

PHOTOMONTAGE LEVEL OF DETAIL

The latest guidance and best practice is set out in the 'Visual Representation of Development Proposals' Landscape Institute Technical Guidance Note 06/19 dated 17TH September 2019. This supersedes GLVIA3 and the guidance we followed for the previous planning application. Your response is silent in terms of the **Type of Visualisation** and **Level of Accurate Visual Representation (AVR)** you seek, but made it clear that you seek photomontages, not the massing studies that were produced for the last application. The table and image below from Note 06/19 summarises the differences in Visualisation Type and AVR levels.

Table 2 Visualisation Types 1-4		Type 1	Type 2	Type 3	Type 4
Aim of the Visualisation		Annotated Viewpoint Photograph	3D Wireline / Model (non-photographic)	Photomontage / Photowire	Photomontage / Photowire Survey / Scale Verifiable
Photographic Equipment	Tripod	Recommended but discretionary	Not relevant	Recommended	Necessary
	Panoramic head	Not relevant		Recommended for panoramas	Necessary for panoramas
	Minimum Camera / Lens	Cropped frame or FFS + 50mm	Not relevant	Cropped frame or FFS + 50mm	Full Frame Sensor (FFS) + 50mm FL lens ¹
Locational Accuracy	Source of camera/viewpoint location data	GPS, OS Maps, geo-referenced aerial photography	Varies according to technology	Use good quality data: GPS, OS Maps, geo-referenced aerial photography, LiDAR	Use best available data: High resolution commercial data, LiDAR, GNSS, or measured / topographic surveys
	Survey-verified ²	Not relevant			When appropriate
Data & Presentation	Verifiable (SNH) ³	Not relevant			Required
	3D model	Not required	Required		
	Image Enlargement ⁴	Typically 100%	Not relevant	Typically 100%	100% - 150%
	Form of Visualisation	sketch / outline / arrows	massing / wireline / textured	wireline / massing / rendered / textured to agreed AVR level ⁵	
	Viewpoint mapping	Dedicated viewpoint location plan			Dedicated viewpoint location plan, + individual inset maps recommended
	Reporting of methodology and data sources	Outline description of sources and methodology recommended		Data, sources and methodology recommended	Verifiable data, sources and methodology required



The previous application were Type 3 Visualisations with an Accurate Visual Representation (AVR) of level 1 (the block massing & wirelines) which were agreed as proportionate and reasonable given the PPiP status of the application.

Question 3: Given the new application will also be PPiP we would like to propose that:

- We produce **Type 3 photomontages to AVR Level 1** for the same viewpoint massing studies as per the last application (therefore Viewpoints 1, 2, 3, 6, 10, 12 , 14, 15 & 17 and one new Viewpoint from Loch Lomond)
- But with the addition of more detailed **Type 3 photomontages to AVR Level 2** for the near views of the Pierhead development (therefore VPs 1, 2 & 3). Therefore presenting, size, massing, doors, windows, floors and roof of the most prominent development component.

Please confirm your acceptance of this approach?

Thank you for your assistance.

Gillespies llp 19/08/2021

From:	██████████ <██████████@tigerbond.com>
Sent on:	Sunday, February 20, 2022 1:13:42 PM
To:	██████████ <██████████@lochlomond-trossachs.org>
Subject:	Lomond Banks

Hi ██████████
 I hope you are really well.
 Rather randomly my phone has just alerted me to a voicemail from you that I believe is now a few weeks old – my sincerest apologies that it has only come into me just now.
 I will give you a call on Tuesday when I am back in the office to touch base but wanted to send my sincerest apologies for not coming back to you sooner.
 Thanks
 ██████████
 ██████████
 Senior Account Director

From:	██████████ <██████████@tigerbond.com>
Sent on:	Wednesday, May 25, 2022 3:14:38 PM
To:	██████████ <██████████@lochlomond-trossachs.org>
Subject:	Lomond Banks
Attachments:	Lomond Banks - Planning Validated - May 2022 v2 (002).docx (45.25 KB) – below email

Hi ██████████
 Great to speak to you just now.
 As discussed, please find attached the draft press release which is expected to go out on Monday – we are waiting on an additional quote to be included within this before it is finalised – as soon as this happens, I send an updated version. As discussed, we expect this to be issued on Monday in line with the submission being validate and available to view on the portal – ██████████ until then.
 The email address to forward all Lomond Banks enquiries is ██████████@tigerbond.com
 I will keep you updated ██████████
 Many thanks again
 XXXX
 ██████████
 Senior Account Director
 DD: ██████████ | M: ██████████

For immediate release: Monday 30th May 2022

PRESS RELEASE

PRESS RELEASE

PRESS RELEASE



NATIONAL PARK VALIDATES OUTLINE PLANNING SUBMISSION FROM LOMOND BANKS

-Developer submits revised plans for £40m sustainable world-class tourism destination in Balloch-

- **Revised plans include development of West Riverside and Woodbank House but removes all development from ancient woodland at Drumkinnon Wood**
- **Considered and enhanced ecological approach to protect the natural environment**
- **New vision for the site adjacent to the pierhead to be more fitting with the wider area and reduce visual impact**
- **Outlines commitment to multi-million-pound investment with pledges from developer on economy and local job creation**
- **New accommodation-led resort will be completely bespoke to complement the local environment**

Flamingo Land has submitted its outline planning submission to build a £40million sustainable world-class tourist destination in Balloch, Loch Lomond.

This major milestone comes following nearly 12 months of extensive community liaison and consultation which has led to a number of fundamental changes to the plans compared to the previous submission lodged in 2018.

These include a revised vision of the site adjacent to the pierhead to be more in keeping with the natural landscape, and the complete removal of any development in the ancient woodland of Drumkinnon Wood. More extensive ecological evaluations have also been undertaken for this submission to ensure a considered approach to the development and protection of the surrounding environment.

Breaking away from its traditional portfolio of theme parks, the proposed new Lomond Banks development being put forward by Flamingo Land will be centred around a new accommodation-led resort that will be devised to complement the local environment whilst bringing much needed investment and job creation to Balloch and West Dunbartonshire.

The new proposals for West Riverside and Woodbank House, which is adjacent to Loch Lomond Shores, have for some time been identified for tourism development in the Local Development Plan. The Lomond Banks development team will work with leading planning consultants, Stantec, and project architects, Anderson, Bell + Christie, to deliver the prestigious project.

Lomond Banks also includes the retention of the Grade A Listed Woodbank House, which is on the 'Buildings at Risk' register. The conservation and redevelopment of these listed structures within the site will be subject to future applications for Detailed Planning Permission and Listed Building Consent (LBC).

The development has also made significant pledges regarding employment, supporting local supply chain in the area as well as providing learning and training opportunities for visitors and staff alongside creating close links to local schools and colleges.

Jim Paterson, development director for the Lomond Banks project, said: "After an extensive period of reflection, community liaison and enhanced ecological studies to make Lomond Banks the best it can be, I am delighted to be submitting our plans and taking forward a proposal which we believe is both robust and of benefit to the local community.

"We have listened to the issues raised throughout our consultation process, and the plans now include very significant amendments to ensure Lomond Banks will be in keeping with its environment and protect its treasured assets.

"Our environmental and commercial commitment to Balloch and West Riverside remains steadfast, and we want to complement what makes Loch Lomond so attractive to visitors. Our aim would be to invest and hire locally, as well as working with local businesses to maximise the benefits of the development for all."

(Additional quote still to be included here)

With the outline planning submission having been validated by the Loch Lomond and Trossachs National Park Authority, Lomond Banks will now seek Planning Permission in Principle, at this stage. If approved, the team would progress to work on plans for Detailed Planning Permission. At this point, the indicative details outlined below would be confirmed.

The proposed development comprises a tourism, leisure, and recreation-led mixed-use development, including:

- Refurbished tourist information building
- Up to 60-bedroom apart-hotel
- Up to 32-bedspace budget hotel
- Up to 127 self-catering lodges of various sizes
- Reconstruction and refurbishment of Woodbank House to provide up to 15 self-catering apartments
- Reconstruction and refurbishment of the attendant structures at Woodbank to provide up to six self-catering units
- Leisure pool / water park / spa facility
- Water sports hub
- Water sports equipment storage building
- Restaurants / café / retail areas
- Craft brewery including pub
- Visitor reception area and hub building
- External activity areas including event/performance areas, children's play areas, picnic and barbeque areas

- Monorail
- Staff service and welfare accommodation
- Associated parking, landscaping, and infrastructure development works; and Access from the surrounding road network including Ben Lomond Way and Pier Road.

The revised plans for West Riverside and Woodbank House offer an opportunity for a unique leisure-based development that truly respects and complements the surrounding area. It is also in-line with the long-standing vision for the site that has been held by the local authority for more than 30 years, which has been articulated in the Local Development Plan and in the Balloch Charrette.

The vision – along with the developer’s renowned conservation credentials – will bring new life to the site, honouring its industrial past, improving biodiversity and protecting the natural woodland setting. These qualities are essential to the overall character of the development and the local area and central to the developer's vision.

The application will be determined by National Park Authority in due course.

For further information or to support the planning submission details can be found on www.lomondbanks.com

Ends.

Issued on behalf of Lomond Banks by tigerbond

All press enquiries should be directed to [REDACTED] tigerbond.com

From:	[REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent on:	Friday, May 27, 2022 8:33:52 AM
To:	[REDACTED]@tigerbond.com; [REDACTED] <[REDACTED]@tigerbond.com>
Subject:	Main email contact for our media team

Hi [REDACTED]

The best email for any enquiries relating to the planning process is: [REDACTED]@lochlomond-trossachs.org

If we get anything relating to the application itself, I'll send them your way.

Thanks,

[REDACTED]

Media & Campaigns Manager

Loch Lomond & The Trossachs National Park

From:	[REDACTED] <[REDACTED]@tigerbond.com>
Sent on:	Tuesday, July 26, 2022 9:33:53 AM
To:	[REDACTED] <[REDACTED]@lochlomond-trossachs.org>
CC:	[REDACTED] <[REDACTED]@tigerbond.com>; [REDACTED] <[REDACTED]@tigerbond.com>

Subject:	Lomond Banks `
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Hi [REDACTED]

I hope you are really well?

Just tried to give you a wee buzz to touch base on Lomond Banks. Let me know when you might be free for a five min chat.

Thanks

[REDACTED]

[REDACTED]

Senior Account Director

DD: [REDACTED] | M: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent on: Thursday, January 6, 2022 10:57:50 AM
To: [REDACTED] <[REDACTED]@stantec.com>
CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] XXXX<[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]>
Subject: Fw: Lomond Banks & John Muir Way Greening Study
Attachments: 1_ JMW-Priority Site Report 201221 - LLS excerpt.pdf (2.27 MB)

Hi [REDACTED]

Happy New Year. Please see the attached, and the below email from our ecological advisor who has asked me to share this study with your team. It would be of benefit if the development could bring about some of the opportunities for improvement identified in the study within the application site area (see story-map at the link below). Something which ought to be considered as the proposals develop.

Regards

[REDACTED]

[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 21 December 2021 15:40
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: Lomond Banks & John Muir Way Greening Study

Hi [REDACTED] [REDACTED]

The Green Action Trust recently commissioned a study to explore options for ecological and placemaking improvements along the route of the John Muir Way on behalf of the John Muir Way partners. This work was undertaken by Raeburn Farquhar Bowen and was funded by the Scottish Government and the European Community LEADER 2014–2020 Programme. The study identifies potential improvements for the stretch of the John Muir Way that passes through and adjacent to the Lomond Banks site. In particular, Drumkinnon Bay is identified as a priority site for improvement through the establishment of native lochside vegetation on the man-made shoreline of the bay. Further details can be found in the attached site report and the Story Map for the full route - <https://bit.ly/JMWGSstorymap>. If you click on the Loch

Lomond & The Trossachs National Park link in the header, this will take you straight to the assessment of the route within the National Park as well as the proposed actions. It will primarily be the responsibility of the individual local authorities and the National Park Authority to decide whether to progress any of the enhancements identified in the study and to obtain funding for the works. No discussions have been undertaken with private landowners to date and this would also be a key next step in the process.

I understand that we are expecting to receive a revised application for planning permission in principle for Lomond Banks develop in February. Given the likely overlap between the area covered by the planning application and the enhancement opportunities identified in the study, would it be possible for you to share the attached site report and Story Map with the applicant to help inform the final design of the proposal?

Happy to discuss further (I'm about to finish up for Christmas and I'll be back at work on the 6th January).

Hope you have a good Christmas,

[REDACTED]

Ecologist

Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 07 February 2022 08:38

To: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]

<[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@[REDACTED]>

<[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@co.uk>; [REDACTED]

<[REDACTED]@com>; [REDACTED] <[REDACTED]@[REDACTED]>

Subject: RE: Lomond Banks meeting

Hi [REDACTED]

Further to our recent discussion we would be available for a meeting on either Monday 21st Feb pm or Thursday 24th pm? Would either of those suit your team?

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@stantec.com>

Sent on: Friday, January 7, 2022 12:56:49 PM

To: [REDACTED] <[REDACTED]@com> [REDACTED]

[REDACTED]@com>; [REDACTED]

[REDACTED] <[REDACTED]@lochlomond-trossachs.org>;

[REDACTED]@co.uk>

CC: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>;

[REDACTED] <[REDACTED]@co.uk>

Subject: FW: Lomond Banks & John Muir Way Greening Study

Attachments: 1_JMW-Priority Site Report 201221 - LLS excerpt.pdf (2.27 MB)

Hello everyone,

Happy new year, hope you all had a nice break.

[REDACTED] has been in touch with the attached document and explanatory email about John Muir Way greening improvements. The majority of what is proposed in the sketch proposals is outwith our red line but if there is potential for us to tie in with what is being suggested for Lomond Shores it would be good and would no doubt please the Park.

They are proposing planting along the shoreline near where the Lomond Banks kiosks are proposed for so perhaps 'greening' the kiosks by using green roofs, recycled materials, planting etc could link the two proposals.

Just some ideas and happy to discuss.

Kind regards,

[REDACTED]

[REDACTED]

Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +[REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: [REDACTED] <[REDACTED]@gillespies.co.uk>

Sent: Wednesday, January 26, 2022 4:10 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: Lomond Banks

Hi [REDACTED] – hope you are keeping well and had a good break over Christmas. We are working hard finalising the LVIA and visualisations but have a quick query about the enormous white building in the image below. We think it may be related to the seaplane but need confirmation please.

[https://www.google.com/maps/@56.013468,-](https://www.google.com/maps/@56.013468,-4.605435,3a,69.5y,22.6h,61.69t/data=!3m8!1e1!3m6!1sAF1QipODKQsC2Z_eVySACT061MS3M5wijN1uelkKrRq!2e10!3e11!6shhttps:%2F%2Fh5.googleusercontent.com%2Fp%2FAF1QipODKQsC2Z_eVySACT061MS3M5wijN1uelkKrRq%3Dw203-h100-k-no-pi0-ya293.686-ro-0-fo100!7i4096!8i2048)

[4.605435,3a,69.5y,22.6h,61.69t/data=!3m8!1e1!3m6!1sAF1QipODKQsC2Z_eVySACT061MS3M5wijN1uelkKrRq!2e10!3e11!6shhttps:%2F%2Fh5.googleusercontent.com%2Fp%2FAF1QipODKQsC2Z_eVySACT061MS3M5wijN1uelkKrRq%3Dw203-h100-k-no-pi0-ya293.686-ro-0-fo100!7i4096!8i2048](https://www.google.com/maps/@56.013468,-4.605435,3a,69.5y,22.6h,61.69t/data=!3m8!1e1!3m6!1sAF1QipODKQsC2Z_eVySACT061MS3M5wijN1uelkKrRq!2e10!3e11!6shhttps:%2F%2Fh5.googleusercontent.com%2Fp%2FAF1QipODKQsC2Z_eVySACT061MS3M5wijN1uelkKrRq%3Dw203-h100-k-no-pi0-ya293.686-ro-0-fo100!7i4096!8i2048)

Many thanks

[REDACTED]

[REDACTED]

Partner

GILLESPIES LLP

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent on: Thursday, January 27, 2022 9:22:16 AM

To: [REDACTED] <[REDACTED]@gillespies.co.uk>

Subject: Re: Lomond Banks

Hi [REDACTED]

It is the new extension for Cameron House. There are several applications I think for this area . It may be 2019/0062/det.

It's not one I've been dealing with.

best wishes

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>

Sent: 14 February 2022 15:09

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@lochlomond-trossachs.org>

Subject: RE: Lomond Banks meeting

Hi [REDACTED]

Please could we go for 21st at any time after 3pm?

Thanks,

[REDACTED] Johnston

Planning Director

Tel: 0141 352 2360

[REDACTED]@stantec.com

5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 14 February 2022 15:41

To: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>

Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: Re: Lomond Banks meeting

Hi [REDACTED]

21st pm is still clear for me and [REDACTED] Shall we say 3pm for an hour? I'll check with Stuart's PA that he's still available and get back to you to confirm.

Regards

[REDACTED]

Loch Lomond & The Trossachs National Park

From: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>

Sent on: Monday, February 14, 2022 3:41:45 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: RE: Lomond Banks meeting

Yes please that would be great

[REDACTED] Johnston

Planning Director

Tel: 0141 352 2360

[REDACTED]@stantec.com

5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY

From: [REDACTED] <[REDACTED]@stantec.com>

Sent on: Wednesday, February 23, 2022 9:24:42 AM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]

[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; Stuart

Mearns <stuart.mearns@lochlomond-trossachs.org>;

[REDACTED] <[REDACTED]@stantec.com>;

[REDACTED] <[REDACTED]@stantec.com>;

[REDACTED]@co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@stantec.com>;
[REDACTED]@flamingoland.co.uk>;
[REDACTED]XXXX@[REDACTED].uk>

Subject: Lomond Banks - Note of 21-02-2022 Meeting

Attachments: 2_Lomond Banks LLTNP Meeting Notes 21-02-22.pdf (133.89 KB)

Good Morning

Thank you for your time on Monday to discuss the proposals for Lomond Banks prior to our design freeze and submission of the application. Please find attached minutes of the meeting.

If there are any comments you would like to make prior to design freeze, we would be grateful if you can give them to us by Monday 28th February.

Many thanks,

[REDACTED]
[REDACTED]

Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: [REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: [REDACTED] <[REDACTED]@stantec.com>

Sent on: Thursday, March 10, 2022 12:34:42 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>

CC: [REDACTED] <[REDACTED]@stantec.com>

Subject: Lomond Banks Altered redline

Attachments: 3_1363-ABC-XX-XX-DR-A-0001 - Site Location Plan-Rev A.pdf (467.72 KB)

Hi [REDACTED]

Further to our discussion regarding Drumkinnon Wood we have removed it and amended the red lines as attached, this has resulted in non-contiguous red lines connected by blue line areas. I don't see an issue validation wise, but just wanted to check you are OK with this too.

Thanks,

[REDACTED] **Johnston**

Planning Director

Tel: 0141 352 2360

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 24 March 2022 12:32

To: Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]

<[REDACTED]@stantec.com>

Subject: Lomond Banks proposal

Hi Stuart, [REDACTED] and [REDACTED]

[REDACTED]
[REDACTED] I am now involved with the Lomond Banks proposal with [REDACTED] and [REDACTED] terms of coordination of the EIA and Planning Application.

We are looking at an application submission of the end of April and one of the queries we have relates to the validation timescales of a major planning application with an EIA. Can you advise on the typical validation timescales for such an application please?

[REDACTED] over the past 2 years there has been on average a 2 week lag between the application being received and validated due mainly to volume of applications and remote working.

If you can advise what you would expect for Loch Lomond and The Trossachs National Park Authority, that would be appreciated.

Kind regards,

[REDACTED]

[REDACTED]

Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 24 March 2022 17:30

To: roads@west-dunbarton.gov.uk; Planning.sw@sepa.org.uk; infomailbox

<infomailbox@lochlomond-trossachs.org>; DevelopmentOperations

<developmentoperations@scottishwater.co.uk>

Cc: [REDACTED] <[REDACTED]@stantec.com>

Subject: Request for Information - West Riverside and Woodbank House (Lomond Banks)

Good afternoon,

Stantec have been commissioned to undertake a Flood Risk Assessment and Drainage Strategy as part of a EIA to support an application for planning permission in principle for the erection and operation of a proposed tourism and leisure-led mixed use development on land at West Riverside and Woodbank House, Balloch. Site location plan shown below for context.

I would be grateful if you could assist us on this by providing any information held or any thoughts on any of the following:

- Records of historical flooding in the area from all sources;
- Existing flood defences in the vicinity of the development site;
- Layouts of existing sewers and other services;
- Records of land contamination;
- Discharge rate requirements from site
- Design standards – any local specific guidance for drainage and flood risk? If not, best practice guidance will be assumed (E.g. Sewers for Scotland 4, CIRIA SuDS Manual)
- Any other relevant information

If I have used the wrong email address I would be much obliged if you could forward to your relevant team please. Many thanks in advance.

Kind regards,

[REDACTED]

Senior Engineer [REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent on: Monday, March 28, 2022 4:04:17 PM

To: [REDACTED]@stantec.com

CC: Samantha Stubbs <Samantha.Stubbs@lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>

Subject: Re: Request for Information - West Riverside and Woodbank House (Lomond Banks) - advice requested please

Dear [REDACTED]

I refer to your enquiry below which has been passed to me for response. The National Park Authority does not hold the information requested.

The only documentation we have of relevance is the design guidance on SUDS contained within our Design and Placemaking Supplementary Planning Guidance which supports Natural Environment Policies 12 and 13 of our Local Development Plan.

[REDACTED] - you may also recall the complaint regarding the overflowing of the sewers in the vicinity of Sweenies Cruises which may be of relevance to this enquiry. I believe I forwarded you the correspondence a while back but do let me know if you wish me to dig it out and resend it.

Regards

[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent on: Thursday, April 14, 2022 2:27:01 PM
To: [REDACTED]@stantec.com; [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: FW: Lomond Banks proposal

Dear [REDACTED]

I tried calling you both just now but couldn't reach you.

I wanted to touch base a couple of matters. The first is that I couldn't find a record of my having responded to your email of 24th March regarding validation timeframes. Please see my reply below and please accept my apologies if I haven't in fact already sent this to you. Secondly, I'd like to just check that you still anticipate the application being submitted at the end of April?

Finally, I've been asked to request that if there is to be any press release regarding the submission would you mind giving us the heads up so we can ensure we have our comms / teams ready to deal with any enquires? if you are able to send us a copy of any release prior to publication that would also be very helpful.

That's it for now, I hope you enjoy the Easter break.

Regards

[REDACTED]

Dear [REDACTED]

Thank you for your email enquiring about validation timeframes for the impending Lomond Banks EIA application.

We aim to complete the validation process for all applications within 5 days as per our performance charter. By way of a guide, for other EIA applications received by the Park Authority, the validation check has generally taken between 8-18 days. If an application is valid at the date that it is lodged then, notwithstanding the checking time required, the 'validation date' will be backdated so that the 16 week determination period will begin from the date the application was lodged.

You can help speed up the validation check process by submitting the application via the planning portal. Delays have been experienced where files have been received electronically but file sizes have been too large for our public access system which leads to delays while suitable file sizes were sought. Submission via the portal removes this obstacle.

Also, you will no doubt have noted, the Covid19 suspension of the requirement for a copy of the EIA report to be available in public expired on 31 March 2022. We would therefore request that a hard copy of the full EIA for public viewing is provided to us as we will require to ensure that all legislative requirements are met pre-validation.

We would also request that a hard copy of the full application submission is provided to us for our reference and public display at our headquarters.

Please refer to our guidance on 'How to submit a valid planning application'

- <https://www.lochlomond-trossachs.org/planning/planning-applications/make-an-application/helpful-resources/making-valid-planning-application/>

Please note that I will be on annual leave from 2nd to 6th May inclusive but we have allocated senior staff to review the application submission and assist with validation in my absence.

I trust the above assists.

Regards

[REDACTED]

[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 27 April 2022 14:38

To: [REDACTED] <[REDACTED]@stantec.com>

Cc: Catherine Stewart <catherine.stewart@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]@stantec.com>

Subject: Lomond Banks - Impending application submission

Hi [REDACTED]

Further to our conversation earlier today there are a few further points I just wanted to note for clarification/info:

- First, a reminder to please send details of EIA cost (CD and hard copy) and agent contact to us so we can complete our advert and letter templates. Please email these to catherine.stewart@lochlomond-trossachs.org as soon as possible
- We discussed the placing of a hard copy of the application in Balloch Library. This venue is fine by us however please do not place a copy there until the application is valid. We can of course accept hard copies at our HQ in the meanwhile.
- I've asked colleagues to liaise with you during the validation period to align the timing of validation with your press release. Would it be possible to provide a copy of the draft text of the press release to us beforehand for our information?
- [REDACTED] is your contact while I'm on leave next week. She is cc'd in and can be contacted on [REDACTED]

I think that's it for now.

Regards

[REDACTED]

[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@stantec.com>

Sent on: Tuesday, May 3, 2022 2:08:53 PM

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>

CC: Catherine Stewart <catherine.stewart@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>

Subject: RE: Lomond Banks - Impending application submission

Hi [REDACTED] [REDACTED]

We have started the upload of the planning application for Lomond Banks via eplanning. It will likely take a day or two to get all the information in.

In terms of the EIA Report and the statutory advert. If an individual wants a hard copy the cost will £750 and a USB stick will be £10. Requests can be made via info.glasgow@stantec.com

The plan is to place one copy at your HQ and one at Balloch Library as per the previous application. We will courier them up when you are able to confirm the application will be validated.

I will look to get details and timings of the proposed press release over to you as soon as possible.

If there are any issues regarding the submission and validation please let me know in the first instance.

Kind regards,

[REDACTED]

[REDACTED]

Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: [REDACTED]
[REDACTED]@stantec.com

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 03 May 2022 15:23

To: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: Catherine Stewart <catherine.stewart@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>; [REDACTED] [REDACTED]
[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
<[REDACTED]@stantec.com>

Subject: RE: Lomond Banks - Impending application submission

[REDACTED]

Thanks very much for your e-mail. Once the application has been received and checked we will be in touch regarding validation.

Many Thanks

[REDACTED]

[REDACTED]

Planning Officer
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 13 May 2022 08:47
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
Subject: Lomond Banks

[REDACTED]

I'm just after an update on the submission timeframes for the Lomond Banks application to update [REDACTED] and team members. Have you an idea when you'll be pressing the submit button?

Regards

[REDACTED]

[REDACTED] MRTPI
Development Management Planner

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 16 May 2022 15:59
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: Lomond Banks

Hi [REDACTED]

That is the application for Lomond Banks formally submitted. If there are any issues in terms of registering or validating the application please let me know so we can address.

In terms of payment of fees, this will be done by the applicant, James Paterson

- [REDACTED]@flamingoland.co.uk

The e-planning application form at the end did not provide an opportunity to add the applicants contact details.

Kind regards,

[REDACTED]

[REDACTED]

Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: [REDACTED]

[REDACTED]@stantec.com

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 16 May 2022 16:05
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
Subject: Re: Lomond Banks
Thanks [REDACTED] over to us!

Just re the hard copies - we'd be happy to receive the HQ copy and we will need the EIA to be dropped before validation.
Will you wait confirmation of validation please before depositing the hard copy in the library?
Is this still the plan?

Regards

██████████
██████████ MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: ██████████ <██████████@lochlomond-trossachs.org>
Sent on: Tuesday, May 17, 2022 8:15:01 AM
To: ██████████ ██████████ <██████████@stantec.com>; ██████████
██████████ <██████████@stantec.com>
Subject: Re: Lomond Banks

Hi ██████████

Does the below help?
You can also pay by **Bank Transfer (BACS)**:

██████████
██
Sort code: ██████████
Account: ██████████
Account Name: Loch Lomond & Trossachs National Park Authority

██████████

██████████ MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: ██████████ ██████████ <██████████@stantec.com>
Sent: 17 May 2022 08:55

To: ██████████ <██████████@lochlomond-trossachs.org>; ██████████
<██████████@stantec.com>
Subject: RE: Lomond Banks

Morning ██████████
Given the size of the fee is the NPA able to provide BACS details for payment?

██

Thanks,
██████████ **Johnston**
Planning Director
Tel: 0141 352 2360

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)
5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 17 May 2022 11:00
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: Lomond Banks

Hi [REDACTED]
We will organise for 2 copies to be printed and delivered to your HQ and Balloch Library. Please let us know when you consider the application is likely to be validated and we will tie in with that.

In terms of the validation process, it is our understanding that under the current Town and Country Planning (Miscellaneous Temporary Modifications) (Scotland) Regulations 2022 (ending 30 September 2022) there is no requirement for printed copies to be displayed to make the application valid. We are of course happy to provide the printed copies but if you can clarify our understanding of the current regulations, that would be appreciated.

Kind regards,

XXXX

[REDACTED]
Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 17 May 2022 13:11
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>; Catherine Stewart
<catherine.stewart@lochlomond-trossachs.org>
Subject: Re: Lomond Banks

Hi Steve

My understanding of the regulations is that the requirement for EIA to be made available in public is back in force as of 31 March 2022. The policy note accompanying the 2021 amendment regulations states:

"No amendment is made by the 2021 Regulations to the suspension of requirements regarding availability of EIA reports. That suspension is linked to expiry of Part 1 of the Coronavirus (Scotland) Act 2020, and will therefore remain in place until the end of 31 March 2022, by virtue of the Coronavirus (Extension and Expiry) (Scotland) Act 2021 amendment of section 12 of that 2020 Act"

There appears to be no provisions in relation to EIA in the subsequent 2022 amendment regulations - those relating to planning permission extensions and PAC requirements. Therefore, we would ask for a hard copy of the EIA to be made available in public at our HQ (as a validation requirement).

Regards

[REDACTED]
[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 19 May 2022 17:19
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@stantec.com>; Catherine Stewart
<catherine.stewart@lochlomond-trossachs.org>
Subject: RE: Lomond Banks

Hi [REDACTED]
Printing has been commissioned and should be ready for Monday. Let me know when would be best to deliver?
Kind regards,

[REDACTED]
[REDACTED]
Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: [REDACTED]
[REDACTED]@stantec.com

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 23 May 2022 08:08
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>; Catherine Stewart
<catherine.stewart@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: Re: Lomond Banks

Hi [REDACTED]
If you can get them to us today or tomorrow (Tuesday) that would be great. Otherwise just as soon as you can. Planning staff are out of the office on Wednesday morning but you can always leave the hard copy with reception.
We haven't had news of the planning fee being received yet. I'll follow that up with finance today but just wondering if you know if that has been sent over yet?
We are well on with checking and uploading documents which we expect to complete today.
Regards

[REDACTED]
[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 23 May 2022 10:46
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]@stantec.com>; Catherine Stewart
<catherine.stewart@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: Lomond Banks

Hi [REDACTED]
The printing should be ready today and will arrange for it to be sent to you.
In terms of the application fees they should be getting paid tomorrow.
Kind regards,

[REDACTED]
[REDACTED]
Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 24 May 2022 12:51
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>; Catherine Stewart
<catherine.stewart@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: Re: Lomond Banks

Hi [REDACTED]

We have calculated the planning fee at £64,200 (same as the amount which has been received and is awaiting bank clearing). Unfortunately this doesn't include the EIA advert fee of £500. Could this be paid also please?

Subject to fees etc and EIA hard copy being received we are targeting this Thursday for validation completion - but that depends also on the timing of your media. Have you any update on timeframes for the press release (and content) as well as specifically what day next week the neighbour fliers are being distributed? Please do let us know as I will also need to co-ordinate validation with our comms team.

Regards

[REDACTED]
[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@stantec.com>
Sent on: Tuesday, May 24, 2022 3:53:03 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
CC: [REDACTED] <[REDACTED]@stantec.com>
Subject: RE: Lomond Banks
Attachments: 4_ LOMOND BANKS_NEWSLETTER FINAL.pdf (4.7 MB)

Hi [REDACTED]

Following our conversation I can confirm that the client has been asked to pay the EIA Advert fee. I will check when this has been done.

Hard copies of the application will be delivered to your HQ tomorrow and best for yourselves to deliver on to Balloch Library when the application is valid rather than the risk of it available to view before validation.

The clients PR team ([REDACTED]) will be in contact directly with your Comms team regarding the press releases.

As mentioned a letter drop to residents in Balloch is due to take place on Monday 30 May and I have attached the brochure that will be sent. This is confidential until Monday.

Hopefully the planning application fee will have been cleared by the bank by Monday and ensure there are timing issues.

Kind regards

[REDACTED]
[REDACTED]

Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent on: Wednesday, May 25, 2022 2:19:19 PM
To: [REDACTED] <[REDACTED]@stantec.com>
CC: [REDACTED] <[REDACTED]@stantec.com>
Subject: Re: Lomond Banks

Hi XXXX

Both received thank you. I think we have everything we need now for validation. We have an internal meeting this afternoon to ensure we have everything in place to press the 'go' button and make it valid. I'll keep you posted but looks like we will be able to make it valid if not tomorrow then on Friday this week.

Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: Thursday, May 26, 2022 11:48:10 AM
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@stantec.com>
Subject: Description of Development for Lomond Banks
Hi [REDACTED]

As discussed below is the intended description of development for the Lomond Banks planning application. This lifts the wording from your planning statement/EIA with the associated parameters. As agreed, I've also included the reference to the Woodbank House / buildings conversion but noted for the avoidance of doubt that these are subject to further consents.

"Erection and operation of a mixed-use tourism and leisure development including refurbished tourist information building; up to 60-bedroom apartment hotel; up to 32-bedspace budget hotel, up to 127 no. self-catering holiday lodges; restoration and redevelopment/conversion of Woodbank House and attendant listed structures for up to 21 self-catering holiday apartments (subject to other necessary consents); leisure pool, waterpark, spa; restaurants, hot food cafe and retail areas; craft brewery including pub; visitor reception area and hub building; external activity areas including areas for event and performance, play, picnic and barbeque; monorail; staff service and welfare accommodation; transport infrastructure; associated access and parking; landscaping and utilities infrastructure works."

If you're in agreement with this please do confirm by return. Happy to discuss any amends.

Regards
[REDACTED]

[REDACTED] MRTPI
Development Management Planner

From: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
Sent on: Thursday, May 26, 2022 12:35:10 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
CC: [REDACTED] <[REDACTED]@stantec.com>
Subject: Re: Description of Development for Lomond Banks

[REDACTED] yes I'm happy with that thanks.

Regards

[REDACTED]

[REDACTED] Johnston
Planning Director
Tel: 0141 352 2360
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)
5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 07 June 2022 14:06
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
Subject: Lomond Banks Website - representations

Hi [REDACTED]

I need to bring something to your attention as regards the Lomond Banks website. The webpage <https://lomondbanks.com/our-proposals/> has a button "Support the proposals" which automatically creates an email which is then sent on to our department. This is causing problems for Planning Support because the representations we are receiving from people using this facility are not inclusive of their address. We can only accept comments that include the full name and address. This means that each time someone clicks on the button the website is not generating a 'valid' representation and we are having to go back to the sender and ask for address details each time we receive one. Ideally the website would direct people to the planning portal which helps to ensure all submitted representations are in a valid form. Is this something that you could modify the website to address?

Regards

[REDACTED]

[REDACTED] MRTPI
Development Management Planner
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org

From: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>
Sent: 07 June 2022 14:58
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]

<[REDACTED]@stantec.com>

Subject: RE: Lomond Banks Website - representations

Hi [REDACTED] – the website has now been updated

We have amended the link to add that we need an address included and have created a separate button taking people through to the portal.

<https://lomondbanks.com/our-proposals/>

Let me know if this meets the needs of the National Park team.

[REDACTED] Johnston

Planning Director

Tel: 0141 352 2360

[REDACTED]@stantec.com

5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent on: Tuesday, June 7, 2022 3:35:59 PM

To: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
[REDACTED]@stantec.com>

Subject: Re: Lomond Banks Website - representations

Hi [REDACTED]

Thank you that is certainly an improvement. Is there any way that the website could encourage people to insert the pre-set text into the planning portal? The website links to the email to planning@lochlomond-trossachs.org... which is our central inbox for all applications and planning related enquiries. Comments received by email require more processing (i.e. manual input of the contact and email, dates etc) into our systems whereas the portal uploads and logs the representation automatically which does relieve the workload somewhat and gets representations published more quickly. At the moment the email traffic is manageable, but we anticipate it might pick up.

Regards

[REDACTED]

[REDACTED] MRTPI

Development Management Planner

Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 21 June 2022 09:41

To: [REDACTED] <[REDACTED]@stantec.com>

Subject: Contact at Scotrail?

[REDACTED]

Our database email contact at Abellio Scotrail - [REDACTED] is bouncing back. Do you have any contacts there from your pre-application engagement that we could send the consultation on the application to?

Regards

[REDACTED]

[REDACTED] MRTPI

Development Management Planner

Loch Lomond & The Trossachs National Park

From: [REDACTED] Steve <[REDACTED]@stantec.com>
Sent on: Tuesday, June 21, 2022 3:07:56 PM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: Contact at Scotrail?

Hi [REDACTED]
We had meetings with [REDACTED] scotrail.co.uk and [REDACTED] scotrail.co.uk. [REDACTED] is Transport Integration Manager and [REDACTED] is Tourism Manager. [REDACTED] scotrail.co.uk Head of Economic Development and Community Development was also invited but couldn't attend, I believe he was involved in consultation for the previous application. Hopefully one of the above will be the right person for your consultation.
Kind regards,

[REDACTED]
[REDACTED]
Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: [REDACTED]
[REDACTED] stantec.com

From: [REDACTED] <[REDACTED]@stantec.com>
Sent on: Tuesday, July 26, 2022 9:25:30 AM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@stantec.com>
Subject: 2022/0157/PPP Lomond Banks

Hi [REDACTED]
Appreciate that [REDACTED] is off till next week but can you advise if the public consultation period for the Lomond Banks proposal closed on 22 July as per the website?
Kind regards,

[REDACTED]
[REDACTED]
Associate Planner
5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY
Direct: [REDACTED]
[REDACTED] stantec.com

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent on: Tuesday, July 26, 2022 9:44:38 AM
To: [REDACTED] <[REDACTED]@stantec.com>

CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
[REDACTED] <[REDACTED]@stantec.com>
Subject: RE: 2022/0157/PPP Lomond Banks

Hi [REDACTED]

Thanks for your e-mail. The statutory deadline for public comments was 7th July 2022 however it is our policy to accept comments up to a short time before the Planning Officer's report is published prior to Committee. This was the case for the last application too and is explained in our [blog](#) for the Lomond Banks application.

If you have any further questions just let me know.

Many Thanks

[REDACTED]

[REDACTED]

Planning Officer

[REDACTED]

Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@stantec.com>
Sent on: Friday, July 29, 2022 10:15:54 AM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
XXXXt <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: 2022/0157/PPP - Lomond Banks West Riverside Balloch

Hi [REDACTED]

We were contacted by [REDACTED] and HES about this.

I am not sure why the photomontages etc. were not submitted with the application. I now have them.

They are very large files. Do you have a preferred file sharing facility? We tend to use WeTransfer mostly.

Let me know what is the best way to get them over to you.

Kind regards,

[REDACTED]

[REDACTED]

Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: [REDACTED]

[REDACTED] [stantec.com](#)

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Sent: 29 July 2022 11:00
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>
Subject: Re: 2022/0157/PPP - Lomond Banks West Riverside Balloch
5_Scoping response clarification

Hi [REDACTED] – I hope this finds you well.

I am writing regarding the West Riverside planning application. [REDACTED] as case officer is currently on annual leave (returning next week) but I wanted to make early contact on a matter regarding the information in the file which was picked up by our landscape team in progressing their advice on the Landscape and Visual impact side.

It has been pointed out that the submission does not seem to include the massing study or wireframe illustrations of the proposed buildings – most significantly the revised hotel massing at the pierhead. All that seems to have been included is photographs. Please direct me if this is elsewhere and has not been picked up – but is this an oversight? If they are indeed missing, I request that these be provided ASAP.

[REDACTED] on the landscape side has provided me the pre app advice (attached) where the level of information to be provided was agreed with [REDACTED]

In summary, it was agreed that Type 3 photomontages to AVR level 1 would be provided for the majority of viewpoints and that Type 3 photomontages would be provided for the near views of the Pierhead development. Thereafter [REDACTED] continued to liaise with [REDACTED] re the actual viewpoints.

I trust you can re-assure me on this matter

Much appreciated and best regards

[REDACTED]

[REDACTED]

Planning Manager - Delivery

Loch Lomond & The Trossachs National Park

www.lochlomond-trossachs.org

www.twitter.com/lomondtrossachs

www.facebook.com/lomondtrossachs

From: [REDACTED] <[REDACTED]@stantec.com>

Sent: 03 August 2022 10:39

To: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>;

[REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: 2022/0157/PPP Lomond Banks Photomontages

Good morning

As per your discussions with my colleague Steve Callan, please find below links to the Lomond Banks photomontages. The document has been split into 4 parts with all being less than 20MB.

Part 1 p.1 – p.22

<https://we.tl/t-JOjOOMKNZa>

Part 2 p.23 – p.37

<https://we.tl/t-mJUQp0VziT>

Part 3 p.38 – p.57

<https://we.tl/t-euf8ljnQAa>

Part 4 p.58 – p.67

<https://we.tl/t-r7urmXGbcx>

I would be grateful if you can please confirm receipt and whether you would like us to send the photomontages directly to HES.

Kind regards,

[REDACTED]

[REDACTED]

Senior Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: [REDACTED]
[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>
Sent on: Wednesday, August 3, 2022 10:47:38 AM
To: [REDACTED] <[REDACTED]@stantec.com>
CC: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: 2022/0157/PPP Lomond Banks Photomontages

Dear Martin

Thank you for submitting the document below. These have been downloaded and inserted into our system.

[REDACTED] will respond to your query about sending the document directly to HES or not.

Kind regards

Regards

Planning Support Team

Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 11 August 2022 16:33
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: Lomond Banks, Balloch
Hi [REDACTED]

We are appointed by Flamingo Land Limited to provide transport advice on their proposed tourism development at Balloch (planning application ref: 2022/0157/PPiP). I have been provided your email address as the manager with overall responsibility for Sustainable Transport for the Loch Lomond and Trossachs Area.

In support of the planning application, we have produced a Transport Assessment, which further to a review by Transport Scotland and West Dunbartonshire Council, no outstanding issues have been raised.

Residents of Balloch are however raising objections to the planning application, citing existing traffic problems as one of the main issues. Although the application is in principle at this stage, our Transport Assessment included a section of potential measures that could be implemented as part of a Travel Plan, which will be required prior to the opening of the development. The Travel Plan will include measures to encourage visitors to arrive at the site by non-car mode and to arrive outside of peak hours.

Would you be available sometime next week for a Teams meeting to discuss sustainable measures that you are progressing for the area and potentially any measures that we can introduce for the site? Next week, I am available Monday, Tuesday, Wednesday afternoon, Thursday and Friday afternoon.

Kind regards,

[REDACTED]
[REDACTED]

From: [REDACTED] <[REDACTED]@stantec.com>
Sent on: Tuesday, August 16, 2022 10:48:44 AM
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: Lomond Banks

Hi [REDACTED]

We have a meeting at 2pm with the applicant and wondered if you had any update I can provide on your meeting last Friday with West Dunbartonshire Council?

Kind regards,

[REDACTED]

[REDACTED]

Associate Planner

5th Floor, Lomond House, 9 George Square, Glasgow G2 1DY

Direct: +[REDACTED]

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

From: [REDACTED] [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent on: Wednesday, August 17, 2022 10:55:14 AM

To: [REDACTED] <[REDACTED]@stantec.com>

CC: Sue Hilder <Sue.Hilder@lochlomond-trossachs.org>; Stuart

Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED]

[REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Subject: RE: Lomond Banks, Balloch

Hello [REDACTED]

Around a live application like this it is best that any contact should always be through the case officer, so a specific meeting would not be appropriate. The Sustainable Travel, Recreation and Access Team will be providing specific comments throughout the process to the case officer.

I can share that we are currently working with a consultant to produce a National Park wide Sustainable Travel Assessment and Modal Shift Options Appraisal which we hope to have complete by April 2023. In addition it is worth noting that our draft Active Park Healthy People can be seen [here](#). This was never formally adopted in light of the Covid pandemic however it provides a good reference document for consideration and highlights the opportunities for Balloch as a better sustainable transport hub. This draft and the public consultation work within that process will help inform the overarching strategy within the next National Park Partnership Plan.

In terms of our current sustainable transport work, we are currently focused on:

- Modal Shift Study mentioned above
- Shuttle bus pilots targeted at busy visitor areas (we unfortunately couldn't deliver a service this year but will continue to progress pilots and share lessons learnt)
- Digital Journey Planner to promote sustainable transport opportunities

The only thing I would add is that you are probably aware that the West Loch Lomond Strategic Tourism Infrastructure Development Framework highlights opportunities in and around Balloch for transport. It can be seen in the National Park Authority June Board Papers [here](#).

I trust this is useful and [REDACTED] and the specialist comments through the planning process will no doubt provide useful information.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Head of Visitor Services

Loch Lomond & The Trossachs National Park Authority

From: [REDACTED]@hes.scot>

Sent: 13 July 2022 14:37

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: planningemail - Loch Lomond <planning@lochlomond-trossachs.org>

Subject: RE: 300019899 - Consultation on Planning Application - 2022/0157/PPP

Good Afternoon.

I am currently gathering our comments in regards to the A-listed Woodbank House (LB1125) which lies within the proposed development boundary.

I noticed that the Cultural Heritage Chapter states that visualisations have been provided in Appendix 12.5 – however this document does not appear to be on the planning portal. As we will need this information to understand the setting impacts on the building would it be possible to point me in the direction of it?

All the best,

[REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent on: Wednesday, July 13, 2022 2:44:11 PM

To: [REDACTED]@stantec.com>

CC: [REDACTED] <[REDACTED]@stantec.com>; [REDACTED]
[REDACTED]@hes.scot>

Subject: Fw: 300019899 - Consultation on Planning Application - 2022/0157/PPP

Dear [REDACTED]

I've had the below request for information from HES but am struggling to point them in the right direction. Appendix 12 relates to transport and there doesn't appear to be any visualisations in Appendix 13 - Archaeology and Cultural Heritage.

Please could you respond to [REDACTED] direct and cc me in as I am on annual leave as of today, returning on 01 August.

Regards

[REDACTED]

[REDACTED] MRTPI
Development Management Planner

Loch Lomond & The Trossachs National Park

Direct: 01389 [REDACTED]

www.lochlomond-trossachs.org

My working hours are 8.30am to 16:00pm. You can best contact me via 01389 [REDACTED] or [REDACTED] lochlomond-trossachs.org National Park Authority staff can reach me via Teams.

For more information about our planning services at this time, please visit <https://www.lochlomond-trossachs.org/planning/coronavirus-covid-19-planning-services/>. Information on how to respect, protect and enjoy the National Park can be found in our latest [advice to visitors](#).

From: [REDACTED] [REDACTED] <[REDACTED]@stantec.com>

Sent: 16 December 2021 11:39

To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]@lochlomond-trossachs.org>

cc [REDACTED]@glenfruin.co.uk [REDACTED]@andersonbellchristie.com
[REDACTED]@stantec.com>; [REDACTED]@gillespies.co.uk>;
[REDACTED]@andersonbellchristie.com>; [REDACTED]@andersonbellchristie.com>

Subject: Lomond Banks meeting 16-12-21

Hi [REDACTED] and [REDACTED]

I've set out a proposed agenda below. Please let me know if you would like to add anything to that, otherwise we look forward to seeing you again this afternoon.

1. Introduction
2. Update on public consultation and feedback received
3. Update on political engagement
4. Design progression:
 - a. Riverside
 - b. Pierhead
 - c. Woodbank
 - d. Staff accommodation area
5. Environmental Surveys Update
6. Planning timeframes.
7. AOB

Regards,

[REDACTED] **Johnston**

Planning Director

Tel: 0141 352 2360

[REDACTED] [stantec.com](mailto:[REDACTED]@stantec.com)

5th Floor, Lomond House, 9 George Square, [Glasgow](https://www.glasgow.gov.uk/), G2 1DY



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[REDACTED]

From: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Sent: 13 January 2022 20:25

To: [REDACTED] <[REDACTED]@streets-uk.com>

Subject: West Riverside proposals

Dear [REDACTED]

A Happy New Year to you. I am now following up with you as per previous correspondence between you and our officers in regards to the West Riverside/Lomond Banks development proposals, which we understand will be subject to a forthcoming planning application. We note that you scheduled a second round of consultation events during November 2021 to allow further engagement on your development plans at Woodbank and West Riverside in Balloch and, in addition to this were also looking to speak to us in more detail about your proposals.

Please note that the Park Authority's interests as planning authority are quite separate from its interests as landowner, therefore when sending notifications to us as landowners you should treat the Park Authority's Estates Team as you would any other landowner affected by the proposed development. Notifications can be sent to the address below.

In addition to protecting the Park Authority's interests as landowner, we need to consider the interests of other users of our sites, particularly those of our subtenants in the Orientation Area, and the owner, and the tenant, of the pier and winch house where these interests interface with the Park Authority's interests. Any proposals must meet the Park Authority's wider objectives including balancing the needs of the local community, existing operators and visitors to the site.

We note that the Duncan Mills Memorial Slipway and car parks, and the Orientation Area at the Gateway Centre are excluded from your proposals.

If you wish to discuss your proposals with the Park Authority as landowner I can confirm that you should please contact me, [REDACTED] Estates Manager, at [REDACTED] [\[REDACTED\]@lochlomond-trossachs.org](mailto:[REDACTED]@lochlomond-trossachs.org) and send any notifications to:-

[REDACTED]
Estates Manager,
Carrochan,
20 Carrochan Road,
Balloch
G83 8EG

Please acknowledge receipt of this email.

Regards,

Emma

[REDACTED]
Estates Manager

Loch Lomond & The Trossachs National Park

From: [REDACTED] <[REDACTED]@streets-uk.com>
Date: Wednesday, 2 February 2022 at 12:45
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Cc: "[REDACTED] (Glasgow)" <[REDACTED]@stantec.com>, "[REDACTED] <[REDACTED]@stantec.com>
Subject: Lomond Banks, Update for LLTNP as Land Owner

Good Afternoon Emma

I'm contacting the National Park, in its capacity as a neighbouring Land Owner, to update you on our proposals for Lomond Banks. I am sending the same update to a number of neighbours and stakeholders including Loch Lomond Proprietors Association and Maid of The Loch.

The Lomond Banks team is in the process of concluding a number of detailed studies and the planning application, for planning permission in principle, is set to be submitted at the end of April 2022, covering West Riverside and the Woodbank House Estate.

As you know, throughout 2021, we undertook an extended period of consultation with the local community as well as key businesses and stakeholders which has helped to shape the plans, including the removal of any development in the ancient woodland of Drumkinnon Wood.

In parallel to this, we have instructed more detailed ecological studies of the area to ensure that the important wildlife assets across Woodbank and West Riverside are incorporated into the designs from the outset.

Included within this, are surveys for birds (including for the first time a study of wintering birds on Loch Lomond and the River Leven), red squirrel and hibernating bats, all of which will conclude at the end of February. Following these, assessments will be made and designs finalised ahead of submission in April.

Surveys have already indicated summer roosting bats within areas of the site, and suitability for hibernation, so further studies were commissioned in line with national guidance to ensure the bats can be accommodated moving forward.

Applied Ecology Ltd has been carrying out detailed survey work on the site since April 2021. Their work has identified exciting opportunities for environmental education and interpretation as part of the proposals, as well as areas for biodiversity enhancement. In particular, they have highlighted the importance of the ancient woodland resource within Drumkinnon Wood, especially its carpets of native bluebells. The proposed plans have been adjusted to reflect these most recent survey results.

I have offered a meeting with Lomond Shores Proprietors – of which LLTNP is a member – and Maid of the Loch. Please let me know if a separate meeting with LLTNP Estates Team or Operations Team would be helpful?

Copying in our planning consultant who has given a recent update to your planning colleagues.

Can you confirm receipt of this email please?

Many thanks
XXXX

██████ streets-UK | Suite 411 Baltic Chambers |
50 Wellington Street | Glasgow G2 6HJ | Tel: ██████

From: ██████ [mailto:██████@streets-uk.com]
Sent: 15 March 2022 14:52
To: ██████ <██████@lochlomond-trossachs.org>
Cc: ██████ <██████@lochlomond-trossachs.org>; Carol Matthews
<Carol.Matthews@lochlomond-trossachs.org>
Subject: Re: Lomond Banks, Update for LLTNP as Land Owner

Hi Emma

You'd contacted me in January advising that you are the main LLTNP contact to discuss the proposals for Lomond Banks with the Park Authority as landowner. I've emailed you a couple of times since then offering updates but haven't heard back from you.

I'm ccing in ██████ and Carol because I am scheduled to give an update to Lomond Shores Proprietors this Thursday and either/both of them would normally attend this.

If you'd like a separate update outwith the Proprietors Association, I'd be very happy to set this up.

Many thanks
XXXX

██████ | streets-UK | Suite 411 Baltic Chambers |
50 Wellington Street | Glasgow G2 6HJ | Tel: ██████

From: ██████
Sent: 13 April 2022 20:35
To: ██████ <██████@streets-uk.com>
Subject: RE: Lomond Banks, Update for LLTNP as Land Owner

Hi ██████

I'm emailing to confirm that we have received your emails, apologies for the delay in confirming this and we appreciate your updates.

At the moment we continue to focus on working through the (hopefully final) details around the land transfer from Scottish Enterprise to the Park Authority of that part of the Slipway car park which is in their ownership. As previously intimated, our intention is to secure this land ownership before taking forward any significant appraisal of the whole pierhead site, which as you know involves careful consideration of a range of stakeholders and partnership interests. We are continuing to work very closely with Scottish Enterprise on the transfer and our overriding interest remains to ensure that suitable and sufficient public access to the pierhead area associated with all of its current uses is maintained, as well as ensuring that all legal rights of access and egress held by the various parties are upheld.

I am just finishing up for leave now that our financial year end is over and will be back at the beginning of May. I understand that the planning application is likely to be submitted by or

around then, and look forward to seeing the proposals at that point in our capacity as land owner/manager.

Kind regards,
Emma

[REDACTED]

From: [REDACTED] <[REDACTED]streets-uk.com>

Sent: 27 March 2022 17:45

To: [REDACTED]co.uk; [REDACTED] <[REDACTED]lochlomond-trossachs.org>; [REDACTED]
<[REDACTED]>

Subject: Lomond Banks

Dear Proprietors

Firstly – apologies from me. I had thought the email below was sent to you last week. However, having checked with [REDACTED] it's not been received. I was changing over my email system last week and there's been a glitch.

[REDACTED] and I appreciated the opportunity to meet you and give you an update on the detail of the masterplan for Lomond Banks. As we explained, the masterplan is very much “hot off the press” and there are still important pieces of work such as the Environmental Impact Assessment being prepared. So not quite there with all the detail.

Because of this, Flamingoland is reluctant to issue the slides we talked you through, but [REDACTED] Development Director, has offered to meet in person/on Teams with any proprietor that would like a more detailed discussion. If this is of interest can you let me know? XXXX is happy to meet with you individually or as a group.

I also include below the detail of accommodation and additional car parking spaces we intend creating. We've agreed to meet again on Thursday 14th April at 10am to enable you to review the final masterplan and we can give a brief summary of key studies that will accompany the planning application. I think the preference is that we meet online – but if you can confirm, [REDACTED] and I can liaise re arrangements.

Accommodation	Parking Numbers & Location
Station Sq 32 Bedroom – sleeps 64	132 spaces in following locations:
43 Riverside Woodland Lodges	West of Pier Rd
	Along Pier Rd
Ben Lomond way Staff & service area	35 spaces
Pierhead	99 spaces
Aparthotel 60 room	

Woodbank	127 spaces
17 Bothies – 2 person	
30 Woodland Lodges 4-6	
37 Countryside Lodges 6-8	
Woodbank House -15 self catering apartments	
Woodbank Stable Block - 6 self catering apartments	
Total Parking	393 spaces

Many thanks

[REDACTED]

[REDACTED] | streets-UK | Suite 411 Baltic Chambers |

From: [REDACTED] <[REDACTED]@streets-uk.com>

Sent: 27 May 2022 11:32

To: [REDACTED] <[REDACTED]@co.uk>; [REDACTED] <[REDACTED]>
[REDACTED] <[REDACTED]@lochlomond-trossachs.org>

Cc: [REDACTED] <[REDACTED]@uk>; [REDACTED] <[REDACTED]>
XXXX@[REDACTED]

Subject: Lomond Banks - Planning Application Submitted

Good Morning Lomond, Shores Proprietors Association

I'm pleased to be able to formally advise you that the planning application for Planning Permission in Principle has now been submitted for Lomond Banks. I also attach a newsletter that will be distributed to some 45,000 premises next week.

You're aware from our various meetings of the significant changes that have been made since the initial application was submitted in 2018. The changes include

- Removal of all development from ancient woodland at Drumkinnon Wood
- Revised plans for West Riverside and Woodbank House
- A new vision for the pierhead area to be more fitting with the wider area and reduce visual impact
- A considered and enhanced ecological approach to protect the natural environment
- A commitment to this multi-million-pound investment with pledges on economy and local job creation

- A more accommodation-led resort that is completely bespoke to complement the local environment

The proposed development comprises a tourism, leisure, and recreation-led mixed-use development, including:

- Refurbished tourist information building
- Up to 60-bedroom apart-hotel
- Up to 32-bedspace budget hotel
- Up to 127 self-catering lodges of various sizes
- Reconstruction and refurbishment of Woodbank House to provide up to 15 self-catering apartments
- Reconstruction and refurbishment of outbuildings at Woodbank to provide up to six self-catering units
- Leisure pool / water park / spa facility
- Water sports hub
- Water sports equipment storage building
- Restaurants / café / retail areas
- Craft brewery including pub
- Visitor reception area and hub building
- External activity areas including event/performance areas, children's play areas, picnic and barbeque areas
- A monorail connecting Station Square in Balloch with the Pierhead
- Staff service and welfare accommodation
- Associated parking, landscaping, and infrastructure development works; and
- Access from the surrounding road network including Ben Lomond Way and Pier Road.

The plans include the retention of the Grade A Listed Woodbank House which has in the last few years been placed on the 'Buildings at Risk' register. The conservation and redevelopment of these listed structures within the site will be subject to future applications for detailed Planning Permission and Listed Building Consent.

Significant pledges have been made regarding employment, supporting local businesses in the area as well as providing learning and training opportunities for visitors and staff alongside creating close links to local schools and colleges.

You can view full details of the application on the [National Park website](#). I have separately sent your transport consultant copies of the EIA and Transport Assessment and understand she is looking to issue a report to you mid June? Would it be helpful to pencil in a date to meet after that? The deadline for comments to the Park is 7th July.

Many thanks

██████████

██████████ | streets-UK | Suite 411 Baltic Chambers |

50 Wellington Street | Glasgow G2 6HJ | Tel: ██████████

From: [REDACTED] <[REDACTED]>
Sent: 15 August 2022 14:43
To: [REDACTED]@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]>@lochlomond-trossachs.org>
Cc: [REDACTED] <[REDACTED]>@stantec.com>
Subject: Re: LLTNP and Lomond Banks

Hi [REDACTED] and [REDACTED]
Hope you are both well. [REDACTED] I'd passed your name onto the Lomond Banks transport planners ([REDACTED]@Stantec) and I understand he's trying to contact you to better understand status of LLTNP Sustainable Transport Plan.

Could you share a phone number that [REDACTED] could call you on?

[REDACTED] I understand from [REDACTED] that Lomond Shores Proprietors Parking Study is complete and he's hoping we can meet up soon for a general update and to discuss this. So hopefully see you soon.

Many thanks
[REDACTED]

[REDACTED] | streets-UK | Suite 411 Baltic Chambers |
50 Wellington Street | Glasgow G2 6HJ | Tel: 07771 [REDACTED]

From: [REDACTED] <[REDACTED]>@lochlomond-trossachs.org>
Sent on: Friday, August 19, 2022 10:28:42 AM
To: [REDACTED] <[REDACTED]>@streets-uk.com>
Subject: RE: LLTNP and Lomond Banks
Attachments: 1_ FW Lomond Banks, Balloch.eml (53.52 KB) – see email below

Hi [REDACTED]

I hope you are well and good to hear from you. Apologies for the delay in replying to your email below. I caught up with [REDACTED] and he has passed on an email that he sent directly to [REDACTED] I hope this helps and good that you are maintaining contact with [REDACTED] regarding the LLS parking study.

[REDACTED]
Business Adviser - Tourism
Loch Lomond & The Trossachs National Park
Direct: [REDACTED]
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

From: [REDACTED]
Sent: 17 August 2022 11:55
To: [REDACTED] <[REDACTED]@stantec.com>
Cc: Sue Hilder <Sue.Hilder@lochlomond-trossachs.org>; Stuart Mearns <stuart.mearns@lochlomond-trossachs.org>; [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: RE: Lomond Banks, Balloch

Hello [REDACTED]

Around a live application like this it is best that any contact should always be through the case officer, so a specific meeting would not be appropriate. The Sustainable Travel, Recreation and Access Team will be providing specific comments throughout the process to the case officer.

I can share that we are currently working with a consultant to produce a National Park wide Sustainable Travel Assessment and Modal Shift Options Appraisal which we hope to have complete by April 2023. In addition it is worth noting that our draft Active Park Healthy People can be seen [here](#). This was never formally adopted in light of the Covid pandemic however it provides a good reference document for consideration and highlights the opportunities for Balloch as a better sustainable transport hub. This draft and the public consultation work within that process will help inform the overarching strategy within the next National Park Partnership Plan.

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- Modal Shift Study mentioned above
- Shuttle bus pilots targeted at busy visitor areas (we unfortunately couldn't deliver a service this year but will continue to progress pilots and share lessons learnt)
- Digital Journey Planner to promote sustainable transport opportunities

The only thing I would add is that you are probably aware that the West Loch Lomond Strategic Tourism Infrastructure Development Framework highlights opportunities in and around Balloch for transport. It can be seen in the National Park Authority June Board Papers [here](#).

I trust this is useful and [REDACTED] and the specialist comments through the planning process will no doubt provide useful information.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Head of Visitor Services

Loch Lomond & The Trossachs National Park Authority

www.lochlomond-trossachs.org

www.twitter.com/lomondtrossachs

www.facebook.com/lomondtrossachs

From: [REDACTED] <[REDACTED]@stantec.com>
Sent: 11 August 2022 16:33
To: [REDACTED] <[REDACTED]@lochlomond-trossachs.org>
Subject: Lomond Banks, Balloch

Hi [REDACTED]

We are appointed by Flamingo Land Limited to provide transport advice on their proposed tourism development at Balloch (planning application ref: 2022/0157/PPIp). I have been provided your email address as the manager with overall responsibility for Sustainable Transport for the Loch Lomond and Trossachs Area.

In support of the planning application, we have produced a Transport Assessment, which further to a review by Transport Scotland and West Dunbartonshire Council, no outstanding issues have been raised.

Residents of Balloch are however raising objections to the planning application, citing existing traffic problems as one of the main issues. Although the application is in principle at this stage, our Transport Assessment included a section of potential measures that could be implemented as part of a Travel Plan, which will be required prior to the opening of the development. The Travel Plan will include measures to encourage visitors to arrive at the site by non-car mode and to arrive outside of peak hours.

Would you be available sometime next week for a Teams meeting to discuss sustainable measures that you are progressing for the area and potentially any measures that we can introduce for the site? Next week, I am available Monday, Tuesday, Wednesday afternoon, Thursday and Friday afternoon.

Kind regards,

[REDACTED]
[REDACTED]

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