

Plans Now Submitted



Jim Paterson, Development Director for Lomond Banks

We are delighted to say that we have now submitted the plans for our £40m sustainable, world-class tourist destination on the banks of Loch Lomond.

The Lomond Banks team undertook an extended period of consultation with the local community as well as key businesses and

stakeholders throughout 2021, and we were delighted with how engaged and productive these consultations were in helping us to shape the plans.

We had a really positive turnout to both our virtual and in-person consultation events with more than 70 members of the public attending the face-to-face event to see the plans for themselves and have the opportunity to discuss these with

representatives from Flamingo Land, development architects and planners.

Throughout the two extended consultation periods, more than 1,250 members of the public engaged with the consultation portal on the Lomond Banks website, whilst 150 signed up for a series of online interactive meetings, including a business stakeholder event and public consultation session, which took place in September and October respectively.

The consultations allowed us to create an open dialogue with the community to take on-board constructive feedback, dispel some of the myths regarding the site and provide reassurances that Lomond Banks will be respectful and in-keeping with the local environment.

The team at Lomond Banks would like to thank you for your input thus far with the consultation events and look forward to sharing the outcome of the planning submission in due course.

The Lomond Banks team

KEY ECONOMIC BENEFITS:

- *£40m sustainable, world-class tourist destination*
- *Diverse range of jobs created across entry-level positions to highly skilled posts covering full-time, part-time and seasonal posts for the area*
- *The plans deliver a significant economic boost for the local area with high investment figures and direct and indirect jobs*
- *There will also be hundreds of local jobs created during the construction phase*

MAIN CHANGES SINCE 2018 PLANNING APPLICATION:

- *Drumkinnon Wood removed from the planning application*
- *The height of buildings posed for the Pierhead reduced*
- *Commitment to conserve the Grade A listed Woodbank House*
- *Public access to site maintained during construction phase*
- *Community Water Sports Hub planned for Pierhead*





Our Commitment to Ecology and Biodiversity

Our Commitment to the Community and Fair Working

If planning is approved, our vision is to create a new accommodation-led resort that not only complements Loch Lomond and the surrounding area, but maximises and shares the many advantages of the development with all – bringing benefits to the local community and economy.

Throughout the consultation period – and even more so now, our environmental and commercial commitment to Balloch and West Riverside remains strong. Our proposed development also comes at a time when economic investment in quality tourism infrastructure to accommodate public demand is required.

We want to not only complement what makes Loch Lomond so attractive to visitors, but our aim will be to invest and hire locally, as well as working with local businesses to maximise the benefits of the development for all.

Our team at Lomond Banks has set out its fairness, equality and sustainable employment commitments ahead of submitting our plans, and have pledged to pay at least the real living wage, promote a skilled and diverse workforce and bolster a local supply chain for the proposed £40m tourism resort.

The pledge, which mirrors many of the attributes of the Scottish Business Pledge, promises that Lomond Banks will promote fairness, opportunity, equality and innovation within its future workforce should planning be approved.

Flamingo Land – the business behind the Lomond Banks project – has a strong record in fair working as well as excellent education and development opportunities through training for its team and the site at Lomond Banks will be no different, with a commitment on fair working, educational opportunities for local people and establishing a local supply chain to benefit the wider business community in the area.

LOMOND BANKS' FAIR WORKING PLEDGE PROMISES TO:

1. *Pay the real living wage to its employees*
2. *No zero-hour contracts*
3. *Invest in a skilled and diverse workforce*
4. *Support local community by employing locally and supporting local supply chains*
5. *Strong workforce engagement*
6. *Environmental impact – dedicating the business and its people to think and act in a sustainable way*
7. *Prompt payments*

The team at Lomond Banks have ambitious plans to create a world-class, sustainable tourist destination that not only celebrates the wildlife and biodiversity of Loch Lomond, but creates a lasting legacy through preservation and education.

Through dialogue with the local community and those further afield, both biodiversity and the sustainability of Lomond Banks has remained a key theme during the consultation process.

As a result, we used detailed ecological studies of the area to ensure that the important wildlife assets across Woodbank and West Riverside were incorporated into the designs from the outset, and not considered as a bolt-on.

Included within this were surveys for birds (including for the first time a study of wintering birds on Loch Lomond and the River Leven), red squirrel and hibernating bats.

Initial surveys indicated summer roosting bats within areas of

the site, and suitability for hibernation, so further studies were commissioned in line with national guidance to ensure minimal disturbance to bats as the development moves forward.

We have also been working closely with Applied Ecology Ltd since April 2021, and as a result of the detailed survey work, we have been able to identify exciting opportunities for environmental education and interpretation as part of the proposals.

The extensive studies, alongside input from the local community, have helped form and dictate many of the key elements of our proposals and we are excited to progress plans that are forward-thinking, ensuring that the natural beauty of the area will be celebrated for many generations to come.

We look forward to sharing the outcome of the planning submission in due course.



FAQs

You can find more FAQs about the development on our website www.lomondbanks.com.

Why are you making a further submission? What is different this time around?

We are committed to working with the community to understand the importance of Loch Lomond to both local residents and visitors to the area, as well as the local population, who value the area as an iconic setting within the country and have demonstrated that during our public consultation events and taken on-board the feedback to incorporate into our plans.

Will there be theme park rides on-site?

No. The vision for Lomond Banks is to create a world-class family holiday village, not a theme park. We are taking inspiration from Centre Parcs and other adventure parks in Scotland, such as Landmark. Our proposals include an external activity area, events and performance areas, children's play areas, picnic and play areas.

What are your plans for Woodbank House?

We are committed to the conservation and redevelopment of Woodbank House and other listed structures within the site. These proposals will be subject to future application for planning and listed building consent. Our vision is to restore the derelict outbuildings into high standard self-catered holiday apartments.

Will there be a lot of jobs created once the project is up and running?

The proposal will require an investment of approximately £40 million. We anticipate the day to day running of the new resort will create a diverse range of jobs across entry-level positions to highly skilled posts covering full-time, part-time and seasonal posts for the area. There will also be many local jobs and apprenticeship opportunities created during the early construction phase of the project.

What mitigation plans are in place for traffic and parking?

Visitors will be encouraged to leave their car behind and use sustainable means of travel including the Scotrail and local bus service to Balloch. Arriving traffic will be managed to ensure the full potential of parking areas is utilised and pedestrian movement is incentivised and promoted throughout the site especially between Lomond Shores into Balloch. Proposals for traffic management will be developed in consultation with Transport Scotland and West Dunbartonshire Council.



Support Us

Now that the planning application has been submitted, the public portal is open for comments. To lend your support to the development plans, go to www.lomondbanks.com.