

## 14 Socio-economics, Tourism, Recreation & Public Access

### EIA Addendum Update

The removal of 22 accommodation units and Area 10 does not change the outcome of the original assessment and therefore there have been no changes made to this chapter.

### 14.1 Introduction

- 14.1.1 This Chapter of the ES provides an assessment of the likely significant effects from the Proposed Development on identified socio-economic, tourism, recreation and public access receptors. The assessment is based on the characteristics of the site and surrounding area and the key parameters of the Proposed Development detailed in **Chapter 2 – Site and Surrounding Area** and **Chapter 3 – The Proposed Development** respectively.
- 14.1.2 This chapter has been prepared by Stantec. In line with best practice, a statement outlining the relevant expertise and qualifications of competent experts appointed to prepare this ES is provided in **Appendix 1.1**
- 14.1.3 The aims of this chapter are to:
- Identify the relevant context in which the socio-economic, tourism, recreation & public access and assessment has been undertaken;
  - Describe the methodology used to undertake the assessment;
  - Outline the relevant baseline conditions currently existing at the Site and surrounding area;
  - Identify the potential direct and indirect socio-economic effects of the Proposed Development;
  - Identify the potential tourism, recreation & public access effects of the Proposed Development;
  - Identify mitigation and enhancement measures where required to address identified effects;
  - Assess residual predicted effects; and,
  - Assess cumulative effects on socio-economics from the Proposed Development.
- 14.1.4 This chapter is supported by the following figures and technical reports provided in **Appendices 14.1 to 14.3**:
- **Appendix 14.1** – Figures includes:
    - Socio-economic and Labour Market Study Area;
    - Tourism and Recreation Study Area; and,
    - Public Access Study Area.
  - **Appendix 14.2** – Detailed Baseline Conditions; and,
  - **Appendix 14.3** – Policy Context.
- 14.1.5 The assessment draws upon relevant conclusions from other technical assessment chapters of this ES, in particular regarding likely ‘primary’ environmental or physical effects arising from changes in landscape character, visual amenity or the setting of heritage assets which may lead

to secondary socio-economic effects on the tourism and recreation sector. This assessment should therefore be read in conjunction with **Chapter 2 – Location and Nature of Development**; **Chapter 11 – Landscape and Visual Impact**; **Chapter 12 – Traffic and Transport**; and **Chapter 13 – Archaeology and Cultural Heritage**.

## 14.2 Policy Context, Legislation, Guidance and Standards

### Legislation

14.2.1 The overarching legislative framework applicable to this EIA for the proposed development is outlined in **Chapter 5 – Legislative and Policy Context**. Over and above this there are no statutory provisions of specific relevance to this assessment.

### Policy

14.2.2 The planning policy framework applicable to this EIA for the proposed development is outlined in **Chapter 5 – Legislative and Policy Context**. The statutory Development Plan applicable to the site presently comprises:

14.2.3 Planning policy considerations of specific relevance to this assessment are:

- National Planning Framework 3 (2014);
- Draft National Planning Framework 4 (2021);
- Scottish Planning Policy (2014);
- Loch Lomond and the Trossachs National Park Local Development Plan (2017-2021)<sup>11</sup>;
- Loch Lomond and the Trossachs National Park Visitor Experience Planning Guidance;
- Loch Lomond and the Trossachs National Park Indicative Regional Spatial Strategy (2020); and,
- Other relevant supplementary guidance.

14.2.4 Other policy considerations of specific relevance to this assessment include:

- Scotland's National Strategy for Economic Transformation (2022);
- Loch Lomond and the Trossachs National Park Tourism Strategy (2012-2017);
- Loch Lomond and the Trossachs National Park Outdoor Recreation Plan (2013-17);
- Loch Lomond and the Trossachs Core Paths Plan 2010-2017; and,
- HM Treasury (2020). Green Book Guide.

### Guidance and Relevant Technical Standards

#### Socio-economics

14.2.5 The assessment presented in this Chapter has adopted a methodology consistent with HM Treasury's Green Book appraisal guidance. The latest update to the Green Book (2022)<sup>12</sup> has been taken account of in the assessment of labour market effects.

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<sup>11</sup> The National Park Authority have revised the timeframes for the reparation of the next LDP. The current one will remain in force until 2024. <https://www.lochlomond-trossachs.org/wp-content/uploads/2021/09/Development-Plan-Scheme-2021.pdf>

<sup>12</sup> HM Treasury (2022). Green Book Guide. Available at: <https://www.gov.uk/government/publications/the-green-book-appraisal-and-evaluation-in-central-government/the-green-book-2020>

## 14.3 Consultation

### EIA Screening and Scoping

- 14.3.1 An EIA Screening and Scoping Request was lodged with the LLTNPA in June 2021. It outlined the proposed scope of a Socio-economic, Tourism, Recreation and Public Access ES Chapter.
- 14.3.2 The July 2021 Scoping Response from LLTNPA provided a number of comments from various consultees. Consultation responses pertinent to this ES Chapter were received from:
- Historic Environment Scotland (HES);
  - LLTNPA;
  - NatureScot (NS); and,
  - West Dunbartonshire Council Roads Services.
- 14.3.3 These responses were collated and reviewed to identify key sensitivities of relevance to this assessment and were accounted for accordingly, including relevant socio-economic, tourism, recreation and public access assets. For full details of scoping comments and responses of relevance to this ES Chapter please see **Appendix 14.2 – Detailed Baseline Conditions**.

### Post Scoping Consultation

- 14.3.4 Formal pre-application planning advice was sought from LLTNP in September and December 2021 and February 2022 regarding public rights of way, public access in general, job numbers and the nature of employment opportunities.
- 14.3.5 As requested in the July 2021 Scoping Response, a meeting was held with the LLTNPA Access Officer on the 20<sup>th</sup> April 2022 to discuss public access and rights of way with regards to the Proposed Development. Proposals were broadly welcomed, particularly proposals to enhance the existing public access network and ensuring continuity of access/rights of way. The Access Officer committed to engaging with the Project Team to develop an Access Management Plan, as well as related signage (e.g. temporary diversions), for the construction phase of the Proposed Development in due course.
- 14.3.6 Additional consultation and stakeholder engagement was undertaken with business groups and organisations to support the statutory engagement requirement as part of the planning process as summarised below:
- Dunbartonshire Chamber of Commerce;
  - Dunbartonshire Flourishing Delivery and Improvement Group;
  - Loch Lomond Shore Proprietors Association;
  - Strathleven Regeneration;
  - Scottish Enterprise;
  - Luss Estates;
  - Love Loch Lomond;
  - Cruise Loch Lomond;
  - Maid of the Loch; and,
  - Businesses in Balloch.

## 14.4 Methodology

### Overview

#### Assessment Scope

14.4.1 The principal aspects considered within this assessment are:

- Direct, indirect and induced employment/labour market effects during the construction and operational phases of the Proposed Development;
- Direct and indirect effects on relevant key business sectors (e.g. construction and tourism and recreation);
- Direct and indirect effects on tourism and catalysed by changes attributable to the construction or operation of the Proposed Development;
- Direct and indirect effects on public access (including any impacts and potential/perceived barriers to key public access routes such as core paths and rights of way as well as any areas that presently provide unhindered movement and informal routes). Effects on public access are further assessed in **Chapter 11 – Landscape and Visual Impact** including:
  - Restrictions during the construction phase;
  - Enhancement during the operational phase; and,
  - Indirect effects resulting from ‘secondary’ changes in social or economic activity catalysed by ‘primary’ changes in environmental or physical conditions attributable to the construction or operation of the Proposed Development (e.g. changes in visual amenity).

14.4.2 The above methodology was informed by a baseline and policy review to identify key receptors for assessment. This is provided in **Appendix 14.2 – Detailed Baseline Conditions** and **Appendix 14.3 – Policy Context**

#### Study Areas

14.4.3 The following Study Areas (as presented in **Appendix 14.1**) have been adopted, each focused upon the geographical area where socio-economic, tourism, recreation and public access effects are likely to occur, and which have the potential to be significant in the context of the EIA Regulations:

- **Socio-economic and Labour Market Study Area:** Socio-Economic receptors that affect the local and wider labour market will be assessed for three areas surrounding the development, the local area with a 15-minute drive time catchment, the wider area with a 30-minute catchment and the wider region with a 45-minute catchment;
- **Tourism and Recreation Study Area:** Tourism and recreation effects will be assessed within a 5km radius of the site, capturing key tourism and recreational assets and ensuring consistency with the Study Area used in **Chapter 11 – Landscape and Visual Impact**. This Study Area will consider the ‘primary’ visual and setting effects from the Proposed Development, as reported within **Chapter 11 – Landscape and Visual Impact**, with the potential to generate ‘secondary’ tourism and recreation effects. This assessment will also capture likely significant effects as reported within **Chapter 11 – Landscape and Visual Impact**; **Chapter 12 – Traffic and Transport**; and **Chapter 13 – Archaeology and Cultural Heritage**; and,
- **Public Access Study Area:** Direct public access effects will be assessed within the boundary of the site and secondary effects resulting from a change to the visual environment will be assessed within a 5km radius of the site, capturing key public access routes and tourist recreational routes. This is consistent with the LVIA chapter and the ZTV analysis (**Chapter 11 – Landscape and Visual Impact**).

## Baseline Data Collection

14.4.4 To inform the assessment, a desk-based review of publicly available data was undertaken to establish relevant baseline socio-economic, tourism, recreation and public access conditions at the Site and within each of the identified aforementioned Study Areas.

### Socio-economic Indicators

- Current demographic characteristics, including population size and structure;
- Current labour market characteristics, including working age population profile (level of economic activity, occupation and skills profiles) as well as the workplace economy profile (employment by industry and earnings); and,
- Nationally, regionally and locally important tourism and recreation assets.

14.4.5 A detailed overview of the baseline and policy assessment is provided in **Appendix 14.2 – Detailed Baseline Conditions** and **Appendix 14.3 – Policy Context**.

14.4.6 The following statistical sources have also been used to inform the assessment of likely effects:

- Office for National Statistics (ONS);
- Scottish Annual Business Statistics (2019);
- ONS Job Density (2019);
- ONS Population Estimates – local authority based by 5-year age band (2019);
- ONS Annual Population Survey (2019);
- ONS Business Register and Employment Survey (2019);
- ONS Annual Survey of Hours and Earnings (2020);
- Supply, Use and Analytical Input-Output Tables produced by the Scottish Government (1998 to 2018); and,
- GDP Deflators at Market Prices and Money GDP (2022).

### Tourism, Recreation & Access

14.4.7 A desk-based analysis has been carried out to determine key factors which impact upon tourism trends and the key drivers influencing the market. Factors such as visitor patterns and trends, occupancy rates and popular visitor attractions are analysed.

14.4.8 A desk-based audit has also been prepared to determine the scale of tourism and recreational activity and related facilities in the study area. The assessment covers key aspects including: tourism and recreation facilities; and those facilities and features which act as a focus or attraction for visitors, and lead to expenditure by visitors.

14.4.9 The following facilities and attractions have been identified in the study area:

- Indoor and outdoor tourist attractions – including cultural facilities, recreational amenities and leisure facilities;
- Visitor accommodation – including hotels, self-catering, Guest Houses and B&Bs;
- Hospitality establishments – including restaurants and cafes;
- Recreational assets – including Loch Lomond, the River Leven, Balloch Castle and country parks and woodland;

- Visitor activities – including walking, fishing, country pursuits, wildlife interests and sports; and,
- Visitor and tourist routes – including cycling, walking and rights of way.

### Modelling

14.4.10 Relevant quantitative data was analysed to predict gross and net socio-economic effects, including demographic changes and employment generation from both the construction and operation of the Proposed Development. This model applied economic multipliers and additionality assumptions as detailed below in the Impact Assessment Methodology.

### Approach to Socio-economic Assessment

#### Consideration of Relevant Receptors

14.4.11 The assessment of receptor sensitivity has been informed by publicly available information sources. At the time of writing, COVID-19 has resulted in changes to socio-economic conditions, however there is no evidence to suggest the long-term implications of such changes. The assessment of receptor sensitivity is therefore informed by a suite of baseline conditions prior to the onset of the COVID-19 pandemic.

14.4.12 From the information sources outlined below, the current baseline conditions of the Site and surrounding area were characterised. This led to the identification of relevant sensitive receptors to consider within the assessment, as detailed within **Appendix 14.2 – Detailed Baseline Conditions**. It is important to note that any potential receptor with no or negligible sensitivity to possible socio-economic change(s) arising from the Proposed Development, has no potential to experience likely significant effects (within the context of the EIA Regulations) and have therefore been excluded from this assessment. This ensures the assessment remains proportionate and focused on reporting likely significant effects.

14.4.13 Best practice principles have been applied to assess the employment and labour market impact of the Proposed Development. An economic impact model, consistent with appraisal guidance, has been used to measure net additional employment and GVA<sup>13,14</sup>. Appropriate economic appraisal guidance and professional judgement has been used to estimate values for:

- **Deadweight**: what would happen in the absence of the Proposed Development;
- **Leakage**: the proportion of employment opportunities accessed by people living outside the Study Area;
- **Displacement**: the proportion of Proposed Development benefit accounted for by a reduction in benefit elsewhere;
- **Substitution**: when a firm substitutes one activity for another to take advantage of public sector assistances; and,
- **Multipliers**: to estimate further economic activity associated with additional income and supplier purchases.

14.4.14 In particular, the above assumptions were used to assess the scale of net additional jobs likely to be generated or supported by the Proposed Development.

### Sensitivity

14.4.15 For employment and labour market effects, adequate labour and/or skills capacity results in a low sensitivity, while limited labour and/or skills capacity results in a high sensitivity.

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<sup>13</sup> GVA has been calculated using ONS Annual Business Survey data for the West Dunbartonshire Council Area.

<sup>14</sup> The economic impact model allows the guidance to be applied to the quantitative elements of the employment impact assessment

Table 14-1: Sensitivity Criteria

Sensitivity	Example
High	There is a shortfall of appropriate labour and skills. The Proposed Development would therefore lead to labour market pressure and distortions (i.e. skills and capacity shortages, import of labour, wage inflation).
Medium	There is low/limited supply of appropriate labour and skills. The Proposed Development may therefore lead to labour market pressure and distortions.
Low	There is a readily available supply of appropriate labour and skills. The Proposed Development is therefore unlikely to lead to labour market pressure or distortions.

Source: Stantec (2022)

## Magnitude of Change

14.4.16 The magnitude of change from the construction and operation of the Proposed Development on identified socio-economic receptors is determined using the criteria outlined in **Table 14-1** below. This assessment has been informed by all publicly available information sources at the time of this assessment. Note the change may be beneficial or adverse in all instances.

Table 14-2: Magnitude of Change Criteria

Magnitude of Change <sup>15</sup>	Criteria
High	Employment changes: the change in the number of jobs in the Study Area would be 250 or greater (based upon the EU definition of small and medium enterprises (European Commission, 2003)). Other socio-economic changes: changes to identified receptors would be observed on an international, national or regional scale. Changes are likely to be experienced over the long term (i.e. 5+ years).
Medium	Employment changes: the change in the number of jobs in the Study Area would be 50 or greater, but fewer than 250. Other socio-economic changes: changes judged to be important at a local scale, to identified receptors. Changes are likely to be experienced over the medium term (i.e. 3-5 years).
Low	Employment changes: the change in the number of jobs in the Study Area would be greater than 10, but fewer than 50. Other socio-economic changes: changes to identified receptors at the local level only. Changes are likely to be experienced over the short term (i.e. 1-2 years).
Negligible	Employment changes: the change in the number of jobs in the Study Area would be less than 10. Other socio-economic changes: changes to identified receptors at the local level only. Changes are likely to be experienced over the short term (i.e. less than 6 months).
No change would be perceptible, either beneficial or adverse.	

Source: Stantec (2022)

14.4.17 As detailed in **Table 14-1** above, other likely socio-economic (including effects on relevant key business sectors) require to be examined qualitatively on a case-by-case basis:

- In relation to the construction and tourism and recreation (encompassing accommodation and food services) sectors of the economy, the key question which underpinned the assessment was: *“Taking account of any proposed embedded mitigation, what effect would the socio-economic activity or outcome generated by the Proposed Development be likely to have on the performance of the sector within the assessed Study Area?”*;

<sup>15</sup> It is important to note that the Magnitude of Change can be both beneficial or adverse.

## Approach to Tourism, Recreation and Public Access Assessment

### Consideration of Relevant Receptors

- 14.4.18 The assessment of likely tourism, recreation and public access effects was underpinned by the identification of key components of the tourism and recreation business sector and public access routes with the potential to be affected by the Proposed Development.
- 14.4.19 Public access receptors of relevance to this assessment will be assessed on an individual basis with varying sensitivity, magnitude of change and significance assigned to each based on their subjective susceptibility to changes resulting from the Proposed Development. This assessment has identified all Core Paths and a range of other promoted recreational routes, including the John Muir Way, within the Public Access Study Area, and with visibility of the Proposed Development. The availability of informal areas of open space has also been recognised in accordance with the scoping opinion.
- 14.4.20 Notwithstanding the unique characteristics and offering of all individual tourism and recreational assets across the Study Area, receptors of relevance to the tourism and recreation elements of this assessment can be categorised under six broad groupings, each with different sensitivity to changes in visitor attractiveness (as detailed in **Appendix 14.2 – Detailed Baseline Conditions**):
- Outdoor tourist destinations;
  - Indoor tourist destinations;
  - Hospitality;
  - Visitor accommodation;
  - Recreational activities in the open countryside; and,
  - Tourists travelling (by road) through the open countryside.

### Sensitivity

- 14.4.21 For tourism, recreation and public access effects, receptor sensitivity was determined with reference to the importance of the receptors likely to be affected and the extent to which any change upon these by the Proposed Development could affect their economic performance. The sensitivity of relevant receptors was therefore defined on a case-by-case basis, as detailed in **Appendix 14.2 – Detailed Baseline Conditions**.

### Magnitude of Change

- 14.4.22 The visitor attractiveness and tourism potential of each of the six receptor groupings could be affected by environmental or socio-economic changes (i.e. 'primary effects'), including likely effects from the construction or operation of the Proposed Development as assessed in other technical assessment chapters of this ES. These six receptor groupings have there been considered in the assessment of the Proposed Development. The relevant individual tourism and recreational assets within the Tourism and Recreation Study Area are listed as part of the description of **Detailed Baseline Conditions (Appendix 14.2)**.
- 14.4.23 In relation to the assessment of 'primary' effects on recreational and public access during both the construction and operation phase of the Proposed Development, the sensitivity of impacted designated walking routes was assigned based on their recognition at the national level (e.g. NPF3) and the level of statutory protection afforded to them (e.g. under the Land Reform (Scotland) Act 2003). Further, the assessment of 'secondary' effects on the identified key components of the tourism and recreation sector was conducted by assigning a sensitivity to each receptor grouping based on both the importance identified tourism assets within the Tourism and Recreation Study Area and their susceptibility to changes in the visitor attractiveness of such assets and catalysing changes in visitor numbers and tourist expenditure.
- 14.4.24 In relation to the Tourism and Recreation Study Area, the sensitivity of the key components of the tourism and visitor economy sector is reflected in the extent to which change in the visitor attractiveness of the tourism sector and each of its components is likely to influence change in



visitor numbers and expenditure. For individual receptors, sensitivity in socio-economic terms therefore differs from the criteria applied in landscape, visual, cultural heritage and other assessments. Rather, it reflects tourists choosing to visit an area (or not) and how the local/regional sectors may react to a change in visitor numbers/expenditure. The type and level of 'primary' environmental or socio-economic changes generated by the Proposed Development which could catalyse 'secondary' changes in visitor attractiveness and tourism potential (and thus visitor numbers and expenditure) was then examined. In doing so, the key question which underpinned this assessment was: *"Taking account of any proposed embedded mitigation to what extent would the proposed change in tourism, recreation, leisure and accommodation provision be likely to result in a change in the visitor attractiveness and tourism potential of existing tourism and recreation receptors, in terms of visitor numbers and expenditure?"*

14.4.25 In relation to 'primary' effects on the Public Access Study Area, the key question which underpinned this assessment was: *"Taking account of any proposed embedded mitigation, to what extent would the Proposed Development necessitate changes in public access (including informal routes) and/or infringe upon statutory or policy protections afforded to designated routes?"*

### Significance of Effects

14.4.26 In line with standard EIA practice, the sensitivity of receptors is considered against the Magnitude of Change to determine the significance of effect (see **Table 14-3** below). Effects which are 'moderate' or 'major' are considered to be significant in EIA terms (highlighted in light grey shading below).

Table 14-3: Significance Matrix of Effects

Sensitivity of Receptor	Magnitude of Change		
	Low	Medium	High
High	Moderate	Moderate / Major	Major
Medium	Low / Moderate	Moderate	Moderate / Major
Low	Low	Low / Moderate	Moderate
Negligible	Negligible / Low	Low	Low / Moderate

Source: Stantec (2022)

### Approach to Cumulative Impact Assessment

14.4.27 The EIA Regulations require an assessment of the likely significant cumulative effects of the Proposed Development and other approved developments, at construction and operational stages. However, as noted in the Scoping Opinion (Ref PSC/2021/0005) received from the LLTNPA, there are no known significant terrestrial development proposals within the immediate area of the National Park to be considered in this ES Chapter.

### Limitations and Assumptions

14.4.28 The following limitations and assumptions have been adopted in this assessment:

#### COVID-19

14.4.29 The baseline conditions presented within this assessment utilise data collected prior to the global disruption as a result of the ongoing COVID-19 pandemic. At the time of writing this ES Chapter, COVID-19 has resulted in changes to socio-economic conditions, however, there is no evidence to indicate the long-term implications of these changes. The baseline data presented therefore remains representative and appropriate to inform a robust and proportionate assessment of the Proposed Development.

#### Visitor Economy COVID-19 Implications

14.4.30 Key components of the tourism and recreation sector have different sensitivities to potential impacts from development proposals (i.e. linked to relevant primary environmental effects on individual receptors). It is important to note that sensitivity ratings assigned to the tourism and

recreation sector have not been adjusted in response to the ongoing COVID-19 pandemic, as whilst sectoral performance is presently reduced compared with pre-pandemic levels, this does not detract from the continued importance of the sector to local, regional and national economies.

### Capital Expenditure

- 14.4.31 Construction costs for the Proposed Development including associated infrastructure as the access tracks was provided by the client in March 2022 to an estimated value of £40 million.

### Gross Employment

- 14.4.32 In absence of the turnover per worker for the 15, 30 and 45 minute catchment area being available, the West Dunbartonshire figure has been used as a proxy, resulting in the same gross jobs across the 3 aforementioned areas. The net employment calculations have however been adjusted to take account of the additional factors applicable to each of the Study Areas characteristics.

### Additionality Assumptions

- 14.4.33 Further detail relating to the additionality factors adopted within this assessment are outlined under **Section 14.4 - Methodology**.

## 14.5 Baseline Conditions

- 14.5.1 This section sets out a series of summaries of the relevant baseline conditions used to inform this socio-economic, tourism, recreation and public access assessment. **Appendix 14.2** presents the detailed baseline conditions which are summarised below.

### The Site

- 14.5.2 The Site lies within Loch Lomond and the Trossachs National Park and comprises two distinct areas; West Riverside, adjacent to the Loch Lomond Shores Development, and the curtilage of Woodbank House, a derelict former hotel with adjacent grounds, situated between Balloch and the A82.

### The Surrounding Area

- 14.5.3 Relevant baseline conditions are presented for the Socio-economic and Labour Market; Tourism and Recreation; and Public Access Study Areas where information is available. Scotland has been used as a comparator where appropriate.

### Settlement Profile

- 14.5.4 LLTNP borders West Dunbartonshire to the south; Argyll and Bute to the north and east; and Stirling to the west. The National Park encompasses around 1,865 sq.km of land and roughly 50% of Scotland's population live within an hour's drive of the park<sup>16</sup>. Despite being situated within the LLTNP local planning authority boundary, the Site also sits within the administrative boundary of West Dunbartonshire Council. The site is located in Balloch.
- 14.5.5 The Site benefits from strong connectivity with West Dunbartonshire and Glasgow to the south via the A82 and railway line, benefitting the local economy, tourism, recreation and visitor sector.

## Socio-economic and Labour Market Baseline

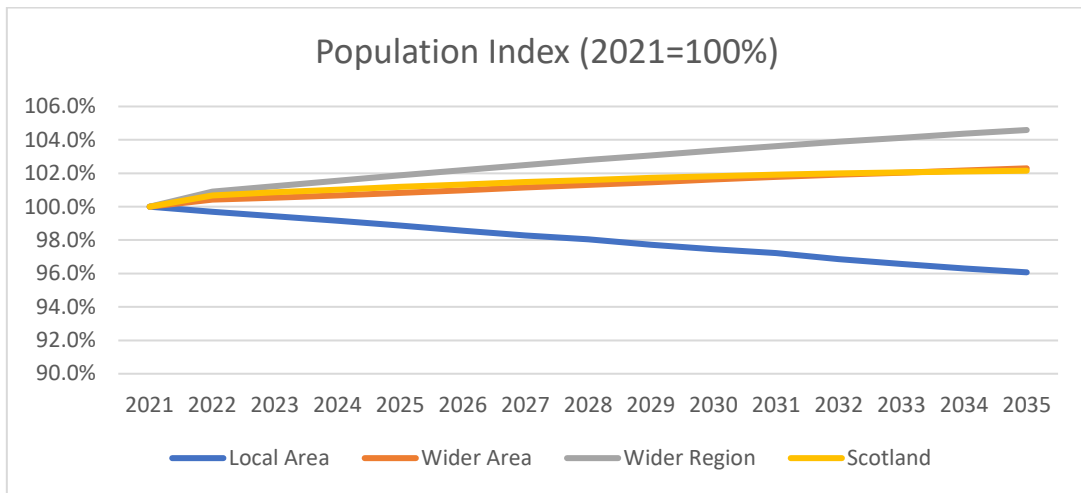
### Population

- 14.5.6 The local area has experienced a population increase between 2001 and 2019 (5%). The populations of the wider area and wider region have also risen (9% and 11% respectively). This increase is similar to that experienced across Scotland (11%). To 2035, the population of the local area is anticipated to continue to grow, albeit at a slower rate (2%) and the population of the wider area and wider region will increase (7% and 10% respectively).<sup>17</sup>

<sup>16</sup> Loch Lomond and the Trossachs National Park (No Date). Key Facts. Available online at: <https://www.lochlomond-trossachs.org/discover-the-park/key-facts/>

<sup>17</sup> ONS (2022) 2011 Census. Available at: [Population and migration - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/population-and-migration/population/population-in-scotland)

Figure 14-1: Population Index Anticipated Growth (2021 = 100%)

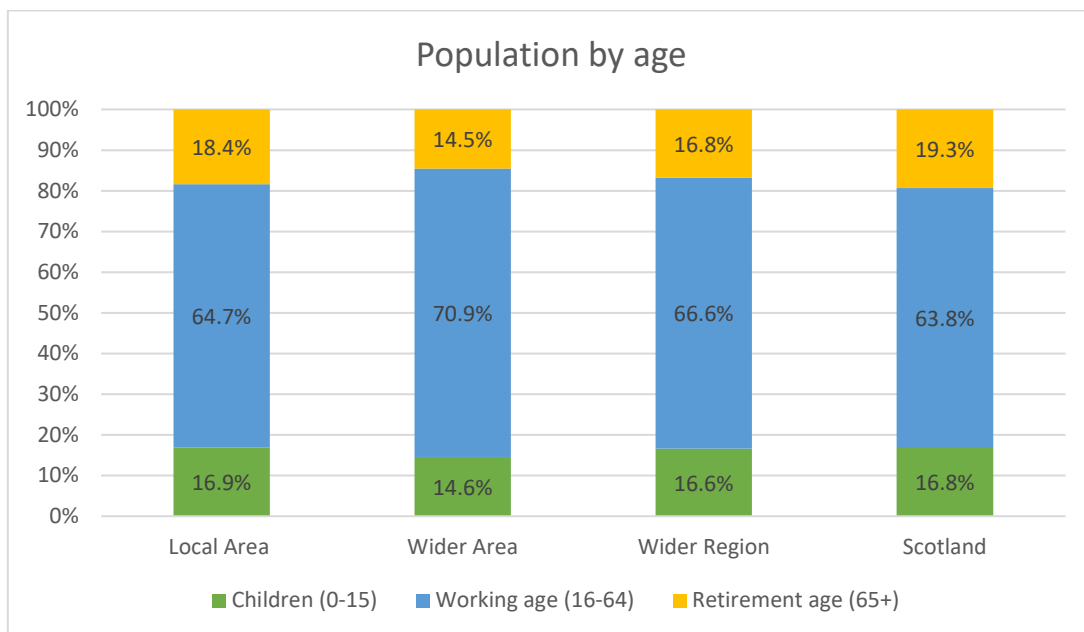


Source: Stantec Calculations Using 2021 Data from ONS 2011 Census.

### Age Structure

14.5.7 The age structure in the local area reflects an aging population relative to the wider area, wider region and Scotland. There is a higher proportion of people aged over 65 in the local area when compared with the wider area and region. The proportion of children (aged 0 to 15) is similar to that of the wider region and Scotland.

Figure 14-2: Age Structure



Source: Stantec Calculations using 2021 Data from ONS Census 2011.

14.5.8 The proportion of working age people is declining across the study area and in Scotland. In the local area, the working age population decreased by 3% from 2001 to 2021 and is predicted to decrease a further 8% to 2035. Contraction in the working age population is also expected in the wider area (falling by 9%) while in the wider area there is expected to be a 12.7% increase. A further 12% and 1.2% respectively are predicted for the 2021-2035 period. The local area has a declining proportion of working age people and an increasing dependency ratio which is likely to put additional pressure on services in the area. Indeed, to 2035, the retirement age population in the local area is predicted to increase by 35% from 2021. This is above the wider

area and wider region (31% and 32% respectively) and slightly above expected growth in Scotland (29%).<sup>18</sup>

### Economic Activity

14.5.9 The economic activity rate is a measure of the labour market opportunities available in the area<sup>19</sup>. The local area's level of economic activity (67.7%) is comparable with the wider area, wider region and Scotland (64.3%, 67.1% and 68.1% respectively).

14.5.10 Economic inactivity in the local area (32.3%) is lower than the wider area (35.7%), and comparable with both the wider region (32.9%) and Scotland (31.9%). Of economically active people, the employment profile is similar across the Study Area, with 8% of people self-employed within the local area, 8% in the wider area and 7% in the wider region.

14.5.11 Of economically inactive people, a higher proportion of people in the local area are retired (46%) compared to the wider area (30%), wider region (40%). The proportion of retired people within the local area is comparable with Scotland (also 46%).

### Employment Structure

14.5.12 Human health and social work, public administration, defence & compulsory social security and wholesale & retail are the main sources of employment in the local area (comprising 40% of resident employment). This is slightly higher than the wider area and region (36% and 35% respectively) and in Scotland (36%). However, a smaller proportion of residents in the Study Area are employed in wholesale and retail compared to Scotland.

### Skills and Qualifications

14.5.13 National Readership Survey (NRS) social grades area system of demographic classification widely used in market research<sup>20</sup>. Compared to the wider area, wider region and Scotland, the local area has a lower proportion of people in the highest social grades (AB). The Study Area generally has a slightly higher proportion of people (32%) in lowest social (DE) compared to the national average (27%).

14.5.14 The local area's educational attainment rate is generally comparable with the wider Study Area (i.e. the wider area and wider region) and Scotland levels, though a higher proportion of people have no qualifications compared to Scotland. Furthermore, a lesser proportion of residents in the local area have Level 4 qualifications or above (22%) compared to the wider area, wider region and Scotland (34%, 32% and 30% respectively).

### Key Business Sector: Construction

14.5.15 Across West Dunbartonshire, some 1,200 people were employed in the construction sector in 2019. In 2019, it was estimated that the gross value added (GVA) per construction worker was £47,358 and the gross wage/salary per construction worker was £12,573 within the local authority. There were approximately 304 construction businesses (units) operating throughout West Dunbartonshire in 2019.

### Key Business Sector: Tourism Accommodation

14.5.16 Within West Dunbartonshire, some 2,400 people were jointly employed in the Accommodation and Food and Beverage sector<sup>21</sup> in 2019. In the same year, it was estimated that the gross value added (GVA) per tourism and recreation worker was £20,034 and the gross wage/salary per worker was £30,306 within the local authority.

<sup>18</sup> ONS (2022) 2011 Census. Available at: Population and migration - Office for National Statistics (ons.gov.uk)

<sup>19</sup> The economic activity rate measures the percentage of the population, both in employment and unemployed that represents the labour supply regardless of their labour status. The figure represents the degree of success of the area in engaging people in productive activity.

<sup>20</sup> Originally developed by the National Readership Survey (NRS). Now used by many other organisations for wider applications and a standard for market research.

<sup>21</sup> For the purpose of this chapter, the 'tourism and recreation' sector encompasses the accommodation and food services sectors.

## Summary

14.5.17 The Socio-economic and Labour Market Study Area<sup>22</sup> surrounding the Site is characterised by:

- An increasing population between 2001 and 2019 and to 2035;
- A comparable proportion of working age residents within the wider area, the wider region and Scotland;
- A comparable economic activity and inactivity rate with Scotland;
- A lower proportion of people in highly skilled jobs locally compared to the wider area, wider region and Scotland and a higher proportion of people in semi-skilled/unskilled jobs compared to the wider area, wider region and Scotland;
- A lower proportion of people with Level 4 qualifications or above compared to the wider area, wider region and Scotland; and,
- A higher proportion of residents have no qualifications compared to Scotland.

## Tourism, Recreation and Public Access Baseline

14.5.18 This section sets out a series of summaries of the baseline conditions that have informed the assessment. Please refer to **Appendix 14.2 – Detailed Baseline Conditions** for full details.

### Economic Importance of Tourism

14.5.19 At the national level, the tourism sector is recognised by the Scottish Government as an important part of the Scottish economy, supporting a range of business activity and employment opportunities<sup>23</sup>. The importance of tourism is demonstrated in its status as one of the Scottish Government's six Growth Sectors<sup>24</sup>.

14.5.20 The latest available figures show that sustainable tourism generated some £4.1 billion GVA in 2018. Of all overnight visits to Scotland in 2019, some 80% were made by UK residents (comprising 14.1 million trips), while the remaining 20% of overnight visits were from international visitors (comprising 3.5 million trips)<sup>25</sup>.

14.5.21 Whilst only 20% of trips in 2019 were made by international visitors, expenditure from this market totalled £2.5 billion, or 43% of total overnight spend in Scotland, making 2019 the best year in over a decade in terms of international tourist expenditure for both Scotland and the UK. Of all tourism based businesses in Scotland, hotels and similar accommodation is the largest sector – supporting over 47,000 jobs and generating almost £1.4 billion GVA in 2018.

14.5.22 In 2017, approximately 4.6 million people visited to the national park area (of which 2.1 million were day visitors – generating some £142 million for the economy of the park). Staying visitors account for just over half (53%) of all 'visitor days', which takes into account those visitors who stay at any destination for more than a day. Visitors to the park are vital to local businesses, supporting more than 6,799 Full Time Equivalent (FTE) jobs in 2017.

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<sup>22</sup> Defined as the area with a 15-minute drive time.

<sup>23</sup> Scottish Government (2015). Scotland's Economic Strategy. Available at: <https://www.gov.scot/publications/scotlands-economic-strategy/>

<sup>24</sup> Scotland's Economic Strategy (2015). Page 42

<sup>25</sup> Visit Scotland (2019). Key Facts on Tourism in Scotland. Available online at: <https://www.visitscotland.org/binaries/content/assets/dot-org/pdf/research-papers-2/key-facts-on-tourism-in-scotland-2019.pdf>

## Characteristics and Assets

### Visitor Attractions

- 14.5.23 The most recent Scotland Visitor Survey<sup>26</sup> carried out by Jump Research in 2015 and 2016 revealed that the main motivation among respondents to visit LLTNP was ‘the scenery and landscape’ (78%), followed by ‘to get away from it all’ (48%) and ‘holidayed here before and wanted to return’ (39%).
- 14.5.24 In terms of activities undertaken by visitors to LLTNP, the majority spent their time sightseeing by car, coach or on foot (69%). Further, 40% of visitors spent their time shopping and around 35% visited a visitor centre.
- 14.5.25 There are several heritage assets which attract visitors within the Tourism and Recreation Study Area, in particular Balloch Castle. Research indicates that around 43% of visitors to LLTNP visited a historic house, stately home or castle and an estimated 39% visited a country park or garden.
- 14.5.26 The LLTNP Tourism Strategy (2012-2017) sets out the aspirations for the tourism sector to 2017, aiming to inform the future direction of the tourism sector and the targets/goals it seeks to achieve. The strategy aims to:
- “To deliver a high quality, authentic experience for visitors with many opportunities to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world”.*
- 14.5.27 The Tourism Strategy provides the tourism context for the National Park Partnership Plan (2018-2023) and is intrinsically linked to the LLTNP Outdoor Recreation Plan (2013-2017). Both the Tourism Strategy and Outdoor Recreation Plan are yet to be updated.

### Designated Walking and Other Recreational Routes

The Tourism and Recreation and Public Access Study Area consisted of a wide range of designated and non-designated/informal routes used by both residents and visitors. The core paths and other promoted recreational routes (including the John Muir Way and Three Lochs Way) within both Study Areas and with visibility of the Proposed Development of relevance to this assessment are listed below:

- John Muir Way;
  - Three Lochs Way (Balloch to Helensburgh);
  - Loch Lomond Shores Walk (Balloch);
  - Core Paths (within the Site boundary and Public Access Study Area);
  - Rights of Way: SD28, SD53, SD95 and SD102;
  - National Cycle Route 7;
  - West Loch Lomond Cycle Route (Regional Route 40); and,
  - Other informal routes including but not limited to the River Leven Shoreline, Drumkinnon Bay Beach, Drumkinnon Wood and the Woodland East of Pier Road.
- 14.5.28 The Tourism and Recreation review takes account of the protections of The Land Reform (Scotland) Act 2003 and Countryside (Scotland) Act 1967.

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<sup>26</sup> Visit Scotland (2017). Scotland Visitor Survey 2015 & 2016. Regional Results: Loch Lomond and the Trossachs National Park. Available online at: <https://www.visitscotland.org/binaries/content/assets/dot-org/pdf/research-papers/scotland-visitor-survey-loch-lomond-trossachs-national-park-2016.pdf>

### Indoor Tourist Attractions

14.5.29 Indoor tourist attractions are fewer across the National Park as a result of the focus on the stunning natural scenery and abundance of outdoor pursuits on offer. Identified Indoor tourist destinations within the Tourism and Recreation Study Area are:

- Loch Lomond Shores, and,
- the Sea Life Loch Lomond.

### Outdoor Tourist Attractions

14.5.30 Tourist attractions often utilise the scenic and landscape value of the region. The Site benefits from proximity to a number of natural assets which afford a variety of opportunities for outdoor recreational activities including walking, running, cycling and horse riding. Outdoor tourist attractions relevant to this assessment include:

- Loch Lomond Bird of Prey Centre;
- Sweeney's Cruises;
- Maid of the Loch;
- Steam Slipway;
- TreeZone Aerial Adventure Course; and,
- Loch Lomond Seaplanes.

14.5.31 In recent months, the overall attractiveness of outdoor tourist attractions has risen in light of the COVID-19 pandemic. Outdoor attractions have typically been less affected by pandemic related restrictions owing to natural ventilation, resulting in higher visitor numbers.

### Hospitality

14.5.32 Hospitality businesses, including those within hotels, are widespread across the Tourism and Recreation Study Area – with many located within Balloch village centre or along the route of the A82. In Balloch, these are mainly located around Lomond Shores and along Balloch Road. Other hospitality businesses are located in small towns and villages throughout the Study Area.

### Visitor Accommodation

14.5.33 The economic contribution of the tourism sector is underpinned by visitor accommodation. In 2017, 27% of all visitors to the National Park stayed in the area for one or more nights and those staying in serviced accommodation (including hotels, guest houses, B&Bs and inns) represent the majority of visitors (19%).

14.5.34 On average in 2017 staying visitors spent an estimated £99.76 per day or £309.26 per visit to the National Park. Visitors staying in serviced accommodation typically spent £126.26 per day and £213.81 per visit and visitors staying in non-serviced accommodation (including self-catering properties as well as camping and caravanning accommodation) on average spent £84.22 per day and £555.82 per visit.

### Recreational Activities in the Open Countryside

14.5.35 There are many popular recreational activities within the woodlands, forests, countryside and Lochside coastline of the National Park including walking, running, cycling, mountain biking, fishing, canoeing, kayaking and swimming. Of particular importance, Loch Lomond spans an area of 27.5 sq. miles from Balloch in the south to Ardlui in the north and affords opportunities to enjoy the outdoors. Further, local heritage assets such as Balloch Castle and Country Park opportunities to enjoy the cultural heritage of the area, representing locally popular recreational and access routes.

14.5.36 In addition to walking and heritage-based tourism, golf tourism is also important to LLTNP. There are a number of golf clubs in the Tourism and Recreation Study Area including Vale of

Leven Gold Club, Carrick Golf Course and “The Wee Demon” Golf course. These golf clubs also play a key role for visitors, providing bars and restaurants before, during and after golf.

### Tourists Travelling (By Road) Through the Open Countryside

14.5.37 Travelling to, from or between tourist destinations, recreational activities, hospitality or visitor accommodation itself forms part of the overall tourism experience. Tourists may select accommodation or destinations depending on their accessibility, among many other factors, and any potential disruption to journeys may detract from their enjoyment of the visitor experience. Key routes of note include:

- A82;
- A811;
- Old Luss Road;
- Balloch Road;
- National Cycle Route 7;
- West Loch Lomond Cycle Route (Regional Route 40); and,
- Other minor roads.

14.5.38 Please note a detailed list of all baseline conditions considered for this assessment, including a full list of individual tourism, recreation and public access receptors identified for assessment is provided in **Appendix 14.2 – Detailed Baseline Conditions**.

### Summary of Receptor Sensitivity

14.5.39 As discussed in Section 14.4 – Methodology, the visitor attractiveness and tourism potential of each of the tourism and recreation receptor groupings could be affected by environmental or socio-economic changes (i.e. ‘primary’ effects) including likely effects from both the construction or operation of the Proposed Development (as assessed in other technical assessment chapters of this ES).

14.5.40 For public access effects, the national, regional and local importance of each identified receptor was considered to determine the sensitivity of each to change resulting from the Proposed Development.

14.5.41 For employment effects, the availability of labour and skills is critical in accommodating the demands, need and requirements of the Proposed Development and therefore the sensitivity reflects the available supply of these elements.

14.5.42 **Table 14-3** in **Appendix 14.2 – Detailed Baseline Conditions** identifies the receptors likely to experience socio-economic effects from the Proposed Development and thus requiring to be considered in the impact assessment. A detailed breakdown of the receptors identified for assessment is provided in **Appendix 14.2 – Detailed Baseline Conditions**.

14.5.43 **Table 14-4** below summarises the sensitivity of socio-economic, tourism, recreation and public access receptors likely to experience effects from the Proposed Development and therefore require to be considered within the impact assessment presented within this ES Chapter.

Table 14-4: Summary of Receptor Sensitivity

Receptor	Type of Effect	Sensitivity	Phase of Likely Effect(s)
<b>Labour Market</b>			
Labour Market	Changes in employment	Low	Construction and Operation
<b>Key Business Sectors</b>			
Construction		Low	Construction



Receptor	Type of Effect	Sensitivity	Phase of Likely Effect(s)
Tourism and Recreation	Changes in sectoral activity and performance	Medium	Operation
<b>Public Access</b>			
<b>Principal Walking Routes</b>			
John Muir Way	Availability of access during construction and operation phases	High	Construction and operation
Three Lochs Way		High	Construction and operation
Loch Lomond Shores Walk		Low	Construction and operation
Balloch Castle Country Park		Low	Construction and operation
<b>Rights of Way</b>			
SD28	Availability of access during construction and operation phases	Low	Construction and operation
SD29		Low	Construction and operation
SD30		Low	Construction and operation
SD31		Low	Construction and operation
SD44		Low	Construction and operation
SD45		Low	Construction and operation
SD46		Low	Construction and operation
SD47		Low	Construction and operation
SD53		Low	Construction and operation
SD55		Low	Construction and operation
SD56		Low	Construction and operation
SD57		Low	Construction and operation
SD60		Low	Construction and operation
SD81		Low	Construction and operation
SD82		Low	Construction and operation
SD83		Low	Construction and operation
SD84		Low	Construction and operation
SD97		Low	Construction and operation
SD99		Low	Construction and operation
SD103		Low	Construction and operation
SD58		Low	Construction and operation
SD61		Low	Construction and operation
SD62		Low	Construction and operation
SD102		Low	Construction and operation
SD95 (vindicated vehicular right of way)		Low	Construction and operation
SD109		Low	Construction and operation
SD59 (Other route)	Low	Construction and operation	
<b>Heritage Path</b>			
Stonemollan Road	Availability of access during construction and operation phases	Low	Construction and operation

Receptor	Type of Effect	Sensitivity	Phase of Likely Effect(s)
<b>Core Paths</b>			
Within site boundary	Availability of access during construction and operation phases	Medium	Construction and operation
Outwith site boundary		Medium	Construction and operation
<b>Cycle Paths</b>			
National Cycle Route 7	Availability of access during construction and operation phases	High	Construction and operation
West Loch Lomond Cycle Route (Regional Cycle Route 40)		Medium	Construction and operation
Arden to Helensburgh		Low	Construction and operation
<b>Informal Open Access Site Areas</b>			
Woodbank House Parkland	Availability of access during construction and operation phases	Low	Construction and operation
Drumkinnon Bay Beach		High	Construction and operation
Drumkinnon Bay Beach (North)		Medium	Construction and operation
Drumkinnon Wood		Medium	Construction and operation
Duncan Mills Slipway		Medium	Construction and operation
Woodland East of Pier Road (including Leven Riverside)		Medium	Construction and operation
<b>Tourism, Recreation</b>			
Indoor tourist destinations		Medium	Construction and Operation
Outdoor tourist attractions		Medium	Construction and operation
Hospitality		Medium	Construction and operation
Visitor accommodation		Medium	Construction and operation
Recreational activities in the open countryside		Medium	Construction and operation
Tourists travelling (by road) in the open countryside		Medium	Construction and operation

## 14.6 Baseline Evolution

14.6.1 It is reasonable to assume that in the absence of the Proposed Development, another tourism and leisure development would come forward on this Site with a similar scale of development. This is because much of the Site is allocated for “Visitor Experience” within the LDP and much of the Site has been marketed for these purposes through Scottish Enterprise for a number of years.

## 14.7 Embedded Mitigation

14.7.1 As detailed in **Chapter 2 – Location and Nature of the Development**, a number of design features and embedded mitigation measures have been incorporated into the design and construction of the Proposed Development to avoid, prevent or minimise significant adverse environmental effects and to enhance beneficial effects. Embedded mitigation measures of relevance to this assessment are:

## Construction Phase

- Access to all key nodes and routes through the Site are to be maintained during the construction phase with localised diversions in place to facilitate construction which may occur on land within the applicant's control. Any impacts on walking and cycling routes during the construction phase will be short term and localised diversions will be put in place;
- Continued provision of access through the Site to existing receptors and land uses;
- Development and implementation of an Access Management Plan (AMP);
- Access to tourist information facility will be maintained whilst building refurbishment takes place; and,
- Employment of locally resident workers and delivery of training (e.g. apprenticeships where possible).

## Operational Phase

- Access to all key nodes and routes through the Site will be maintained during operation with the quality of some routes enhanced. Some permanent localised diversions may be required however this will be limited to using other land within the applicant's control in order to avoid lengthy or circuitous alterations;
- Continued public access to Drumkinnon Bay Beach/Waterfront and other informal routes identified in **Appendix 14.2 – Detailed Baseline Conditions** and continued provision of access through the Site to existing receptors and land uses;
- Development and implementation of an Access Management Plan (AMP) to encourage sustainable travel to/from the Site by visitors and workers;
- Elevated section of monorail to have sufficient clearance above roads and paths to allow for passage underneath;
- Employment of locally resident workers and delivery of training (e.g. apprenticeships where possible); and,
- Employment will pay at least the Scottish Living Wage and membership of the Scottish Business Pledge.

## 14.8 Assessment of Likely Effects

### Socio-economic Effects

14.8.1 This section sets out the potential socio-economic and labour market effects of the Proposed Development during the construction and operation phases. The assessment of the potential effects is based upon the following indicators:

- Construction:
  - Gross Employment Impacts; and,
  - Net Additional Employment Impacts.
- Operation:
  - Gross Employment and GVA Impacts; and,
  - Net Additional Employment Impacts.

14.8.2 The figures quoted below are based on the information available at the time of this assessment.

## Construction Phase

### Capital Expenditure

- 14.8.3 The construction of the Proposed Development is expected to require a total capital expenditure of £40 million. This will give rise to employment and associated expenditure in the economy (direct, indirect and induced) as detailed below.
- 14.8.4 Construction of the Proposed Development is expected to extend across a 6-year programme of works commencing in 2023. Construction will be delivered in phases, with the first phase expected to be complete and operational by the end of 2024.

### Gross Construction Employment

- 14.8.5 Gross construction employment can be estimated by dividing the capital expenditure figure (£40 million) by the average annual turnover required to support an employee in the construction sector.
- 14.8.6 Analysis of the Annual Business Survey (ONS, 2019) and the Business Register and Employment Survey (ONS, 2019) suggests that a turnover of £100,833.33 per annum is required on average to support a single construction employee in the West Dunbartonshire in 2019 (SABS, 2019).
- 14.8.7 Applying the GDP price deflator to uprate this to 2021/22 prices suggests that a turnover of £109,162.86 per annum is required on average to support a single construction employee in West Dunbartonshire in 2022.
- 14.8.8 The construction of the Proposed Development is therefore estimated to support a total 366 gross temporary construction jobs over the 6-year construction programme across the Study Area.

### Net Additional Impact

- 14.8.9 Only a proportion of total construction employment would occur within the Labour Market Study Area due to mobility of labour, competition from externally located construction firms and supply chains. To take account of these factors, the additionality assumptions detailed in **Table 14-5** below have been used to calculate the net construction employment, estimated using the gross construction employment from the Proposed Development.

Table 14-5: Construction Additionality Assumptions

Data	Wider Region	Nationally	Comments
Deadweight	33%	90%	This project is one of the largest proposed construction projects in the study area, though there are a number of regeneration and housing projects in the Clydeplan area with short to medium term development potential, which will create additional jobs in the absence of this development. It is therefore assumed that 1 in 3 (33%) jobs would be created in absence of the proposed development.
Leakage	25%	5%	97% of construction workers in Scotland live and work in the same region, meaning that leakage out with Scotland will be negligible. Construction labour in the 60-min study area makes up 54% of Scotland's construction labour. Given that committed projects will take up only a small proportion of available labour in the study area, leakage outside the study area is expected to be low (25%).
Displacement	25%	10%	Displacement is assumed to be relatively low (25%) within the study area. There is sufficient supply of labour within the study area to complete planned and committed development.
Substitution	0%	0%	Assumed no incentives to influence substitution behaviour.

Data	Wider Region	Nationally	Comments
Multiplier	1.32	1.75	Sectoral Type II multipliers from Scottish Government Input-Output Tables have been applied and adjustment in line with the above leakage assumptions.

14.8.10 Using the additionality assumptions from **Table 14-4** shown above, the 366 gross temporary construction jobs created by the Proposed Development are expected to support approximately 182 net temporary construction jobs within the Wider Area and 55 net additional construction-related jobs in Scotland over the 6-year construction period within the assessed Labour Market Study Area.

14.8.11 The net construction employment associated with the Proposed Development would result in a Low magnitude of change on the Labour Market receptor (a Low sensitivity receptor as per **Table 14-3** in **Appendix 14.2** – Detailed Baseline Conditions), resulting in a Short-Term Low Beneficial effect.

#### Gross Value Added - Construction

14.8.12 GVA represents regional gross value added, which is the value generated by any unit engaged in the production of goods and services, in this case, construction. Gross construction GVA is £3,131,107 (2022 prices), while GVA per employee is calculated at £47,358.00 (2019), fixed at £51,270 (2022 uprate). It is estimated that the proposed development will generate £1,552,495 net construction Gross Value Added impact in the Wider Region and £2,069,993 net construction Gross Value Added impact in Scotland.<sup>27</sup>

#### Key Business Sector - Construction

14.8.13 The key sector likely to experience socio-economic effects from the Proposed Development during the construction phase is the construction sector.

14.8.14 GVA generated through the construction phase of the Proposed Development will act as a stimulus to the wider construction sector and induce multiplier effects. The creation of 182 net temporary construction jobs within the Wider Study Area is expected to generate some £712,497.02 net Construction GVA over the 6-year construction period.

#### Local Economic Development

14.8.15 In addition to generating employment, both direct and indirect, and impacting on key business sectors, the location, scale and nature of the Proposed Development means there is also the potential for wider economic development effects across the local area.

14.8.16 The Applicant shall encourage local Contractors to tender for construction work associated with the proposed development where possible, to ensure that the local business community gain the maximum benefits. The Applicant is committed to holding ‘Meet the Developer’ sessions to brief local businesses on the types of contracts being let during the construction phase and assist local business to take advantage of potential contracting opportunities. Opportunities for local businesses for construction of the development will include a variety of construction requirements from concrete production to safety, environmental legal and professional consultancy services. 35 This is likely to have a positive effect on the number of construction personnel coming from within the Wider Region, though high levels of connectivity to the Central Belt will likely lead to contracts being awarded to firms out with the Wider Region

### Operational Phase

#### Labour Market Effects

##### Gross Employment

14.8.17 The Proposed Development will lead to significant employment in the Accommodation and food & beverage services industries. The Applicant notes that a total of 80 full time staff and 120 part-time or seasonal staff would be required annually to support the operation of the Proposed Development. Based on assumed ratio of part-time/seasonal staff to FTEs of 0.66, a total of

<sup>27</sup> Scottish Annual Business Statistics 2019 (2022). Available at: <https://www.gov.scot/publications/scottish-annual-business-statistics-2019/>

159 gross FTEs would be required annually to support the operation of the Proposed Development.

### Net Additional Employment

14.8.18 The operational phase of the proposed development is predicted to support 31 net additional operational jobs in the Wider Region and 24 net additional operational jobs Nationally.

Table 14-6: Operation Additionality Assumptions

Data	Wider Region	Nationally	Comments
Deadweight	75%	90%	Continued development of the Accommodation and Food sector in Glasgow and the expansion of hospitality industry suggests that a significant proportion of the jobs (75%) would be created in any case if the development were not to happen.
Leakage	10%	0%	Travel to work data from the 2011 Census shows that the majority of workers in West Dunbartonshire live in Glasgow City, East Dunbartonshire, Argyll and Bute and West Dunbartonshire. These are within the Wider Region, though a small proportion of workers also travel from South Lanarkshire and elsewhere, making up about 10% of the workforce. Given that most operational jobs will earn lower wages, investment in longer distance travel (i.e., out with the Wider Region) is expected to be limited.
Displacement	25%	5%	Displacement is assumed to be low (25%) within the study area. The Proposed Development is not expected to take considerable market share, labour, land or capital from other existing local firms or organisations.
Substitution	0%	0%	Assumed no incentives to influence substitution behaviour.
Multiplier	0.93	1.24	Type II operational employment multipliers published by the Scottish Government. Around 75% of the goods and services and household expenditure are assumed to occur in the study area.

14.8.19 Gross Value Added (GVA) is a measure of the value of goods and services produced in an area. The GVA per head in the 'Leisure' industry in West Dunbartonshire is £17,053.22, compared to £22,381 in Scotland. It is estimated that the proposed development will create £534,373 net additional Gross Value Added impact in the Wider Region and £401,109 net additional Gross Value Added impact in Scotland.

14.8.20 The operation of the Proposed Development would result in a medium magnitude of change on the Key Business Sectors of Accommodation, Food & Beverage services and Retail Trade (a Medium sensitivity receptors as per **Table 14-3** in **Appendix 14.2** – Detailed Baseline Conditions), resulting in a Permanent Moderate Beneficial effect.

### Key Business Sector: Tourism Accommodation Recreation

14.8.21 Long term the proposed development will affect the tourism and recreation sector mostly, creating 31 additional jobs in the Wider Area and 24 additional jobs in Scotland.

14.8.22 The local economy will receive an additional £534,372 of net operational GVA, while an additional £401,109 operational GVA will be contributed across Scotland.

### Local Economic Development

14.8.23 By working with the local community (e.g., Community Council and/or Area Partnership), there is significant potential for the Proposed Development to further benefit the local economy. A number of discussions have been held with relevant local and community stakeholders with regards to the Proposed Development, although any final outcomes remain subject to further discussion.

## Assessment of Tourism, Recreation and Public Access Effects

### Construction Phase

14.8.24 In accordance with the methodology detailed above, **Table 14-7 and Table 14-8** below provide a proportionate assessment of likely construction phase effects on each of the assessed public access receptors and receptor groupings pertaining to tourism and recreation from the Proposed Development. This assessment considers the likely 'secondary' effects on the topic as a whole, rather than assessing 'primary' effects on individual tourism assets. The assessment makes reference to individual identified receptors and associated likely primary environmental effects where relevant, but it applies equally to other receptors of the same grouping. The assessment takes account of likely effects associated with the construction phase.

Table 14-7: Assessment of Construction Phase Effects Public Access

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
<b>Principal Walking Routes / Long Distance Paths</b>				
John Muir Way	High	Medium	<p>Direct impact along the very small proportion of the overall route which enters the Site boundary. Route will be enhanced and access through the Site will be maintained via temporary localised diversions during the construction period.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained in the form of temporary localised diversions during the construction phase. Whilst temporary and intermittent, this change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ The Proposed Development and related construction activity will be visible for a very small proportion of the overall route.</li> </ul>	Moderate (Localised Significant)
Three Lochs Way	High	Medium	<p>Direct impact along the small proportion of the overall route which enters the Site boundary. Route will be enhanced and access through the Site will be maintained via temporary localised diversions during the construction period.</p> <p>As detailed within <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained in the form of temporary localised diversions during the construction phase. Whilst temporary and intermittent, this change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ The Proposed Development and related construction activity will be visible for a small proportion of the overall route (in particular Landscape Character Type 255: View North East from Three Lochs Way near Ben Bowie as identified in <b>Chapter 11 – Landscape and Visual Impact</b>); and,</li> <li>■ The Proposed Development and related construction activity will be visible for a large proportion of the route.</li> </ul>	Moderate (Localised Significant)
Loch Lomond Shores Walk	Low	Medium	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p>	Low / Moderate

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
			<ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible for a large proportion of the route.</li> </ul>	
Balloch Castle Country Park	Low	Medium	<p>No Direct impacts (Route unchanged).</p> <p>The Proposed Development and related construction activity will be visible for a large proportion of the identified receptor.</p>	Low / Moderate
<b>Rights of Way</b>				
SD28 SD29 SD30 SD31 SD 44 SD45 SD46 SD47 SD 53 SD55 SD56 SD57 SD60 SD81 SD82 SD83 SD84 SD 97 SD 99 SD103	Low	Low	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>No identified visibility of the Proposed Development or related construction activity (outside ZTV).</li> </ul>	Low
SD58 SD61 SD62 SD 102	Low	Medium	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from a large proportion of the route.</li> </ul>	Low / Moderate
SD 95 (vindicated vehicular right of way)	Low	Low	<p>No Direct Impact (Route unchanged). Route potentially enters the Site however there will be no physical disturbance or severance as a result of construction activity.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>No identified visibility of the Proposed Development and related construction activity.</li> </ul>	Low
SD109	Low	Low	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from a large proportion of the route.</li> </ul>	Low
SD59 (Other route)	Low	Medium	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from a large proportion of the route however this will likely be screened by existing woodland.</li> </ul>	Low / Moderate
<b>Heritage Path</b>				
Stoneymollan Road	Low	Medium	<p>No Direct Impact (Route Unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>Construction will be highly visible from a large proportion of Stoneymollan Road (in particular Landscape Character Type 261: View North East from Three Lochs Way Near Upper Stoneymollan as identified in <b>Chapter 11 – Landscape and Visual Impact</b>).</li> </ul>	Low / Moderate



Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
<b>Core Paths</b>				
Within site boundary	Medium	Medium	<p>Direct impact managed and maintained through the site via temporary localised diversions during the construction period.</p> <p>Managed via Access Management Plan As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained in the form of temporary localised diversions during the construction phase. Whilst temporary and intermittent, this change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ The Proposed Development and related construction activity will be visible from core paths within the Site boundary.</li> </ul>	Moderate (Localised Significant)
Outwith site boundary	Medium	Low	<p>No Direct Impact (Routes unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ The Proposed Development and related construction activity may be visible from some core paths outwith the Site boundary.</li> </ul>	Low / Moderate
<b>Cycle Paths</b>				
National Cycle Route 7	High	Low	<p>No Direct Impact (Routes unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ Limited visibility of parts of the Proposed Development and related construction activity from a very small proportion of the overall route linking Sunderland and Inverness (601 miles).</li> </ul>	Moderate (Localised Significant)
West Loch Lomond Cycle Route (Regional Cycle Route 40)	Medium	Medium	<p>No Direct Impact (Routes unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ Visibility of the Proposed Development and related construction activity from a small proportion of the overall route linking Balloch and Tarbet (17 miles).</li> </ul>	Moderate (Localised Significant)
Arden to Helensburgh	Low	Low	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>■ The Proposed Development and related construction activity will be visible from a large proportion of the route.</li> </ul>	Low
<b>Informal Open Access Site Areas</b>				
Woodbank House Parkland	Low	High	<p>Direct impact as a result of buildings being constructed in an area currently free from buildings. High magnitude of direct change likely to be beneficial in discouraging antisocial behaviour whilst areas of the land remain available for dog walkers.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained in the form of temporary localised diversions during the construction phase. Whilst temporary and intermittent, this change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p>	Moderate Beneficial (Localised Significant)

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
			<p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from the parkland around Woodbank House and the visual setting will be changed as a result of buildings being constructed in this area.</li> </ul>	
Drumkinnon Bay Beach	High	Low	<p>Beach remains open and accessible during the construction phase.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained, whilst temporary and intermittent, construction activities will not inhibit access or greatly alter the recreational or experiential value of this area.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from the beach, however beach is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</li> </ul>	Moderate (Localised Significant)
Drumkinnon Bay Beach (North)	Medium	Medium	<p>Beach remains open and accessible during construction and operation phases.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained, whilst temporary and intermittent, construction activities will not inhibit access or greatly alter the recreational or experiential value of this area.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from the beach, however beach is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</li> </ul>	Moderate (Localised Significant)
Drumkinnon Wood	Medium	Low / Negligible	<p>Drumkinnon Wood remains open and accessible during the construction phase. No construction activities will take place within the wood.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained, whilst temporary and intermittent, construction activities on adjoining land will not inhibit access or greatly alter the recreational or experiential value of this area.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from within the woodland, however it will be relatively screened by surrounding trees. Therefore, the visual setting and context will not be materially altered.</li> </ul>	Low
Duncan Mills Memorial Slipway	Medium	Medium	<p>Slipway remains open and accessible during the construction phase.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained, whilst temporary and intermittent, construction activities will not inhibit access or greatly alter the recreational or experiential value of this area.</p> <p>Secondary Effects:</p>	Moderate (Localised Significant)

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
Woodland East of Pier Road (including Leven Riverside)	Medium	High	<p>Direct impacts will be experienced as a result of buildings being constructed in this area and open access being changed to structured access via pathways. Access however will be maintained and designed into the development as set out in the Design &amp; Access Statement. Temporary localised diversions will occur during the construction period.</p> <p>As detailed within the <b>Section 14.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained in the form of temporary localised diversions during the construction phase. Whilst temporary and intermittent, this change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from the woodland and Leven Riverside and the visual setting will be changed as a result of buildings being constructed in an area which currently has limited visibility of buildings due to tree cover.</li> </ul>	Moderate (Locally Significant)

Table 14-8: Assessment of Construction Phase Effects on Tourism and Recreation

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor Attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
Indoor Tourist Attractions	Low	Low	<p><b>Primary Environmental Effects on Tourism Assets:</b></p> <ul style="list-style-type: none"> <li>No likely significant adverse effects predicted.</li> </ul> <p><b>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</b></p> <ul style="list-style-type: none"> <li><b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a list of tourism assets within this receptor grouping. Two indoor tourist destinations (namely Lomond Shores and Sea Life Loch Lomond) have been identified within the Study Area however irrespective of temporary changes in visual amenity, the destinations will continue to provide the same tourism offering;</li> <li>As detailed in <b>Chapter 11 – Landscape and Visual</b>, the construction works will be perceived from a number of locations, including those noted above. The changes would result in a change in terms of the perceptual experience within the Proposed Development area, however, this is temporary in nature;</li> <li>As detailed within <b>Section 1.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained to and from Indoor Tourist Attractions, thereby not altering the experiential value or tourism potential of these destinations; and,</li> <li>On this basis, the construction phase is considered likely to result in a temporary <b>Temporary Medium Magnitude of Change</b> to visitor attractiveness and tourism potential of Indoor Tourist Attractions. Having regard to the low sensitivity of this receptor grouping, the construction of the Proposed Development is likely to result in a <b>Low / Moderate Effect (Not Significant)</b>.</li> </ul>	Low / Moderate Effect (Not Significant)
Outdoor Tourist Attractions	Medium	Medium	<p><b>Primary Environmental Effects on Tourism Assets:</b></p> <ul style="list-style-type: none"> <li>No likely significant adverse effects predicted.</li> </ul> <p><b>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</b></p> <ul style="list-style-type: none"> <li><b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of tourism assets within this receptor grouping. Ten outdoor tourist destinations have been identified within the Study Area, however irrespective of temporary changes in visual amenity, the destinations will continue to provide the same tourism offering, potentially enhanced by the wider visitor offer afforded by the Proposed Development;</li> <li>As detailed in <b>Chapter 11 – Landscape and Visual</b>, the construction works will be perceived from a number of locations. The changes would result in a change in terms of the perceptual experience within the Proposed Development area, however, this is temporary in nature;</li> </ul>	Moderate Effect (Localised significant)

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor Attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
			<ul style="list-style-type: none"> <li>■ As detailed within <b>Section 1.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained to and from Outdoor Tourist Attractions, thereby not altering the experiential value or tourism potential of these destinations. Where it is not possible to maintain existing access during the temporary construction phase, localised diversions will be implemented where appropriate; and,</li> <li>■ On this basis, the construction phase is considered likely to result in a temporary <b>Medium Magnitude of Change</b> to visitor attractiveness and tourism potential of Outdoor Tourist Attractions. Having regard to the medium sensitivity of this receptor grouping, the construction of the Proposed Development is likely to result in a <b>Moderate Effect (Localised Significant)</b>.</li> </ul>	
Hospitality	Medium	Low	<p><b>Primary Environmental Effects on Tourism Assets:</b></p> <ul style="list-style-type: none"> <li>■ No likely significant adverse effects predicted.</li> </ul> <p><b>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</b></p> <ul style="list-style-type: none"> <li>■ <b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping. Indirect local benefits will arise from the construction phase, including the potential use of hospitality services by the construction workforce;</li> <li>■ No change is anticipated to effect hospitality businesses during the construction phase, as the primary draw and general functionality of such establishments will not be impeded by the Proposed Development. Any temporary decline in tourist trade during the construction phase is likely to be offset by increased passing trade from construction workers; and,</li> <li>■ On this basis, the construction phase is considered likely to result in a <b>temporary Low Magnitude of Change</b>, resulting in a <b>Low / Moderate Effect (Not Significant)</b>.</li> </ul>	Low / Negligible Effect (Not Significant)
Visitor Accommodation	Medium	Low	<p><b>Primary Environmental Effects on Tourism Assets:</b></p> <ul style="list-style-type: none"> <li>■ No likely significant adverse effects predicted.</li> </ul> <p><b>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</b></p> <ul style="list-style-type: none"> <li>■ <b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping. Construction of the Proposed Development will not directly impact on any of the visitor accommodation receptors identified. Temporary changes in visual amenity are unlikely alone to have a significant impact on the functioning of relevant visitor accommodation businesses;</li> <li>■ Indirect local benefits may arise from the construction phase, including the use of hotels, B&amp;Bs and other accommodation by the construction workforce; and,</li> </ul>	Low / Negligible Effect (Not Significant)

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor Attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
			<ul style="list-style-type: none"> <li>On this basis, the construction phase is considered likely to have a temporary <b>Medium Magnitude of Change</b> on this receptor grouping therefore resulting in a <b>Low / Moderate Effect (Not Significant)</b>.</li> </ul>	
Recreational Activities in the Open Countryside	Medium	Medium	<p><b>Primary Environmental Effects on Tourism Assets:</b></p> <ul style="list-style-type: none"> <li>View within Loch Lomond and the Trossachs National Park including the Loch, Inchmurrin Island and Ben Lomond;</li> <li>CT 263: View from Loch Lomond Shores;</li> <li>LCT 264: Looking towards Inchmurrin Island from Loch Lomond Near Cameron House;</li> <li>LCT 261: View North East from Three Lochs Way Near Upper Stoneyrollan;</li> <li>LCT 255: View North East from Three Lochs Way near Ben Bowie;</li> <li>River Leven Corridor Local Nature Conservation Site (LNCS); and,</li> <li>Drumkinnon Wood Ancient Woodland.</li> </ul> <p><b>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</b></p> <ul style="list-style-type: none"> <li><b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping. Irrespective of likely temporary changes in visual amenity (see <b>Chapter 11 – Landscape and Visual Impact</b>), land out with the Site will continue to remain available for recreational use;</li> <li><b>Chapter 5 – Ecology</b> notes that there is likely to be temporary local adverse impacts on two ecological designated sites with some degree of recreational value within the Tourism and Recreation Study Area, namely the River Leven LNCS and Drumkinnon Wood Ancient Woodland. Potential impacts identified which may also have an effect on the visitor attractiveness of these receptors include pollution and noise disturbance from the construction of buildings and infrastructure;</li> <li>As detailed within <b>Section 1.7 – Embedded Mitigation</b>, an AMP will ensure continuity of access is maintained to and from Recreational Activities in the Open Countryside, thereby not altering the experiential value or tourism potential of these destinations. Where it is not possible to maintain existing access during the temporary construction phase, localised diversions will be implemented where appropriate; and,</li> <li>On this basis, the construction phase is considered likely to have a temporary <b>Medium Magnitude of Change</b> on this receptor grouping therefore resulting in a <b>Low / Moderate Effect (Not Significant)</b>.</li> </ul>	Moderate Effect (Localised significant)
Tourists travelling (by road) through the open countryside	Medium	Low	<p><b>Primary Environmental Effects on Tourism Assets:</b></p> <ul style="list-style-type: none"> <li>A82;</li> <li>A811;</li> <li>Old Luss Road;</li> <li>Balloch Road; and,</li> </ul>	Low / Negligible Effect (Not Significant)

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor Attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
			<ul style="list-style-type: none"> <li>▪ Other minor roads.</li> </ul> <p><b>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping;</li> <li>▪ <b>Chapter 6 – Landscape and Visual Impact</b> notes that there will be no significant visual effects arising from the construction of the Proposed Development on the adjacent road network (namely the A82 and Old Luss Road) as a result of existing screening by the local landform, woodland and trees. Overall, visual effects on the identified roads are however not significant in EIA terms. An assessment of impacts on the experience of tourists travelling through the open countryside must firstly take account of the fact that the primary focus of drivers would be on the road rather than the surrounding area and associated landscapes;</li> <li>▪ Taking the above factors into consideration, it is deemed that whilst the visibility of construction activities could momentarily affect the experience of tourists travelling in the open countryside, this would be insufficient to materially affect the overall tourism experience and thus the attractiveness of the area as a tourist destination; and,</li> <li>▪ On this basis, the construction phase is considered likely to have a temporary <b>Medium Magnitude of Change</b> on this receptor grouping therefore resulting in a <b>Low / Moderate Magnitude of Change (Not Significant)</b>.</li> </ul>	

## Summary of Construction Phase Effect on Tourism, Recreation and Public Access

14.8.25 **Table 14-9** below provides a summary of the assessed construction phase effects on each of the identified public access receptors and the visitor attractiveness and tourism potential of each key tourism and recreation receptor grouping. The tourism and recreation assessment has been undertaken on a sectoral basis across the Tourism and Recreation Study Area (i.e. the identified six components of tourism and recreation) rather than focusing on individual tourism assets.

Table 14-9: Construction Phase Summary – Tourism, Recreation and Public Access

Receptor	Significance of Effect
<b>Public Access</b>	
<b>Principal Waling Routes/ Long Distance Paths</b>	
John Muir Way	Moderate (Localised Significant)
Three Lochs Way	Moderate (Localised Significant)
Loch Lomond Shores Walk	Low / Moderate
Balloch Castle Country Park	Low / Moderate
<b>Rights of Way</b>	
SD28 SD29 SD30 SD31 SD 44 SD45 SD46 SD47 SD 53 SD55 SD56 SD57 SD60 SD81 SD82 SD83 SD84 SD 97 SD 99 SD103	Low
SD58 SD61 SD62 SD 102	Low / Moderate
SD 95 (vindicated vehicular right of way)	Low
SD109	Low
SD59 (Other route)	Low / Moderate
<b>Heritage Path</b>	
Stonemollan Road	Low / Moderate
<b>Core Paths</b>	
Within site boundary	Moderate (Localised Significant)
Outwith site boundary	Low / Moderate
<b>Cycle Paths</b>	
National Cycle Route 7	Moderate (Localised Significant)
West Loch Lomond Cycle Route (Regional Cycle Route 40)	Moderate (Localised Significant)
Arden to Helensburgh	Low
<b>Informa; Open Access Site Areas</b>	
Woodbank House Parkland	Moderate Beneficial (Localised Significant)
Drumkinnon Bay Beach	Moderate (Localised Significant)
Drumkinnon Bay Beach (North)	Moderate (Localised Significant)
Drumkinnon Wood	Low
Duncan Mills Memorial Slipway	Moderate (Localised Significant)
Woodland East of Pier Road (including Leven Riverside)	Moderate (Locally Significant)
<b>Tourism and Recreation</b>	
Indoor Tourist Attractions	Low / Moderate Effect (Not Significant)
Outdoor Tourist Attractions	Moderate Effect (Localised Significant)



Receptor	Significance of Effect
Hospitality	Low / Negligible Effect (Not Significant)
Visitor Accommodation	Low / Negligible Effect (Not Significant)
Recreational Activities in the Open Countryside	Moderate Effect (Localised significant)
Tourists travelling (by road) through the open countryside	Low / Negligible Effect (Not Significant)

## Operation Phase

14.8.26 **Table 14-10** below provides a proportionate assessment of likely effects on each of the public access receptors and tourism and recreation receptor groupings during the operational phase of the Proposed Development. This assessment considers likely ‘secondary’ effects on the topic as a whole, rather than assessing ‘primary’ effects on individual tourism, recreation and public access assets. The assessment makes reference to individual identified receptors and associated likely primary environmental effects where possible, but it applies equally to other receptors of the same grouping.

Table 14-10: Assessment of Operational Phase Effects on Public Access

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
<b>Principal Walking Routes</b>				
John Muir Way	High	Medium	<p>Direct impact along the very small proportion of the overall route which enters the Site boundary. Route will be enhanced and access through the Site will be maintained during the operation phase. This change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible for a very small proportion of the overall route.</li> </ul>	Moderate (Localised Significant)
Three Lochs Way	High	Medium	<p>Direct impact along the small proportion of the overall route which enters the Site boundary. Route will be enhanced and access through the Site will be maintained via temporary localised diversions during the construction period. This change will not inhibit access or greatly alter the recreational or experiential value of these routes.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible for a small proportion of the overall route (in particular Landscape Character Type 255: View North East from Three Lochs Way near Ben Bowie as identified in <b>Chapter 11 – Landscape and Visual Impact</b>).</li> </ul>	Moderate (Localised Significant)
Loch Lomond Shores Walk	Low	Medium	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible for a large proportion of the route.</li> </ul>	Low / Moderate
Balloch Castle Country Park	Low	Medium	<p>No Direct impacts (Route unchanged).</p> <p>The Proposed Development will be visible for a large proportion of the identified receptor.</p>	Low / Moderate
<b>Rights of Way</b>				
SD28 SD29 SD30 SD31 SD 44 SD45 SD46 SD47 SD 53 SD55 SD56 SD57 SD60 SD81 SD82 SD83	Low	Low	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>No identified visibility of the Proposed Development.</li> </ul>	Low

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
SD84 SD 95 (vindicated vehicular right of way)				
SD58 SD61 SD62	Low	Medium	No Direct Impact (Route unchanged). Secondary Effects: <ul style="list-style-type: none"> <li>The Proposed Development will be visible from a large proportion of the route.</li> </ul>	Low / Moderate
SD 97 SD 99 SD 102 SD103 SD109	Low	Low	No Direct Impact (Route unchanged). Secondary Effect: <ul style="list-style-type: none"> <li>The Proposed Development will be visible from a large proportion of the route.</li> </ul>	Low
SD59 (Other route)	Low	Medium	No Direct Impact (Route unchanged). Secondary Effect: <ul style="list-style-type: none"> <li>The Proposed Development will be visible from a large proportion of the route however this will likely be screened by existing woodland.</li> </ul>	Low / Moderate
<b>Heritage Path</b>				
Stonemollan Road	Low	Medium	No Direct Impact (Route Unchanged). Secondary Effects: <ul style="list-style-type: none"> <li>The Proposed Development will be highly visible from Stonemollan Road (in particular Landscape Character Type 261: View North East from Three Lochs Way Near Upper Stonemollan as identified in <b>Chapter 11 – Landscape and Visual Impact</b>).</li> </ul>	Low / Moderate
<b>Core Path</b>				
Within site boundary	Medium	Medium	Direct impact on routes. Routes will be enhanced as a result of the Proposed Development, greatly improving access and the recreational and experiential value of these routes. Secondary Effects: <ul style="list-style-type: none"> <li>The Proposed Development will be visible from core paths within the Site boundary.</li> </ul>	Moderate (Localised Significant)
Outwith site boundary	Medium	Low	No Direct Impact (Routes unchanged). Secondary Effects: <ul style="list-style-type: none"> <li>The Proposed Development may be visible from some core paths outwith the Site boundary.</li> </ul>	Low / Moderate
<b>Cycle Paths</b>				
National Cycle Route 7	High	Low	No Direct Impact (Routes unchanged). Secondary Effects:	Moderate (Localised Significant)

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
			<ul style="list-style-type: none"> <li>Limited visibility of parts of the Proposed Development from a very small proportion of the overall route linking Sunderland and Inverness (601 miles).</li> </ul>	
West Loch Lomond Cycle Route (Regional Cycle Route 40)	Medium	Medium	<p>No Direct Impact (Routes unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>Visibility of the Proposed Development from a small proportion of the overall route linking Balloch and Tarbet (17 miles).</li> </ul>	Moderate (Localised Significant)
Arden to Helensburgh	Low	Low	<p>No Direct Impact (Route unchanged).</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible from a large proportion of the route.</li> </ul>	Low
<b>Informal Open Access Site Areas</b>				
Woodbank House Parkland	Low	High	<p>Direct impact as a result of new buildings/structures in an area currently free from buildings. High magnitude of direct change likely to be beneficial in discouraging antisocial behaviour whilst areas of the land remain available for dog walkers.</p> <p>General accessibility of Woodbank House Parkland will be enhanced by the Proposed Development, which will greatly improve the recreational and experiential value of this informal open access site.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible from the parkland around Woodbank House and the visual setting will be changed as a result of buildings being constructed in this area.</li> </ul>	Moderate (Localised Significant)
Drumkinnon Bay Beach	High	Low	<p>Beach remains open and accessible during the operation phase. General accessibility of Drumkinnon Bay Beach will be enhanced by the Proposed Development, which will greatly improve the recreational and experiential value of this informal open access site.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible from the beach, however beach is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</li> </ul>	Moderate (Localised Significant)
Drumkinnon Bay Beach (North)	Medium	Medium	<p>Beach remains open and accessible during the operation phase. General accessibility of Drumkinnon Bay Beach (North) will be enhanced by the Proposed Development, which will greatly improve the recreational and experiential value of this informal open access site.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible from the beach, however beach is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</li> </ul>	Moderate (Localised Significant)

Receptor	Sensitivity	Magnitude of Change	Assessment Rationale	Significance of Effect
Drumkinnon Wood	Medium	Low	<p>Drumkinnon Wood remains open and accessible during the construction phase. No development is proposed within the wood. General accessibility of Drumkinnon Wood will be enhanced by the Proposed Development, which will improve the recreational and experiential value of this informal open access site.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development and related construction activity will be visible from within the woodland, however it will be relatively screened by surrounding trees. Therefore, the visual setting and context will not be materially altered.</li> </ul>	Low
Duncan Mills Memorial Slipway	Medium	Medium	<p>Slipway remains open and accessible during the operation phase. Continuity of access will be maintained and operational activities will not inhibit access. The Proposed Development will enhance the recreational and experiential value of this area.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible from the slipway, however the slipway and surrounding Drumkinnon Bay is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</li> </ul>	Duncan Mills Memorial Slipway
Woodland East of Pier Road (including Leven Riverside)	Medium	High	<p>Direct impacts will be experienced as a result of new development in this area and open access being changed to structured access via pathways. Access however will be maintained and designed into the development as set out in the Design &amp; Access Statement.</p> <p>Secondary Effects:</p> <ul style="list-style-type: none"> <li>The Proposed Development will be visible from the woodland and Leven riverside and the visual setting will be changed as a result of new development in an area which currently has limited visibility of buildings due to tree cover.</li> </ul>	Moderate (Locally Significant)

Table 14-11: Assessment of Operational Phase Effects on Tourism and Recreation

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
Indoor Tourist Attractions	Low	Medium	<p>Primary Environmental Effects on Tourism Assets:</p> <ul style="list-style-type: none"> <li>No likely significant adverse effects predicted.</li> </ul> <p>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</p> <p><b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a list of tourism assets within this receptor grouping. Two receptors (Lomond Shores and Sea Life Loch Lomond) have been identified within the Study Area however irrespective of permanent changes in visual amenity, the destinations will continue to provide the same tourism offering, potentially enhanced by the wider visitor offer afforded by the Proposed Development.</p> <p>As detailed in <b>Chapter 11 – Landscape and Visual</b>, the Proposed Development will be perceived from a number of locations, including those noted above. This is likely to result in a change in terms of the perceptual experience within the Proposed Development area.</p> <p>All formal and informal access routes to and from the identified receptors will remain unaltered and there will be no restrictions during the operational phase.</p> <p>It is likely that the attractiveness of identified Indoor Tourist Attractions will be enhanced given the nature of the Proposed Development.</p> <p>On this basis, the construction phase is considered likely to result in a permanent Medium Magnitude of Change to visitor attractiveness and tourism potential of Indoor Tourist Attractions. Having regard to the low sensitivity of this receptor grouping, the construction of the Proposed Development is likely to result in a Low / Moderate Effect (Not Significant).</p>	Low / Moderate Effect (Not Significant)
Outdoor Tourist Attractions	Medium	Medium	<p>Primary Environmental Effects on Tourism Assets:</p> <ul style="list-style-type: none"> <li>No likely significant adverse effects predicted.</li> </ul> <p>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</p> <p><b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of tourism assets within this receptor grouping. It is likely that the identified outdoor tourist destinations within the Study Area, irrespective of changes in visual amenity, will continue to</p>	Moderate Effect (Localised Significant)

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
			<p>provide the same tourism offering, potentially enhanced by the wider visitor offer afforded by the Proposed Development;</p> <p><b>Chapter 11 – Landscape and Visual</b> details that the operation of the Proposed Development has the potential to result in long-term effects on the landscape fabric of the Site and surrounding area. Further, it is noted that any visual effects will be reduced with distance from the Site, as well as screening around the Site. It is acknowledged that the Site is relatively well screened by virtue of its close proximity to existing woodland and the general landform of the surrounding area.</p> <p>All formal and informal access routes to and from the identified receptors will remain unaltered and there will be no restrictions during the operational phase to ensure continuity of access is maintained to and from Outdoor Tourist Attractions, thereby not altering the experiential value or tourism potential of these destinations.</p> <p>On this basis, the construction phase is considered likely to result in a permanent Medium Magnitude of Change to visitor attractiveness and tourism potential of Outdoor Tourist Attractions. Having regard to the medium sensitivity of this receptor grouping, the operation phase is likely to result in a Moderate Effect (Localised Significant).</p>	
Hospitality	Medium	Low	<p>Primary Environmental Effects on Tourism Assets:</p> <ul style="list-style-type: none"> <li>■ No likely significant adverse effects predicted.</li> </ul> <p>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</p> <p><b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping.</p> <p>The primary draw (i.e. food and drink and entertainment offering) and general functionality of hospitality establishments will not be effected by the Proposed Development (as opposed to the visual amenity per se or localised changes to Recreational Activities in the Open Countryside). Indirect local benefits may arise from the operational phase, including the use of hospitality establishments, such as restaurants, by visitors to the Proposed Development.</p> <p>On this basis, the operational phase is considered likely to result in a permanent Low Magnitude of Change, resulting in a Low / Moderate Effect (Not Significant).</p>	Low / Moderate Effect (Not Significant)

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
Visitor Accommodation	Medium	Low	<p>Primary Environmental Effects on Tourism Assets:</p> <ul style="list-style-type: none"> <li>■ No likely significant adverse effects predicted.</li> </ul> <p>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:  <b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping. The operation of the Proposed Development will not directly impact on any of the visitor accommodation receptors identified.</p> <p>As with the hospitality impact assessment rationale above, the primary draw (i.e. accommodation offering) and functioning of visitor accommodation establishments will not be affected by the Proposed Development. Indirect local benefits may arise from the operational phase, including the use of hotels, B&amp;Bs and other accommodation by visitors to the Proposed Development.</p> <p>On this basis, the operational phase is considered likely to result in a permanent Low Magnitude of Change, resulting in a Low / Moderate Effect (Not Significant).</p>	Low / Moderate Effect (Not Significant)
Recreational Activities in the Open Countryside	Medium	Medium	<p>Primary Environmental Effects on Tourism Assets:  View within Loch Lomond and the Trossachs National Park including the Loch, Inchmurrin Island and Ben Lomond:</p> <ul style="list-style-type: none"> <li>■ CT 263: View from Loch Lomond Shores;</li> <li>■ LCT 264: Looking towards Inchmurrin Island from Loch Lomond Near Cameron House;</li> <li>■ LCT 261: View North East from Three Lochs Way Near Upper Stoney-mollan;</li> <li>■ LCT 255: View North East from Three Lochs Way near Ben Bowie; and,</li> <li>■ Drumkinnon Wood Ancient Woodland</li> </ul> <p>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience:</p> <p>This receptor grouping encompasses a broad range of recreational activities which may be undertaken in the countryside, including hillwalking, swimming, fishing and golf. <b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping.</p> <p><b>Chapter 11 – Landscape and Visual Impact</b>, details that the operation of the Proposed Development will result in direct effects on the landscape fabric of the Site and surrounding area. Visual and setting effects would reduce as a result of distance and screening from adjacent woodland and general landform of the Site. Visual effects</p>	Moderate Effect (Localised significant)



Receptor Grouping	Sensitivity	Magnitude of Change – Visitor attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
			<p>are not likely to detract from the purpose of specific recreational activities in the open countryside, thereby not altering their recreational or experiential value.</p> <p><b>Chapter 5 – Ecology</b> notes that there is likely to be a permanent adverse impact (localised significant) on the Ancient Woodland at Drumkinnon Wood. Potential impacts identified which may also have an effect on the visitor attractiveness of the receptor include increased recreational pressures on retained areas of Ancient Woodland, including off-site locations. However, from a tourism and recreation perspective, several embedded mitigation measures will be implemented to minimise potential effects on ancient woodland areas, including: prohibiting the use of bikes, ensuring dogs are kept on leads, clear signage of pedestrian routes and provision of information / environmental education boards regarding ancient woodland resource; All formal and informal access routes to, from and within the identified receptors will remain unaltered and there will be no restrictions during the operational phase. Land out with the Site will continue to remain accessible and available for recreational use.</p> <p>On this basis, the construction phase is considered likely to have a temporary Medium Magnitude of Change on this receptor grouping therefore resulting in a Moderate Effect (Localised Significant).</p>	
Tourists travelling (by road) through the open countryside	Medium	Low	<p>Primary Environmental Effects on Tourism Assets:</p> <ul style="list-style-type: none"> <li>▪ A82;</li> <li>▪ A811;</li> <li>▪ Old Luss Road;</li> <li>▪ Balloch Road; and,</li> <li>▪ Other minor roads.</li> </ul> <p>Secondary Environmental Effects on Visitor Attractiveness and Tourism Experience: <b>Table 14-3</b> presented in <b>Appendix 14.2</b> provides a detailed list of receptors/assets within this receptor grouping:</p> <p><b>Chapter 6 – Landscape and Visual Impact</b> notes that there will be no significant visual effects arising from the operation of the Proposed Development on the adjacent road network (namely the A82 and Old Luss Road) as a result of existing screening by the local landform, woodland and trees. Overall, visual effects on the identified roads are however not significant in EIA terms; An assessment of impacts on the experience of tourists travelling through the open countryside must firstly take account of the fact that the primary focus of drivers would be on the road rather than the surrounding area and associated landscapes.</p>	Low / Negligible Effect (Not Significant)

Receptor Grouping	Sensitivity	Magnitude of Change – Visitor attractiveness and Tourism Potential	Assessment Rationale	Significance of Effect
			<p>Taking the above factors into consideration, it is deemed that whilst the visibility of the Proposed Development could momentarily affect the experience of tourists travelling (by road) in the open countryside, this would be insufficient to materially affect the overall tourism experience and thus the attractiveness of the area as a tourist destination.</p> <p>On this basis, the construction phase is considered likely to have a temporary Medium Magnitude of Change on this receptor grouping therefore resulting in a Low / Moderate Magnitude of Change (Not Significant).</p>	

## Summary of Operational Phase Effect on Tourism, Recreation and Public Access

14.8.27 **Table 14-12** below provides a summary of the assessed operational phase effects on each of the public access receptors and the visitor attractiveness and tourism potential of each key tourism and recreation receptor grouping. The tourism and recreation assessment has been undertaken on a sectoral basis across the Tourism and Recreation Study Area (i.e. the identified six components of tourism and recreation) rather than focusing on individual tourism assets.

Table 14-12: Operation Phase Summary – Tourism, Recreation and Public Access

Receptor	Significance of Effect
<b>Public Access</b>	
<b>Principal Waling Routes/ Long Distance Paths</b>	
John Muir Way	Moderate (Localised Significant)
Three Lochs Way	Moderate (Localised Significant)
Loch Lomond Shores Walk	Low / Moderate
Balloch Castle Country Park	Low / Moderate
<b>Rights of Way</b>	
SD28 SD29 SD30 SD31 SD 44 SD45 SD46 SD47 SD 53 SD55 SD56 SD57 SD60 SD81 SD82 SD83 SD84 SD 95 (vindicated vehicular right of way)	Low
SD58 SD61 SD62	Low / Moderate
SD 97 SD 99 SD 102 SD103 SD109	Low
SD59 (Other route)	Low / Moderate
<b>Heritage Path</b>	
Stonemollan Road	Low / Moderate
<b>Core Paths</b>	
Within site boundary	Moderate (Localised Significant)
Outwith site boundary	Low / Moderate
<b>Cycle Paths</b>	
National Cycle Route 7	Moderate (Localised Significant)
West Loch Lomond Cycle Route (Regional Cycle Route 40)	Moderate (Localised Significant)
Arden to Helensburgh	Low
<b>Informal Open Access Site Areas</b>	
Woodbank House Parkland	Moderate (Localised Significant)
Drumkinnon Bay Beach	Moderate (Localised Significant)
Drumkinnon Bay Beach (North)	Moderate (Localised Significant)
Drumkinnon Wood	Low
Duncan Mills Memorial Slipway	Duncan Mills Memorial Slipway
Woodland East of Pier Road (including Leven Riverside)	Moderate (Locally Significant)
<b>Tourism and Recreation</b>	
Indoor Tourist Attractions	Low / Moderate Effect (Not Significant)
Outdoor Tourist Attractions	Moderate Effect (Localised Significant)

Receptor	Significance of Effect
Hospitality	Low / Moderate Effect (Not Significant)
Visitor Accommodation	Low / Moderate Effect (Not Significant)
Recreational Activities in the Open Countryside	Moderate Effect (Localised Significant)
Tourists travelling (by road) through the open countryside	Low / Negligible Effect (Not Significant)

## 14.9 Further Mitigation and Enhancement

### Construction Phase

- 14.9.1 No additional mitigation for the construction phase is proposed to that covered in the embedded mitigation section. Given the nature and location of the Proposed Development, visual and setting effects are likely during the temporary construction phase of the Proposed Development, including on nearby tourism and recreation assets.

### Operation Phase

- 14.9.2 No additional mitigation for the operational phase is proposed to that covered in the embedded mitigation section. Given the nature and location of the Proposed Development, visual and setting effects are likely during the operational phase of the Proposed Development, including on nearby tourism and recreation assets. However, the sympathetic design and sensitive integration of the Site into the landscape has been a key design objective.

## 14.10 Residual Effects

### Socio-economic Effects

14.10.1 The likely residual socio-economic and labour market effects from the construction and operation of the Proposed Development are identified in **Table 14-13** below.

Table 14-13: Summary of Residual Socio-economic and Labour Market Effects (Construction and Operation)

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
<b>Construction</b>						
Net Construction Employment	Temporary	Low	Medium	Short Term Minor Beneficial Effect (Effects are important at a local scale)	Short Term Minor Beneficial Effect (Not Significant)	<p>Creation of jobs during the construction phase:</p> <ul style="list-style-type: none"> <li>■ 366 short term construction jobs; and,</li> <li>■ 182 net Additional short term jobs.</li> </ul> <p>Creation of training and apprenticeship opportunities during the construction phase:</p> <ul style="list-style-type: none"> <li>■ Construction apprentices;</li> <li>■ Positive effects could be maximized through enhanced engagement with local construction firms and other supply chain companies; and,</li> <li>■ Potential development of local skills which in turn will benefit the local economy.</li> </ul>
Net Construction GVA	Temporary	Low	Medium	Short Term Minor Beneficial Effect	Short Term Minor Beneficial Effect (Not Significant)	
<b>Operation</b>						
Key Business Sector – Tourism and Recreation	Permanent	Low	Medium	Long Term Minor Beneficial Effect (Effects are important at a local scale)	Long Term Minor Beneficial Effect (Not Significant)	<p>Creation of jobs during the operational phase:</p> <ul style="list-style-type: none"> <li>■ 200 gross operational FTEs; and,</li> <li>■ 33 net additional operational FTEs.</li> </ul> <p>Positive effects could be maximized through local careers, employability and recruitment services.</p>

### Tourism, Recreation and Public Access Effects

14.10.2 Taking account of the proposed mitigation and enhancement measures, the likely residual effects from the construction and operation of the Proposed Development are identified in **Table 14-14** below. The overall significance of the effect is then presented in the final column with reference to **Table 14-15**. The effects described here which are moderate or major are, in all cases adverse effects, and are considered to be significant in EIA terms.

Table 14-14: Summary of Residual Public Access Effects (Construction and Operation)

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
<b>Construction</b>						
<b>Principal Walking Routes</b>						
John Muir Way	Temporary	High	Medium	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	<p>Limited visual impact and in some cases screening in the form of intervening landform and existing vegetation will reduce this.</p> <p>In particular, visual effects along long distance paths such as the John Muir Way only impact a small proportion of the overall route.</p> <p>Physical disturbance during construction. Any impacts during the construction phase will be short term and localised diversions will be put in place.</p> <p>Some receptors which enter the Site, such as the John Muir Way, will be upgraded and enhanced as part of the Proposed Development.</p>
Three Lochs Way	Temporary	High	Medium	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	<p>Limited visual impact and in some cases screening in the form of intervening landform and existing vegetation will reduce this.</p> <p>In particular, visual effects along long distance paths such as the Three Lochs Way only impact a small proportion of the overall route.</p> <p>Physical disturbance during construction. Any impacts during the construction phase will be short term and localised diversions will be put in place.</p> <p>Some receptors (formal and informal) which enter the Site will be upgraded and enhanced as part of the Proposed Development.</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
Loch Lomond Shores Walk	Temporary	Low	Medium	Short Term Low / Moderate Effect	Short Term Low / Moderate (Not Significant)	The Proposed Development and related construction activity will be visible for a large proportion of the route. No physical disturbance during construction.
Balloch Castle Country Park	Temporary	Low	Medium	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	The Proposed Development and related construction activity will be visible for a large proportion of the identified receptor. No physical disturbance during construction.
<b>Rights of Way</b>						
SD28 SD29 SD30 SD31 SD 44 SD45 SD46 SD47 SD 53 SD55 SD56 SD57 SD60 SD81 SD82 SD83 SD84 SD 97 SD 99 SD103	Temporary	Low	Low	Short Term Low Effect	Short Term Low Effect (Not Significant)	No identified visibility of the Proposed Development or related construction activity (outside ZTV). No physical disturbance during construction.
SD58 SD61 SD62 SD 102	Temporary	Low	Medium	Short Term Low Effect	Short Term Low / Moderate Effect (Not Significant)	The Proposed Development and related construction activity will be visible from a large proportion of the route. No physical disturbance during construction.
SD 95 (vindicated vehicular right of way)	Temporary	Low	Low	Short Term Low Effect	Short Term Low Effect (Not Significant)	No identified visibility of the Proposed Development and related construction activity. Route potentially enters the Site however there will be no physical disturbance or severance as a result of construction activity.
SD109	Temporary	Low	Low	Short Term Low Effect	Short Term Low Effect (Not Significant)	The Proposed Development and related construction activity will be visible from a large proportion of the route. No physical disturbance during construction.

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
SD59 (Other route)	Temporary	Low	Medium	Short Term Low Effect	Short Term Low / Moderate Effect (Not Significant)	The Proposed Development and related construction activity will be visible from a large proportion of the route however this will likely be screened by existing woodland.  No physical disturbance during construction.
<b>Heritage Path</b>						
Stonemollan Road	Temporary	Low	Medium	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	Construction will be highly visible from a large proportion of Stonemollan Road (in particular Landscape Character Type 261: View North East from Three Lochs Way Near Upper Stonemollan as identified in <b>Chapter 11 – Landscape and Visual Impact</b> ).  No physical disturbance during construction.
<b>Core Paths</b>						
Within site boundary	Temporary	Medium	Medium	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	The Proposed Development and related construction activity will be visible from core paths within the Site boundary.  Direct impact managed and maintained through the site via temporary localised diversions during the construction period. Managed via Access Management Plan.
Outwith site boundary	Temporary	Medium	Low	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	The Proposed Development and related construction activity may be visible from some core paths outwith the Site boundary.  No physical disturbance during construction.
<b>Cycle Paths</b>						
National Cycle Route 7	Temporary	High	Low	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	Limited visibility of parts of the Proposed Development and related construction activity from a very small proportion of the overall route linking Sunderland and Inverness (601 miles).  No physical disturbance during construction.



Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
West Loch Lomond Cycle Route (Regional Cycle Route 40)	Temporary	Medium	Medium	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	Visibility of the Proposed Development and related construction activity from a small proportion of the overall route linking Balloch and Tarbet (17 miles).  No physical disturbance during construction.
Arden to Helensburgh	Temporary	Low	<b>Low</b>	Short Term Low Effect	Short Term Low Effect (Not Significant)	The Proposed Development and related construction activity will be visible from a large proportion of the route.  No physical disturbance during construction.
<b>Informal Open Access Site Areas</b>						
Woodbank House Parkland	Temporary	Low	High	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	The Proposed Development and related construction activity will be highly visible from the parkland around Woodbank House. The visual setting will therefore be changed as a result of buildings being constructed in this area.  Direct impact as a result of buildings being constructed in an area currently free from buildings. High residual magnitude of direct change likely to be beneficial in terms of discouraging antisocial behaviour whilst areas of the land remain available for dog walkers.  An AMP will ensure continuity of access is maintained in the form of temporary localised diversions were appropriate.
Drumkinnon Bay Beach	Temporary	High	Low	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	The Proposed Development and related construction activity will be visible from the beach, however the beach is urbanised, human-made and set within the context of existing buildings. The visual setting will therefore be materially altered.  Beach remains open and accessible during the construction phase, with local diversions in place where appropriate to ensure continuity of access, as per an AMP.

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
Drumkinnon Bay Beach (North)	Temporary	Medium	Low	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	<p>The Proposed Development and related construction activity will be visible from the beach, however the beach is urbanised, human-made and set within the context of existing buildings. The visual setting will therefore be materially altered.</p> <p>Beach remains open and accessible during the construction phase, with local diversions in place where appropriate to ensure continuity of access, as per an AMP.</p>
Drumkinnon Wood	Temporary	Medium	Low	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	<p>The Proposed Development and related construction activity will be visible from within the woodland, however it will be relatively screened by surrounding trees. Therefore, the visual setting and context will not be materially altered.</p> <p>Drumkinnon Wood remains open and accessible during the construction phase, there will be no development or related construction activity in this area of woodland.</p>
Duncan Mills Memorial Slipway	Temporary	Medium	Low	Short Term Moderate / Low Effect	Short Term Moderate / Low Effect (Localised Significant)	<p>The Proposed Development and related construction activity will be visible from the slipway, however the slipway and surrounding Drumkinnon Bay is urbanised, man-made and set within context of existing buildings. The visual setting and context will not be materially altered.</p> <p>Slipway remains open and accessible during the construction phase.</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
Woodland East of Pier Road (including Leven Riverside)	Temporary	Medium	High	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	<p>Direct impacts will be experienced as a result of buildings being constructed in this area and open access being changed to structured access via pathways. Access however will be maintained and designed into the development as set out in the Design &amp; Access Statement. Temporary localised diversions will occur during the construction period as set out in an AMP.</p> <p>The Proposed Development and related construction activity will be visible from the woodland and Leven Riverside and the visual setting will be changed as a result of buildings being constructed in an area which currently has limited visibility of buildings due to tree cover.</p>
<b>Operation</b>						
<b>Principal Walking Routes</b>						
John Muir Way	Permanent	High	Medium	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	<p>Limited visual impact and in some cases screening in the form of intervening landform and existing vegetation will reduce this. In particular, visual effects along long distance paths such as the John Muir Way only impact a small proportion of the overall route.</p> <p>No physical disturbance during the operational phase. The accessibility of identified receptors will remain unrestricted during the operational phase of the Proposed Development.</p> <p>Some receptors which enter the Site, such as the John Muir Way, will be upgraded and enhanced as part of the Proposed Development, so in the long term this will provide beneficial impacts to users.</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
Three Lochs Way	Permanent	High	Medium	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	<p>Limited visual impact and in some cases screening in the form of intervening landform and existing vegetation will reduce this. In particular, visual effects along long distance paths such as the Three Lochs Way only impact a small proportion of the overall route.</p> <p>No physical disturbance during the operational phase. The accessibility of identified receptors will remain unrestricted during the operational phase of the Proposed Development.</p> <p>Some receptors which enter the Site will be upgraded and enhanced as part of the Proposed Development, so in the long term this will provide beneficial impacts to users.</p>
Loch Lomond Shores Walk	Permanent	Low	Medium	Long Term Low / Moderate Effect	Long Term Low / Moderate Effect (Not Significant)	<p>No physical / material change during the operational phase.</p> <p>The Proposed Development will be visible for a large proportion of the route.</p>
Balloch Castle Country Park	Permanent	Low	Medium	Long Term Low / Moderate Effect	Long Term Low / Moderate Effect (Not Significant)	<p>No physical / material change during the operational phase.</p> <p>The Proposed Development will be visible for a large proportion of the identified receptor.</p>
<b>Rights of Way</b>						
SD28 SD29 SD30 SD31 SD 44 SD45 SD46 SD47 SD 53 SD55 SD56 SD57 SD60 SD81 SD82 SD83 SD84 SD 95 (vindicated vehicular right of way)	Permanent	Low	Low	Long Term Low Effect	Long Term Low Effect (Not Significant)	<p>No physical / material change during the operational phase.</p> <p>No identified visibility of the Proposed Development.</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
SD58 SD61 SD62	Permanent	Low	Medium	Long Term Low / Moderate Effect	Long Term Low / Moderate Effect (Not Significant)	No physical / material change during the operational phase.  The Proposed Development will be visible from a large proportion of the route.
SD 97 SD 99 SD 102 SD103 SD109	Permanent	Low	Low	Long Term Low Effect	Long Term Low Effect (Not Significant)	No physical / material change during the operational phase.  The Proposed Development will be visible from a large proportion of the route.
SD59 (Other route)	Permanent	Low	Medium	Long Term Low / Moderate Effect	Long Term Low / Moderate Effect (Not Significant)	No physical / material change during the operational phase.  The Proposed Development will be visible from a large proportion of the route however this will likely be screened by existing woodland.
<b>Heritage Path</b>						
Stonemollan Road	Permanent	Low	Medium	Long Term Low / Moderate Effect	Long Term Low / Moderate Effect (Not Significant)	No physical / material change during the operational phase.  The Proposed Development will be highly visible from Stonemollan Road (in particular Landscape Character Type 261: View North East from Three Lochs Way Near Upper Stonemollan as identified in <b>Chapter 11 – Landscape and Visual Impact</b> ).
<b>Core Paths</b>						
Within site boundary	Permanent	Medium	Medium	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	Routes will be enhanced as a result of the Proposed Development, improving access and the recreational and experiential value of these routes.  The Proposed Development will be visible from core paths within the Site boundary.
Outwith site boundary	Permanent	Medium	Low	Long Term Low / Moderate Effect	Long Term Low / Moderate Effect (Not significant)	No physical / material change during the operational phase.

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
						The Proposed Development may be visible from some core paths outwith the Site boundary.
<b>Cycle Paths</b>						
National Cycle Route 7	Permanent	High	Low	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	No physical / material change during the operational phase.  Limited visibility of parts of the Proposed Development from a very small proportion of the overall route linking Sunderland and Inverness (601 miles).
West Loch Lomond Cycle Route (Regional Cycle Route 40)	Permanent	Medium	Medium	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	No physical / material change during the operational phase.  Visibility of the Proposed Development from a small proportion of the overall route linking Balloch and Tarbet (17 miles).
Arden to Helensburgh	Permanent	Low	Low	Long Term Low Effect	Long Term Low Effect (Not significant)	No physical / material change during the operational phase.  The Proposed Development will be visible from a large proportion of the route.
<b>Informal Open Access Site Areas</b>						
Woodbank House Parkland	Permanent	Low	High	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	Direct impact as a result of new buildings in an area currently free from buildings. High magnitude of direct change likely to be beneficial in discouraging antisocial behaviour whilst areas of the land remain available for dog walkers.  General accessibility of Woodbank House Parkland will be enhanced by the Proposed Development, which will improve the recreational and experiential value of this informal open access site.  The Proposed Development will be visible from the parkland around Woodbank House and the visual setting will be positively changed as a result of the restoration work to be undertaken and buildings being constructed in this area.

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
Drumkinnon Bay Beach	Permanent	Medium	Low	Long Term Moderate / Low Effect	Long Term Moderate / Low Effect (Localised Significant)	<p>Beach remains open and accessible during the operation phase.</p> <p>General accessibility of Drumkinnon Bay Beach will be enhanced by the Proposed Development, which will improve the recreational and experiential value of this informal open access site.</p> <p>The Proposed Development will be visible from the beach, however beach is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</p>
Drumkinnon Bay Beach (North)	Permanent	Medium	Low	Long Term Moderate / Low Effect	Long Term Moderate / Low Effect (Localised Significant)	<p>Beach remains open and accessible during the operation phase.</p> <p>General accessibility of Drumkinnon Bay Beach will be enhanced by the Proposed Development, which will improve the recreational and experiential value of this informal open access site.</p> <p>The Proposed Development will be visible from the beach, however beach is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.</p>
Drumkinnon Wood	Permanent	Medium	Low	Long Term Moderate / Low Effect	Long Term Moderate / Low Effect (Localised Significant)	<p>Drumkinnon Wood remains open and accessible during the operational phase.</p> <p>General accessibility of Drumkinnon Wood will be enhanced by the Proposed Development, which will improve the recreational and experiential value of this informal open access site.</p> <p>The Proposed Development will be visible from the woodland, however it will be relatively screened by surrounding trees. Therefore, the visual setting and context will not be materially altered.</p>
Duncan Mills Memorial Slipway	Permanent	Medium	Low	Long Term Moderate / Low Effect	Long Term Moderate / Low Effect (Localised Significant)	<p>Slipway remains open and accessible during the operation phase.</p> <p>Continuity of access will be maintained and operational activities will not inhibit access. The Proposed Development will enhance the recreational and experiential value of this area.</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
						The Proposed Development will be visible from the slipway, however the slipway and surrounding Drumkinnon Bay is urbanised, human-made and set within context of existing buildings. The visual setting and context will not be materially altered.
Woodland East of Pier Road (including Leven Riverside)	Permanent	Medium	High	Long Term Moderate Effect	Long Term Moderate Effect (Localised Significant)	<p>Direct impacts will be experienced as a result of new development in this area and open access being changed to structured access via pathways. Access however will be maintained and designed into the development as set out in the Design &amp; Access Statement.</p> <p>The Proposed Development will be visible from the woodland at Leven Riverside and the visual setting will be changed as a result of new development in an area which currently has limited visibility of buildings due to tree cover.</p>

Table 14-15: Summary of Residual Tourism and Recreation Effects (Construction and Operation)

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
<b>Construction</b>						
Indoor Tourist Attractions	Temporary	Low	Low	Short Term Low Effect	Short Term Low Effect (Not Significant)	<p>Visual impact is likely to occur during construction, due to close proximity to the Proposed Development.</p> <p>The presence of the Proposed Development is unlikely to make visitors stay away from existing Indoor Tourist Attraction (Loch Lomond Shores and Sea Life Loch Lomond). It is likely that Indoor Tourist Attractions will continue to provide the same tourism offering.</p> <p>No physical disturbance will take place.</p>
Outdoor Tourist Attractions	Temporary	Medium	Medium	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	Visual impact is likely to occur during construction, particularly around receptors in close proximity to the Proposed Development (Drumkinnon Bay



Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
						<p>Beach etc.). However, the use of sensitive design and materials could reduce this further.</p> <p>No physical disturbance will take place and access to receptors (such as the River Leven and Loch Lomond shoreline) and access will be maintained during construction.</p>
Hospitality	Temporary	Medium	Low	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	<p>Visual impact is unlikely to result in a change in visitor attractiveness during the construction phase as the visual setting is not the primary draw for potential visitors.</p> <p>The construction of the Proposed Development is unlikely to detract visitors from existing Hospitality establishments. It is likely that Hospitality receptors will continue to provide the same offering, with indirect local benefits in the form of additional construction workers using local restaurants etc.</p> <p>No physical disturbance will take place.</p>
Visitor Accommodation	Temporary	Medium	Low	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	<p>Visual impact is unlikely to result in a change in visitor attractiveness during the construction phase as the visual setting is not the primary draw for potential visitors.</p> <p>The construction of the Proposed Development is unlikely to detract visitors from existing Visitor Accommodation establishments. It is likely that Hospitality receptors will continue to provide the same offering, with indirect local benefits in the form of construction workers using local accommodation.</p> <p>No physical disturbance will take place.</p>
Recreational Activities in the Open Countryside	Temporary	Medium	Medium	Short Term Moderate Effect	Short Term Moderate Effect (Localised Significant)	<p>Limited visual impact and in some cases screening in the form of intervening landform and existing vegetation will reduce this.</p> <p>Any impacts during the construction phase will be short term and localised diversions will be put in place where access to key receptors if affected</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
						(such as the River Leven, Loch Lomond shoreline and Drumkinnon Bay Beach). Access to some receptors (such as Drumkinnon Bay Beach and the River Leven) will be enhanced as part of the proposed development, so in the long term this will provide beneficial impacts to users.
Tourists travelling (by road) through the open countryside	Temporary	Medium	Low	Short Term Low / Moderate Effect	Short Term Low / Moderate Effect (Not Significant)	Limited visual impact will be experienced along the identified routes (such as the A82, Old Luss Road and Balloch Road) and in some cases screening in the form of intervening landform and existing vegetation will reduce this.  Any impacts during the construction phase will be short term and localised in nature.  No physical disturbance will be experienced.
<b>Operation</b>						
Indoor Tourist Attractions	Permanent	Low	Medium	Long Term Minor Effect	Long Term Low / Moderate Effect (Not Significant)	Visual impact is likely to occur during operation, due to the close proximity of the Proposed Development.  The presence of the Proposed Development is unlikely to make visitors stay away from existing Indoor Tourist Attraction (Loch Lomond Shores and Sea Life Loch Lomond). It is likely that Indoor Tourist Attractions will continue to provide the same tourism offering, potentially with enhanced visitor numbers as a result of the wider visitor offer afforded by the Proposed Development.  No physical disturbance will take place.
Outdoor Tourist Attractions	Permanent	Medium	Medium	Long Term Minor Effect	Long Term Moderate Effect (Localised Significant)	Visual impact is likely to occur during operation, particularly around receptors in close proximity to the Proposed Development (Drumkinnon Bay Beach etc.). However, the use of sensitive design techniques (i.e. screening) and natural materials will reduce this further.  No physical disturbance will take place and access to receptors (such as the River Leven and Loch

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
						Lomond shoreline) will be remain unrestricted during operation.
Hospitality	Permanent	Medium	Low	Long Term Minor Effect	Long Term Low / Moderate Effect (Not Significant)	<p>Visual impact is unlikely to result in a change in visitor attractiveness during the operational phase as the visual setting is not the primary draw for visitors.</p> <p>The presence of the Proposed Development is unlikely to detract visitors from existing Hospitality establishments. It is likely that Hospitality receptors will continue to provide the same offering, potentially with enhanced customer numbers as a result of the wider visitor offer afforded by the Proposed Development.</p> <p>No physical disturbance will take place.</p>
Visitor Accommodation	Permanent	Medium	Low	Long Term Minor Effect	Long Term Low / Moderate Effect (Not Significant)	<p>Visual impact is unlikely to result in a change in visitor attractiveness during the operational phase as the visual setting is not the primary draw for potential visitors.</p> <p>The presence of the Proposed Development is unlikely to detract visitors from existing Visitor Accommodation establishments. It is likely that Hospitality receptors will continue to provide the same offering, potentially enhanced by the wider visitor offer afforded by the Proposed Development.</p> <p>No physical disturbance will take place.</p>
Recreational Activities in the Open Countryside	Permanent	Medium	Medium	Long Term Minor Effect	Long Term Moderate Effect (Localised Significant)	<p>Limited visual impact and in some cases screening in the form of intervening landform and existing vegetation will reduce this.</p> <p>No physical disturbance during the operational phase. The accessibility of identified receptors will remain unrestricted during the operational phase. Access to some receptors via the Site, such as to Drumkinnon Bay Beach, the River Leven Shoreline and Drumkinnon Wood, will be upgraded and enhanced as part of the Proposed Development,</p>

Potential Effect	Duration	Receptor Sensitivity	Residual Magnitude of Change	Assessment of Residual Effect	Residual EIA Significance	Comments
						so in the long term this will provide beneficial impacts to users.
Tourists travelling (by road) through the open countryside	Permanent	Medium	Medium	Long Term Minor Effect	Long Term Low / Moderate Effect (Not Significant)	As during construction, limited visual impact will be experienced along routes such as the A82, Old Luss Road and Balloch Road. Screening in the form of intervening landform and existing vegetation will reduce this.  No physical disturbance will be experienced.

## 14.11 Monitoring

14.11.1 In the absence of any likely significant adverse effects, no monitoring is considered to be proportionate or required.

## 14.12 Cumulative Effects

### Cumulative Development

14.12.1 The EIA Regulations require an assessment of the likely significant cumulative effects of the Proposed Development and other approved developments, at construction and operational stages. However, as noted in the Scoping Opinion (Ref PSC/2021/0005) received from the LLTNPA, there are no known significant terrestrial development proposals within the immediate area of the National Park to be considered in this ES Chapter.

### Labour Market Absorption Capacity

14.12.2 **Table 14-16** below demonstrates that there is sufficient labour in a 60-minute drive time of the Proposed Development.

14.12.3 The labour market requirements to build each project in accounts for less than 5% of each of the labour market category including the construction workforce. This demonstrates that should cumulative projects be built at the same time, there would still be sufficient labour market capacity without creating any labour market distortions.

Table 14-16: Absorption Capacity

Absorption Capacity	Drivetimes			Scotland
	15 Minutes	30 Minutes	45 Minutes	
<b>Construction Worker as % of</b>				
Economically Active	1.5%	0.2%	0.0%	0.0%
Economically Active (Unemployed)	18.1%	2.2%	0.4%	0.2%
Highly Skilled	4.7%	0.5%	0.1%	0.0%
Skilled	4.4%	0.7%	0.1%	0.0%
Semi-skilled & Unskilled	4.4%	0.7%	0.1%	0.0%
Construction	23.4%	3.7%	0.5%	0.2%
<b>Construction FTE jobs as % of:</b>				
Economically Active	0.1%	0.0%	0.0%	0.0%
Economically Active (Unemployed)	1.8%	0.2%	0.0%	0.0%
Highly Skilled	0.5%	0.0%	0.0%	0.0%
Skilled	0.4%	0.1%	0.0%	0.0%
Semi-skilled & Unskilled	0.4%	0.1%	0.0%	0.0%
Construction	2.3%	0.4%	0.1%	0.0%

## 14.13 Summary

### Socio-economics

14.13.1 The socio-economic assessment shows that the Proposed Development will have a minor beneficial socio-economic impact through temporary construction employment and indirect employment supported through supply chain linkages in the wider economy and also job creation during the operation of the Proposed Development.

### Tourism, Recreation and Public Access

14.13.2 The assessment of tourism, recreation and public access shows that the vast majority of receptors will experience no significant effects. Formal and informal public access routes, such as the John Muir Way, Three Lochs Way, Lomond Shores Way and access to Drumkinnon Bay Beach have the potential to experience localised significant effects in the short term. However, as detailed within the Embedded Mitigation (see [Section 14.7](#)), an AMP will ensure continuity of access is maintained in the form of temporary localised diversions during the construction phase. Whilst temporary and intermittent, this change will not inhibit access or greatly alter the recreational or experiential value of these routes.

14.13.3 Overall, it is unlikely that the presence of the Proposed Development would result in a change in the visitor attractiveness or tourism potential identified tourism, recreation and public access receptors to such an extent that would result in an adverse effect in the long term. It is likely that the Proposed Development will enhance visitor attractiveness and numbers resulting in long term permanent beneficial effects for the local and regional tourism sector and visitor economy.

## 14.14 References

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