

# Template Letters

## SCOTTISH GREEN PARTY LETTERS:

### FULL OBJECTION (Template Letter 1)

Dear LLTNP,

I would like to state my objection to the planning application 2018/0133/PPP at West Riverside and Woodbank House in Balloch.

This is in an area that's world famous for natural beauty and the area's National Park status confirms that. It is a statutory aim of the national park "to conserve and enhance the natural and cultural heritage of the area" and I believe that the proposals fail to do this, and the loss of heritage would be irreversible.

The land at West Riverside is enjoyed by many. It provides easy, free and mainly unlimited access for leisure, fresh air and relaxation in an area with beautiful views, and Balloch is by far the most easily accessible location in the National Park for people without a car from Glasgow. Even if access is maintained to the space, the fact that it is part of a commercial development with accommodation will unavoidably make the area less welcoming. I note that Ramblers Scotland voiced concerns about this as part of their objection.

The development must not have an adverse effect on the already major problem of traffic congestion and in order to comply with LDP Retail Policy 1, it needs to be shown by developers that there will not be an effect of "bypassing" existing businesses in order to go directly to the new development. No evidence has been presented that rules out the likely negative impacts.

I'm deeply concerned at the impact on Drumkinnon Woods, which is partly made up of ancient woodland and is designated in the plans for woodland lodges, walkways and other attractions. I draw your attention to the fact that this is not included in the area designated in the Local Development Plan for "visitor experience" and this is with good reason. The Woodland Trust have made their views known that the development would cause unacceptable damage to ancient woodland, and this is clearly contrary to Natural Environment Policy 8 in the Local Development Plan.

A further concern is regarding the loss of wildlife habitats, particularly in Drumkinnon Woods, along the West Riverside shoreline and in the water. The environmental impact assessment clearly admits that severe damage will be caused to the habitats of red squirrels and otters, and I'm aware that there's been recent evidence of pine martens on the site. Natural Environment Policy 4 in the Local Development Plan sets out the requirement for an overriding public interest to be demonstrated for this habitat damage to be permitted. There's no public interest in causing damage to nature- the very reason the public come to the area and support the local economy. I also ask you to consider whether Environment Policy 11 is adhered to. The Loch and the River Leven are home to species including atlantic salmon, powan and river lamprey.

Most of the site is under the ownership of Scottish Enterprise, a Government Agency. It is held on behalf of the Scottish people, and I believe that the future of the site should be in the hands of the local community, not being carved up between a national agency and a large company.

Best wishes

## **COMMUNITY OBJECTION (For people living in the area) – (Template Letter 2)**

Dear LLTNP,

I would like to state my objection to the planning application 2018/0133/PPP at West Riverside and Woodbank House in Balloch.

This is in an area that's world famous for natural beauty and the area's National Park status confirms that. It is a statutory aim of the national park "to conserve and enhance the natural and cultural heritage of the area" and I believe that the proposals fail to do this, and the loss of heritage would be irreversible.

The land at West Riverside is enjoyed by many. It provides easy, free and mainly unlimited access for leisure, fresh air and relaxation in an area with beautiful views, and Balloch is by far the most easily accessible location in the National Park for people without a car from Glasgow. Even if access is maintained to the space, the fact that it is part of a commercial development with accommodation will unavoidably make the area less welcoming. I note that Ramblers Scotland voiced concerns about this as part of their objection.

The development must not have an adverse effect on the already major problem of traffic congestion and in order to comply with LDP Retail Policy 1, it needs to be shown by developers that there will not be an effect of "bypassing" existing businesses in order to go directly to the new development. No evidence has been presented that rules out the likely negative impacts.

There is a severe threat to wildlife and ancient woodland if this development goes ahead. This would be completely counterproductive- nobody wants to visit an area for the nature if the nature is being destroyed.

Most of the site is under the ownership of Scottish Enterprise, a Government Agency. It is held on behalf of the Scottish people, and I believe that the future of the site should be in the hands of the local community, not being carved up between a national agency and a large company.

Best wishes

## **WILDLIFE AND WOODLAND OBJECTION (Template Letter 3)**

Dear LLTNP,

I would like to state my objection to the planning application 2018/0133/PPP at West Riverside and Woodbank House in Balloch.

This is in an area that's world famous for natural beauty and the area's National Park status confirms that. It is a statutory aim of the national park "to conserve and enhance the natural and cultural heritage of the area" and I believe that the proposals fail to do this, and the loss of heritage would be irreversible.

I'm deeply concerned at the impact on Drumkinnon Woods, which is partly made up of ancient woodland and is designated in the plans for woodland lodges, walkways and other attractions. I draw your attention to the fact that this is not included in the area designated in the Local Development Plan for "visitor experience" and this is with good reason. The Woodland Trust have made their views known that the development would cause unacceptable damage to ancient woodland, and this is clearly contrary to Natural Environment Policy 8 in the Local Development Plan.

A further concern is regarding the loss of wildlife habitats, particularly in Drumkinnon Woods, along the West Riverside shoreline and in the water. The environmental impact assessment clearly admits that severe damage will be caused to the habitats of red squirrels and otters, and I'm aware that there's been recent evidence of pine martens on the site. Natural Environment Policy 4 in the Local Development Plan sets out the requirement for an overriding public interest to be demonstrated for this habitat damage to be permitted. There's no public interest in causing damage to nature- the very reason the public come to the area and support the local economy. I also ask you to consider whether Environment Policy 11 is adhered to. The Loch and the River Leven are home to species including atlantic salmon, powan and river lamprey.

To add to this, I'm aware of severe doubts over whether the application meets the requirements to alleviate traffic congestion, support existing retailers in the village and support the right of the public to access and enjoy this land.

Most of the site is under the ownership of Scottish Enterprise, a Government Agency. It is held on behalf of the Scottish people, and I believe that the future of the site should be in the hands of the local community, not being carved up between a national agency and a large company.

Best wishes

## **OTHER LETTER**

Planning Department  
Loch Lomond & The Trossachs  
National Park Authority  
Carrochan  
Carrochan Road  
Balloch  
G83 8EG

Ref: 2018/0133/PPP

F.A.O Planning Department

I am writing to record my Objection of the Planning application, for the Proposed Planning Development at West Riverside and Woodbank House, Balloch.

This proposed Planning Application is in breach of the National Parks following Aims.

To Conserve and enhance the natural and cultural heritage of the area.

To promote the sustainable use of the natural resources of the area.

To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public.

To promote sustainable social and economic development of the area's communities.

These aims are laid out by law, by the National Parks (Scotland) Act 2000.

Yours faithfully