

# West Riverside and Woodbank House

## Planning Statement

On behalf of Flamingo Land Limited and Scottish Enterprise



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# 1 Introduction

## 1.1 Background

- 1.1.1 This Planning Statement has been prepared by Peter Brett Associates LLP (PBA) to accompany an application for planning permission in principle (PPiP) for the erection and operation of a proposed tourism and leisure-led mixed use development ('the proposed development') on land at West Riverside and Woodbank House, Balloch ('the site'). The PPiP application is submitted on behalf of Flamingo Land Ltd and Scottish Enterprise ('the Applicants') to the Loch Lomond and the Trossachs National Park Authority (LLTNPA) as the relevant local planning authority for determination under the Town and Country Planning (Scotland) Act 1997 (as amended).

## 1.2 Purpose of the Planning Statement

- 1.2.1 The Town and Country Planning (Scotland) Act 1997 (as amended) is the 'Principal Act' which regulates land use planning matters in Scotland. All applications for planning permission must be determined in accordance with the provisions of this legislation. In particular, under section 25 of this Act the determination of all planning applications must be made in accordance with the statutory Development Plan applicable to the proposed site unless material considerations indicate otherwise.
- 1.2.2 The purpose of this Planning Statement is therefore to set the context and objectives for development before outlining relevant planning policies and guidance against which the application will be assessed. This Statement considers how the proposed development will comply with the Development Plan including supplementary guidance, national policies and guidance and other material considerations. This planning assessment provides a robust justification for the granting of PPiP.

## 1.3 The Site

- 1.3.1 The site of the proposed development comprises approximately 33.5ha of land, situated to the north of Balloch at the southern tip of Loch Lomond. The site contains two distinct but contiguous areas, known for the purposes of this PPiP application as West Riverside and Woodbank House. The West Riverside area encompasses the south-western bank of the River Leven at its confluence with Loch Lomond and extends eastwards across Drumkinnon Wood, whereas the Woodbank House area comprises the remains of the Grade A listed Woodbank House hotel, associated structures and attendant grounds.
- 1.3.2 The site at West Riverside and Woodbank House offers a unique opportunity for leisure based development on the doorstep of one of Scotland's key tourism destinations, Loch Lomond.
- 1.3.3 A detailed description of the site and surrounding area is provided in **Chapter 2** of this Planning Statement, with a Site Location Plan provided in **Appendix A**.

## 1.4 The Proposed Development

- 1.4.1 Scottish Enterprise, in partnership with Loch Lomond and Trossachs National Park Authority, have promoted the West Riverside and the undeveloped sites within Loch Lomond Shores for tourism and leisure-based developments. The majority of the site benefits from visitor experience site allocations within the adopted LLTNPA LDP (2016).
- 1.4.2 The aim has been to create a quality-led destination that improves connectivity and which is accommodation-led, such as hotel, hostel, lodge and holiday accommodation together with family orientated, active leisure activities. Further details regarding the rationale for siting the proposed development at the selected location is provided within Section 3 of this Planning Statement.
- 1.4.3 The proposed development comprises the erection and operation of a tourism and leisure-led mixed use development, including:
- Refurbished tourist information building;

- 60-bedroom Apart-hotel;
  - 32-bedspace budget accommodation;
  - Up to 105 self-catering lodges;
  - 20 houses;
  - 900m<sup>2</sup> brewery;
  - Leisure / pool / water park area up to approximately 2,500m<sup>2</sup>;
  - Restaurants / Cafe & Retail areas up to 1,100m<sup>2</sup> in total;
  - Visitor reception areas & hub building up to approximately 2,000m<sup>2</sup>;
  - External activity areas including tree top walk, events/ performance areas, children's play areas, monorail, forest adventure rides, picnic / play areas;
  - Staff and service area of up to approximately 900m<sup>2</sup>;
  - Associated parking (up to 320 additional spaces), landscaping and infrastructure development works; and
  - Access to be taken from the surrounding road network including Ben Lomond Way and Pier Road.
- 1.4.4 The proposed development also includes the retention of the Grade A Woodbank House listed building façade. The conservation and redevelopment of other listed structures within the site will be subject to future applications for planning and listed building consent.
- 1.4.5 As the Applicants are seeking PPiP rather than full planning permission, at this stage the proposed development comprises a suite of key parameters, within which the detailed design of the proposed development will be confirmed later. Providing that the final design remains within these key parameters, this approach ensures that the likely 'worse case' effects can be considered when determining the PPiP application for the proposed development.
- 1.4.6 A detailed description of the key parameters of the proposed development is provided in Chapter 3 of the Environmental Statement (ES) submitted in support of this PPiP planning application. This is supported by a Parameters Plan, (**see Appendix B**) which is the key plan for which PPiP is being sought by the Applicants. All other plans submitted within the ES and the wider PPiP application are indicative and are provided for illustrative purposes only.

## 1.5 The PPiP Planning Application & Supporting Documents

- 1.5.1 A comprehensive series of assessments have been undertaken to assess the impacts arising and provide the LLTNPA with detailed information on which to make its decision. In order for the LLTNPA to properly determine this application, supporting information and assessments have been prepared as follows:
- Completed planning application form (including landownership certificates and notices) and drawings (to be approved and illustrative);
  - Design Statement;
  - Pre-Application Consultation (PAC) Report;
  - Transport Assessment;
  - Flood Risk Assessment;
  - Enabling works report;
  - Drainage Assessment; and
  - Planning Statement.
- 1.5.2 The planning application is also accompanied by an Environmental Impact Assessment (EIA). The Environmental Statement (ES) presents the findings of an EIA undertaken for the proposed development in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 as amended, referred to as 'the EIA Regulations'. The transitional arrangements within the Town and Country Planning (Environmental Impact

Assessment) (Scotland) Regulations 2017, which came into force in May 2017, confirm that EIAs for development proposals which were the subject of an EIA scoping request prior to 16<sup>th</sup> May 2017 should proceed in accordance with the 2011 EIA Regulations. As a combined EIA screening and scoping request was submitted by PBA on behalf of the Applicants to the LLTNPA in April 2017, the 2011 EIA Regulations remain applicable to the EIA being undertaken for the proposed development. The ES comprises: Volume 1 (Main Report; Volume 2 (Appendices) and the Non-Technical Summary. The ES is separately bound.

## 1.6 The Applicants

- 1.6.1 The planning application is submitted jointly by Flamingo Land Limited and Scottish Enterprise. Flamingo Land Ltd is a tourism and leisure operator and has been trading since 1974. Flamingo Land own and operate a holiday resort in Yorkshire, which accommodates up to 5,000 people per night. At its heart is a Theme Park which attracts 1.5 million visitors per season. It is one of most popular tourist attractions in the UK. The Woodbank House site is in the sole ownership of Flamingo Land Limited (**Appendix A**).
- 1.6.2 Scottish Enterprise (SE) is Scotland's principal enterprise, innovation and investment agency. Scottish Enterprise has been promoting the West Riverside site for tourism and leisure-based development since the early 2000s. SE owns the West Riverside part of the site, as shown in Appendix A. Flamingo Land Resorts Ltd and Scottish Enterprise are entered into an exclusive agreement to develop this land for leisure and tourism purposes.

## 1.7 The Project Team

- 1.7.1 The Project team comprises:
- Glenfruin with TSL – Project Management
  - Peter Brett Associates (PBA) – Planning Agent, Civil Engineering, Site Investigation (SI) Co-ordination, Pre-Application Consultation and EIA co-ordinator. Also responsible for preparation of the Transport Assessment and the following ES chapters: Traffic & Transport, Ground Conditions & Geology, Socio Economics Tourism & Recreation;
  - Anderson Bell Christie – Architects and master planners;
  - Envirocentre – Flood Risk Assessment and the following environmental inputs to the ES Ecology and Woodland, Water, Hydrology & Flood Risk, Air Quality, Noise & Vibration;
  - Gillespies – Landscape and Visual Impact Assessment and corresponding ES chapter;
  - Headland Archaeology – Archaeology and cultural heritage ES chapter;
  - Brown + Wallace – Cost Consultant; and
  - Tourism Resources Limited – Commercial Strategist.

## 1.8 Pre-Application Consultation

- 1.8.1 A programme of public consultation has been undertaken, pursuant to the pre-application consultation requirements prescribed within Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 for all proposed 'major' developments, of which the proposed development is one. Full details of this pre-application consultation and how it has informed the design of the proposed development are provided within a separate **Pre-Application Consultation (PAC) Report** prepared by PBA on behalf of the Applicants in support of the PPiP application for the proposed development.
- 1.8.2 A programme of community engagement has also been undertaken, as detailed within the statutory **Pre-Application Consultation Report**.
- 1.8.3 In summary, the pre-application consultation process comprised the following:

## Formal Pre-Application Consultation Process

- 1.8.4 During the pre-application stage, the Applicants have demonstrated a commitment to consulting with the local community and key stakeholders. They provided an opportunity for interested parties to be involved shaping the proposed development.
- 1.8.5 Following the registration of a Pre-Application Notice (PAN) to Loch Lomond and the Trossachs National Park Authority (The NPA) on 6<sup>th</sup> October 2017, the scope, form and content of the consultation strategy for the proposed development was defined and agreed. The agreed strategy included 3 public exhibitions held on Friday 17<sup>th</sup> November, Saturday 18<sup>th</sup> November and Monday 4<sup>th</sup> December at Unit 7, Loch Lomond Shores, Balloch. The outcome of this event is contained in the PAC report accompanying this planning statement.
- 1.8.6 A wide range of stakeholders (as detailed in the PAC Report) were provided with a copy of the PAN and invited to attend the public events. Leaflets were delivered to neighbouring residential properties adjacent to the site boundary and posters advertising the public events were erected in local facilities. The events were advertised in the Vale of Leven and Dumbarton Reporter on Tuesday 7<sup>th</sup> November 2017 and The Lennox Herald on Friday 10<sup>th</sup> November.
- 1.8.7 A website was set up to disseminate information regarding the proposed development. In addition, a specific Facebook page and Twitter account were set up. More details are available in the PAC Report.
- 1.8.8 Details of the formal PAC process undertaken, the feedback obtained and its influence on the proposed development is summarised in the accompanying PAC Report.

## Views of Statutory and Other Consultees

### Loch Lomond & The Trossachs National Park Authority (LLTNPA)

- 1.8.9 The project team and LLTNPA officers met on a number occasions to discuss the proposed development. The meetings focused on ensuring that the application would meet the LLTNPA's technical information requirements and on defining the scope of the planning application.

Table 1.1: Pre-Application Meetings with LLTNPA

Meeting	Contact	Subject
31 <sup>st</sup> August 2017	Bob Cook, Stuart Mearns	Pre-application consultation strategy
24 <sup>th</sup> January 2018	Bob Cook, Stuart Mearns, Vivien Emery	Pre-application meeting: Information requirements

## 1.9 Structure of the Planning Statement

- 1.9.1 The structure of this Statement is as follows:
- Section 1 Introduction (this section) outlines the background, purpose and scope of this Planning Statement, and summarises the proposed development;
  - Section 2 Site and Surrounding Area provides a detailed description of the proposed site and surrounding area;
  - Section 3 Proposed Development provides the details of the proposed development;
  - Section 4 Legislative & Planning Policy Framework sets out the planning policy framework applicable to the proposed development;
  - Section 5 Planning Assessment provides an assessment of the proposed development against the development plan and other material considerations; and
  - Section 6 Summary and Conclusion sets out the overall conclusion as to why planning permission in principle should be granted for the proposed development.



## 2 Site & Surrounding Area

### 2.1 Site Location

- 2.1.1 The PPiP application site ('the site') is located to the north of Balloch, and it contains two distinct areas, known respectively as West Riverside and Woodbank House. Old Luss Road is the interface between the two. The project boundary is defined in **Appendix A** and comprises a total area of some 33.5 ha.

#### West Riverside

- 2.1.2 The West Riverside site is bounded generally by the River Leven to the East, Loch Lomond Shores and Loch Lomond to the North, Old Luss Road and Ben Lomond Way to the west and Balloch Road and the houses in Clairinch to the South.
- 2.1.3 The area surrounding West Riverside is dominated by Drumkinnon Woods. This semi-natural woodland is located south east of the Loch Lomond Shores complex, across an undulating landform and is dissected by footpaths. The woodland is bounded to the west and north by roads accessing Loch Lomond Shores and the pier.
- 2.1.4 Pockets of landscaped woodland, amenity areas and car parks are present in the north of the site and to the east of the Loch Lomond Shores complex.
- 2.1.5 An oil pipeline operated by Ineos runs east-west through the northern portion of the West Riverside site approximately parallel with Ben Lomond Way. The exact location is visible via pipeline markers and two fenced off areas in the north east near the junction of Ben Lomond Way and Pier Road – these are understood to be valve gear / headworks associated with the pipeline. The pipeline does not intrude into the Woodbank House area.
- 2.1.6 As the site is located close to the waterfront, it is considered to be constrained to the north and east by the River Leven and by Loch Lomond itself. There a number of existing minor roads running through the site including Pier Road and Ben Lomond Way. These connect to Balloch Road and a number of roundabouts linking motorists from the A811 Stirling Road and the A82 trunk road network.
- 2.1.7 The A82 provides the principal access route to the west of Loch Lomond, other parts of the Trossachs, Argyll & Bute and the North West Highlands.
- 2.1.8 The application site is a short walking distance to Balloch Train Station – which currently provides a half hourly service to Glasgow and Lanarkshire on the North Clyde line. The station is limited in terms of size/scale and has a limited covered waiting area and passenger facilities, with only one platform.
- 2.1.9 The John Muir Way runs through the site. This established route will be secured and enhanced by the development. The site is also situated very close to National Cycle Route 7.

#### Woodbank House

- 2.1.10 The area known as Woodbank House comprises the remains of the house outbuildings and gardens including estate walls. It is situated to the west of Old Luss Road and approximately 500m east of the A82. At the centre of the site are the remains of Woodbank House, a Grade-A listed property. The buildings are in a state of advanced disrepair as a result of a fire (at the main hotel building) and subsequent dereliction. The lands surrounding the house are well wooded and slope steeply upwards from the Old Luss Road towards the A82. To the front of the house, between it and the Old Luss Road, is an area of open grassland currently used for grazing horses.

## 2.2 Site History

### West Riverside

- 2.2.1 Available historical maps from 1864 show that the West Riverside area of the site was primarily occupied by fields and woodland (labelled as Drumkinnon Wood). Balloch Rail Station was situated in the south east of the site and a railway line ran up the eastern site boundary connecting Balloch Pier to the wider rail network. Throughout the history of the site, various branches, sidings and associated infrastructure were present associated with the rail line. The north western most strip of land was shown to comprise mixed woodland, bounded by a track to the west. The south eastern portion (connecting the north western strip of land to the land in the east) was grassland (presumed to be agricultural).
- 2.2.2 Historic mapping indicates that an excavation labelled as a Sand Pit was present in the north western area of the site, within Drumkinnon Wood in 1899 and a curling pond was present in the north eastern corner. The excavation in the west appears to have been enlarged on the mapping from 1958.
- 2.2.3 In the 1960s, excavations labelled as Gravel Pits were present at the north western extent of the site. The excavations encroached onto the site, but were present more extensively offsite to the north west. The excavations continued to extend throughout the sequence of maps, until recent mapping which showed this area as part of Loch Lomond – indicating that the former excavations have been flooded – with a new shoreline created that is currently occupied by the Lomond Shores retail and leisure destination.
- 2.2.4 The Loch Lomond silk drying and finishing factory with associated tanks was constructed in the 1930s and was located immediately offsite to the south along with several associated outbuildings and a railway line. The factory (subsequently labelled as Works) was present on mapping until around 1992. The works and infrastructure have since been demolished and the housing estate on Clarinish Road has been constructed in its place.

### Woodbank House

- 2.2.5 Historical mapping shows the Woodbank House area to have remained largely unchanged since the first mapping (1864) when it comprised fields and woodland. The only significant infrastructure that appears to have been present on the site is associated with the (now derelict) hotel and outbuildings. The buildings were labelled on maps as Woodbank, and as a hotel from around 1958.

## 2.3 The Surrounding Area

- 2.3.1 As would be expected given the site's location within a National Park, it is proximate to various tourism and recreation resources/receptors, including: Loch Lomond, Ben Lomond, Luss, the River Leven and Balloch itself (with particular reference to visitor-related business activity and the accommodation sector). The closest visitor attractions to the site are:
- Loch Lomond Shores, a retail and leisure development situated immediately to the north west;
  - The Loch Lomond Steamship, berthed at Balloch Pier within the northern extent of the development site;
  - Loch Lomond Birds of Prey Centre, located within the Loch Lomond Shores complex; and
  - Balloch Castle and Country Park are situated east of the development site across the River Leven.
- 2.3.2 Other visitor attractions and tourism developments are located at greater distance within Balloch and along the shores of Loch Lomond.

## 3 Proposed Development

### 3.1 Description of Development

3.1.1 The PPiP Application and EIA for proposed tourism and leisure-led mixed use development at West Riverside and Woodbank House, includes the following:

- Refurbished tourist information building;
- 60-bedroom Apart-hotel;
- 32-bedspace budget accommodation;
- Up to 105 self-catering lodges;
- 20 houses;
- 900m<sup>2</sup> brewery;
- Leisure/pool/water park area up to approximately 2,500m<sup>2</sup>;
- Restaurants/Cafe & Retail areas up to 1,100m<sup>2</sup> in total;
- Visitor reception areas & hub building up to approximately 2,000m<sup>2</sup>;
- External activity areas including tree top walk, events/ performance areas, children's play areas, monorail, forest adventure rides, picnic / play areas;
- Staff and service area of up to approximately 900m<sup>2</sup>;
- Associated parking (up to 320 additional spaces), landscaping and infrastructure development works; and
- Access to be taken from the surrounding road network including Ben Lomond Way and Pier Road.

3.1.2 As part of the PPiP application, the retention of the Woodbank House listed building façade is proposed as a landmark feature. Conservation / redevelopment of Woodbank House (listed building) and attendant listed structures will be subject to future applications for planning and listed building consent

3.1.3 The Parameters Plan (**Appendix B**) sets out the maximum extents (including height) of the proposed development for which planning permission is being sought. As this is an application for planning permission in principle, it is possible that the volume of development may reduce to below the maximum parameters set out here, once the detailed design is progressed.

### 3.2 Key Physical Characteristics

#### Demolition

3.2.1 For the avoidance of doubt, no demolition is proposed as part of the current PPiP. Demolition has therefore not been assessed in this EIA.

#### Tree-Felling

3.2.2 Targeted tree removal is proposed to create small development clusters within established woodland setting. No clear-cut felling is proposed and the forestry EIA regulations are not considered to be engaged.

3.2.3 The approach to targeted tree removal and associated compensatory planting is assessed and detailed fully within the technical assessment presented in the ES Volume 1 Main Report **Chapter 6 – Ecology and Woodland**.

## Buildings

3.2.4 The Parameters Plan (**Appendix B**) separates the site into five 'Development Zones' (Zones A, B, C, D and E) as well as overarching components. For each zone, a set of parameters for development has been defined within which there is flexibility in the final design and layout of buildings. The developments zones are broken down into details as below:

■ **Zone A: Station Square**

- Area 1: Mixed Use: Food & Drink, Entertainment and Budget Accommodation; and
- Area 2: Tourist Information Services and Public Realm.

■ **Zone B: Riverfront**

- Area 3a: Woodland with Forest Lodges and Recreational Facilities; and
- Area 4a: Managed Woodland with SUDs.

■ **Zone C: Pierhead**

- Area 5: Pierhead Visitor Destination;
- Area 6: Future Iconic Visitor Attraction; and
- Area 7: Multi-User Public Realm.

■ **Zone D: Drumkinnon Wood & Bay**

- Area 8: Woodland Visitor Attractions;
- Area 3b: Woodland with Forest Lodges;
- Area 9: Site Entrance Building(s);
- Area 4b: Managed Woodland;
- Area 10: Staff & Service Area;
- Area 3c: Boathouse Accommodation; and
- Area 11: Buffer Zone.

■ **Zone E: Woodbank**

- Area 12: Residential;
- Area 13: Heritage Landscaping; and
- Area 3d: Visitor Accommodation largely within woodland.

3.2.5 These zones and land use blocks, and their associated key parameters as defined on the **Parameters Plan**, and represent the proposed development for the purposes of this PPiP and EIA. The siting and detailed design of individual development components within each zone and land use block will be subject to further consideration through the submission of applications for approval of matters specified in condition (AMC applications) after any PPiP is granted for the proposed development.

## Other Structures

3.2.6 In addition to each proposed zone and land use block, the following overarching components are also proposed across the site:

- Area 14: New car parking;
- Site Vehicular/Boat Access Points;
- Pedestrian/cycle linkages; and
- Monorail.

3.2.7 The key parameters of these components are detailed on the **Parameters Plan (Appendix B)**.

## Access and Parking

### Vehicular Access Points

- 3.2.8 The main access points to the site will be via Ben Lomond Way (the existing main access point to Loch Lomond Shores) and Pier Road, an existing, albeit secondary access point to Pierhead, Maid of the Loch and slipway activities. Woodbank House, as a standalone site, will be accessed via Old Luss Road and the reformation of an existing priority access junction.
- 3.2.9 Pier Road will be used for access to the newly proposed car park to the west of Pier Road, which is intended to cater for the land uses included within the Zone A Station Square proposals. Ben Lomond Way will be promoted as the main access point to the wider site to ensure strategic and site-bound traffic is removed from the local road network as soon as practicable.
- 3.2.10 A signage and wayfinding strategy will be developed for the wider site at the detailed design stage. It is expected that a combination of enhanced signage and Variable Message Signing (VMS) will need to be installed at key approaches to the site, as well as internally within the site, to ensure effective vehicular movement for internal destinations and appropriate directions to the relevant car parking areas.
- 3.2.11 For accommodation land uses, except for the Woodbank House site, the arrivals and parking for this element can be managed from the point of booking, whereby visitors can be advised of the intended arrival and check-in arrangements. It is intended that accommodation-based-visitors will be segregated from other land-uses and that parking will be provided remotely from the accommodation. Small buggies/small coaches will be used to transport visitors and baggage to their holiday accommodation as to reduce unnecessary vehicular trips.
- 3.2.12 There are no new internal access roads to be provided as part of the proposed development.
- 3.2.13 It is intended that the proposed development will be fully accessible by sustainable modes of transport ETC

### Pedestrian and Cycle Path Networks

- 3.2.14 The existing pedestrian and cycle network as it exists through the West Riverside site will be retained and enhanced as necessary to provide full connectivity to the wider network as well as all new internal elements of the site. Further to this, bike hire is proposed as part of the Station Square and enhanced Tourist Information Office offering, which will further support internal movements by bike.
- 3.2.15 Whilst the internal layout requires to be developed further as part of subsequent detailed design stages, it is intended that the existing cycle and walking routes will be widened to Sustrans standards for shared walking and cycling routes, where this is practicable to do so.
- 3.2.16 Throughout the Station Square, Riverfront and Drumkinnon areas, the existing path network including the John Muir Way will be retained and enhanced as appropriate. The existing north-south foot and cycle paths through the Riverfront Zone, will be enhanced with a series of east-west paths increasing access opportunities between Pier Road and the Riverfront area.
- 3.2.17 The existing foot and cycle way from Loch Lomond Shores to Old Luss Road will be extended to provide a shared foot and cycle way, compliant with technical standards, on the north (development) side of the road, providing a direct walking and cycling link between the two sites.
- 3.2.18 From the Woodbank House site, which is intended to be configured in accordance with Designing Streets Principles and will provide a continuous internal path network, a direct foot and cycle link will be provided to the Upper Stoney Mollan Road/ John Muir Way.

### Rail

- 3.2.19 The proposed development includes a mono-rail between Zone A (Station Square) and Zone C (Pierhead). This will provide better connectivity between Balloch Village and Loch Lomond Shores, through provision of a safe, direct and convenient means of transport.
- 3.2.20 Proposed WDC plans for the Station Square enhancements on Balloch Road between the proposed new Station Square development (Zone A) and Balloch Railway Station, will help deliver enhanced access between the station and the proposed development site as well as the wider village of Balloch. It is understood that revised parking arrangements are being considered for Balloch Rail Station as part of the wider "Balloch Village Parking Proposals" which are hoped to alleviate parking issues in the locality as well as encourage an uptake in rail usage.

## Bus

- 3.2.21 The existing bus service that operates through Loch Lomond Shores via Ben Lomond Way is presently intended to remain in operation with the proposed development, albeit discussions will be held with the operator once internal layout designs are progressed further.

## Car Parking

- 3.2.22 As part of the PPiP application, parking arrangements have been outlined as described below. The development will seek to accord to the adopted parking standards at the time of reserved matters application(s).
- 3.2.23 The parking provision for the site is summarised below in **Table 3.1** below.

Table 3.1 Parking Provision

Development Zone	Land Use	Parking Provision
Zone A	Brewery incl. pub	30 spaces
	Restaurant	30 spaces
	Youth hostel	8 spaces
<b>Zone A Sub-Total</b>		<b>68 spaces</b>
Zone B	Woodland Lodges (Riverfront)	65 spaces
<b>Zone B Sub-Total</b>		<b>65 spaces</b>
Zone C	Apart Hotel & Rest.	24
	Water Park	60
	Iconic Visitor Attraction	-
<b>Zone C Sub- Total</b>		<b>84 spaces</b>
Zone D	Woodland lodges (Drumkinnon)	48 spaces
	Boathouse accommodation	1 space
	Staff & Service area	45 spaces
<b>Zone D Sub- Total</b>		<b>94 spaces</b>
Zone E	Residential Units	60 spaces
	Woodland Lodges (Woodbank)	42 spaces
<b>Zone E Sub- Total</b>		<b>82 spaces</b>
Total Incl. Woodbank Site		<b>413 spaces</b>
Total at West Riverside only		<b>311 spaces</b>



- 3.2.24 For the purposes of the PPiP application, it has been assumed that the development proposals demonstrate self-sufficiency with respect to vehicle parking. That is, presently, no reliance is placed on the existing spare capacity at the Loch Lomond Shores (main or overspill car parks).
- 3.2.25 The parameters plan indicates total parking provision of 256 new parking spaces plus 74 relocated / reconfigured at Pierhead: this results in a total parking provision of 330 spaces across the site (excluding the Woodbank House site). This is disaggregated as follows:
- 109 spaces at the newly configured car park on Pier Road; and
  - 221 new parking spaces at the Pierhead.
- 3.2.26 As the detail of the proposals progress, and dialogue with the other Loch Lomond Shores proprietors continues, it is anticipated that parking locations will be reconfigured to allow effective, efficient and sustainable vehicle and access operations across the shared-sites.
- 3.2.27 As a result of the Zone A Station Square proposals replacing the existing West Riverside Car Park, WDC has requested that as a result of displaced parking, 44 Park & Ride (for rail) spaces should be provided within the newly proposed car park on Pier Road. These should be sited at the southern extents of the new Pier Road car park to provide convenient proximity to the rail station, and reduce the need for on-street parking around the station and on Tullichewan Road. This level of provision is considered both achievable and compatible, given the nature of the proposed Station Square development uses (pub/ restaurant), which are largely expected to have a development/ parking demand peak outwith the commuting/ P&R demand period.
- 3.2.28 Consultation has been undertaken with WDC with respect to the Balloch Village Parking Proposals and, the streetscape improvements proposed as part of the Station Square Proposals for Balloch Road.

### 3.3 Key Operational Characteristics

- 3.3.1 Once constructed, the proposed development will operate as a tourism and leisure business centred around a range of on-site visitor accommodation facilities. As shown on **the Parameters Plan (Appendix B)**, proposed food and drink, retail, leisure and entertainment uses will be clustered within Zone A – Station Square and Zone C – Pierhead, with visitor accommodation located across all zones except Zone A: Station Square. Additionally, a suite of management and entrance buildings are proposed to be located in Zone D – Drumkinnon Wood & Bay, adjacent to Loch Lomond Shores' existing overspill carpark (which itself lies outwith the site and would not be subject to development through this PPiP application). Zone D will also include sensitively designed and sited forest adventure activities, as well as a dedicated area for site deliveries and operational staff parking.
- 3.3.2 With the exception of 20 low density houses which are proposed for permanent residents within the Woodbank area of the site, all proposed accommodation will be used for short term visitor/holiday purposes only. This visitor accommodation will therefore not give rise to any additional pressure on social or community infrastructure including education infrastructure.

### 3.4 Materials and Natural Resource Usage

- 3.4.1 The construction of the proposed development will utilise land and construction materials including bricks, roofing tiles, cement, concrete, timber, asphalt, piping, etc). Soil (reused from onsite resources wherever practicable) and seeded grass or turf will also be used for landscaping purposes. Once occupied the proposed development will use domestic energy and utilities infrastructure. Soil movement will be undertaken with reference to best practice guidelines available in the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra, 2009).
- 3.4.2 Where possible, excavated material will (depending on type) be used to backfill excavations and for site re-profiling purposes where appropriate. It is not expected that any material would be unsuitable for re-use in this way, though in the unlikely event that such material arises it will be disposed off-site in line with relevant waste disposal regulations.

### 3.5 Rationale for the Proposed Development

- 3.5.1 This Section explains the rationale for the proposed development, which is based primarily on the proposed development's conformity with the current Development Plan and national planning policies, and the established principle of visitor experience development on the site.

#### Conformity with the Development Plan

- 3.5.2 Section 5 of this Statement demonstrates that in relation to the planning matters addressed in this Statement, the proposed development accords with the Development Plan. This Statement also demonstrates that there are no material considerations which indicate that planning permission should not be granted. Under section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) the determination of planning applications must be made in accordance with the statutory Development Plan unless material considerations indicate otherwise. Therefore, the conformity of the proposed development with the Development Plan is a very important consideration in favour of a positive determination of the planning application.

#### The Principle of the Proposed Development

- 3.5.3 The majority of the proposed development is allocated for Visitor Experience in the adopted LLTNPA LDP. It is therefore considered that this helps to establish the principle of such a use of the proposed site. Such an allocation within the adopted LDP demonstrates that the principle of visitor experience development is supported by the LLTNPA.

#### Site Effectiveness and Delivery

- 3.5.4 The Scottish Government requires local authorities to ensure that sites allocated in LDPs are effective. There is also a general expectation that once planning permission is granted for a proposed development, commencement of the development will occur prior to the planning permission lapsing, that is, that the sites of proposed developments will be effective.
- 3.5.5 The proposed development is considered effective for the following reasons:

Criteria	Assessment of Proposed Allocation	Complies
Ownership		
The site is in the ownership or control of a party which can be expected to develop or release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.	Scottish Enterprise, in partnership with Loch Lomond and Trossachs National Park Authority, have promoted the West Riverside and the undeveloped sites within Loch Lomond Shores for tourism and leisure based developments. The majority of the site benefits from visitor experience site allocations within the adopted LLTNP LDP 2017 – 2021. Scottish Enterprise owns the West Riverside part of the site. Flamingo Land Resorts Ltd and Scottish Enterprise are entered into an exclusive agreement to develop this land for leisure and tourism purposes. Flamingo Land Resorts Ltd is a tourism and leisure operator and has been trading since 1974. Flamingo Land own and operate a holiday resort in Yorkshire, which accommodates up to 5,000 people per night. At its heart is a Theme Park which attracts 1.5 million visitors per season. It is one of most popular tourist attractions in the UK. The Woodbank House site is in the sole ownership of Flamingo Land Limited.	✓



Criteria	Assessment of Proposed Allocation	Complies
Physical		
The site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing constraints in time to allow development in the period under consideration, or the market is strong enough to fund remedial work required, the site should be included in the effective land supply.	As detailed in the Design Statement, a number of technical and environmental constraints have influenced the design of the proposed development. Given that all known constraints have already been taken into account through the design process, in physical terms the site is considered to be free of any constraints that would represent any impediment to its successful development for leisure and tourism-related development.	✓
Contamination		
Previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed.	<p>An assessment of the likely environmental effects from the construction and operation of the proposed development in relation to the ground conditions, including land stability and geological hazards has been undertaken. The conclusions of this assessment are that the construction and operation of the proposed development would result in a likely significant effects in respect of site workers (human health) during the construction phase of the development. However, this effect is localised, and will be mitigated through site specific Risk Assessment and Method Statements together with a 'procedure and watching brief' for any unexpected conditions that should be encountered during groundworks.</p> <p>Taking account of all proposed embedded and further mitigation measures no likely significant residual effects are predicted on ground conditions from the proposed development.</p>	✓
Marketability		
The site, or a relevant part of it, can be developed in the period under consideration	There is an ongoing demand for a full range of leisure and tourism-related development in the locality. Developer contributions would be provided to fund a proportionate share of any infrastructure upgrades required, such as transport infrastructure provision.	✓
Infrastructure		

Criteria	Assessment of Proposed Allocation	Complies
The site is either free of infrastructure, or any required infrastructure can be provided realistically by the developer or another party to allow development.	The onsite infrastructure upgrades required to facilitate the development of the site would, as a matter of necessity, be implemented as an integral part of the development. As such, onsite infrastructure issues are not considered to present impediment to the development of the site. It is considered that any potential off site infrastructure issues such as transport infrastructure provision is capable of being satisfactorily addressed through proportionate developer contributions from the Applicants.	✓
Land use		
Leisure and tourist-related development is the predominant preferred use of the land in planning terms.	The majority of the proposed site is allocated for visitor experience related development in the LLTNPA LDP (2016). This demonstrates that from both the LLTNPA's perspective, as well as that of the Applicants, leisure and tourist-related development is the preferred use of the land in planning terms.	✓

## 4 Legislative & Planning Policy Framework

### 4.1 Introduction

- 4.1.1 This chapter sets out the key planning legislation, policies and other material considerations applicable to the proposed development which have informed the siting, design and environmental assessment processes. Consideration is given to the following matters in turn:
- Relevant Statutory Provisions;
  - The statutory Development Plan; and,
  - Other material considerations, including the National Park Plan, local planning guidance and relevant national policies, advice and guidance.

### 4.2 Relevant Statutory Provisions

- 4.2.1 The key planning legislation of relevance to this Planning Statement and overall planning and EIA process is:
- The Town and Country Planning (Scotland) Act 1997 as amended ('the Principal Act');
  - The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended;
  - The National Parks (Scotland) Act 2000 as amended;
  - The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 as amended ('the EIA Regulations');
  - The Climate Change (Scotland) Act 2009; and,
  - The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 as amended.
- 4.2.2 Under section 25 of the Principal Act, the determination of all planning applications must be made in accordance with the statutory Development Plan, unless material considerations indicate otherwise. Section 264A of the Principal Act also requires special attention to be paid to the applicable National Park Plan. Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended requires planning authorities to 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*".
- 4.2.3 Section 1 of the National Parks (Scotland) Act 2000 as amended identifies the four aims of Scotland's National Parks including Loch Lomond and the Trossachs National Park (LLTNP), namely:
- *"(a) to conserve and enhance the natural and cultural heritage of the area;*
  - *(b) to promote sustainable use of the natural resources of the area;*
  - *(c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and*
  - *(d) to promote sustainable economic and social development of the area's communities".*
- 4.2.4 These National Park aims are material planning considerations. Section 9 of the same Act states that the aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.
- 4.2.5 Section 44 of the Climate Change (Scotland) Act 2009 requires all Scottish public bodies to "*act in the way best calculated to*" contribute to the delivery of Scotland's greenhouse gas (GHG) emissions reduction targets and climate change adaptation programmes, as well as "*in a way that it considers most sustainable*". These public body duties are relevant insofar as the Applicant (which includes Scottish Enterprise), a major landowner within the site (Scottish Enterprise) and Planning Authority (LLTNP) are Scottish public authorities.

## 4.3 Development Plan

### Overview

4.3.1 The current statutory Development Plan applicable to the site of the proposed development comprises the Loch Lomond and the Trossachs Local Development Plan 2017 – 2021 ('the LDP'), which was adopted by LLTNPA in December 2016, and the associated adopted Supplementary Guidance. As such, the weighting of the Supplementary Planning Guidance is similar to that of the Local Development Plan. Loch Lomond and the Trossachs Local Development Plan 2017 – 2021

4.3.2 The LDP is split into four distinct sections (and appendices), of which Sections 2 – Vision, Section 3 – Place and Section 4 - Policies are of relevance.

#### Section 2 – Vision

4.3.3 The LDP's vision is focused around conservation, visitor experience and rural development. Of relevance to the proposed development, is that it calls for "*a high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world*". The LDP's Development Strategy Map (page 17) identifies Balloch as one of eight locations for "*Strategic Tourism Opportunities*", reflecting its role as a visitor destination and gateway to the National Park.

4.3.4 The proposed development will deliver a high quality, authentic experience for visitors to Balloch, helping to improve its role as the gateway to the National Park.

#### Section 3 – Place

4.3.5 This section sets out a spatial strategy for the LLTNP area, including land use allocations for each defined settlement. The following land use allocations in Balloch are of relevance:

- Balloch VE1: West Riverside – allocated for visitor experience related uses (as defined in approved Visitor Experience Planning Guidance – see Section 4.4 below). This allocation covers the eastern part of the site;
- Balloch VE4: Woodbank House – allocated for visitor experience related uses. This allocation covers Woodbank House and attendant grounds within the site; and,
- Balloch MU1: The Old Station – allocated for mixed use (visitor experience and transport) uses. This allocation is located immediately south east of the site.

4.3.6 No details are provided in Section 3 regarding development requirements or design principles for these LDP site allocations.

4.3.7 The proposed development accords with the visitor experience related use in that it is a tourism and leisure led mixed use development.

#### Section 4 - Policies

4.3.8 This section of the LDP sets out three overarching policies which apply to all development proposals, followed by a suite of subject specific policies. The LDP policy of most relevance is Visitor Experience Policy 1, which at criterion (a) provides support for proposals forming a strategic tourism opportunity within Balloch. The other criterion within this policy relate to small-scale proposals and are not relevant to the proposed development.

4.3.9 Other policies within the adopted LDP of relevance to the proposed development are outlined in **Table 4.1**. Particular attention is given to Overarching Policies 1 – Strategic Principles and 2 – Development Requirements as these set the framework within which all environmental and wider planning issues will be assessed through individual subject policies.

Table 4.1 Other relevant Policies within the Loch Lomond and the Trossachs LDP (2016)

LDP Policy Title	Summary	Comment
Overarching Policy 1 - Strategic Principles	<p>Sets out principles linking the LDP with the Scottish Planning Policy (SPP, 2014). All proposals should demonstrate their accordance with relevant principles, including:</p> <ul style="list-style-type: none"> <li>■ Collective achievement of the four statutory National Park aims and implementation of the National Park Partnership Plan;</li> <li>■ Contributing to sustainable development and climate change mitigation, including through sustainable design;</li> <li>■ Prioritising the reuse of brownfield and vacant land;</li> <li>■ Prioritising place making, including in street design;</li> <li>■ Increasing connectivity, especially to public transport and key destinations, and providing safe access;</li> <li>■ Open space provision that is “<i>high quality, appropriate to the needs of the local community, integrated to the development and provide links to the wider green network</i>”;</li> <li>■ “<i>Minimising adverse impacts on water, air and soil quality</i>”;</li> <li>■ “<i>Addressing climate change impacts</i>”;</li> <li>■ “<i>Avoiding significant flood risk</i>”;</li> <li>■ “<i>Relating well to the landscape context and setting</i>”, including in terms of cultural heritage and local built form”; and,</li> <li>■ “<i>Incorporating appropriate soft and hard landscaping, a planting scheme, and measures to protect existing trees and other landscape features</i>”.</li> </ul>	The ES and other documents produced in support of the proposed development addresses these criteria.
Overarching Policy 2 - Development Requirements	Provides high level design and environmental assessment criteria to assess all proposals, including the following of relevance to the PPiP application for the proposed development:	The ES and other documents produced in support of the proposed development addresses these criteria.

LDP Policy Title	Summary	Comment
	<ul style="list-style-type: none"> <li>▪ “Safeguard visual amenity and important views, protect and/or enhance rich landscape character, and features and areas specifically designated for their landscape values at any level;</li> <li>▪ avoid any significant adverse impacts of: flooding, noise/vibration, air emissions/ odour/fumes/dust, light pollution, loss of privacy/sunlight/daylight;</li> <li>▪ protect and/or enhance the character, appearance and setting of the historic environment;</li> <li>▪ protect and/or enhance the biodiversity, geodiversity, water environment, sites and species designated at any level...including ancient and semi-natural woodland, green infrastructure and habitat networks;</li> <li>▪ support Active Travel choices where possible...and transport infrastructure;</li> <li>▪ provide safe road access and appropriate parking provision;</li> <li>▪ promote understanding and enjoyment (including recreation) of the special qualities of the area by the public including safeguarding access rights;</li> <li>▪ achieve a high quality design and layout, provide a positive sense of place, and compliment local distinctiveness; and,</li> <li>▪ adaptable for the changing needs of future users, designing for extreme weather, fulfil disabled requirements, support new businesses, training/jobs for local people and a mix of uses/tenures...”.</li> </ul>	
Overarching Policy 3 - Developer Contributions	Sets out the circumstances in which development contributions will be sought in respect of proposals, including for infrastructure upgrades required to make the proposal acceptable in planning terms.	The likely developer contributions that will be sought for tourism-related development proposals, which will depend on scale, location and particular circumstances of the development, include open space, infrastructure and placemaking priority improvements (public realm improvements). This

LDP Policy Title	Summary	Comment
		relates to the Development Contributions policy and associated Planning Guidance.
Visitor Experience Policy 1 – Location and Scale of New Development	Sets out the criteria where new or improved/expanded/alterd visitor facilities, accommodation and visitor infrastructure (including recreation and access proposals) will be supported.	The proposed development forms an identified strategic tourism opportunity in Balloch as shown in the LLTNPA LDP Development Strategy Map.
Visitor Experience Policy 2 - Delivering a World Class Visitor Experience	Requires tourism development proposals to enhance the visitor experience of the National Park.	The proposed development will provide tourism development that will enhance the visitor experience of Balloch and the National Park.
Transport Policy 2 - Promoting Sustainable Travel and Improved Active Travel Options	Sets out criteria requiring proposals to contribute positively to <i>“encouraging safe, sustainable travel and improving active travel options”</i> throughout the National Park.	The proposed development will enhance existing path networks within the area.
Transport Policy 3 - Impact Assessment and Design Standards of New Development	Requires large-scale proposals to be supported by a Transport Statement and Travel Plan, and to implement any identified appropriate mitigation, in order to minimise adverse traffic effects. The policy also sets out design related assessment criteria to ensure that proposals satisfy relevant technical standards and contribute to place making in the National Park.	A Transport Assessment (including Travel Plan) has been prepared to accompany this planning application.
Natural Environment Policy 1 - National Park Landscapes, seascape and Visual Impact	Requires proposals to protect the defined Special Qualities (SQ) of the LLTNP. In this regard proposals must <i>“be sympathetic to their setting and minimise visual impact”</i> .	The Landscape and Visual ES Chapter provides an assessment of the likely significant effects from the proposed development on the landscape, views and visual amenity.



LDP Policy Title	Summary	Comment
Natural Environment Policy 2 - European Sites - Special Areas of Conservation (SAC) and Special Protection Areas (SPA)	In line with European legislative requirements, this policy sets out criteria to protect SPAs and SACs from significant adverse effects relating to the integrity and conservation objectives of each designated site.	The Ecology and Woodland ES Chapter provides an assessment on the likely significant effects on biodiversity from the proposed development.
Natural Environment Policy 3 - Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites	Requires development affecting these nationally designated sites to either result in an overall “ <i>enhancement</i> ” to the designation, not have an adverse effect on its conservation objectives or integrity, or otherwise demonstrate that “ <i>adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance</i> ”.	The Ecology and Woodland ES Chapter provides an assessment on the likely significant effects on biodiversity from the proposed development.
Natural Environment Policy 4 - Legally Protected Species	Affords protection to all legally protected species from adverse effects, unless criteria protecting the conservation status of the species, the absence of alternatives and the demonstration of “ <i>public health, public safety or other imperative reasons of overriding public interest, including those of a social or economic nature</i> ” are satisfied.	Protected species surveys have been carried out including otter, water vole, badger, red squirrel, pine marten and bats.
Natural Environment Policy 5 - Species and Habitats	Sets out criteria to protect habitats and species identified in the National Park Biodiversity Action Plan from unacceptable adverse impacts. Also requires consideration of effects on ecological functions and the continuity and integrity of species and habitats. Compensatory and management measures are required where adverse effects are predicted.	The Ecology and Woodland ES Chapter includes an assessment of likely significant effects upon protected species and notable habitats.



LDP Policy Title	Summary	Comment
Natural Environment Policy 6 - Enhancing Biodiversity	Requires proposals to enhance biodiversity by protecting, managing and enhancing natural landscape, wildlife, wildlife habitat, habitat networks and green corridors. The policy also encourages the planting of native species.	A Woodland Management Plan will be put in place so that existing woodland is properly managed and, where possible, improved. This will also seek to ensure that the quality and composition of existing woodland is enhanced.
Natural Environment Policy 8 - Development Impacts on Trees and Woodlands	Sets out criteria to protect against the loss or deterioration of loss of ancient or long-established plantation or semi-natural woodland. Development proposals resulting in the loss of woodland which contributes to local amenity, character and/or are of nature conservation value or historic significance will not be supported. The policy refers to the Scottish Government's Control of Woodland Removal Policy in relation to woodland removal and compensatory planting requirements.	Small pockets of holiday lodges will be sensitively integrated into the existing woodland, through the removal of unhealthy or short-lived trees to create space for development. Lodges will be small in scale and will be constructed of natural materials that are in keeping with their woodland setting. They will be designed to minimise any new building platforms, and to retain as many existing trees as possible.
Natural Environment Policy 9 - Woodlands on or Adjacent to Development Sites	Requires proposals which may affect trees or woodland to comply with British Standard 5837:2012.	The Ecology and Woodland ES Chapter considers the impact of proposals which may affect trees or woodland.
Natural Environment Policy 11 - Protecting the Water Environment	Requires proposals not to have a significant adverse effect on the water environment.	The Water, Hydrology and Flood Risk ES Chapter considers the impact of proposals on the water environment.
Natural Environment Policy 12 - Surface Water and Waste Water Management	Requires proposals to connect to public sewers where available.	The Water, Hydrology and Flood Risk ES Chapter considers how the proposals are to connect to public sewers.

LDP Policy Title	Summary	Comment
Natural Environment Policy 13 - Flood Risk	Requires compliance with the SPP (2014) Flood Risk Framework.	A Flood Risk Assessment accompanies this application. It complies with SPP Flood Risk Framework.
Natural Environment Policy 16 - Land Contamination	Requires proposals on or close to known or suspected contamination to be supported by an appropriate risk assessment.	The Ground Conditions and Geology ES Chapter confirms that an appropriate risk assessment will be undertaken where proposals are on, or close to, known or suspected contamination.
Historic Environment Policy 1 - Listed Buildings	Criterion (b) restricts the demolition of listed buildings. Criterion (c) seeks to limit enabling development to the minimum level required and ensure it is sensitively designed.	The Archaeology and Cultural Heritage ES Chapter considers the potential impact of the proposals upon listed buildings. The planning application is also supported by technical information which justifies a proportionate amount of sensitively designed enabling development required to restore certain facades and elements of the listed building.
Historic Environment Policy 3 - Wider Built Environment and Cultural Heritage	Sets out criteria to protect buildings or feature of architectural and/or historical merit or of cultural significance.	The Archaeology and Cultural Heritage ES Chapter sets out criteria to protect buildings or features of architectural and/or historical merit or of cultural significance.
Historic Environment Policy 4 - Gardens and Designed Landscapes (GDL)	Requires proposals not to adversely impact on GDL character, important views or wider landscape setting.	The Archaeology and Cultural Heritage ES Chapter considers how the proposals will not adversely impact on GDL character, important views or wider landscape setting.
Historic Environment Policy 6 - Scheduled	Sets out criteria to protect these national heritage assets and their setting.	The Archaeology and Cultural Heritage ES Chapter outlines the criteria to protect these national heritage assets and their setting.

LDP Policy Title	Summary	Comment
Monuments and Other Nationally Important Archaeological Sites		
Historic Environment Policy 7 – Other Archaeological Resources	Requires development proposals to retain, protect and preserve in-situ and in an appropriate setting any archaeological resources affected by the proposal.	The Archaeology and Cultural Heritage ES Chapter considers how development proposals are to retain, protect and preserve in-situ and in an appropriate setting any archaeological resources affected by the proposal.
Historic Environment Policy 8 – Sites with Unknown Archaeological Potential	Requires development proposals on sites considered to have significant archaeological potential to be supported by an archaeological evaluation of the site, with appropriate archaeological mitigation then implemented.	The Archaeology and Cultural Heritage ES outlines appropriate archaeological mitigation then implemented.
Open Space Policy 2 - Protecting Other Important Open Space	Sets out criteria to protect formal and informal open spaces in public or private ownership. Proposals need to demonstrate that any affected open space “ <i>is not of community value and has no other multifunctional purposes such as cultural, historical, biodiversity or local amenity value</i> ”. Where open space is affected, alternative provision and alignment with nature conservation management objectives is also required.	All formal and informal open spaces will remain accessible for the community.
Open Space Policy 3: New Open Space Opportunities	Sets out the criteria for new open space opportunities.	All formal and informal open spaces will remain accessible for the community.

LDP Policy Title	Summary	Comment
Waste Management Policy 1 - Waste Management Requirement for new Developments	Requires suitable waste management provision to be incorporated into proposals.	This application is for planning permission in principle. Details of waste management will be dealt with in subsequent detailed applications.
Housing Policy 1- Providing a diverse range of housing	A range of house types, sizes and tenures will be provided on all sites to help meet the needs of everyone living and working within the National Park.	The Design Statement outlines the design principles, character and concept of the enabling housing development on the Woodbank House site. The proposed housing will enable the partial restoration and renovation of the listed buildings, as well as contribute to the range of house types, sizes and tenures within the local area.
Housing Policy 2 - Location and types of new housing required	Identifies the locations where new housing will be supported, including within towns and villages.	The Design Statement outlines the design principles, character and concept of the enabling housing development on the Woodbank House site. The proposed housing development to enable the partial restoration of the listed buildings is located in the town of Balloch, and shall be developed to a density which is in keeping to its surroundings.

## Adopted Supplementary Guidance

- 4.3.10 A number of draft Supplementary Guidance and Planning Guidance documents were published by LLTNPA in 2015 for consultation alongside the LLTNP LDP Proposed Plan (2015). The adopted Design and Placemaking Supplementary Guidance is of relevance to the proposed development and has been considered as part of the Design Statement prepared in support of the proposed development.

## 4.4 Other Material Considerations

### Overview

- 4.4.1 Other material considerations of relevance to the proposed development are:

- LDP Supplementary Guidance;
- LDP Planning Guidance;
- Draft LLTNP Partnership Plan (2018 – 2023);
- National Planning Policies;
- Other National Policies, Advice and Guidance; and
- Balloch Charrette (2016)

- 4.4.2 Each of these material considerations is outlined in turn below.

### LDP Supplementary Guidance

- 4.4.3 The only Supplementary Guidance relevant to the proposed development is the Design and Placemaking Supplementary Guidance. This document provides siting and design guidance to ensure that all development proposals, including specifically “*holiday park developments*” are of high quality. In doing so the document identifies a range of detailed urban and environmental considerations for proposals in the National Park.

### LDP Planning Guidance

- 4.4.4 In addition to statutory Supplementary Guidance, the adopted LDP is also supported by a suite of non-statutory Planning Guidance documents. The following approved Planning Guidance documents are relevant to the proposed development:

- Listed Buildings and Conservation Areas Planning Guidance - sets out assessment criteria for proposals in the grounds of listed buildings, including the protection of key views and landscape setting; and,
- Visitor Experience Planning Guidance - defines different types of tourism accommodation and infrastructure. This Planning Guidance does not set out criteria to assess tourism development proposals beyond repeating those within relevant LDP policies.

- 4.4.5 In addition, the Draft Development Contributions Planning Guidance identifies where developer contributions are likely to be sought by the LLTNPA in respect of proposals, depending on their scale, location, predicted impacted and particular circumstances.

- 4.4.6 Planning Guidance does not form part of the Development Plan but supports the Plan. Planning Guidance is a significant material consideration in the determination of planning applications. Draft Planning Guidance is still a material consideration in the assessment of planning applications, albeit of a lesser weight.

### National Park Partnership Plan

- 4.4.7 All planning decisions within the LLTNP area require to be guided by the policies of the National Park Partnership Plan where relevant to ensure that decisions are consistent with the National Park’s statutory aims (identified in **Section 4.2** above).

- 4.4.8 The National Park Partnership Plan 2018-2023 is an important material consideration in the determination of this application. It is framed around three thematic vision statements, 13 outcomes and numerous related priorities for the LLTNPA. All three identified themes, Conservation and Land Management, Visitor Experience and Rural Development, are relevant to the proposed development. Many of the identified outcomes are also relevant, specifically:
- Outcomes 1, 2 and 3 seek to conserve and enhance the National Park's natural resources, special qualities and sense of place, whilst better mitigating and adapting to climate change;
  - Outcomes 5 – 9 seek to enhance recreational opportunities of all kinds and enjoyment within the National Park, deliver a thriving visitor economy, and protect and enhance environmental quality, community life, health and wellbeing; and,
  - Outcomes 10 – 12 seek to enhance the National Park's towns and villages through investment, strengthen and diversify the rural economy, realise sustainable business growth, and retain a larger skilled young and working age population.
- 4.4.9 To monitor its implementation, the National Park Partnership Plan (2018-2023) lists 14 targets for the LLTNP area over the period to 2023, of which the following are relevant to the proposed development:
- Increase the value of the visitor economy from 2016 STEAM baseline of £340m;
  - Increase the proportion of people reporting a good quality experience of the National Park's settlements and landscapes;
  - Reduce the proportions of people arriving in or exploring within the National Park by car and increase the proportion exploring by foot, water and bike, all from 2015/16 Visitor Survey baseline levels; and,
  - Increase from 2016 baseline of 44% to 59% of water bodies achieving at least good ecological condition.

### National Parks (Scotland) Act 2000

- 4.4.10 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:
- (a) to conserve and enhance the natural and cultural heritage of the area;
  - (b) to promote sustainable use of the natural resources of the area;
  - (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
  - (d) to promote sustainable economic and social development of the area's communities.
- 4.4.11 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

### National Planning Policies

- 4.4.12 National planning policy is contained within both the National Planning Framework 3 (NPF3) and the SPP, both of which were published in June 2014. Given that the statutory Development Plan applicable to the site post-dates this and has undergone a formal Examination through which its soundness has been tested, and since section 25 of the Principal Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise, national planning policy is considered to play a secondary role in this EIA for the proposed development. Correspondingly, this section only briefly identifies relevant national planning policy provisions.

#### National Planning Framework (NPF3)

- 4.4.13 The NPF3 provides a statutory framework around which to orientate Scotland's long-term spatial development. The Framework highlights the spatial planning implications of multiple national policy documents and commitments. In overall terms the NPF3 emphasises the Scottish

Government's commitment to increasing sustainable economic growth across all areas of Scotland and orientates the efforts of Scotland's planning system towards this purpose.

- 4.4.14 The introduction to the NPF3 notes the importance of maintaining economically active and vibrant rural areas whilst *"safeguarding our natural and cultural assets and making innovative and sustainable use of our resources"*. Related to this, the document identifies tourism as a key economic growth sector and includes a strategy for Scotland's two National Parks. This notes that the National Parks are *"sustainable, successful places"* where the Scottish Government wishes to see *"planning and innovation continue to strengthen communities, encourage investment, support tourism, deliver affordable rural housing, and encourage high quality place making and visitor experiences"*. At the same time the NPF3 expects Development Plans to safeguard their *"exceptional environmental quality"*.
- 4.4.15 The national spatial strategy of the NPF3 is structured around four key themes, namely: a successful, sustainable place; a low carbon place; a natural, resilient place; and a connected place. These themes are presented as 'planning outcomes' within the SPP (2014).
- 4.4.16 With respect to the Glasgow and Clyde Valley City Region (which includes West Dunbartonshire and therefore in local authority terms, Balloch), the NPF3 focuses on efforts to regenerate post-industrial areas and provides support for proposals which increase employment and economic development. It also identifies the Central Scotland Green Network (CSGN) as a National Development, encourages the remediation of derelict land, promotes active and sustainable travel and supports the protection and enhancement of green infrastructure.

#### **Scottish Planning Policy**

- 4.4.17 The SPP (2014) is a material consideration that carries significant weight. It sets out the Scottish Government's expectations regarding the treatment of specific planning issues within development planning and development management. The document aims to contribute to the achievement of the Scottish Government's overarching purpose of achieving sustainable economic growth.
- 4.4.18 The SPP's Principal Policy on Sustainability (paragraphs 24-35) includes a presumption in favour of development that contributes to sustainable development, which relates to the identification of the need for and acceptability of the development. To implement this policy presumption, the SPP (paragraph 29) identifies 13 sustainable development principles which should guide planning policies and decisions, of which 12 are relevant to the proposed development:
- *"giving due weight to net economic benefit;*
  - *responding to economic issues, challenges and opportunities, as outlined in local economic strategies;*
  - *supporting good design and the six qualities of successful places;*
  - *making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;*
  - *supporting delivery of accessible housing, business, retailing and leisure development*
  - *supporting climate change mitigation and adaptation including taking account of flood risk;*
  - *improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;*
  - *having regard to the principles for sustainable land use set out in the Land Use Strategy;*
  - *protecting, enhancing and promoting access to cultural heritage, including the historic environment;*
  - *protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;*
  - *avoiding over-development, protecting the amenity of new and existing development and*
  - *considering the implications of development for water, air and soil quality"*.
- 4.4.19 The SPP's other Principal Policy, on Place making (paragraphs 36-57), seeks to direct new development to the right location and to encourage a design-led approach to development in order to create high quality places. The SPP (under paragraph 40) states that high quality



development which demonstrates the following six qualities of successful places should be supported: “*Distinctive, Safe and Pleasant, Welcoming, Adaptable, Resource efficient, and Easy to move around and beyond*”. As noted in **Section 5.3** above, these six qualities are referenced in Overarching Policy 1 – Strategic Principles within the adopted Loch Lomond and the Trossachs LDP (2016).

- 4.4.20 Subject specific provisions within the SPP of relevance to the proposed development are outlined in **Table 4.2** below.



Table 4.2 Relevant Subject Policies within the Scottish Planning Policy (2014)

Subject Policy	Relevance	Comment
Promoting Rural Development (Paragraphs 74 – 91)	This section identifies planning principles related to sustainable rural development including “...encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality...”. The section includes a sub-section regarding planning within Scotland’s National Parks (paragraphs 84 – 86), which lists the statutory aims of National Parks (see Section 5.2 above) and notes the need for LDP’s covering National Parks to be consistent with National Park Partnership Plan.	This Planning Statement considers the proposed development in the context of Scotland’s National Parks which lists the statutory aims of National Parks, and the need for LDP’s covering National Parks to be consistent with National Park Partnership Plan.
Supporting Business and Employment (Paragraphs 92 – 108)	This section highlights the need to “give due weight to net economic benefit of Proposed Development” (paragraph 93). The SPP identifies tourism as one of several key growth sectors which should be appropriately supported through development plans.	The Socio-economic impact assessment considers the economic benefit of the proposed development during both construction and operation.  The proposed development will enhance the tourism offer in the area, building on the existing facilities in Balloch.
Valuing the Historic Environment (Paragraphs 135 – 151)	This section states that planning should promote the care and protection of the designated and non-designated historic environment and should take account of all aspects of the historic environment. Detailed policy provisions are set out in order to protect and enhance different types of historical assets.	The Archaeology and Cultural Heritage ES Chapter considers historical assets on the site.
Listed Buildings (Paragraph 141)	This paragraph states that “where planning permission and listed building consent are sought for development to, or affecting, a listed building, 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...”.	Woodbank House is an A listed building. The building and outbuildings are in a very poor condition, with extensive building works required to conserve and rebuild/reconstruct what remains (see Conservation Appraisal Report and Structural Survey).  The proposal is for partial retention of Woodbank House façade and conversion of associated listed buildings. This should be possible if funding is generated through

Subject Policy	Relevance	Comment
		<p>enabling residential development on part of the Woodbank site.</p> <p>This application is for planning permission in principle so the detailed design of retained facades and reused listed buildings within the Woodbank House part of the site will be addressed through future applications for planning and listed building consent.</p>
<p>Gardens and Designed Landscapes (Paragraph 148)</p>	<p>This paragraph states that “<i>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</i>”.</p>	<p>There are no gardens and designed landscapes within the site boundary however Balloch Castle which is adjacent to the site is an Inventory Garden &amp; Designed Landscape. This is included in the Historic Environment ES Chapter.</p>
<p>Archaeology (Paragraph 150)</p>	<p>This paragraph states that “<i>planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible</i>”. In-situ preservation is encouraged, but in cases where this is not possible conditions or legal obligations should be used to ensure archaeological assets are recorded and analysed before development proceeds.</p>	<p>An Archaeological Desk Based assessment has been produced to accompany this planning application.</p> <p>The Archaeology and Cultural Heritage ES Chapter notes that construction phase impacts on archaeological resources have been scoped out of this assessment on the basis that an archaeological programme of works prior to ground breaking will be required by condition attached to any PPIP granted for the proposed development.</p>
<p>Valuing the Natural Environment (Paragraphs 193 - 233)</p>	<p>This section identifies a number of planning principles related to natural heritage protection and ecological resilience. Principles (paragraph 194) of relevance to the Proposed Development include that planning should:</p> <p><i>“facilitate positive change while maintaining and enhancing distinctive landscape character;</i></p> <p><i>conserve and enhance protected sites and species...</i></p> <p><i>promote protection and improvement of the water environment...in a sustainable and co-ordinated way;</i></p>	<p>The Ecology and Woodland ES Chapter takes account of these principles.</p>

Subject Policy	Relevance	Comment
	<i>protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value; seek benefits for biodiversity from new development where possible...</i>	
Protecting Designated Sites (Paragraph 196)	This paragraph requires designated areas and sites to be identified and appropriately protected through development plans, without the use of buffer zones. It also states that <i>"the level of protection given to local designations should not be as high as that given to international or national designations"</i> .	Impacts on designated sites are considered in the Ecology and Woodland ES Chapter.
Development Management Decisions (Paragraphs 202 - 203)	This section states that planning decisions <i>"should take account of potential effects on landscapes and the natural and water environment, including cumulative effects"</i> (paragraph 202). It further states that <i>"planning permission should be refused where the nature or scale of proposed development would have an unacceptable impact on the natural environment"</i> (paragraph 203). The same paragraph notes that whilst effects on statutorily protected sites will be an important consideration, this <i>"does not impose an automatic prohibition on development"</i> .	The Landscape and Visual ES Chapter takes account of potential effects on landscapes. The Water environment is considered in the Hydrology ES Chapter.
Non-Native Species (Paragraph 210)	This paragraph states that <i>"where non-native species are present on site, or where planting is planned as part of a development, developers should take into account the provisions of the Wildlife and Countryside Act 1981 relating to non-native species"</i> .	Invasive non-native species were identified and mapped during the phase 1 Habitat Survey. The Ecology and Woodland ES Chapter takes into account the provision of Wildlife and Countryside Act 1981.
National Designations and Protected Species (Paragraphs 212 - 214)	Reflecting legislative requirements, these paragraphs identify criteria to safeguard nationally designated sites (including National Parks) and protected species from adverse effects. In relation to the protection of designated sites and protected	Designated sites and protected species are taken into consideration in the Ecology and Woodland Chapter. Protected species surveys have been carried out including

Subject Policy	Relevance	Comment
	species, these criteria have effectively been transposed into Natural Environment Policies 2-4 of the adopted Loch Lomond and the Trossachs LDP (2016).	otter, water vole, badger, red squirrel, pine marten and bats.
Woodland (Paragraph 218)	This paragraph refers to and aligns directly with provisions set out in the Scottish Government's Control of Woodland Removal Policy 2009 (see below)	The Ecology and Woodland ES Chapter adheres with this policy by providing woodland loss calculations and outlining compensatory planting.
Maximising the Benefits of Green Infrastructure (Paragraphs 219 - 233)	This section identifies a number of planning principles related to the protection, enhancement and promotion of green infrastructure including core paths and other important routes.	The incorporation of key routes forms an important part of the development proposals. Existing routes will be upgraded and enhanced.
Managing Flood Risk & Drainage (Paragraphs 254-268)	This section promotes a precautionary approach to flood risk management. Where relevant, flood risk assessments and the deployment of SUDs are required (paragraph 255).	A Flood Risk Assessment accompanies this application which identifies areas of flood risk and proposes mitigation measures. Surface water is to be managed through the provision of appropriate SuDS and landscaping.
Promoting Sustainable Transport and Active Travel (Paragraphs 269-291)	This section includes a requirement for development proposals to consider traffic impacts including cumulative effects (paragraph 286).	The Transport Assessment considers traffic impacts including cumulative effects.

## Other National Policies, Advice and Guidance

### Scottish Historic Environment Policy Statement

- 4.4.21 This document takes account of the Historic Environment (Scotland) Act 2014 and explains how provisions within the SPP (2014) relating to the management of the historic environment should be interpreted. The document does not set out any new or different planning policies or development management assessment criteria, however it does retain the “*presumption in favour of preservation of individual historic assets and also the pattern of the wider historic environment*” previously set out in the now superseded Scottish Historic Environment Policy (2011).

### Government Economic Strategy 2015

- 4.4.22 The overall purpose of the Scottish Government’s Economic Strategy is to deliver increased sustainable growth. In order to deliver this, one of the key priorities is securing sustainable investment. This includes investment in business and infrastructure. The Strategy highlights that it is important to foster an environment that supports business growth. Investment in sectors in which Scotland has an advantage, including tourism, is encouraged. In addition, the Strategy calls for businesses to be resource efficient and low carbon in order to improve efficiency and productivity.

### Tourism Scotland 2020 and Tourism Development Framework for Scotland Refresh 2016

- 4.4.23 The SPP (2014) requires Development Plans to be informed by the Tourism Development Framework for Scotland, which is also identified as a key document for planning decisions more widely. The Framework was first published in 2013 and refreshed in 2016 to align with a mid-term review of the national tourism strategy, Tourism Scotland 2020.
- 4.4.24 The Framework sets out actions to assist and promote growth in Scotland’s visitor economy to 2020. It supports the implementation of Tourism Scotland 2020 and the achievement of its central target to secure annual visitor spend of between £5.5bn and £6.5bn to 2020 for overnight visitors. The Framework does this by providing guidance to development planning authorities to help secure growth in the visitor economy.
- 4.4.25 The Framework identifies the importance of the tourism economy within the LLTNP and states that “*further opportunities remain around the south of the Loch at the gateway to the National Park*” for hotel and other accommodation (paragraph 2.48). At paragraphs 2.54 – 2.58 the Framework defines ‘resort development’ as “*destinations where a collection of activities, such as eating, sleeping and recreation, can be undertaken in one defined location*” and confirms that such development can be situated in urban or rural locations, including within National Parks as existing key visitor destinations. The “*significant economic opportunities*” provided by resort development in terms of onsite rural employment, off-site supply chain benefits and the type of visitors they attract is noted within paragraph 2.55 of the Framework.

### Scottish Government Control of Woodland Removal Policy (2009)

- 4.4.26 This policy provides a national position to inform decisions on all woodland removal across Scotland. The policy includes a presumption in favour of protecting woodland, stating that removal should only be permitted where it would achieve significant and clearly defined additional public benefits. The concept of additionality is therefore central to the application of the Policy.
- 4.4.27 The Policy identifies situations where:
- There is a strong presumption against removal of woodland; Woodland removal is acceptable without compensatory planting (CP); and, Woodland removal is acceptable with CP.
- 4.4.28 The Policy requires consideration of any need for CP as part of a judgement regarding the acceptability of woodland removal, rather than as a separate issue or automatic presumption. Consequently, if significant net additional public benefit can be demonstrated from a development proposal involving woodland removal without compensatory planting, there is no policy requirement for compensatory planting to then be provided (whether on a like-for-like or other basis).

- 4.4.29 Annex C of the Policy specifies acceptability criteria for demonstrating significant net additional public benefit either in the absence of, or with, CP. The criteria regarding acceptability in the absence of CP include benefits derived from land use change (whether or not the intended direct result of a development proposal) as well as other environmental and public safety factors.
- 4.4.30 The policy is supported by implementation guidance (March 2015) for Forestry Commission Scotland staff. This document notes that the need for any compensatory planting should be minimised and that compensatory planting “*should be seen as the final option once all other solutions have been exhausted*”.

#### **Creating Places - A policy statement on architecture and place for Scotland (2013)**

- 4.4.31 This document sets out the Scottish Government’s overall policy statement on architecture and place. The document defines ‘good design’ as “*an innovative and creative process that delivers value*” and provides a detailed explanation of the six qualities of successful places which are now embedded within the SPP (2014).

#### **National Planning Advice and Circulars**

- 4.4.32 National planning policy is supported by numerous Scottish Government Planning Circulars, Planning Advice Notes (PANs), Advice Sheets, Ministerial/Chief Planner Letters to Planning Authorities, as well as guidance documents prepared by Key Agencies of the Scottish Government. Annexe A to Scottish Government Planning Circular 3/2013: Development Management Procedures (Revision 1.0) confirms that amongst other considerations, the types of documents listed above are all potential material considerations in the determination of a planning application depending on the individual context of the case.
- 4.4.33 The following guidance and advice documents are considered to be of relevance to the proposed development and have been considered where appropriate in undertaking this EIA:
- SEPA’s Development Management Guidance: Flood Risk (July 2017);
  - Online Planning Advice regarding Flood Risk (June 2015);
  - PAN 1/2013: Environmental Impact Assessment (August 2013);
  - PAN 2/2011 Planning and Archaeology (July 2011);
  - Planning Circular 3/2011: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011;
  - PAN 1/2011 Planning and Noise (March 2011);
  - PAN 60 Planning for Natural Heritage (2000, revised January 2008);
  - PAN 81 Community Engagement (March 2007);
  - PAN 51 Planning, Environmental Protection and Regulation (Revised October 2006);
  - PAN 79 Water and Drainage (September 2006);
  - PAN 75 Planning for Transport (August 2005);
  - PAN 68 Design Statements (August 2003);
  - PAN 61 Planning and Sustainable Urban Drainage Systems (July 2001); and,
  - PAN 33 Development of Contaminated Land.

#### **Balloch Charrette Report (2016)**

- 4.4.34 The Loch Lomond and The Trossachs National Park and West Dunbartonshire Council, supported by Scottish Enterprise and the Scottish Government, appointed a design team to carry out a Charrette in Balloch in March 2016. The purpose of the Charrette was to undertake an appraisal of Balloch in its current state through a series of design-led workshops to identify opportunities for co-ordinated action that can benefit the local community, the visitor economy and make Balloch an even better place. The Charrette Report pulls together the outcome of the Charrette process and sets out a series of indicative proposals and recommendations shaped by the local community that can go forward for use by partners locally to act as a collective



- action plan for the future of Balloch. It acts as a framework that ensures development in Balloch works best for the village.
- 4.4.35 Central to the proposals identified through the Balloch Charrette were the following overall principles:
- Generate activity – more things to do for locals and visitors alike;
  - Create new opportunities – for employment and recreation for people of all ages from Balloch and the Vale of Leven;
  - Improve connections – between arrival points, the village centre, Loch Lomond Shores and Balloch Park;
  - Open up views – of the river, the loch and the mountains; and
  - Create quality – making sure that the Balloch experience is second to none.
- 4.4.36 In essence, it is about creating a well-connected, active and attractive place that is enjoyable to spend time in for visitors and locals alike.
- 4.4.37 The key areas considered within the Balloch Charrette which are relevant to the proposed development comprise:
- West Riverside Walk - strong connection between village, pier and Loch Lomond Shores; Riverside walkway - visible, well-lit and safe; Active at all times of day and evening, with kiosks for cafe, bike hire etc.;
  - Pier End - cluster of visitor and community facing facilities including the refurbished Maid of the Loch, pierside cafe and shared facilities for local watersports clubs; and
  - Station Square - strong sense of arrival in Balloch for visitors centred on train station and visitor information and facilities.
- 4.4.38 The proposed development will maintain the distinctiveness of the National Park and its special landscape, and builds upon the work that has informed the Balloch Charrette. For example, there is an area of public realm in front of the Tourist Office which was included in the previous Balloch Charrette; designs for this area have been generated by Sustrans and are currently being further developed by West Dunbartonshire Council.
- 4.4.39 Design concepts for the Station Square Zone are based upon ideas within the Balloch Charrette. These include:
- A pedestrian priority space which provides a high-quality setting for the tourist information centre;
  - New buildings to create frontage and activity together with a sense of enclosure; and
  - A strong wayfinding and visitor orientation with parking located away from the proposed “Station Square”.
- 4.4.40 Following the Balloch Charrette, Sustrans have developed Balloch-wide public realm proposals in more detail.
- 4.4.41 Initial proposals for the Station Square and Riverside were based on the outcome of the Balloch Charrette and included a riverside ‘boardwalk’ type walkway. However, discussions with SEPA to date suggest that their concerns about flooding that will rule out any kind of structure beside the riverside.
- 4.4.42 The final design proposals for the proposed site have been arrived at after exploring other design options which were based upon feedback from the Balloch Charrette report and the project team’s landscape analysis. These design options were assessed by the technical team and contact was made with key stakeholders to determine if they would support these development strategies.
- 4.4.43 Design options were generated which included proposals within the Balloch Charrette. Those which were assessed but were not considered viable included:
- A new pedestrian and cycle bridge across the River Leven connecting the Pierhead area and Balloch Castle Country Park. West Dunbartonshire Council are responsible for the

maintenance and development of Balloch Country Park. They confirmed that they were unable to provide any financial or practical support for a new bridge across the Leven;

- A continuous riverside walkway incorporating a boardwalk and a series of smaller -scale visitor destinations. The river edge sits within an area identified as at risk of flooding but SEPA have advised that they would not support development of any kind within the riparian flood zone.

4.4.44 Although development is not possible directly beside the river, the intention is to improve access generally for pedestrians and cyclists throughout this area.

4.4.45 The Balloch Charrette identifies the pier head as a potential 'multifunctional' area which both services existing slipway users and contributes to Balloch's visitor experience. Design concepts were therefore developed with reference to the Charrette report which suggests:

- Rationalising parking and reducing its visual impact through the removal of roundabouts, the use of linear layouts with more tree planting and remote parking.;
- Making the most of views out towards the water; and
- Coordination of designs for existing and proposed facilities



## 5 Planning Assessment

### 5.1 Introduction

- 5.1.1 Under section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), the determination of all planning applications must be made in accordance with the statutory Development Plan applicable to the proposed site unless material considerations indicate otherwise.
- 5.1.2 Following the identification of the relevant planning policies, guidance and other material considerations in Section 4, this section of the Statement examines how the proposed development accords with the Development Plan and other material considerations relating to the planning matters considered in this statement.

### 5.2 Determining Issues

- 5.2.1 Considering the nature and location of the proposed development, the pre-application consultations to date, the site's planning history, the relevant planning policy context, and the information contained within the supporting technical assessments, we have identified the following determining issues relating to the proposed development:
- **Issue 1:** The principle of the proposed development on the site;
  - **Issue 2:** The conformity of the proposed development with relevant Development Plan and national planning policies.
  - **Issue 3:** The acceptability of predicted environmental and other impacts from the proposed development, as assessed against relevant Development Plan and national policies;
  - **Issue 4:** The consideration of other material considerations that may weigh in support of the proposed development, including the response of the proposed development to the relevant Balloch Charrette proposals, general design principles, socio-economic benefits etc.;

#### Issue 1: Principle of Development

- 5.2.2 The proposed development is a tourism and leisure mixed use development. One of the key priorities of the LLTNPA is to enhance Visitor Experience. Balloch is identified as one of the strategic tourism locations in the National Park. The vision set out in the 2018-2023 National Park Partnership is that *"there is a high quality, authentic experience for people from all backgrounds"*. The proposed development offers a high-quality, authentic tourism offer which makes the most of the natural environment and the setting on the edge of Loch Lomond.
- 5.2.3 Tourism is a key growth sector for the Scottish economy. The Tourism Development Framework for Scotland (Refresh 2016) recognises that opportunities for development remain at the south end of Loch Lomond at the gateway to the National Park. The proposed development will fulfil this opportunity by providing a high-quality tourism and leisure development with accommodation at the gateway to the National Park.
- 5.2.4 The majority of the site is allocated for Visitor Experience in the LDP. The allocation therefore supports the proposed development which seeks to enhance the tourism and leisure offer across the site whilst maintaining access and providing facilities for local people.

#### Issue 2: Conformity with Development Plan and National Policies

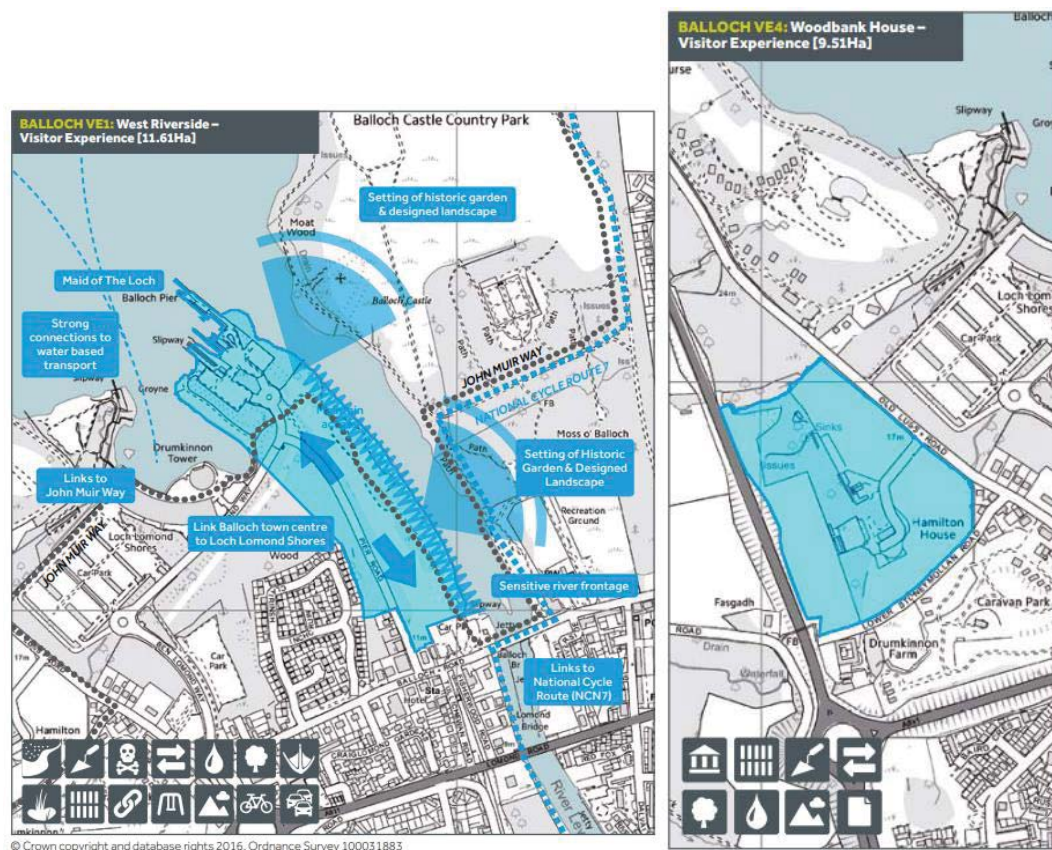
##### Visitor Experience

- 5.2.5 The Vision for how the Loch Lomond & the Trossachs National Park (LLTNP) should change over the next 20 years, including the strategy needed to deliver the physical development along with the policy approach for key topics is clearly set out in the adopted Loch Lomond & the Trossachs National Park Local Development Plan (2016). A key element of the Vision is Visitor Experience – *'creating a high quality, authentic experience for visitors, with many opportunities*

*to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world.'*

- 5.2.6 The West Riverside part of the site and the Woodbank House site are both identified in the Local Development Plan as "Visitor Experience" (VE1 and VE4). The proposals at West Riverside and Woodbank House in Balloch supports this 'Visitor experience', offering new and improved visitor facilities, accommodation and visitor infrastructure (including recreation and access proposals), bringing benefits to the local economy and local community. The proposal at Woodbank House is to retain the façade of Woodbank House. The building is currently in very poor condition and not able to be enjoyed by visitors due to its deteriorating condition. A Conservation Appraisal and Structural Survey of Woodbank House accompanies this planning application, as well information with regard the high-level costs of restoration, in order to restore Woodbank House and retain the façade there is a need to generate funding through enabling residential development on part of the site.

Figure 5.1 VE1 and VE4 – Extract from LDP



- 5.2.7 The "Station Square" area of the site is identified for mixed use of visitor experience and transport (**Figure 5.2**). The proposed development will provide a high quality destination for people arriving by train and on foot from the wider Balloch area. This correlates with the LLTNPA's aim to have more people arriving into the area by public transport and reduced reliance on cars. The proposal at Station Square will help to achieve many of the objectives from the Balloch Charette. See **Issue 5** for further details.

Figure 5.2 MU1 – Extract from LDP



- 5.2.8 The land associated with Woodbank House includes a small area to the north west of Loch Lomond Shores which was the location of a previous boathouse. Luxury accommodation is proposed at this location. This will be small scale development which will make the most of the views over Loch Lomond. The accommodation will be of high quality and sensitively situated within the existing woodland. Suitable boundary treatment and screening will be used to provide privacy for guests. The accommodation will be accessed by boat, however there will be an upgraded footpath to the edge of the promontory which will allow improved access for members of the public. In line with Visitor Experience Guidance the accommodation will be a safe walking distance to facilities in Balloch.

### Issue 3: The acceptability of predicted environmental and other impacts from the proposed development

#### Ecology and Woodland

- 5.2.9 The ecology and woodland assessment has considered the likely effects of the proposed development on the Important Ecological Features (IEFs) within the Zone of Influence (Zoi). A suite of embedded and further mitigation measures is proposed to avoid, prevent and minimise the likely negative significant effects on ecology and woodland IEFs.
- 5.2.10 Taking account of the proposed mitigation and enhancement measures, the significant residual effects from the construction and operation of the proposed development are limited to:
- Negative impacts of partial loss of habitat and damage to ancient woodland (LEPO), broadleaved semi-natural woodland and intact hedgerow, resulting in significant effects at a local level;
  - Negative impacts of pollution to standing water and running water, resulting in significant effects at a local level;
  - Negative impacts of habitat loss, disturbance, displacement, injury and fatality to red squirrel, resulting in significant effects at a local level;



- Negative impacts of recreational use and pollution to ancient woodland (LEPO), broadleaved semi-natural woodland and inundation vegetation, resulting in significant effects at a local level;
  - Negative impacts of injury and fatality, disturbance and displacement to otter and red squirrel, resulting in significant effects at a local level;
  - Positive impacts of compensatory planting and future management to ancient woodland (LEPO), broadleaved semi-natural woodland and intact hedgerow, resulting in significant effects at a local level;
  - Positive impacts of shoreline and riparian habitat management to standing water and running water and otter, resulting in significant effects at a local level;
  - Positive impacts of purpose built resting and feeding provisions to red squirrel and pine marten, resulting in significant effects at a local level; and
  - Positive impacts of increased roosting and foraging resources to bats, resulting in significant effects at a local level.
- 5.2.11 With reference to the Generic Significance Criteria the negative and positive effects on all the IEFs apart from ancient woodland (LEPO) and inundation vegetation are categorised as substantial, as they affect IEFs of national and international importance. The positive and negative effects on ancient woodland (LEPO) are categorised as major, as they affect an IEF of county importance. The negative effects on inundation vegetation are categorised as moderate, as they affect an IEF of local importance.
- 5.2.12 Cumulative impacts could occur during the construction phase if it is simultaneous with the construction of the replacement building and infrastructure for Sweeney's Cruises. There may also be cumulative impacts once both developments, and the Woodbank Inn Hotel Extension, are in operation. If not properly managed this could lead to increased disturbance of species within the Loch Lomond Woods SAC and Loch Lomond SPA.

### **Traffic & Transport**

- 5.2.13 As a result of the proposed development and design measures, the effects of the development on the surrounding local and strategic road network, are not anticipated to result in substantial adverse effects. The embedded and operational mitigation is anticipated to greatly expand and enhance the walking, cycling and public transport environment within the immediate site and within the wider Balloch village. This is anticipated to materially change the local "road focussed culture in the area, in conjunction with the WDC Balloch Village, Station Square and Road/streetscape proposals, which will see an uptake in the use of sustainable modes of travel within the local area more generally.
- 5.2.14 All construction traffic to and from the site will be controlled by a routing agreement which will ensure the correct road hierarchy is used and will prevent the use of residential roads by such vehicles, therefore resulting in a temporary slight adverse impact on road users, pedestrians and cyclists during this phase.
- 5.2.15 There would be increases in traffic flows within the Loch Lomond Shores/ development site as a result of the development proposals, more noticeably on roads Old Luss Road (North), Ben Lomond Way, Balloch Road (South) and Pier Road, which constitute the main access roads and links into the site. The % increase in AADT flows as a result of development require to be put in context to the existing status quo, which lessens the overall impact to moderate on Balloch Road (South), Old Luss Road (North) and Pier Road. Ben Lomond Way requires to be subject to monitoring during the construction and operational phases, to determine any future requirement for associated intervention or mitigation to reduce pedestrian and cyclist delay and fear and intimidation. Increases elsewhere will be less noticeable and generally confined to peak periods.
- 5.2.16 Junction capacity impact assessments undertaken in the TA indicate that remediation and mitigation are not required to improve the capacity at local or strategic road junctions. Moreover, increasing capacity is understood to lead to an eventual increase in vehicles, which should be avoided wherever practicable.
- 5.2.17 The provision of the improved public transport, pedestrian and cycle routes through the site and to the surrounding areas of Balloch will, in conjunction with site-specific initiatives as well as the implementation of a Travel Plan and other ongoing Parking and Access Management strategies,

potentially lead to an overall increase in the uptake and propensity of use for sustainable modes to the moderate benefit of all road users.

### **Archaeology and Cultural Heritage**

- 5.2.18 The cultural heritage assessment has considered likely effects of the proposed development upon the setting and physical fabric of cultural heritage assets within the site boundary and likely effects on the settings of certain assets within the wider landscape.
- 5.2.19 Within the site, the Category A-listed building Woodbank House and garden buildings was assessed for potential effects. Beyond the Site boundary, three designated heritage assets were assessed for setting effects. These were Drumkinnon Pier, winch house and slipway (Category A-listed building), Balloch Castle (Inventory Garden and Designed Landscape), and Balloch Castle, earthwork (Scheduled Monument).
- 5.2.20 Potential changes to views from and towards the identified designated heritage assets have been considered and illustrated with visualisations. Setting effects were also assessed following visits to each heritage asset. Mitigation and enhancement measures have been proposed to minimise the potential impacts of the proposed development upon each heritage asset.
- 5.2.21 The site is considered to be of medium archaeological potential. Potential impacts upon unknown archaeological deposits will be addressed through a staged programme of archaeological works, recommended by WoSAS and to be undertaken as a post-determination planning condition. On this basis, potential impacts upon archaeological deposits were not assessed.
- 5.2.22 Taking the account of the implementation of mitigation and enhancement measures, no likely setting effects on the historic environment would result from the proposed development which would be considered significant in the context of the EIA Regulations.

### **Landscape & Visual**

- 5.2.23 The Landscape and Visual Impact Assessment concludes that due to the site's location on the boundary of the park and in an area already impacted by development, coupled with its lack of perceptibility, the proposed development would only cause Negligible long term landscape and visual effects on the assessed Study Area and the LLTTNP, its Special Landscape Qualities and users.

### **Tourism, Recreation & Access**

- 5.2.24 The tourism, recreation and access assessment identifies the receptors within the site and study area that will potentially be impacted by the proposed development.
- 5.2.25 The tourism, recreation and access assessment shows that the vast majority of receptors will experience no significant effects. The John Muir Way, The Three Lochs Way and Loch Lomond Shores have the potential to experience localised significant adverse effects. This is due to the proximity of these receptors to the proposed development and limited opportunities to mitigate the changes in view. **It is unlikely that the presence of the proposed development would result in a change in visitor numbers to these receptors to such an extent that would result in an adverse effect in the long term.**

### **Water, Hydrology and Flood Risk**

- 5.2.26 The Water, Hydrology and Flood Risk chapter has assessed the impact of the proposed development upon the water environment which includes surface water and fluvial hydrology (including flooding), water quality, drainage, groundwater, water supplies and wetlands. It identifies a number of mitigation measures and the assessment concludes that the proposed development would not generate any significant effects upon the water environment.
- 5.2.27 A Flood Risk Assessment accompanies this planning application. It identifies areas at risk of fluvial flooding and identifies mitigation measures including locating the development outwith any floodplains, raising of finished floor levels above the surrounding ground and constructing effective drainage and appropriate landscaping to direct any flooding away from the buildings. Surface water is to be managed through the provision of appropriate SuDS and landscaping.

### **Other Matters**

- 5.2.28 A **noise assessment** has been carried out to assess the impact of the increase in traffic noise as a result of a proposed development at Riverside West in Balloch. The impact of road traffic

noise on both existing and proposed residential receptors has been assessed against noise criteria agreed with West Dunbartonshire council. 3D computer noise modelling using CadnaA software has been carried out and validated against measured on-site road traffic noise data. The modelling considered current year (2017), and year of development completion (2020) scenarios. Vibration was scoped out of the assessment because it is considered not to be an issue. **The Noise Assessment has determined that the significance of the proposed development is not significant/ minor i.e. the effects may be raised as local issues but are unlikely to be of importance in the decision-making process.**

- 5.2.29 The **air quality assessment** concludes that no significant air quality impacts are predicted on future or existing residents as a result of the development.
- 5.2.30 In terms of **ground conditions** the proposed development comprises two separate areas known as Woodbank House and West Riverside. In terms of baseline conditions, Woodbank House is currently occupied by fields used for grazing, vegetated with woodland and various ruined buildings formerly associated with a hotel and West Riverside is occupied by woodland and walking paths and two INEOS oil pipelines run through the site from west to east.
- 5.2.31 A recent preliminary ground investigation has identified ground conditions across the undeveloped areas site which comprise natural drift deposits with alluvium (soft, sandy, clayey peat) primarily to the east of Pier Road, glaciofluvial deposits (sands and gravels with silt and clay) and till (gravelly sandy clay), and Made ground of > 1m thick, almost entirely restricted to the eastern part of the site where former railway lines ran. Soils containing elevated contaminants were primarily restricted to the area to the east of Pier Road and to the North of Ben Lomond Way. The primary contaminant of concern was lead, however, elevated arsenic and hexavalent chromium were also encountered.
- 5.2.32 More detailed assessment of the potential risks posed by contaminants will be undertaken after any PPiP is granted for the proposed development, in order to inform its detailed design. In particular, additional area specific site investigation will be designed and undertaken to quantify the potential sources of contamination and to inform the design of specific mitigation measures to be adopted. This investigation will also be required to target areas of potential instability associated with former Made Ground deposits and in areas of Peat.
- 5.2.33 Specific mitigation measures will then be devised, secured through the approval of matters specified in conditions (AMC) applications to the local planning authority and thereafter implemented. In particular, it is likely that some remediation measures will be required in the West Riverbank area. Ground gas monitoring indicates that the area east of Pier Road and north of Ben Lomond Way will be classified as CS2 as a result of concentrations of carbon dioxide and methane in exceedance of trigger values. The design of buildings in these areas may therefore require the inclusion of gas protection measures. The results for the remainder of the site indicate that it would be classified as CS1 and no gas protection measures will be required. The results of the analysis of groundwater samples have confirmed the presence of slightly elevated concentrations of heavy metals in some of the boreholes. The concentrations encountered are considered unlikely to have significant negative impact on the sensitive receptors (Loch Lomond and River Leven), however, a further round of borehole sampling and the collection of surface water samples with testing is recommended to strengthen this conclusion.
- 5.2.34 The conclusions of this assessment are that the construction and operation of the proposed development would result in a likely significant effects in respect of site workers (human health) during the construction phase of the development. However, this effect is localised, and will be mitigated through site specific Risk Assessment and Method Statements together with a 'procedure and watching brief' for any unexpected conditions that should be encountered during groundworks. In this case, work should be halted in the event of unexpected, potentially detrimental conditions pending further assessment.
- 5.2.35 **Taking account of all proposed embedded and further mitigation measures, no likely significant residual effects are predicted on ground conditions from the proposed development.**
- 5.2.36 The **socio-economic assessment** shows that the proposed development will have a minor beneficial socio-economic impact through temporary construction employment and indirect employment supported through supply chain linkages in the wider economy and also job creation during the operation of the development.

**5.2.37 The proposed development would not result in any significant socio-economic effects.**

**Issue 4: The consideration of other material considerations that may weigh in support of the proposed development**

**Balloch Charrette**

- 5.2.38 The Balloch Charrette identified a number of key improvement projects and the proposed development of West Riverside and Woodbank House will contribute the achievement of several of these. The development proposals have sought to address the objectives in a co-ordinated fashion through an area wide set of proposals and it is anticipated that this approach will allow the co-ordinated delivery of Charrette objectives rather than treating them a separate development projects with the potential to miss the added value that comes with a co-ordinated approach.

***Public realm improvements on Station Square – Village Centre;***

- 5.2.39 The proposed development has been designed to integrate fully with the Sustrans proposals for Station Square. The Station Square character zone as described in the Design Statement sets out the detail of the works that will be delivered by the West Riverside development project, but in summary terms these are as follows:
- Creation of a pedestrian only space designed to integrate with the other town centre locations which have been redesigned by Sustrans
  - A series of interconnected, animated, small scale spaces enclosed by buildings with a “town centre” scale
  - Existing tourist office will be retained and the range of services on offer will be extended
  - Co-ordination of proposed materials with Sweeney Cruises for their redevelopment of their existing facilities
  - Decorative lighting and bespoke art works and strengthen the streetscape frontage along Balloch Road.

***West Riverside tourism development***

- 5.2.40 The proposed development is the West Riverside tourism development. It responds to objective VE 1 of the LDP in that it proposes new visitor and recreation facilities within the strategic tourism opportunity that is Balloch. The proposals seek to improve connections between Balloch and the pierhead, maintain access to the River Leven and generate activity through the provision of sensitively sited accommodation. This correlates with the aspirations for West Riverside as identified in the Balloch Charrette Report.

***Pier End multiple loch access;***

- 5.2.41 The Loch access will be preserved and enhanced for community and visitor users. This will give more people the opportunity to experience this valuable recreational asset.

***Improved orientation / signage***

- 5.2.42 Provision of improved and consistent style of wayfinding is an important part of the proposals at West Riverside and Woodbank house. The West Riverside development in particular is comprised of multiple elements and these together with the existing destinations at loch Lomond shores and the pierhead will be appropriately marked
- 5.2.43 Full detail of the signage will be contained in future detailed applications for planning permission.

***Redevelopment of Woodbank House***

- 5.2.44 The redevelopment of Woodbank house, attendant structures and grounds form part of the proposals for planning permission in principle. The existing structure of Woodbank House (grade A listed) will be secured, as part of the current application, with proposals for reuse and detailed description of works contained in separate detailed applications for planning permission, as necessitated by the Planning Acts. At present the proposals in this area of the site include:
- Securing and protecting from further decay, the existing structure of Woodbank House, including making it safe



- Securing and protecting from further decay the existing outbuildings at Woodbank house, including investigation of their potential for reuse as tourist accommodation
- Development of lodges within the grounds of the house as tourist accommodation
- Development of new private housing within the grounds, as enabling development to fund the works to Woodbank House<sup>1</sup>

5.2.45 Further detail of proposals for this area of the site are set out in the enclosed Design Statement.

#### **General Design Principles**

5.2.46 Design related matters are addressed in detail within the Design Statement which accompanies the planning application. The proposed development comprises a number of Character Zones in locations where development can be absorbed which are described in detail in the Design Statement.

5.2.47 The general design principles for the development are as follows:

#### ***Protection and use of trees as key part of the development***

- One of the key design strategies for the proposed development is to protect existing woodland, wildlife and significant trees. As a result, the development works with the existing woodland to provide is sensitivity sited development which will have minimal impact on the setting.
- Heights of buildings below canopy of trees taking cue from Drumkinnon Tower;

#### ***Protection of access and established routes***

- Another key feature is the retention and enhancement of public footpaths throughout the site. Existing pathways will be retained and improved using low impact methods.
- Better access to the water;

#### ***Conserving and enhancing the areas heritage***

- Protecting the setting of Woodbank house and the Winchhouse;
- Reusing existing historical structures sympathetically

#### ***Integration with Balloch***

- Concerns were raised by residents during Pre-application consultation, particularly those from Drumkinnon Gate, about potential noise from the development. In order to address these concerns the proposed development incorporates a buffer zone (minimum 12 metres) around Drumkinnon Gate to minimise any impacts on existing homes.

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<sup>1</sup> The financial contribution made by the proposed housing to fund the works to Woodbank House are contained in the enclosed 'Financial Appraisal' (see Appendix C)

## 6 Summary and Conclusion

- 6.1.1 Flamingo Land Ltd and Scottish Enterprise as joint applicants seeking 'Planning Permission in Principle' (PPP) for the erection and operation of a proposed tourism and leisure-led mixed use development ('the proposed development') on land at West Riverside and Woodbank House, Balloch ('the site'). A 'Permission in Principle' application, as the title suggests, does not include details, for example, of the buildings proposed to be erected. It seeks to establish the acceptability of a potential new use(s) of a site. The application site requires to be outlined in red, and in this case, the accompanying Design Statement provides concept layouts for each of the 'Character Areas' comprising the proposed development for illustrative purposes.
- 6.1.2 Should permission be granted in principle for the proposed development a subsequent planning application(s) (known as 'Matters Specified in Conditions') would be required to be submitted. This would seek approval of the detail of the development proposal. This would be considered as a separate application for Planning Permission. No development could take place until both stages were concluded.

### 6.2 Summary

#### LLTNPA Local Development Plan (2016)

- 6.2.1 The proposed development is in conformity with the LDP and the National Park Plan bringing tourism related activity to Balloch and into an area that is specifically allocated to enhance the 'Visitor experience'.
- 6.2.2 Flamingo Land and Scottish Enterprise is committed to the long-term sustainability of the proposal and enhancing Balloch's function as the gateway to the National Park.

#### Balloch Charrette Report (2016)

- 6.2.3 The proposals contribute significantly to the objectives of the Balloch Charrette contributing more than any other single initiative.
- 6.2.4 The Balloch Charrette states that, 'Balloch is an extremely accessible opportunity for a day visit from Scotland's principal urban environments, to enjoy Loch Lomond, its wild landscapes and fresh air. The challenge for Balloch is how to encourage more expenditure from the existing day trip market, either with attractions and activities, or through extending stays to overnight, while managing the effects of a large influx of people in a small place. The best way to increase visitor spending is to increase dwell time, with overnight accommodation, an enhanced activity offer and an expanded and improved food and drink provision.'

#### Amenity

- 6.2.5 The proposed development is designed to make sure that it is sufficiently distant from any residential receptors to avoid any amenity impacts i.e. no significant noise, air quality or dust management issues.

#### Appearance

- 6.2.6 The proposals are tasteful tourism focussed development appropriate to the setting in a national park and are not a theme park that would be incompatible with the location
- 6.2.7 The design is appropriate to the location taking account of National Park status, trees, riverside location, tourism focus.
- 6.2.8 Sympathetic integrated design of proposals at Woodbank House and the Pierhead reflecting the grade A listing of the existing structures.
- 6.2.9 Sympathetic integrated design of proposals throughout the site reflecting the importance of Drumkinnon Woods and the wood at Woodbank House and the loch shore

- 6.2.10 Careful attention has been given to the scale and design of structures reflecting location within the National Park and the visual sensitivity of the area,

### Access

- 6.2.11 No 'gated community' is being created. Security will be limited to that necessary to ensure the safety and wellbeing of visitors and holiday makers and to ensure they can enjoy their stay. Public access through the site will be maintained during construction and operation of the proposed development.
- 6.2.12 There is a commitment to preserving public access through the site, using only localised diversions of established routes where necessary.
- 6.2.13 Integrated transport proposals using a variety of modes including train, bus, car cycle and pedestrian.

### Environmental

- 6.2.14 There is a commitment to protection of trees where possible.

### Socio-Economic

- 6.2.15 The proposals enhance Balloch's offer as a visitor destination by providing much needed accommodation linked to the town and all the facilities it provides
- 6.2.16 The proposals should help to reduce the seasonality of Balloch by providing more year-round activities that are not heavily weather dependent and are complementary to the offer at Loch Lomond Shores, including the bird life centre, designed to integrate with that and will bring more custom to it.
- 6.2.17 This application is for planning permission in principle at this stage for a range of uses. The detailed design of the proposals, buildings, structure and other features will follow and there will be further opportunity to consider the proposals at that stage.

### Place-making approach

- 6.2.18 These design proposals have been developed by a comprehensive technical team using a "place-based" approach recommended by Loch Lomond and the Trossachs National Park (LLTNP). They have been based upon a thorough examination of the existing landscape and the setting for new development.
- 6.2.19 The aim is to provide a vibrant and sustainable visitor destination with a distinctive character derived from its stunning setting. The scheme's design approach is based upon caring for, complementing and enhancing a special landscape while providing a series of connected woodland spaces and places which encourage movement between the Loch Shore and Balloch
- 6.2.20 It will maintain the distinctiveness of the National Park and its special landscape, and to build upon the work that has informed the Balloch Charrette.
- 6.2.21 The proposed development at West Riverside and Woodbank House has the potential to make a major contribution to the viability and sustainability of the visitor economy in Balloch by increasing visitor dwell time and spending.
- 6.2.22 There is a strong case for the development in terms of its close proximity to an existing attraction at Loch Lomond Shores, and its potential to support the local tourism industry, while providing opportunities for jobs and the local economy.
- 6.2.23 This new development makes a positive contribution to its setting by:

#### **Conserving and enhancing the area's heritage:**

- Retaining existing historic structures that have a cultural and heritage significance, such as Woodbank House;
- Using historic knowledge as tool to inform future proposals;

- Providing new development that ‘knits – in ‘and improves what is already on offer at Loch Lomond Shores;
- Opening up views of the river, the loch and the mountains, while minimising the impact of new development on views into the site; and
- Designing new buildings with materials, massing and scale which suit their specific location

**Using natural resources in a sustainable way:**

- Retaining and improving important landscape features and wildlife corridors which are a fundamental part of the proposed development’s character;
- Retaining and reusing natural materials where ever possible;
- Increasing biodiversity; and
- Creating a balance between protecting a natural setting and creating a successful visitor destination that attracts families and retaining the best of the development’s setting

**Creating opportunities for the public to continue to enjoy the special qualities of the area:**

- Improving connections – between arrival points such as Balloch Station, the village centre, Loch Lomond Shores and Balloch Park;
- Continuing to provide access to the waterfront, and using waterside locations for new activities;
- Creating more inviting, safer physical links between Loch Lomond Shores and the rest of Balloch;
- Setting the bar high for quality – making sure that the Balloch experience is second to none; and
- Providing educational opportunities

**Providing opportunities for local social and economic development:**

- Expanding the ranges of visitor experiences and generating activity – so that visitors to Balloch will stay for longer and experience a wider range of places;
- Complementing and building upon existing visitor experiences, accommodation and destinations; and
- Create new opportunities for employment for people of all ages from Balloch and the Vale of Leven.

## 6.3 Conclusion

- 6.3.1 The Planning Authority is required by planning law to determine planning applications in accordance with the Local Development Plan unless material considerations indicate otherwise.
- 6.3.2 The principle of the proposal for the erection and operation of a tourism and leisure-led mixed use development (‘the proposed development’) on land at West Riverside and Woodbank House, Balloch (‘the site’) is in accordance with the development strategy and policies VE1, VE4 and MU1 of the Adopted LLTNPA LDP (2016) which would be of long term benefit to the community of Balloch when considering the strategic role of the town in the LDP as a growing destination for tourism. The application proposals are in accordance with the sites allocation for visitor experience development in the adopted LDP.
- 6.3.3 The development of this site is well integrated to complement the surrounding built form without impacting adversely on the amenity currently enjoyed by neighbours.
- 6.3.4 It has been established that the proposal and its place making, design and masterplanning principles are in accord with the relevant policies in the Local Development Plan and the Council’s Supplementary Planning Guidance, as well as Scottish Government’s requirements.
- 6.3.5 Evidence presented confirms that the site is in a sustainable location and the proposal represents sustainable development. The proposal can be accommodated within existing available infrastructure, or the required upgrades can be delivered through planning obligations.

- 6.3.6 Significant weight can be given to the material considerations presented in this Planning Statement.
- 6.3.7 Considering the substantive merits of the proposed development, we recommend that the application for planning permission in principle be approved subject to conditions.

## Appendix A Site Location Plan



- It is not proposed to change the operational use of the pierhead, and LLTNP interest in this area will remain. The area is included in order to review opportunities for enhancement and improvement and it is not intended to change or reduce existing uses.





## Appendix B Parameters Plan



## **Appendix C    Woodbank House Financial Appraisal**

## WEST RIVERSIDE DEVELOPMENT

### WOODBANK HOUSE - DEVELOPMENT APPRAISAL

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#### Ref Title

#### 1 Site Costs

- a Site Acquisition
- b Legal Fees
- c Other

#### 2 Design & Construction

##### **Surveys**

- a Site Investigation
- b Topographical Survey
- c Structural Report on Woodbank House
- d Ecology / Wildlife
- e Archaeological Survey
- f Drainage Impact Assessment
- g Traffic Impact Assessment
- h Flood Risk Assessment
- i Other

##### **Professional Fees**

- j Project Manager
- k Architect
- l Landscape Architects
- m QS
- n Structural Engineer
- o M&E Engineer
- p Principal Designer
- q Other

##### **Construction**

- r Woodbank House - Conservation
- s 20 Nr Residential Units
- t Roads, Parking & Footpaths
- u Drainage
- v External Services

- w Preliminaries
- x Contingency

Total

## WEST RIVERSIDE DEVELOPMENT

### WOODBANK HOUSE - DEVELOPMENT APPRAISAL

Ref Title

#### 3 Statutory and Other Charges

- a Planning Fee
- b Building Warrant Fee
- c Listed Building Consent
- d Road Construction Consent
- e Funding and Valuation Fees
- f Payments under Article 40 Agreement
- g Legal cost for Article 40 Agreement
- h Others

Tot

#### 4 Interest

- a Site Costs - Incl. Fees
- b Design & Construction Costs - Incl. Fee
- c Statutory and Other Charges
- d Voids

#### 5 Letting & Sales Costs

- a Agent Letting Fees
- b Legal fees on letting agent's sale fees
- c Legal fees on sales & promotion Costs
- d Other

#### 6 Deductions

- a Short Term Income
- b Grants
- c Other

#### 7 Developers Profit

- a Profit on Net Development Cost

#### 8 Market Value

Ref Title

a	Market Value of Residential Units	
9	Development Surplus/Deficit	

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