

11 Landscape & Visual

EIA Addendum Update

This EIA Chapter has had minor updates to account for the proposed reduction of 22 accommodation units at Woodbank and deletion of Area 10.

The main updates are accounted for in the chapter appendices Figure 11.1 – 11.8 which have been updated to show the new site boundary.

11.1 Introduction

11.1.1 This chapter of the EIAR provides an assessment of the likely significant effects of the proposed development on landscape as an environmental resource and on people's views. The landscape and visual impact assessment (LVIA) 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 Proposed Development**.

11.1.2 This chapter has been prepared by Gillespies. In line with best practice, a statement outlining the relevant expertise and qualifications of competent experts appointed to prepare this chapter is provided in **Appendix 1.1**.

11.1.3 This chapter is supported by the following figures and technical reports provided in **Appendices 11.1 – 11.5**:

- Appendix **11.1 – Figures** includes:
 - **Figure 11-1**: Site Location and Study Area;
 - **Figure 11-2**: Topography;
 - **Figure 11-3a**: Station Square Development ZTV;
 - **Figure 11-3b**: Riverbank Development ZTV;
 - **Figure 11-3c**: Pierhead Development ZTV;
 - **Figure 11-3d**: Boathouse ZTV;
 - **Figure 11-3e**: Woodbank Development ZTV;
 - **Figure 11-4**: Landscape Character Types;
 - **Figure 11-5**: Designations;
 - **Figure 11-6**: Recreational Features;
 - **Figure 11-7**: Viewpoint Plan Construction; and,
 - **Figure 11-8**: Viewpoint Plan Operation.
- **Appendix 11.2 – Methodology**: includes the methods used to determine the baseline conditions, the sensitivity of the landscape and visual receptors and the predicted magnitude of change and sets out the approach to judging the level and significance of likely landscape and visual effects;

- **Appendix 11.3 – Landscape Character Assessment:** includes an assessment of the effects of the proposed development on the Loch Lomond and the Trossachs National Park (including its special qualities) and on three of the Landscape Character Types (LCTs), identified in the NatureScot digital map-based Landscape Character Assessment (2019);
- **Appendix 11.4 – Viewpoint Assessment:** includes an assessment of the effects of the proposed development on a series of representative viewpoints within the 5km study area; and,
- **Appendix 11.5 – Visualisations:** includes a series of post-construction visualisations for each of the representative viewpoints, produced in accordance with the Landscape Institute guidance.

Policy Context, Legislation, Guidance and Standards

Legislation

- 11.1.4 The overarching legislative framework applicable to this EIA for the proposed development is outlined in **Chapter 4 – Legislative and Policy Context**. Over and above this there are no statutory provisions of specific relevance to this assessment.

Policy

- 11.1.5 The planning policy framework applicable to this EIA for the proposed development is outlined in **Chapter 4 – Legislative and Policy Context**. The statutory Development Plans applicable to the site and the study area presently comprise the following.

Loch Lomond and the Trossachs National Park Local Development Plan 2017 – 2021

- 11.1.6 The adopted Loch Lomond and the Trossachs National Park Local Development Plan 2017 – 2021 (LLTTNP LDP) (Loch Lomond and the Trossachs National Park Authority, 2016). Although dated 2017 – 2021, because of the Covid-19 pandemic, the current plan will remain in place until 2024.

- 11.1.7 Planning policy considerations of specific relevance to this assessment are:

- Natural Environment Policy 1 – National Park Landscapes, Seascape and Visual Impact;
- Natural Environment Policy 8 – Development Impacts on Trees and Woodlands;
- Natural Environment Policy 9 – Woodlands on or adjacent to Development Sites;
- Historic Environment Policy 3 – Wider Built Environment and Cultural Heritage; and,
- Historic Environment Policy 4 – Gardens and Designed Landscapes.

National Park Partnership Plan 2018 – 2023

- 11.1.8 Also of relevance is the overarching vision for the management of the National Park set out in the National Park Partnership Plan 2018 – 2023 (Loch Lomond and the Trossachs National Park Authority, 2018), particularly Outcome 2: Landscape Qualities.

West Dunbartonshire Local Development Plan

- 11.1.9 West Dunbartonshire Local Development Plan 2 (2020) (West Dunbartonshire Local Development Plan, 2020).

- 11.1.10 Planning policy considerations of specific relevance to this assessment are:

- Policy KH1 – Kilpatrick Hills;
- Policy BE4 – Gardens and Designed Landscapes; and,
- Policy ENV2 – Landscape Character.

11.2 Methodology

Overview

Assessment Scope

- 11.2.1 The assessment of landscape effects considers physical changes to the landscape as well as changes in landscape character. It also considers changes to areas designated for their scenic or landscape qualities.
- 11.2.2 The assessment of visual effects focuses on public views experienced by those groups of people who are likely to be most sensitive to change arising from the proposed development. These include:
- Local communities (where views contribute to the landscape setting enjoyed by residents in the area);
 - People using recreational routes including scenic roads, public rights of way and cycle routes; and,
 - People visiting recreational features and attractions (some of which may have historic or cultural heritage importance).
- 11.2.3 Potentially significant landscape and visual effects (including cumulative effects) are identified, including those relating to construction and operation.
- 11.2.4 At the request of the National Park's Natural Heritage Planning Officer, a key consideration of this assessment was the need to understand how the Special Landscape Qualities (Special Qualities) (Scottish Natural Heritage and Loch Lomond and The Trossachs National Park Authority, 2010) of the National Park are experienced and how they may be affected by the proposed development. This included both the general qualities of the Park and the area-based qualities of Loch Lomond South. Special Qualities are linked to the type, range and composition of the physical components of the landscape, as well as to the less tangible experiential aspects of landscape as recognised and valued by people. Special Qualities do not necessarily have to be rare qualities but may simply be what makes an area important and valued.

Assessment Process

- 11.2.5 The approach and methodology presented in **Appendix 11.2** and used in the preparation of this landscape and visual impact assessment (LVIA) is based on guidance provided in the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) (Landscape Institute and IEMA, 2013).
- 11.2.6 GLVIA3 is the established best practice guidance for landscape and visual impact assessment.
- 11.2.7 In undertaking the assessment presented in this ES chapter, the following activities were carried out:

Consultation

EIA Screening and Scoping

- 11.2.8 Consultation was carried out with LLTTNP to agree the approach to the LVIA and the viewpoint locations. **Table 11-1** summarises the consultations undertaken to date which informed the assessment.

Table 11-1: Consultation Undertaken to Date

Consultee	Contact/ Date	Summary of Issues Raised/ Agreed
LLTTNP Caroline Strugnell (Development Management Planner)	27/07/21	<u>Scoping Opinion - comments received LLTTNP Ref. No. PSC/2021/0005</u> LLTTNP requested a full Landscape and Visual Impact Assessment - prepared in accordance with GLVIA3 (2013). Reference should also be made to 'The Special Landscape

Consultee	Contact/ Date	Summary of Issues Raised/ Agreed
		<p>Qualities of Loch Lomond and the Trossachs National Park (2010):</p> <p>LLTTNP noted that the Special Landscape Qualities apply to the National Park in its entirety and are not restricted to National Scenic Areas (NSAs). Both the general Special Landscape Qualities, which apply to the entire National Park, and those which are specific to Loch Lomond South need to be considered in the assessment.</p> <p>LLTTNP noted that the assessment associated with the 2018 application identified 21 viewpoints as representative of potential effects on landscape character and visual amenity. The viewpoint used previously for Balloch Country Park was not the most representative of potential landscape and visual effects and a revised viewpoint location should be selected in consultation with the National Park's Natural Heritage Planning Officer. The Zones of Theoretical Visibility (ZTVs) prepared for the proposed development clearly show potential visibility from Loch Lomond. Therefore, additional viewpoints should be identified from the loch in addition to the viewpoint from Inchmurrin Island. Viewpoints from the loch should also include the potential landscape and visual effects of the proposed boat house area.</p> <p>LLTTNP requested photomontages of summer and winter views. There should be liaison with the National Park over finalising viewpoints and as much detail as possible should be provided in the photomontages as opposed to massing studies. The likely significant effect on landscape and visual amenity from loss of vegetation necessary for development and construction is important for a realistic assessment.</p> <p>LLTTNP requested a lighting management plan to be produced using guidelines from the Institute of Professional Engineers - https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/ This should include for construction and also the proposed operational development. This will form part of any detailed submission.</p> <p>LLTTNP requested that all landscaping proposed as mitigation should include a predominance of native species and consider habitat connectivity and 'habitat stepping stones'.</p>

Table 11-2: Post Scoping Consultation

Consultee	Contact/ Date	Summary of Issues Raised/ Agreed
LLTTNP - Fiona Stewart (Natural Heritage Planning Officer)	16/12/21	<p>LLTTNP raised concerns about the development along Pierhead Road and requested careful consideration of the edge-of-road treatment.</p> <p>LLTTNP requested that the walkway close to the river be of low-key design, noting that there are many self-seeded trees along the river which will need some management.</p> <p>LLTTNP requested hard copies of all the final visualisations.</p>
LLTTNP - Fiona Stewart	08/12/22	<p>LLTTNP provided a sketch showing an approximate area from where to take winter viewpoint photographs from the loch. The final locations, to be decided on site should take account of kayakers, boat tours and those launching from the Duncan Mills Centre, leaving the Marina etc.</p>
LLTTNP - Fiona Stewart	16/11/22 09/11/21 17/09/21	<p>Several conversations and emails were exchanged regarding the selection of viewpoints and whether any changes were required since the 2018 planning application. The following is a</p>

Consultee	Contact/ Date	Summary of Issues Raised/ Agreed
	15/09/21	<p>list of the viewpoint locations and requirements agreed with LLTTNP. The numbers are those used in the original planning application, hence there are references to 'photo. not required':</p> <ul style="list-style-type: none"> ■ VP01: Ben Lomond Way – AVR Level 1 ■ VP02: Loch Lomond Shores – AVR Level 2 ■ VP03: Maid of the Loch – AVR Level 2 (from slipway) ■ VP04: Woodbank House – AVR Level 1 ■ VP05: Old Luss Road SE – AVR Level 1 ■ VP06: Old Luss Road W – AVR Level 1 ■ VP06: Old Luss Road N – not required ■ VP07: Inchcruin W & N – not required ■ VP08 John Muir Way SW – not required ■ VP08 John Muir Way NW – AVR1 ■ VP09: Pier Road South – AVR1 (closer to Balloch Road than original) ■ VP10: Balloch Road Bridge – AVR1 (ideally AVR2 if info. available) ■ VP11: Balloch Bridge – not required ■ VP12: Upper Stonemollan – AVR1 ■ VP13: Roundabout at Laudervale Gardens NW – basic VP with indicative dashed red line to show proposed development ■ VP13b: Roundabout at Laudervale Gardens NE – photo. to demonstrate no view ■ VP14: Boathouse Marina – AVR Level 1 (new location from end of jetty – winter view only) ■ VP15: Proposal Beach in Balloch Country Park – AVR Level 1 (new location from original) ■ VP16: North West of Balloch – not required ■ VP17: Balloch Castle – AVR Level 1 (slightly better location showing more of the loch shore) ■ VP18: Drumbain Road – not required ■ VP19: The Cruin Restaurant near Arden House – summer photograph from jetty to demonstrate no view ■ VP20: Inchmurrin Island – not required ■ VP21: Shantron Hill – summer photograph to demonstrate no view ■ VP 22: Footpath leading up to Balloch Castle – summer/ winter photograph to demonstrate no view ■ VP 23: Footpath leading up to Balloch Castle - AVR Level 1 ■ VP 24: Footpath leading up to Balloch Castle - AVR Level 1 ■ VP 25: - View from Loch – AVR level 2 ■ VP 26: - View from Loch – AVR level 2
LLTTNP - Fiona Stewart	18/10/22	<p>ADS provided summer viewpoint photographs and an accompanying location plan for comment. ADS explained it wasn't possible to get to Inchmurrin Island due to difficulties with transport and weather. As a result, LLTTNP agreed the Inchmurrin Island viewpoint was not required.</p>
LLTTNP - Fiona Stewart	21/09/22	<p>LLTTNP agreed that drones could be used to take photographs from Inchmurrin Island and the loch - assuming the resultant images would represent the view from eye level.</p>
LLTTNP - Fiona Stewart	17/09/21	<p>LLTTNP emphasised the importance of the viewpoints from the loch given the value of the loch fringe to the landscape character of the area. The images should therefore include the whole bay so that the area is not assessed in isolation.</p>
LLTTNP - Fiona Stewart	15/09/21	<p>LLTTNP agreed that Type 3 visualisations were acceptable for all the viewpoints/ visualisations. GPS locations with co-ordinates were also acceptable so a surveyor was not needed.</p> <p>LLTTNP requested summer and winter photographs/ images.</p> <p>LLTTNP requested good images of the proposed planting style around Station Square as this is the gateway to the Highlands (i.e. not too urban in appearance).</p>

Consultee	Contact/ Date	Summary of Issues Raised/ Agreed
		<p>LLTTNP wished to see all the proposed shoreline development use a palette of materials sympathetic to the rural location. The height of the development was still a concern and the need for a sympathetic roof treatment on the apart-hotel was emphasised as it will potentially be noticeable in elevated views such as from Upper Stoney-mollan.</p> <p>LLTTNP had concerns about the width of the existing footpath between the proposed development and Lomond Shores as they do not wish to see this footpath hemmed in by buildings. Also, the existing white pontoon is not to be used as a precedent for any shoreline proposals as this is soon to be painted a darker colour at the request of Park Authority.</p> <p>LLTTNP emphasised that views from John Muir Way and the bridge over the river are very important as this is the first introduction to the National Park for visitors and an ideal opportunity to develop a gateway focal point using planting and materials in keeping with the locality and not urban in style.</p>

Study Area

11.2.9 The Study Area for the LVIA, which is shown in **Figure 11-1**, extends to a distance of 5km from the boundary of the site. This distance was determined by the nature of the surrounding environment, and by the physical scale of the proposals and the likely distance over which they would be sufficiently visible to give rise to significant effects. It was also informed by the production of the following Zone of Theoretical Visibility (ZTV) plans:

- **Figure 11-3a** – ZTV of the Station Square development, notably the three-storey apart-hotel (Zone A: Station Square in the Parameters Plan in **Appendix 2.1**);
- **Figure 11-3b** – ZTV of the Riverfront development (Zone B: Riverfront in the Parameters Plan in **Appendix 2.1**);
- **Figure 11-3c** – ZTV of the Pierhead development (Zone C: Pierhead in the Parameters Plan in **Appendix 2.1**);
- **Figure 11-3d** – ZTV of the proposed boathouse on the site of the former Woodbank House boathouse (this relates to a single location in Zone D: Boathouse in the Parameters Plan in **Appendix 2.1**); and,
- **Figure 11-3e** – ZTV of the Woodbank development (Zone E: Riverfront in the Parameters Plan in **Appendix 2.1**).

11.2.10 The ZTVs are based on a bare earth Digital Terrain Model (DTM) provided by the project architects. ZTVs are a useful tool to assist in determining the extent of the study area and identifying the key visual receptors and viewpoints. It should, however, be noted that there will be areas shown within the ZTV which may have views of the proposed development obscured by features such as buildings, trees and fences, which are not captured by the DTM data.

11.2.11 It should be further noted that the tallest building at Pierhead (the apart-hotel) will be approximately 10.5m tall. From 1km away in clear visibility, a vertical structure 10.5m tall will be perceived to be approximately 0.65cm in height (Gillespies, 2014), which is highly unlikely to give rise to significant landscape or visual effects, even across the open water of the loch.

Information Sources

Desk Top Study

11.2.12 In addition to GLVIA3, the following documents were used for particular aspects of the assessment:

- Landscape Institute (2019), Technical Guidance Note TGN 06/19: Visual Representation of Development Proposals;

- NatureScot, (2020), Draft Landscape Sensitivity Guidance;
- NatureScot digital map-based Landscape Character Assessment;
- NatureScot (2019), Landscape Character Assessment: Loch Lomond and The Trossachs;
- Scottish Natural Heritage and Loch Lomond and The Trossachs National Park Authority (2010), The special landscape qualities of the Loch Lomond and The Trossachs National Park; and,
- Kilpatrick Hills Local Landscape Area Statement of Importance.

11.2.13 Where existing information was used, this was verified on site to ensure that the information was accurate and appropriate for the purposes of the landscape and visual assessment. The extent of the study area and viewpoint locations were also confirmed on site.

11.2.14 The data sources used for the desk-top assessment included the following:

- Base mapping from ArcGIS Map Service;
- Mid-resolution height data – digital terrain model (DTM); and,
- Google Earth Pro aerial photography.

Fieldwork

11.2.15 Field surveys were originally undertaken in 2017/ 2018 to support the 2018 planning application. The information gained from these was supplemented by further surveys undertaken in summer and winter 2021. The purpose of these surveys was to gain an understanding and appreciation of the landscape, including the Special Qualities of the National Park and the landscape character across the study area, to undertake the viewpoint survey, and to understand the likely effects of the proposed development. Field notes and photographs were taken. At the time of the surveys the weather was dry with good visibility.

Approach to Assessment

11.2.16 The approach and methodology are presented in **Appendix 11.2**. This includes an explanation of how the value and susceptibility to change of each receptor was established, how the magnitude of effect was assessed and how the overall level and direction of effect was predicted, based on a combination of value, susceptibility and magnitude of effect.

11.2.17 Throughout the assessment process, ongoing involvement with the masterplanning design process continued. This was to ensure that potentially significant adverse effects, which could be avoided or reduced, were designed out.

Baseline

11.2.18 The existing nature of the landscape and visual environment in and around the study area formed the basis for the impact assessment and was informed through desktop analysis and site survey. It included the following:

- A review of landscape planning designations and policy;
- An understanding of the site in the wider study area: its constituent elements and features; its character and the way that this varies spatially; any designations which apply to it; its condition; the way that it is experienced; and the value attached to it; and,
- An understanding of the areas from which the proposed development may be visible, the different groups of people (visual receptors) who may be affected and their susceptibility to changes in their view, the places that would be affected and the nature (value) of the views and visual amenity currently experienced at those locations.

11.2.19 The above was undertaken through a combination of desk-study and field observation.

11.2.20 The LVIA considers operational effects at year 1 and year 15 at which time the tree planting will typically be around 7 – 10m high (depending on species and location).

11.2.21 For the purposes of the visual assessment, distances are defined as follows:

- Close or near distance view (0 -100 m);
- Middle distance view (100 -1000 m); and
- Long or distant view (1 km or more).

Landscape Character Assessment

11.2.22 An initial screening assessment was undertaken of the potential effect of the proposed development on the key characteristics and overall character of the landscape based on the LCTs described in the NatureScot digital map-based Landscape Character Assessment (2019). This exercise, which is presented later in this chapter, was used to identify LCTs with the potential to experience significant effects from the proposed development. These were then carried forward into the landscape character assessment presented in **Appendix 11.3**.

Viewpoint Assessment

11.2.23 An examination of the study area and ZTVs (backed up by site survey) was used to identify a series of publicly accessible locations with views towards the site. The selected locations (referred to as ‘viewpoints’) were not intended to illustrate every possible location from where there might be a view of the proposed development, but rather to present a selection of representative, specific and illustrative views to inform decisions about the proposed development’s likely landscape and, in particular, visual effects. No access to private properties was sought.

11.2.24 Viewpoints were selected in consultation with the LLTNPA’s Natural Heritage Planning Officer to represent the following range of receptors and views:

‘Representative viewpoints, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ - for example, certain points may be chosen to represent the views of users of particular public footpaths and bridleways;

Specific viewpoints, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations; and,

Illustrative viewpoints, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations’. (GLVIA3 Paragraph 6.19).

11.2.25 It was agreed with LLTNPA’s Natural Heritage Planning Officer that, as the design of the proposed development has altered substantially since the original planning application in 2018, some of the original viewpoint locations were not required. To avoid confusion, however, the numbering of viewpoint locations has been kept the same as in the original LVIA, which means that some viewpoint numbers are not accompanied by an assessment. These are recorded in the **Visual Assessment in Appendix 11.4** as ‘VP number not used’.

General Site Photography

11.2.26 For each of the agreed viewpoints, high resolution GPS located photographs were taken in accordance with TGN 06/19. The resulting images were merged together using specialist software to create panoramic views and presented within the **Viewpoint Assessment in Appendix 11.4**.

Accurate Visual Representations

11.2.27 To support the LVIA and demonstrate the likely visibility of the proposed development from various representative locations, a series of visualisations showing summer and winter views

were produced by specialist company ADS Ltd. These cover the viewpoints agreed with the National Park Authority and are included in **Appendix 11.5**, which also includes the approach and methodology.

Cumulative Effects Assessment

- 11.2.28 The cumulative visual impact assessment focused on the additional cumulative change which may result from the introduction of the proposed development, when considered alongside other cumulative schemes in the area. The objective of the assessment was to identify whether impacts from several developments, which individually might be insignificant, could cumulatively result in a significant effect upon visual receptors.
- 11.2.29 The list of committed developments for inclusion within the cumulative assessment is presented in **Tables 2-2** and **2-3** in **Chapter 2 – Site and Proposed Development**.
- 11.2.30 There are only two developments likely to give rise to cumulative landscape and visual effects is Sweeney Cruises proposal (LLTTNP Application Number 2017/0373/DET) to erect 3 no. buildings (two storey office building, slipway enclosure/ workshop building, boathouse with storage level above and installation of two pontoons). This was granted planning consent in August 2018), but construction works (as of March 2022) have not commenced.
- 11.2.31 The other development is the proposed enhancement of the John Muir Way. This includes a range of measures, which are identified in the John Muir Way Greening Study (2021) produced by the Green Action Trust, including installation of a cantilevered boardwalk and softening of the shoreline around the Loch Lomond Shores development through the establishment of native waterside vegetation. The project is still at the scoping stage but has been included in the cumulative assessment.
- 11.2.32 The cumulative assessment excluded existing operational developments and schemes currently under construction and due to be completed prior to the completion of the proposed development. This is because these were accounted for in the baseline and future baseline conditions which were established as part of the main LVIA.
- 11.2.33 The approach to assessing the level of importance and potential significance of cumulative landscape or visual effects used the same principles as the approach to the LVIA set out in the methodology in **Appendix 11.2**.

11.3 Baseline

- 11.3.1 The first stage in the LVIA was to establish the existing nature of the landscape and visual environment in the study area, including any relevant changes likely to occur independently of the proposed development. This information formed the basis for the subsequent assessment. It included the following:
- A review of policy context, legislation, guidance and standards relevant to landscape (see Section 11.2 above);
 - An understanding of the landscape across the study area - its constituent elements, its character and the way that this varies spatially, its geographic extent, its historical features, condition, the way that it is perceived, and the value attached to it; and,
 - An understanding of the areas from which the proposed development may be visible, the different groups of people (visual receptors) who may be affected and the nature of the views and visual amenity currently experienced at those locations.
- 11.3.2 The appraisal was undertaken through a combination of desk-study and fieldwork observations undertaken in 2021. It also built on work undertaken in the preparation of the previous 2018 planning application.

Overview of the Site

- 11.3.3 As shown in the **Parameters Plan in Appendix 2.1** the site is located at the southernmost tip of Loch Lomond alongside the River Leven and close to the small town of Balloch. Balloch is identified in the LLTTNP LDP as one of eight locations for 'Strategic Tourism Opportunities', reflecting its role as a visitor destination and gateway to the National Park. Immediately to the

north of the site is Loch Lomond while to the south it is bounded by housing on the north side of Balloch. To the west is Old Luss Road and to the east is the River Leven, with Balloch Country Park beyond. Water from the loch flows out at the River Leven immediately adjacent to the eastern boundary of the site. The river flows south for 8.3km before joining the River Clyde at Dumbarton.

- The site is subdivided into a series of development areas. These are shown in the parameters plan at **Parameters Plan in Appendix 2.1** and briefly described below.

Zone A: Station Square (Brewery Including Pub, Restaurant, Monorail Station, Performance Area and Budget Accommodation)

- 11.3.4 This Zone lies immediately to the south of Zone B and comprises an area of gently mounded amenity grass and existing car-parking located between the River Leven, Balloch Road and Drumkinnon Woods. It is also the location of the stone built 'Visit Scotland' information centre and concrete Balloch Village Ferry Landing, which is used by Sweeney Cruises. The nearby Balloch Road bridge affords elevated views of the area, which is seen against the scenic backdrop of Drumkinnon Woods and high moorland. The mix of buildings, ferry landing and car parking, is functional with limited aesthetic appeal and a lack of character appropriate to its important gateway function.

Zone B: Riverfront (Monorail, Lodges and Associated Car Parking Along the River Leven)

- 11.3.5 Zone B is bounded by Pier Road to the west and the River Leven to the east. Comprising relatively flat landform around 11m AOD, it includes the eastern part of Drumkinnon Woods, which contains mixed pioneer woodland species. A swathe of open grassland runs through the woodland. Due to the density of the vegetation, the river and loch are only visible from edge of the woodland. This zone also includes the area of woodland between Pier Road and the rear garden fence of housing along Clairinsh Avenue.

Zone C: Pierhead (Main Loch-Shore Development Comprising the Apart-Hotel and Visitor Centre, Monorail Station)

- 11.3.6 Zone C comprises the area around the southern shore of Loch Lomond outside of the two-storey Loch Lomond Shores development, which includes shops, restaurants and the 25m high Drumkinnon Tower which houses the Sea Life centre. This zone also covers part of the area of land lying between Drumkinnon Bay and the River Leven, including a shingle beach, grassed picnic area and semi-mature woodland. The creation of Loch Lomond Shores involved the extension of an existing, flooded gravel pit to form a new lagoon (now called Drumkinnon Bay). The landform across much of the area is relatively flat and lies around 8m AOD. The woodland is more undulating and rises to around 17m AOD.

Zone D: Boathouse (New Boathouse on the Loch Shore)

- 11.3.7 Zone D contains two distinct areas, a small promontory on the south-western shore of the loch, and an area of woodland which wraps around the southern edge of the main Loch Lomond Shores car park and is bounded by Old Luss Road and the Ben Lomond Way. The underlying landform is undulating and has been disturbed through man-made activities including the installation of a major gas pipeline.

Zone E: Woodbank House (Countryside Lodges and Woodland Lodges)

- 11.3.8 The Woodbank House area is bounded by Old Luss Road to the east, agricultural land to the north and east, and a footpath and housing to the south. The site comprises the former Woodbank House Hotel and associated out-buildings and gardens, including a walled garden which is overgrown and contains a stand of self-seeded trees. Woodbank House is a Category A listed building, and the out-buildings and boundary walls are listed in association with the house. The site also includes an area of grazing land to the north and east and a large area of woodland to the west. The woodland edge is located approximately between 30-100 metres east of the A82.
- 11.3.9 The landform around Woodbank House rises gradually from around 17m AOD in the east to 43m AOD to the west of the main building. The higher land affords slightly elevated easterly views towards Drumkinnon Woods and the northern edge of Balloch.

11.3.10 The remains of the house are accessed from the Old Luss Road by a driveway, which runs through an area of rough pasture and is surrounded by the remains of the former gardens. The site has some attractive features, including the sandstone boundary wall and avenue of mature lime trees along its eastern boundary with Old Luss Road. Overall, however, it appears unmanaged and run down.

The Wider Study Area

11.3.11 Loch Lomond is the largest expanse of freshwater in Britain and makes for a landscape and sense of space that is expansive and with far-reaching views. Together with the many other forms of water found in the National Park, it contributes to a diverse and beautiful landscape when seen in combination with the range of landscape settings.

11.3.12 The 5km study area (see **Figure 11-1**) extends from the Clyde Valley in the south to the Highland Boundary Fault in the north. Much of it falls within the southern part of Loch Lomond and the Trossachs National Park where the landscape is lowland or transitional in character and contrasts strongly with the dramatic uplands (Arrochar Alps, Luss Hills and East Lomond uplands) to the north. This contrast in landscape character is one of the Special Qualities of the National Park and is afforded by its unique geographic position on the Highland Boundary Fault and hence comprising both lowland and highland characteristics.

11.3.13 The Highland Boundary Fault runs north-east to south-west and occupies a zone up to about 1200m wide extending from Arden on the west bank of Loch Lomond to Aberfoyle. The distinctive ridged landform and orientation of the fault zone are defining landscape characteristics. A series of islands associated with the fault form a distinctive 'islandscape', where the interlocking of land and water between islands, the loch and the indented shoreline create a picturesque composition and is one of the most distinctive and well-known images of Loch Lomond. The calm waters, which are sheltered and enclosed by natural shorelines, have a tranquil character and contribute to the sense of peacefulness which is one of the Special Qualities of the National Park.

11.3.14 To the south, the settlement corridor along the River Leven is lowland in character. Unlike in the highlands, where the rugged relief has been the dominant factor in determining landscape character, the area has developed as farm and estate land, which means it is distinctively ordered, well-used and settled, either in pockets or extending more widely. Fields, meadows, parkland, farm and policy woodlands (mixed), shelterbelts and areas of more natural vegetation are functionally and visually integrated within a mosaic.

11.3.15 The lowland landscapes have undergone much change, both in terms of land-use changes, such as field amalgamation and some afforestation, and also because of development pressures, particularly relating to housing, golf courses, recreation facilities, transport infrastructure and visitor accommodation. Characteristic patterns of relic woodland, field systems and designed landscapes nevertheless persist and include policy and formal plantings, estate boundaries, entrance features, gatehouses and estate cottages.

11.3.16 The higher intensity of human settlement and development compared to further north in the National Park, means that the southern end of the loch is less tranquil. This is particularly the case around the southern shore of the loch, where the presence of various visitor attractions and facilities, including the watersports and the Loch Lomond Shores development, attract visitors from nearby Glasgow and the Central Belt. Combined with the influence of Balloch and several arterial roads, the southern end of the loch is active and thereby lacks a sense of tranquillity and remoteness.

Land Cover and Land Use

11.3.17 The five broad types of landcover and land uses within the study area are:

- Loch Lomond;
- The tourist industry uses along the loch shores, comprising holiday accommodation, the Loch Lomond Shores development and golf courses, much of which is enclosed in woodland;
- Urban settlement along the river valley from Balloch to Dumbarton;

- Moorland, which is generally open and only occasionally forested, located on the hill sides and higher ground either side of the loch and urban settlement; and,
- Large areas of agricultural land, both arable and pasture, on the lower ground beyond the moorland and generally located towards the edge of the study area.

Woodland Cover

- 11.3.18 Woodland and tree cover is a key landscape element within the study area and one of the Special Qualities of the National Park. Birch is the dominant broadleaf species, with oak the second most common. Sitka spruce is the most commonly commercially planted species of tree.
- 11.3.19 Estate and farm woodlands, shelter belts, hedgerow trees, parkland trees, and avenues of mature trees are components of the farmland mosaic found across much of the study area. They are mostly of plantation origin, are usually mixed or broadleaf, and tend to be traditionally managed for sport, timber and shelter. Areas of relic ancient woodland survive in some areas including Drumkinnon Woods and around Woodbank House. Veteran trees such as those found in Balloch Country Park are an important feature, particularly along field boundaries where they are not only valued cultural and historic features but are particularly important for wildlife and as local links in woodland habitat networks. In areas of enclosed farmland, naturally regenerated native woodlands are limited to areas of land which were less suitable for improvement, or which have other land management benefits, such as shelter belts, riparian woodlands, wet woodlands, and loch shore fringe woodlands. These woodlands are often of limited extent but are particularly important as strategic and local links in woodland habitat networks and in the natural setting of rivers and lochs.

Settlement

- 11.3.20 The only settlement of any size within the study area is the small suburban town of Balloch, the northern end of which encloses the southern boundary of the site and is contiguous with the urban area along the Vale of Leven.
- 11.3.21 Balloch is an easily accessible base for visitors to Loch Lomond, for people passing through on their way north and for users of the loch itself, with the town often being the main point of access to the loch. It contains many tourist-related shops, hotels and restaurants of various architectural styles and merit. The train link to Glasgow terminates here, making Balloch a readily accessible and popular destination. The visitor centre at Balloch is located in the Old Station Building in the centre of the town opposite the train station.
- 11.3.22 The River Leven is an important feature in Balloch, linking the centre of Balloch to Loch Lomond, with its visitor attractions, marinas and moorings. Balloch Castle Country Park extends along the river along the banks of the loch and up the hillside to Balloch Castle. It is important as an attractive, well-maintained and publicly accessible designed landscape.

Marinas, Hotels, Leisure Complexes, Caravan Parks and Chalet Developments

- 11.3.23 Marinas, hotels, leisure clubs, chalet development and caravan parks are mainly found close to the south and western loch shore and are shown on **Figure 11-6**.
- 11.3.24 Demand for tourist accommodation and other facilities has led to some larger-scale developments within the study area including hotels and leisure complexes, notably at Balloch, where the Loch Lomond Shores development offers a variety of facilities and attractions. With the exception of the prominent Drumkinnon Tower, it comprises low height buildings and is located against a backdrop of woodland, which lessens its perceptibility in longer views from the north.
- 11.3.25 Lomond Woods Holiday Park is situated on rising ground adjacent to the southern boundary of the Woodbank House site and approximately 650m south-west of the proposed location for the apart-hotel and visitor centre development.
- 11.3.26 The Cameron House complex is a former baronial mansion set in large woodlands. It has recently been restored as a hotel and spa complex with lodges, a marina and the Carrick Golf Club.

- 11.3.27 Duck Bay Hotel is located north of Cameron House on the shores of the loch and has holiday cottages in the grounds.
- 11.3.28 Lomond Castle at Luss offers self-catering accommodation in both the castle and purpose-built lodges and a restaurant situated in a woodland setting in the Lomond Castle Estate on the shore of the loch.

Outdoor Access

- 11.3.29 The area offers a range of formal and informal recreational and leisure opportunities.
- 11.3.30 The main walks close to the site are shown on **Figure 11-6**. The John Muir Way coast-to-coast trail and Three Lochs Way share the same route as they follow the riverside and loch side before passing around the northern side of the Woodbank House site and turning south on Old Luss Road. National Cycle Route No. 7 (Loch and Glens North) passes to the south and east of the site, and West Loch Lomond Cycle Path, starts at the slipway on the riverside and follows the loch shore before turning north on Old Luss Road. The Loch Lomond Shores Walk is a local route around the south-western edge of the loch.
- 11.3.31 Within the wider area, the National Park offers opportunities for hiking and mountain climbing. For example, Shantron Hill, lies 7.5km to the north-west of the site and, although outside the study area, has been included within the LVIA (Viewpoint 21) to demonstrate the potential impact of the proposed development from the higher ground to the north.

Water-Based Recreation

- 11.3.32 The southern end of Loch Lomond is popular for watersports including sailing, windsurfing, water-skiing, pleasure craft and jet skiing. The Maid of the Loch is the last paddle steamer built in the UK. Operated on Loch Lomond for 29 years the ship is currently (Spring 2022) out of the water and undergoing restoration at Balloch pier with a view to her being returned to full steam operation on the loch. Fishing is generally widespread in the area.

Golf Courses

- 11.3.33 Golf courses within the study area include Cameron House Golf Course, which lies immediately to the north-west of the site and the Carrick Golf Course associated with Cameron House to the north of Arden.
- 11.3.34 Together with other leisure complexes, the cumulative impact of golf course development in the area has locally eroded the more traditional lowland farm and estate landscape character. The golf courses and associated artificial landforms, manicured grasslands, bunkers, access paths, and buildings, create a golf course landscape. Loch shore woodlands and natural loch shore fringe features are compromised where holes cross the water's edge, and where artificial retention is introduced along natural shorelines.

Other Businesses

- 11.3.35 Other businesses not identified elsewhere within the baseline include:
- Hotels, Restaurants and Bars on Balloch Road near Balloch Bridge; and,
 - Hotels, Restaurants and Bars near Balloch Road/ Old Luss Road roundabout.

Transport Corridors

- 11.3.36 The A82 is an important tourist route which passes along the west side of the loch some 200m west of Woodbank House and 725m west of the proposed location of the apart-hotel and visitor centre.
- 11.3.37 The other arterial road within the study area is the A811 (Sterling Road), which leaves the A82 approximately 200m south of the Woodbank House site and runs east through Balloch to the south of the site, before turning north-east.
- 11.3.38 These main roads are typically associated with the natural regeneration of tree and shrub vegetation along the road corridor. Often associated with embankments, the high coverage of trees and woodland encloses the road corridors and obscures many outward views.

11.3.39 Minor local roads include Old Luss Road and Ben Lomond Way. The North Clyde Rail Line terminates at Balloch station close to the proposed site.

Visibility of the Site

- 11.3.40 The main factors influencing views to and from the site are the local landform, high coverage of woodland and built development on the north side of Balloch. The clearest views of the site are from the loch and the loch shore to the north and are typically experienced by visitors using the recreational facilities both on and off the water.
- 11.3.41 From the south and the northern edge of Balloch, the local variations in landform and the high coverage of trees, particularly within Drumkinnon Woods, obscure or filter most views towards the site, even in winter when most of the trees are not in leaf.
- 11.3.42 Views from the west, including from Old Luss Road and the A82, are mainly obscured by the local landform and by woodland and trees along the road corridors, within Cameron House Golf Course and around the Loch Lomond Shores development.
- 11.3.43 Views from the east, including from the A811, are similarly filtered or obscured by woodland along the River Leven and within Balloch Country Park, although the higher ground within the park affords some elevated views across the woodland and wood pasture towards Drumkinnon Tower.
- 11.3.44 Views across the loch and intervisibility of the many designed landscapes around the southern end of the loch are one of the Special Qualities of the National Park, the eye being drawn to the visual foci of the grand houses around the shore and the islands, as well as northwards towards the upper loch basin. The loch tends to be viewed in relation to tree cover, with woodlands framing views across the water. The woodlands define the lower and mid-glen slopes, the loch shores and islands, and distinguish them from the open uplands. The woods and the trees are important visually, bringing a tapestry of texture and colour that changes throughout the year.
- 11.3.45 The group value of sites at the south end of Loch Lomond and how they are seen 'as one' from across the water, and from the road or other viewpoints, is a key concern to the National Park Authority. The houses associated with these designed landscapes were often situated on rising ground to take maximum advantage of views over their surroundings.

Designated Landscapes

- 11.3.46 The importance of the study area is recognised through national and regional designations, which aim to identify and protect the landscape. These are shown in **Figure 11-5** and listed below:
- Loch Lomond and the Trossachs National Park;
 - Loch Lomond National Scenic Area (NSA); and,
 - Kilpatrick Hills Local Landscape Area (LLA).
- 11.3.47 Designated cultural heritage and ecological sites are also shown in **Figure 11-5**, but the assessment of effects on them is covered elsewhere in the EIAR (**Chapter 5: Ecology; Chapter 6: Trees and Woodland; and Chapter 13: Archaeology and Cultural Heritage**). The purpose of recording them here is to consider their contribution to the value of the landscape.
- 11.3.48 There are several relic ancient woodlands located within the study area, including within Drumkinnon Woods and around Woodbank House. The assessment of the effects on ancient woodland from an ecological perspective is provided in **Chapter 5: Ecology** and **Chapter 6: Trees and Woodland**. The effects of the proposed development on woodland as a landscape element is presented as part of this LVIA.
- 11.3.49 The site is not within a Conservation Area and neither does it directly affect a statutorily listed building or building of local interest (excluding Woodbank House). Woodbank House is a dilapidated Category A listed building which lies within the site, the restoration of which forms part of the proposed development. The assessment of the effects on Woodbank House from a heritage perspective is provided in **Chapter 13: Archaeology and Cultural Heritage**. The effects of the proposed development on Woodbank House as a landscape feature forms part of this LVIA.

Loch Lomond and the Trossachs National Park

- 11.3.50 The site and much of the 5km study area are located within the Loch Lomond and the Trossachs National Park, a nationally important landscape, which was designated in order to conserve and enhance the natural and cultural heritage, promote more sustainable use of the natural resources, promote understanding and enjoyment of the special qualities of the area by the public, and to promote sustainable social and economic development.
- 11.3.51 The Special Landscape Qualities of the National Park (Scottish Natural Heritage and Loch Lomond and The Trossachs National Park Authority, 2010) are defined as ‘the characteristics that, individually or combined give rise to an area’s outstanding scenery’. Due to the heterogeneous nature of the landscape, the report subdivides it into four landscape areas, of which Loch Lomond is relevant to the proposed development.
- 11.3.52 The qualities that make the landscape and scenery of Loch Lomond special are described in the **Landscape Character Assessment in Appendix 11.3**. These are also the qualities that underpin the original reason for designating the Loch Lomond NSA.

Loch Lomond National Scenic Area

- 11.3.53 The value of the scenery is recognised through the designation of the loch and its surroundings as an NSA. The landscape within the NSA is notable for its high coverage of deciduous woodland, particularly in the transitional, island-studded section, where the semi-natural woods of the islands are complemented by the policy woodlands on the shore. The east side of the loch also has extensive coniferous plantation.
- 11.3.54 The southern boundary of the NSA is approximately 1km north of the site’s northern boundary. There is strong overlap between the Loch Lomond landscape area referred to above, and the boundaries of the NSA. Hence if the special qualities of the Loch Lomond NSA are required, then they equate to the qualities of the landscape area under the heading ‘Loch Lomond’ in SNH Commissioned Report No. 376.
- 11.3.55 It is noticeable that this NSA does not cover the southern end of Loch Lomond or the site, which suggests that the quality of the landscape around the site fell short of that required for NSA designation.

Kilpatrick Hills Local Landscape Area

- 11.3.56 The value of the Kilpatrick Hills landscape is recognised by its designation in the West Dunbartonshire Local Development Plan (West Dunbartonshire Council, 2020) adopted in 2020, and in the East Dunbartonshire Evidence Report 5 (East Dunbartonshire Council, 2015) as an LLA.
- 11.3.57 Despite their proximity to settlements, parts of the Kilpatrick Hills have a strong sense of remoteness and wildness, particularly at their core. Open horizons offer panoramas and a unique diversity of views, including across central Scotland and northwards to the Highlands from which ‘borrowed’ views increase the perceived scale of the landscape. The key landscape and visual characteristics of the Kilpatrick Hills are described in further detail in a Statement of Importance (West Dunbartonshire Council, 2015), and Supplementary Guidance is being prepared by West Dunbartonshire Council to set a framework for the protection and enhancement of the area’s special qualities.

Gardens and Designed Landscapes

- 11.3.58 Although not having statutory protection, Gardens and Designed Landscapes (GDL) make an important contribution to the landscape character of the study area, through their policy tree features, wood pasture, woodlands, tree belts and tree-lined fields, their buildings and the natural topographic features on which they are based. Those within the study area vary in their distribution, size, style, periods of development, features, current uses and condition. Balloch Castle GDL is considered of national importance and included in the Inventory of Gardens and Designed Landscapes managed by Historic Environment Scotland (HES).
- 11.3.59 As shown in **Figure 12-5**, Balloch Castle GDL is situated within the eastern side of the study area. Balloch Castle is a 19th century gothic style castle, which was erected on the site of a much earlier structure. The building, which is on the Buildings at Risk Register, is Category A listed. The wider estate, which includes pleasure gardens, a walled garden, and an area of wood

pasture with mature trees, all of which are framed by ornamental and semi-natural woodlands, is designated a Country Park with nature trails and guided walks. Leased to West Dunbartonshire Council, the park is a popular local visitor attraction. The western boundary of the Country Park is approximately 55m from the eastern boundary of the site on the opposite side of the River Leven at the point where the river flows out of the loch. The main access route from Balloch into the Park and up to Balloch Castle lies closer to the eastern boundary of the Park.

- 11.3.60 Other designed landscapes, which are not on the Inventory or have statutory protection but contribute to the local historic environment and landscape character include: Botwich Castle; Arden House; Auchendennan; Bennachra; Calrdarven; Cameron House; Westerton; Woodbank; and Lomond Castle.
- 11.3.61 All the designed landscapes have tree belts and woodlands to a greater or lesser degree and make an important contribution to the wider landscape and local scenery. Parkland is less prevalent. Small groups of special trees impart some of the sites (Balloch Castle, Arden, Lomond Castle) with a distinctive character that is important to retain.
- 11.3.62 Around the southern end of Loch Lomond, where many of the estates are found, the designed landscapes have group value and their intervisibility gives them additional significance. The assessment of the effects of the proposed development on the estates from a heritage perspective is provided in **Chapter 13: Archaeology and Cultural Heritage**.

Landscape Character Types

- 11.3.63 In 2019 NatureScot (then SNH) published an on-line interactive landscape character assessment at 1:50 000, which defined 390 Landscape Character Types (LCT) across Scotland (NatureScot, 2019). This assessment supersedes previous landscape assessments applicable to the study area.
- 11.3.64 The 2019 landscape character assessment identifies nine LCTs across the study area. These are shown in **Figure 11-4**. An initial desk-based screening assessment of the potential effect of the proposed development on the key characteristics and overall character of these LCTs showed that only three could potentially experience any significant effects. These were taken forward to the main assessment. The reasoning behind this is set out in **Table 11-3** below and the results were verified during the site survey work.

Table 11-3: Landscape Character Types defined in the 2019 NatureScot On-Line Landscape Character Assessment

LCT	Explanation of Why the LCT Was/ Was Not Taken Forward for Assessment
LCT 38: Open Ridges	This LCT lies to the west of the site, and on the western side of the high ridgeline which extends extending from Ben Bowie south to Bromley Muir. The ZTV shows that the proposed development should not be visible and potential indirect effects are highly unlikely to arise. Not considered further in the assessment
LCT 46: Rolling Farmland with Estates - Argyll	This LCT lies to the west of the site, and on the western side of the high ridgeline which extends extending from Ben Bowie south to Bromley Muir. The ZTV shows that the proposed development should not be visible and potential indirect effects are highly unlikely to arise. Not considered further in the assessment
LCT 200: Rolling Farmland - Glasgow & Clyde Valley	This LCT lies to the south-west of site. The northern part of the LCT lies relatively close to the site and the ZTV shows some intervisibility with the proposed development, but it is physically separated from the site by the wooded corridor of the A82, which should obscure most inward and outward views (the ZTV assumes no woodland present). Also, its wider landscape setting is already characterised by built development as it abuts the urban edge of Balloch so the proposed development should not fundamentally alter the character of the landscape within the LCT. Significant indirect effects arising from the presence of the proposed development are therefore considered highly unlikely.

LCT	Explanation of Why the LCT Was/ Was Not Taken Forward for Assessment
	Not considered further in the assessment
LCT 215: Open Ridgeland - Glasgow & Clyde Valley	<p>This LCT lies to the west of the site. The elevation of the landform means there will be some intervisibility with the proposed development as shown in the ZTV, but these views will be very distant and will not fundamentally alter the character of the landscape within the LCT. Significant indirect effects arising from the presence of the proposed development are therefore considered highly unlikely.</p> <p>Not considered further in the assessment</p>
LCT 216: Rugged Moorland Hills	<p>This LCT lies to the south-east of the site from which it is physically separated by the town of Balloch. The elevation of the landform means there will be some intervisibility with the proposed development as shown in the ZTV, but these views will be very distant and will not fundamentally alter the character of the landscape within the LCT. Also, the wider landscape setting of the LCT is already characterised by built development as it abuts the urban edge of Balloch. Significant indirect effects arising from the presence of the proposed development are therefore considered highly unlikely.</p> <p>Not considered further in the assessment</p>
LCT 255: Parallel Ridges - Loch Lomond & the Trossachs	<p>This LCT lies to the north-west of the site and includes the summit of Ben Bowie. The elevation of the landform means there will be some intervisibility with the proposed development as shown in the ZTV, but these views will be very distant and will not fundamentally alter the character of the landscape within the LCT. Significant indirect effects arising from the presence of the proposed development are therefore considered highly unlikely. Also, land cover within the LCT comprises mainly managed plantation woodland which means that inward and outward views will be partially obscured (the ZTV assumes no woodland present). Significant indirect effects arising from the presence of the proposed development are therefore considered highly unlikely.</p> <p>Not considered further in the assessment</p>
LCT 261: Rolling Farmland - Loch Lomond & the Trossachs	<p>Both parts of this LCT lie relatively close to the site. As illustrated by the ZTV, there is some potential for significant indirect effects.</p> <p>Considered within the Landscape Character Assessment in Appendix 11.3.</p>
LCT 263: Lowland Loch Basin - Loch Lomond & the Trossachs	<p>The southern part of this LCT covers the site and there is potential for significant direct and indirect effects.</p> <p>Considered within the Landscape Character Assessment in Appendix 11.3.</p>
LCT 264: Lowland Loch Basin Islands	<p>This LCT is located some 4km to the north of the site. As illustrated by the ZTV, due to the openness of the views across the open loch, there is potential for significant indirect effects.</p> <p>Considered within the Landscape Character Assessment in Appendix 11.3.</p>

Visual Receptors

11.3.65 In addition to local residents, Balloch and southern end of Loch Lomond is an important visitor hub for many users of the National Park. People either use Balloch as their ultimate destination or use the town as a starting point to explore the wilder, more rugged and more scenic areas of the National Park to the north. The area is also host to recreational visitors, to whom the landscape is not an essential feature e.g., people using the golf courses along the south-western side of the loch. Even though the surrounding scenery is not essential to visitors' enjoyment, it clearly is an additional attraction and a 'selling point' for these golf courses.

11.3.66 The viewpoints used to support the assessment of visual effects are listed in [Table 11-3](#), together with an explanation as to why they were selected. The viewpoint locations are shown on the ZTVs in [Figures 11-3a – 11-3e](#) in [Appendix 11.1](#). The full viewpoint assessment is included in [Appendix 11.4](#).

11.3.67 A total of 23 viewpoints were selected through desk study, site work and consultation. These viewpoints are all in locations which can be accessed by the public. The viewpoints include:

- *‘Representative viewpoints, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ - for example, certain points may be chosen to represent the views of users of particular public footpaths and bridleways;*
- *Specific viewpoints, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations; and,*
- *Illustrative viewpoints, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations’ (GLVIA3 Paragraph 6.19).*

11.3.68 The viewpoints are a selection of locations from where the proposed development is likely to be visible and are not intended to represent all locations from where there may be a view. They were selected in discussions with the National Park’s Natural Heritage Planning Officer and through consideration of the ZTVs presented in **Figures 11-3a – e**. The ZTVs show the likely visibility of the different components of the proposed development. These are based on a bare earth model and therefore do not include the screening effect of vegetation or buildings.

11.3.69 To avoid confusion, the numbering of viewpoint locations has been kept the same as the original LVIA, which accompanied the previous 2018 planning application. It was agreed with National Park’s Natural Heritage Planning Officer that, as the design of the proposed development has altered substantially since the original application, some of the viewpoint locations are not now required. These are noted in **Table 11-4** as ‘VP number not used’.

Table 11-4 : Viewpoint Locations Used in the Assessment

No.	Location	Reason for Selection	Grid Ref. (E/N)	Approx. Distance from Site Boundary
VP 01	Ben Lomond Way	Located at the back of the Loch Lomond Shores development to represent the transient views experienced by people using Ben Lomond Way and accessing the Loch Lomond Shores development.	E 238618 N 682200	Within the application boundary
VP 02	Loch Lomond Shores	Located on the timber walkway in front of the shops and restaurants within the Loch Lomond Shores development. The walkway forms part of the John Muir Way/ Three Lochs Way. It represents the views experienced from the southern shores of Loch Lomond, including from the many businesses and visitor attractions at or near this location.	E 238447 N 682218	165m
VP 03	Maid of the Loch Slipway	Located on Balloch Pier to represent the views experienced by visitors and loch users accessing Balloch Pier and the nearby slipways.	E 238507 N 682574	35m
VP 04	Woodbank House	Located on the access road leading from Old Luss Road to the former Woodbank House.	E 238203 N 681842	Within the application boundary

No.	Location	Reason for Selection	Grid Ref. (E/N)	Approx. Distance from Site Boundary
		It represents the views experienced by people accessing the Woodbank House site.		
VP 05	Old Luss Road – looking south east	This viewpoint is located on Old Luss Road. It represents the transient views experienced by users of the John Muir Way/ Three Lochs Way, West Loch Lomond Cycle Path, users of old Luss Road and residents of nearby residential properties (including holiday accommodation).	E 238106 N 682040	On edge of application boundary
VP 06	Old Luss Road - looking west	This viewpoint is located on the edge of properties on the northern side of Old Luss Road. It represents the views experienced by users of the John Muir Way/ Three Lochs Way, users of Old Luss Road and residents in properties around the junction of Old Luss Road with Stoneymollan Road.	E 238329 N 681861	Within the application boundary
VP 07	VP number not used	This viewpoint was removed in agreement with LLTTNP Landscape Officer following the original planning application.	-	-
VP 08	John Muir Way - on the eastern bank of the River Leven	This viewpoint is located on the eastern banks of the River Leven within Balloch Country Park. It represents the views experienced by boat users, visitors to Balloch Castle and Balloch Country Park, as well as people using the John Muir Way/ Three Lochs Way and National Cycle Route 7.	E 239063 N682142	100m
VP 09	Pier Road – looking north-west	This viewpoint is located on Pier Road just to the east of the residential properties, which front onto Clairinsh Avenue. It represents the transient views experienced by people accessing the loch and the Loch Lomond Shores development.	E 238883 N 682022	Within the application boundary
VP 10	Balloch Road – bridge over the River Leven	This viewpoint is located on Balloch Bridge in Balloch. This location is regarded as the gateway to the National Park and affords iconic views north across Loch Lomond towards the Highlands. It represents the views experienced by boat users (including Sweeney's Cruises), people using John Muir Way/ Three Lochs Way, National Cycle Route 7, West Loch Lomond Cycle Path,	E 239106 N 681959	85m

No.	Location	Reason for Selection	Grid Ref. (E/N)	Approx. Distance from Site Boundary
		users of Balloch Road, visitors to nearby hotels, restaurants and bars and residents in nearby properties.		
VP 11	VP number not used	This viewpoint was removed in agreement with LLTTNP Landscape Officer following the original planning application.	-	-
VP 12	Upper Stonemollan	This viewpoint is located on Upper Stonemollan Road on the edge of the National Park. It represents the transient views experienced by people using the John Muir Way/ Three Lochs Way, Upper Stonemollan Road. It also represents the views of people staying in the nearby Upper Stonemollan holiday accommodation.	E 237797 N 681638	284m
VP 13a	Roundabout at Vaudervale Gardens – looking north west	This viewpoint is located on Balloch Road close to the roundabout at the junction of Ben Lomond Way and just within the edge of the National Park. It represents the views experienced by people using the local road network, visitors to nearby hotels, restaurants and bars, and residents in nearby properties (including people staying in local holiday accommodation).	E 238582 N 681714	85m
VP 13b	Roundabout at Vaudervale Gardens – looking north-east	Due to the presence of intervening buildings and woodland there will be no views of the proposed development and therefore no visual effects. This viewpoint is therefore not considered further.	E 238582 N 681714	85m
VP 14	Boathouse Marina near Cameron Golf Course	This viewpoint is located at the jetty at Cameron House. It represents the views experienced by users of Cameron House Marina, the nearby Cameron House Golf Course, boat users and people staying in holiday accommodation associated with Cameron House.	E 237846 N 682716	700m
VP 15	Proposal Beach in Balloch Country Park	This viewpoint is located on Proposal Beach in Balloch Country Park. It represents the views experienced by boat users, people using the beach and users of the John Muir Way/ Three Lochs Way.	E 238706 N 682994	540m
VP 16	VP number not used	This viewpoint was removed in agreement with LLTTNP Landscape Officer following	-	-

No.	Location	Reason for Selection	Grid Ref. (E/N)	Approx. Distance from Site Boundary
		the original planning application.		
VP 17	Balloch Castle, Balloch Country Park	This viewpoint is located on the east side of Loch Lomond in Balloch Country Park close to Balloch Castle. It represents the views experienced by people using the main footpath leading from Balloch to the Castle.	E 239018 N 683033	644m
VP 19a	The Cruin Restaurant Jetty near Arden House	Due to the promontory on the south side of Duck Bay and high tree cover along the shores of the loch there will be no views of the proposed development and therefore no visual effects. This viewpoint is therefore not considered further.	E 236503 N 684339	2.7km
VP 19b	The Cruin Restaurant Jetty near Arden House	Due to the promontory on the south side of Duck Bay and high tree cover along the shores of the loch there will be no views of the proposed development and therefore no visual effects. This viewpoint is therefore not considered further.	E 236541 N684373	2.7km
VP 20	VP number not used	This viewpoint was removed in agreement with LLTTNP Landscape Officer following the original planning application.	-	-
VP 21	Shantron Hill	Distant views of the southern end of the loch and Loch Lomond Shores development are obscured by intervening landform and high tree cover along the shores of the loch. This viewpoint is therefore not considered further.	E 233499 N 686834	6.5km
VP 22	Footpath to Balloch Castle in Balloch Country Park	This viewpoint is located in Balloch Country Park to the west of housing around Inchconnachan Avenue. It represents the transient views experienced by people using the lower section of the main footpath leading from Balloch to the Castle.	E 239326 N 682429	450m
VP 23	Footpath to Balloch Castle in Balloch Country Park	This viewpoint is located in Balloch Country Park to the west of housing around Inchconnachan Avenue. It represents the transient views experienced by people using the middle section of the main footpath leading from Balloch to the Castle.	E 239291 N 682710	590m
VP 24	Footpath to Balloch Castle in	This viewpoint is located in Balloch Country Park where the access road and footpath	E 239222 N 682854	585m

No.	Location	Reason for Selection	Grid Ref. (E/N)	Approx. Distance from Site Boundary
	Balloch Country Park	to the Castle diverge. It represents the transient views experienced by people using the upper section of the main footpath leading from Balloch to the Castle.		
VP 25	Boat on the southern end of Loch Lomond	This viewpoint is located at the southern end of Loch Lomond and represents the views experienced by boat users.	E 238361 N 682928	500m
VP 26	Boat on the southern end of Loch Lomond	This viewpoint is taken at the southern end of Loch Lomond and represents the views experienced by boat users.	E 238316 N 683536	190m

11.3.70 These viewpoints were selected and agreed with the National Park's Landscape Officer and through consideration of the ZTVs presented in **Figures 11-3a – d**. The ZTVs show the likely visibility of the different components of the proposed development. These are based on a bare earth model and therefore do not include the screening effect of vegetation or buildings.

Evolution of the Baseline in the Absence of the Proposed Development

11.3.71 In the absence of the proposed development, it is likely that the woodland areas would continue maturing and evolving as they have done over recent years. It is also likely that the Woodbank House area of site, including the remains of the Grade A listed Woodbank House, would become more overgrown and dilapidated in appearance.

11.3.72 Notwithstanding the above, as detailed in **Chapter 5 – Legislative and Policy Context**, the site is allocated within the adopted LLTNP LDP (2016) under Balloch proposals VE1 and VE4 for visitor experience related uses. It can therefore reasonably be assumed that, in the absence of the proposed development, then another development proposal involving buildings and changes to land use and land cover will be proposed.

11.4 Embedded Mitigation

11.4.1 The most effective mitigation measures are ones which are integral to the scheme. A distinction is therefore made between measures designed as an intrinsic part of the scheme (primary or embedded measures) and those which are intended to specifically counter any adverse effects of the proposed development identified through the assessment process (secondary measures).

11.4.2 As detailed in **Chapter 2 – Site and Proposed 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 particular relevance to the LVIA are set out below under construction and operation phase.

Construction Phase

11.4.3 In addition to the installation of site hoarding to minimise the landscape and visual effects of the proposed development, a number of other good practice mitigation measures will be secured via the implementation of a Construction and Environmental Management Plan (CEMP) to ensure effective site management. These good practice measures will include the following:

- 12m buffer (i.e., no construction) around the site boundary with residential are of Drumkinnon Gate;
- Any construction activities within 5m corridor of the shoreline will be subject to specific consideration within the CEMP and agreed with the National Park Authority prior to commencement;

- Location of construction compounds and temporary stockpiles in the least visibly prominent locations within the site;
- Use of well-maintained hoardings and fencing;
- Protection of all retained vegetation on the site in accordance with BS 5837: Trees in relation to design, demolition and construction;
- Prevention of damage to landscape features adjacent to the construction plots due to movement of construction vehicles, plant or operatives;
- Working with existing topography to minimise ground level regrading where possible;
- Access to all key nodes and routes through the site are to be maintained during the construction phase. Localised diversions to facilitate construction may occur on land within the applicant's control. Any impacts on walking/ cycle routes during the construction phase will be short term and localised diversions will be put in place;
- Continued provision of access through parts of the site to existing receptors and land uses as identified in **Chapter 2 Site and Proposed Development** and **Chapter 12 Traffic and Transport**;
- Design of lighting to avoid unnecessary intrusion onto adjacent buildings and siting construction compounds and machinery to minimise upward and outward lightspill;
- Use of designated construction traffic routes to and from the site in order to minimise visual amenity effects on neighbouring sensitive receptor areas; and,
- Engagement of an Ecological Clerk of Works (ECoW) to work on site with the construction contractor to oversee the management of the risks associated with protecting biodiversity and manage ecological operatives engaged in ecological mitigation activities.

Operational Phase

- 12m buffer (i.e., no operational activities) around the site boundary with residential area of Drumkinnon Gate;
- Screening increased around the boundary between woodland and residential area using evergreen native shrubs of local provenance, to reduce visual effects on nearby residents;
- Unsightly utilities to be screened and incorporated within the woodland setting;
- Proposed car parking to be sensitively incorporated into the woodland. Surface materials to be in keeping with the location and context. Additional mitigation measures such as buffer planting to provide natural screening to new car parking;
- Existing pathways, to be regraded and enhanced with new porous surfacing materials;
- New woodland planting to be created on the Woodbank House site;
- Retention of Woodbank House listed building facade as a landmark feature;
- Continued public access to Drumkinnon Bay waterfront;
- Continued provision of access through the site to existing receptors and land uses as identified in **Chapter 2: Site and Proposed Development**;
- Safeguarding of identified important trees within existing woodland areas, as identified in the Parameters Plan in **Appendix 2.1**;

- Integration of Station Square proposals with Balloch Street Design Project and Sweeney Cruises proposal;
- Elevated sections of monorail to have sufficient clearance above roads and paths to allow for passage underneath; and,
- Access to all key nodes and routes 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.

11.5 Assessment of Likely Significant Effects

- 11.5.1 The assessment of landscape and visual effects follows the methodology presented in **Appendix 11.2**. Demolition / construction and operational effects are assessed and reported separately.
- 11.5.2 Effects on landscape are reported by reference to LCTs and visual effects on receptors are reported by reference to representative viewpoints.
- 11.5.3 The landscape and visual assessments are presented in **Appendix 11.3** and **Appendix 11.4** respectively.
- 11.5.4 The tables below summarise all landscape and visual effects, including those that are considered not significant.

Construction Phase

- 11.5.5 As is commonplace with this type of development, the scale of the construction activities means that the works will be visible from locations in and around the site and will have the potential to give rise to significant effects that cannot practicably be mitigated. Such effects are temporary and will vary over the construction period depending on the intensity and scale of works at the time. The assessment of landscape and visual effects has been based on the activities occurring during the peak construction phase, which is defined as the period during which the main construction activities will take place.
- 11.5.6 The most apparent changes to the landscape and to views experienced by visual receptors during construction will relate to the presence of construction plant, compounds and materials storage. Cranes used to construct the apart-hotel will be new skyline features.
- 11.5.7 Key construction activities that will give rise to these most apparent changes are the establishment of construction compounds, site preparation and enabling works, demolition of buildings and structures, construction activities and site finalisation and removal of compounds. A detailed description of the activities with the potential to result in construction effects is presented in **Chapter 2: Site and Proposed Development**.
- 11.5.8 Inherent mitigation measures, which will be implemented during the construction period, include the erection of site hoardings around the relevant phases of the proposed development and the implementation of the good practice measures set out in the CEMP as described in Section 1.5 of this chapter.
- 11.5.9 **Table 11-4** and **Table 11-5** summarise the assessment of construction effects on the landscape (and wider landscape) and on views (represented by the viewpoints) within the 5km study area. They also provide an indication of whether or not those effects are considered to be significant.

Likely Significant Effects on the Landscape within the National Park Including its Special Qualities During Construction

- 11.5.10 During construction there will be direct and indirect adverse effects on the landscape within the site and its immediate setting, which falls within the National Park. Within 1km of the site, there will also be indirect adverse effects on the quality of the views both within and into/out of the National Park. Taken together, these direct and indirect effects will be medium in scale and moderate in significance. They will, however, be short-term and temporary. They are also in the southernmost part of the National Park, in an area which has been influenced by proximity to

Balloch and the presence of visitor attractions and facilities, including the Loch Lomond Shores development.

11.5.11 During construction there is a moderate risk of loss or damage to the following Special Qualities of the National Park:

- A world-renowned landscape famed for its natural beauty;
- The rich variety of woodlands;
- Famous through-routes; and,
- Banks of broadleaved woodland.

11.5.12 It should be noted, however, that this risk applies only to a very localised area around the southern end of the loch.

Likely Significant Effects on the Landscape within the LCTs During Construction

11.5.13 During construction there will be direct and indirect adverse effects on the landscape within the site and its immediate setting, which falls within LCT 263: Lowland Loch Basin – Loch Lomond and the Trossachs. Within 1km of the site, there will also be indirect adverse effects on the quality of the views both within and into/ out of the LCT.

11.5.14 Taken together, the direct and indirect effects on the southern part of LCT 263, will be medium in scale and moderate in significance. They will, however, be short-term and temporary. They are also in the southernmost part of LCT 263, in an area which has been influenced by proximity to Balloch and the presence of visitor attractions and facilities, including the Loch Lomond Shores development.

Table 11-5: Summary of the Landscape Assessment - Construction

Impact and Receptor	Likely Significant Effect	Significant?
Loch Lomond and the Trossachs National Park	Temporary and reversible, short to medium-term, direct, adverse effect of moderate significance but only for a very localised area around the southern end of Loch Lomond. Moderate risk to loss or damage to the following Special Qualities – similarly only for a localised area around the southern end of Loch Lomond: <ul style="list-style-type: none"> ■ A world-renowned landscape famed for its rural beauty; ■ The rich variety of woodlands; ■ Famous through-routes; and, ■ Banks of broadleaved woodland. 	Significant (locally)
LCT 263: Lowland Loch Basin – Loch Lomond & the Trossachs	Temporary and reversible, short to medium-term, direct, adverse effect of moderate significance.	Significant (locally)
LCT 264: Lowland Loch Basin – Islands	Temporary and reversible, short to medium-term, indirect, adverse effect of minor significance.	Not Significant
LCT 261: Rolling Farmland – Loch Lomond & The Trossachs	Temporary and reversible, short to medium-term, indirect, adverse effect of minor significance.	Not Significant
LCT 255: Parallel Ridges - Loch Lomond & The Trossachs	Temporary and reversible, short to medium-term, indirect, adverse effect of minor significance.	Not Significant

Likely Significant Effects on Views During Construction

11.5.15 Significant adverse visual effects are predicted from locations within 1km of the proposed development during the construction phase, with major adverse effects identified for receptors represented by VP 01: View from Ben Lomond Way, VP 02: View from Loch Lomond Shores, VP 03: View from the Maid of the Loch Slipway, VP 10: View from Balloch Road, VP 25 and VP 26: Views from the southern end of Loch Lomond.

11.5.16 Significant adverse effects are identified for other receptors within 1km of the proposed development, with moderate adverse effects identified for receptors represented by VP 04: View from Woodbank House, VP 05: View from Old Luss Road looking SE, VP 06: View from Old Luss Road looking W, VP 08: View from John Muir Way on the eastern bank of the River Leven, VP 09: View from Pier Road, VP 14: View from Boathouse Marina near Cameron Golf Course, and VP 15: View from the jetty at Proposal Beach in Balloch Country Park.

Table 11-6: Summary of the Viewpoint Assessment – Construction

Impact and Receptor	Likely Significant Effect	Significant?
VP01: View from Ben Lomond Way	Temporary and reversible, short-term, adverse effect of major significance	Significant
VP02: View from Loch Lomond Shores	Temporary and reversible, short-term, adverse effect of major significance	Significant
VP 03: View from the Maid of the Loch Slipway	Temporary and reversible, short-term, adverse effect of major significance	Significant
VP 04: View from Woodbank House	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 05: View from Old Luss Road looking South East	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 06: View from Old Luss Road looking West	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 07	Viewpoint removed following 2018 application	-
VP 08: View from John Muir Way on the eastern bank of the River Leven	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 09: View from Pier Road	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 10: View from Balloch Road	Temporary and reversible, short-term, adverse effect of major significance	Significant
VP 11	Viewpoint removed following 2018 application	-
VP 12: View from Upper Stoneyhill	Temporary and reversible, short-term, adverse effect of minor significance	Not Significant
VP 13a: View from the Roundabout at Vaudervale Gardens – Looking North West	Temporary and reversible, short-term, adverse effect of minor significance	Not Significant
VP 13b: View from the Roundabout at Vaudervale Gardens – Looking North East	No view therefore not assessed	-
VP 14: View from Boathouse Marina near Cameron Golf Course	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 15: View from the jetty at Proposal Beach in Balloch Country Park	Temporary and reversible, short-term, adverse effect of moderate significance	Significant
VP 16	Viewpoint removed following 2018 application	-
VP 17: View from Balloch Castle in Balloch Country Park	Temporary and reversible, short-term, adverse effect of minor significance	Not Significant
VP 18	Viewpoint removed following 2018 application	-
VP 19a: View from the Cruin Restaurant Jetty near Arden House	No view therefore not assessed	-

Impact and Receptor	Likely Significant Effect	Significant?
VP19b: View from the Cruin Restaurant Jetty near Arden House	No view therefore not assessed	-
VP 21: View from Shantron Hill	No view therefore not assessed	-
VP 22: View from Footpath to Balloch Castle in Balloch Country Park	No view therefore not assessed	-
VP 23: View from Footpath to Balloch Castle in Balloch Country Park	Temporary and reversible, short-term, adverse effect of minor significance	Not Significant
VP 24: View from Footpath to Balloch Castle in Balloch Country Park	Temporary and reversible, short-term, adverse effect of minor significance	Not Significant
VP 25: View from Southern end of Loch Lomond	Temporary and reversible, short-term, adverse effect of major significance	Significant
VP 26: View from Southern end of Loch Lomond	Temporary and reversible, short-term, adverse effect of major significance	Significant

Operational Phase

11.5.17 Following completion of the proposed development, significant effects on the landscape and on views will result from the presence of the new retail and commercial premises, leisure, accommodation facilities, public and private open spaces, new pedestrian and vehicular access, car parking and other associated landscape and infrastructure works including a monorail.

11.5.18 The maximum horizontal limits of the proposed development are presented in the Parameters Plan in **Appendix 2.1**. The height of most of the buildings will be 6 – 13m. The tallest buildings will be the apart-hotel at 10.5m and the Brewery in Station Square, which will be 13m. The monorail will typically be 3.5m above ground rising to 5.5m above access roads.

11.5.19 **Table 11-7** and **Table 11-8** summarise the assessment of the effects of the proposed development when complete and operational on the landscape (and wider landscape) and on views (represented by the viewpoints) within the 5km study area. They also provide an indication of whether or not these effects are considered to be significant.

Likely Significant Effects on the Landscape Within the National Park Including Its Special Qualities During Operation

11.5.20 During operation there will be direct and indirect adverse effects on the landscape within the site and its immediate setting, which falls within the National Park. Within 1km of the site, there will also be indirect adverse effects on the quality of the views both within and into/ out of the National Park. Taken together, these direct and indirect effects will be medium in scale and moderate in significance. They are, however, in the southernmost part of the National Park, in an area which has been influenced by proximity to Balloch and the presence of visitor attractions and facilities, including the Loch Lomond Shores development.

11.5.21 Although there will be permanent vegetation loss along the shoreline and around Woodbank House, the trees within Drumkinnon Woods and most of the trees within the Woodbank House area, which are a key landscape element, will be retained. Also, over time, the compensatory tree planting will further integrate the proposed development into the wider landscape and reduce its visual influence on the landscape character of the National Park.

11.5.22 During operation there is a moderate risk of loss or damage to the following Special Qualities of the National Park:

- A world-renowned landscape famed for its natural beauty;

- The rich variety of woodlands;
- Famous through-routes; and,
- Banks of broadleaved woodland.

11.5.23 It should be noted, however, that this risk applies only to a very localised area around the southern end of the loch, with the remainder of the National Park experiencing only negligible risk.

Likely Significant Effects on the Landscape Within the LCTs During Operation

11.5.24 During operation there will be direct and indirect adverse effects on the landscape within the site and its immediate setting, which falls within LCT 263: Lowland Loch Basin – Loch Lomond and the Trossachs. Within 1km of the site, there will also be indirect adverse effects on the quality of the views both within and into/ out of the LCT. Taken together, the direct and indirect effects on the southern part of LCT 263, will be medium in scale and moderate in significance.

11.5.25 Although there will be permanent vegetation loss along the shoreline and around Woodbank House, the trees within Drumkinnon Woods and most of the trees within the Woodbank House area, which are a key landscape element, will be retained. Also, over time, the compensatory tree planting will further integrate the proposed development into the wider landscape and reduce its visual influence on the landscape character of LCT 263.

Table 11-7: Summary of the Landscape Assessment - Operation

Impact and Receptor	Likely Significant Effect	Significant?
Loch Lomond and the Trossachs National Park	Potentially reversible, long-term, direct, adverse effect of moderate significance but only for a very localised area around the southern end of Loch Lomond. Moderate risk to loss or damage to the following Special Qualities – similarly only for a localised area around the southern end of Loch Lomond: <ul style="list-style-type: none"> ■ A world-renowned landscape famed for its rural beauty; ■ The rich variety of woodlands; ■ Famous through-routes; and, ■ Banks of broadleaved woodland. 	Significant (locally)
LCT 263: Lowland Loch Basin – Loch Lomond & the Trossachs	Potentially reversible, long-term, direct, adverse effect of moderate significance	Significant (locally)
LCT 264: Lowland Loch Basin – Islands	Potentially reversible, long-term, indirect, adverse effect of minor significance	Not Significant
LCT 261: Rolling Farmland – Loch Lomond & The Trossachs	Potentially reversible, long-term, indirect, adverse effect of minor significance	Not Significant
LCT 255: Parallel Ridges - Loch Lomond & The Trossachs	Potentially reversible, long-term, indirect, adverse effect of minor significance	Not Significant

Likely Significant Effects on Views During Operation

11.5.26 During operation, significant adverse visual effects are predicted from locations within 1km of the proposed development, with moderate adverse effects identified for receptors represented by VP 01: View from Ben Lomond Way, VP 02: View from Loch Lomond Shores, VP 03: View from the Maid of the Loch Slipway, VP 09: View from Pier Road VP 25 and VP 26: Views from the southern end of Loch Lomond.

11.5.27 The only other significant effect arising from the development during operation will be beneficial and is related to the redevelopment of Station Square as represented by VP 10: View from

Balloch Road. This is because the high quality of the proposals will deliver significant improvements to the public realm and local infrastructure in an area which is currently in need of improvement.

Table 11-8: Summary of the Visual Assessment - Operation

Impact and Receptor	Likely Significant Effect	Significant?
VP 01: View from Ben Lomond Way	Potentially reversible long-term, adverse effect of moderate significance	Significant
VP 02: View from Loch Lomond Shores	Potentially reversible long-term, adverse effect of moderate significance	Significant
VP 03: View from the Maid of the Loch Slipway	Potentially reversible long-term, adverse effect of moderate significance	Significant
VP 04: View from Woodbank House	Potentially reversible long-term, beneficial effect of minor significance	Not Significant
VP 05: View from Old Luss Road looking South East	Potentially reversible long-term, adverse effect of minor significance	Not Significant
VP 06: View from Old Luss Road looking West	Potentially reversible long-term, adverse effect of minor significance	Not Significant
VP 07	Viewpoint removed following 2018 application	-
VP 08: View from John Muir Way on the eastern bank of the River Leven	Potentially reversible long-term, neutral effect of negligible significance	Not Significant
VP 09: View from Pier Road	Potentially reversible long-term, adverse effect of moderate significance	Significant
VP 10: View from Balloch Road	Potentially reversible long-term, beneficial effect of moderate significance	Significant
VP 11	Viewpoint removed following 2018 application	-
VP 12: View from Upper Stoneyhill	Potentially reversible long-term, adverse effect of minor significance	Not Significant
VP 13a: View from the Roundabout at Vaudervale Gardens – Looking North West	Potentially reversible long-term, adverse effect of negligible significance	Not Significant
VP 13b: View from the Roundabout at Vaudervale Gardens – Looking North East	No view therefore not assessed	-
VP 14: View from Boathouse Marina near Cameron Golf Course	Potentially reversible long-term, adverse effect of minor significance	Not Significant
VP 15: View from the jetty at Proposal Beach in Balloch Country Park	Potentially reversible long-term, adverse effect of minor significance	Not Significant
VP 16	Viewpoint removed following 2018 application	-
VP 17: View from	Potentially reversible long-term, adverse effect of	Not Significant

Impact and Receptor	Likely Significant Effect	Significant?
Balloch Castle in Balloch Country Park	negligible significance	
VP 18	Viewpoint removed following 2018 application	-
VP 19a: View from the Cruin Restaurant Jetty near Arden House	No view therefore not assessed	-
VP 19a: View from the Cruin Restaurant Jetty near Arden House	No view therefore not assessed	-
VP 21: View from Shantron Hill	No view therefore not assessed	-
VP 22: View from Footpath to Balloch Castle in Balloch Country Park	No view therefore not assessed	-
VP 23: View from Footpath to Balloch Castle in Balloch Country Park	Potentially reversible long-term, adverse effect of negligible significance	Not Significant
VP 24: View from Footpath to Balloch Castle in Balloch Country Park	Potentially reversible long-term, adverse effect of negligible significance	Not Significant
VP 25: View from Southern end of Loch Lomond	Potentially reversible long-term, adverse effect of moderate significance	Significant
VP 26: View from Southern end of Loch Lomond	Potentially reversible long-term, adverse effect of moderate significance	Significant

11.6 Further Mitigation and Enhancement

Construction Phase

11.6.1 The assessment has considered the good practice mitigation measures which will be secured via the implementation of a CEMP and monitored by an appointed ECoW. No additional mitigation measures are proposed.

Operational Phase

11.6.2 The assessment has considered the inherent mitigation measures that have been incorporated within the design and presented in the accompanying **Design and Access Statement**. No additional mitigation measures are proposed.

11.7 Residual Effects

Construction Phase

11.7.1 As no further mitigation or enhancement is proposed, the residual construction effects will be the same as the pre-mitigation effects set out in **Table 11-5 and Table 11-6**

Operational Phase

11.7.2 As no further mitigation or enhancement is proposed, the residual operational effects will be the same as the pre-mitigation effects set out in **Table 11-7 and Table 11-8**.

11.8 Monitoring

11.8.1 No post-construction monitoring is considered to be proportionate or required for this topic.

11.9 Cumulative Effects

11.9.1 A cumulative landscape and visual assessment was undertaken, as described in **Section 11.2.28** of this chapter. This assesses the likely cumulative effects of the proposed development in conjunction with the consented or reasonably foreseeable schemes described in **Chapter 2: Site and Proposed Development** and presented in **Figure 2-2**.

11.9.2 **Table 11-8** summarises the likely additional significant cumulative effects, and the likely residual cumulative effects identified within the cumulative assessment. This table focuses only on those effects considered to be significant in EIA terms - for a full list of effects on sensitive **Landscape Character Assessment in Appendix 11.3** and the Viewpoint Assessment in **Appendix 11.4**. As the construction phases will potentially be different for the proposed development and the other consented or reasonably foreseeable schemes included in the cumulative assessment, the cumulative assessment focuses on the assessment of effects of the proposed development once completed and operational. It has been undertaken on the basis of the residual effects associated with the proposed development.

11.9.3 Although the introduction of the cumulative schemes will slightly improve the view when the proposed development is operational, **Table 11-9** shows that in most cases the category of likely significant residual effects on the perception of views will not change. The exception is the redevelopment of Station Square represented by VP 10: View from Balloch Road. The proposed development alone is considered to result in a beneficial change to the current outlook. However, when combined with the Sweeney Cruises proposal, the effect is considered to remain moderate in significance, but the direction of change will be adverse. This is because of the size/ scale of the Sweeney Cruises buildings which will be prominent in the foreground along the riverfront.

Table 11-9: Cumulative Impact

Impact and Receptor	Assessment of the Proposed Development (Likely Significant Residual Effects)	Cumulative Assessment (Likely Significant Residual Cumulative Effects)
Complete and Operational Development		
Direct and indirect cumulative effects on Loch Lomond and the Trossachs National Park (including four of its Special Qualities), which will very slightly alter the character and perception of this character type	Potentially reversible, long-term adverse effect of moderate significance	Potentially reversible, long-term adverse effect of moderate significance
Direct and indirect cumulative effects on LCT 263: Lowland Loch Basin – Loch Lomond and the Trossachs), which will slightly alter the character and perception of this character type	Potentially reversible, long-term adverse effect of moderate significance	Potentially reversible, long-term adverse effect of moderate significance
Indirect cumulative effects on perception of views from Ben Lomond Way (VP01)	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance

Impact and Receptor	Assessment of the Proposed Development (Likely Significant Residual Effects)	Cumulative Assessment (Likely Significant Residual Cumulative Effects)
Complete and Operational Development		
Indirect cumulative effects on perception of views from Loch Lomond Shores (VP02)	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect cumulative effects on perception of views from the Maid of the Loch Slipway (VP03)	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect cumulative effects on perception of views from Balloch Road (VP10)	Potentially reversible, long-term, beneficial effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect cumulative effects on perception of views from southern end of Loch Lomond (VP25)	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect cumulative effects on perception of views from southern end of Loch Lomond (VP26)	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance

11.10 Summary

Construction

Landscape

- 11.10.1 Significant adverse short-term landscape effects will only be experienced very locally, within the southernmost part of the National Park and the southern part of LCT 263: Lowland Loch Basin – Loch Lomond & the Trossachs. Four of the Special Qualities of the National Park will be affected.
- 11.10.2 These effects will be both direct and indirect. Direct effects on the landscape will occur within the site and its immediate setting, and result from the presence of the works, including tree removal. Indirect effects will be experienced within 1km of the site and will result from the visual influence of the works being carried out within the site, as well as the presence of construction vehicles using the local road network to access the site.

Visual

- 11.10.3 **Figure 11-7** indicates that locations where receptors are predicted to experience significant adverse short-term visual effects during construction all lie within 1km of the site.
- 11.10.4 The areas which will experience the greatest visual effects during construction are Pierhead and Station Square. This is not unexpected given that these are the areas where the larger-scale construction activity will take place and the changes to peoples' views will be most apparent.
- 11.10.5 Geographically the most extensive views of construction activity will be related to the Pierhead development and will be experienced by receptors mainly to the north, including from the open waters of the loch. Views from much of the shoreline will be obscured by the indented landform around the edge of the loch and by the relatively discrete location of the site within Drumkinnon Bay. Elsewhere, views of the construction activity related to other parts of the proposed development will be contained at close range by buildings within Balloch and the high coverage of woodland across much of the site.

Operation

Landscape

- 11.10.6 Significant adverse long-term landscape effects will only be experienced very locally within the southernmost part of the National Park and the southern part of LCT 263: Lowland Loch Basin

- Loch Lomond & the Trossachs. These adverse effects, which will be direct and indirect, will primarily arise from the development at Pierhead (including Pier Road) which will alter the character of the existing landscape. Four of the Special Qualities of the National Park will be affected.
- 11.10.7 In addition to the direct effects on the landscape, the Pierhead development will also be visible across the open waters of the loch and its visual influence will give rise to indirect adverse effects on the quality of the views both within and into/ out of the National Park and LCT 263 at a distance of up to 1km. Drumkinnon Tower will, however, remain the most prominent built feature in the landscape.
- 11.10.8 Although the proposed development at Pierhead will be sympathetically designed to integrate into the surrounding landscape and appear as an extension to the Loch Lomond Shores development, it will replace an area of woodland around the loch shore and along Pier Road, which will have been removed during construction. Given its location within a nationally designated landscape and the fact that broadleaved woodlands are one of the Special Qualities of the National Park, the change resulting from its presence has to be perceived as adverse.
- 11.10.9 Whilst the effects of the Pierhead development on the landscape within the National Park and LCT 263 are considered to be adverse, the introduction of the proposed development at Station Square will result in a significant beneficial effect. This is because the high quality of the scheme, including a new public realm will be an improvement on the current character and appearance of the site. The introduction of a cluster of new buildings of coherent architectural style and massing, will strengthen the quality of Station Square and improve its legibility as a gateway to the National Park and the Highlands. The built development will be complemented by an attractive new public realm, in a style appropriate to its location.
- 11.10.10 The restoration of Woodbank House and management and enhancement of its wooded setting will improve the current run-down appearance of the Site. The proposed woodland lodges and countryside lodges are not out of character with the southern end of the loch where there are several developments of this type, typically associated with the former estates.
- 11.10.11 The introduction of woodland lodges into the existing grassed area between Drumkinnon Woods and the River Leven at Riverfront, will alter the visual character of the site but it will be of equal quality and in keeping with the current landscape. Similarly, the redevelopment of the Boathouse will not have an effect on the character of its location.

Visual

- 11.10.12 **Figure 11-8** indicates that the locations, predicted to experience significant adverse long-term visual effects during operation, are associated with the Pierhead development and the introduction of car parking and the monorail along Pier Road.
- 11.10.13 Geographically the most extensive views will be related to the Pierhead development and will be experienced by receptors mainly to the north, including from the open waters of the loch within 1km. Views from much of the shoreline will be obscured by the indented landform around the edge of the loch and by the relatively discrete location of the site within Drumkinnon Bay. Elsewhere views of the other parts of the development will be contained at close range by buildings within Balloch and the high coverage of woodland across much of the site.
- 11.10.14 In views across Drumkinnon Bay and from the open waters of the loch there will be a very noticeable change in the view. This is because the area of existing woodland between the Maid of the Loch Steamer and Drumkinnon Tower will be replaced the three-storey apart-hotel which will extend around the shoreline. New tree planting around the building will be too immature to provide substantial screening although some retained existing trees will partially obscure views of the development.
- 11.10.15 The new buildings will be of a similar height and massing to the existing Loch Lomond Shores development and will appear as an extension to the existing buildings. A varied roof line and green-roof construction will also limit both their prominence and their perceived scale relative to existing development. Drumkinnon Tower will continue to be the tallest and most visible building. Nevertheless, the long-term presence of built development across much of the view rather than woodland, represents an adverse change to the current outlook.
- 11.10.16 The introduction of car parking and the monorail along Pier Road, combined with the loss of woodland removed during construction, will result in significant adverse effects on the views

experienced by users of Pier Road and occupants of residential properties along Clairinch Avenue. Over time, however, as the compensatory tree planting matures these effects will reduce.

- 11.10.17 Significant beneficial effects are associated with the Station Square development, particularly when seen from Balloch Bridge, which is one of the key locations where visitors stop to appreciate the view north along the River Leven towards the Highlands. The only adverse effects will be experienced by occupants of the residential properties along the southern end of Pier Road who currently have open views across Station Square towards the River Leven. Due to their proximity to the proposed development and the loss of trees, which were removed during construction, these residents will experience long-term, adverse significant effects.
- 11.10.18 There will be no significant visual effects arising from the proposed development at Woodbank House either on users of the A82 and Old Luss Road, occupants of nearby residential properties, or receptors at Upper Stonymollan. This is because the restoration of Woodbank House and management and enhancement of its setting will improve the quality of the views experienced, while the woodland lodges and countryside lodges will be in keeping with similar developments in the locality.
- 11.10.19 At Riverfront, the introduction of woodland lodges into the existing grassed area between the woodland will change the appearance of the site and introduce more activity and movement, but its character will be of equal quality and in keeping with similar developments in the locality. The redevelopment of the Boathouse will not give rise to a significant adverse effect on views.
- 11.10.20 In middle and long-distance views, the appreciable screening afforded by the high coverage of woodlands and the built-up edge of Balloch to the south will typically minimise any effects of the proposed development on views with the result that no significant visual effects are predicted to arise. This includes transient views from the footpath leading up to Balloch Castle through the Country Park to the east and from higher land at Upper Stonymollan to the west.

Cumulative

- 11.10.21 No significant cumulative effects are identified other than the view of Station Square from Balloch Road. Here, the combined effect of the Sweeney Cruises proposals with the proposed development is considered to result in an adverse change to the current outlook. However, this is primarily because of the prominence of the Sweeney Cruises buildings rather than the proposed development, which alone is considered to be beneficial.
- 11.10.22 **Table 11-10** summarises the likely significant effects, identified mitigation measures and the likely residual effects identified within this chapter. This table focuses only on those effects considered to be significant in EIA terms - for a full list of effects on sensitive receptors (including those not considered significant in EIA terms) please refer to **Table 11-5** to **Table 11-8**.

Table 11-10: Summary of Likely Significant Effects, Mitigation Measures and Likely Residual Effects

Impact and Receptor	Likely Significant Effect	Identified Mitigation	Likely Residual Effect	Likely Cumulative Effect
Construction				
Direct and indirect effects on Loch Lomond and the Trossachs National Park including on four of its Special Qualities due to construction activity,	Reversible, short-term, indirect, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, indirect, adverse effect of moderate significance	Not assessed during construction as timescales for other developments unknown
Direct and indirect effects on LCT 263: Lowland Loch Basin – Loch	Reversible, short-term, direct, adverse effect of	No additional mitigation proposed other than that	Reversible, short-term, direct, adverse effect of moderate	Not assessed during construction as timescales for other developments unknown

Impact and Receptor	Likely Significant Effect	Identified Mitigation	Likely Residual Effect	Likely Cumulative Effect
Lomond & the Trossachs due to the construction activity	moderate significance	identified in the CEMP	significance	
Indirect effects on perception of views from Ben Lomond Way (VP01) due to construction activity	Reversible, short-term, adverse effect of major significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of major significance	Not assessed during construction as timescales for other developments unknown
Indirect effects on perception of views from Loch Lomond Shores (VP02) due to construction activity	Reversible, short-term, adverse effect of major significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of major significance	Not assessed during construction as timescales for other developments unknown
Indirect effects on perception of views from the maid of the Loch Slipway (VP03) due to construction activity	Reversible, short-term, adverse effect of major significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of major significance	Not assessed during construction as timescales for other developments unknown
Indirect effects on perception of views from Woodbank House (VP04) due to construction activity	Reversible short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible short-term, adverse effect of moderate significance	Not assessed during construction as timescales for other developments unknown
Indirect effects on perception of views from Old Luss Road looking South East (VP05) due to construction activity	Reversible, short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from Old Luss Road looking West (VP06) due to construction activity	Reversible, short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from John Muir Way on the eastern bank of the River Leven (VP08) due to construction activity	Reversible, short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown

Impact and Receptor	Likely Significant Effect	Identified Mitigation	Likely Residual Effect	Likely Cumulative Effect
Indirect effects on perception of views from Pier Road (VP09) due to construction activity	Reversible, short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from Balloch Road (VP10) due to construction activity	Reversible, short-term, adverse effect of major significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of major significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from Boathouse Marina near Cameron Golf Course (VP14) due to construction activity	Reversible, short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from the jetty at Proposal Beach in Balloch Country Park (VP15) due to construction activity	Local, reversible, short-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Local, reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from the southern end of Loch Lomond (VP25) due to construction activity	Reversible, short-term, adverse effect of major significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of moderate significance	Not assessed during demolition and construction as timescales for other developments unknown
Indirect effects on perception of views from the southern end of Loch Lomond (VP26) due to construction activity	Reversible, short to medium-term, adverse effect of major significance	No additional mitigation proposed other than that identified in the CEMP	Reversible, short-term, adverse effect of major significance	Not assessed during demolition and construction as timescales for other developments unknown
Complete and Operational Development				
Direct and indirect effects on Loch Lomond and the Trossachs National Park including on four of its Special Qualities due to	Potentially reversible, long-term, adverse effect of moderate significance	No additional mitigation proposed other than that identified in the CEMP	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance

Impact and Receptor	Likely Significant Effect	Identified Mitigation	Likely Residual Effect	Likely Cumulative Effect
the presence of the proposed development				
Direct and indirect effects on LCT 263: Lowland Loch Basin – Loch Lomond & the Trossachs due to the presence of the proposed development	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect effects on perception of views from Ben Lomond Way (VP01) due to presence of the proposed development	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect effects on perception of views from Loch Lomond Shores (VP02) due to presence of the proposed development	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect effects on perception of views from the maid of the Loch Slipway (VP03) due to presence of the proposed development	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect effects on perception of views from Pier Road (VP09) due to presence of the proposed development	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	No proposals likely to give rise to cumulative effects
Indirect effects on perception of views from Balloch Road (VP10) due to presence of the proposed development	Potentially reversible, long-term, beneficial effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, beneficial effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance
Indirect effects on perception of views from the southern end of Loch Lomond (VP25) due to presence of the	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance

Impact and Receptor	Likely Significant Effect	Identified Mitigation	Likely Residual Effect	Likely Cumulative Effect
proposed development				
Indirect effects on perception of views from the southern end of Loch Lomond (VP26) due to presence of the proposed development	Potentially reversible, long-term, adverse effect of moderate significance	No mitigation proposed	Potentially reversible, long-term, adverse effect of moderate significance	Potentially reversible, long-term, adverse effect of moderate significance

11.11 References

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