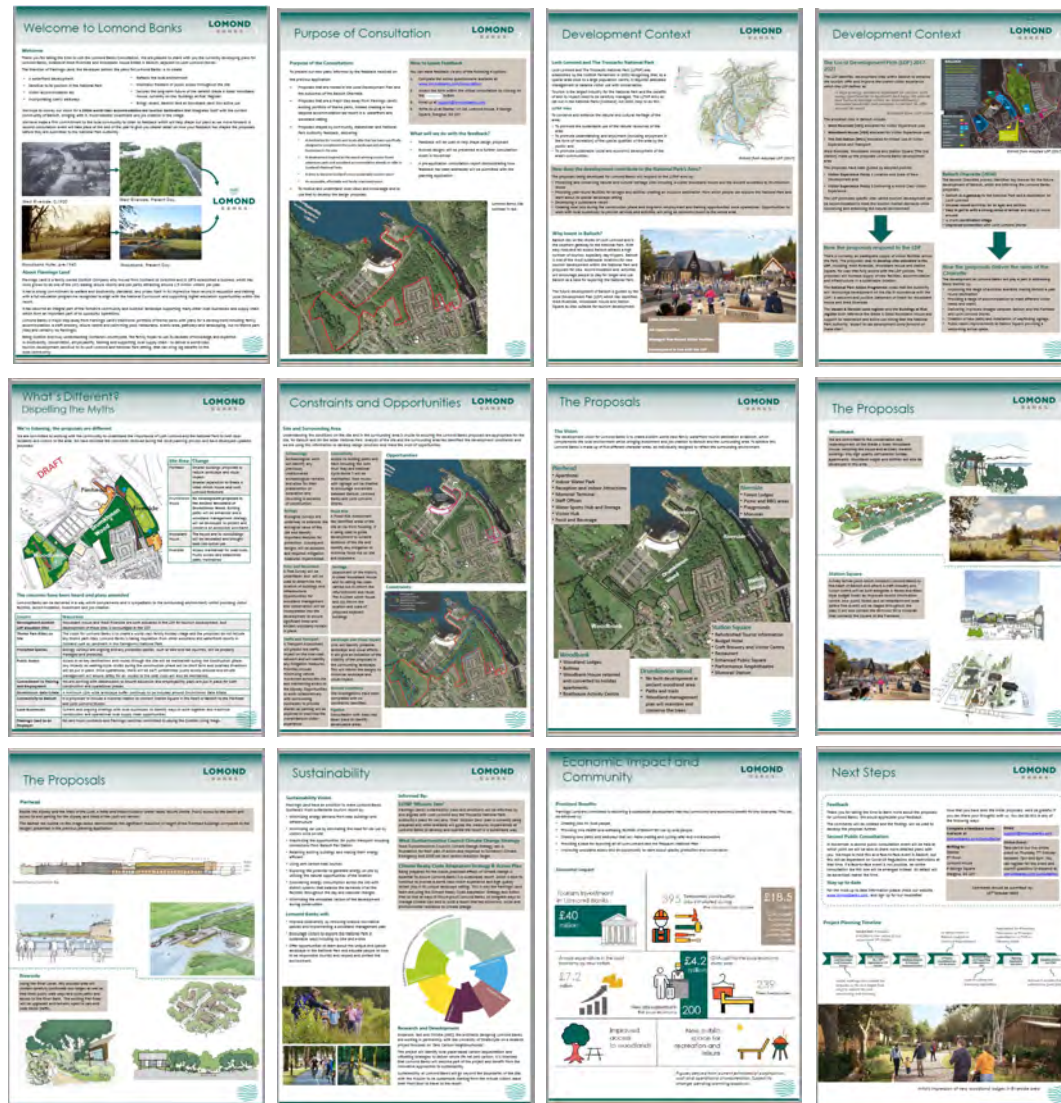
#### Materials

- 2.4.7 The online exhibition included a virtual room in which the presentation material was displayed. This included 12 presentation boards (Appendix I) made up of text, maps, diagrams, architects sketches and artists impressions, a video with spoken commentary explaining the proposals, development vision and the consultation process, and a feedback form (Appendix J).
- 2.4.8 The 12 boards covered the following:
- Board 1 – *Welcome to Lomond Banks*: This board presented the development vision, a commitment to meaningful public consultation and an introduction to Flamingo Land, the business behind the proposals.
  - Board 2 – *Purpose of Consultation*: This board outlined the purpose of the public consultation, how to provide feedback on the proposals and how that feedback would be used.
  - Board 3 – *Development Context*: This board discussed the site's location with the LLTNP, how the proposals meet the aims of the National Park and why Balloch is an appropriate location for the proposed development.
  - Board 4 – *Development Context*: This board explained the different LDP allocations for each area of the site, the relevant key themes from the 2016 Balloch Charrette and how the proposals respond to each.
  - Board 5 – *What's Different? Dispelling the Myths*: This board emphasised Flamingo Land's commitment to working with the local community and explained the changes that have been made to the proposals in response to comments received on the proposals submitted in 2018 (2018/0133/PPP).
  - Board 6 – *Constraints and Opportunities*:
  - Boards 7, 8 & 9 – *The Proposals*: These boards set out the five-character areas which make up the Lomond Banks site and gave an overview of how each area will be used. Th
  - Board 10 – *Sustainability*: This board explained the sustainability vision for Lomond Banks and the strategies and action plans from LLTNP, West Dunbartonshire Council and Climate Ready Clyde which have informed that vision.
  - Board 11 – *Economic Impact and Community*: This board outlined the predicted community and economic benefits of the development.



- Board 12 – *Next Steps*: This board explained how people could leave their feedback about the proposals and included a planning timeline for the project which indicated when the second consultation would take place.

Figure 2-3 – Exhibition material from first Consultation



## Website Engagement

- 2.4.9 During the two week online consultation period the Lomond Banks website was viewed 2,613 times. The consultation pages received the largest percentage share of the page views (32%) being visited 843 times.
- 2.4.10 Dumbarton (21.44% of total views) and Glasgow (16.78% of total views) were the locations where the most page views originated from, whilst Alexandria (5.78% of total views) ranked fifth for total page views. This shows good local interest in the proposals. Table 2.1 presents the website views from all locations.

Table 2-1 - Location of Website Viewers

Location	% of Total Views
Dumbarton	21.44%
Glasgow	16.78%

Location	% of Total Views
Not set	16.59%
London	6.99%
Alexandria	5.78%
Hamilton	3.45%
Edinburgh	2.98%
Birmingham	0.93%
Kirkintilloch	0.93%
Livingston	0.75%

### Online Event

#### Format

- 2.4.11 A live online event was held on 8<sup>th</sup> October 2021 using Zoom. A slide deck (Appendix G) was used to present information to the attendees. The event was chaired by the Community Engagement lead – Streets UK for the project with the architect, planning consultant and a representative from Flamingo Land, each presenting on their area of expertise. Following the presentation there was an opportunity for questions from the public made up a mix of questions submitted when attendees registered for the event and submitted during the event using the live chat function.
- 2.4.12 A recording of the live event is available to view on the project website.  
<https://lomondbanks.com/consultation/>

#### Attendance

- 2.4.13 74 people registered and attended the online event and asked questions before and during the course of the event which were answered by the project team.

### Round 2 Consultation - In person Public Event

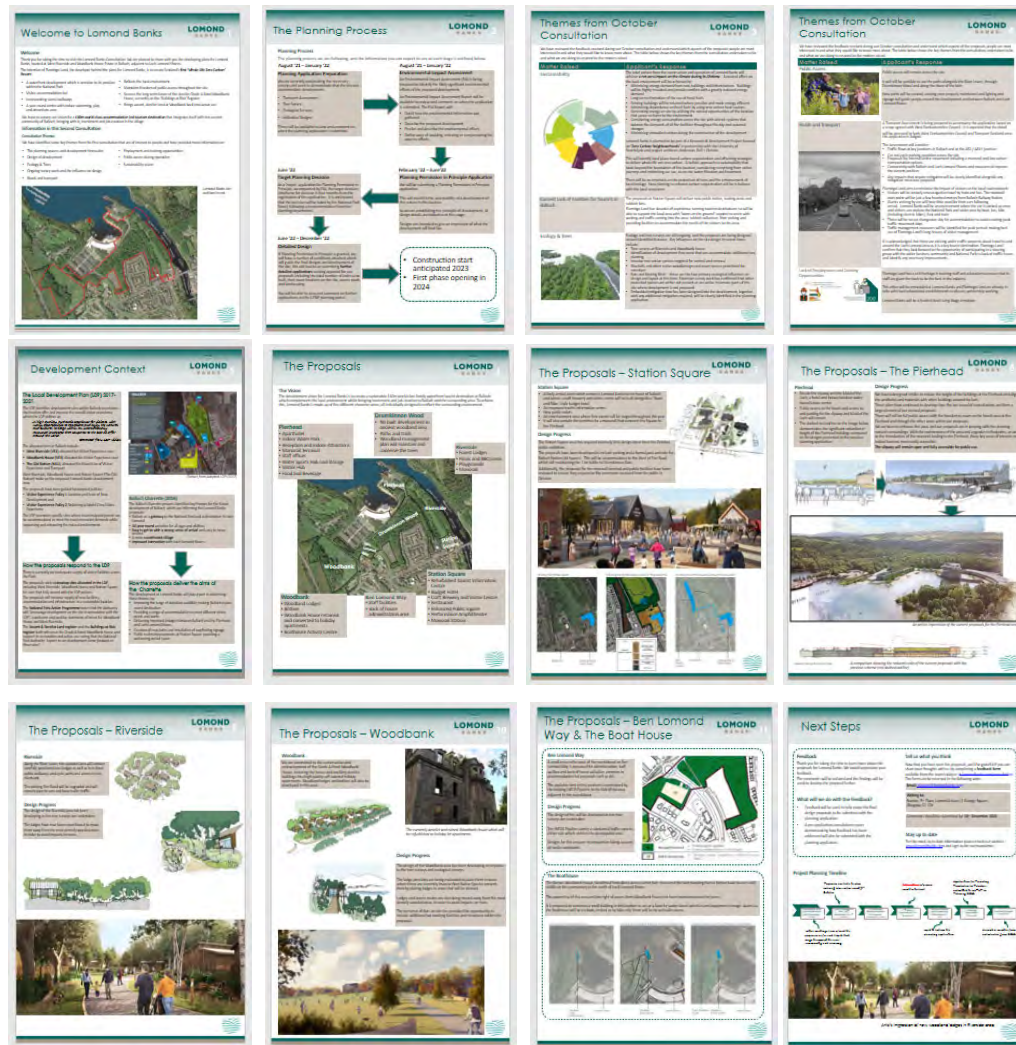
- 2.4.14 A public exhibition was held in Lomond Parish Church in Balloch on Thursday 25<sup>th</sup> November 2021 between 2pm and 7pm.
- 2.4.15 The information presented at the public exhibition was hosted on the project website in the same virtual consultation format as used for the first consultation period. It was available to view three days before the public exhibition giving opportunity to view the proposals and prepare questions prior to attending the event.
- 2.4.16 The location, accessibility and timing of the public event maximised the opportunity of it being an inclusive event. The exhibition was staffed by representatives from Stantec (Graduate Planner, Planner and Director of Planning), Glenfruin (Project Manager), Anderson Bell + Christie (Architect, Research and Development Director and Project Director), Tigerbond (Senior Account Director and Account Director) and Streets-UK (Community Engagement Lead) to allow attendees to discuss their thoughts and have queries answered by the relevant member of the project team. Photographs from the event are shown in Appendix K.

#### Materials

- 2.4.17 The exhibition presented key information about the project and included progress made in developing the proposals following the first round of consultation. The material was presented on a series of 12 boards (Appendix L):
- Board 1 – *Welcome to Lomond Banks*
  - Board 2 – *The Planning Process*
  - Boards 3 & 4 – *Themes from October Consultation*
  - Board 5 – *Development Context*
  - Board 6 – *The Proposals*
  - Board 7 – *The Proposals – Station Square*

- Board 8 – *The Proposals – The Pierhead*
- Board 9 – *The Proposals – Riverside*
- Board 10 – *The Proposals – Woodbank*
- Board 11 – *The Proposals – Ben Lomond Way & The Boat House*
- Board 12 – *Next Steps*

Figure 2.4: Second Consultation Event Boards



2.4.18 The material presented at the public exhibition was the same as that shown on the project website.

#### Feedback

2.4.19 A feedback form was prepared to enable visitors to comment on the proposals. Paper copies of the feedback form were available to complete at the events or taken away and returned to us via email or post. The feedback form was also available on the project website to be completed and submitted electronically.

2.4.20 A copy of the feedback form is shown in Appendix M.

#### Attendance

2.4.21 The public exhibition was attended by 73 people. Those who had pre-registered for the event were checked in as they arrived and those who had not registered were asked to sign in upon arrival.



## **2.5 Business Engagement**

### **Business Event**

- 2.5.1 A live online event was held in conjunction with the Dunbartonshire Chamber of Commerce on Wednesday 29<sup>th</sup> September 2021. This presentation followed the same format as the online event held for members of the public. The event was not recorded.

## 3 Consultation Outcomes and Feedback

### 3.1 Introduction

- 3.1.1 This chapter summarises the outcomes from the Pre-Application Consultation process, including an overview of the specific feedback received through all of the consultation activities which were undertaken.
- 3.1.2 Public opinion of the development proposals and the issues for consideration are based on feedback and comments received during both the public live event and the public exhibition, the business live event, along with that received through emails, feedback forms and meetings which have been held with community groups and organisations.

### 3.2 Feedback – Round 1 Consultation

- 3.2.1 A total of 23 feedback forms were completed and returned.

#### Respondents Profile

Figure 3-1 - Location of Respondents

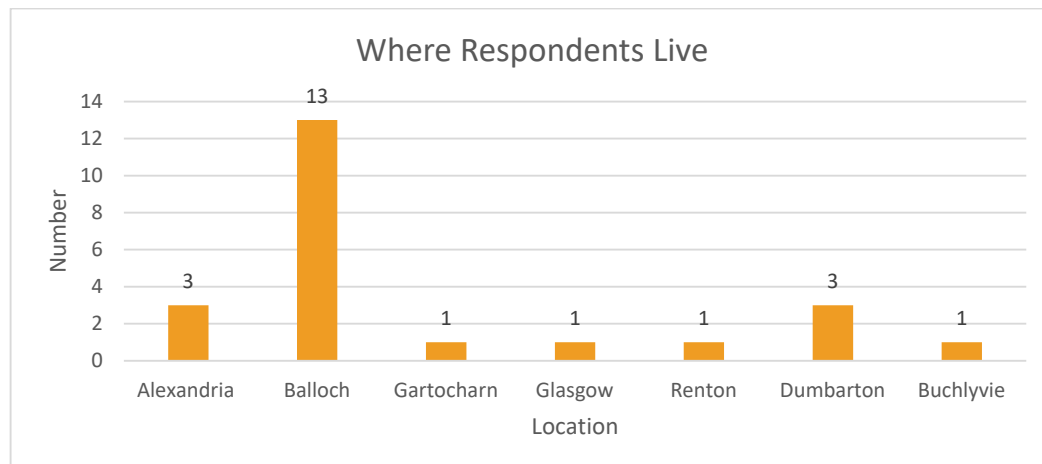
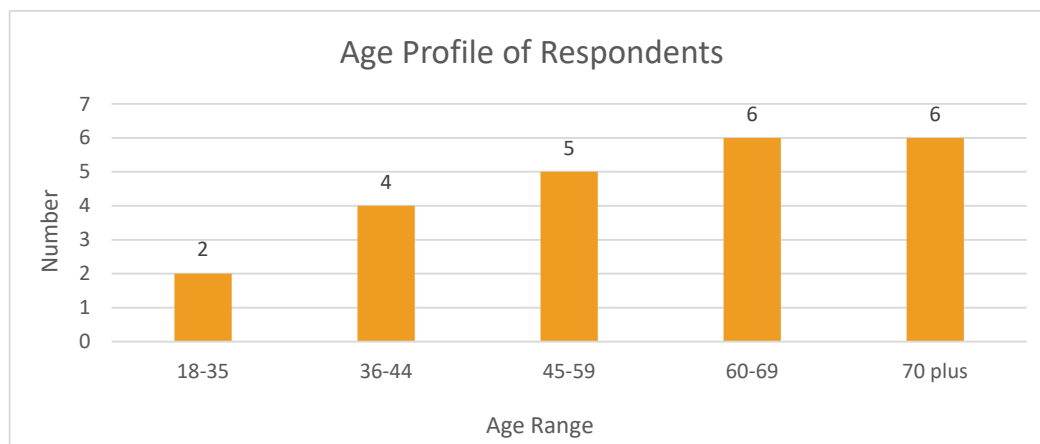


Figure 3-2 - Age Profile of Respondents



### Level of Support for the Proposed Development

3.2.2 Over half of the respondents (65%) welcomed the proposals for a leisure and tourism mixed use development at Lomond Banks. There were a number of positive comments received regarding the proposal and a summary is provided below:

- The refurbishment of Woodbank House is long overdue and will be a great asset to the area
- The revised plans are an improvement [to previous application]
- Anything that brings buildings or land back into use can only be a benefit to the local area
- Like improved access to the loch and re-use of derelict land
- Would bring much needed jobs and money into local and surrounding towns and villages
- Balloch is screaming out for this kind of development
- Like that public access will remain
- Station Square will create an impressive centre

3.2.3 The remainder of respondents did not support the development. Reasons given for not welcoming the proposals included the following:

- The scale of development remains too large
- Overdevelopment, generic and lacking character
- Lack of local resources e.g. A&E
- National Park should be protected
- It [the development] will generate more footfall in the area without increasing vehicular access [capacity] on main roads in the area

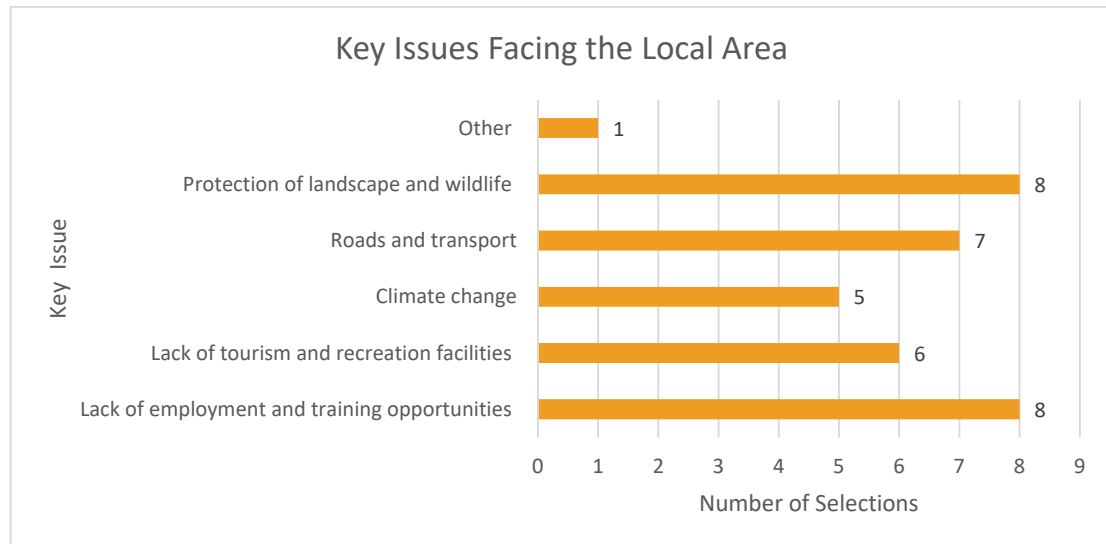
### Awareness of Previous Proposals

3.2.4 22 out of the 23 respondents were aware of the previous proposals submitted in 2018 and withdrawn in 2019.

### Key Issues Facing the Local Area

3.2.5 The feedback form included a list of five 'key issues' in the local Balloch area and asked respondents to select all that they thought relevant. The results were as follows:

Figure 3-3 - Selected Key Issues



3.2.6 This question was included on the feedback form for the September/October consultation period with the responses used to inform the content of the material presented during the second round of consultation which took place in November.

### Issues of importance to the Development

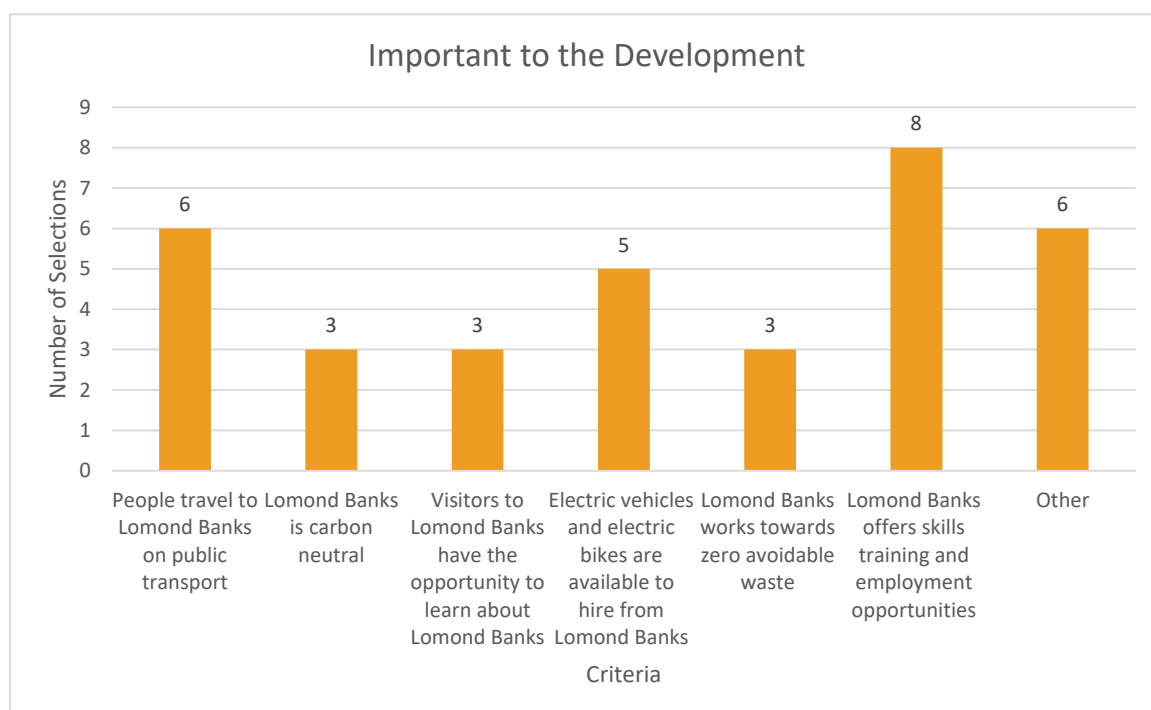
3.2.7 Respondents were provided with a list of five criteria related to the proposals and asked to select all that they considered to be important to the development.

3.2.8 Respondents considered the provision of training and employment opportunities to be most important.

3.2.9 Other matters respondents listed as important by selecting 'other' included:

- The Maid of the Loch running
- Anti-social behaviour
- Respect for an area of outstanding natural beauty
- Respect for residents

Figure 3-4 - Respondents Selections of Criteria Important to the Development



### Concerns and Further Requested Changes

3.2.10 Respondents were asked to comment with any concerns they had about the proposals presented in the first consultation material and if there were any further changes they would like to see made. Four respondents had no concerns or suggested changes and 8 respondents made comments summarised as follows:

- Concerned that areas used by locals will be enclosed and restricted from public access
- Concerned that the beach at the pierhead will disappear
- The building materials shown in the designs are using non-renewable resources and environmentally damaging resources
- Would like to see Balloch Castle brought back into use and it could be a major attraction
- Remove or reduce the number of riverside lodges
- No development around Drumkinnon Wood and the River Leven
- Do not have enough local facilities e.g. GPs, nurses, police etc
- Improvement to the local road network
- Concerned about the scale of the development and that Balloch will be swallowed up by development
- The plans for Station Square would mean Balloch village becoming part of tourist development
- Do not want 'budget hotel' or generic brewery in the heart of Balloch

### Content for Future Consultation

3.2.11 Question 17 gave respondents the opportunity to detail any specific items or information they would like to see included presented during the second round of public consultation. Three respondents didn't request any further information with the remaining 9 responses requesting more information about the following:

- Community development projects put forward by the community
- Degree of land to be built upon – specifically interested in the pierhead and riverside areas
- How it is intended to develop ecologically sound buildings and construction methods and invite and train local people in traditional building skills and crafts
- Incentives to local people to support the proposals such as discounts to use the facilities
- Information about what is happening to the Maid of the Loch
- Roads and transport links from the A82 and A811 and road network improvements
- Environmental impact
- More specific information regarding the proposed development e.g. size of hotels, number of lodges etc

### Any Further Comments

3.2.12 The final question on the feedback form asked for any further comments. The responses received are summarised below:

- Approved, start tomorrow
- Balloch cannot handle the number of daily visitors on a normal summer day with tailbacks on the A82 common.
- Anti-social behaviour is a problem in Balloch in the summer and there are limited police numbers
- There is a possibility locals will be priced out of Balloch if houses become holiday homes and it is likely prices in local shops, food outlets, petrol stations etc will rise to take account of the tourist trade
- The development will destroy the local area and cause chaos and huge disruption for the locals. It will put pressure on services
- The revised plans continue to represent overdevelopment and as such are unwelcome

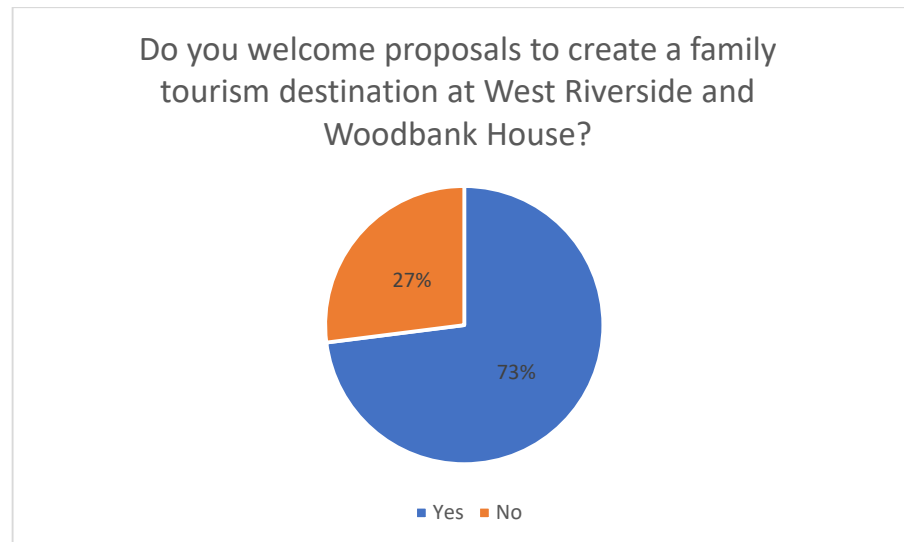
### Any Additional Comments

3.2.13 Feedback and enquiries about the proposed development were also sent directly to the Community Engagement Lead. The points raised are summarised below:

- Not enough information about the proposed development is available
- Public access and any operational changes at Duncan Mills Memorial Slipway
- Proposal to restore Woodbank House is a positive
- Facilities the proposed development will provide are not needed in the area
- Lomond Banks development will encourage visitors to stay in the area
- Hope the project will be delivered and will benefit the local community and the economy
- The correct infrastructure needs to be in place to support traffic generated by the proposed development
- Local unemployment levels are high so any development that brings jobs to the local area and boost the local economy is welcomed
- More information about access for boat clubs and pontoons on the River Leven
- Proposal will improve the local environs

### 3.3 Feedback – Round 2 Consultation

- 3.3.1 To capture comments and feedback during the second round of consultation and at the public exhibition a new feedback form was created. (Appendix I)
- 3.3.2 Respondents were asked whether they welcomed the proposals to create a family tourism destination at West Riverside and Woodbank House in Balloch with 73% answering yes and 27% no.



#### Like about the Proposals

- 3.3.3 Reasons given for liking the proposals included:
- New facilities in the local area
  - New local jobs
  - Support investment in the Balloch area in line with the Loch Lomond and the Trossachs National Park
  - Like the proposals for Woodbank House and self-catering on adjoining land
  - Like that there is no development in Drumkinnon Wood
  - Improved access to the loch and the re-use of derelict land
  - Proposals for Station Square will create an impressive centre
  - Public access remains

#### Dislike about the Proposals

- 3.3.4 Reasons given for disliking the proposals included:
- Do not agree with how many lodges and hotels are being added
  - Disruption caused by construction
  - Over commercialisation of the area
  - Scope, scale and nature of the proposals do not fit with national priorities and health and wellbeing, local industry, heritage or climate change
  - Not sure about the traffic implications

### Specific Comments on Areas of Site

3.3.5 The exhibition material set out what is proposed in each of the area of the site and respondents were asked to comment on each area in turn. The responses can be summarised as follows.

#### Pierhead

- Access to the area must be free and open to the public
- Monorail is not necessary and money could be better spent on other areas
- Not suitable for the edge of the loch site. There is no need for a waterpark in this area with natural water and beauty
- All looks good
- Relocation of the lifeboat to this area

#### Station Square

- Very well designed and will make a boring car park into a social hub
- Like the proposals and ideal as a public space for Balloch
- Not appropriate as it creates an area beside a main road which has the possibility of congestion of people and traffic
- This area could be better improved to better support the village of Balloch however not with a hotel and monorail as both are unnecessary

#### Riverside

- A good compromise with public access
- Excellent proposal and chance to bring jobs to this area for students and young people
- Concerned about how many trees could be removed
- I do not support building of lodges on this land. Woodland should be maintained and public access should be given
- Concerned about the effect on local wildlife
- Overdevelopment

#### Woodbank

- Delighted about the plans for this area
- Bringing buildings or land back into use can only be a benefit to this local area
- This development has to happen
- Proposals seem reasonable

#### The Boathouse and Ben Lomond Way

- Boathouse idea is fine
- Would like to see more information on access to and from the Boathouse and the purpose of the building

### Final Comments

3.3.6 The feedback form included an open question allowing respondents the opportunity to leave any final thoughts or comments. The answers given are summarised as:

- This area needs this project for many reasons
- Especially concerned about traffic on A82
- Across the whole site adequate provision must be made for parking to meet demand from visitors and employees to the proposed development. The parking proposals cannot rely



upon the use of existing parking provision at Loch Lomond Shores as this caters for existing demand and will not take further load without serious implication to the viability of the Loch Lomond Shores scheme.

### 3.4 Other Meetings

- 3.4.1 The project's dedicated Community Engagement Lead carried out several meetings with stakeholders during the pre-application stage. The purpose of these meetings was to discuss the emerging proposals and gather feedback. The architects were present at some meetings to help explain the design of the proposals and critically to highlight the changes that had been made in response to comments received during the 2018/19 application process.

#### Community

- 3.4.2 Meetings were held with the following community groups:

- Balloch and Haldane Community Council
- Bonhill and Dalmonach Community Council
- Loch Lomond and the Trossachs Countryside Trust
- Vale of Leven Trust
- Haldane Youth Services
- Vale of Leven Youth Voice
- Balloch Primary School

#### Business & Interest Groups

- 3.4.3 Meetings have also been held with the following businesses and business organisations:

- Businesses and Business Organisations
  - Dunbartonshire Chamber of Commerce
  - Love Loch Lomond
  - Blue Lagoon Chip Shop
  - Anchorage Guest House
  - Cucina
  - The Woodbank Inn
  - Drumkinnon Cottages
  - Glenfern Guest House
  - Tree Zone and Boots 'n Paddles
  - Cameron House
  - Duck Bay Marina
  - Glendale Kennels
  - The Old Waterhouse Inn
  - Mayles Water Sports
  - Time Out Bed and Breakfast
  - Loch Lomond Marina
  - Lomond Park Hotel
  - Oak Tree Inn Balmaha
  - Inchmurrin Island

- Cruise Loch Lomond
- Wisconis
- Lochs and Glen Holidays
- Interest Groups
  - Friends of Loch Lomond and the Trossachs
  - Scottish Campaign for National Parks
  - Loch Lomond Association
  - Balloch Slipway Cruising Club
  - Sandbar Cruising Club
  - Vale of Leven Cruising Club
  - Loch Lomond Rowing Club
  - Loch Lomond Water Ski Club
  - Loch Lomond Swimming and Triathlon Club
  - Helensburgh and District Access Trust
  - Loch Lomond Rescue Boat
- Adjacent Proprietors / Occupiers
  - Lomond Shore Proprietors Association
  - Loch Lomond Shores Manager
  - Lomond Shores – Sports Direct
  - Lomond Shores – Merlin
  - Lomond Shores – Kemble Business Park LLP
  - Lomond Shores – Site Manager
  - Made of the Loch
  - Sweeneys Cruises
  - Loch Lomond Steamship Co.
  - Wood Leisure Caravan Park
  - Queen of the Loch
  - Golden Star Restaurant
- Public Sector
  - West Dunbartonshire Delivery and Improvement Group Partnership
  - Visit Scotland
  - Scotrail

## 4 Development of the Masterplan Proposals

### 4.1 First Consultation

- 4.1.1 The matters raised by respondents during the first consultation period were considered by Flamingo Land and the design team and were used to inform the material presented during the second round of consultation.
- 4.1.2 The review of the comments revealed which aspects of the proposal people were most interested and concerned about:
  - Sustainability
  - Current lack of facilities for tourists in Balloch
  - Ecology and trees
  - Public access
  - Roads and transport
  - Lack of employment and training opportunities
- 4.1.3 In response to the matters listed above Boards 3 and 4 of the November 2021 consultation material set out the applicant's response to each.
- 4.1.4 Some of the comments and queries received requested that specific information be provided about the size of the buildings and the number of units and more information about the construction methods and building materials to be used. As the application is for planning permission in principle these requests were provided with general responses noting that the detail will come forward in the detailed design stage.
- 4.1.5 To help people understand why the level of detail being requested wasn't available, Board 2 of the November 2021 material set out the planning process being followed, the information available at each stage and when comment can be made.
- 4.1.6 Overall, the masterplan proposals were not subject to significant changes following the first consultation event which was largely due to this being a re-application, specifically designed to address the draft reasons for refusal from the previous application. The design proposals presented at the first consultation event were developed using the comments and feedback received during 2018 and 2019 when the first application (2018/0133/PPP) by Flamingo Land was submitted and consulted on with LLTNP, statutory consultees and members of the public.

### Second Consultation

- 4.1.7 Changes were made to the masterplan following the second consultation event.
  - In response to comments from members of the public about the walking distance between the new proposed park and ride parking and Balloch Station, a potential future connection between Balloch Road and the new parking proposed on Pier Road was included
- 4.1.8 Many of the concerns raised during the pre-application consultation, particularly those in relation to roads and traffic, flooding, access and economic impact are being addressed in the Environmental Impact Assessment which accompanies the application.

## 5 Conclusion

- 5.1.1 As demonstrated in this PAC Report, the consultation process undertaken in support of this planning application meets and goes beyond the statutory requirements for pre-application consultation, the approach to public consultation has ensured that the local community have been given the opportunity to comment on the proposals. This has enabled a number of locally important issues and concerns to be identified and subsequently taken into account and addressed in the preparation of this PPiP application.

## **Appendix A PoAN & Consultation Strategy**



**Lomond Banks**  
**Proposal of Application Notice (PoAN)**  
**(including Pre-Application Consultation Strategy)**

On behalf of **Flamingo Land Ltd**



## Document Control Sheet

**Project Name:** Lomond Banks

**Project Ref:** 332010549

**Report Title:** Proposal of Application Notice (PAN) (including Pre-Application Consultation Strategy)

**Date:** June 2021

	Name	Position	Signature	Date
<b>Prepared by:</b>	Alexa Martin	Planner	AM	2-6-21
<b>Reviewed by:</b>	Mark Johnston	Planning Director	MJ	4-6-21
<b>Approved by:</b>	Mark Johnston	Planning Director	MJ	8-6-21
<b>For and on behalf of Stantec UK Ltd</b>				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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# 1 Background

- 1.1.1 The purpose of this Report is to outline the consultation strategy to inform the PAN in support of the forthcoming Major PPiP planning application to create a destination for high quality tourism and leisure-based development at the proposed site.
- 1.1.2 The consultation details include:
- who is being consulted (the community councils, other community interest groups and stakeholders);
  - how they will be consulted; and
  - the period for the public event(s).
- 1.1.3 Stantec has prepared this Pre-Application Consultation Strategy Report on behalf of Flamingo Land Ltd to inform the consultation strategy for the forthcoming planning application at West Riverside and Woodbank House, Balloch, to be known as Lomond Banks ('the proposed development'). A major application for Planning Permission in Principle (PPiP) will be brought forward to create a destination for high quality tourism and leisure-based development.
- 1.1.4 Major developments as defined in the 'Hierarchy of Development Regulations' require the developer to carry out an official Pre-Application Consultation (PAC) with communities and stakeholders. Where a PAC is required, the developer must submit a Proposal of Application Notice (PAN) to the relevant planning authority (i.e. Loch Lomond & the Trossachs National Park Authority (LLTNPA)) at least 12 weeks before the submission of an application for planning permission.
- 1.1.5 A Proposal of Application Notice (PAN) must include:
- a description of the development;
  - a location plan;
  - contact details, and
  - details of the proposed consultation.

## 1.2 Best Practice for Community Consultation

### Minimum consultation activity

- 1.2.1 The minimum consultation activity requires:
- 1.2.2 **Consultation with community councils** – the applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring authority. In this case '**Balloch and Haldane Community Council**' is the relevant community council.
- 1.2.3 **One public event** – there must be at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. In the case, '**The Daily Record (Balloch)**' and '**The Dumbarton and Vale of Leven Reporter**' are the two relevant local newspapers.

### Best practice

- 1.2.4 The objective of Preapplication Consultation is for communities to be better informed about major and national development proposals and to have an opportunity to contribute their views before a formal planning application is submitted to the planning authority. This helps to: improve the quality of planning applications; mitigate negative impacts where possible; address misunderstandings; and to air and to address where practicable any community issues. Any adjustments made as a result of PAC should improve the proposals and assist the efficient consideration of applications once submitted. PAC does not take away the need for, and right of, individuals and communities to express formal views to the planning authority during the planning application process itself.

### 1.3 Description of proposals

1.3.1 At present the precise quantum of development for which planning permission will be sought is unknown. The project parameters however are clear as is the context set by the LDP. The development site comprises a mix of previously developed land and greenfield areas or woodland. The LDP allocates the majority of the West Riverside site as VE1 for tourism and leisure related activities. A small portion of West Riverside is also allocated for mixed use purposes (MU1). Woodbank House is all allocated as VE4 for Visitor Experience.

1.3.2 The nature and extent of uses will be guided by the LDP which notes the following for Balloch:

*Balloch sits on the shores of Loch Lomond and forms the southern gateway to the National Park.*

*Balloch attracts a high number of tourists with easy access from Glasgow. Balloch is notable for being the main access to Loch Lomond, the Country Park, Loch Lomond Shores and numerous historic buildings.*

*Future development includes housing, visitor experience, leisure and mixed use. Several development opportunities support the aim of bringing back into use great listed buildings including Balloch Castle and Woodbank House. Loch Lomond Shores is an exceptional retail and visitor attraction within the National Park and the links from the train station will be improved.*

1.3.3 Taking account of the above it is likely that the proposed development will include some or all of the following elements:

- hotel and holiday lodge accommodation;
- controlled camping areas;
- leisure and recreational facilities;
- education and visitor interpretation facilities;
- Refurbishment and renovation of Woodbank House and attendant structures, including new visitor and residential accommodation in the grounds;
- Woodland play / adventure areas
- hot food café / restaurant uses;
- transport infrastructure;
- public realm enhancements including footpaths, event spaces and cycleways;
- appropriate ancillary uses; and
- landscaping and site development infrastructure including drainage and potential flood mitigation measures, SUDS measures, water supply, utilities etc.

## 2 Consultation Approach & Methodology

### 2.1 Introduction

- 2.1.1 This section outlines the approach and methodology to be used to consult the community and other stakeholders prior to the submission of the PPIp planning application. The issues that have informed the approach to the consultation strategy are considered. It outlines the methodology for undertaking two different forms of consultation, namely, a public exhibition and a virtual online consultation via the project website at [www.lomondbanks.com](http://www.lomondbanks.com).

### 2.2 Consultation Strategy

- 2.2.1 This consultation strategy has regard to the nature, extent and location of the proposed development, and to the likely effects, both at and in the vicinity of that location, of it being carried out. Additional consultation requirements are considered in terms of being proportionate, specific and reasonable in the circumstances. It is also proposed to use a website for the proposal to allow a wide dissemination of information, as well as the use of virtual consultation techniques to encourage both local and wider participation.
- 2.2.2 Importantly, the consultation will be meaningful. There will be a sufficient level of detail provided in terms of spatial planning, design and development information such as density, building heights etc. in order for interested parties to make informed comments.
- 2.2.3 It is recognised that Balloch is a key visitor destination and gateway to the National Park. Interest in the development therefore extends beyond the local community to visitors and other user groups who access the existing site. Due to the diverse range of interests in the site it is proposed to go beyond the minimum requirements set out in planning legislation, and undertake consultation over a 2-day period.
- 2.2.4 A letter-drop to local residents and businesses, as well as notices aimed at existing users of the site would also be carried out to encourage attendance at the public meetings and raise awareness.

### 2.3 Proposal of Application Notice

- 2.3.1 The Planning Application Notice (PAN) is included in Appendix A.
- 2.3.2 The PAN includes:
- a description of the proposed development;
  - a location plan; and
  - contact details.
- 2.3.3 The PAN also includes details of the proposed consultation, namely, who is being consulted (the community councils, other community interest groups and stakeholders), how they will be consulted and the period for the public events.

### 2.4 Who is to be Consulted

#### Community Council

- 2.4.1 The relevant community council is Balloch and Haldane Community Council. The key contacts are:

Name	Role	Contact details
Murdoch Cameron MBE	Chairman	As below
Gillian Clark	Secretary	<a href="mailto:Ballochhaldanecc@gmail.com">Ballochhaldanecc@gmail.com</a>

### **Elected Members**

2.4.2 The relevant Councillors to be consulted are:

- David McCowan – Elected Member for Ward 5 (West Loch Lomond and Balloch), LLTNP
- Cllr Diane Docherty – Elected Member for LLTNP nominated by West Dunbartonshire Council (WDC)
- Cllr Jonathan McColl - (WDC Ward 1 – Lomond) [jonathan.mccoll@west-dunbarton.gov.uk](mailto:jonathan.mccoll@west-dunbarton.gov.uk) 01389737511
- Cllr Martin Rooney - (WDC Ward 1 – Lomond) Labour [Martin.rooney@west-dunbarton.gov.uk](mailto:Martin.rooney@west-dunbarton.gov.uk) 01389737579
- Cllr Sally Page - (WDC Ward 1 – Lomond) Scottish Conservative & Unionist [sally.page@west-dunbarton.gov.uk](mailto:sally.page@west-dunbarton.gov.uk) 01389737749

### **MPs and MSPs**

2.4.3 The relevant MSPs to be consulted are:

- Dumbarton Constituency MSP
  - Jackie Baillie (Labour)
- SNP West Dunbartonshire MP Martin Docherty-Hughes

### **Other Organisations**

2.4.4 Other organisations to notified of the proposals and invited to the consultation events include:

- Bonhill and Damoanach Community Council
- Friends of Loch Lomond & The Trossachs;
- Scottish Campaign for National Parks,
- Helensburgh and District access Trust,
- Local youth groups e.g. Haldane Youth Services and Vale of Leven Youth Voice;
- Loch Lomond & Trossachs National Park destination group;
- Loch Lomond Association;
- Loch Lomond water sports Association;
- Maid of the Loch;
- Sweeney Cruises;
- Loch Lomond Shores Proprietors and tenants;
- Balloch business associations and Dunbartonshire Chamber of Commerce;
- Balloch slipway cruising club;
- Balloch cruising club; and
- Sandbar cruising club.

## **2.5 How they are to be consulted**

2.5.1 The public exhibitions and drop-in sessions will be held over two days on Thursday 26<sup>th</sup> August and Friday 27<sup>th</sup> August 2021 at the Alexandria Community Centre in the heart of the Vale.

- Head Office, Alexandria Community Centre,  
Main Street,  
Alexandria,  
G83 0NU
- Tel: 01389 757806
- Email: [leisureservicesadmin@west-dunbarton.gov.uk](mailto:leisureservicesadmin@west-dunbarton.gov.uk)

Table 2.1 Consultation Events – dates, times, and location

Date	Time	Alexandria Community Centre	
		Public Exhibition	Drop-in sessions
Thursday 26 <sup>th</sup> August	2pm to 6pm	X	X
	6pm to 8pm	X	X
Friday 27 <sup>th</sup> August	9am to 11am	X	X
	11am to 1pm	X	X

### Public Exhibition

- 2.5.2 A public event by way of a staffed exhibition open day and evening has been arranged with plenty of time for one-to-one discussion on the 26<sup>th</sup> and 27<sup>th</sup> August to enable comments to inform the Masterplan, at Alexandria Community Centre on the Main Street in Alexandria that is convenient to the proposed site and accessible to the public.
- 2.5.3 We are proposing to use the same presentation materials for all events which will consist of: the site analysis work including context, constraints, history etc. We also propose to outline the initial ideas including zones, principles and visualisations.
- 2.5.4 The staffed exhibition is to allow the public to view the presentation material and make comments on any issues that may be of interest to them. In addition to the public, specific invitations to attend the exhibition will be issued to Balloch and Haldane Community Council, as well as relevant neighbours (e.g. local residents including Balloch Road, Old Luss Road, Pier Road (private road), Clairinsh, Inchcruin and Inchtavannach), local organisations and elected members noted above.
- 2.5.5 The public exhibition would be attended by the Lomond Banks Project Team who would facilitate the event and respond to any technical queries from the attendees. Display/exhibition boards would be available which would explain the context of the proposed development.
- 2.5.6 Responses would be captured on comment sheets, as well as any notes taken by the Project Team facilitating the event. The comment sheet would consider several questions, including the following:
- Do you welcome proposals to create a destination with high quality tourism accommodation and leisure-based attractions at West Riverside and Woodbank House (Lomond Banks) in Balloch?
  - What do you like about the proposals?
  - What do you dislike about the proposals?
  - Are you aware of the previous proposals to develop the site brought forward by Flamingo Land Ltd in 2018/19?
  - What do you think of the revised plans that now propose:
    - A reduction in the scale of development at the Pierhead
    - Omission of any proposed lodged is Drumkinnon Wood
    - Re working of the proposals in Woodbank House and its attendant buildings?
  - What concerns do you have about the proposals?
  - What further changes (if any) would you like to see in the proposals?
  - Have you other comments on the proposals?
- 2.5.7 The comments emanating from the public exhibition would be captured in a Pre-Application Consultation (PAC) Report which would form part of the planning application. The PAC Report would inform and shape the Masterplan, and subsequently the application proposals.

### **Drop-in Sessions**

- 2.5.8 In addition to the public exhibitions, up to four drop-in sessions will be organised over the two days.

### **Details of other Consultation Methods**

- 2.5.9 A website for the proposal will be developed at [www.lomondbanks.com](http://www.lomondbanks.com) to allow for the dissemination of information on points raised at the public meetings. The website will also be able to show proposals revised as a result of feedback.
- 2.5.10 In the event of a public exhibition not being possible as a result of COVID-19 restrictions, a virtual engagement programme would be run via the Lomond Banks website. This would include a virtual room in which presentation material can be displayed as well as feedback forms and Q&A. The Lomond Banks project Team have successfully deployed this in recent times for other developments in Scotland and note that we would be guided by the RTPi best practice and the relevant guidance and legislation from the Scottish Government at the time.
- 2.5.11 The consultation material will also be made available on the project website, and comments invited over an extended time period (3 weeks) from the date of the public exhibition.
- 2.5.12 Appropriate notice and press adverts will be prepared and distributed in advance of the public exhibition and drop-in sessions. This would occur at least one week before the events.
- 2.5.13 Details of other consultation methods will be included in the PAC Report in support of the PPIP planning application.

## **2.6 Consultation Period**

- 2.6.1 The consultation period (public exhibitions and drop-in sessions) will take place over a 2-day period on a Thursday and Friday including the Thursday evening to give people maximum opportunity to comment. There will also be ongoing informal engagement and discussions with relevant stakeholders. Following the submission of the PAN the earliest a planning application can be submitted is 12 weeks from the date of the PAN registration.
- 2.6.2 Given the ongoing position with Covid-19 and potential for restrictions on public gatherings, it is recommended that the public consultation is undertaken right at the end of the 12-week PAN period to allow for the maximum possible potential to hold an in-person event. This also allows for a robust masterplan and associated consultation material to be developed.
- 2.6.3 If a virtual consultation is required, this will be made live and maintained open for comments and feedback via [Lomondbanks.com](http://Lomondbanks.com) for a minimum period of 2 weeks.

## **Appendix A    PAN Form**

## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4 -7)

To be completed for all developments within the  
national or major categories of development

Name of Council	Loch Lomond & The Trossachs National Park Authority (LLTNPA)
Address	Carrochan
	Carrochan Road
	Balloch
	G83 8EG

Proposed development at [Note 1]	West Riverside and Woodbank House,
	Balloch, in West Dunbartonshire within the
	Loch Lomond & Trossachs National Park

Description of proposal [Note 2]	Erection and operation of a tourism and leisure
	led mixed use development with associated
	infrastructure. See description in attached report

Notice is hereby given that an application is being made to

[Note 3] LLTNPA	Council by [Note 4] Flamingo Land Ltd.
-----------------	--

Of [Note 5]	c/o Stantec, Lomond House, 9 George Square, Glasgow, G2 1DY
-------------	---

In respect of [Note 6]	Public Exhibition and consultation (see attached PAC strategy)
------------------------	--

To take place on [Note 7]	26th & 27th August 2021
---------------------------	-------------------------

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Balloch & Haldane Community Council
Political (See list in attached PAC Strategy)
Community (See list in attached PAC Strategy)
Recreational (See list in attached PAC Strategy)

[Note 9] For further details contact	Stantec, Glasgow
--------------------------------------	------------------

on telephone number	0141 352 2360
---------------------	---------------

And/or at the following address	9 George Square, Glasgow G2 1DY
---------------------------------	---------------------------------

[Note 10] I certify that I have attached a plan outlining the site

Signed	
--------	---

On behalf of	Stantec UK Ltd.
--------------	-----------------

Date	8th June 2021
------	---------------



## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997  
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

### NOTES FOR GUIDANCE

- [Note 1] – Insert postal address or location of proposed development  
[Note 2] – Insert description in general terms of the development to be carried out.  
[Note 3] – Insert Council name.  
[Note 4] – Insert name of applicant and/or agent.  
[Note 5] – Insert applicant's and/or agent's postal address  
[Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting  
[Note 7] – Insert date and venue of consultation  
[Note 8] – Insert list of those groups who have been invited to attend  
[Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)  
[Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

### Pre-application Consultation (PAC)

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;\*  
ii) the postal address of the site at which the development is to be carried out, if available  
iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;  
iv) detail as to how the prospective applicant may be contacted and corresponded with; and  
v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

\* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

### Submission of an Application after Pre-application Consultation Notice

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

### Additional consultation activity (responding to the Proposal of Application Notice)

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

### Minimum consultation activity

*Consultation with community councils* - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

*The public event* - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

## **Appendix B    PAN Red Line**





Rev		Date	Notes
-	XX.XX.XX	XXXX	

Rev		Date	Description

NOTES

**DO NOT SCALE**  
The Contractor must check & verify all Site & Building Dimensions, Levels & Sewer Inverts at DCM's before commencing work.  
This Drawing must be read with the NBS Contract Specification and any related Structural Engineer or Specialist Contractors Drawings.  
**COPYRIGHT:**  
The information contained on this drawing is the sole copyright of anderson bell + christie & may not be reproduced without express written permission.  
Anderson Bell Christie Architect's License number for copy or display of OS Data is L105388.

Project  
Lomond Banks

Client  
Flamingo Land

Drawing  
Site Location Plan

Doc No.  
ABC-XX-XX-DR-A-0001

1363

Scale	Sheet	Scale	Sheet	Scale	Sheet
1:2000	A1				

Drawn	Date	Checked	RS
PP	12/05/21		

anderson bell + christie  
architects

382 Great Western Road  
Glasgow G4 9HT  
T: (+44) 0141 339 1515  
F: (+44) 0141 339 0505  
E: gen@andersonbellchristie.com  
W: www.andersonbellchristie.com

CAD Ref



## **Appendix B      Updated PoAN & Consultation Strategy**



**Lomond Banks**  
**Proposal of Application Notice (PoAN)**  
**(including Pre-Application Consultation Strategy)**

UPDATED

On behalf of **Flamingo Land Ltd**



## Document Control Sheet

**Project Name:** Lomond Banks

**Project Ref:** 332010549

**Report Title:** Proposal of Application Notice (PAN) (including Pre-Application Consultation Strategy)

**Date:** June 2021

	Name	Position	Signature	Date
<b>Prepared by:</b>	Alexa Martin	Planner	AM	2-6-21
<b>Reviewed by:</b>	Mark Johnston	Planning Director	MJ	4-6-21
<b>Approved by:</b>	Mark Johnston	Planning Director	MJ	8-6-21
<b>For and on behalf of Stantec UK Ltd</b>				

Revision	Date	Description	Prepared	Reviewed	Approved
A	5-8-21	Update to include pre-application consultation strategy and timeline	AD	MJ	MJ

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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# 1 Introduction

## 1.1 Summary of Updates

1.1.1 This PAN report has been updated to reflect the following:

- To incorporate the feedback received from the National Park Authority regarding:
  - The persons and organisations to be notified of the proposal (Section 2.4 below)
  - The format and structure of consultation events (Section 2.5 below)
  - The appropriate local venues and newspapers to be used (Section 2.6 below)
- An extended PAN period beyond the minimum 12 weeks prescribed by the Act
- An additional, second, consultation event to help communicate the feedback and any amendments to the plans as a result of the first consultation event.

## 1.2 Background

1.2.1 The purpose of this Report is to outline the consultation strategy to inform the PAN in support of the forthcoming Major PPIp planning application to create a destination for high quality tourism and leisure-based development at the proposed site.

1.2.2 The consultation details include:

- who is being consulted (the community councils, other community interest groups and stakeholders);
- how they will be consulted; and
- the period for the public event(s).

1.2.3 Stantec has prepared this Pre-Application Consultation Strategy Report on behalf of Flamingo Land Ltd to inform the consultation strategy for the forthcoming planning application at West Riverside and Woodbank House, Balloch, to be known as Lomond Banks ('the proposed development'). A major application for Planning Permission in Principle (PPIp) will be brought forward to create a destination for high quality tourism and leisure-based development.

1.2.4 Major developments as defined in the 'Hierarchy of Development Regulations' require the developer to carry out an official Pre-Application Consultation (PAC) with communities and stakeholders. Where a PAC is required, the developer must submit a Proposal of Application Notice (PAN) to the relevant planning authority (i.e. Loch Lomond & the Trossachs National Park Authority (LLTNPA)) at least 12 weeks before the submission of an application for planning permission.

1.2.5 A Proposal of Application Notice (PAN) must include:

- a description of the development;
- a location plan;
- contact details, and
- details of the proposed consultation.

## 1.3 Best Practice for Community Consultation

### Minimum consultation activity

1.3.1 The minimum consultation activity requires:

1.3.2 **Consultation with community councils** – the applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring authority. In this case **'Balloch and Haldane Community Council'** is the relevant community council.

- 1.3.3 **One public event** – there must be at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This ‘public event’ must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. In the case, **‘The Lennox Herald’** and **‘The Dumbarton and Vale of Leven Reporter’** are the two relevant local newspapers.

#### **Best practice**

- 1.3.4 The objective of Preapplication Consultation is for communities to be better informed about major and national development proposals and to have an opportunity to contribute their views before a formal planning application is submitted to the planning authority. This helps to: improve the quality of planning applications; mitigate negative impacts where possible; address misunderstandings; and to air and to address where practicable any community issues. Any adjustments made as a result of PAC should improve the proposals and assist the efficient consideration of applications once submitted. PAC does not take away the need for, and right of, individuals and communities to express formal views to the planning authority during the planning application process itself.

## **1.4 Description of proposals**

- 1.4.1 At present the precise quantum of development for which planning permission will be sought is unknown. The project parameters however are clear as is the context set by the LDP. The development site comprises a mix of previously developed land and greenfield areas or woodland. The LDP allocates the majority of the West Riverside site as VE1 for tourism and leisure related activities. A small portion of West Riverside is also allocated for mixed use purposes (MU1). Woodbank House is all allocated as VE4 for Visitor Experience.

- 1.4.2 The nature and extent of uses will be guided by the LDP which notes the following for Balloch:

*Balloch sits on the shores of Loch Lomond and forms the southern gateway to the National Park.*

*Balloch attracts a high number of tourists with easy access from Glasgow. Balloch is notable for being the main access to Loch Lomond, the Country Park, Loch Lomond Shores and numerous historic buildings.*

*Future development includes housing, visitor experience, leisure and mixed use. Several development opportunities support the aim of bringing back into use great listed buildings including Balloch Castle and Woodbank House. Loch Lomond Shores is an exceptional retail and visitor attraction within the National Park and the links from the train station will be improved.*

- 1.4.3 Taking account of the above it is likely that the proposed development will include some or all of the following elements:

- hotel and holiday lodge accommodation;
- controlled camping areas;
- leisure and recreational facilities;
- education, environment and visitor interpretation facilities;
- Refurbishment and renovation of Woodbank House and attendant structures, including new visitor and residential accommodation in the grounds;
- Woodland play / adventure areas
- hot food café / restaurant uses;
- transport infrastructure;
- public realm enhancements including footpaths, event spaces and cycleways;
- appropriate ancillary uses; and
- landscaping and site development infrastructure including drainage and potential flood mitigation measures, SUDS measures, water supply, utilities etc.

## 2 Consultation Approach & Methodology

### 2.1 Introduction

- 2.1.1 This section outlines the approach and methodology to be used to consult the community and other stakeholders prior to the submission of the PPIp planning application. The issues that have informed the approach to the consultation strategy are considered. It outlines the methodology for undertaking two different forms of consultation, namely, a public exhibition and a virtual online consultation via the project website at [www.lomondbanks.com](http://www.lomondbanks.com).

### 2.2 Consultation Strategy

- 2.2.1 This consultation strategy has regard to the nature, extent and location of the proposed development, and to the likely effects, both at and in the vicinity of that location, of it being carried out. Additional consultation requirements are considered in terms of being proportionate, specific and reasonable in the circumstances. It is also proposed to use a website for the proposal to allow a wide dissemination of information, as well as the use of virtual consultation techniques to encourage both local and wider participation.
- 2.2.2 Importantly, the consultation will be meaningful. There will be a sufficient level of detail provided in terms of spatial planning, design and development information such as density, building heights etc. in order for interested parties to make informed comments.
- 2.2.3 It is recognised that Balloch is a key visitor destination and gateway to the National Park. Interest in the development therefore extends beyond the local community to visitors and other user groups who access the existing site. Due to the diverse range of interests in the site it is proposed to go beyond the minimum requirements set out in planning legislation, and undertake consultation over multiple days as set out below.
- 2.2.4 A letter-drop to local residents and businesses, as well as notices aimed at existing users of the site would also be carried out to encourage attendance at the public meetings and raise awareness.

### 2.3 Proposal of Application Notice

- 2.3.1 The Planning Application Notice (PAN) is included in Appendix A.
- 2.3.2 The PAN includes:
- a description of the proposed development;
  - a location plan; and
  - contact details.
- 2.3.3 The PAN also includes details of the proposed consultation, namely, who is being consulted (the community councils, other community interest groups and stakeholders), how they will be consulted and the period for the public events.

### 2.4 Who is to be Consulted

#### Community Council

- 2.4.1 The relevant community council is Balloch and Haldane Community Council. The key contacts are:

Name	Role	Contact details
Murdoch Cameron MBE	Chairman	As below
Gillian Clark	Secretary	<a href="mailto:Ballochhaldanecc@gmail.com">Ballochhaldanecc@gmail.com</a>

### Elected Members

2.4.2 The relevant Councillors to be notified of the proposals are:

- David McCowan – Elected Member for Ward 5 (West Loch Lomond and Balloch), LLTNP\*
- Cllr Diane Docherty – Elected Member for LLTNP nominated by West Dunbartonshire Council (WDC)\*
- Cllr Jonathan McColl - (WDC Ward 1 – Lomond) [jonathan.mccoll@west-dunbarton.gov.uk](mailto:jonathan.mccoll@west-dunbarton.gov.uk) 01389737511
- Cllr Martin Rooney - (WDC Ward 1 – Lomond) Labour [Martin.rooney@west-dunbarton.gov.uk](mailto:Martin.rooney@west-dunbarton.gov.uk) 01389737579
- Cllr Sally Page - (WDC Ward 1 – Lomond) Scottish Conservative & Unionist [sally.page@west-dunbarton.gov.uk](mailto:sally.page@west-dunbarton.gov.uk) 01389737749

*\*As National Park Board Members, David McCowan (Elected Member for LLTNPA Ward 5 (West Loch Lomond and Balloch) and Cllr Diane Docherty (Elected Member for LLTNPA nominated by West Dunbartonshire Council (WDC) are being notified of the proposals for information only.*

### MPs and MSPs

2.4.3 The relevant MSPs to be consulted are:

- Dumbarton Constituency MSP
  - Jackie Baillie (Labour)
- SNP West Dunbartonshire MP Martin Docherty-Hughes

### Other Organisations

2.4.4 Other organisations to notified of the proposals and invited to the consultation events include:

- Abellio Scotrail;
- Any known landowners/tenants of land situated within the proposed site boundary and within 20 metres of the proposed site boundary;
- Balloch business associations and Dunbartonshire Chamber of Commerce;
- Balloch cruising club;
- Balloch primary school;
- Balloch slipway cruising club;
- Bonhill and Damoanach Community Council;
- Environmental health (West Dunbartonshire Council);
- Flood authority (West Dunbartonshire Council);
- Friends of Loch Lomond & The Trossachs;
- Helensburgh and District access Trust,
- Historic Environment Scotland;
- Local youth groups e.g. Haldane Youth Services and Vale of Leven Youth Voice;
- Loch Lomond and the Trossachs National Park destination group;
- Loch Lomond and the Trossachs National Park's Estates;
- Loch Lomond Association;
- Loch Lomond Fisheries Trust;
- Loch Lomond Shores Proprietors and tenants;
- Loch Lomond water sports Association;
- Maid of the Loch;

- NatureScot;
- Properties situated within the proposed site boundary and within 20 metres of the proposed site boundary;
- Roads department (West Dunbartonshire Council);
- Sandbar cruising club.
- Scottish Campaign for National Parks,
- Scottish Environmental Protection Agency;
- Scottish Forestry;
- Scottish Water;
- Sustrans;
- Sweeney Cruises;
- Transport Scotland;
- Visit Scotland; and
- West of Scotland Archaeological Service.

## 2.5 How they are to be consulted



### Online Consultation Event #1

- 2.5.1 A virtual consultation will run online via the project website [www.lomondbanks.com](http://www.lomondbanks.com) for 2 weeks from Tuesday 28<sup>th</sup> of September to Tuesday 12<sup>th</sup> of October. A live online event will be held on the evening of Thursday 8<sup>th</sup> October. The public exhibition will be held on Monday 22<sup>nd</sup> of November at TBC in Balloch. The consultation will be advertised in advance in **'The Lennox Herald'** and **'The Dumbarton and Vale of Leven Reporter'** and via the project website.

### Consultation Event #2

- 2.5.2 A second period of consultation is proposed at the end of November, in order to communicate the feedback received at the first event together with any proposed amendments to the plans as a result of that feedback.
- 2.5.3 *Note: At this point it is intended that the November event will be held in a local venue as a live event, COVID-19 restrictions permitting. As an alternative should an in-person event not be possible, the event will be held on-line in a similar fashion to the first event. In either case, the consultation will be advertised in advance and the format made clear.*

Table 2.1 Consultation Events – dates, times, and location

		Online	Local Venue TBC	
Date	Time	Virtual Consultation	Public Exhibition	Drop-in sessions
<b>Tuesday 28<sup>th</sup> September to Tuesday 12<sup>th</sup> October</b>	<b>24/7</b>	<b>X</b>		
	<b>Thursday 7<sup>th</sup> October</b>	<b>Live on-line event (pre-registration required)</b>		
<b>Week commencing 22<sup>nd</sup> November</b>			<b>X</b>	<b>X</b>

### Virtual Consultation

- 2.5.4 The online consultation via [www.lomondbanks.com](http://www.lomondbanks.com) will include a virtual room in which presentation material can be displayed as well as feedback forms. The feedback form and consultation will be available for completion for a period of 2 weeks. A live online event will take place on the evening of Thursday 7<sup>th</sup> October to allow the public and other consultees to ask questions and provide feedback. Participants will be required to pre-register for this event on the project website. The Lomond Banks project Team have successfully deployed this in recent times for other developments in Scotland and note that it will be guided by the RTPi best practice and the relevant guidance and legislation from the Scottish Government at the time. The consultation material will also be made available to download on the project website.

### Public Exhibition

- 2.5.5 A public event by way of a staffed exhibition open day and evening will be arranged to happen during the week commencing 22<sup>nd</sup> November. The venue, in Balloch, is to be confirmed but will be advertised in advance
- 2.5.6 We are proposing to use presentation materials for all events which will consist of: the site analysis work including context, constraints, history etc. We also propose to outline the initial ideas including zones, principles and visualisations. The public exhibition will further include summary feedback from the first event and highlight any changes to the plans.
- 2.5.7 The staffed exhibition is to allow the public to view the presentation material and make comments on any issues that may be of interest to them. In addition to the public, specific invitations to attend the exhibition will be issued to Balloch and Haldane Community Council, as well as relevant neighbours (e.g. local residents including Balloch Road, Old Luss Road, Pier Road (private road), Clairinsh, Inchcruin and Inchtavannach), local organisations and elected members noted above.
- 2.5.8 The public exhibition would be attended by the Lomond Banks Project Team who would facilitate the event and respond to any technical queries from the attendees. Display/exhibition boards would be available which would explain the context of the proposed development.

### Capturing feedback and comments

- 2.5.9 Responses would be captured on comment sheets, as well as any notes taken by the Project Team facilitating the event. The comment sheet would consider several questions, including the following:
- Do you welcome proposals to create a destination with high quality tourism accommodation and leisure-based attractions at West Riverside and Woodbank House (Lomond Banks) in Balloch?
  - What do you like about the proposals?
  - What do you dislike about the proposals?

- Are you aware of the previous proposals to develop the site brought forward by Flamingo Land Ltd in 2018/19?
- What do you think of the revised plans that now propose:
  - A reduction in the scale of development at the Pierhead
  - Omission of any proposed lodged is Drumkinnon Wood
  - Re-working of the proposals in Woodbank House and its attendant buildings?
- What are your thoughts on the options being suggested to reduce environmental impact and carbon footprint?
- What concerns do you have about the proposals?
- What further changes (if any) would you like to see in the proposals?
- Have you other comments on the proposals?

2.5.10 The comments emanating from the public exhibition would be captured in a Pre-Application Consultation (PAC) Report which would form part of the planning application. The PAC Report would inform and shape the Masterplan, and subsequently the application proposals.

#### **Details of other Consultation Methods**

- 2.5.11 A website for the proposal will be developed at [www.lomondbanks.com](http://www.lomondbanks.com) to allow for the dissemination of information on points raised at the public meetings. The website will also be able to show proposals revised as a result of feedback.
- 2.5.12 Appropriate notice and press adverts will be prepared and distributed in advance of the public exhibition. This would occur at least one week before the events.
- 2.5.13 Details of other consultation methods will be included in the PAC Report in support of the PPIp planning application.

## **2.6 Consultation Period**

- 2.6.1 The consultation period (including virtual engagement, public exhibition and drop-in sessions) will take place over a period of several weeks and will comprise two distinct, time-separated events, to give people maximum opportunity to comment, and to give the project team time to consider the comments and amend plans where necessary. There will also be ongoing informal engagement and discussions with relevant stakeholders.
- 2.6.2 In all the consultation Period will run from 28<sup>th</sup> September to the end of November.

## **Appendix A    PAN Form**



## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4 -7)

To be completed for all developments within the  
national or major categories of development

Name of Council **Loch Lomond & The Trossachs National Park Authority (LLTNPA)**  
Address **Carrochan**  
**Carrochan Road**  
**Balloch**  
**G83 8EG**

Proposed development at [Note 1] **West Riverside and Woodbank House,**  
**Balloch, in West Dunbartonshire within the**  
**Loch Lomond & Trossachs National Park**

Description of proposal [Note 2] **Erection and operation of a tourism and leisure**  
**led mixed use development with associated**  
**infrastructure. See description in attached report**

Notice is hereby given that an application is being made to

[Note 3] **LLTNPA** Council by [Note 4] **Flamingo Land Ltd.**

Of [Note 5]  
**c/o Stantec, Lomond House, 9 George Square, Glasgow, G2 1DY**

In respect of [Note 6] **Online consultation and proposed Public Exhibition (see attached PAC strategy)**

To take place on [Note 7] **28th September to 12th October and week commencing 22nd November**

[Note 8] The following parties have received a copy of this Proposal of Application Notice

**Balloch & Haldane Community Council**  
**Political (See list in attached PAC Strategy)**  
**Other Organisations and Community (See list in attached PAC Strategy)**

[Note 9] For further details contact **Stantec, Glasgow**  
on telephone number **0141 352 2360**

And/or at the following address **9 George Square, Glasgow G2 1DY**

[Note 10] I certify that I have attached a plan outlining the site

Signed

On behalf of **Stantec UK Ltd.**

Date **8th June 2021**

## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997  
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

### NOTES FOR GUIDANCE

- [Note 1] – Insert postal address or location of proposed development  
[Note 2] – Insert description in general terms of the development to be carried out.  
[Note 3] – Insert Council name.  
[Note 4] – Insert name of applicant and/or agent  
[Note 5] – Insert applicant's and/or agent's postal address  
[Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting  
[Note 7] – Insert date and venue of consultation  
[Note 8] – Insert list of those groups who have been invited to attend  
[Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)  
[Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

### Pre-application Consultation (PAC)

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;\*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

\* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

### Submission of an Application after Pre-application Consultation Notice

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

### Additional consultation activity (responding to the Proposal of Application Notice)

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

### Minimum consultation activity

*Consultation with community councils* - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

*The public event* - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

## **Appendix B    PAN Red Line**





Rev		Date	Notes
-	XX.XX.XX	XXXX	

Rev		Date	Description

NOTES

**DO NOT SCALE**  
The Contractor must check & verify all Site & Building Dimensions, Levels & Sewer Inverts at DCM's before commencing work.  
This Drawing must be read with the NBS Contract Specification and any related Structural Engineer or Specialist Contractors Drawings.  
**COPYRIGHT:**  
The information contained on this drawing is the sole copyright of anderson bell + christie & may not be reproduced without express written permission.  
Anderson Bell Christie Architect's License number for copy or display of OS Data is L105388.

Project  
Lomond Banks

Client  
Flamingo Land

Drawing  
Site Location Plan

Doc No.  
ABC-XX-XX-DR-A-0001

1363

Scale	Sheet	Scale	Sheet	Scale	Sheet
1:2000	A1				

Drawn	Check	Date	Checked
PP		12/05/21	RS

anderson bell + christie  
architects

382 Great Western Road  
Glasgow G4 9HT  
T: (+44) 0141 339 1515  
F: (+44) 0141 339 0505  
E: gen@andersonbellchristie.com  
W: www.andersonbellchristie.com

CAD Ref



## **Appendix C    Community Newsletter No.1**

# A time to look forward



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

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

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

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

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

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

## The Lomond Banks team



*£40m investment in Balloch*

*Anticipated that this will secure many full-time jobs*

*Create a large number of additional jobs during the construction phase*

*Support local businesses and supply chains*

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



# The story so far...

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

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

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

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

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

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



# Our commitment to the community



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

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

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

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

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

We are making three key community commitments:

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



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

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

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

**To contact Fiona, email: [community@lomondbanks.com](mailto:community@lomondbanks.com)**

# We're listening

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

[www.lomondbanks.com](http://www.lomondbanks.com)

## Issue raised

## How we addressed it

Theme Park rides on site

*The vision for Lomond Banks is to create a world-class family holiday village, not a theme park. We are taking inspiration from Center Parcs and other adventure parks in Scotland, such as Landmark. Our proposals include external activity and performance areas, children's play areas and picnic areas*

Impact of lodges on Drumkinnon Wood and its ancient woodland

*The ancient woodland of Drumkinnon Wood will be set aside as a woodland management and conservation project with a new management plan safeguarding its future use for all*

Proposed hotel and water sports facilities at pierhead deemed too large/ too much visual impact

*Buildings will be scaled back – lower level of visual impact and further consideration given to how they can be better integrated*

Harm to protected species (red squirrel, bats etc)

*Ecology surveys are ongoing and any protected species will be properly managed – for example we are considering a purpose-built bat roost. This could become part of the educational element of the project*

Public access to land/right to roam

*There will be 24/7 unrestricted public access allowed and on-site management will ensure it is safer for all*

Plans for Grade A listed Woodbank House site

*Woodbank House will be renovated and conserved for redevelopment as visitor holiday apartments*

Commitment to training and routes to senior roles for West Dunbartonshire residents, particularly those from less affluent communities

*We are working with stakeholders to ensure education and employability plans are put in place for both construction and operational phases*

Connectivity to Balloch/monorail station should be closer to Balloch

*Monorail station is planned to connect Station Square in the heart of Balloch to Lomond Shores and the Pierhead*

Need to involve local businesses

*Setting up business briefings and local business supply chain for construction and operations opportunities*

Flamingo Land as an employer

*There will be no zero hours contracts and Flamingo Land is committed to paying at least the Scottish Living wage*

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

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

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

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

[info@lomondbanks.com](mailto:info@lomondbanks.com) or [community@lomondbanks.com](mailto:community@lomondbanks.com)

**Want to be kept up to date?**

**Sign up for our e-newsletter via [www.lomondbanks.com](http://www.lomondbanks.com)**

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

## **Appendix D    Community Newsletter No.2**

# Public Exhibition

Lomond Banks development project  
Balloch



Flamingo Land Ltd. is proposing to develop a new accommodation-led resort at Balloch.

We are holding a public exhibition in Lomond Parish Church on 25th November, 2021 to provide local communities and interested parties with the opportunity to view the proposals, ask questions and leave feedback prior to submission of the planning application to the Loch Lomond & The Trossachs National Park Authority in February 2022.

As a result of the COVID-19 pandemic, social distancing and public health protection measures will be in place and face masks must be worn unless you are exempt.

The venue will have a limited capacity and we are operating a booking system, accessible via the project website, [www.lomondbanks.com](http://www.lomondbanks.com).

Copies of the exhibition boards will also be available for viewing on the Lomond Banks website from 22nd November.

Comments may be submitted via the website or email until 10th December.

There will be a limited availability to gain access on the day, subject to capacity limits at the venue and queues are possible.

We advise people to register in advance via [www.lomondbanks.com/consultation](http://www.lomondbanks.com/consultation)

For questions about the project please contact:  
Email: [support@lomondbanks.com](mailto:support@lomondbanks.com)  
Address: Stantec UK Ltd  
9 George Square,  
Glasgow,  
G2 1DY

**Date:** 25th November 2021, 2pm to 7pm

**Location:** Lomond Parish Church,  
1 Lomond Road, Balloch, G83 8RJ

**Register to attend:**  
[www.lomondbanks.com](http://www.lomondbanks.com)



## **Appendix E   Newspaper Adverts**



## LOCAL LISTINGS PUBLIC NOTICES

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### Planning Notices

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**TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013**  
**TOWN & COUNTRY PLANNING (LISTED  
BUILDING & BUILDINGS IN CONSERVATION  
AREAS) (SCOTLAND) REGULATIONS 1987**  
**TOWN & COUNTRY PLANNING (LISTED  
BUILDINGS AND CONSERVATION AREAS)  
(SCOTLAND) ACT 1997**

The applications listed below, together with the plans and other documents submitted with them, may be examined online at West Dunbartonshire Council - Planning Register or at the **Council Offices, 16 Church Street, Dumbarton, G82 1QL 0141 951 7930** (by appointment, between the hours of 8.45am and 4.45pm, Monday to Thursday and 8.45am and 3.55pm on a Friday). Please make representations via the West Dunbartonshire Council website. Written representations may be made to the above address\* within 21 days from the date of publication of this notice. **All representations received will be made available for public inspection.** Notwithstanding any comments previously made to the applicant, any persons wishing to make representations on these applications should do so in the manner indicated above.

\*Please note that due to the Government guidance regarding Covid-19, all staff are working remotely therefore there will be delays in receiving any written representations therefore we would encourage electronic representations via the West Dunbartonshire Council website. If you require any assistance please contact us using the above contact telephone number or email us at [development.management@west-dunbarton.gov.uk](mailto:development.management@west-dunbarton.gov.uk)

Ref:DC21/226/LBC	Location:
Proposal: Demolish stairwell connecting MacKinnon House to MacKinnon Mews, build up doorway in North elevation of MacKinnon House and make good surface of wall on North elevation of MacKinnon House	2 MacKinnon House, Keil Gardens, Dumbarton

Ref:DC21/143/FUL	Location:
Proposal: Single storey rear extension to shop on ground floor	12E West Bridgend, Dumbarton, G82 4AB

Ref:DC21/176/FUL	Location:
Proposal: Erection of coffee shop with drive-thru facility	Supermarket, 36 Glasgow Road, Dumbarton

**Strategic Lead - Regulatory**  
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### Planning Notices

**Public Exhibition:**  
Lomond Banks Development proposal, Balloch  
**Dates:** Tuesday 28th September to Friday 15th October  
**Location:** [www.lomondbanks.com](http://www.lomondbanks.com)  
**Flamingo Land Ltd** is proposing to develop a new accommodation-led resort at Balloch. We are holding our first public exhibition in order to provide local communities and other interested parties with the opportunity to view early-stage proposals, ask questions and leave feedback. A further exhibition will be held later in 2021 prior to submission of the application to the Loch Lomond & The Trossachs National Park Authority for determination in 2022. As a result of ongoing uncertainty surrounding the holding of public events during the COVID-19 pandemic, this exhibition will be held on-line via the project website. Copies of the exhibition boards and other materials will be available for viewing and download via the exhibition at [www.lomondbanks.com](http://www.lomondbanks.com) from 28th September. A live public event will be held on-line on the evening of 7th October between 7pm and 8pm. Those wishing to attend should pre-register their attendance and any questions via the links on the project website. A recording of the event will be available on the site after the event has concluded. For questions about the project please contact:  
**Email:** [support@lomondbanks.com](mailto:support@lomondbanks.com)  
**Address:** Stantec UK Ltd  
9 George Square, Glasgow, G2 1DY

**Town & Country Planning  
Development Management  
Procedure (Scotland)  
Regulations 2013**



These application(s) may be examined online at <https://eplanning.lochlomond-trossachs.org/OnlinePlanning/>

Written representations may be submitted preferably through our online comments facility at the above website or by email to **planning@lochlomond-trossachs.org** (or by post to Carrochan, Carrochan Road, Balloch, G83 8EG), within 21 days of 14 September 2021.

**Please note that due to COVID-19  
our HQ offices at Carrochan Road,  
Balloch are closed to the public.**

**2021/0308/LBC:** Kilmaronock Old Kirk, Gartocharn, G83 8SB: Restoration of former church building including: replacement slate roof; repairs to Bellcot; dismantle and rebuilding of chimney stack; repointing; removal and replacement of concrete steps and handrail on north elevation; removal of pews; and other repairs and alterations  
**2021/0316/LBC:** Cameron House Hotel, Alexandria, G83 8QZ: Installation of handrailings, access ladders, louvered opening and replacement of downtakings

**[lochlomond-trossachs.org](http://lochlomond-trossachs.org)**

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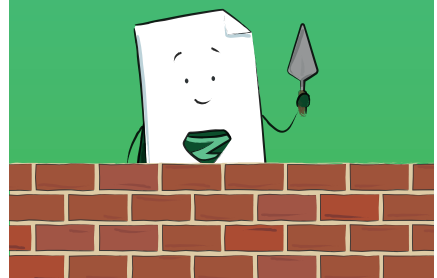
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\*Source: 2015/2016

# Public Notices

## Public Notices

### Public Exhibition:

Lomond Banks Development proposal, Balloch

**Dates:** Tuesday 28th September to Friday 15th October

**Location:** [www.lomondbanks.com](http://www.lomondbanks.com)

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A further exhibition will be held later in 2021 prior to submission of the application to the Loch Lomond & The Trossachs National Park Authority for determination in 2022.

As a result of ongoing uncertainty surrounding the holding of public events during the COVID-19 pandemic, this exhibition will be held on-line via the project website.

Copies of the exhibition boards and other materials will be available for viewing and download via the exhibition at [www.lomondbanks.com](http://www.lomondbanks.com) from 28th September.

A live public event will be held on-line on the evening of 7th October between 7pm and 8pm. Those wishing to attend should pre-register their attendance and any questions via the links on the project website. A recording of the event will be available on the site after the event has concluded.

For questions about the project please contact:

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# Public Notices

## Public Notices

### Public Exhibition:

Lomond Banks Development proposal, Balloch

Dates: Thursday 25th November 2021 - 2pm to 7pm

Location: Lomond Parish Church Hall, 1 Lomond Road, Balloch, G83 8RJ [www.lomondbanks.com](http://www.lomondbanks.com)

Flamingo Land Ltd is proposing to develop a new accommodation led resort at Balloch.

We are holding a public exhibition in order to provide the local communities and interested parties with the opportunity to view the early-stage proposals, ask questions and leave feedback.

This exhibition is being held prior to submission of the application to the Loch Lomond &amp; The Trossachs National Park Authority for determination in 2022.

This exhibition will be held in person at the Church Hall, however as a result of the COVID-19 pandemic, social distancing and public health protection measures will be in place. The venue will have a limited capacity and we will be operating a booking system, accessible via the project website, [www.lomondbanks.com](http://www.lomondbanks.com).

There will be a limited ability to gain access on the day, but this will be subject to capacity limits at the venue and queues are possible. We advise people to make a reservation in advance.

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- Possess a thorough, up-to-date knowledge of media law and industry guidelines.

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# Doubts remain over historic fort's future amid quarry expansion bid

BY CATHERINE HUNTER

Local Democracy Reporter

THE future of ancient remains from a historic fort which are under threat from the expansion of a local quarry is still uncertain despite calls for it to be preserved.

West Dunbartonshire councillors are preparing to advise Historic Environment Scotland on whether the Sheephill Quarry's fort remains should be preserved.

An application for a scheduled monument consent (SMC), which is used to ensure that any changes to monuments of national importance are appropriate, has been submitted to the government agency by operators of the quarry.

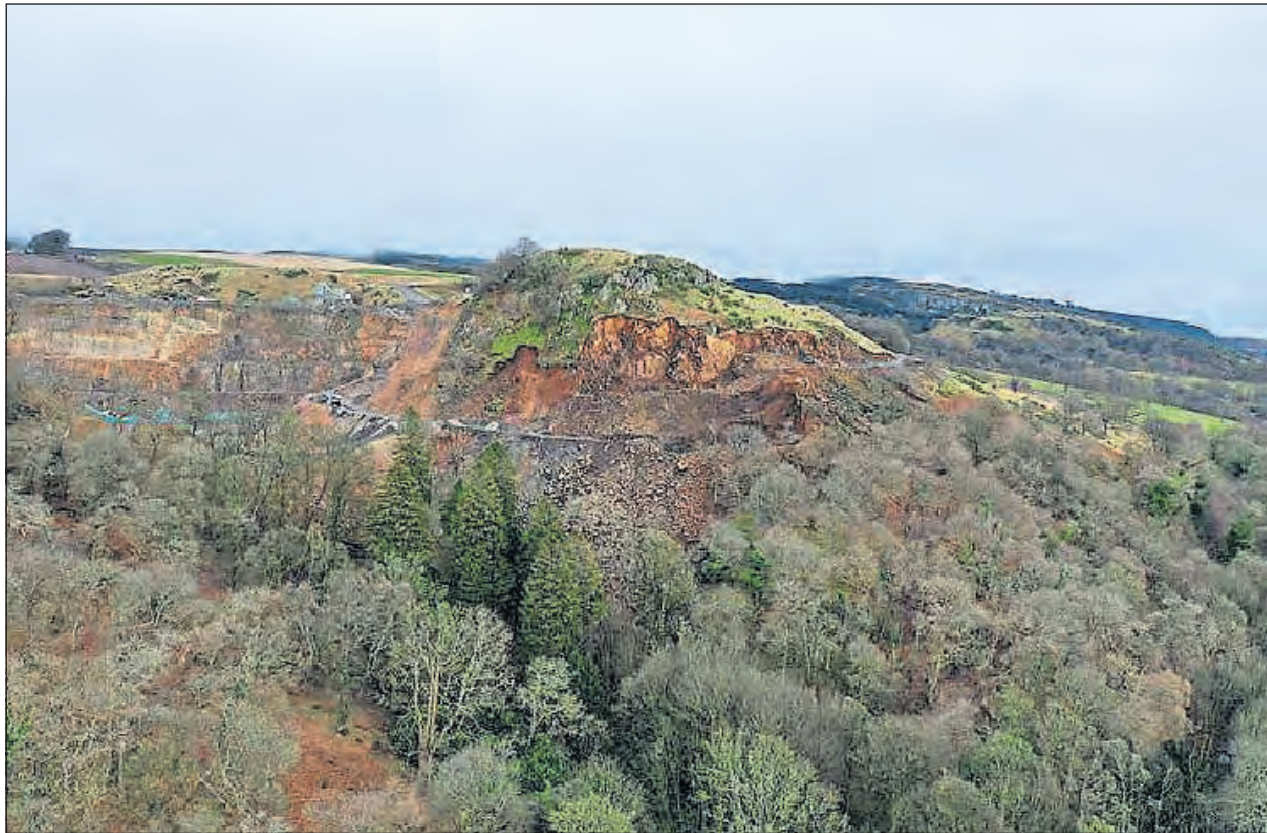
The local authority has also been asked to write to Historic Environment Scotland (HES) telling them if they think the SMC should be approved and why.

During a planning committee meeting on Wednesday (November 10) it was revealed that no details on the SMC have been provided to the council including whether or not the quarry operator intends to demolish the fort.

It comes after plans to expand the quarry and increase operating hours were refused by councillors earlier this year.

A Review of Minerals Permission (ROMP) to update the existing terms and conditions of the site, which dates back to 1949, were however agreed.

Historic Environment Scotland has now indicated that they require comments from



Sheephill Quarry in the Kilpatrick Hills sits next to a protected monument

the council by November 14 and the case will be referred to the Scottish Minister for review and final decisions.

A West Dunbartonshire Council official told the authority's planning committee: "The SMC has been submitted by the quarry operator to Historic Scotland.

"No details have been provided on the excavation works or if the fort is to be removed despite the council being advised these documents would be provided.

"There has been a lot of interest in the retention of the Sheephill Fort by community councils and individual

**"There has to be a final decision made once and for all"**

**Baillie Denis Agnew**

representations who believe it should be retained."

If HES is minded to grant the SMC, West Dunbartonshire Council would recommend that a strict written scheme of investigation on the loss of the fort is required with findings and recordings published online.

Baillie Denis Agnew said: "This kind of confusion has gone on since 1949. The bottom line is that we need clarity. We're talking about ancient monuments and there has to be a final decision made once and for all.

"I understand the concerns of the contractor but we also have to look at the bigger picture."

## Protest visit

CLIMATE activists have visited the abandoned former St Peter's Seminary near Dumbarton to "demand concrete action" in tackling the global environmental crisis.

Architects from U-Build UK posed with posters and slogans at the derelict building near Cardross for Built Environment Day – the penultimate day of COP26 in Glasgow.

A post shared on social media said: "We're joining with ArchitectsCAN and others to share messages highlighting the impact of construction and buildings and/or what needs to be done.

"We felt this dramatic, disused hulk of brick, steel and concrete provides a good backdrop for our messages about high embodied carbon materials, in addition to slogans involving the word concrete."

The Kilmahew site was bought from the Roman Catholic Archdiocese of Glasgow last summer; its new owners spoke to the **Reporter** in May about their ambitious plans to achieve UNESCO World Heritage status for the site by 2030.

## Public Exhibition:

### Lomond Banks Development proposal, Balloch

**Dates:** Thursday 25th November 2021 - 2pm to 7pm

**Location:** Lomond Parish Church Hall,  
1 Lomond Road, Balloch, G83 8RJ  
[www.lomondbanks.com](http://www.lomondbanks.com)

**Flamingo Land Ltd** is proposing to develop a new accommodation led resort at Balloch.

We are holding a public exhibition in order to provide the local communities and interested parties with the opportunity to view the early-stage proposals, ask questions and leave feedback.

This exhibition is being held prior to submission of the application to the Loch Lomond & The Trossachs National Park Authority for determination in 2022.

This exhibition will be held in person at the Church Hall, however as a result of the COVID-19 pandemic, social distancing and public health protection measures will be in place. The venue will have a limited capacity and we will be operating a booking system, accessible via the project website, [www.lomondbanks.com](http://www.lomondbanks.com).

There will be a limited ability to gain access on the day, but this will be subject to capacity limits at the venue and queues are possible. We advise people to make a reservation in advance.

Copies of the exhibition boards and other materials will also be available for viewing and download via the exhibition at [www.lomondbanks.com](http://www.lomondbanks.com) from 25th November. Comments may also be submitted via the website or by email until 10th December.

For questions about the project please contact:

**Email:** [support@lomondbanks.com](mailto:support@lomondbanks.com)

**Address:** Stantec UK Ltd  
9 George Square, Glasgow, G2 1DY

## Shop Local campaign is shortlisted for Scotland Loves Local award

A BID to encourage people in West Dunbartonshire to spend their money locally to help the economy bounce back from Covid has been nominated for a national award.

The Dunbartonshire Chamber of Commerce has been shortlisted in the Scotland Loves Local Awards for its efforts to deliver a campaign to recognise local businesses in Clydebank, Dumbarton, Alexandria and Balloch.

The campaign, which has already been highlighted as an example of best practice, has been encouraging people to "choose local", shop local and back businesses and services in

their community.

The chamber's Loves Local activity included the creation of seven new town centre websites, online business listings, 100,000 Loves Local brochures, PR and social media activity.

Damon Scott, chief executive of Dunbartonshire Chamber of Commerce, said: "The campaign has been helping hundreds of Dunbartonshire businesses by encouraging local people to 'choose local' to support our local enterprises.

"People and businesses across West Dunbartonshire have been powerful advocates of the Scotland

Loves Local campaign since its launch so we were delighted to be chosen for the positive impact of our work."

Winners of the awards, organised by Scotland's Towns Partnership (STP) will be announced during an online event - presented by STV's Sean Batty - to be broadcast via social media on Thursday, November 25.

The celebration will be the culmination of the Scotland's Towns Conference, a week-long showcase and celebration of innovation improving the nation's towns and places.

## **Appendix F    Poster**



# Public Exhibition

Lomond Banks Development  
Project, Balloch



Flamingo Land Ltd. is proposing to develop a new accommodation-led resort at Balloch.

We are holding a public exhibition in order to provide the local communities and interested parties with the opportunity to view the early-stage proposals, ask questions and leave feedback.

Further exhibition will be held later in 2021 prior to submission of the planning application to the Loch Lomond & The Trossachs National Park Authority for determination in 2022.

As a result of ongoing uncertainty surrounding the holding of public events during the COVID-19 pandemic, this exhibition will be held on-line via the project website.

Copies of the exhibition boards and other materials will be available for viewing and download via the exhibition at [www.lomondbanks.com](http://www.lomondbanks.com) from 28<sup>th</sup> September.

A live public event will be held on-line on the evening of 7<sup>th</sup> October between 7pm and 8pm and those wishing to attend should pre-register their attendance and any questions via the links on the project website. A recording of the event will be available on the site after the event has concluded.

For questions about the project please contact:

**Email:** [support@lomondbanks.com](mailto:support@lomondbanks.com)

**Address:** Stantec UK Ltd  
9 George Square, Glasgow, G2 1DY

**Dates:** 28<sup>th</sup> September to 15<sup>th</sup> October 2021

**Location:**  
[www.lomondbanks.com](http://www.lomondbanks.com)





# Balloch's Community

## Vale News

For all the latest news in the Vale of Leven Hospital & West Dunbartonshire HSCP

### Round the clock Out-of-Hours care at Vale of Leven remains in place

Following an announcement of a change in the urgent CP Out-of-Hours service at the Vale of Leven Hospital, Jonathan Best, Chief Operating Officer, NHS Greater Glasgow and Clyde (NHSGGC), said: "We fully acknowledge and understand the concerns raised by the community over the past two weeks, and we will look to re-evaluate a full dedicated CP Out-of-Hours service at the Vale of Leven, as soon as possible."

In the meantime, 24-hour cover remains in place for the West Dunbartonshire HSCP. The Vale of Leven's Medical Assessment Unit (MAU), led by Dr Alex Palmer, and a dedicated team of experienced senior nurses, has been doing an excellent job in the provision of 24-hour care, and this service also remains in place 24 hours a day.

The senior nurses and a team of Advanced Nurse Practitioners provide a fantastic service from 9am until 5pm every day, including weekends, and the integrated CP team leads the care of many of our patients. An overnight CP Out-of-Hours service continues to operate 7 nights a week from 5pm until 8am, at which point regular service resumes. Any patient who requires CP Out-of-Hours care will be seen by a CP team at the MAU, or will be referred to one of the other core CP Out-of-Hours centres or services such as the MUH. This ensures that the CP Out-of-Hours service is in place to cover the needs of the community, and that patients are not left waiting for a CP team to arrive.

We would remind people to call NHS 24 on 111 to be able to get the appropriate advice and can make transport arrangements, if required. It must also be made clear that the temporary arrangement for CP Out-of-Hours during evenings and weekends is in place for the time being.

## SUMMER T

Keep your bike rolling  
Have your bike serviced by our  
completely free of  
24th July 2021 11.00am

# DR B

## PRE-BOOKING

to book a consultation, email  
[bonhill-dalmonachcc@outlook.com](mailto:bonhill-dalmonachcc@outlook.com)  
or on Facebook

Sponsored by West Dunbartonshire Council Community Funding,  
Bonhill & Dalmonach Community Council and Cycling Valley Project

## FREE FIT CLUB

GET ACCESS TO THE NATIONAL CHALLENGE THROUGH THE CLUB

"West Dunbartonshire  
Fitness Club"

we help you get RESULTS

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PARTICIPANTS GO INTO OUR FREE PRIZE DRAW



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The place to come for a job done  
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Call us today for a free quote.

We provide a range of services for  
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Message us on our Facebook page for quote & get yourself booked in.  
A fully insured & reliable company you can trust

## LOCAL GRASS CUTTING DUMBARTON AND V

On demand service, grass cut and striped, edges  
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How much do we charge? For average size lawns,  
front and back - £15

Please call or text for a free quote.

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## Public Exhibition

Lomond Banks Development Project,  
Balloch



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Further exhibition will be held later in 2021  
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As a result of ongoing uncertainty  
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Address: Stantec UK Ltd  
9 George Square, Glasgow, G2 1DY

Dates: 28th September to 15th  
October 2021

Location:  
[www.lomondbanks.com](http://www.lomondbanks.com)

Outdoor learning sessions  
for families. Come and create your  
experiments - from rockets to STEAM  
we explore all things STEAM  
[weestems@hotmail.com](mailto:weestems@hotmail.com)

Nurturing a love  
of reading for life!  
Created by early reading experts, Reading Fairy  
classes give children a strong foundation for  
learning to read and loving books.  
Reading Fairy's school-based classes, for children  
aged 4-6, are held in schools and libraries.  
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book a class near you visit:  
[www.babysensory.com](http://www.babysensory.com)

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charity partnership

The co-operative  
charity partnership



Community

Public Exhibition  
Lomond Banks Development Project,  
Balloch

LOMOND  
BANKS

Membership matters...  
Pick up a form  
and join today

Comond Banks Development Project  
Balloch



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**Location:**  
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Membership matters...  
Pick up a form  
and join today



supporting local projects



Have your say | Find out more about the Society  
Be part of Scotmid's democratic process

Notice is hereby given that an Ordinary General Meeting of the Society will be held on Monday 27 September 2021 at 6.30pm in:  
The Hermiton Suite, Novotel Edinburgh Park, 15 Lochside Ave,  
Edinburgh EH12 9D1, and Duxton, The By Hilton, Strathclyde  
Business Park, Phoenix Crescent, Glasgow, ML4 5JZ,  
and on Tuesday 28 September 2021 at 6.30pm in:  
The Aberdeen Altens Hotel, Southerhead Road, Aberdeen, AB12 6JL.

### Agenda of business

- ## Agenda of business
1. Community Current Presentations and Writing
  2. Minutes of Annual General Meeting held on 28 April 2023
  3. Nominations for Regional Committees
- |                                  |   |
|----------------------------------|---|
| <b>East Regional Committee:</b>  | 4 Members to serve for 3 years                                      |
| <b>Seaton Valley area:</b>       | 1 Member to serve for 3 years                                       |
| <b>North Regional Committee:</b> | 4 Members to serve for 3 years                                      |
| <b>West Regional Committee:</b>  | 5 Members to serve for 3 years<br>and 1 Member to serve for 2 years |
|                                  | 1 Member to serve for 3 years                                       |
- Penrith area:**
4. Directors' Report/Interests-Accounts
  5. Declared Members' Loyalty Bonus Scheme
  6. Reimbursement and other Fees, Delegations and Absence/Leaves
  7. Reimbursement and other Fees, Delegations and Absence/Leaves
  8. President's Award, Day Payment £135, Part Day Payment £75, Attendance Payment, £42
  9. ...and Charity Report

## Admission to general meeting

## Membership Application



Here to serve our communities  
 and make people's everyday lives



## **Appendix G    Live Event Slides**



# Welcome



Introductions

The Proposals

Q&A

Next Steps





# The Lomond Banks Site





# History





# Context

## BALLOCH

Balloch sits on the shores of Loch Lomond and forms the southern gateway to the National Park.

Balloch attracts a high number of tourists with easy access from Glasgow. Balloch is notable for being the main access to Loch Lomond, the Country Park, Loch Lomond Shores and numerous historic buildings.

Future development includes housing, visitor experience, leisure and mixed use. Several development opportunities support the aim of bringing back into use great listed buildings including Balloch Castle and Woodbank House. Loch Lomond Shores is an exceptional retail and visitor attraction within the National Park and the links from the train station will be improved.





# Why invest in Balloch?









# Station Square

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



# Riverside

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



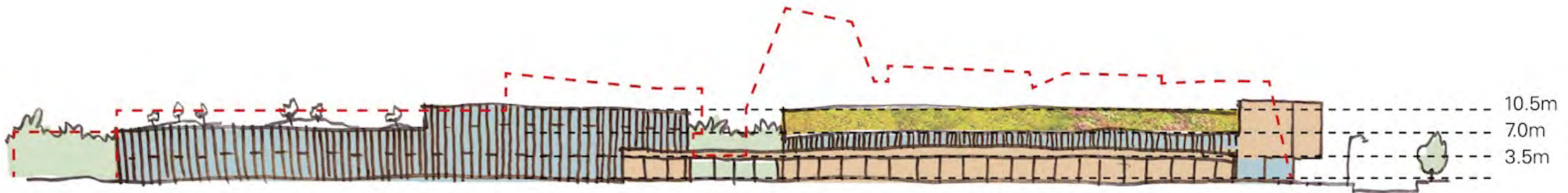
# Pierhead

- Apart Hotel
- Indoor Water Park
- Reception and Indoor Attractions
- Monorail Terminal
- Staff Offices
- Water Sports Hub and Storage
- Visitor Hub
- Food and beverage





# Pierhead



# Pierhead



# Woodbank

- Woodland Lodges & Bothies
- Woodbank House retained & converted
- Boathouse Activity Centre
- Reduced residential





# Some Assurances

- All proposals are in line with the local development plan
- Lomond Banks is not a theme park
- Public access for all
- Drumkinnon Wood will be protected and conserved
- Connectivity from Lomond Banks and Loch Lomond Shores to Balloch will be improved
- Local people and business will be prioritised
- No zero hours contracts and real living wage paid

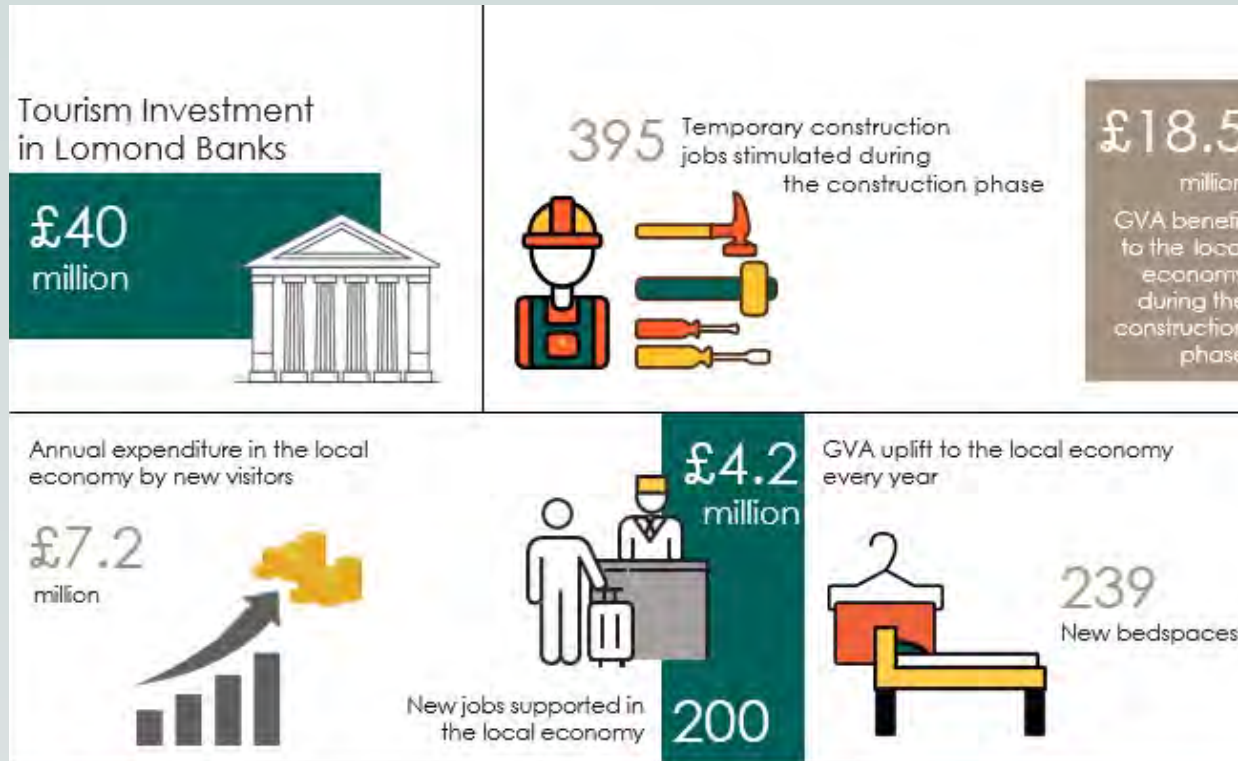
# Sustainability

- LLTNP Mission Zero
- WDC Climate Change Strategy
- Climate Ready Clyde
- New thinking





# Economic Impact & Community



*Figures subject to change pending planning approval*

# Next Steps

