



Appendix 6

Summary of Application Supporting Information

National Park Authority Special Board Meeting

West Riverside and Woodbank House

16 September 2024

Paper for decision

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Summary of Supporting Information

All supporting information and drawings are available to view on our website here:

<http://lochlomond-trossachs.org/westriverside>

Planning Statement

A statement to set the context and objectives for the proposed development and outlining local and national planning policies, guidance and material considerations.

Proposal of Application (PAC) Report

A summary of the pre-application consultation which has been undertaken by the applicant and wider project team, in accordance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 in relation to major applications. It sets out the consultation that took place and how comments from the consultation have informed the proposed development.

Design and Access Statement

A summary of the proposal including wider area appraisals, development constraints, the landscape character areas, stakeholder and community feedback and the proposed design solutions.

Environmental Statement - Non-technical Summary, Main Report and Appendices:

Environmental statement containing an environmental impact assessment of the proposal with reference to technical studies incorporating the following:

- Ecological Impact Assessment: a summary of the results of the habitats and species surveys, an assessment of the impact on ecological features and proposed mitigation and enhancement measures.
- Tree Assessment, Survey and Constraints Plan: establishes the trees and tree cover within the site.
- Noise Assessment: assesses the impact of increased traffic noise as a result of a proposed development.
- Air Quality Assessment: assesses the potential for traffic emissions to impact existing and proposed residents.
- Preliminary Phase 2 Ground Condition Assessment: characterises ground conditions across the site.
- Flood Risk Assessment: a comprehensive site-specific flood risk assessment was undertaken to assess the risks associated with all potential flood sources.
- Drainage Strategy: a statement setting out the strategy for dealing with foul and surface water drainage.
- Landscape and Visual Impact Assessment: identifies the likely landscape and visual effects during the construction and operation phase of the proposed development.

- Transport Assessment: assessment of the proposed development impact on transport infrastructure.
- Archaeological Desk Based Assessment: a summary of all known archaeological features within the proposed development site.
- Socio-Economic, Tourism, Recreation and Public Access Assessment – policy and research review considering the likely significant socio-economic, tourism, recreation and public access effects.

Additional Supporting Information

Scope for Summer Traffic Assessment (2023)

Outlines the applicant's proposed scope for carrying out a peak summer traffic assessment.

Summer Traffic Assessment Technical Note

An assessment of summer traffic levels and the impact of the proposed development's traffic impact on the operation of the local and strategic road network.

Letter of Undertaking – Section 48 Agreement

An agreement between the applicant and Transport Scotland regarding improvements to be made to Stoneymollan Roundabout.

Parking and Signage Strategy

A strategy for managing parking provision on site and for directing development vehicle trips to the site from the A82, to minimise the traffic impact on the local road network.

Traffic Survey and Junctions Technical Notes

Providing further points of clarification and detail regarding the Summer Traffic Assessment Scope, Parking and Signage Strategy and junction impacts.

Active and Sustainable Travel Technical Note

Outlines the design and operational sustainable and active travel measures proposed for the development.

Previously Developed Land Statement

Further information outlining the applicant's view that West Riverside is previously developed land – formerly a rail line – for the purpose of policy 22 of NPF4.

NPF4 Policy 22 – Flood Risk Mitigation Compliance Statement

An information note outlining the applicant's view on the status of the land – for the purpose of policy 22 of NPF4.

Structural Inspection Report Woodbank House & Stables (2017)

An assessment of the structural stability/safety of Woodbank House and two ancillary buildings, a stable block and agricultural building.

Conservation Inspection Report (2017)

The report provides guidance on the conservation issues for Woodbank House and the ancillary buildings including advice on the suitability of the structures for development.

Sustainability Statement

A statement identifying low carbon solutions for heat and electricity generation and energy efficient design to enable the applicant's ambition of a zero carbon development.

Unilateral Voluntary Undertaking (UVU)

Known as the "Lomond Promise" – a legal document that binds the applicant to promises made to the community at pre-application stage, relating to matters such as employment and training, supporting local business and supply chain, commitment to maintaining access, providing sustainable transport measures and efforts to manage anti-social behaviour.

Summary of Plans Submitted

Drawing Title	Drawing Reference
Site Location Plan	ABC-XX-XX-DR-A-0001 REV F
Parameters Plan	AL(0)005 Rev 0
Illustrative Masterplan	1363
Topographical Survey	35854/4507/001 Rev A