

West Riverside and Woodbank House

Pre-Application Consultation (PAC) Report

On behalf of **Flamingo Land Limited and Scottish Enterprise**



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V1	26/01/18	Draft PAC Report	LP	SS	SS
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Contents

1	Introduction	1
1.1	Introduction	1
1.2	Site Location and Description.....	1
1.3	Purpose and Structure of this Report	1
2	Consultation Approach and Methodology.....	4
2.1	Introduction	4
2.2	Proposal of Application Notice	4
2.3	Notification of Proposal of Application Notice and Public Events	4
2.4	Public Events.....	6
3	Consultation Outcomes and Feedback.....	9
3.1	Introduction.....	9
3.2	Summary of Feedback	9
3.3	Meetings.....	15
4	Development of the Masterplan Proposals	17
4.2	Conclusion.....	17

Figures

Figure 1.1 Site Location.....	1
Figure 2.1 Signage for public events.....	7

Tables

Table 2.1 Attendance at public events	7
Table 3.1 Respondents Age Profile.....	9
Table 3.2 Mode of Transport	10
Table 3.3 Station Square responses	11
Table 3.4 Pierhead responses	12
Table 3.5 Woodbank House responses	12
Table 3.6 Drumkinnon Wood and West Riverside	13
Table 3.7 Additional Feedback Received by letter and email	14

Appendices

Appendix A PAN & Consultation Strategy Submitted to Loch Lomond & The Trossachs National Park
Appendix B Newspaper Adverts
Appendix C Public Event Publicity
Appendix D Exhibition Boards & FAQs
Appendix E Photographs of Public Exhibitions

Appendix F Questionnaire
Appendix G Stakeholder Engagement

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1 Introduction

1.1 Introduction

1.1.1 This Pre-Application Consultation Report (PAC) has been prepared by Peter Brett Associates (PBA) on behalf of Flamingo Land Limited to accompany a planning application for planning permission in principle for the erection and operation of a tourism and leisure led mixed use development with associated infrastructure on two linked sites at West Riverside and Woodbank House.

1.2 Site Location and Description

1.2.1 The application site is located to the north of Balloch, and 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 Figure 1.1 and comprises a total area of some 33.5 ha.

1.2.2 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 Drumkinnon Gate.

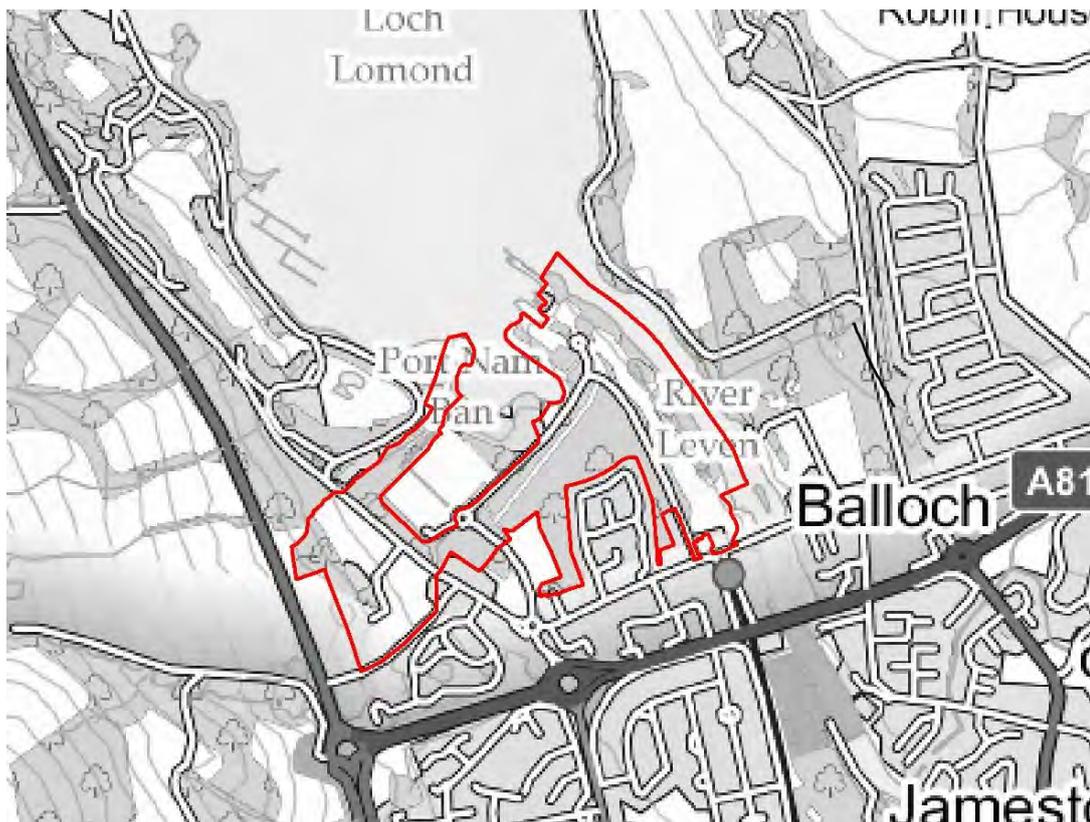


Figure 1.1 Site Location

1.3 Purpose and Structure of this Report

1.3.1 This proposal is classified as a major development within the hierarchy set out in The Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. Pre-application consultation is a statutory requirement for all major developments.

- 1.3.2 The purpose of this Report is to summarise the consultation which has taken place, in accord with the 2009 Regulations, Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and Circular 3/2013 Development Management Procedures.
- 1.3.3 This Report sets out the consultation undertaken with the community and other key stakeholders. It also highlights how comments have helped to further inform the design evolution of the proposal.

Best Practice for Community Consultation

- 1.3.4 The Planning etc. (Scotland) Act (2006) sets out a framework for modernising the planning system in order to make it more inclusive and efficient.
- 1.3.5 There is a statutory requirement to undertake pre-application consultation for major developments prior to the submission of a planning application. The purpose of pre-application consultation is for communities to be informed about development proposals and to have an opportunity to contribute their views before a formal planning application is submitted to the planning authority.
- 1.3.6 Planning Advice Note (PAN) 3/2010: Community Engagement sets out the consultation requirements for prospective applicants before a planning application is made for a major development. The process, requirements and statutory timescales are set out as follows:

Process	Public Engagement	Statutory Timetable
Pre-application Screening		
Submission of a proposal of application notice (PAN)	The minimum consultation activity - consult the community council and hold a public event (local event to be advertised and that advert to indicate representations can be made to the prospective applicant) advertised in the local press. Other consultation may be required by the planning authority.	Planning authority has 21 days to require additional consultation. Minimum 12-week period between the submission of the proposal of application notice and submitting the application
Pre-application processes - Consultation with communities on applications for a national or major development. Plus, preparation of a design and access statement if required. Design statements to also accompany certain local developments		
Submit application	Applicant submits a pre-application consultation report plus design / design and access statement when required.	Period for determination is 4 months or agreed extended period

- 1.3.7 This planning application has exceeded these minimum procedures in agreement with the planning authority.
- 1.3.8 This PAC Report provides an overview of the consultation programme undertaken by PBA, on behalf of Flamingo Land. This report identifies the findings from the PAC process, outlines the steps taken to meet statutory requirements, summarises feedback received during the PAC process and explains how this has been incorporated into the final planning application.
- 1.3.9 Information is presented in the following sections:
- Chapter 1: Introduction
 - Chapter 2: Consultation Approach and Methodology
 - Chapter 3: Consultation Outcomes and Feedback
 - Chapter 4: Development of the Masterplan proposals

2 Consultation Approach and Methodology

2.1 Introduction

- 2.1.1 This chapter outlines the actions undertaken by PBA and Flamingo Land to consult the community and other stakeholders prior to the submission of the planning application. The aim was to consult with the community at an early stage of the design process with preliminary proposals discussed at an early stage. Consulting at this early stage of the process ensures that comments and ideas have been considered in the final Masterplan.

2.2 Proposal of Application Notice

- 2.2.1 The Proposal of Application Notice (PAN) was submitted to Loch Lomond and the Trossachs National Park ('the Park Authority') and registered on 6th October 2017. A copy of the final version of the PAN and the accompanying consultation strategy can be found in **Appendix A**.

2.3 Notification of Proposal of Application Notice and Public Events

Emails

- 2.3.1 The following contacts/organisations were sent a copy of the PAN and Consultation Strategy. Where possible this was sent by email at least 2 weeks in advance of the first public event.

Community Council

- Balloch and Haldane Community Council

Elected Members

- David McCowan;
- Cllr Diane Docherty;
- Cllr Jonathan McColl;
- Cllr Martin Rooney; and
- Cllr Sally Page.

Constituency MSP

- Dumbarton Constituency MSP: Jackie Baillie (Labour)

MP

- Martin Docherty-Hughes

Regional MSPs (West Scotland)

- Neil Bibby;
- Maurice Corry;
- Mary Fee;
- Maurice Golden;
- Jamie Green;
- Ross Greer; and
- Ken Macintosh.

Schools

- Haldane Primary;
- St Kessogs R.C. Primary;
- Levenvale Primary;
- Jamestown Primary; and
- Vale of Leven Academy.

Other Organisations

- Loch Lomond & Trossachs National Park Destination Group;
- Haldane Youth Services;
- Loch Lomond Association;
- Loch Lomond water sports Association;
- Maid of the Loch;
- Loch Lomond Shores Proprietors;
- Balloch slipway cruising club;
- Balloch cruising club;
- Sandbar cruising club
- Scottish Environment Protection Agency (SEPA);
- Scottish Natural Heritage (SNH);
- West Dunbartonshire Council Flood Prevention Authority;
- West Dunbartonshire Council Roads Authority;
- West Dunbartonshire Council Environmental Health;
- Historic Environment Scotland;
- Scottish Water;
- West of Scotland Archaeology Service;
- Civil Aviation Authority;
- Transport Scotland;
- Petroineos Refining and Trading Scotland;
- Visit Scotland;
- Albellio;
- Vale of Leven Cruising Club;
- Vale of Leven Angling Club;
- Tulloch Trust (youth group);
- Riverside Leisure;
- Love Loch Lomond; and
- Vale of Leven Humane Society.

Press Adverts

- 2.3.2 A newspaper advert, advertising the public events, was placed in the Vale of Leven and Dumbarton Reporter on Tuesday 7th November and in the The Lennox Herald on Friday 10th November. A copy of each advert can be found in **Appendix B**.
- 2.3.3 This ensured that the advert appeared at least 7 days in advance of the first of the public events.

Posters

- 2.3.4 Posters advertising the public events were erected in the following local facilities:
- Alexandria Community Education Centre;
 - Co-op Alexandria;
 - Key Store, Alexandria;
 - Alexandria Library;
 - Balloch Library;

- Loch Lomond Shores;
- National Park Headquarters;
- Co-op, Balloch; and
- Co-op, Helensburgh.

2.3.5 A copy of the poster can be found in **Appendix C**.

Leaflets

2.3.6 Leaflets were distributed to neighbouring residential properties adjacent to the proposed site boundary to notify them of the public events. Neighbouring residential properties included those on Old Luss Road, Lower Stonymollan Road, Drumkinnon Rd, Clairinsh, Inchtavannagh, Inchcruin, Pier Road, as well as the Anchorage and Station Cottage on Balloch Road. A copy of the leaflet is in **Appendix C**.

Website

2.3.7 A website for the proposed development was created to allow for the dissemination of information on the proposed development. The link to the website is as follows:
<https://www.iconicleisuredevelopments.co.uk/>

Social Media

2.3.8 In line with the engagement objectives of raising awareness amongst working age people, families and young people in Balloch and the wider area, social media was used as a means of engagement. Twitter and Facebook were used to both advertise the events, as well as provide the opportunity to post comments on the proposed development. The Twitter handle is @IconicLeisure. The Facebook Page name is "Iconic Leisure Developments".

2.4 Public Events

2.4.1 Public events were held over three days at Unit 7 Loch Lomond Shores, Ben Lomond Way, Balloch. Details of the events are as follows:

- Friday 17th November between 1.30pm and 7.30pm;
- Saturday 18th November between 9.30am and 1.30pm; and
- Monday 4th December between 1.30pm and 7.30pm.

2.4.2 The location, accessibility and timing of the public events maximised the opportunity of it being an inclusive event. The public events were staffed by representatives from Flamingo Land and their project team including Glenfruin, Anderson Bell Christie, PBA, Envirocentre and Gillespies to allow attendees to discuss issues and raise queries.

2.4.3 Signage was provided at Loch Lomond Shores to direct attendees to the public event (Figure 2.1).

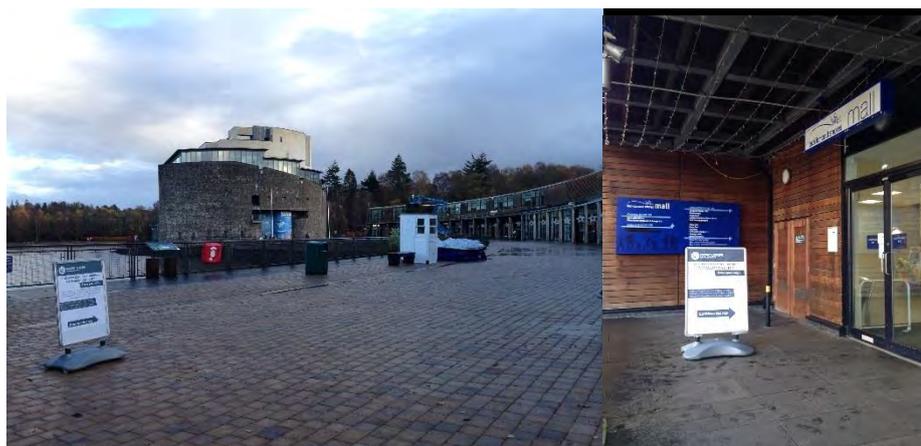


Figure 2.1 Signage for public events

Attendance

- 2.4.4 A sign in register was used at each of the events to monitor attendance. Over the 3 days, 519 people attended (Table 2.1).

Table 2.1 Attendance at public events

Date	Number of attendees
Friday 17 th November	243
Saturday 18 th November	173
Monday 4 th December	103
TOTAL	519

Materials

Presentation Boards

- 2.4.5 The exhibition presented the key information relating to the proposed development of the site in a series of 12 boards (see **Appendix D**) as follows:

- **Board 1:** Welcome and Introduction
- **Boards 2 and 3:** Past History
- **Board 4:** Landscape setting
- **Board 5:** Opportunities and Constraints
- **Board 6:** Sense of Place and Local Character
- **Board 7:** Design Concepts
- **Board 8:** Design Principles for Station Square
- **Board 9:** Design Principles for the Pierhead and Design Principles for Woodbank House
- **Board 10:** Design Principles for Drumkinnon Wood and Riverside
- **Board 11:** Masterplan
- **Board 12:** What next?

- 2.4.6 An electronic copy of the presentation boards was made available online on the Iconic Leisure Development website. Responses to frequently asked questions (FAQs) were also put onto the website.

FAQs

- 2.4.7 The events on Friday 17th November and Saturday 18th November raised a number of questions. These questions were compiled with answers and presented on boards at the event on Monday 4th December. A copy of the FAQs and answers can be found in **Appendix D**.

Family Session

- 2.4.8 A family session formed part of the public event on Saturday 18th November. Drawing materials were available for children. In addition, children got to try out virtual reality headsets of rides.



- 2.4.9 Photographs taken at the events are shown in **Appendix E**.

Questionnaire

- 2.4.10 A questionnaire was prepared to enable visitors to comment on the proposals. Paper copies of the questionnaire were available to complete at the events. The Iconic Leisure Development website provided an online version of the questionnaire which asked the same questions as that of the paper copies.
- 2.4.11 A copy of the questionnaire is attached in **Appendix F**.

Engagement with statutory consultees and landowners

- 2.4.12 Flamingo Land has carried out an extensive programme of engagement with relevant stakeholders in the area. This has been carried out using a combination of phone calls, email and face to face meetings. A list of this activity can be found in **Appendix G**.

3 Consultation Outcomes and Feedback

3.1 Introduction

3.1.1 This chapter summarises the outcomes from the Pre-Application Consultation process, including an overview of the specific feedback received through all of the consultation activities which were undertaken.

3.2 Summary of Feedback

3.2.1 Public opinion of the development proposals and the issues for consideration are based on feedback received at the public exhibition as well as before and after, including:

- Questionnaire responses; and
- Additional feedback.

Questionnaire Responses

3.2.2 A total of 385 questionnaires were completed. Most of these forms were completed and returned at the public events whilst others were sent by post or email after the events. Others were completed online on the Iconic Leisure Developments website.

3.2.3 Some respondents did not answer every question and this accounts for the disparities in numbers reported below.

Respondents Profile

3.2.4 83% of respondents lived in the local area (defined as Balloch, Jamestown and Alexandria) whilst the remainder (17%) did not. Many respondents lived in Dumbarton with others coming from nearby locations such as Luss, Clydebank, Cardross, Helensburgh and Balfron. Other were from locations further afield such as Glasgow, Perth and Cumbernauld.

3.2.5 Nearly a third (31%) of respondents were aged 45-59 with over a quarter aged between 60-69. The full age profile of respondents can be seen in Table 3.1 below.

Table 3.1 Respondents Age Profile

Age Group	Responses Received	% responses
Under 18	6	2%
18-35	30	8%
36-44	65	17%
45-59	118	31%
60-69	105	27%
70 or over	59	15%
TOTAL	383	100%

Support for the Proposed Development

3.2.6 Over half of the respondents (55%) welcomed the proposals for tourism and leisure mixed use development and associated infrastructure at West Riverside and Woodbank House. There were a number of positive comments received regarding the proposal and a summary is provided below:

- Welcome the proposals as long as public access is maintained;
- Welcome the proposals but concerned about the scale;
- Fantastic addition to the area;
- The development must be sensitive to the environment and landscape;
- It will bring jobs and tourism to the area;
- Must complement the landscape and the community;
- Would be fantastic to see investment in a place that needs something to further the tourist industry;
- This project will add to the economic positive enhancements to those provided by Loch Lomond Shores;
- Welcome more visitors to the area;
- Nothing for kids to do in the area at the moment; and
- This is long overdue – Balloch needs somewhere to spend money and encourage visitors to the area.

3.2.7 The remainder of respondents did not support the development (30%) or did not know (15%). The reasons for not supporting the proposals or not knowing included the following:

- These proposals will not enhance the visitor experience;
- Concern about impact on Balloch;
- Proposed development is too commercial;
- Concerns with traffic, parking, congestion and impact on A82;
- Overdevelopment, too large scale;
- Negative impact on Drumkinnon Estate;
- Lack of A&E facilities;
- Noise impact;
- Leave Loch Lomond alone; and
- Object to the viewing tower

Travel to/from Loch Lomond Shores/West Riverside

3.2.8 Respondents were asked how they would most likely travel to and from the site. Walking (67%) and by car (45%) were the most popular.

Table 3.2 Mode of Transport

Mode	% responses
Walk	67%
Bicycle	13%
Train	4%
Bus	2%
Car	45%
Taxi	0%
Other	2%

Pedestrian and Cycle Friendly Routes

3.2.9 71% of respondents supported the proposals to structure the design of the site around pedestrian and cycle friendly routes, linking the development with Balloch and Loch Lomond Shores. Positive comments are summarised below:

- Enhancements to existing routes;
- Important to encourage walking and cycling;
- Must still consider vehicle access and disabled access;
- Improved links to bus/trains would be good; and
- As long as public access is maintained for local people.

3.2.10 Over a fifth of respondents (23%) do not welcome these proposals whilst a further 6% don't know. Comments received are summarised below:

- The cycle paths and walkways already exist and don't need more;
- Current plans don't support this statement;
- Requirement for vehicular access for locals must be taken into account; and
- Need more information regarding proposals.

Landscape Strategy

3.2.11 61% of respondents supported the proposed landscape strategy which focused on sensitive development that enhances and protects key views. Positive comments received are summarised below:

- As long as the development is not too high;
- Most of the site is post-industrial and requires regeneration;
- Must be sensitive development and not too built up;
- Support this but not the viewing tower; and
- As long as public access is maintained.

3.2.12 A further 28% do not support the strategy and 11% don't know. These comments are summarised below:

- The development will destroy existing views and landscape;
- The proposals are not sensitive;
- Already have natural beauty;
- The hotel will ruin best views in the area
- Don't support the proposed viewing tower;
- Lighting will impact negatively on dark skies;
- Keep the site as it is; and
- Not enough details to comment.

Station Square

3.2.13 Respondents were asked whether they supported the outline proposals for Station Square and what changes, if any, they would make. 63% supported the outline proposals, whilst 28% did not and the remaining 9% didn't know. The comments/suggested changes are summarised in Table 3.3 below.

Table 3.3 Station Square responses

	Comments/Suggested Changes
Yes	<ul style="list-style-type: none"> • It will make Station Square welcoming • Must be affordable for local people • As long as it doesn't take business away from local people

	Comments/Suggested Changes
	<ul style="list-style-type: none"> • Much needed development for station square
No/Don't Know	<ul style="list-style-type: none"> • Concern about loss of car parking/disabled parking • Monorail should be removed • No need for craft brewery and concern about smell and noise • Concern regarding congestion • Leave it as it is

Pierhead

3.2.14 Respondents were asked whether they supported the outline proposals for the Pierhead and what changes, if any, they would make. 56% supported the proposals, 34% did not and a further 10% didn't know. The comments/suggested changes are summarised in Table 3.4 below.

Table 3.4 Pierhead responses

	Comments/Suggested Changes
Yes	<ul style="list-style-type: none"> • Great place for a waterpark • Locals should get access to these facilities • Waterpark will be good for wet days when indoor activities are needed • Incorporate activities on the Loch
No/Don't Know	<ul style="list-style-type: none"> • Don't need the waterpark • Negative impact on existing views and environment • Monorail should be removed • Overdevelopment • Proposed parking is insufficient • Public access to the beach must be maintained • Leave it as it is

Woodbank House

3.2.15 Respondents were asked whether they supported the outline proposals for Woodbank House and what changes, if any, they would make. 68% supported the proposals, 23% did not and a further 10% didn't know. The comments/suggested changes are summarised in Table 3.5 below.

Table 3.5 Woodbank House responses

	Comments/Suggested Changes
Yes	<ul style="list-style-type: none"> • Woodbank house is an eyesore at present • Open space is welcomed • High quality accommodation is welcomed • Woodbank house should be renovated • Develop it into a hotel again • As long as the flooding doesn't get worse • There's a requirement for retirement homes in the area
No/Don't Know	<ul style="list-style-type: none"> • No mainstream housing needed • Would like to see social/affordable housing

	Comments/Suggested Changes
	<ul style="list-style-type: none"> Infrastructure can't cope with this, not enough facilities in Balloch to cope with this It's unclear what the plan is with Woodbank House

Drumkinnon Wood and West Riverside

3.2.16 Respondents were asked whether they supported the outline proposals for Drumkinnon Wood and West Riverside and what changes, if any, they would make. 47% supported the proposals, 42% did not and a further 11% didn't know. The comments/suggested changes are summarised in Table 3.6 below.

Table 3.6 Drumkinnon Wood and West Riverside

	Comments/Suggested Changes
Yes	<ul style="list-style-type: none"> Consideration needs to be given to number of chalets and their position As long as public access is maintained Considerations needs to be given as to how public/holiday makers share the space Support as long as the viewing tower is removed Must be sensitive to the environment
No/Don't Know	<ul style="list-style-type: none"> No development should take place in Drumkinnon Wood Concern about impact on Drumkinnon Gate Estate (privacy, safety, noise) Viewing tower should be removed (eyesore, out of place in National Park setting, not sensitive, ugly) Development will destroy the woodland area Spoil the walkways

Viewing Tower

3.2.17 Respondents were asked whether they thought a tall revolving viewing tower, in excess of the height of the existing Drumkinnon Tower, would be a significant attraction to the National Park.

3.2.18 Over two thirds of respondents (69%) thought that the tower would not be a significant attraction to the National Park, and a further 8% didn't know. A summary of comments relating to these responses are provided below:

- It would be an eyesore/awful/hideous;
- Not appropriate for the location, out of place;
- There is already a tower (Drumkinnon Tower) which is hardly used;
- Invasion of privacy/intrusive for residents of Drumkinnon Gate and wider Balloch;
- Negative impact on Balloch;
- Too high;
- Revolving towers don't work in Scotland;
- Waste of money; and
- It would spoil the natural view.

3.2.19 The remaining 24% did think that the proposed tower would be a significant attraction. A summary of responses is set out below:

- It would need to work (look at Glasgow science centre tower);
- A quality viewing tower would be a great attraction;
- It would need to blend into environment; and

- Demolish Drumkinnon Tower.

Other facilities

3.2.20 Respondents were asked what other facilities they would like to see as part of the proposals. These are summarised below:

- More car parking;
- Hospital with A&E facilities;
- Public toilets;
- Improved public transport links;
- Footbridge over the River Leven;
- Shops;
- More Restaurants/coffee shops;
- Disabled access;
- More cycle paths; and
- Recreational facilities (such as bowling green, bowling alley, pitch and putt, indoor climbing wall, ski centre).

Additional feedback

3.2.21 A number of email (11) and letter responses (5) were received in relation to the proposed development. In addition, some of the questionnaires included further responses appended to them. These communications raised many points which are summarised in Table 3.7 below.

Table 3.7 Additional Feedback Received by letter and email

Theme	Comment
Drumkinnon Woods	Concern over loss of wilderness and natural environment in ancient Drumkinnon Wood
	Unacceptable proposals – associated noise pollution, anti-social behaviour
	This development is too close to sought after residential area, Drumkinnon Gate
	No woodland on the Scottish Ancient Woodland Inventory should be lost in order to facilitate development
Infrastructure	Lack of suitable infrastructure in the area. Recent events at Loch Lomond shores caused havoc on the roads
	More vehicles will put an overbearing strain on local traffic management plans
	Roads already at breaking point/inadequate
	It will negatively affect the A82 which is already poor at weekends and bank holidays
Parking	There needs to be parking for Balloch Train Station
	Parking infrastructure will not cope with additional volume in traffic
	New car park will cause noise pollution, environmental pollution, negative health impacts, security risk for those living in Drumkinnon Gate Estate
Public Transport	Need to continue to engage with Sustrans
	Need increased capacity on the trains at busy times and more services
	Unrealistic that visitors will travel by public transport
Ineos Pipeline	Concern regarding impact of works in or around this pipeline

Theme	Comment
Type of Planning Application	Clarification that the planning application for planning permission in principle is yet to be submitted
Scale of development	Need further information regarding number of lodges and layout
Objection	Seeking information as to how to object and/or availability of a petition
	Object to proposals for Drumkinnon Wood and the viewing tower
Lower Stonymullen Road	Concern regarding capacity of this road
	Increased traffic would pose a health and safety impact on pedestrians using this route
Local involvement	Refer to Charrette report May 2016 which had extensive public input
	Local business involvement
Jobs	All jobs should offer a real living wage and no zero hour contracts
	There should be a commitment to training, particularly for those from less affluent communities
Questionnaire	Questionnaire was directive and limiting
Impact on residents	Consideration has not been given to impact of the development on local residents
Flooding	Flooding needs to be taken seriously
Public access	Impact of lodges in the woodland effectively negates the right to roam
	Concern over loss of space for community use
Impact on Views	Concern about impact of viewing tower and potential light pollution
Investment	The area needs investment but not for profit alone
Noise	Background noise from toboggan ride
Viewing tower	Not in keeping with local environment/eyesore
	Money would be better spent on a bridge across the River Leven
	Preposterous
Apart-hotel/water park	Monstrosity
	It will ruin the views
Monorail	Great way to link people with Balloch station
Property values	The proposals will have a negative impact on property values
General comment	Well designed and environmentally sensitive scheme incorporating a wide range of leisure facilities

3.3 Meetings

- 3.3.1 Flamingo Land carried out a number of meetings with stakeholders during the pre-application stage. The purpose of these meetings was to discuss the emerging proposals and gather

feedback. The feedback from these meetings was taken into account to inform the masterplan.

- 3.3.2 **Appendix G** provides a list of meetings that have taken place between Flamingo Land and stakeholders. In some instances, face-to-face meetings were not carried out but there was either some email or phone correspondence.

4 Development of the Masterplan Proposals

- 4.1.1 The matters raised by respondents have been taken into account by Flamingo Land and the design team, particularly the matters of concern. On the basis of the feedback received the following actions have been taken:
- The viewing tower has been removed from the proposals;
 - A 12m buffer (i.e. no development) has been incorporated around Drumkinnon Gate Estate;
 - The description of development refers to maximum number of units and floorspace in order to provide an indication of scale;
 - Access to all key nodes and routes through the site are to be maintained during the construction phase. Localised diversions to facilitate construction may occur on land within the applicant's control. Any impacts on walking/cycle routes during the construction phase will be short term and localised diversions will be put in place;
 - Access to all key nodes and routes will be maintained during operation with the quality of some routes enhanced. Some permanent localised diversion may be required however this will again be limited to using other land within the applicant control in order to avoid lengthy or circuitous alterations;
 - No ground development within 3m stand-off zone each side of INEOS pipelines;
 - Removal of proposed gated access to Pier Road;
 - Development and implementation of Travel/parking Plan (to encourage sustainable travel to/from site by visitors and workers); and
 - Commitment to maximising employment opportunities and training for local people during construction and operation, where possible.
- 4.1.2 Many of the concerns raised during pre-application consultation, particularly those in relation to traffic, flooding, access, economic impact are being addressed in the Environmental Impact Assessment that accompanies this planning application.

4.2 Conclusion

- 4.2.1 As demonstrated in this PAC Report, the consultation process undertaken in support of this planning application meets the statutory requirements for pre-application consultation. The approach to public consultation has ensured that the local community have been given the opportunity to comment on the proposals. This has enabled a number of locally important issues and concerns to be identified and subsequently taken into account in the preparation of this planning application.

Appendix A PAN & Consultation Strategy Submitted to Loch Lomond & The Trossachs National Park

West Riverside & Woodbank House, Balloch

Proposal of Application Notice (PAN)
(including Pre-Application Consultation Strategy)

On behalf of Flamingo Land Resorts Ltd and Scottish Enterprise



Project Ref: 35854/001 | Rev: B | Date: October 2017



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Date: 25th October 2017

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For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
A	06.10.2017	PAN submitted to LLTNPA	SS	DMc	DMc
B	25.10.17	Updated PAN submitted to LLTNPA	LP	SS	DMc

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Contents

- 1 **Introduction** 1
 - 1.1 Background 1
 - 1.2 Best Practice for Community Consultation 1
 - 1.3 Purpose and Structure of Report 2
- 2 **Consultation Approach & Methodology** 3
 - 2.1 Introduction 3
 - 2.2 Consultation Strategy 3
 - 2.3 Proposal of Application Notice 3
 - 2.4 Newspaper Advert 4
 - 2.5 Who is to be Consulted 4
 - 2.6 Leaflets 6
 - 2.7 Posters 6
 - 2.8 How they are to be consulted 6
 - 2.9 Details of other Consultation Methods 7
 - 2.10 Consultation Period 7

Appendices

- Appendix A PAN Form
- Appendix B PAN Red Line

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1 Introduction

1.1 Background

1.1.1 Peter Brett Associates (PBA) have prepared this Pre-Application Consultation Strategy Report on behalf of Flamingo Land Resorts Ltd (Flamingo Land) and Scottish Enterprise (SE) to inform the consultation strategy for the forthcoming planning application at West Riverside and Woodbank House, Balloch ('the proposed site'). The application will be a Major development for Planning Permission in Principle (PPiP) to create a destination for high quality tourism and leisure-based development.

1.1.2 Major developments as defined in the 'Hierarchy of Development Regulations' require the developer to carry out an official Pre-Application Consultation (PAC) with communities and stakeholders. Where a PAC is required, the developer must submit a Proposal of Application Notice (PAN) to the relevant planning authority (i.e. Loch Lomond & the Trossachs National Park Authority (LLTNPA)) at least 12 weeks before the submission of an application for planning permission.

1.1.3 A Proposal of Application Notice (PAN) must include:

- a description of the development;
- a location plan;
- contact details, and
- details of the proposed consultation.

1.1.4 This Report includes the PAN for Flamingo Land's proposed development at the proposed site. See Appendix A. The PAN red line is included in Appendix B.

1.1.5 The description of the development and the location plan are detailed in the Pre-Application Review Report submitted to LLTNPA on the 31st January 2017 for comment. The PAR Report was acknowledged by LLTNPA on the 2nd February. LLTNPA's formal response to the questions raised in the PAR Report, including advice on the consultation strategy for the PPiP planning application, was received on the 17th February 2017.

1.1.6 This Report outlines the proposed consultation strategy that exceeds the statutory minimum requirements for a major development (i.e. one public event) as recommended by LLTNPA in their response to the PAR. The additional consultation is proposed having regard to the nature, extent and location of the proposed development, and to the likely effects, both at and in the vicinity of that location, of it being carried out. The proposed additional consultation requirements, are considered proportionate, specific and reasonable in the circumstances. The various consultation techniques proposed are informed by the consultation undertaken in support of the LIVE Balloch Charrette during the summer 2016.

1.2 Best Practice for Community Consultation

Minimum consultation activity

1.2.1 The minimum consultation activity requires:

- **Consultation with community councils** – the applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring authority. In the case of Flamingo Land's proposed development '**Balloch and Haldane Community Council**' is the relevant community council.

- **One public event** – there must be at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This ‘public event’ must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. In the case of Flamingo Land’s proposed development, *‘The Lennox Herald’* and *‘The Dumbarton and Vale of Leven Reporter’* are the two relevant local newspapers.

Best practice

- 1.2.2 The Planning etc. (Scotland) Act 2006 outlines the framework for modernising the planning system in order to make it more inclusive and efficient. Circular 3/2013: Development Management Procedures promotes early and open negotiations between prospective applicants, planning authorities and other parties, such as statutory consultees, in advance of the formal application for national and major developments, and local developments where warranted. It also sets out the requirements for statutory pre-application consultation (PAC) with communities for national and major developments, including setting out good practice in relation to PAC. Further advice on planning community engagement activity can be found in Planning Advice Note 3/2010: Community Engagement.
- 1.2.3 The objective of PAC is for communities to be better informed about major and national development proposals and to have an opportunity to contribute their views before a formal planning application is submitted to the planning authority. This helps to: improve the quality of planning applications; mitigate negative impacts where possible; address misunderstandings; and to air and to address where practicable any community issues. Any adjustments made as a result of PAC should improve the proposals and assist the efficient consideration of applications once submitted. PAC does not take away the need for, and right of, individuals and communities to express formal views to the planning authority during the planning application process itself.

1.3 Purpose and Structure of Report

- 1.3.1 The purpose of this Report is to outline the consultation strategy to inform the PAN in support of the forthcoming Major PPIP planning application to create a destination for high quality tourism and leisure-based development at the proposed site by Flamingo Land.
- 1.3.2 The consultation details include:
- who is being consulted (the community councils, other community interest groups and stakeholders);
 - how they will be consulted; and
 - the period for the public event(s).

- 1.3.3 The structure of the Report is:

Section 1 Introduction – this section outlines the background, purpose and structure of this Report. Best practice for consultation is also outlined, including the statutory minimum consultation acceptable for a Major development such as for Flamingo Land’s proposals at West Riverside and Woodbank House, Balloch.

Section 2 Consultation Approach & Methodology – this section outlines the approach and methodology to be used to consult the community and other stakeholders prior to the submission of the PPIP planning application.

2 Consultation Approach & Methodology

2.1 Introduction

2.1.1 This section outlines the approach and methodology to be used to consult the community and other stakeholders prior to the submission of the PPIP planning application. The issues that have informed the approach to the consultation strategy are considered. It outlines the methodology for undertaking two different forms of consultation, namely, the public exhibition and the drop-in sessions.

2.1.2 In addition to the 'consultation events' various social media approaches to publicising and capturing the comments from the events will be used, such as Facebook and Twitter.

2.2 Consultation Strategy

2.2.1 This consultation strategy has regard to the nature, extent and location of the proposed development, and to the likely effects, both at and in the vicinity of that location, of it being carried out. Additional consultation requirements are considered in terms of being proportionate, specific and reasonable in the circumstances. It is also informed by the consultation undertaken in support of the LIVE Balloch Charrette during the summer 2016, for example by establishing a website for the proposal to allow a wide dissemination of information, as well as the use of social media to encourage both local and wider participation.

2.2.2 Importantly, the consultation will be meaningful. There will be a sufficient level of detail provided in terms of spatial planning, design and development information such as density, building heights etc. in order for interested parties to make informed comments.

2.2.3 It is recognised that Balloch is a key visitor destination and gateway to the National Park. Interest in the development therefore extends beyond the local community to visitors and other user groups who access the existing site. Due to the diverse range of interests in the site it is proposed to go beyond the minimum requirements set out in planning legislation, and undertake more than one public event.

2.2.4 A leaflet-drop to neighbouring residents, as well as the display of posters, will be carried out in advance of the public events in order to encourage attendance at the public events and raise awareness.

2.2.5 A member of the Flamingo Land project team is proposed to be the main point of contact for the community during the pre-application consultation process.

2.3 Proposal of Application Notice

2.3.1 The Planning Application Notice (PAN) is included in Appendix A.

2.3.2 The PAN includes:

- a description of the proposed development;
- a location plan; and
- contact details.

2.3.3 The PAN also includes details of the proposed consultation, namely, who is being consulted (the community councils, other community interest groups and stakeholders), how they will be consulted and the period for the public events.

2.4 Newspaper Advert

- 2.4.1 A newspaper advert, advertising the public events, will be placed in the Vale of Leven and Dumbarton Reporter and The Lennox Herald on Tuesday 7th November. This will ensure that the advert appears at least 7 days in advance of the first of the public events.

2.5 Who is to be Consulted

- 2.5.1 The following contacts/organisations (identified below in Section 2.5) will be sent a copy of the Updated Proposal of Application Notice and Consultation Strategy¹. Where possible, it will be sent by email at least 2 weeks in advance of the first public event.

Community Council

- 2.5.2 The relevant community council is Balloch and Haldane Community Council. The key contacts are:

Name	Role	Contact details
Murdoch Cameron MBE	Chairman	Murdochcameron@hotmail.com 01389 754431
Jim Biddulph	Secretary	j.biddulph@blueyonder.co.uk 01389 758086

Elected Members

- David McCowan – Elected Member for Ward 5 (West Loch Lomond and Balloch), LLTNP
- Cllr Diane Docherty – Elected Member for LLTNP nominated by West Dunbartonshire Council (WDC)
- Cllr Jonathan McColl - (WDC Ward 1 – Lomond)
 - jonathan.mccoll@west-dunbarton.gov.uk
 - 01389737511
- Cllr Martin Rooney - (WDC Ward 1 – Lomond) Labour
 - Martin.rooney@west-dunbarton.gov.uk
 - 01389737579
- Cllr Sally Page - (WDC Ward 1 – Lomond) Scottish Conservative & Unionist
 - sally.page@west-dunbarton.gov.uk
 - 01389737749

Constituency MSP

- Dumbarton Constituency MSP: Jackie Baillie (Labour)

¹ The original Proposal of Application Notice and accompanying Consultation Strategy has been updated to take account of comments received from LLTNP.

MP

- Martin Docherty-Hughes

Regional MSPs (West Scotland)

- Neil Bibby;
- Maurice Corry;
- Mary Fee;
- Maurice Golden;
- Jamie Green;
- Ross Greer; and
- Ken Macintosh.

Schools

- Haldane Primary;
- St Kessogs R.C. Primary;
- Levenvale Primary;
- Jamestown Primary; and
- Vale of Leven Academy.

Other Organisations

- Friends of Loch Lomond & The Trossachs;
- Loch Lomond & Trossachs National Park Destination Group;
- Haldane Youth Services;
- Loch Lomond Association;
- Loch Lomond water sports Association;
- Maid of the Loch;
- Loch Lomond Shores Proprietors;
- Balloch slipway cruising club;
- Balloch cruising club;
- Sandbar cruising club
- Scottish Environment Protection Agency (SEPA);
- Scottish Natural Heritage (SNH);
- West Dunbartonshire Council Flood Prevention Authority;
- West Dunbartonshire Council Roads Authority;
- West Dunbartonshire Council Environmental Health;
- Historic Environment Scotland;
- Scottish Water;
- West of Scotland Archaeology Service;
- Civil Aviation Authority;
- Transport Scotland;
- Petroineos Refining and Trading Scotland;
- Visit Scotland;
- Albellio;
- Vale of Leven Cruising Club;
- Vale of Leven Angling Club;
- Tulloch Trust (youth group);
- Riverside Leisure;
- Love Loch Lomond; and
- Vale of Leven Humane Society.

2.6 Leaflets

- 2.6.1 In addition to the above, neighbouring residential properties from the proposed site boundary will be sent a leaflet providing details of the public events and a link to the website and social media. These leaflets will be delivered at least 7 days in advance of the first public event.

2.7 Posters

- 2.7.1 Posters will be erected on notice boards in local shops and community facilities (e.g. Balloch Library) in Balloch that are in close proximity to the proposed development site. These posters will provide details of the public events and a link to the website and social media. Posters will be displayed at least 7 days in advance of the first public event.

2.8 How they are to be consulted

- 2.8.1 Public exhibitions and drop-in sessions will be held at Unit 7, Loch Lomond Shores on the following dates:

- **Friday 17th November** between **1.30pm** and **7.30pm**;
- **Saturday 18th November** between **9.30am** and **1.30pm**; and
- **Monday 4th December** between **1.30pm** and **7.30pm**.

- 2.8.2 All three public events will be held at Loch Lomond Shores at the following address:

Unit 7, Loch Lomond Shores
Ben Lomond Way
Balloch
West Dunbartonshire
G83 8QL

Public Exhibition & Drop in Sessions

- 2.8.3 Public events by way of a staffed exhibition open day and evening have been arranged with plenty of time for one-to-one discussion on the 17th and 18th November to enable comments to inform the Masterplan. In addition, a third event will be held on 4th December. Loch Lomond Shores is a convenient venue which is in close proximity to the proposed development site and is accessible to the public.

- 2.8.4 Presentation material will be on display for attendees to read and view images. The presentation material will consist of a series of display boards, using images and diagrams as much as possible. We are proposing to use the same presentation materials for all events which will consist of information presented under the following themes:

- Introduction (Public Events, Applicant, Planning Policy Context);
- Past (History);
- Present (Opportunities and Constraints);
- Future (Design Concepts and Development Character); and
- Next Steps.

- 2.8.5 The staffed exhibition is to allow the public to view the presentation material and make comments on any issues that may be of interest to them.
- 2.8.6 The public exhibitions will be attended by Flamingo Land's Project Team who will facilitate the event and respond to any technical queries from the attendees. Relevant technical experts of the project team will be present at all of the events.
- 2.8.7 A Family Session will be held on the Saturday morning (18th November) with materials for children.
- 2.8.8 Responses and feedback from attendees will be captured on comment sheets, as well as any notes taken by the Project Team facilitating the event. The comment sheets will include several questions, including the following:
- Do you welcome proposals to create a destination with high quality tourism and leisure-based attractions at West Riverside and Woodbank House in Balloch?
 - What do you like about the proposals?
 - What do you dislike about the proposals?
 - What changes would you like to see in the proposals?
 - Have you other comments on the proposals?
- 2.8.9 Tables and chairs will be provided at the public events for attendees to take time to fill in a comment sheet but should people want more time then the form can be taken away and posted/emailed once the attendee has had time to consider the proposals. Address and email details for this will be provided at the events.
- 2.8.10 The comments emanating from the public exhibition will be captured in a Pre-Application Consultation (PAC) Report which will form part of the planning application. The PAC Report will inform and shape the Masterplan, and subsequently the application proposals.

2.9 Details of other Consultation Methods

- 2.9.1 A website for the proposed development is being developed to allow for the dissemination of information on the proposed development. The link to the website is as follows:
<https://www.iconicleisuredevelopments.co.uk/>
- 2.9.2 Posters and flyers will be prepared and distributed informing the public and communities of the dates, times and locations of the public exhibitions and drop-in sessions and details of the proposed development with contact details, website and social media links. These will be displayed and/or distributed at least one week before the first event.
- 2.9.3 In line with the engagement objectives of raising awareness amongst working age people, families and young people in Balloch, social media will be used as a means of engagement. Twitter and Facebook will be used to both advertise the events, as well as provide the opportunity to post comments on the proposed development which would be used to inform the final masterplan. The Twitter handle is **@IconicLeisure**. The Facebook Page name is **"Iconic Leisure Developments"**.

2.10 Consultation Period

- 2.10.1 The consultation period (public exhibitions and drop-in sessions) will take place over a weekend with an additional event 2 weeks afterwards to allow the maximum number of people to attend. Flamingo Land is also carrying out ongoing informal engagement and discussions with relevant stakeholders such as local businesses.
- 2.10.2 Comments submitted during the pre-application consultation stage are not representations to the Planning Authority but will be considered by the Flamingo Land Project Team in the

preparation of the planning application. Comments made during the Pre-application consultation stage should be made by **Friday 15th December**.

2.10.3 The earliest that a planning application can be submitted is 29th December 2017.

Appendix A PAN Form

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

To be completed for all developments within the national or major categories of development

Name of Council	Loch Lomond & the Trossachs National Park Authority (LLTNPA)
Address	Carrochan
	Carrochan Road
	Balloch
	G83 8EG

Proposed development at [Note 1]	West Riverside (Loch Lomond Shores) and Woodbank House, Balloch in West Dunbartonshire within Loch Lomond and the Trossachs National Park (LLTNP)
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Description of proposal [Note 2]	The erection and operation of a tourism and leisure led mixed use development with associated infrastructure on two linked sites, West Riverside & Woodbank House.
----------------------------------	--

MAJOR DEVELOPMENT

Notice is hereby given that an application is being made to

[Note 3] Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Balloch & Haldane Community Council
Political (see attached PAC Strategy)
Schools (see attached PAC Strategy)
Other organisations (see attached PAC Strategy)

[Note 9] For further details contact

on telephone number

And/or at the following address

[Note 10] I certify that I have attached a plan outlining the site

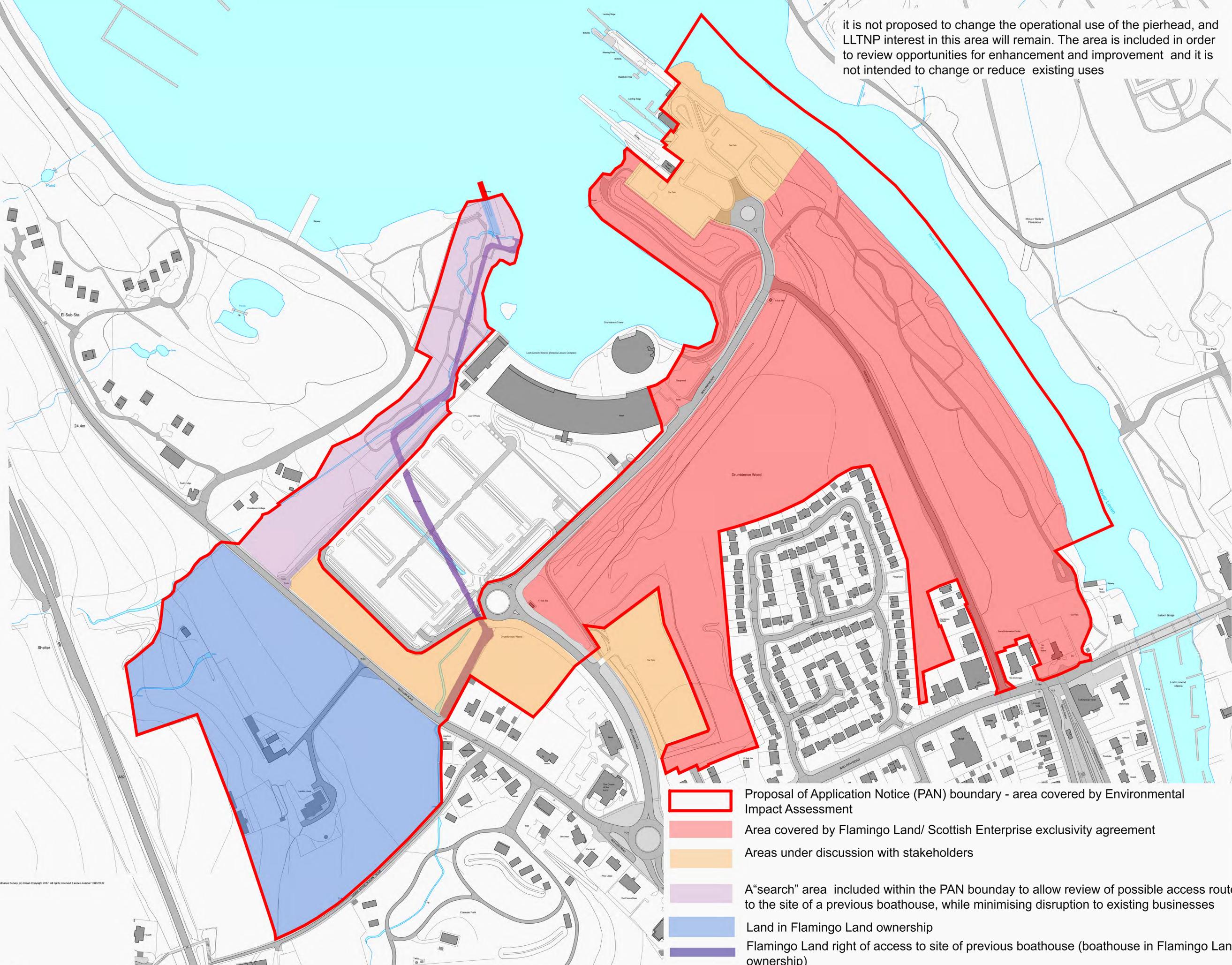
Signed

On behalf of

Date

Appendix B PAN Red Line

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



- Proposal of Application Notice (PAN) boundary - area covered by Environmental Impact Assessment
- Area covered by Flamingo Land/ Scottish Enterprise exclusivity agreement
- Areas under discussion with stakeholders
- A "search" area included within the PAN boundary to allow review of possible access routes to the site of a previous boathouse, while minimising disruption to existing businesses
- Land in Flamingo Land ownership
- Flamingo Land right of access to site of previous boathouse (boathouse in Flamingo Land ownership)

A 16.02.17 OS MSP revised and red boundary line
 B 16.02.17 Red boundary line revised
 C 16.02.17 Red boundary line revised post OTM
 D 16.02.17 Red boundary line revised to include slipway post client briefing

1:1000
 11339 AL(0)005
 2020/17
 anderson bell + christie architects
 382 Great Western Road
 Glasgow G4 9HT
 T: +44 (0)141 339 5515
 F: +44 (0)141 339 0505
 E: gbang@andersonbellchristie.com
 W: www.andersonbellchristie.com

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Appendix B Newspaper Adverts

Appendix C Public Event Publicity

Pre-Application Consultation Have Your Say



Iconic Leisure Developments invites your feedback on their proposal for West Riverside and Woodbank House, Balloch

You are invited to view and comment on the proposed tourism and leisure led mixed use development at West Riverside and Woodbank House, Balloch by Flamingo Land Resorts Ltd and Scottish Enterprise.

Representatives will be pleased to discuss the emerging proposals and respond to any queries/comments.

The event provides an opportunity to submit your views and comments for the consideration of our planning advisors (Peter Brett Associates) alternatively these can be submitted by post or email before Friday 15th December 2017.

WHERE?

Public exhibitions held at: **Unit 7, Loch Lomond Shores, Ben Lomond Way, Balloch, G83 8QL**

WHEN?

Friday 17th Nov 1.30pm - 7.30pm	Saturday 18th Nov 9.30am-1.30pm	Monday 4th Dec 1.30pm - 7.30pm
------------------------------------	------------------------------------	-----------------------------------

MORE DETAILS...

Visit our website at www.iconicleisuredevelopments.co.uk

Additional information on this event can be obtained from:
Peter Brett Associates (PBA), 2nd floor, 160 West George Street, Glasgow, G2 2HG.

Tel. 0141 352 2360 / Email. glasgow@peterbrett.com

If a major planning application is subsequently made to the Loch Lomond & Trossachs National Park Authority, normal neighbour notification and publicity will be undertaken and formal representations regarding the proposal can be made at that time.

Please note that comments submitted at this stage are not representations to the planning authority but will be considered by PBA in the preparation of the major planning application.

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Pre-Application Consultation

Have Your Say



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WHERE?

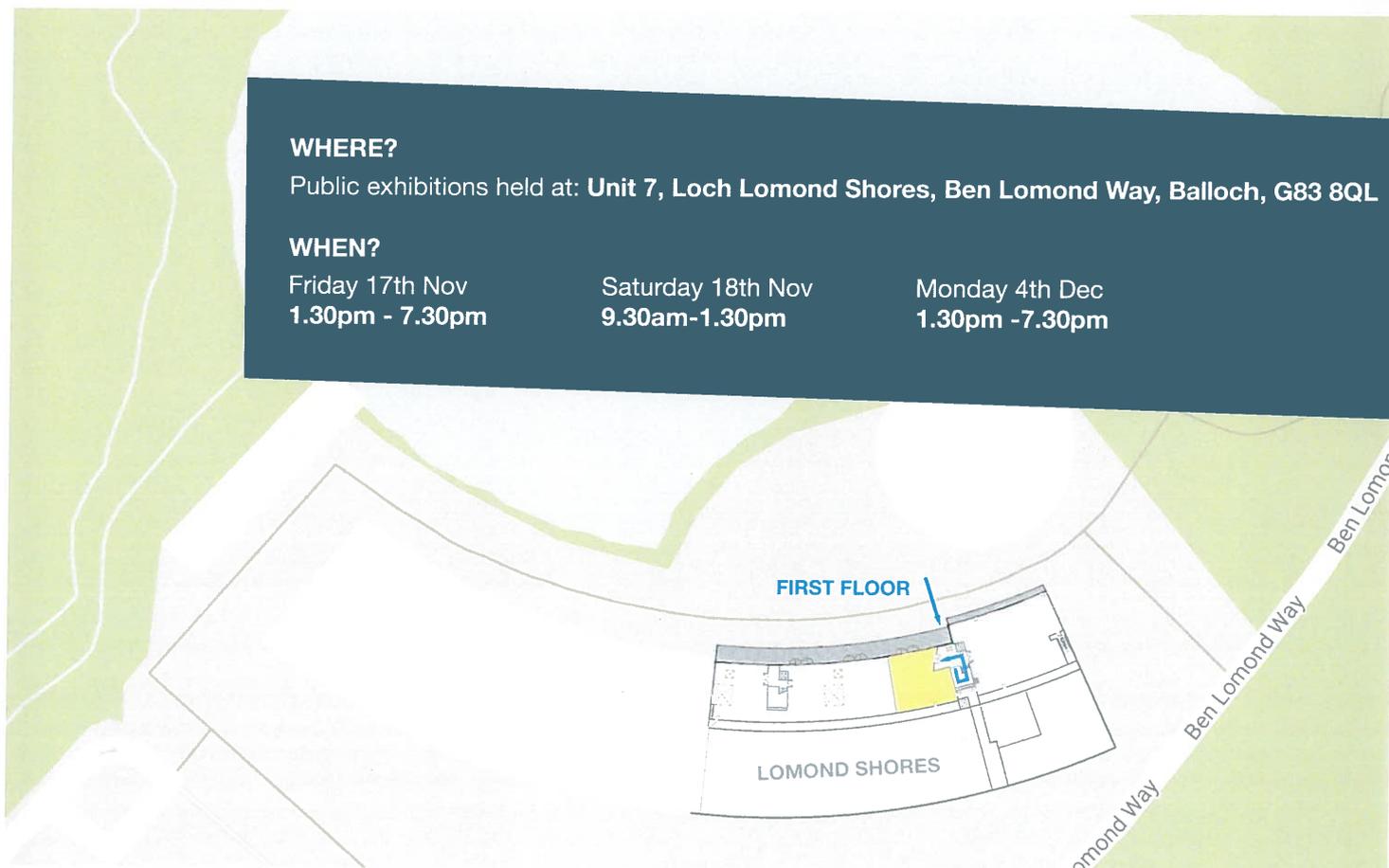
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Please note that comments submitted at this stage are not representations to the planning authority but will be considered by PBA in the preparation of the major planning application.

Appendix D Exhibition Boards & FAQs

Welcome to the WEST RIVERSIDE and WOODBANK HOUSE Development Proposal Exhibition

These public consultation events, (held on Friday 17th November and Saturday 18th November, 2017) form the initial part of a series, with another event planned to take place on Monday 4th December 2017 at Loch Lomond Shores.

These events have been arranged by Flamingo Land to explain more about an application for Planning Permission in Principle which will be submitted by Flamingo Land and Scottish Enterprise. More information is available from the 'Iconic Leisure Developments' website at www.iconicleisuredevelopments.co.uk

Flamingo Land are well placed to take this development forward. They have a track record of successful leisure and holiday destinations and have been trading since 1974 - growing to become the third most popular tourist attraction in the UK. Their 'skills set' is diverse - from owning and operating an existing holiday resort to managing one of the most popular animal collections in the country, which has won many awards and accolades for its conservation and research programmes.

This event is intended to provide a forum for the general public, and any other interested parties, to make comments on our initial, evolving proposals to develop the area centred on the West Riverside and Woodbank sites for a high quality tourism and leisure based development

This series of presentation boards is intended to explain design proposals and the stage reached in the design process. Representatives from the Design Team are available today, to explain the ideas behind the designs and to talk through any issues you may wish to raise.

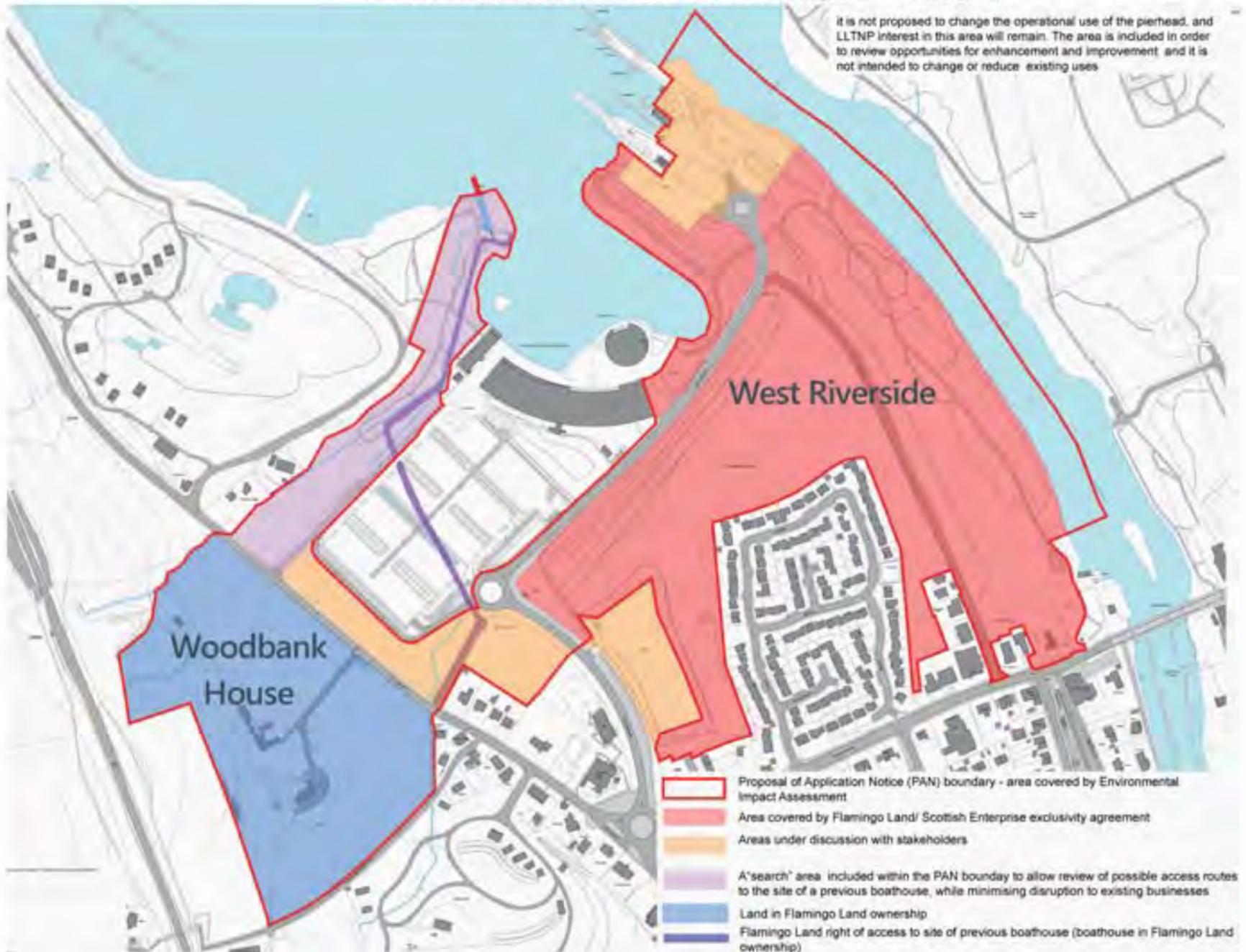
We would be very grateful if you could fill in and return a questionnaire (available at this event).

We understand that local views and knowledge are important in helping to develop our design proposals. Before we develop the masterplan further, and submit our application for Planning Permission in Principle, we are keen to obtain as much local feedback, and contributions to the process as we can.

Feedback from this consultation event will help to shape design proposals and a report on the consultation process will form part of an application for Planning Permission in Principle.

The consultation area:

This consultation process is for two adjacent sites at Woodbank House and West Riverside. The redline boundary shown below covers the consultation area, it is not intended to illustrate the extent of the area which will be included in the final Planning Permission in Principle application.



2

Past history

'Balloch has evolved throughout its history to take advantage of economic activity.....Balloch has always been an adaptive and active village'

1860



- Woodbank House - with walled garden to north
- Balloch Station and Balloch Pier
- Settlement at Drumkinnon & Drumkinnon Wood

1896



- Woodbank House - walled garden now to south
- Boathouse for Woodbank House now constructed
- Settlement at Balloch Station extended
- Gravel pit at Drumkinnon Wood

1919



- Woodbank House - more extensive ancillary building
- New jetties at Balloch Pier
- Railway tracks more extensive

1914?



- Steamer at Balloch Pier

1920s



- Extensive railway sidings
- Drumkinnon Wood partially re-felled?

1940s



- Loch Lomond Factory constructed



Woodbank House

There has been a house on this estate since the 16th century.

It was converted to the Woodbank Hotel in the early 20th century and for many years after the war was regarded as probably the best place to eat in the area. The building of the by-pass had a negative impact on its business. It changed hands, closed and re-opened as

the Hamilton House hotel for a while before closing permanently.

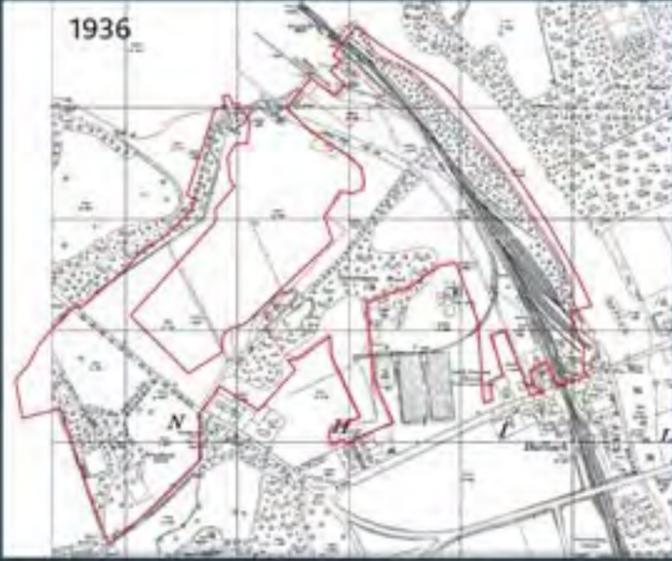
Woodbank House is a listed building, and is on an endangered buildings list - initial structural surveys have been carried out and the area around the house and ancillary buildings cleared to allow further assessment.



3

Past history (cont'd)

1936



- Woodbank House - now Woodbank Hotel
- Loch Lomond Factory (silk dyeing and finishing)

1965



- Extensive gravel pits and ponds at Loch Lomond Shores location
- Further development at Balloch

2017



- Loch Lomond Shores constructed
- Balloch Pier Station & railway lines now gone
- Balloch Station relocated
- Woodbank House now a ruin

1960s



- Steamer at pier
- Railway line still in use
- Holiday caravans

1980s



- Artificial lagoon at Loch Lomond Shores location
- Railway line and Balloch Pier Station replaced with greenspace

2000s



- Loch Lomond Shores constructed
- Waterside and lagoon reshaped
- New homes constructed at previous factory



5 Other opportunities and constraints

In order to determine where development can be located, a thorough and wide ranging technical assessment of the development area has been carried out in addition to landscape analysis. It has included:

- **A Stage 1 Ecological Habitat Assessment** to determine what types of further ecological surveys are needed, and when these should be carried out. Where it is appropriate to carry out these assessments at Planning Permission in Principle stage, they are being carried out.

- **A Flood Risk Analysis**, and consultation with SEPA, which has demonstrated that issues around flood risk are complex; it suggests that some areas beside the River Leven will be undevelopable, while others – at the Pierhead – can only be used if new development is protected from potential flood risk. Consultation with SEPA will continue, to see if it is possible to unlock these issues.

- **Traffic surveys and transport analysis**, including contact with West Dunbartonshire Council and Transport Scotland. There is a need to retain access for traffic to users of the Pierhead and the public slipway, including the National Park and the Maid of the Loch, while providing access and parking for new visitors and minimising traffic movement across the site.

Determining how many visitors the new development will attract, and the consequent number of parking spaces needed, is an important and ongoing part of the development process. We have assumed that parking at the Pierhead will be reserved for slipway users, while parking for new visitors will be accommodated on other areas of the site. Further traffic surveys, assessments and analysis are scheduled after this consultation process, together with contact with adjacent landowners to see if there are any opportunities for shared parking.

- **Analysis of pedestrian and cycle routes** crossing the site: the majority of the West Riverside site is currently accessible on foot by the public, and it is criss-crossed by a number of formal and informal paths and tracks. These include the John Muir Way – a national long distance path, together with a national cycle path. It is intended to retain public access throughout the site.

- **Consultation with Ineos who own an oil pipeline** which runs across the site. It is not possible to develop any significant structures, other than roads and paths, directly on top of it and they carefully control the types of development which are permitted close to it.

- **Site investigations into ground conditions**; these have been completed and there are no unusual or unexpected issues. This initial site investigation will be reviewed again in more detail as the location of each development component is determined through an ongoing design process.

- **A heritage and structural assessment of the historic, A Listed ruin at Woodbank**, together with its landscape setting, has been carried out and will be used to inform which development types are appropriate for the Woodbank location.

Opportunities



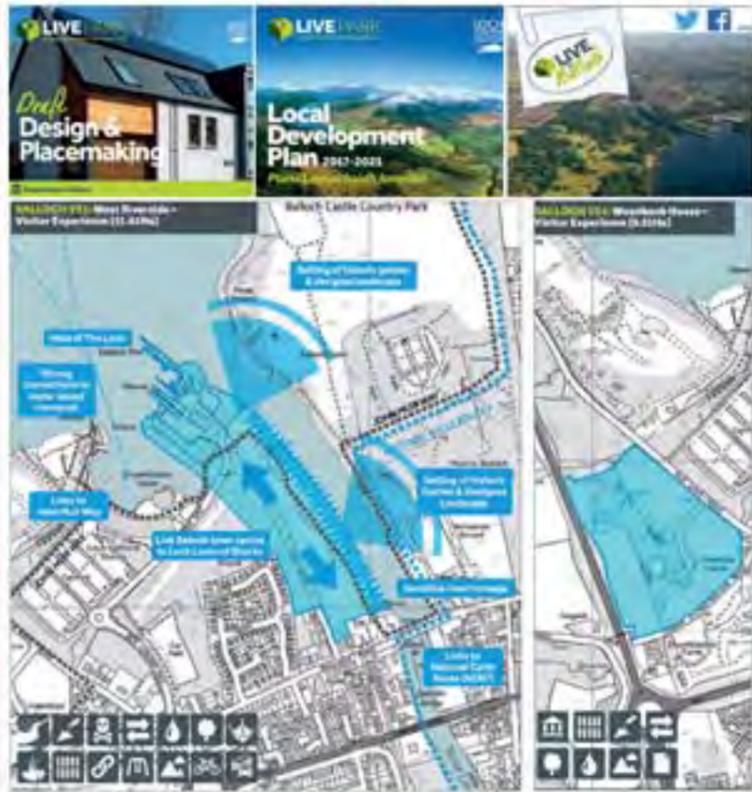
Constraints

Areas which can be developed if land is raised to remove flood risk

Less complex areas to develop



Local Development Plan, Charrette and Planning Guidance



A sense of place & local character

The design of new development uses a place-based approach which is aligned with Loch Lomond and the Trossachs Local Development Plan and the Live Balloch Charrette

This new development is intended to maintain the distinctiveness of the National Park and its special landscape, and to build upon the National Park's Supplementary Planning Guidance and the work that has informed the Balloch Charrette.

Initial ideas for West Riverside and Woodbank have been developed using a "place-based" approach recommended by Loch Lomond and the Trossachs National Park (LLTNP).

As suggested by the Supplementary Guidance, the outline design ideas in this exhibition have been developed by a comprehensive technical team who have carried out a thorough, and ongoing, site appraisal. As initial ideas have been progressed, the Team have met regularly with LLTNP Planning Department to update them on progress.

Both the Local Development Plan and the Balloch Charrette provide details of the type of development that is a good fit for the Woodbank and West Riverside sites and the way in which it can contribute to its setting by:

- generating activity: with more things to do for visitors and locals alike
- creating new opportunities: for employment and recreation for people of all ages from Balloch to the Vale of Leven
- improving connections: between arrival points, the village centre, Loch Lomond Shores and Balloch Park
- opening up views: of the river, lochs and mountains
- creating quality: making sure the Balloch experience is second to none

Place analysis

Balloch: a small scale, Scottish local town with a suburban character



Woodland: separates Balloch from Loch Lomond Shores

Drumkinnon Tower, Loch Lomond Shores and car park: much larger scale of development than Balloch town centre

Pierhead: slipway provides public access to Loch Lomond

Site character areas

retaining and enhancing local character - analysis based upon data from SNH & HES



1. PIERHEAD

- Early Loch view
- Some historic surroundings could be improved
- Loch side play area fully enclosed



2. RIVERFRONT WOOD

- Capacity for development and woodland bridge up
- Moorings with activity
- Existing paths with Park Road, focus on car



3. BALLOCH GATEWAY

- Lacks activity and character
- Seaside (Aston) offers a good attraction
- Opportunity to improve character and destination offer



4. LOCH LOMOND SHORES

- Solid offer, already a busy holiday destination
- Scale of development is different to Balloch, existing woodland acts as a buffer



5. LOMOND SHORES CAR PARK

- Well organised, well landscaped and maintained
- Car parking is very effectively screened
- Obtainable service point



6. DRUMKINNON WOOD

- Older and newer trees create woodland, strong difference in trees
- Varying aesthetic qualities, good link for lodges



7. WOODBANK & PLANTATION

- Attractive setting for current Lomond building
- Retain water plus woodland acts as buffer building
- Design based upon historic, gardens and paths



8. WOODLAND PROMONTARY

- Desirable, attractive promontary with water views
- Woodland separates Carriacou House Golf Course from Lomond Shore, water capacity for development



9. ACCESS WAYS

- Attractive scenic character
- Trees and planting provides an attractive screen between the road and residential properties

Balloch character areas

Balloch as a vibrant, busy place - a Gateway to the National Park and beyond



suburban character



poor welcome at station, parking an issue



pubs and restaurants



lacks an attractive centre

Wider landscape assessment: integration is a key consideration



Station Square is intended as a lively destination for people arriving by train and on foot from the wider Balloch area. It will be better connected to the station by a new, high quality public space designed to integrate with the other town centre locations which have been redesigned by Sustrans and West Dunbartonshire Council, following the Balloch Charrette.

It will provide a series of interconnected small scale spaces enclosed by buildings with a "town centre" scale - where people will feel comfortable to sit outside and enjoy a drink or snack, while watching an outdoor performance. The existing tourist office will be retained and the range of services on offer will be extended to include a shop, ticketing area for the new Iconic Leisure development, bike hire and repair, a craft brewery, bar and cafe.

Although there is parking, it will be located further along Pier Road, so that Station Square can function as a 'pedestrian only' space which encourages movement towards the Pierhead and Loch Lomond Shores, and which will complement Sweeney Cruises, who are located close by.

Initial proposals were based on the outcome of the Balloch Charrette and included a riverside 'boardwalk' type walkway, but discussions with SEPA to date suggest that their concerns about flooding will rule out any kind of structure beside the riverside.

Station Square and the Pierhead will be linked by a footpath - the route of the John Muir Way - and by a high level monorail, which will provide good views of the river and the wider landscape while minimising its impact on its setting.

Context



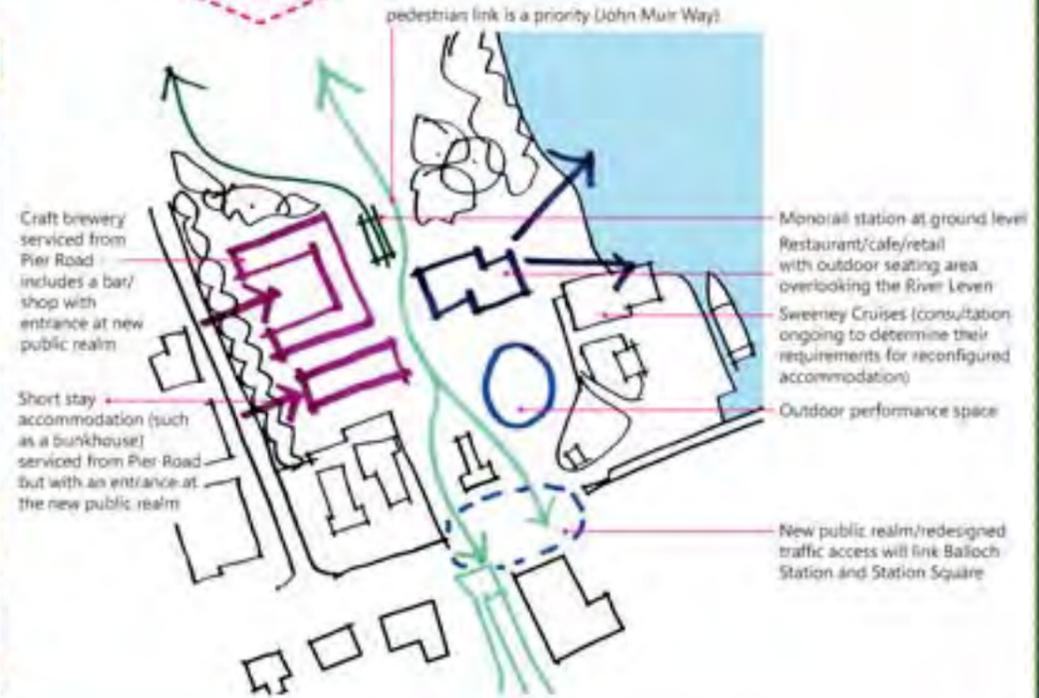
Concept



Precedent: Baynes and Mitchell Architects' Chatham dockyard project



Precedent: Hawkshead Brewery, Cumbria



view from craft brewery showing animated and lively public space



bunkhouse craft brewery monorail restaurant

tourist office outdoor performance space Sweeney Cruises

9

Design principles: Pierhead

This is intended as the location for a significant new destination which will attract new visitors, as well as enhancing and improving the experience for people currently visiting Loch Lomond Shores.

It has been located to focus on iconic views across Loch Lomond but its impact on existing pierhead users will be minimised as parking will be located remotely, with visitors encouraged to walk past Loch Lomond Shores, or to travel through the existing woodland, by monorail.

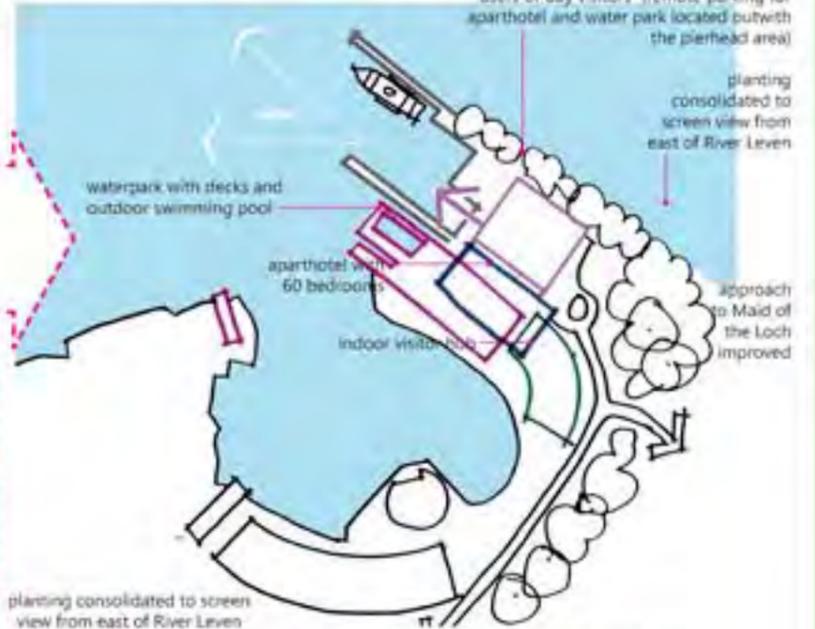
The new Pierhead destination will be designed to suit its rural location, but will share the same scale as Loch Lomond Shores, and some elements will reach the same height as Drumkinnon Tower. It will include:

- a family friendly indoor water park and spa, linked to outdoor pools, seating and decking areas. Access to the existing beach will be retained.
- a visitor hub with indoor visitor destinations, including those for smaller (age 5 to 9) children plus facilities for water based activities.
- a 60 bedroom apart-hotel with remote parking (pierhead parking retained for slipway users and the Maid of the Loch).
- a family friendly restaurant/cafe linked to the water park and apart-hotel.

Context



Concept



Precedent: Spa Hotel Salzkammergut, Austria



building heights: new development will be the same height as Drumkinnon Tower at its highest point but massing and scale will be broken up to minimise impact

Precedent: use of natural materials



Precedent: similar water park



Design principles: Woodbank House

Proposals for this location recognise the importance of Woodbank House, but also consider its setting and the gardens and outbuildings which are currently in a state of dereliction.

New residential development (either holiday lodges or high quality, smaller scale, mainstream housing) will be located so that it does not intrude on views towards Woodbank House from the old Luss Road, and avenue planting along the road will be consolidated, improved and maintained.

The footprint, and remains of the existing ancillary buildings previously servicing Woodbank House will be used as the basis for further, limited, residential development.

A woodland management plan will be put in place to conserve, improve and enhance areas of existing woodland, in the same way as at West Riverside. Some very carefully sited woodland lodges which are sympathetic to their setting and which incorporate minimal or innovative sustainable infrastructure, will be sited in the steeply sloping woodland areas behind Woodbank House, to take advantage of spectacular views over Loch Lomond.

Context



Concept



Woodbank boathouse beside Loch Lomond



Design principles Drumkinnon Wood and Riverside

A woodland management plan will be put in place to conserve, improve and enhance areas of existing woodland.

Some very carefully sited components, which are sympathetic to their setting and which incorporate minimal or innovative sustainable infrastructure, will be sited in woodland areas.

These include:

- appropriately designed woodland lodges with a minimal footprint (supported on posts),
- low impact extension and upgrading of existing footpaths to facilitate access for customers to lodges by buggy rather than car (emergency access still required).
- public access across woodland areas which is maintained and improved for pedestrians.
- A high level woodland walkway which will allow all visitors to enjoy a tree-top experience
- a carefully sited and located woodland children's area. This will focus on wildlife, conservation and on supporting biodiversity; it will provide a natural, outdoor woodland experience for children aged three to nine

The potential for a low impact woodland adventure experience is currently being assessed – for example a dry toboggan ride which will run through and past existing trees and which will require minimal infrastructure.

A viewing tower will provide visitors with a spectacular view over Loch Lomond, inviting them to explore the Highlands beyond.



landscape treatment, rather than fencing, used to define more private areas around lodges

experiencing the outdoors is important



Woodland lodges



Woodland setting

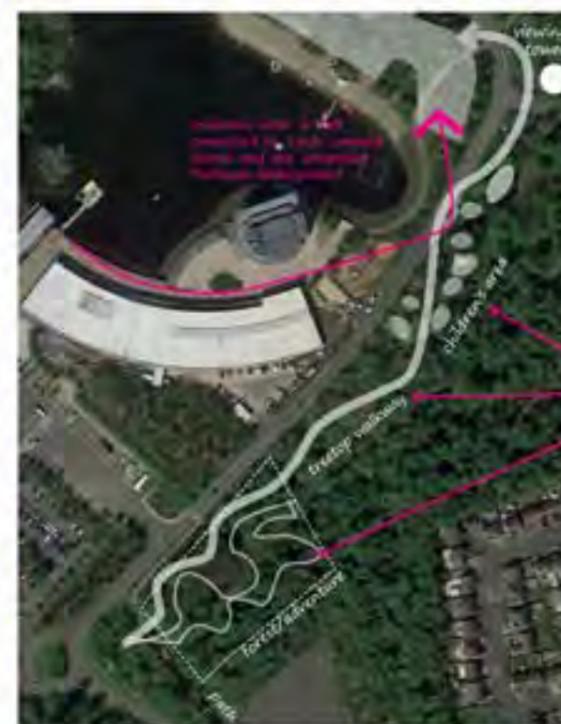
Visitor experiences



Material palette



Soft elements



Woodland experiences

Visitor experiences integrated with Loch Lomond Shores:

- starting points for low key eco-forest adventure experience provides a landmark at roundabout entrance to Loch Lomond Shores



precedent: woodland adventure

Different character areas:

- Exploration
- Views
- Adventure

Existing trees (including specimen trees) are retained and protected:

- they are an important part of the experience
- opportunity to travel between trees at canopy height



precedent: woodland walkway

precedent: viewing tower



11

Masterplan

Our proposals are designed to complement the key sensitivities of developing in the National Park on a prime wooded and waterfront location. They also recognise the key need for development which has sufficient ambition to move Balloch forward, contributing to a good place to live and an exciting visitor destination

Our proposals are focussed on :

- Delivering a characterful contemporary design which will ensure that the development has a sense of place appropriate to Balloch, Loch Lomond and the National Park
- Structuring the design around new pedestrian and cycle friendly routes and spaces to link our development, the station and Lomond Shores
- Providing a strong landscape framework for all elements within the site
- Developing a commercial mix of uses that will animate the site and maximise footfall thereby ensuring development and long term sustainability



Location

- Lodges with woodland setting
 - Potential for residential use
 - Woodland experiences
 - Landscape buffer between woodland and existing housing
 - Visitor destination
 - Staff and service area
 - Station
- 1 Woodbank House - retained as landmark feature
 - 2 Entry point for lodge customers beside remote car parking
 - 3 Low impact woodland adventure experience
 - 4 Tree-top walkway at high level
 - 5 Children's education area
 - 6 Visitor Hub
 - 7 Water park and Aparthotel
 - 8 Viewing tower
 - 9 Station Square: craft brewery, cafe, performance space, retail, bike shop and repair, tickets, bunkhouse
 - 10 Boathouse
 - 11 Carefully sited lodges within a woodland setting
 - 12 Staff and service area

Access

- Vehicle access via existing roads
- Gated access only to central section of Pier Road
- Publicly accessible pedestrian and cycle paths which incorporate the John Muir way walking route. Some suitable for emergency access vehicles
- Monorail
- Parking (parking at pierhead for slipway users and Maid of the Loch only)
- High level tree-top walkway

Connection

- 1 "Station Square" - arrival point for visitors by train
- 2 "Bridges" - high level monorail and walkway leading to visitor hub



What next ?

Feedback from visitors at this event is important and will be used to refine and improve design proposals. Updated designs will be posted on the Iconic Developments website, with further opportunities for comment.

It is anticipated that an application for Planning Permission in Principle will be submitted early 2018.

Although, in some cases, it is possible to submit an application for Planning Permission in Principle with minimal supporting information, this development's scale and important location in a National Park will mean it will be submitted with an Environmental Impact Assessment (EIA), which is currently being prepared by the Design Team

An Environmental Impact Assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects arising from the proposed development together with the steps that developers have taken to minimise or eliminate them This will be publicly available and will include:

- Assessments of the impact of development on views across the landscape (landscape visual impact assessments)
- Traffic and transport assessments
- Ecological surveys and reports
- Flood risk, drainage and hydrology assessments
- Reports on ground conditions
- Air quality and noise assessments
- Archeological and heritage assessments
- An assessment of the economic benefits this development will bring to the area

It is important to remember that our design proposals are still at an early stage so any comments recorded here, today, will not count as formal representations to the Planning Authority. A further opportunity to make representations to Loch Lomond and the Trossachs National Park will be available as part of the statutory consultation and neighbour notification process, following formal submission of the planning application in early 2018.

What do you think?

Now you have had time to view the proposed masterplan and talk to members of the team, we would like to know what you think of this proposal.

Please talk to the Team and fill in our questionnaire.

Respond through our website:

www.iconicleisuredevelopments.co.uk



Frequently Asked Question

Response

1. **Why is this area of Loch Lomond allowed to be considered for development?**

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.

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.’

Flamingo Land’s 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, including proposals to retain the listed building of Woodbank House.

2. **Are the proposals simply an intensive tourist development for a Flamingo Land theme park of roller-coasters, water rides and flumes within the National Park?**

No. M&D’s in Lanark is a Theme Park. Alton Towers in Staffordshire is a Theme Park. Flamingo Land has a Theme Park in North Yorkshire. This Development will bare no resemblance to any of these resorts. It will be more similar in nature to a Centre Parcs.

Flamingo Land are excited by the prospect of creating a resort in the National Park that recognises the importance and sensitivity of the site. They see huge potential on the West Riverside and view this as a fantastic opportunity to create a family-oriented attraction that supports the sustainable tourism objectives of the National Park. Flamingo Land recognise the key sensitivities of developing within Scotland’s National Park.

3. **Will the Flamingo Land proposals be ‘gated’ restricting public access?**

No. Flamingo Land’s proposal is to provide freedom of access round the whole site and the Loch. Public access to the woodland areas along the Riverside and Drumkinnon Wood will continue to be unrestricted.

2

Frequently Asked Questions



Frequently Asked Question

Response

4. Will all of the activities and the indoor swimming pool on site only be for resort guests?

No. All the activities including the Pool will also be available for locals and the general public.

5. There is not a link to Balloch which was always the promise since Lomond Shores was built.

There will be a mono rail track and a golf buggy service available from the proposed new Station square development next to the current tourist information centre running to Lomond Shores. There will also be provision of better signage, landscaping, lighting and surface improvements to existing walkways, nature trails and Pier Road.

6. Will there be local employment opportunities?

Yes. There will be employment opportunities both directly and indirectly during construction and operation of the Flamingo Land proposal. Training and skills development with long term employment prospects will also be provided. Given the transport links many communities will benefit from the employment opportunities that the Flamingo Land proposal will offer.

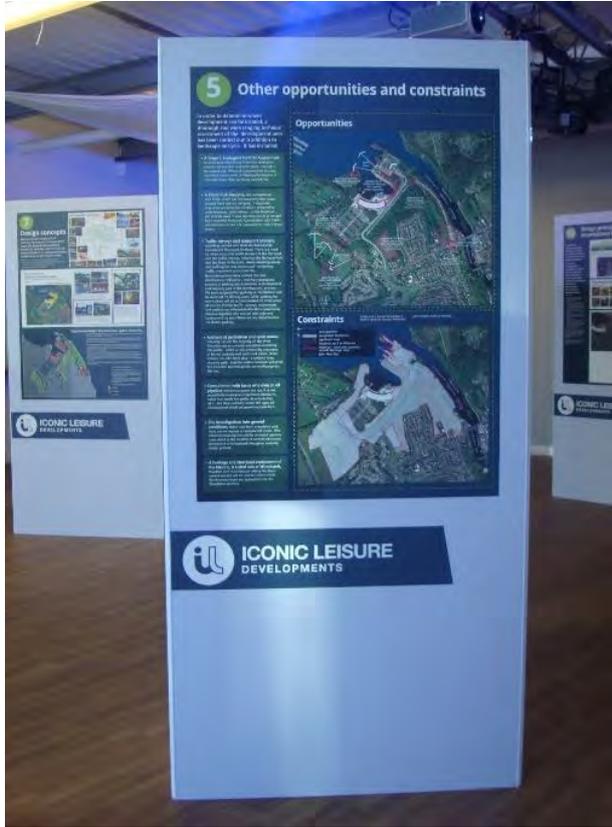
7. What type of planning application will be submitted?

The forthcoming planning application will be a Planning Permission in Principle (PPiP) application. The PPiP planning application does not require the same level of detail as a Full Detailed planning application, and will therefore not include site layouts to scale, or details of any proposed buildings or structures. Should this application be granted planning permission in principle, further applications will be required in order to discharge the conditions attached to the planning permission in principle. A separate detailed application for an element of the proposal may also be considered.



Frequently Asked Question	Response
8. Will an Environment Impact Assessment (EIA) be required to support the planning application for its proposed development at Balloch?	Yes. A full EIA is required the scope of which has now been agreed and will address the following environmental matters: ecology; trees & woodland; noise & vibration; air quality; ground conditions & geology; water, hydrology & flood risk; landscape & visual; traffic & transport; archaeology & cultural heritage; and socio-economics, tourism, recreation and access. The Scoping Opinion is available to view on the Park's planning portal.
9. What height is the proposed viewing tower?	Plans for a £30m leisure development on the banks of the Loch have been assessed on how they will affect the environment - and one consideration is how the view will look with a viewing tower of up to 100m.
10. Has the application already been agreed, so that it's only the fine detail that needs to be sorted out and all that can be mitigated?	No. The pre-application stage of the planning process is a key stage to allow views of the public, community groups and other key stakeholders to be captured and subsequently shape and inform the final proposals.
11. What will happen next following the pre-application events?	Feedback from the public exhibitions is important and will be used to refine and improve the final design proposals. A Pre-Application Consultation Report (PAC Report) will be prepared detailing the consultation carried out, the feedback received and how the proposals have been developed to take account of the comments received. This report will accompany the planning application.
12. When will the planning application be submitted to the Loch Lomond & The Trossachs National Park?	It is anticipated that the Major PPIp planning application (accompanied by an EIA) will be submitted to the Park by February 2018. The planning application will also be supported by a suite of technical reports.

Appendix E Photographs of Public Exhibitions



Appendix F Questionnaire



Public Event Questionnaire

**Proposed erection and operation of a tourism and leisure led mixed use development
with associated infrastructure**

West Riverside and Woodbank House, Balloch

We welcome your feedback on the proposed development as shown on the presentation material.

1. Do you live in the local area? (local area defined as Balloch, Jamestown and Alexandria). Please tick as appropriate.

- Yes
- No If no, please specify (village/town/city)

2. Please tick your age group:

- Under 18
- 18-35
- 36-44
- 45-59
- 60-69
- 70 plus

3. Do you welcome proposals for tourism and leisure led mixed use development and associated infrastructure at West Riverside and Woodbank House, which aim to enhance the visitor experience?

- Yes
- No
- Don't know

Comments.....
.....
.....
.....
.....
.....

Please turn over



4. How would you most likely travel to and from Loch Lomond Shores/West Riverside?

- Walk
- Bicycle
- Train
- Bus
- Car
- Taxi
- Other (please specify)

5. Do you support the proposals to structure the design of the site around pedestrian and cycle friendly routes, linking the development with Balloch and Loch Lomond Shores?

- Yes
- No
- Don't know

Comments.....
.....
.....
.....
.....

6. Do you support the proposed landscape strategy which focuses on sensitive development that enhances and protects key views?

- Yes
- No
- Don't know

Comments.....
.....
.....
.....
.....

7. Do you support the following outline proposals and what changes, if any, would you make to the proposals?

Proposals	Do you support proposals?	Comments & Suggested Changes
<p>Station Square</p> <p>Proposal: Arrival point for visitors by train and on foot, Craft brewery, café, performance space, retail, bike shop and repair, tickets, bunkhouse, public realm improvements, mono rail station</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Don't know</p>	
<p>Pierhead</p> <p>Proposal: indoor waterpark and spa, visitor hub with activity and water sports facility, apart-hotel and restaurant/café. Pierhead parking retained for slipway users and the Maid of the Loch, mono rail station</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Don't know</p>	
<p>Woodbank House</p> <p>Proposal: Retention of existing elements of the A Listed Building (such as facades) where possible and appropriate, and holiday lodges or high quality, smaller scale, mainstream housing</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Don't know</p>	
<p>Drumkinnon Wood and Riverside</p> <p>Proposal: appropriately designed woodland lodges with minimal footprint, upgrade to existing path network, high level walkway, woodland children's area and viewing tower</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Don't know</p>	



8. Do you think that a tall revolving viewing tower, in excess of the height of the existing Drumkinnon Tower, will be a significant attraction to the National Park?

- Yes
- No
- Don't know

Comments.....
.....
.....
.....

9. Are there any additional facilities you would like to see as part of the proposals?

.....
.....
.....
.....

10. Have you any other comments on the proposals?

.....
.....
.....
.....
.....

Thank you for taking the time to complete the questionnaire. If you have any further questions, please discuss with a member of the team at the exhibition or contact Peter Brett Associates at glasgow@peterbrett.com.

Completed questionnaires may also be posted to:

Peter Brett Associates
2nd Floor
160 West George Street
Glasgow
G2 2HG

Comments must be received by 15th December 2017.

Thank you.

Appendix G Stakeholder Engagement

Contact	Meeting Date(s)
Scottish Enterprise	Various Meetings and email/phone communication
LLTNP - Planning	Various Meetings and email/phone communication
Balloch & Haldane Community Council	07/06/2017, 15/11/2017
Employability & Economic Growth Delivery & Improvement Board	20/06/2017, 25/01/2018
Loch Lomond Steamship Co	16/02/2017, 13/11/2017
Sustrans	29/03/2017
Riverside Leisure	01/11/2017
Love Loch Lomond	15/11/2017
Sweeney Cruises	01/08/2017
Blue Lagoon Chip Shop	Email and/or phone communication
Anchorage Guest House	18/11/2017
Vale Of Leven Cruising Club	Email and/or phone communication
Balloch Slipway Cruising Club	10/05/2017, 13/11/2017
Balloch Cruising Club	10/05/2017, 13/11/2017
Sandbar Cruising Club	10/05/2017, 13/11/2017
Visit Scotland	13/11/2017
Drumchapel and Clydebank Kayak Club	08/05/2017, 14/11/2017
West Dunbartonshire Leisure Trust	08/05/2017, 14/11/2017
Loch Lomond Rowing Club	20/04/2017, 08/05/2017, 14/11/2017
Loch Lomond Water-ski Club	08/05/2017, 14/11/2017
Loch Lomond Swimming and Triathlon Club	08/05/2017, 14/11/2017
Loch Lomond Association	01/08/2017, 14/11/2017
Wood Leisure Caravan Park	07/06/2017
Friends of Loch Lomond	07/10/2016, 20/01/2017, 13/11/2017
Queen of the loch hotel and restaurant	Email and/or phone communication
Golden Star Restaurant	Email and/or phone communication
Cucina	18/11/2017
The Woodbank inn restaurant/ Elected Member ward 5	06/06/2017, 28/08/2017, 15/11/2017
Drumkinnon Cottages	18/11/2017

Contact	Meeting Date(s)
Glenfern Guest House	Email and/or phone communication
Tree Zone and Boots n Paddles	10/02/2017, 03/08/2017, 16/11/2017
Loch Lomond Shores	28/03/2017, 06/06/2017, 21/09/2017
Cameron House	14/11/2017, 23/01/2017
Waterhouse Inn	15/11/2017
Mayles Water Sports	07/06/2017
Time out B&B	07/06/2017
Loch Lomond Marina	18/11/2017
Lomond Park Hotel	18/11/2017
Drumkinnon Gate Residents ¹	3 letter drops over the year Jan/July/Nov 2017
Old Luss Road Residents ²	3 letter drops over the year Feb/July/Nov 2017
Martin Docherty Hughes SNP MP	2/10/17
Jackie Ballie Labour MSP	2/10/17
Ross Greer Green MSP	9/2/18
Jonathan McColl SNP	22/9/17
Sally Page Cons	22/9/17
Ian Dickson SNP	22/9/17

¹ Meetings also took place with several residents

² Meeting took place with one resident

Peter Brett Associates LLP is a leading development and infrastructure consultancy. As an independent consulting practice of planners, economists, engineers and scientists, we provide trusted advice to create value from land and buildings owned or operated by our clients.

All of our work, from the engineering of landmark buildings and critical infrastructure to the spatial planning and economic evidence in support of development, is evidence based and informed by a deep understanding of what it takes to deliver construction.



UK

Ashford
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Oxford
Plymouth
Reading
Southampton
Taunton

International

Czech Republic
Germany
Slovakia

Services

Transport Planning
Energy and Buildings
Civil Engineering
Water, Environment and
Geotechnical
Planning, Development
and Economics