

# LOCH LOMOND ASSOCIATION

*Conserving the waters – Protecting your rights*

1/5 9 St Andrews View, 9 St Andrews Way.  
Bearsden, East Dunbartonshire G61 3RZ

Planning Department  
Loch Lomond & Trossachs National Parks Authority  
Carrochan  
Carrochan Road  
BALLOCH  
G83 8EG

DELIVERED BY EMAIL

8 July 2022

Dear Sirs

## **PLANNING APPLICATION REFERENCE No 2022/0157/PPP**

On behalf of the Loch Lomond Association (LLA), and acting with the unanimous authority of its elected committee, the following submission is made in respect of the above planning application in principle for a proposed major development at West Riverside and Woodbank House, Balloch.

While there is deep reservations about the type and extent of the outlined proposals contained in the application it is noted that the application is for "*Planning Permission in Principle*" and as such will require the applicant, if successful, to submit further detailed proposals. In the event that agreement in principle is approved then the LLA will consider these and reserves the right to lodge additional submissions allied to these at the appropriate time.


### SUBMISSION:

Based on the current application the view of the LLA is that while development of the designated area of land would be welcomed what is being proposed would add considerably to the traffic management problems already experienced in the surrounding area, in particular the main A82 arterial route. At present the A82 north bound traffic passing through Dumbarton to Balloch and beyond and that in the opposing direction, south bound on the A82 along the west shore of Loch Lomond to Balloch, already create major traffic congestion during the summer months. This is particularly the case at weekends and public holidays when the Balloch area can become all but gridlocked. This not only creates great inconvenience and frustration to local residents and visitors alike, but adds to the almost unsurmountable access difficulties for the emergency services and putting lives at much greater risk. In addition, it is the LLA's contention based on its intimate knowledge and experiences gained over many years, that in such a scenario it would be highly off-putting to the regular visitors to the area discouraging public usage of the unique, priceless and World famed facilities for which the greater Loch Lomond area is internationally renowned and the foundation upon which its National Park was established. It is further contended that the inclusion of a monorail service is nothing short of lip-service to public access. The type of accommodation detailed in the planning application and the likely targeted users are not realistically such that would encourage families to abandon the convenience of their family vehicles in favour of public transport.

**Internet:** [www.lochlomondassociation.co.uk](http://www.lochlomondassociation.co.uk)  
**Facebook:** [facebook.com/loch-lomond-association](https://facebook.com/loch-lomond-association)

The re-submission of the planning application, with the exception of Drumkinnon Woods, remains largely the same as the earlier withdrawn application. The density of accommodation is a serious area of concern when related to public services, such as sewage and waste removal, have, amongst other related services, have a propensity of placing a burden on local residents. The LLA waits with interest to learn how this is to be managed

Yours faithfully

  
Arthur Donaldson MBE  
Chairman 