

Action Plan

The purpose of this Charrette report is to provide a template for local stakeholders to take forward a package of improvements to transform Balloch and deliver the vision outlined in this report. This provides a start point and once these are examined in detail there may be further refinement and update.

Many of the individual projects will need further feasibility study and design work as specified in the action plan. The Charrette report is intended to inform this further work, as well as complementing the emerging Local Development Plan (LDP) by setting parameters for how key LDP opportunity sites in Balloch could be developed (particularly sites MU1 The Old Station, VE1 West riverside, VE2 East Riverside, VE3 Balloch Castle and VE4 Woodbank House).

The following action plan breaks down all the projects mentioned within the report into actionable steps in the short term (next 2 years), medium term (2-5 years) and long term (beyond 5 years).

Priority projects have been identified as Balloch Castle; West Riverside; Parking Strategy; Station Square and Events/Activity Strategy.

Every project will depend on effective collaborative action to be brought to fruition; the action plan suggests who the lead and support players should be and where there might be opportunities for other organisations to be positively involved.

In addition to the project-specific actions identified in the action plan, it is important that appropriate governance and communication arrangements are put in place to keep the momentum of the Charrette, and ensure that there is demonstrable progress towards action during 2016. This should take place in discussion with the community, establishing a mechanism for local communication. At its simplest, this could be a steering group comprising a range of partners to lead and monitor implementation of the Charrette action programme. There may also be scope for targeted local organisations to be established, such as a business association (to undertake collective efforts like marketing and events programming) and a Community Development Trust (to deliver or contribute to the delivery of projects which would benefit from community involvement such as riverbank management and events programming in public spaces). Organisations like DTA Scotland can provide useful advice and experience on which models might be most appropriate for Balloch.

Project		Short Term (Years 1-2)	Medium Term (Years 2-5)	Long Term (Years 5+)		Lead	Support	Opportunities for others
New riverside walkway connecting village centre, Balloch Pier and Loch Lomond Shores	PP	<ul style="list-style-type: none"> Work up scheme design (to be integrated with West riverside proposals), agree funding package in conjunction with wider riverside proposals 	<ul style="list-style-type: none"> Implement as early phase of wider West riverside proposals. 			<ul style="list-style-type: none"> Scottish Enterprise 	<ul style="list-style-type: none"> Preferred bidder for West riverside National Park Authority 	<ul style="list-style-type: none"> Sustrans
Secure a viable use for Balloch Castle that is compatible with long term sustainability, funding potential and ownership constraints; include café/toilets for public use. Maximise local skills/employability benefits.	PP	<ul style="list-style-type: none"> Options appraisal to find appropriate use of Castle building. 	<ul style="list-style-type: none"> Appoint delivery partner to develop and implement viable proposal, business plan and funding package, maximising local skills/employability benefits. 			<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> National Park Authority Community Council Glasgow City Council 	<ul style="list-style-type: none"> New business opportunities
Develop West Riverside site	PP	<ul style="list-style-type: none"> Prepare development proposals for land owned by Scottish Enterprise. Agree local employability package as part of development delivery 	<ul style="list-style-type: none"> Implement development proposals and local employability package 			<ul style="list-style-type: none"> Scottish Enterprise 	<ul style="list-style-type: none"> Preferred developer for West riverside Community Council WDC Economic Development Sustrans 	<ul style="list-style-type: none"> New business opportunities

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Activity/Event Strategy and Plan	PP	<ul style="list-style-type: none"> Prepare an activity and events strategy and plan 	<ul style="list-style-type: none"> Deliver and facilitate calendar of events and activities 	<ul style="list-style-type: none"> Deliver and facilitate calendar of events and activities 		<ul style="list-style-type: none"> National Park Authority 	<ul style="list-style-type: none"> WDC Loch Lomond Shores Community Council 	
New 'Station Square' arrival point and public space Project may include: <ul style="list-style-type: none"> Rename station 'Balloch Loch Lomond'. New space between Station/ Sweeneys Cruises. High quality public realm. Resite historic bronze fountain. Develop Management and Maintenance Plan Maximise local skills/employability benefits. Public conveniences 	PP	<ul style="list-style-type: none"> Prepare detailed public realm design and management & maintenance plan. Rename station. 	<ul style="list-style-type: none"> Implement public realm improvements 			<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> Sustrans Sweeneys Cruises Scottish Enterprise National Park Community Council VisitScotland Local businesses Network Rail/ Abellio/Scotrail/ SPT 	<ul style="list-style-type: none"> New business opportunities
Parking strategy to maximise parking availability Project may include: <ul style="list-style-type: none"> Undertake parking survey during summer 2016 to properly understand the situation, with community input use this to shape action plan. Increase awareness of rail travel to Balloch. Maximise number of parking spaces at Moss O'Balloch, West riverside, Balloch Pier, Balloch Castle, Old Luss Road, Balloch Road and Drymen Road - without damaging the area's character. Improve walking routes and signage around the village, including a bridge or ferry across the River Leven at the mouth of the loch. Investigate high-quality shuttle connecting car parks, railway station and destinations. An 'Event Parking Strategy' should be investigated and developed During major events, maintain vehicle access to businesses in the village centre. Redesign Balloch Road in village centre to minimise indiscriminate parking. Create coach drop-off space at proposed 'Station Square'. 	PP	<ul style="list-style-type: none"> Undertake summer parking survey, with input from Community Council and businesses. Commission parking strategy for village as a whole, using Charrette report as the brief. 	<ul style="list-style-type: none"> Begin phased implementation of parking strategy. 	<ul style="list-style-type: none"> Continue phased implementation of parking strategy. 		<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> National Park Authority Local businesses Community Council Residents Scottish Enterprise Key landowners Abellio Scotrail Sustrans 	

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<p>Management and Activity Plan for Balloch Park</p> <p>Project may include:</p> <ul style="list-style-type: none"> Improve paths into the Park along river/loch and from Moss O'Balloch, and integration with new connection across river mouth. Selective woodland felling in the Park to open up vistas. Enhanced lighting in the Park. Historical interpretation on site of old castle near Walled Garden. Investment in infrastructure for outdoor events spaces below Balloch Castle and in Walled Garden. Appropriate free adventure activities in the Park. Measures to reduce erosion of river banks and lochside. Establish 'Friends of Balloch Park' to co-ordinate proposals and ongoing management. 	<ul style="list-style-type: none"> Prepare Management Plan for Balloch Park. Agree local employability package as part of development delivery if appropriate. Establish 'Friends of Balloch Park' to help co-ordinate events and management of Park. 	<ul style="list-style-type: none"> Begin phased delivery of improvements and Management and Maintenance Plan, maximising local skills/employability benefits 	<ul style="list-style-type: none"> Continue phased delivery of improvements and Management and Maintenance Plan, maximising local skills/employability benefits. 	<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> National Park Authority Community Council Glasgow City Council Friends of Balloch Park 	<ul style="list-style-type: none"> Love Loch Lomond West Dunbartonshire Environment Trust Woodland Trust
<p>New 'Village Square' at entrance to Moss O'Balloch</p> <p>Project may include:</p> <ul style="list-style-type: none"> High quality public realm. Maintain and improve as necessary Moss O'Balloch: play park, paths, events/ recreation spaces, drainage and parking. Organise events and activities to bring activity to the new space. Develop Management and Maintenance Plan Maximise local skills/employability benefits. 	<ul style="list-style-type: none"> Prepare detailed public realm design and management & maintenance plan. 	<ul style="list-style-type: none"> Implement public realm improvements. 		<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> National Park Authority Local businesses Community Council Sustrans 	<ul style="list-style-type: none"> New business opportunities
<p>Signage strategy to develop clear, flexible signage hierarchy:</p> <ul style="list-style-type: none"> Strategic arrival points and destinations. Individual businesses/attractions within those strategic destinations. Onward connections to other places via NCN and long distance paths. Develop Management and Maintenance Plan. 	<ul style="list-style-type: none"> Develop co-ordinated and flexible signage strategy using Charrette report as the brief. 	<ul style="list-style-type: none"> Begin phased implementation as development takes place and funding becomes available. 	<ul style="list-style-type: none"> Continue implementation. 	<ul style="list-style-type: none"> National Park Authority 	<ul style="list-style-type: none"> WDC Local businesses and facilities Abellio Scotrail VisitScotland Scottish Enterprise Community Council 	
<p>Collaborative review of pier area</p>		<ul style="list-style-type: none"> Collaborative design to maximise integration of development proposals and supporting infrastructure/facilities 	<ul style="list-style-type: none"> Implement development proposals. 	<ul style="list-style-type: none"> National Park Authority 	<ul style="list-style-type: none"> Scottish Enterprise Loch Lomond Steamship Company Loch Lomond Water Sports Association WDC Roads 	<ul style="list-style-type: none"> Sustrans

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Tidy up river and manage erosion of river banks - maximising opportunities for local volunteer groups and skills/employability benefits.	<ul style="list-style-type: none"> Prepare River Leven Management Plan from Loch Lomond to barrage. Remove abandoned boats from water. Selective felling of trees on Monkey Island and banks to reveal views. 		<ul style="list-style-type: none"> Secure funding and deliver public realm improvements Implement Management and Maintenance Plan. 	<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> Scottish Water National Park Authority SEPA Riparian Landowners Community Council 	<ul style="list-style-type: none"> West Dunbartonshire Environment Trust
Woodbank House <ul style="list-style-type: none"> Renovate and re-use historic A-listed building, with sensitive new 'enabling' development in grounds to generate funding for renovation. LDP proposed use is tourism. 	<ul style="list-style-type: none"> Submit planning application. Promote opportunity through Local Development Plan delivery programme. 	<ul style="list-style-type: none"> Implement development and renovate Listed Building. 		<ul style="list-style-type: none"> Agent and Landowner 	<ul style="list-style-type: none"> National Park Authority 	
New connection across River Leven between Balloch Pier and Balloch Park		<ul style="list-style-type: none"> Feasibility study exploring all options - bridge, ferry, bus/shuttle. 	<ul style="list-style-type: none"> Investigate funding for preferred option. 	<ul style="list-style-type: none"> National Park Authority Scottish Enterprise WDC 		
Integrate new/improved pedestrian/cycle routes with local path network: <ul style="list-style-type: none"> National Cycle Network, River Leven towpath, John Muir Way, Three Lochs Way and via Loch Lomond Shores to Cameron House 		<ul style="list-style-type: none"> Design signage and path improvements to connect riverside walkway to wider path network, including Management & Maintenance Plan. 	<ul style="list-style-type: none"> Implement signage and path connections 	<ul style="list-style-type: none"> WDC 	<ul style="list-style-type: none"> National Park Authority Sustrans Scottish Enterprise Cameron House 	<ul style="list-style-type: none"> CSGN Helensburgh & District Access Trust West Dunbartonshire Environment Trust