

13 Archaeology and Cultural Heritage

EIA Addendum Update

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

Sections updated are:

- Operational Phase Woodbank House with Garden Building LB1125 and Stables HA4 – 13.6.23 – 13.6.25 – no significant impact on the setting of Woodbank House and Garden Building
- Mitigation Measures Operational Phase Woodbank House with Garden Building LB1125 and Stables HA4 - 13.7.13 – embedded mitigation measures would adequately preserve the integrity of the setting of the asset by retaining the trees

13.1 Introduction

13.1.1 This chapter provides an assessment of the likely significant effects of the Proposed Development on the historic environment (archaeology and cultural heritage). The assessment is based on the known characteristics of the Site and surrounding area and the key parameters of the Proposed Development detailed in **Chapter 2 – Site and Proposed Development**.

13.1.2 This chapter has been prepared by Headland Archaeology 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 13.1**.

13.1.3 The aims of this chapter are to:

- Describe the location, nature and extent of any known heritage assets or areas of archaeological potential which may be affected by the Proposed Development;
- Provide an assessment of the importance of these assets;
- Assess the likely scale of any impacts on the historic environment posed by the Proposed Development;
- Outline suitable mitigation measures to avoid, reduce or offset significant adverse effects; and,
- Provide an assessment of any residual effects remaining after mitigation.

13.1.4 This chapter is supported by the following figures and technical reports provided in **Appendices 11.1, 11.5, 13.1 and 13.2**:

- **Appendix 11.1 – Figures** includes figures showing the Zones of Theoretical Visibility (ZTV) relevant to this assessment:
 - **Figure 11-3a** – Pierhead Development ZTV;
 - **Figure 11-3b** – Station Square Development ZTV;
 - **Figure 11-3c** – Woodbank Development ZTV;
 - **Figure 11-3d** – Boathouse ZTV; and,

- **Figure 11-3e** – Riverfront Development ZTV.
- **Appendix 11.5 – Visualisations** includes viewpoints relevant to this assessment:
 - Viewpoint 02 – Loch Lomond Shores;
 - Viewpoint 03 – Maid of the Loch slipway;
 - Viewpoint 04 – Woodbank House;
 - Viewpoint 05 – Cameron House Lodge, Old Luss Road (view south-west);
 - Viewpoint 06 – Old Luss Road (view west);
 - Viewpoint 08 – John Muir Way (east bank of River Leven) (view north-west);
 - Viewpoint 10 – Balloch Road (bridge over river); and,
 - Viewpoint 25 – Boat cruises (inbound route).
- **Appendix 13.1 - Baseline** includes:
 - Cultural Heritage Baseline Desk-based Assessment.
- **Appendix 13.2 - Figures** includes:
 - **Figure 13-1** Heritage Assets Within the Site;
 - **Figure 13-2** Non-designated Heritage Assets Within the Study Area;
 - **Figure 13-3** Designated Heritage Assets Within the Study Area; and,
 - **Figure 13-4** 1st Edition Ordnance Survey Map, Six Inch to the Mile, 1864.

13.2 Policy Context, Legislation, Guidance and Standards

Legislation

13.2.1 The overarching legislative framework applicable to this EIA-R for the Proposed Development is outlined in **Chapter 4 – Legislative and Planning Policy Context**. Over and above this the following legislation is relevant to this assessment:

Statutory Protection

13.2.2 Scheduled Monuments and Listed Buildings are protected by statute.

13.2.3 Legislation regarding Scheduled Monuments is contained within The Ancient Monuments and Archaeological Areas Act 1979. Legislation regarding Listed Buildings is contained in The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

13.2.4 The 1979 Act makes no reference to the settings of Scheduled Monuments. The 1997 Act does, however, place a duty on the planning authority with respect to Listed Buildings and Conservation Areas, and their settings. Section 59 of the 1997 Act states (in part):

“In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

13.2.5 The Historic Environment Scotland Act 2014 defines the role of the public body, Historic Environment Scotland (HES), and the processes for the designation of heritage assets, consents and rights of appeal.

Policy

- 13.2.6 The planning policy framework applicable to this EIA-R for the Proposed Development is outlined in **Chapter 4 – Legislative and Planning Policy Context**. In addition to this, the following planning policies are relevant to this assessment:
- 13.2.7 The National Planning Framework 3 (NPF3) describes how the future spatial development of Scotland can contribute to the four planning outcomes noted above. It shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement, and improved connections across the country.
- 13.2.8 Historic Environment Policy for Scotland (HEPS) defines the Historic Environment and Scottish Government Policy. It sets out the vision and key principles on how to care for and protect Scotland’s historic environment including designations of ancient monuments, principles for scheduling and listing, contexts for conservation areas, marine protected areas, gardens and designated landscapes, historic battlefields and consents and advice.
- 13.2.9 The Scottish Government’s planning policies in relation to the historic environment are set out in paragraphs 135-151 of Scottish Planning Policy (SPP) (The Scottish Government, June 2014). The historic environment is defined as “the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand” and includes “individual assets, related settings and the wider cultural landscape”.
- 13.2.10 The policy principles are stated in paragraph 137:
- “The planning system should:*
- Promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and,
 - Enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.”
- 13.2.11 The SPP applies these principles to all designated assets (paragraphs 141-149). In particular, it states that:
- Regarding developments affecting Listed Buildings, “special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest”;
 - Proposals “which will impact on its appearance, character or setting [of a Conservation Area], should preserve or enhance the character and appearance of the conservation area”;
 - “Where there is potential for a proposed development to have an adverse impact on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances”;
 - “Where a development proposal has the potential to affect a World Heritage Site, or its setting, the planning authority must protect and preserve its Outstanding Universal Value”;
 - “Planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance”;
 - “Planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields”.

- 13.2.12 The SPP also requires planning authorities to protect archaeological sites and monuments, preserving them in situ where possible, or otherwise ensure “appropriate excavation, recording, analysis, publication and archiving before and/or during development” (paragraph 150). “Non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, woodlands and routes such as drove roads” should also be preserved in situ wherever feasible (paragraph 151).
- 13.2.13 ‘Our Place in Time: the Historic Environment Strategy for Scotland’ (2015) presents the Scottish Government’s strategy for the protection and promotion of the historic environment. The Historic Environment Policy for Scotland (HEPS, 2019) and the Historic Environment Scotland Circular (2019) complement the SPP and provide further policy direction. In particular, HEPS provides more detailed policy on historic environment designations and consents.
- 13.2.14 The statutory Development Plan applicable to the Site and relevant to this chapter presently comprises Section 4.2 of the Loch Lomond and the Trossachs National Park Local Development Plan.
- 13.2.15 Planning policy considerations of specific relevance to this assessment are:

Historic Environment Policy 1: Listed Buildings

a) Alterations and Extensions

Development which alters or extends a listed building will only be supported where it can be demonstrated that: (i) Proposals will protect, conserve and/or enhance the character, integrity and setting of listed buildings, and (ii) The layout, design, materials, scale, siting and use shall be appropriate to the character and appearance of the listed building and its setting whilst not inhibiting high quality contemporary and/or innovative design.

b) Demolition

Proposals for the total or substantial demolition of a listed building will only be supported where it has been demonstrated that: (i) The building is not of special interest; or (ii) The building is incapable of repair; and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or (iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or (iv) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

c) Enabling Development

Where a listed building is seriously at risk from neglect or from an inability to secure an appropriate new use, enabling development may be supported. In considering such development it must be demonstrated that: (i) Financial assistance is not available from any other source; and (ii) Development will be restricted to the minimum required to secure the long-term future of the listed building; and (iii) Development conserves and/or enhances the special interest, character and setting of the listed building through appropriate layout, scale, massing, design, and use of materials.

Historic Environment Policy 3: Wider Built Environment and Cultural Heritage

Development proposals will be expected to protect, conserve and/or enhance a building or feature of architectural and/or historical merit or of cultural significance. Buildings or features of merit which are important to the cultural heritage of the National Park should be retained and incorporated in new developments where possible and any adverse impacts of the development should be avoided or mitigated.

Historic Environment Policy 4: Gardens and Designed Landscapes

Development affecting Gardens and Designed Landscapes shall protect and/or enhance such places and shall not impact adversely on their character, important views to, from or within

them or their wider landscape setting. Significant development proposals in gardens and designed landscapes will require management plans as a condition of any planning permission.

Historic Environment Policy 5: Conversion and Re-Use of Redundant Buildings

Proposals for sympathetic conversion and re-use of buildings of vernacular quality and local historic and/or architectural interest will be supported where:

- d) The building is structurally sound; and,*
- e) Capable of conversion without significant rebuilding or new building elements.*

Historic Environment Policy 6: Scheduled Monuments and Other Nationally Important Archaeological Sites

Scheduled monuments and other identified historic environment assets which satisfy the criteria for national importance set out by Scottish Ministers shall be preserved in-situ within an appropriate setting. Development shall not be permitted which adversely affects scheduled monuments and their setting.

Historic Environment Policy 7: Other Archaeological Resources

Other archaeological resources will be expected to be retained, protected and preserved in-situ and in an appropriate setting wherever feasible. Where it can be demonstrated that preservation in-situ is not feasible, planning approval will be conditional upon the developer making appropriate provision for the archaeological excavation, recording, and analysis of the resources, and for publication of the results where appropriate, all to the satisfaction of the National Park Authority.

Historic Environment Policy 8: Sites with Unknown Archaeological Potential

Where sites are considered to have significant archaeological potential the developer will be required to submit details of the results of an archaeological evaluation of the site with the application, or before its determination. Where significant archaeological remains are found during evaluation, and where they cannot be preserved in-situ, planning permission may be refused or made conditional on compliance with an agreed programme of archaeological mitigation as required by the National Park Authority.

Guidance and Relevant Technical Standards

13.2.16 The following guidance and technical standards have informed this assessment:

- Planning Advice Note 2/2011: Planning and Archaeology provides local government officers with technical advice to planning authorities and developers on dealing with archaeological remains. Among other issues it considers the balance in planning decisions between the preservation in situ of archaeological remains and the benefits of development; setting; the circumstances under which developers can be required to provide further information, in the form of a field evaluation to allow planning authorities to reach a decision; and measures that can be taken to mitigate adverse impacts;
- PAN 71 Conservation Area Management provides local government and stakeholders with planning advice with regard to conservation areas;
- HES published Designation Policy and Selection Guidance (DPSG, 2019) to accompany HEPS. DPSG outlines the policy and selection guidance used by HES when designating sites and places of national importance;

- HES provides guidance on how to apply the policies set out in the SPP in a series of documents entitled 'Managing Change in the Historic Environment'. These provide guidance to planning authorities and stakeholders regarding key issues relating to development, the planning process, and key issues pertaining to the historic environment. Most relevant is the guidance note covering Works on Scheduled Monuments (November 2016) and Setting (June 2016); and,
- HES' New Design in Historic Settings provides a guide to ensuring the quality of new-design buildings matches that of their surroundings (May 2010).

13.2.17 This chapter has been prepared with reference to the above as well as ClfA's Standard and Guidance for Historic Environment Desk-Based Assessment (2014, revised 2017 and 2020) and Code of Conduct (2014, revised 2019).

13.2.18 This chapter has also been prepared with reference to IEMA, IHBC and ClfA's July 2021 publication Principles of Cultural Heritage Impact Assessment in the UK. This document presents the principles of and suggests good practice for assessment of the impact of a development proposal on cultural heritage assets.

13.3 Methodology

Overview

13.3.1 The principal aspects considered within this assessment are:

- The potential for the operational phase of the Proposed Development to result in impacts on the setting of designated heritage assets, on account of likely changes to views from and towards such assets. The key heritage assets considered within this assessment are:
 - Potential setting effects on the Category A Listed Woodbank House with Garden Building (LB1125) and stables (HA4);
 - Potential setting effects on the Category A Listed Drumkinnon Bay Winch House including Slipway (LB46721);
 - Potential setting effects on the Category A Listed Balloch Castle (LB123) and Inventory Garden and Designed Landscape (GDL00042);
 - Potential setting effects on the Scheduled Balloch Castle earthwork (SM3385); and,
 - Direct construction phase impacts on any known and previously unrecorded archaeological remains within the Site.

Consultation

EIA Screening and Scoping

13.3.2 Consultation responses from Historic Environment Scotland (HES) and West of Scotland Archaeology Service (WoSAS) in relation to a previous planning application for the Proposed Development were received in May 2017. HES noted one Category A Listed Building present within the Site: Woodbank House with Garden Building (LB1125) located within the West Riverside area. The Category A listed Winch House including Slipway (LB46721), Balloch Castle Inventory Garden and Designed Landscape (GDL00042) and the scheduled remains of Balloch Castle earthwork (SM3385) were also noted in the vicinity.

13.3.3 HES welcomed the potential for Woodbank House with Garden Building (LB1125) to be restored as part of the Proposed Development and recommended that the east elevation of the house and its setting be preserved as far as possible, with consideration made in relation to views from the south front of the house towards distant hills. HES requested that any setting assessment should cover the potential impact of the Proposed Development on key views to and from the house to the east and south.

- 13.3.4 In relation to Balloch Castle (GDL00042) and Balloch Castle earthwork (SM3385), HES recommended that the development should be designed to consider these assets and their setting and explore the potential for incorporation of new views to them from Balloch Pier (WoSAS 21743) pier at the north of the Site. In addition, they recommended that development at the eastern extent of the Site be kept to a minimum and that any setting assessment should assess potential impacts on both the Scheduled Monument and Inventory Designed Landscape.
- 13.3.5 In relation to Winch House including Slipway (LB46721), HES recommended that the Proposed Development should accommodate the asset and its setting through design and that an assessment of the setting of the building should be carried out to show that important views from it are retained.
- 13.3.6 WoSAS noted that the Site lies within an area of high archaeological sensitivity based on the presence of recorded sites and finds from various periods in the surrounding landscape, particularly including prehistoric and Medieval sites. They noted the suitability of the Site for past human use and the potential for previously unrecorded buried remains to exist. WoSAS therefore recommended that prior to any development commencing, that the application area be subject to an archaeological evaluation in order to excavate, record and publish any previously unrecorded remains which may exist. In addition, WoSAS advised that an historic building recording exercise would be required for Woodbank House with Garden Building (LB1125) prior to any alterations taking place. WoSAS advised that these works would be carried out through a condition relating to cultural heritage and archaeology; such a condition would be placed on the Proposed Development by Loch Lomond and the Trossachs National Park should they be minded to grant consent. In their original 2017 response, WoSAS advised that any such condition would likely be worded as follows:
- 'No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.'*
- 13.3.7 It was confirmed through further consultation in 2021 (see below) that any required mitigation could be secured under such a condition as outlined above.

Post Scoping Consultation

- 13.3.8 Following the withdrawal of the previous planning application in 2019, a revised development (the subject of this chapter) was brought forward, with a revised Scoping Report submitted to HES and WoSAS in June 2021.
- 13.3.9 In response to the revised Scoping Report, HES reiterated the advice provided in their 2017 response to the Scoping Report for the original development. WoSAS also reiterated their response to the 2017 Scoping Report for the original development but highlighted that data sources should be revisited, and the heritage assets present within the Site be re-visited for assessment.
- 13.3.10 Recommendations for further archaeological investigations made at the end of this report are in accordance with the advice received from the Senior Archaeologist at WoSAS.

Study Area

- 13.3.11 The spatial scope of the Study Area adopted in this Archaeology and Cultural Heritage chapter was determined by a review of the scale and nature of the Proposed Development and the nature of the heritage assets in the wider vicinity. A review of the ZTV for the Proposed Development (**Figures 12-3a – 12-3e, Appendix 12.1**) was undertaken to inform the scope of the heritage assets retained for detailed setting assessment.
- 13.3.12 Two areas have been used in assembling and presenting the data for this chapter:
- The Site corresponds to the area within the application boundary in order to include any known or unknown heritage assets at risk of direct and indirect impacts; and,

- The Study Area extends 1km from the Site boundary. Within this area background data has been collated to inform the archaeological potential of the Site, identify any heritage assets which may be affected as they continue into the Site and to identify assets which may be subject to setting effects.

13.3.13 Criteria for the identification of assets of particular sensitivity or importance was based on the approach set out in *Managing Change in the Historic Environment: Setting* (Historic Environment Scotland, 2016 updated 2020) that sets out a range of factors which might form part of the setting of a heritage asset as follows:

- “Current landscape or townscape context;
- Views to, from and across or beyond the historic asset or place;
- Key vistas: for instance, a ‘frame’ of trees, buildings or natural features that give the historic asset or place a context, whether intentional or not);
- The prominence of the historic asset or place in views throughout the surrounding area, bearing in mind that sites need not be visually prominent to have a setting;
- Aesthetic qualities;
- Character of the surrounding landscape;
- General and specific views including foregrounds and backdrops;
- Views from within an asset outwards over key elements in the surrounding landscape, such as the view from the principal room of a house, or from a roof terrace;
- Relationships with other features, both built and natural;
- Non-visual factors such as historical, artistic, literary, place name, or scenic associations, intellectual relationships (e.g. to a theory, plan, or design), or sensory factors; and,
- A ‘sense of place’: the overall experience of an asset which may combine some of the above factors.”

Information Sources

Cultural Heritage Baseline Desk-Based Assessment

13.3.14 A review of relevant information, guidance and planning policy relating to the Proposed Development was undertaken to characterise the landscape and visual baseline of the Site and surrounding area including:

- Designation data downloaded from the Historic Environment Scotland website in March 2022 for records of designated heritage assets;
- The National Record of the Historic Environment (NRHE), including the Canmore database and associated photographs, prints/drawings and manuscripts held by HES;
- Historic Environment Record (HER) data, updated digital extract received from West of Scotland Archaeology Service (WoSAS), received June 2021;
- Historic Landscape Assessment data, viewed through the HLAMap website;
- Geological data available online from the British Geological Survey;
- Previous site investigation reports;
- Historic maps held by the National Library of Scotland;

- Unpublished maps and plans held by the National Records of Scotland;
- Relevant internet resources, including Google Maps, Google Earth, Bing satellite imagery and PastMap;
- Readily available published sources and unpublished archaeological reports;
- The historic mapping sequence corresponding with the Site was consulted to collect information on former land use and development throughout the later historic periods;
- The National Archives of Scotland was not visited as part of this assessment since maps available from the National Library give sufficiently detailed information about the Site to allow a reliable assessment of its archaeological potential and inform any archaeological mitigation. An online search of the National Archives of Scotland catalogue took place for the parish of Bonhill but produced no items of further interest;
- The subscription based NCAP website was used to access available aerial photographs. It is considered that the aerial photographs available online are sufficient to inform this assessment; and,
- LiDAR survey data supplied by the Scottish Government, covering both the West Riverside and Woodbank sites was processed in order to enable archaeological interpretation of the results. A Hill-Shade Relief model was used, with two separate simulated light angles applied from azimuths of 315 and 45 degrees.

13.3.15 Designated heritage assets are labelled with the reference number assigned to them by HES (prefixed SM for Scheduled Monuments, and LB for Listed Buildings); non-designated assets are labelled with the reference number in the WoSAS HER (prefixed WoSAS) or the NRHE (prefixed Canmore). Heritage assets within the Site have been assigned a number (prefixed HA for Heritage Asset). A single asset number can refer to a group of related features, which may be recorded separately in the HER and other data sources. Assets within the Site are shown in **Figure 13-1**, with detailed descriptions compiled in a Cultural Heritage Baseline Desk-based Assessment (**Appendix 13.1**). All heritage assets within the Study Area are shown in **Figure 13-2** and **Figure 13-3** in **Appendix 13.2**.

Site Visit

13.3.16 The original site visit was made on 20th December 2016. An updated site visit for the revised Proposed Development was undertaken on 5th April 2022 in rainy conditions during which notes were made regarding site characteristics, any visible archaeology and geographical/geological features which may have a bearing on previous land use and archaeological survival, as well as those which may constrain subsequent archaeological investigation. Records were made regarding extant archaeological features, such as earthworks or structural remains, any negative features, local topography and aspect, exposed geology, soils, watercourses, health and safety considerations, surface finds, and any other relevant information.

13.3.17 The setting of the Site in relation to nearby heritage assets was also considered. The visibility within Drumkinnon Wood was limited due the heavy tree coverage.

Potential for Unknown Heritage Assets Within the Site

13.3.18 The likelihood that undiscovered heritage assets may be present within the Site is referred to as archaeological potential. Overall levels of potential can be assigned to different landscape zones, following the criteria in **Table 13-1**, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the HER;
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;

- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as ploughing or commercial forestry planting; and,
- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

Table 13-1: Archaeological Potential

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

Identification of Potential Effects

13.3.19 Effects on the historic environment can arise through direct physical impacts, impacts on setting or indirect impacts:

- Direct physical impacts describe those development activities that directly cause damage to the fabric of a heritage asset. Typically, these activities are related to construction works and will only occur within the Site;
- An impact on the setting of a heritage asset occurs when the presence of a development changes the surroundings of a heritage asset in such a way that it affects (beneficially or adversely) the cultural significance of that asset. Visual impacts are most commonly encountered but other environmental factors such as noise, light or air quality can be relevant in some cases. Impacts may be encountered at all stages in the life cycle of a development from construction to decommissioning but they are only likely to lead to significant effects during the prolonged operational stage of the development; and,
- Indirect impacts describe secondary processes, triggered by the development, that lead to the degradation or preservation of heritage assets. For example, changes to hydrology may affect archaeological preservation; or changes to the setting of a building may affect the viability of its current use and thus lead to dereliction.

13.3.20 Likely significant direct or indirect effects on known and unknown heritage assets are discussed in terms of the risk that a significant effect could occur. The level of risk depends on the level of archaeological potential combined with the nature and scale of disturbance associated with construction activities and may vary between high and negligible for different elements or activities associated with a development, or for the development as a whole.

13.3.21 Likely significant effects on the settings of heritage assets are identified from an initial desk-based appraisal of data from HES and the HER, and consideration of current maps and aerial images. Photomontage visualisations have been prepared to illustrate changes to key views, and to aid assessment where potential setting effects have been identified (Volume 2). The visualisations have been produced by the Landscape and Visual team, the methodology for preparing the photomontages is described in **Chapter 11: Landscape and Visual Impact**.

- 13.3.22 For any identified effect the preferred mitigation option is always to avoid or reduce effects through design, or through precautionary measures such as fencing off heritage assets during construction works to avoid accidental direct effects. Effects which cannot be eliminated in these ways will lead to residual effects.
- 13.3.23 Adverse direct or indirect physical effects may be mitigated by an appropriate level of survey, excavation, recording, analysis and publication of the results, in accordance with a written scheme of investigation (SPP paragraph 150 and PAN2/2011, sections 25-27).

Impact Assessment Criteria

Heritage Importance and Cultural Significance

- 13.3.24 Cultural heritage impact assessment is concerned with effects on cultural significance, which is a quality that applies to all heritage assets, and as defined by Historic Environment Scotland (Environmental Impact Assessment Handbook, NatureScot & HES 2018, v5 **Appendix 1** page 175), relates to the ways in which a heritage asset is valued both by specialists and the public. The cultural significance of a heritage asset will derive from factors including the asset's fabric, setting, context and associations. This use of the word 'significance', referring to the range of values attached to an asset, should not be confused with the unrelated usage in EIA where the significance of an effect reflects the weight that should be attached to it in a planning decision.
- 13.3.25 The importance of a heritage asset is the overall value assigned to it based on its cultural significance, reflecting its statutory designation or, in the case of non-designated assets, the professional judgement of the assessor (**Table 13-2**). Heritage assets of national importance and international importance are assigned a high and very high level respectively. Scheduled Monuments, Inventory Gardens and Designed Landscapes, Inventory Historic Battlefields and Historic Marine Protected Areas are, by definition, of national importance.
- 13.3.26 The criterion for Listing is that a building is of 'special architectural or historic interest'; following DPSG Annex 2.19, Category A refers to 'outstanding examples of a particular period, style or building type', Category B to 'major examples of a particular period, style or building type', and Category C to 'representative examples of a particular period, style or building type'.
- 13.3.27 Any feature which does not merit consideration in planning decisions due to its cultural significance may be said to have negligible heritage importance; in general, such features are not considered as heritage assets and are excluded from the assessment (see accompanying Cultural Heritage Baseline Desk-based Assessment (**Appendix 13.1**)).

Table 13-2: Criteria for Assessing the Importance of Heritage Assets

Importance	Criteria
Very High (International)	World Heritage Sites and other assets of equal international importance, that contribute to international research objectives
High (National)	Inventory Gardens and Designed Landscapes, Scheduled Monuments, Protected Wreck Sites, Inventory Historic Battlefields, Category A and B Listed Buildings, Historic Marine Protected Areas, and non-designated heritage assets of equivalent importance that contribute to national research objectives.
Medium (Regional)	Conservation Areas, Category C Listed Buildings, undesignated assets of regional importance except where their particular characteristics merit a higher level of importance, heritage assets on local lists and non-designated assets that contribute to regional research objectives.
Low (Local)	Locally listed heritage assets, except where their particular characteristics merit a higher level of importance, undesignated heritage assets of Local importance, including assets that may already be partially damaged.
Negligible	Identified historic remains of no importance in planning considerations, or heritage assets and findspots that have already been removed or destroyed (i.e., 'site of').
Unknown/Uncertain	Heritage assets for which a level of importance cannot be defined based on current information.

- 13.3.28 Cultural significance is assessed in relation to the criteria in DPSG Annexes 1-6, which are intended primarily to inform decisions regarding heritage designations but may also be applied more generally in identifying the 'special characteristics' of a heritage asset, which contribute to its significance and should be protected, conserved and enhanced according to SPP paragraph 137. Annex 1 is widely applicable in assessing the cultural significance of archaeological sites

and monuments, for instance, while the criteria in Annex 2 can be used in defining the architectural or historic interest of buildings, whether listed or not.

13.3.29 The special characteristics which contribute to an asset’s cultural significance may include elements of its setting. Setting is defined in ‘Managing Change in the Historic Environment: Setting’ (HES 2016 updated 2020, Section 1) as ‘the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced’. The setting of a heritage asset is defined and analysed according to Stage 2 of the three-stage approach promoted in ‘MCHE: Setting’, with reference to factors listed on pages 9-10 (see Assessment of the magnitude of impacts on cultural significance, below). The relevance of these factors to the understanding, appreciation and experience of the asset determines how, and to what extent, an asset’s cultural significance derives from its setting. All heritage assets have settings; however, not all assets are equally sensitive to effects on their settings. In some cases, setting may contribute very little to the asset’s significance, or only certain elements of the setting may be relevant.

Assessment of the Magnitude of Impacts on Cultural Significance

13.3.30 The magnitude of an impact is a measure of the degree to which the cultural significance of a heritage asset will potentially change as a result of the Proposed Development (NatureScot & HES 2018, Environmental Impact Assessment Handbook, v5 **Appendix 1**, para 42). This definition of magnitude applies to likely effects on the setting as well as likely physical effects on the fabric of an asset.

13.3.31 The methodology adopted for the identification and assessment of potential effects on setting follows the approach set out in Managing Change in the Historic Environment: Setting (Historic Environment Scotland, 2016 updated 2020) and the Environmental Impact Assessment Handbook (NatureScot & HES, 2018, v5 **Appendix 1**). The guidance sets out three stages in assessing the effect of development on the setting of a heritage asset or place as follows:

- Stage 1: Identify the historic assets that might be affected by a development;
- Stage 2: Define and analysis the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced; and,
- Stage 3: Evaluate potential effect of the proposed changes on the setting, and the extent to which any negative effects can be mitigated.

13.3.32 It is important to note that the magnitude of an effect resulting from an effect on setting is not a direct measure of the visual prominence, scale, proximity or other attributes of the Proposed Development itself, or of the extent to which the setting itself is changed. Moreover, it is necessary to consider whether, and to what extent, the characteristics of the setting which would be changed contribute to the asset’s cultural significance (NatureScot & HES 2018, Environmental Impact Assessment Handbook, v5 **Appendix 1**, paras 42 and 43).

13.3.33 Impact magnitude is assessed as high/medium/low/negligible, and adverse or beneficial, or no effect, using the criteria in **Table 13-3** as a guide. In assessing the likely effects of a development, it is often necessary to take into account various effects which affect an asset’s cultural significance in different ways, and balance adverse effects against beneficial effects. For instance, there may be adverse effects on an asset’s fabric and beneficial effects on cultural significance resulting from change in setting arising from a development which would not otherwise occur in a ‘do-nothing’ scenario; a heritage asset that might otherwise degrade over time could be preserved or consolidated as a consequence of a development. The residual effect is an overall measure of how the asset’s significance is reduced or enhanced.

Table 13-3: Criteria for Assessing the Magnitude of Impacts on Heritage Assets

Magnitude	Description
High Beneficial	Alterations to an asset and/or its setting resulting in considerable enhancement of cultural significance. Or Preservation of an asset and/or its setting where it would otherwise suffer considerable loss of cultural significance in the do-nothing scenario.

Magnitude	Description
Medium Beneficial	Alterations to an asset and/or its setting resulting in moderate enhancement of cultural significance. Or Preservation of an asset and/or its setting where it would otherwise suffer moderate loss of cultural significance in the do-nothing scenario.
Low Beneficial	Alterations to an asset and/or its setting resulting in a slight enhancement of cultural significance. Or Preservation of an asset and/or its setting where it would otherwise suffer slight loss of cultural significance in the do-nothing scenario.
Negligible Beneficial	Alterations to an asset and/or its setting resulting in a very slight enhancement of cultural significance. Or Preservation of an asset and/or its setting where it would otherwise suffer very slight loss of cultural significance in the do-nothing scenario.
No Effect	The asset's cultural significance is not altered.
Negligible Adverse	Alterations to an asset and/or its setting resulting in a very slight loss of cultural significance.
Low Adverse	Alterations to an asset and/or its setting resulting in a slight loss of cultural significance.
Medium Adverse	Alterations to an asset and/or its setting resulting in a moderate loss of cultural significance.
High Adverse	Alterations to an asset and/or its setting resulting in a considerable loss of cultural significance.

Assessment of the Significance of Effects

13.3.34 The significance of an effect ('EIA significance') on the cultural significance of a heritage asset, resulting from a direct or indirect physical effect or an effect on its setting is assessed by combining the magnitude of the impact and the importance of the heritage asset. The matrix in **Table 13-4** provides a guide to decision-making but is not a substitute for professional judgement and interpretation, particularly where the asset importance or effect magnitude levels are not clear or are borderline between categories. EIA significance may be described on a continuous scale from negligible to substantial.

Table 13-4: Criteria for Assessing the Significance of Effects on Heritage Assets

		Magnitude of Impact			
		High	Medium	Low	Negligible
Importance	Very High	Substantial	Substantial	Major	Moderate
	High	Substantial	Major	Moderate	Minor
	Medium	Moderate	Moderate	Minor	None
	Low	Minor	Minor	Negligible	None

13.3.35 It is common practice to identify EIA effects as significant or not significant, and in this assessment **substantial, major** and **moderate** effects are regarded as 'significant' in EIA terms, while minor, negligible and no effects are 'not significant'.

13.3.36 Impact assessment conclusions upon Scheduled Monuments are also presented in the terms of SPP paragraph 145 i.e. "Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting". SPP does not define 'integrity' in the context of paragraph 145, therefore for the purposes of the assessment, the integrity of a setting is considered to be maintained if the principal characteristics of the setting that contribute to the cultural significance of the asset are retained, and it continues to be possible to appreciate and understand the Scheduled Monument in its setting.

Assessment of Cumulative Effects

13.3.37 Cumulative effects can occur when other proposed developments would also be visible in views that are relevant to the setting of a heritage asset. There are no other proposed developments to which these criteria apply and therefore cumulative effects have been scoped out of this assessment.

13.4 Baseline

Geology and Geomorphology

- 13.4.1 The bedrock, formed approximately 398 to 407 million years ago in the Devonian Period, comprises extensive sandstone deposits making up the Teith Sandstone Formation. These rocks were formed from river depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat (BGS, accessed 22nd March 2022).
- 13.4.2 The superficial geology of the area is Glaciofluvial Deposits of Gravel and Raised Marine Deposits of Flandrian Age which are made up of clay, sand and silt. The valley now occupied by Loch Lomond is largely a product of the Pleistocene ice, a number of earlier valleys having been integrated by some 2,000 feet of glacial down-cutting. There is evidence to show that just before the last ice advanced into the basin the sea flooded in the Lomond hollow, leaving marine shells to be picked up by the succeeding ice and deposited in the terminal moraines (Whittow 1997, 193)
- 13.4.3 The area as a whole would have consisted of shallow seas and rivers after the last Ice Age. A Hillside Relief Model created using LiDAR data shows the Site to be located in a flood-plain with the edge of a river terrace running north-south on the western edge of the Woodbank part of the Site.

Overview of the Historic Environment

- 13.4.4 The full list of known heritage assets within the Site and Study Area is presented in the gazetteer of **Appendix 13.1**.
- 13.4.5 These are discussed chronologically in the Archaeological and Historical Narrative (Part 5.4) of **Appendix 13.1** and the significance of these assets is discussed in the Statement of Significance and Importance (Part 6) of **Appendix 13.1**.

Heritage Assets Within the Site

- 13.4.6 There is one designated heritage assets within the Site:
- The Category A listed Woodbank House with Garden Building (LB1125).
- 13.4.7 There are five known non-designated heritage assets within the Site:
- The disused railway line (HA1) connecting to the steamer pier north of the Site;
 - The former Balloch Station building (HA2), which survives as a private residence;
 - The course of the Dumbarton to Tyndrum Military Road (HA3), preserved today as the Old Luss Road. HA3 continues along the Old Luss Road outside the Site as HER 22377;
 - Stables associated with Woodbank House (HA4); and,
 - A small outbuilding, possibly a bothy (HA5), at the north of the grounds of Woodbank House with Garden Building (LB1125)
- 13.4.8 The stables (HA4) associated with Woodbank House and Garden Building are recorded on the NRHE (Canmore ID 316753); HA2 and HA3 are recorded on the WoSAS HER, and HA1 and HA5 were identified from historic mapping as part of this assessment.

Heritage Assets Within the Study Area

- 13.4.9 There are no World Heritage Sites, Inventory Historic Battlefields, or Conservation Areas within the Study Area.
- 13.4.10 Within the Study Area there are two Scheduled Monuments, one of which lies within an Inventory Garden and Designed Landscape. There are also four Listed Buildings within the IGDL.

13.4.11 There are 14 Listed Buildings within the Study Area (in addition to those within the Balloch Castle IDGL). They include one Category A; nine Category B, and four Category C-listed Buildings.

13.4.12 There are 42 non-designated heritage assets within the Study Area.

Historic Land-Use Assessment (HLA)

13.4.13 The Historic Land-use Assessment map (hlamap.org.uk, accessed 04/04/22) indicates historic sand and gravel extraction close to the north-eastern edge of the Site, around what is now the Loch Lomond Shores car park and visitor centre; the OS mapping from 1899 onwards depicts 'sand pits' in this area. Areas of disturbance are visible on aerial photographs, and it is likely the area was used for quarrying sand in the first half of the twentieth century.

Previous Investigations

13.4.14 Discounting the previous iteration of this assessment for the earlier planning application, no other investigations have taken place previously within the Site.

13.4.15 Over the last two decades, a number of archaeological investigations including evaluations, watching briefs, field surveys, and excavations have taken place in and around the Study Area. Of particular note was a series of trial trenching evaluations and excavations carried out near Vale of Leven Hospital, approximately 1km south of the Site, which revealed prehistoric activity (WoSAS Event ID 4699, 4993 and 4994).

13.4.16 An archaeological evaluation was undertaken ahead of construction works connected with a bridge over the River Leven and revealed 18th-19th century occupation (WoSAS Event ID 562).

13.4.17 One further investigation is recorded on the HER within the Study Area; WoSAS Event ID 565 records a 1998 non-intrusive survey north of Balloch Castle (SM3385).

Archaeological and Historical Narrative

Prehistoric Periods

13.4.18 There is one Scheduled Monument (SM) within the Study Area, 'Cameron Home Farm, chambered cairn 720m S of' (SM6341), a Neolithic chambered cairn, of the Clyde-Solway group, which lies on the perimeter of Cameron Wood. In about 1800 the cairn was partly investigated, leading to the discovery of stone arrowheads and bone in some of the 20-25 'graves' which were subsequently reported. A cutting about 4m wide and 3m deep, presumably an earlier excavation trench, has been made the entire length of the cairn and three, possibly four, burial chambers remain exposed.

13.4.19 Excavations carried out at Vale of Leven Hospital, Alexandria (WoSAS Event ID 4699, 4993 and 4994) revealed a substantial amount of prehistoric activity. Over 100 features were excavated, including fire-pits and pits containing structured deposits of prehistoric pottery, the majority of which appeared to be Grooved Ware from the late Neolithic period. A number of lithics crafted from quartz, flint and pitchstone were also recovered. The remains of a ring-groove structure, of likely later prehistoric date were also excavated, along with a ditch.

Medieval and Post-Medieval Periods

13.4.20 Woodbank House with Garden Building (LB1125), a Category A listed building, is located in the south-western corner of the Site and is largely an eighteenth-century construction with later additions and alterations. The land around it was settled on by James Lindsay and his wife Sarah in 1670, and a house known as Stuckrodger stood on the site at this time. In 1774 Stuckrodger was acquired by Charles Scott of Dalquhurn, a Glasgow merchant, who renamed it Woodbank and it appears that the house, as it now appears, dates from this time. In 1885 William Ewing-Gilmour of Croftenga was the occupant of the house and it is likely that the later additions date from his occupancy. The house was converted to a hotel in the 1930s.

13.4.21 The earliest map that depicts the house is Blaeu's Map of 1654 where it is annotated as a house along with nearby Cameron House and is called 'Stochrohart'. Roy's Map of 1747-55 also depicts four or five houses and woodland landscaping within the 'Stuckrodger' estate. Ainslie's map of 1821 labels the estate with the names of 'Stockroger' and 'Woodbank'. By John Thomson's map of 1832, the estate is definitively named Woodbank and is also annotated with 'Miss Scott', presumably indicating the proprietor, likely a relation of Charles Scott. The estate

continues to be depicted on all maps, including 20th century Ordnance Survey maps which show it as Woodbank Hotel which continued in use, trading as the Hamilton House Hotel into the 1980s. The stables (HA4) is shown on the 1st Edition Ordnance Survey map of 1864, with the possible bothy (HA5) located at the north of the grounds for Woodbank House with Garden Building shown on the 2nd Edition Ordnance Survey of 1899.

- 13.4.22 The site of Balloch Castle (SM3385), a medieval castle pre-dating the existing Balloch Castle (LB123, Category A-listed), is located above the east bank of the Riven Leven. It was the property of the Earls of Lennox until 1652 when it was purchased by Sir John Colquhoun of Luss. In the 15th century the Castle became the property of the family of Stewart, Lords Darnley, who were afterwards regranted the title of Earls of Lennox. By 1511 it had been replaced by Inchmurrin as "the chief messuage" of the Earldom of Lennox; and after this period Balloch was gradually deserted. Nothing now remains except a mound surrounded by a ditch (Fraser 1869). The castle is depicted as 'Bellach' on Blaeu's Map of 1654 and 'Ballich' on Charles Ross' 1777 Map, but neither shows any detail of location. It appears as an earthwork from the 1864 1st Edition Ordnance Survey Map with the later castle (LB123) in the location it occupies today.
- 13.4.23 The existing Balloch Castle (LB123) was built in 1809 by Robert Lugar for John Buchanan of Ardoch, a wealthy shipbuilder and banker. The design for the castle was influential in the development of secular Gothic style. The castle is now largely disused, with the exception of some rooms at the rear of the structure. The estate is open to the public as a country park. It is also designated as an Inventory Garden and Designed Landscape (GDL00042). Robert Lugar also built Tullichewan Castle (WoSAS 7051) to the south-west of the Site. Built in 1792 and demolished in 1954, the castle is mentioned in both the Old and New Statistical Account (NSA) of the parish of Bonhill.

Modern Period

- 13.4.24 The 1st edition OS Map shows that the shoreline of Loch Lomond is largely unaltered since the 1860s. Drumkinnon Bay Winch House including Slipway is a Category A-listed Building (LB46721), and Balloch Pier (WoSAS 21743) and Balloch Pier Station (HA2) are recorded on the HER. The station was opened in 1850, and later renamed Balloch Pier Station. It closed on 29 September 1986, the line subsequently terminating at Balloch Central Station (Butt 1995). The pier and slipway was built c. 1899 by the Dumbarton & Balloch Joint Line Committee and is noted on Bartholomew's Map of 1902. It consisted of a 2-track 'patent slip', with a wooden cradle and iron outriggers supported on a double central rail, with ratchet in the centre, and single side rails. At the head of the slipway was a single-storey harled winding-engine house, containing a large steam winch (Hume 1976).
- 13.4.25 Just outside the Site in what is now the Loch Lomond Shore visitors' car park, a building named 'Drumkinnan' is illustrated on the 1st edition OS Map. The Ordnance Survey Name Book (1860) describes Drumkinnan as an old farmstead but no record exists of when it went out of use. The site is not recorded on the HER.
- 13.4.26 Aerial photography and the 1938 OS Map shows the site of 'Loch Lomond Factory (silk dyeing & finishing)' just beyond the southern edge of the Site. The housing estate around Inchcruin and Clairinish now occupies the site.

Archaeological Potential of the Site

- 13.4.27 The prehistoric features excavated at Vale of Leven Hospital (WoSAS Event ID 4699, 4993 and 4994) and the Neolithic cairn (SM6341) in Cameron Wood suggests that there is potential for further prehistoric activity in the area. The Site is in an area of low-lying, fertile land beside Loch Lomond. The loch is part of a historic maritime network linking the highlands with central Scotland. There are also links to medieval seats of power with the Earls of Lennox having their base at Balloch Castle for a long period of time. Such links would have been influential on the landscape and assets relating to this period may survive.
- 13.4.28 It would appear likely that most of the Site was under agricultural use and partially forested from at least the medieval period until the recent past. If heritage assets survive, they are likely to comprise field boundaries, furrows or perhaps structures relating to the agricultural use of the land. Historic mapping suggests some parts of the Site may have been quarried in the post-medieval and modern period which may have implications for the survival of any unknown remains dating prior to this period.

13.4.29 With the above factors taken into account and according to the criteria in **Table 13-1**, the Site is considered to be of medium archaeological potential.

Heritage Assets Considered for Setting Effects

13.4.30 Following a Stage 1 Setting Assessment and consultation with HES the following heritage assets have been retained for detailed assessment in this chapter:

- Category A Listed Woodbank House with Garden Building (LB1125) and stables (HA4);
- Category A Listed Drumkinnon Bay Winch House including Slipway (LB46721);
- Category A Listed Balloch Castle (LB123) and Inventory Garden and Designed Landscape (GDL00042); and,
- Scheduled Balloch Castle earthwork (SM3385).

13.4.31 The views from Balloch Castle GDL (as well as LB123 Balloch Castle and SM3385 Balloch Castle which lie within the designed landscape) were intended to take in the southern end of Loch Lomond at least partially. As such it is possible visual change caused by the Proposed Development could impact the cultural significance of these heritage assets.

13.4.32 The addition of buildings in the vicinity of Drumkinnon Bay Winch House including Slipway (LB46721) may introduce visual distraction when viewing it from Loch Lomond and from the shores.

13.4.33 The introduction of lodges and bothies within the grounds of LB1125 Woodbank House with Garden Building may change the relationship between the house and its grounds.

13.5 Embedded Mitigation

13.5.1 As detailed in **Chapter 3 – EIA Process**, a number of design features and embedded mitigation measures have been incorporated into the design of the Proposed Development to avoid, prevent or minimise significant adverse environmental effects and to enhance beneficial effects. Embedded mitigation measures of relevance to this assessment are:

- Avoiding construction of lodges on ground to the east of Woodbank House with Garden Building LB1125 to ensure the visual relationship between the house and its grounds in this area as well as views to and from the house from Old Luss Road (HA3) are retained;
- Adherence to relevant HES regulatory and good practice guidance in construction methods- for assessment purposes it is assumed that the restoration of Woodbank House will be carried out in accordance with a Conservation Management Plan and any other necessary surveys (e.g., structural survey, historic building record (HBR) etc) required and agreed through further consultation to enable good practice to be achieved. A Conservation Management Plan will identify opportunities for enhancement, including but not limited to:
 - Retention of the east (principal) façade of Woodbank House LB1125;
 - Conservation of the south façade of Woodbank House LB1125; and,
 - Conversion of other Listed and non-listed buildings within the grounds of Woodbank House with Garden Building LB1125 where practicable and viable.

13.5.2 The detailed scope and timing of these measures will be developed and designed according to advice and guidance received from HES and submitted as part of a separate Listed Building Consent (LBC) application.

13.6 Assessment of Likely Effects

Construction Phase

Direct Impacts

- 13.6.1 There are six known heritage assets located within the Site. Of these, direct impacts are possible on one Category A Listed Building LB1125 and three non-designated heritage assets: HA1, disused railway line; HA4, stables; HA5, possible bothy.
- 13.6.2 Woodbank House with Garden Building LB1125 is of high importance. Woodbank House stables HA4, recorded on the NRHE, are also of high importance through their association with the house. The possible bothy HA5 located within woodland at the north of the grounds of Woodbank House is a later 19th century addition to grounds and, given its separation from the Woodbank House itself, is considered to be of low importance. The course of the Dumbarton to Tyndrum Military Road (HA3), preserved today as the Old Luss Road, continues along the Old Luss Road. This asset is considered to be of low importance.

LB1125 Woodbank House with Garden Building, HA4 and HA5

- 13.6.3 Under the current design for the Proposed Development, LB1125, the associated stables HA4, and the possible bothy HA5 located at the northern extent of the grounds for Woodbank House and Garden Building would be converted and renovated to provide holiday accommodation (LB1125), and facilities (HA4 and HA5).
- 13.6.4 The 'Garden Building' or gazebo element of LB1125 Woodbank House with Garden Building is located within an overgrown and wooded area south of the southern façade of Woodbank House. No development is programmed to take place within the area in which this feature is recorded as being present. No direct construction phase impacts are predicted on this element of LB1125 Woodbank House with Garden Building.
- 13.6.5 It is considered that conserving, restoring and returning these structures to use will halt deterioration and ensure their long-term viable use. Other buildings within the grounds of Woodbank House with Garden Building LB1125 will also be restored where practicable and viable.
- 13.6.6 It is assumed that appropriate surveys will be carried out in order to inform an appropriate Conservation Management Plan, implemented prior to construction commencing and ensuring appropriate ongoing maintenance, to meet the requirements of the relevant consultees (HES and WoSAS). The construction phase of the Proposed Development will therefore have a **medium beneficial** impact on LB1125 Woodbank House with Garden Building, stables HA4 and the possible bothy HA5. Possible bothy HA5 is an asset of low importance resulting in a **minor beneficial** significance of effect, which is **not significant** in EIA terms. LB1125 Woodbank House with Garden Building and stables HA4 are assets of **high** importance resulting in a **major beneficial** significance of effect, which is **significant** in EIA terms.

HA1, Disused Railway Line

- 13.6.7 The current design for the Proposed Development within the West Riverside area of the Site is for the installation of a monorail and holiday lodges along the footprint of HA1. Whilst there are no extant remains of the railway line, it is possible elements of it could exist as below ground features. A **high adverse** impact is predicted upon an asset of **low** importance leading to a significance of effect of **minor adverse** which is **not significant** in EIA terms.

Other Known Heritage Assets

- 13.6.8 The course of the military road (HA3) is preserved in the route of Old Luss Road; no historic fabric survives as upstanding remains. The development proposals also seek to preserve the old Balloch Station building (HA2). **No direct impacts** are anticipated upon HA2 or HA3.

Archaeological Potential

- 13.6.9 The Site is considered to be of medium archaeological potential. Direct construction impacts on previously unknown heritage assets in the Site are therefore possible.

13.6.10 An assessment of effect and significance cannot be meaningfully evaluated for unknown heritage assets, as neither the cultural significance of the asset nor the magnitude of the impact can be known. Consequently, only the likelihood of construction effects is considered.

13.6.11 Based on the assessment of known heritage assets in the vicinity, which includes Medieval and prehistoric remains, and the suitability of the area for human settlement, any effect resulting from an impact upon archaeological remains discovered during the construction-phase may, in the absence of further mitigation, be of up to **moderate adverse** effect significance which is **significant** in EIA terms.

Construction Phase Setting Effects

13.6.12 The assessment of potential setting effects upon heritage assets within the Site and Study Area as a result of the construction stage of the Proposed Development, through the introduction of increased traffic, construction noise/dust, and the visual intrusion of cranes etc to the landscape, is the same as those assessed under 'operational effects' below, although construction effects would be temporary and therefore **not significant** in EIA terms due to their very short duration.

Operational Phase

Woodbank House With Garden Building LB1125 and Stables HA4

13.6.13 Woodbank House with Garden Building is a Category A-listed building consisting of a modest eighteenth-century mansion and an associated gazebo, and stables (HA4). Built on the site of an earlier 1670s house, the present building dates to the 1770s with a nineteenth-century extension added to the south. Occupied until the 1980s, Woodbank was most recently in use as a hotel, and minor alterations relating to this use are apparent in the building's fabric. Following the hotel's closure, the building has gradually fallen into disrepair, and is currently in a ruinous and unsafe state as a result of vandalism and exposure to the elements. The roof has fallen in, causing the collapse of the upper floors and staircases, and the ground floors and cellars are dilapidated, rubble-strewn and overgrown. Included in the listing is a small octagonal wooden gazebo (i.e. 'Garden Building') recorded on the list entry for Woodbank House and Garden Building as being near the house but was not visible at the time of the site visit. It is possible elements of the structure survive within the wooded area immediately south of the southern façade of Woodbank House itself. The stable block and garages to the north are not listed but are included on the HER and are also considered to be assets of high importance (**Appendix 13.1**, Section 6.1.2).

13.6.14 Woodbank House with Garden Building is in the south-western corner of the Site and stands at the top of a low ridge on the western edge of pasture on the Old Luss Road. Mature woodland surrounds the house, and historic mapping indicates that the borders and footprint of this woodland, and the surrounding fields, appear largely unchanged since the mid-19th century (**Figure 13-4**, **Appendix 13.2**). West of the house, the trees form a shelter belt, and define the edge of the modest grounds of the house. East and north of the house, the land slopes away and is currently under rough pasture.

13.6.15 Woodbank House with Garden Building and the stables derive their cultural significance from their architectural and historical interest built by a wealthy Glasgow merchant as a modest country house. Contextually, the house derives its cultural significance from its situation which originally provided views to the east, over the grounds and fields to the hills beyond Balloch – at the time, a small village. However, the nineteenth-century extension appears to have made the southern façade the main entrance to the house, with a new driveway from the Lower Stoney-mollan Road.

13.6.16 The house is approached from the Old Luss Road along the original straight driveway, now a rough track, gravelled in places; the avenue of trees depicted on Roy's map does not survive. The original 1775 eastern façade of the house can be glimpsed through the trees from Old Luss Road, but the full extent of the house is not visible (Viewpoint 06, **Appendix 12.5**). As the drive enters the woodland, it begins to curve to the south whilst climbing the low ridge, and winds along the eastern edge of the woodland, giving the impression of a long approach to the house through the trees. From the curving drive, there are views across the lower fields east towards houses on the Old Luss Road, and the low hills south-east of Balloch and Jamestown. The existing developments on the shore of Loch Lomond are not visible in these views. Although now in an overgrown state, it is clear the tree planting has allowed for the house to be partially concealed yet still visible (**Image 13-1**); with the house glimpsed from the road on the south-

easterly approach but hidden from view when approached along the driveway from the north-east.

Image 13-1: View South of Woodbank House from Track



- 13.6.17 Views from the eastern elevation of the house are largely screened by trees, however, gaps within the trees allow for views over the grounds to the east and towards Old Luss Road.
- 13.6.18 The driveway curves round to the southern façade of the house, a nineteenth-century addition which now constitutes the main entrance. Again, partially hidden by woodland (depicted on the historic OS mapping), the house can only be glimpsed from the Lower Stoneymollan Road approximately 100m to the south, across an area of open pasture. This careful screen planting appears designed to ensure privacy for the house at the centre of what is a very small estate (**Image 13-2**). From the southern elevation of the house, outward views are largely limited by the trees, and the overall impression is of a house designed to be relatively secluded within a small woodland setting. The drive continues southward to a gate onto Lower Stoneymollan Road – historic mapping indicates this drive and entrance were added in the nineteenth century when the extension was built.
- 13.6.19 The gazebo (or ‘Garden Building’) element of Woodbank House with Garden Building is not readily appreciable as a landscape feature. Its relationship with the house and grounds is therefore difficult to discern, although it is likely it functioned as a notable landscape feature within the grounds and from which to take in views of the wider garden.

Image 13-2: View NNW of Southern Elevation of Woodbank House from Southern Extent of its Grounds



- 13.6.20 The elements of the Proposed Development within the vicinity of Woodbank House with Garden Building (see [Appendix 2](#)) would comprise up to 37 'Countryside Lodges' within its grounds built in two groups: 22 lodges located at the north and 15 at the south. Twenty five 'Woodland Lodges' located to the west and south-west of Woodbank House are also proposed within areas of existing woodland.
- 13.6.21 The 15 'Countryside Lodges' at the south of the grounds would be situated along the Lower Stonemollan Road and would be built on the low-lying pasture to the south-east of the house. The second group of dwellings would be to the north-east, again on low-lying pasture along the Old Luss Road north of the original driveway. The 'Woodland Lodges' would be dispersed throughout the shelter belt of trees to the west and south-west of Woodbank House. Existing woodland north-east of and alongside the Old Luss Road would be retained. Viewpoints 04-06 ([Appendix 12-5](#)) provide indicative visualisations of how the 'Countryside Lodges' and 'Woodland Lodges' would appear within the grounds of Woodbank House with Garden Building.
- 13.6.22 The north-eastern group of 'Countryside Lodges' would not be visible in views from the southern elevation of Woodbank House and would only appear on the periphery of views from the eastern elevation. The location of Woodbank House, on a ridge of higher ground, means that eastward views would remain largely unaffected by the presence of the lodges north-east of the house. The Proposed Development within the West Riverside area would also not constitute a change to these eastward views, as it would be screened by existing woodland. The second group of 'Countryside Lodges' at the south-east would appear in views to the south and south-east from both the southern and eastern elevations. However, views in these directions are considered to be of only limited relevance, screened as they are by trees which were intended to create a sense of seclusion associated with the house.
- 13.6.23 The 25 'Woodland Lodges' to the west and south-west of Woodbank House would be screened by the woodland in which they would be set and would not notably change the current setting of the western extent of Woodbank House which is already characterised by relatively dense woodland. There are in any case, no culturally significant designed outward views to the west

or south-west from Woodbank House, with this area having been forested since at least the mid-19th century.

- 13.6.24 The 'Garden Building' or gazebo, recorded as being present to the south of Woodbank House does not appear to survive as an extant feature and there would be no significant impact on the feature's setting as a result of the Proposed Development.
- 13.6.25 Despite the presence of elements of the Proposed Development in the vicinity, it would remain possible to appreciate and understand the contribution that setting makes to the cultural significance of Woodbank House with Garden Building, with the sense of seclusion which makes a key contribution to this setting retained. Views to the east across the grounds from the principal eastern elevation of the house and stables, whilst undergoing a level of visual change, would remain open and allow the visitor to experience how the house and stables relate to this area and Old Luss Road. Woodbank House is only partially visible when viewed from the grounds and whilst the presence of the lodges would constitute visual change in these views, it is considered there are no key designed views from the grounds back to the house that would be impacted upon. As such, the presence of both the 'Countryside Lodges' and the 'Woodland Lodges' would have only a limited impact on views of the house from the grounds. In outward views from the house, it would remain possible to understand, appreciate and experience the house within its secluded setting, with the proposed 'Countryside Lodges' to the north, south and east of the house largely screened by existing trees which characterise the eastern elevation of the house and which would be retained by the Proposed Development. The 'Woodland Lodges' to the west and south-west of Woodbank House would be screened by the woodland in which they would be set and would not change the relationship between Woodbank House and the trees which form its backdrop and which have characterised this western setting of the house since at least the mid-19th century.
- 13.6.26 It is considered there would be a **low adverse** operational impact upon LB1125 Woodbank House with Garden Building, and the stables HA4, assets of **high** importance. In the absence of further mitigation, this would result in a significance of effect of **moderate** which is **significant** in EIA terms.

Drumkinnon Bay Winch House Including Slipway LB46721

- 13.6.27 Drumkinnon Bay Winch House including Slipway is a Category A-listed Building (LB46721). Built in 1900-01 by the Dumbarton & Balloch Joint Line Committee, it is first depicted on Bartholomew's Map of 1902. It consisted of a 2-track 'patent slip', with a wooden cradle and iron outriggers supported on a double central rail, with ratchet in the centre, and single side rails. At the head of the slipway was a single-storey harled winding-engine house, containing a large steam winch (Hume 1976). The slipway was built to assist in servicing and maintaining the steam packets which ferried tourists and travellers along Loch Lomond in the late nineteenth and early twentieth century. Balloch Pier (WoSAS 21743), approximately 80m to the north-east was a terminus for trains from Glasgow via Dumbarton Junction, and passengers could easily alight from the train to embark on the steamers. This traffic gradually declined and by the 1920s the Balloch to Dumbarton was very limited with passenger traffic ceasing entirely in 1934 (<http://www.west-dumbarton.gov.uk/leisure-parks-events/museums-and-galleries/collections/transport/rail/>). The winch house fell into disuse and disrepair and remained abandoned for the remainder of the twentieth century. In 2006 the winch house was restored with Heritage Lottery funding and opened as a visitor attraction to complement the ongoing restoration of the paddle steamer 'Maid of the Loch'. The winch house machinery has been restored to working order, and the 'Maid' is currently berthed at Balloch Pier where she is undergoing restoration.
- 13.6.28 The Winch House and Slipway is on the southern shore of Loch Lomond, adjacent to but outside the north-eastern corner of the Site boundary. Historic mapping depicts it as being one of a number boat houses and jetties when it was first built, and a small jetty is still in use immediately adjacent to the slipway. The 1919 OS map depicts a footpath leading to the winch house from the centre of Balloch, which also gave access to the railway line. On shore and inland, the area around the winch house has been developed and now houses a number of car parks serving Loch Lomond Shores visitor centre and the jetty. There are areas of woodland planting which border the car parks and act as a natural screen between the developed shore and the northern suburbs of Balloch. The car parks have largely obscured the historic landward approach to the winch house, although the course of the railway line is still preserved as a footpath along the riverbank.

- 13.6.29 According to the HES listing entry the Winch House and Slipway are A-listed as ‘a good example of a rare building type, particularly notable for the retention of its original machinery for the Dumbarton and Balloch Joint Line Committee.’ The buildings’ cultural significance derives almost entirely from its rarity and historic interest as a piece of industrial heritage with historical associations with Loch Lomond and Balloch. The buildings’ immediate setting, on the shore of the loch, is relevant to cultural significance as is the relationship with Balloch Pier and the loch, as they relate to the buildings’ collective function. Views to the south-west and south, inland, are less relevant to its cultural significance and with the existing carparks and Loch Lomond Shores development, these views are in any case currently of limited sensitivity.
- 13.6.30 Elements of the Proposed Development in the north-eastern corner of the Site entail the construction of an apart-hotel, indoor water park and associated parking and a monorail station to the south of the winch house.
- 13.6.31 The hotel and indoor water park would appear in views to the south-west from the winch house and in views south from Balloch Pier (Viewpoint 03, **Appendix 12.5**). These structures would also be visible in views south to the winch house and slipway from the loch (Viewpoint 25). Whilst the Proposed Development in this area would introduce additional modern buildings in the vicinity of the winch house and slipway, it would not fundamentally impact how the buildings are understood, appreciated and experienced as architecturally and historically important buildings. Views from and to the winch house and slip way are informative only in terms of understanding how the buildings function in relation to the loch and are of limited relevance to their cultural significance. The Proposed Development would not in any case obscure any views of the winch house and slipway, which would remain appreciable from within its immediate vicinity and from the loch. It would remain possible to fully understand, appreciate and experience the Winch House and Slipway in terms of their architectural and historical importance as well as how they functioned in relation to the loch.
- 13.6.32 It is considered there would be a **negligible adverse** operational impact upon Drumkinnon Bay Winch House including Slipway, an asset of **high importance**. In the absence of further mitigation, this would result in a significance of effect of **minor adverse** which is **not significant** in EIA terms.

Balloch Castle LB123, Inventory Garden and Designed Landscape GDL00042

- 13.6.33 Balloch Castle IGDL includes four Listed Buildings within its boundaries (**Figure 13-3, Appendix 13.2**). The South (LB43221) and North (LB43220) Gate Lodges are Category B and C listed respectively, the Walled Garden (LB43222) is Category B listed, and Balloch Castle (LB123) itself is a Category A listed estate house. As the IGDL is considered to define the setting of the buildings that contribute to its cultural significance, operational effects on the IGDL as a whole are assessed and these Listed Buildings will not be assessed separately.
- 13.6.34 The Inventory entry for Balloch Castle IGDL deems it of ‘High’ or ‘Outstanding’ value for its scenic, architectural, artistic, horticultural and nature conservation aspects. Designed in the early 1800s, the park was commissioned by John Buchanan to complement the Gothic-style castle he was building on a low-rise overlooking Loch Lomond. Planted with a variety of specimen trees, rhododendrons and areas of ornamental planting, the park is typical of early nineteenth century landscape parks and has remained largely unaltered since its establishment. The estate was in various private hands until 1915 when Glasgow City Corporation bought it, and the estate is currently a Country Park open to the public and maintained by West Dunbartonshire Council.
- 13.6.35 Although the original Balloch estate covered approximately 330 hectares, the IGDL only encompasses the 88Ha around the castle. As the Inventory entry describes:
- ‘[the IGDL] is situated on the south-east shore of Loch Lomond on the edge of the designated National Scenic Area, half a mile north of the town of Balloch and within easy walking distance of it. The Park is bounded to the west by Loch Lomond and the River Leven, to the north by the Burn of Balloch, and to the east by its woodland belts. The Park slopes gently westwards down to Loch Lomond, and the Castle is set on a high point taking full advantage of the spectacular views over the south end of Loch Lomond.’*
- 13.6.36 The IGDL derives its cultural significance from its intrinsic artistic design intended to provide a pleasant ornamental park landscape associated with Balloch Castle (LB123) and which was intended to improve the experience for visitors to the castle. Contextually, it derives its cultural

significance from its designed views from Balloch Castle which take in near views of the parkland, and longer views across Loch Lomond to the Cameron estate on the far shore with views of mountains rising behind it.

13.6.37 From Loch Lomond Shores, the IGDL and Balloch Castle are only partially visible on the approach to the shores along the paved area which runs north-east from the car park at the south-west. From here, the castle is largely obscured by tree cover (**Image 13-3**) and is completely screened by tree cover when looking in this direction from the vicinity of Drumkinnon Tower (Viewpoint 02, **Appendix 12.5**).

Image 13-3: View North-East from West of Loch Lomond Shore Showing Balloch Castle Amongst Trees



13.6.38 Currently the IGDL is most commonly approached from the southern car parks in Moss O'Balloch alongside the River Leven. A second, smaller car park beside the castle can be accessed from the eastern side of the IGDL. From the south, paths wind through woodland planted across the southern third of the IGDL. One path follows the bank of the river and allows glimpses of the far bank (which constitutes the eastern Site boundary) through the trees. These glimpsed views gradually open up as one approaches the mouth of the river, and the southern end of Loch Lomond becomes more visible. The riverside path continues along the loch side, following the perimeter of the IGDL. The 1864 OS mapping clearly depicts these woodland paths and the managed views across the loch. Other paths from the south take a more direct route towards the castle, passing the walled garden before leaving the ornamental woodland to cross an area of undulating landscaped parkland, planted with ornamental trees. From these paths the castle is a feature on the slopes to the east, but views west and north across the loch are still restricted by the loch side woodland. The mountains behind Luss and Auchentullich on the western shore of the loch are the principal topographic features in views from the parkland.

13.6.39 Viewpoint 08 (**Appendix 12.5**) indicates that the woodland lodges which would be present at the east of the Proposed Development would be visible through the trees when walking along the footpath the western extent of the IGDL along the River Leven. However, the level of tree coverage along this footpath in addition to the tree coverage along the western bank of the river means they will only be faintly visible and would not constitute a visual distraction when experiencing this area of the IGDL. To the south of this area, in the vicinity of the former Balloch

Station (HA2) a brewery, budget accommodation, a restaurant, an amphitheatre and a monorail station are proposed (Viewpoint 10, **Appendix 12.5**). As with the woodland lodges, this part of the development would be screened by trees when walking along the path at the west of the IGDL and would not constitute a visual distraction.

13.6.40 Upon reaching the castle, in its position overlooking the parkland, views across the loch open up to the west and north. The ornamental trees and parkland form the foreground of these views, which sweep away west and north, across the loch side woodland. In views to the south-west, the 36m high Drumkinnon Tower of the Loch Lomond Aquarium is just visible above the trees beyond the estate boundaries, with low hills rising to the south-west behind it (**Image 13-4**). To the west and north, across the sloping parkland, Loch Lomond can be seen curving away to the north, with mountains rising behind it. Views are drawn to these more open viewpoints, forming a key visual relationship between the castle, IGDL and the loch.

Image 13-4: View South-West From Balloch Castle



13.6.41 The tallest structure in the Proposed Development would be the apart hotel located within the West Riverside area of the Site which would stand at 11m tall. The existing Drumkinnon Tower stands at 36m in height. At the time of the setting visit in April 2022, the upper three floors of the Drumkinnon Tower were visible above the trees 900m south-west of Balloch Castle. It is therefore unlikely that the hotel would be easily visible from the castle, with the trees within the IGDL largely screening the structure from view. The remainder of the Proposed Development would not be visible from the IGDL as it would be either screened by existing woodland or located in areas of the Site which are not visible from the IGDL.

13.6.42 Views to the south-west from Balloch Castle are not considered to be key contributors to the cultural significance of the IGDL. As detailed in paragraph 13.6.37, the key outward views are considered to be those to the west and north across the loch. The Proposed Development would not appear in these views and would in any case be screened from view by tree cover in south-west facing views and almost completely screened by trees in views from the western extent of the IGDL. It would therefore remain possible to understand, appreciate and experience Balloch Castle and the IGDL and their key relationship to the loch and in terms of the reciprocal relationship between the castle and the IGDL grounds.

13.6.43 It is considered there would be a **negligible adverse** operational impact upon each of Balloch Castle (LB123) and Balloch Castle IGD (GDL00042), assets of **high importance**. In the absence of further mitigation, this would result in a significance of effect of **minor** which is **not significant** in EIA terms.

Balloch Castle, Earthwork, Loch Lomond Park, SM3385

13.6.44 Balloch Castle, earthwork is a Scheduled Monument. It comprises a natural mound, surrounded by a ditch and traces of a bank, and represents the remnants of the original Balloch Castle. This was the first seat of the Lennox family and was abandoned in 1390 when they built a new castle on Inchmurrin Island, the southernmost of Loch Lomond's islands.

13.6.45 Exploiting a natural mound on the eastern bank of the River Leven, Balloch Castle earthwork is ideally located to monitor the river mouth, and the southern end of Loch Lomond, as well as overland routes along the eastern shore of the loch.

13.6.46 The monument derives its cultural significance from its intrinsic archaeological value with the potential through excavation to elucidate the nature of the earthwork and the nature of Medieval defensive structures. Contextually, the monument derives its cultural significance from its position at the mouth of the River Leven where it would have been possible to monitor movement on the loch.

13.6.47 The Scheduled Monument is currently partially overgrown, and the western half of the mound is within an area of trees know as 'Moat Wood'. The 1864 OS map (**Figure 13-4, Appendix 13.2**) depicts the earthworks, with woodland paths on two sides indicating that the castle was incorporated as a landscape feature on the Balloch Castle estate. Views out across the river mouth and loch are mostly restricted by the loch-side woodland of the Balloch estate, but it remains possible to appreciate and understand the reasons behind the Lennox's choice of location, albeit within a much reduced setting. Views westward are restricted by the trees, and the existing buildings around Loch Lomond Shores are not visible (**Image 13-5**).

Image 13-5: View South-East from Balloch Castle Earthwork



13.6.48 The Scheduled Monument is on the eastern bank of the River Leven approximately 75m from the Proposed Development. Currently, the western bank is forested and crossed by footpaths

and woodland walks. It is the strategic views of the river mouth, the southern end of the loch and the northern approaches that are of most relevance to understanding the contribution made by setting to the earthwork's location and function.

- 13.6.49 Elements of the Proposed Development in this area would comprise the retention of the existing woodland at the mouth of the River Leven, directly opposite the Scheduled Monument. Further upstream to the south and south-east on the opposite bank to the Scheduled Monument, it is proposed to build up to 42 single-storey lodges within the existing woodland. The proposed lodges are intended to be screened by the existing woodland, which will be largely retained. To the south of this area, in the vicinity of the former Balloch Station (HA2) a brewery, budget accommodation, a restaurant, an amphitheatre and a monorail station are proposed (Viewpoint 10, [Appendix 12.5](#)). This area of the Proposed Development would be screened by the extensive tree cover which surrounds the monument.
- 13.6.50 The Proposed Development would not be an obvious or obtrusive presence in the key strategic views from the Scheduled Monument. It is the strategic views of the river mouth, the southern end of the loch and the northern approaches that are of most relevance to understanding the contribution made by setting to the earthwork's location and function albeit these views are restricted by tree cover. It is considered that it would remain possible to understand, appreciate and experience the location of the monument in relation to the loch and river despite the presence of the Proposed Development to the west and south.
- 13.6.51 It is considered there would be a **negligible adverse** operational impact upon Balloch Castle earthwork SM3385, an asset of **high importance**. In the absence of further mitigation, this would result in a significance of effect of **minor** which is **not significant** in EIA terms and is not considered an adverse effect upon the integrity of the Scheduled Monument's setting.

Historic Landscape Effects

- 13.6.52 The north-east of the Site is broadly characterised by 20th century development, with mid to late 19th century features such as Balloch Pier (WoSAS 21743) and Balloch Pier Station (WoSAS 21640) also present. The Lomond Shore shopping area (Canmore 269762) comprising retail units and cafes along with an aquarium (Drumkinnon Tower) dominate this area and along with the early 20th century Drumkinnon Bay Winch House including Slipway LB46721, makes the receiving landscape of this area of the Site modern in character. As such it is receptive to sympathetic change, and it is considered that the Proposed Development would not appear out of character with the historic environment in the Site.
- 13.6.53 The grounds of Woodbank House with Garden Building (LB1125) have remained largely unchanged since the mid-19th century and as such remain identifiable as a late post-medieval landscape used for rough pasture. Whilst the Proposed Development would introduce modern elements into this landscape through the introduction of lodges, it is considered that this would not fundamentally change the ability of visitor to understand and appreciate how this area would have functioned historically. The proposed design is sympathetic and the layout is heritage-led such that the grounds at the east of Woodbank House with Garden Building (LB1125) would remain free from any development and would retain their appearance as an area historically used for rough pasture which contributes to the cultural significance of the house. In addition, the Proposed Development would halt degradation, restore and return Woodbank House, the stables to the north (HA4) and the possible bothy (HA5) to use, allowing for their long-term appreciation as garden features.
- 13.6.54 Across the Site as a whole, historic woodlands are, for the most part, to be retained other than where their thinning enhances sightlines through the Site, and no significant field boundaries (such as hedges or walls) that contribute to landscape character are proposed for removal.
- 13.6.55 It is considered the historic landscape within the Site as a whole is receptive to sympathetic change and the Proposed Development would have no more than a **negligible adverse** operational impact on the historic landscape. It is considered that this would result in a significance of effect of no more than **minor**, which is **not significant** in EIA terms.

13.7 Further Mitigation and Enhancement

- 13.7.1 The preferred mitigation option in relation to archaeology and cultural heritage is always to avoid or reduce impacts through design, or through precautionary measures such as fencing off

heritage assets during construction works. Impacts which cannot be eliminated in these ways will lead to residual effects.

- 13.7.2 Direct effects may be mitigated by an appropriate level of survey, excavation, recording, analysis and publication of the results, in accordance with a written scheme of investigation (as outlined in paragraph 150 of SPP14). Archaeological investigation can have a beneficial effect of increasing knowledge and understanding of the asset, thereby enhancing its archaeological and historical interest and offsetting adverse effects.

Construction Phase

Direct Impacts

- 13.7.3 Direct impacts during the construction phase are predicted on Woodbank House with Garden Building (LB1125) and stables (HA4), a possible bothy (HA5), and disused railway line (HA1).
- 13.7.4 A Conservation Management Plan will be produced by a suitably experienced historic buildings professional in consultation with HES.
- 13.7.5 All advance field assessments and construction phase mitigation would be detailed in a Written Scheme of Investigation (WSI) which would be agreed with WoSAS.
- 13.7.6 The following mitigation is proposed:

Woodbank House With Garden Building LB1125, Stables HA4 and Possible Bothy HA5

- 13.7.7 A programme of historic building recording (HBR) is recommended to be undertaken to an appropriate level prior to restoration works commencing in order to ensure an accurate record of all structures which may be altered during restoration.
- 13.7.8 The results of the HBR work will be used to inform a Conservation Management Plan which in turn will identify opportunities for enhancement in the design of a flexible approach to the preservation of remaining facades of Woodbank House with Garden Building and the restoration where viable of associated structures.

HA1 Disused Railway Line

- 13.7.9 A programme of trial trenching is recommended within the unforested areas along the footprint of HA1 to ensure any below ground elements of the rail line, and any other potential below ground remains, are recorded prior to construction commencing.

Potential Below Ground Remains

- 13.7.10 The Site is considered to be of medium potential for previously unrecorded archaeological remains. A programme of trial trenching is recommended prior to construction commencing in order to ensure any previously unrecorded below ground remains are identified. Should significant remains be uncovered, a programme of mitigation excavation is recommended in order to ensure any such remains are fully recorded prior to construction commencing.

Construction Phase Setting Effects

- 13.7.11 No significant construction phase setting effects have been identified. No mitigation is recommended.

Operational Phase

LB1125 Woodbank House with Garden Building and Stables HA4

- 13.7.12 Adverse operational effects of **moderate significance** have been identified on LB1125 Woodbank House with Garden Building and stables HA4. Embedded mitigation and enhancement measures have been applied in order to minimise the magnitude of potential impacts as a result of the Proposed Development.
- 13.7.13 Embedded mitigation measures would conserve the fabric of Woodbank House with Garden Building preserving its key intrinsic characteristics, whilst also presenting Woodbank House as a landmark feature within the Proposed Development. The embedded mitigation measures would also adequately preserve the integrity of the setting of the asset by retaining the trees which characterise the approach to the eastern façade of the building from the north, and by preserving the trees which characterise the western and south-western areas of its grounds.

The retention of trees in these areas would screen views of the proposed 'Countryside' and 'Woodland' lodges and allow the asset to continue to be understood, appreciated and experienced within its key secluded setting.

13.7.14 The public dissemination of information gathered during HBR and conservation work will also serve to enhance the historical and associative characteristics of the buildings. The results of the EIA, HBR and conservation work will also be used to inform the production of interpretive materials for public dissemination. Such materials could take the form of information panels and/or a heritage trail around the grounds of Woodbank House with Garden Building describing and illustrating the history of the house and estate, whilst also providing information on the preservation and renovation process.

13.7.15 The beneficial effects of restoration to be identified through a Conservation Management Plan, and public dissemination balances the adverse effects of the Proposed Development upon the setting of Woodbank House with Garden Building and no further mitigation is recommended.

Other Heritage Assets

13.7.16 Adverse operational effects of **minor significance** are predicted on Drumkinnon Bay Winch House including Slipway LB46721, Balloch Castle LB123, Balloch Castle Inventory Garden and Designed Landscape GDL00042, and Balloch Castle earthwork, Loch Lomond Park, SM3385, as well as to historic landscape character in general. No further mitigation is recommended for these heritage assets.

13.8 Residual Effects

13.8.1 Potential effects of the Proposed Development upon the historic environment resulting from its construction and operation are considered below.

Construction Phase

13.8.2 Taking account of proposed mitigation and enhancement measures, the residual potential effects from the construction phase of the Proposed Development are identified in **Image 13-5**.

13.8.3 Residual major beneficial effects are predicted on Woodbank House with Garden Building LB1125, and on its associated stables HA4 with are significant in EIA terms, and a minor beneficial effect is predicted upon possible bothy HA5 which is **not significant**.

Table 13-5: Residual Construction Effects

Heritage Asset	Effect Before Mitigation	Additional Mitigation	Residual Effect	Effect Significance
Woodbank House with Garden Building (LB1125)	Major Beneficial assuming preservation/restoration of building fabric through Conservation Management Plan	Programme of historic building recording	Major Beneficial	Significant
HA4, stables	Major Beneficial assuming preservation /restoration of building fabric through Conservation Management Plan	Programme of historic building recording	Major Beneficial	Significant
HA5, possible bothy	Minor Beneficial assuming preservation/restoration of building fabric through Conservation Management Plan	Programme of historic building recording	Minor Beneficial	Not significant

Heritage Asset	Effect Before Mitigation	Additional Mitigation	Residual Effect	Effect Significance
HA1, disused railway line	Minor Adverse	Programme of trial trenching to ensure any surviving elements of the asset are recorded prior to construction commencing	None	Not significant
Previously unrecorded below ground archaeological remains	Moderate Adverse	Investigation through trial trenching and additional excavation if required to ensure any surviving elements are recorded	None	Not significant

Operational Phase

- 13.8.4 Taking account of proposed mitigation and enhancement measures, the residual potential effects from the operational phase of the Proposed Development are identified in **Table 13-6**.
- 13.8.5 Residual **minor adverse** effects are predicted on Woodbank House with Garden Building LB1125, and on its associated stables HA4, Loch Lomond, Drumkinnon Bay, Winch House including Slipway, LB46721, Balloch Castle LB123, Balloch Castle Inventory Garden & Designed Landscape, GDL00042, and the historic landscape character of the Site. These effects are **not significant** in EIA terms.

Table 13-6: Residual Operational Effects

Heritage Asset	Effect Before Mitigation	Additional Mitigation	Residual Effect	Effect Significance
Woodbank House with Garden Building (LB1125)	Moderate Adverse	Public dissemination of information gathered during HBR and conservation work. Production of interpretive materials (information panels and/or a heritage trail)	Minor Adverse	Not significant
HA4, stables	Moderate Adverse	Public dissemination of information gathered during HBR and conservation work. Production of interpretive materials (information panels and/or a heritage trail)	Minor Adverse	Not significant
Loch Lomond, Drumkinnon Bay, Winch House including Slipway, LB46721	Minor Adverse	None	Minor Adverse	Not significant

Heritage Asset	Effect Before Mitigation	Additional Mitigation	Residual Effect	Effect Significance
Balloch Castle LB123	Minor Adverse	None	Minor Adverse	Not significant
Balloch Castle Inventory Garden & Designed Landscape, GDL00042	Minor Adverse	None	Minor Adverse	Not significant
Balloch Castle, earthwork, Loch Lomond Park, SM3385	Minor Adverse	None	Minor Adverse	Not significant
Historic Landscape	Minor Adverse	None	Minor Adverse	Not significant

13.9 Monitoring

- 13.9.1 A Conservation Management Plan will be produced by a suitably experienced historic buildings professional in consultation with HES.
- 13.9.2 All advance field assessments and construction phase mitigation would be detailed in a Written Scheme of Investigation (WSI) which would be agreed with WoSAS.
- 13.9.3 It is considered that the restoration of Woodbank House with Garden Building (LB1125), stables (HA4) and possible bothy (HA5) would require ongoing monitoring by HES/WoSAS as appropriate in advance of and during both the construction, and as necessary throughout its operation in terms of an ongoing monitoring and maintenance regime. The extent and nature of monitoring and maintenance would be outlined in the Conservation Management Plan.
- 13.9.4 Any programme of archaeological works, including historic building recordings, trial trenching and any other archaeological fieldwork, would be monitored as required by WoSAS.

13.10 Cumulative Effects

- 13.10.1 Cumulative effects can occur when other proposed developments would also be visible in views that are relevant to the setting of a heritage asset. There are no other proposed developments to which these criteria apply, and therefore cumulative effects have been scoped out of this assessment.

13.11 Summary

- 13.11.1 The Archaeology and Cultural Heritage assessment has considered likely effects of the Proposed Development upon the setting and physical fabric of cultural heritage assets within the Site and likely effects on the settings of certain assets within the wider landscape.
- 13.11.2 There are four known heritage assets within the Site boundary on which a potential direct impact has been identified as a result of the Proposed Development: LB1125 Category A listed Woodbank House with Garden Building, and non-designated heritage assets HA4 Woodbank House stables, HA5 a possible bothy at the north of the grounds of Woodbank House, and HA1 the disused railway line to the steamer pier north of the Site.
- 13.11.3 In addition, the Site is considered to be of medium archaeological potential for hitherto unknown archaeological remains. Potential impacts upon unknown archaeological deposits will be addressed through a staged programme of archaeological works, recommended by WoSAS, likely to be undertaken as a post-determination planning condition.
- 13.11.4 Within the Site, the Category A listed building LB1125 Woodbank House with Garden Building and stables HA4 have been assessed for potential direct and setting effects. Beyond the Site boundary, four further designated heritage assets are assessed for setting effects: LB46721 Drumkinnon Pier, Winch House including Slipway (Category A-listed building), LB123 Balloch Castle, GDL00042 Balloch Castle (Inventory Garden and Designed Landscape), and SM3385 Balloch Castle, earthwork (Scheduled Monument).

- 13.11.5 Potential changes to views from and towards these assets have been considered and illustrated with visualisations and setting effects were assessed following site visits to each heritage asset.
- 13.11.6 Embedded mitigation and enhancement measures have been considered, and additional mitigation measures proposed as necessary to minimise the potential impacts of the Proposed Development.
- 13.11.7 The only identified residual effects that are **significant in EIA terms** are **major beneficial**: for direct impacts upon LB1125 Woodbank House with Garden Building and HA4 Woodbank House stables. **Minor beneficial** residual construction phase direct effects are predicted upon possible bothy HA5, which is **not significant** in EIA terms.
- 13.11.8 **Minor adverse** residual setting effects are predicted upon six designated heritage assets, and upon the historic landscape character of the Site, which is **not significant** in EIA terms.
- 13.11.9 Taking into account the implementation of mitigation and enhancement measures, there are no likely adverse direct or setting effects upon the historic environment arising from the Proposed Development which would be considered significant in the context of the EIA Regulations.

13.12 References

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Historic Maps

The following pre-Ordnance Survey maps held by the National Library of Scotland were examined:

- Blaeu, J 1654, *Levinia Vicecomitatus, [or] The Province of Lennox called the Shyre of Dun-Britton*.
- Roy, W 1747-55, *Military Survey of Scotland – Highlands*.
- Ross, C 1777, *A map of the Shire of Dumbarton*.
- Ainslie, J 1821, *Map of the Southern Part of Scotland*.

- Thomson, J 1832, Dumbartonshire.
- Bartholomew, JG 1902, Trossachs, Loch Lomond.

The following Ordnance Survey maps held by the National Library of Scotland were examined:

- 1864 (surveyed 1860) Dumbartonshire, Sheet XVIII, 1: 2,500.
- 1898 (surveyed 1897) Dumbartonshire, Sheet 18.01, 1: 25,000.
- 1898 (surveyed 1897) Dumbartonshire, Sheet 18.05, 1: 25,000.
- 1918 (surveyed 1914) Dumbartonshire, Sheet 14.14, 1: 25,000.
- 1918 (surveyed 1914) Dumbartonshire, Sheet 18.02, 1: 25,000.
- 1938 (surveyed 1936) Dumbartonshire, Sheet 18.02, 1: 25,000.

Aerial Photographs

Sortie	Date	Frame Nos.
AFL2132	10.09.49	SAW026582
ASS/51388	10.06.88	0195
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