

LOMOND BANKS

Meeting the ambitions of the area set out in the Local Development Plan

- West Riverside has been identified in consecutive Local Development Plans as an area to be brought into positive use for tourism development. With a long industrial history, this site in the heart of Balloch has the opportunity to open the doors to significant economic investment, jobs and growth for the area.
- With the recent launch of Scottish Government's NPF4 guidelines, the team behind Lomond Banks has worked hard to ensure it meets and exceeds all the latest requirements. SEPA's current position awaits the National Park making a decision on the categorisation of the land in order for matters to move forward in this area. (This has been ongoing since Summer 2023)
- Transport has been a huge focus during this final resubmission and although the various transport assessments highlight that the proposed development would have minimal impact on the roads network, we have signed a Section 48 agreement with Transport Scotland that should planning progress, a contribution will be made to help prioritise and support Transport Scotland's plans to upgrade the Stonymollan Roundabout. In addition, should plans progress Lomond Bank's has agreed in principle to support West Dunbartonshire Council with ongoing issues relating to the McDonald's roundabout.
- Lomond Banks remains committed to the local community and its Lomond Promise, committing the developers to being a responsible employer and local business partner, has also been established.



Key facts and benefits at a glance:

- £40 million investment in the local area
- Approximately 200 full-time, part-time, and seasonal jobs ranging from entry level positions through to highly skilled posts across many disciplines
- Numerous local jobs and apprenticeship opportunities created during the early construction phase of the project
- Extensive supply-chain which would be nurtured on value-based partnerships with local suppliers
- Legally binding 'Lomond Promise' created which includes:
 - No zero-hour contracts
 - Real living wages
 - Job and training opportunities for local people
 - Commitment to local business, supply chain and marketing campaigns
 - Mitigating traffic impact
 - 24/7 access to woodland paths and national walkways
 - Preserving, protecting and enhancing the ancient woodland of Drumkinnon Wood
 - Subsidised entry to facilities for local residents (where charges apply)
 - Measures to monitor and control anti-social behaviour
- Creation of a high-quality tourism and recreation-led destination, comprising of hotel and holiday accommodation, combined with family orientated leisure activities, that the local community can enjoy and be proud of for generations to come
- Ambition to become Scotland's first "Whole Life Zero Carbon Resort" that celebrates the wildlife and biodiversity of Loch Lomond
- Visitors will be encouraged to leave their car behind and use sustainable means of travel including Scotrail and local bus service to Balloch
- Traffic analysis demonstrates there will be a minimal increase of cars as a result of the proposed development however, commitment to support upgrade to Stonymollan roundabout via a Section 48 agreement with Transport Scotland and further agreement in principle with WDC to support issues at the McDonald's roundabout.
- Studies indicate traffic impact will be low. Traffic statistics for different times of the year indicate a small and acceptable uptake of traffic numbers at key locations in and around the area at peak times
- Existing vehicle and boat access points to be maintained throughout
- Pedestrian and cycle links to be developed throughout the site and existing routes maintained, which will greatly expand and enhance the walking, cycling and public transport environment within the immediate site and improve connectivity between Loch Lomond Shores and the wider Balloch village

Overview

Flamingo Land has submitted a planning permission in principle to build a £40million sustainable, world-class tourist destination in Balloch, Loch Lomond.



Our vision to bring about plans that create economic growth, investment, jobs and an infrastructure that will benefit the local community and beyond, is unwavering. That is why alongside our planning application we have created a unilateral agreement called the Lomond Promise which clearly sets our pledges to ensure our commitment to Balloch and the wider area is in no doubt.

In February 2023 a submission of additional information was made to LLTNP. This follows community feedback received throughout the planning application process, and a recent request from Loch Lomond and Trossachs National Park Authority to ensure the proposal meets the vision for the area at West Riverside and Woodbank House, and complies with the Loch Lomond & Trossachs National Park Local Development Plan allocations for the land.

The proposals submitted were informed by more than two years of extensive community consultation, giving residents, businesses, local organisations, interested parties and consultees, the opportunity to help significantly shape the plans. Feedback received on the application was fundamental in influencing the revised proposals that were presented to the National Park Authority.

The proposals have garnered a lot of support from local groups, individuals and key stakeholders including Dunbartonshire Chamber of Commerce, Friends of Loch Lomond, Maid of the Loch, Helensburgh and District Access Trust (HADAT), and local parish minister Ian Miller who has served the local community for more than 30 years, to name but a few.

Our ambition has always been to create a sustainable world-class tourism destination that might act as an example of best practice to others in the future. We have worked tirelessly to ensure that we meet, and where possible, exceed the requirements of the new NPF4 guidelines, prioritising sustainable tourism to both protect and enhance the environment, whilst helping to support the growth of the tourism sector to bring positive benefits to the local community.

If successful, Lomond Banks will not only revitalise an area which holds such national importance but provide numerous opportunities and investment so that the economic benefit for Scottish tourism and the local area will be felt and enjoyed for years to come.

What the proposals look like

Key Revisions:

- Reduced scale of development at Woodbank House with five lodges and all 17 bothies removed. Replaced by native planting for a net biodiversity gain
- Our proposed Area 10 (staff area & services) from within application's red line boundary has been completely removed
- A commitment to multi-million-pound investment in Balloch with legally binding 'Lomond Promise' to local community, including full access to the site moving forward

now:

Lomond Banks has considered all of the feedback from the Park Authority, the community, and stakeholders alike and made some significant amendments to support questions raised around scale of development and the environment, including biodiversity, ecology and traffic and parking.

The key amends in the current proposal:

- ✓ The complete removal of our proposed Area 10 from within the application's red line boundary, with existing woodland retained, which will form part of our overall woodland management plan.
- ✓ The previously proposed staff accommodation and facilities from Area 10 will now be absorbed into other areas of the development including Station Square, Woodbank House and the Visitor Hub.
- ✓ Introducing native trees and planting within the area around Woodbank House, while existing non-native and invasive species will be removed.
- ✓ Commitment to retain the amount of previously proposed compensatory planting intended for the now removed Area 10, ensuring there is a net gain in the site's biodiversity value.
- ✓ Further clarification on its parking strategy to ensure ample provision is put in place across the development for the proposed scale of development.
- ✓ Traffic statistics to indicate the predicted uptake of traffic numbers, at key locations in and around the area at peak times.
- ✓ Reduced density of holiday accommodation at Woodbank House, with all 17 woodland bothies and five woodland lodges removed from this development area.
- ✓ A commitment to multi-million-pound investment in Balloch with legally binding 'Lomond Promise' to local community.



The development

Lomond Banks is a major step away from Flamingo Land's traditional portfolio of theme parks, with the vision to instead create a world-class family holiday village, taking inspiration from Center Parcs and other nature-orientated adventure parks in Scotland.

Despite what you may have heard, there are no rollercoasters, theme park attractions or flamingos earmarked for the development. Instead, Lomond Banks has been designed to be compatible with the designated planning land use at its core, ensuring that the local community will enjoy and be proud of the development for generations to come.

The Lomond Banks' proposal seeks to create a high-quality tourism and recreation-led destination, comprising of hotel and holiday accommodation, combined with family orientated leisure activities.

To ensure the proposals meet the vision for the area at West Riverside and Woodbank House, the development will now comprise of:

- Refurbished tourist information building
- Up to 60-bedroom apartment-hotel
- Up to 32 bedspace budget hotel
- Up to 104 self-catering holiday lodges (comprised of up to 42 single story woodland lodges (Riverfront); up to 37 countryside lodges (in grounds of Woodbank House); and up to 25 woodland lodges (in grounds of Woodbank House)
- Up to six self-catering holiday properties in Woodbank House ancillary buildings
- Restoration and redevelopment/conversion of Woodbank House for up to 15 self-catering holiday apartments (subject to other necessary constraints)
- Leisure / pool / water park / spa
- Restaurants / hot food café / retail areas
- Craft brewery visitor attraction and beer tap hall
- Visitor reception area and hub building
- External activity areas including spaces for event and performance, play, picnic and barbeque areas
- Monorail
- Staff service and welfare accommodation (now dispersed through the development)
- Associated parking, landscaping, and infrastructure development works
- Access to be taken from the surrounding road network including Ben Lomond Way and Pier Road

The Lomond Promise

Key facts:

- £40 million investment in the local area
- Approximately 200 full-time, part-time, and seasonal jobs ranging from entry level positions through to highly skilled posts across many disciplines
- Extensive supply-chain which would be nurtured on value-based partnerships with local suppliers
- Commitment to be a recognised as a real living wage employer
- Lomond Banks has also signed up to pay the Scottish Living Wage and its preferred main contractor will be Scottish Living Wage accredited
- No zero-hour contracts

To underscore its commitment to the local community, the developer has introduced a voluntary undertaking, called 'The Lomond Promise', tying the developer into legally binding obligations.

Although rare for a developer to do so, it indicates Lomond Banks' real willingness to engage and co-operate with the community to create something of which it can be truly proud for generations to come.

The Lomond Promise includes:

- No zero-hour contracts
- Real living wages
- Job and training opportunities for local people
- Commitment to local business, supply chain and marketing campaigns
- Mitigating traffic impact
- 24/7 access to woodland paths and national walkways
- Preserving, protecting and enhancing the ancient woodland of Drumkinnon Wood
- Subsidised entry to facilities for local residents (where charges apply)
- Measures to monitor and assist with the control of anti-social behaviour

Traffic and transport plans

Key stats:

Further summer traffic analysis demonstrates there will be a minimal increase of cars as a result of the proposed development. Day visitors to Lomond Banks will be encouraged to travel on public transport to the resort and long-stay visitors will be encouraged to park up once and explore the area by active travel and public transport.

The recent summer traffic assessment indicates that traffic impact will be low. Traffic statistics show that there will be a small and acceptable increase in traffic numbers at key junctions in the vicinity of the proposal at peak time periods.

The statistics show that the existing junctions will continue to operate well within their capacity when the proposed development would be in operation.

There will be no set arrival and departure times to avoid any 'peak moments' of traffic build up, with accommodation guests booking in advance will be offered incentives to travel outwith peak times.

Notwithstanding this, an agreement has been reached between Lomond Banks and Transport Scotland in the form of a Section 48 agreement, to contribute towards and help prioritise planned improvements by Transport Scotland which is already looking to improve the efficiency of Stoneyhill Roundabout. A further agreement confirming in principle to support West Dunbartonshire Council with ongoing issues at the McDonald's roundabout, should the development plans progress.

With sustainability at the heart of the proposed development, all visitors will be encouraged to leave their car behind and use sustainable means of travel.

Traffic arriving at Lomond Banks will be managed to ensure the proposed parking areas are utilised effectively and pedestrian movement is incentivised and promoted throughout the site especially between Lomond Shores into Balloch.

Through the 'Lomond Promise', the developer will put a strong focus on traffic and transport plans over the coming years, joining forces with WDC and LLTNPA to support a sustainable travel plan, and actively encourage other means of transport.

Ecology

Lomond Banks is committed to creating a sustainable world-class resort that celebrates the wildlife and biodiversity of Loch Lomond.

Extensive ecological evaluations have been undertaken for the planning submission to ensure a considered approach to the development and protection of the surrounding environment so that the natural beauty of the site can be celebrated for many generations to come.

Surveys indicated summer roosting bats within areas of the site, and suitability for hibernation, so the planning submission will ensure the bats can be accommodated moving forward. Further ecological surveys may also be required at the detailed design stage (depending on timing) and the specified mitigation measures for badgers, otters, red squirrel, bats and nesting birds will be required to be implemented in advance of any construction.

With Flamingo Land's renowned conservation background, they are committed to improving the biodiversity of the area and the independent survey results found that increasing, enhancing and managing water quality and the connectivity of appropriate vegetation along watercourses could help to support future habitats within the site boundary.

Sustainability

Lomond Banks has set out an ambition to become Scotland's first "Whole Life Zero Carbon Resort" and while developing its planning submission, energy specialists, Third Energy, have identified suitable measures which can be designed into the development to decarbonise and reduce its reliance on traditional fossil fuel-based generation of heat and power.

Lomond Banks propose to incorporate net zero concepts into every stage of development including:

- Working with local businesses throughout construction and operation to keep the supply chain as local as possible, to stimulate the local economy and reduce emissions generated through the movement and transport of goods
- The use of modern materials to promote low energy use including superinsulation
- Mechanical ventilation and airflow
- LED lighting and smart controls
- Turnstile entrances to buildings to minimise heat loss
- Inert gas triple glazing
- Battery storage and energy management systems
- Electric site vehicles, electric monorail and EV charging stations