

NOTE OF SITE MEETING	
SUBJECT:	West Riverside, Balloch Briefing Note for Senior SE Management re Development Proposals
DATE:	19.09.2015
FROM :	[REDACTED] Manager
TO:	[REDACTED], Head of Strategy Services
ATTACHMENTS:	Appendix 1 – West Riverside Brochure Appendix 2 – West Riverside Brief Appendix 3 – Operator Proposal
STATUS:	COMMERCIALY CONFIDENTIAL

1.0 PROJECT BACKGROUND

- 1.1 SE has had an active interest in West Riverside since completing Loch Lomond Shores (LLS) in 2002. SE has made several previous efforts at linking LLS to the centre of Balloch.
- 1.2 In partnership with LLTNPA, SE have been marketing West Riverside (WR) and the undeveloped sites within Loch Lomond Shores for tourism and leisure-based developments with the aim of creating a quality-led destination that improves connectivity between the popular tourist destination of Loch Lomond Shores and the centre of Balloch. Development will be accommodation led and uses that may be considered are as follows (see **Appendix 1**):
- Hotel, hostel, lodge or holiday accommodation
 - Specialist or tourism related retail
 - Family orientated, active leisure activities.

2.0 BACKGROUND TO WEST RIVERSIDE

- 2.1 In response to the invitation for development proposals for West Riverside (**Appendix 2**) 5 proposals were received. A link to all proposals received can be found above.
- 2.2 Proposals were scored in accordance with the evaluation criteria and methodology outlined in Appendix 1. Flamingo Land (FL) proposal for 'The Iconic Leisure Resort Loch Lomond' (**Appendix 3**) was then identified as the preferred proposal and after several months of negotiations, an agreement was reached.
- 2.3 This agreement allows FL to access the site at WR in order to carry out a number Site Investigations into Flooding, Ground Investigations, Contamination, EIA's, natural species assessments, etc. All of which are likely to shape the scale and nature of any physical development proposed at WR. At this point the development proposal for WR is purely

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schematic and was deemed not worth sharing with community councils or the wider public until these Site Investigations have been completed.

- 2.4 'The Iconic Leisure Resort Loch Lomond' was identified as the preferred proposal in part due to FL's track record in running a highly successful leisure resort in North Yorkshire.
- 2.5 It is worth stressing that the proposed development is not merely Flamingo Land Scotland. Instead, FL has acknowledged the surroundings of the West Riverside site and the wider National Park. This is reflected by 'The Iconic Leisure Resort Loch Lomond' name which is the name the resort will operate as.

3.0 PROPOSED NEXT STEPS

- 3.1 It is recommended that a three stage approach is adopted:

- Stage 1 Set up legal licenses to occupy which will allow the operator access to the site to undertake SI's and develop a development proposal at WR. SI's will take up to 12 months to complete.
- Stage 2 Building on the back of the recent Balloch 'Charrette' work with the operator, WDC, NPA to engage with the community councils and wider public in order to finalise plans with the aim of submitting a planning application by Dec 2017.
- Stage 3 The operator's current programme shows the initial opening of the resort in mid 2018. However, in reality this will likely be early 2019 due to the uncertainty around ground conditions.