



Balloch & Haldane Place Plan

26

June 2026

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Acknowledgments

This Plan was initiated by [Balloch and Haldane Community Council](#), who would like to thank the many local residents, community organisations, businesses and schools who contributed to its preparation. Without your ideas and suggestions, there would be no Plan.

We are grateful to [Loch Lomond and the Trossachs National Park](#) and [West Dunbartonshire Council](#), whose financial support enabled the Plan to be prepared - specifically, the community engagement activities described in section 3 and assistance from independent planner/facilitator [Nick Wright](#).

2nd June 2026

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1 Introduction

Our vision for Balloch and Haldane

This is a Local Place Plan with a difference. More than just a plan, it is a manifesto for revitalising the busiest gateway to one of Scotland's most iconic places: Loch Lomond. And, critically, the manifesto places community wealth-building and the National Park's aims at the heart of that future vision.

Why should a community-led plan have such high ambition? Because we as a community have struggled with a lack of prosperity and opportunity for decades, in common with the rest of the Vale of Leven community. According to the Scottish Government, Balloch is amongst the most deprived areas in Scotland.

Many of our residents fall within Scotland's bottom 10% in terms of poverty and deprivation. Yet a key to unlock greater prosperity and opportunity lies on our doorstep, in the form of Loch Lomond and the National Park - as the Map 1 on the next page indicates.

The Scottish Government's [recent decision](#) to uphold the National Park's refusal of the Lomond Banks commercial leisure proposal in the heart of our community is a welcome sign that the tide is turning. We believe that the focus must now switch to delivering [National Planning Framework 4](#), the National Park's [four statutory aims](#) and [Partnership Plan](#) outcomes, and the new [Community Wealth Building \(Scotland\) Act](#). That is why community wealth-building and nature restoration are placed at the core of this Plan.

The Plan outlines the steps for this special place to become a truly world-class experience that Scots and Scotland can be proud of - rather than the current state of affairs which is, frankly, underwhelming.

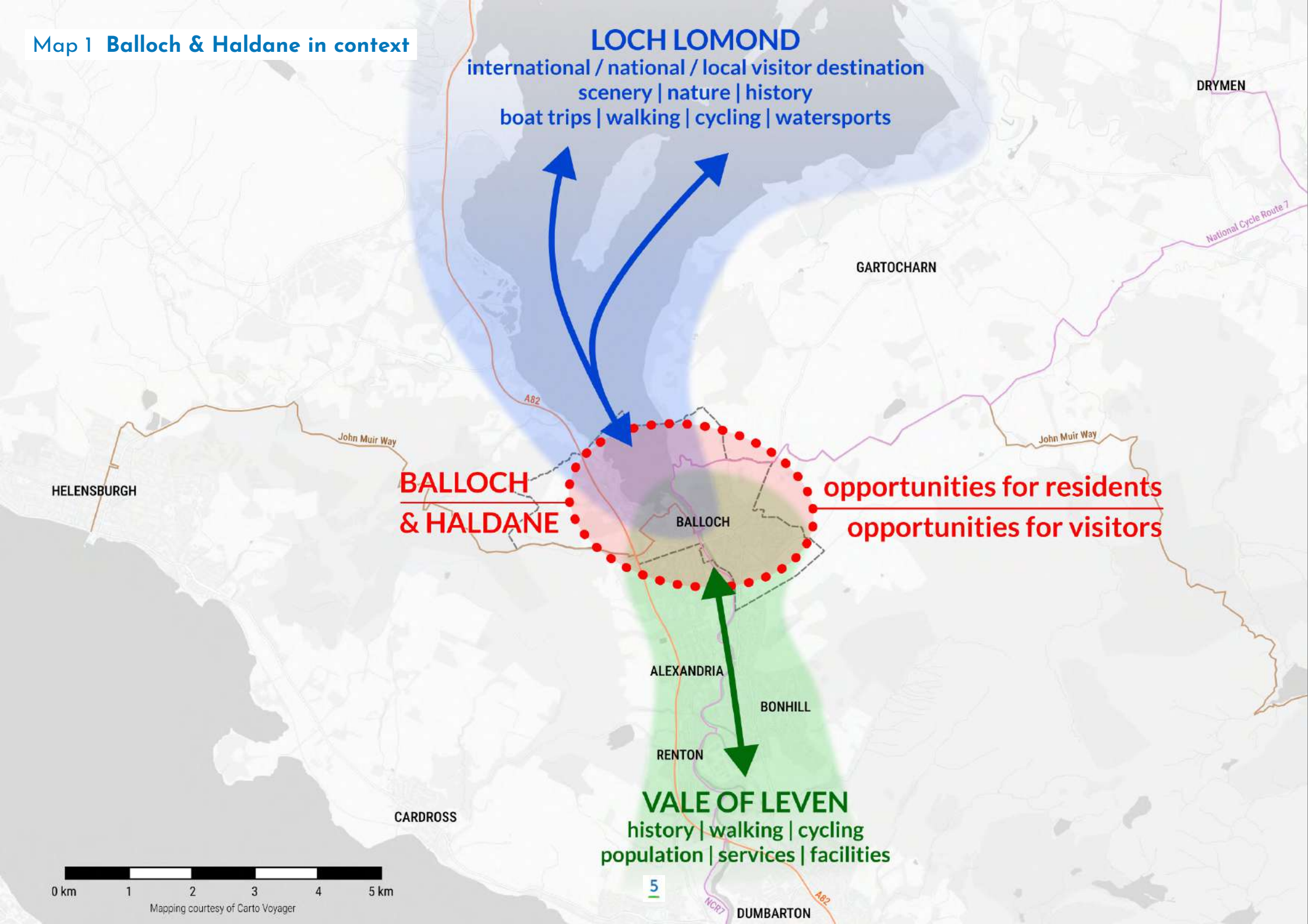
Although the Plan emphasises sensitive development of the visitor economy, that does not mean that the local community will be sidelined. The opposite is true. Implementing the steps in the Plan, in the way that it describes, will deliver our community aspirations. That includes more jobs and opportunities, improved community facilities (such as a community hub), enhanced public services, and better green spaces.

We cannot deliver this plan on our own, nor should we. Whilst it is a plan for our community, it is also a plan for one of Scotland's most famous visitor destinations, at the busiest gateway to our most visited National Park. Implementing it should be a collaborative effort, in line with the Scottish Government's Place Principle (see section 7).

Every partner will profit. The public sector will achieve multiple economic, environmental and social policy objectives. The private sector will grow. And we as a local community will finally see long-standing persistent problems being tackled.

The prize of working together is immense - not just for the local community, but for Scotland.

Map 1 Balloch & Haldane in context



About this Plan

Geographically, the area covered by this Plan corresponds with Balloch and Haldane Community Council area (see Map 2 overleaf).

This Local Place Plan is a vision for the “place” that is Balloch and Haldane as a whole, covering all its aspects. That means it is not just about buildings, development and land use - the physical things that are traditionally the concern of statutory town planning. It also brings together other elements that make a successful place, including social and economic issues, as summarised in the Scottish Government’s [Place Standard](#).

The aims of the Plan are to:

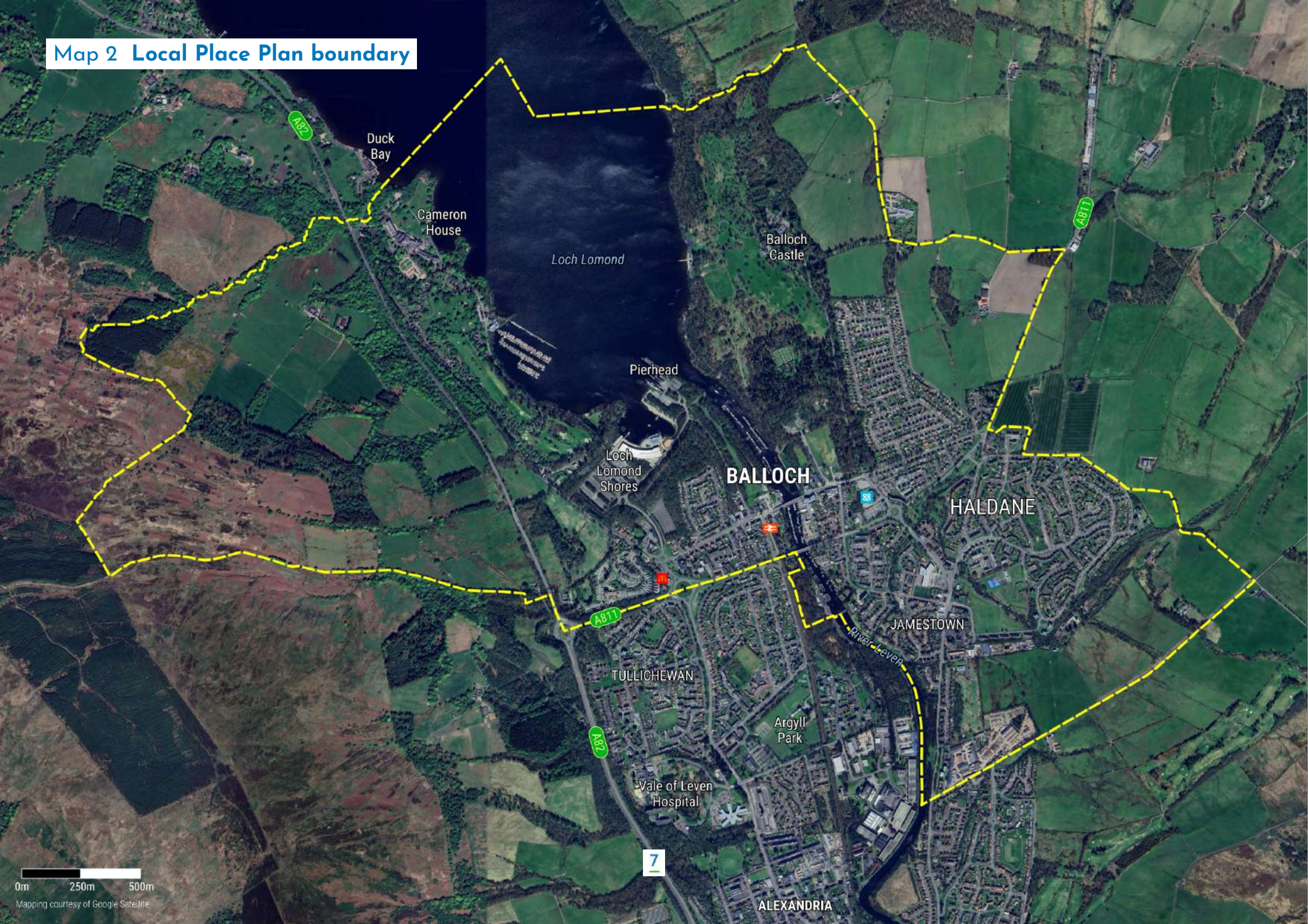
- **Support community action** - for example, helping us to access funding and resources (including windfarm community benefit funding) by evidencing community support and links to national policy agendas (see diagram on right).
- **Improve public services** - as an evidence base to inform decision-making on transport, planning, facilities, infrastructure and other services.
- **Demonstrate consensus** - on agreed community priorities, so that we can quickly move to action when resources and support become available.

Our **vision** for the community’s future is earlier in this section. **Strategic principles** and the **actions** required to realise that vision are covered in sections 5 and 6. What needs to happen next to **implement** the Plan is in section 7.

Section 2 contains basic facts and figures about **Balloch and Haldane**. Section 3 summarises our **community aspirations**, including information about the community engagement to prepare the Plan. Section 4 contains a summary of the wider local and national **policy context**.



Map 2 Local Place Plan boundary



2 About Balloch and Haldane

Balloch, Haldane and Jamestown are an integral part of the Vale of Leven: a community within a community. Although our strategic importance between the Highlands and Lowlands goes back many centuries, our population only really began to expand significantly in the 20th century on the back of tourism and industry. Industry may have less of a presence now than a century ago, but tourism remains an economic mainstay.

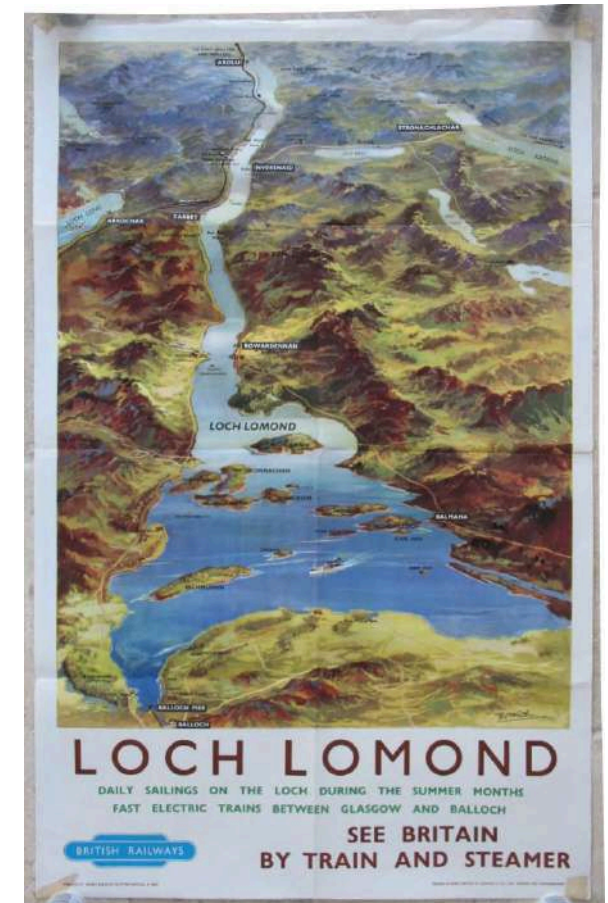
Balloch and Haldane Community Council area encompasses the communities of Balloch, Haldane and Jamestown plus small areas of countryside to the east and west (see Map 2 on page 7). It includes the southern arm of Loch Lomond from Balloch Park around to Cameron House, stopping short of Duck Bay, including the outflow of the River Leven.

History

Balloch has for centuries occupied a strategic location, a relatively safe crossing point over the River Leven where it flows out of Loch Lomond, at the transition from the rugged Highlands to the fertile Lowlands. The original [Balloch Castle](#) dates from 1238 and was the home of the Earls of Lennox. It is now a ruin within Balloch Park, the landscaped grounds of the nineteenth century castle, which is also referred to as Balloch Castle.

For centuries, cattle were driven down the banks of Loch Lomond from the Highlands. Balloch became an important staging post after around 1770, when the shift of the main market from Crieff to Falkirk increased the number of cattle crossing the Leven in Balloch.

The arrival of the railway and steamships on the loch in the 19th century paved the way for the growth of tourism and Balloch's growth in the mid 20th century. The now-demolished silk factory (now Drumkinnon Gate on Balloch Road) was a major industrial presence from around 1930 to 1980. The village grew rapidly after World War Two, led by the construction of the **Haldane** estate from the 1950s.



Construction of the Haldane estate also blurred the boundary with **Jamestown**, previously a separate settlement in its own right. Jamestown's earlier character as a fishing village was transformed in the 19th century with the growth of industrial textile printing. Jamestown effectively became a company town, with a population of over 2,000 by the start of the 20th century. Since closure of the printing works in the mid 20th century, much industry has disappeared and been replaced by housing.

Thanks to the Vale of Leven Heritage Project for much of the information in this section. Find out more on their website: www.valeofleven.org.uk



Balloch Park & the Pierhead, with the Vale beyond; 1949
Copyright HES www.britainfromabove.org.uk/image/SAW026583



Old postcard from Balloch Bridge towards Loch Lomond
Courtesy of www.valeofleven.org.uk/balloch.html



Old postcard of the corner of Balloch Rd / Dalvair Rd
Courtesy of www.valeofleven.org.uk/balloch4.html



River Leven & Balloch Bridge looking north, 1927
Copyright HES www.trove.scot/image/1256155



Jamestown, 1927 Copyright HES
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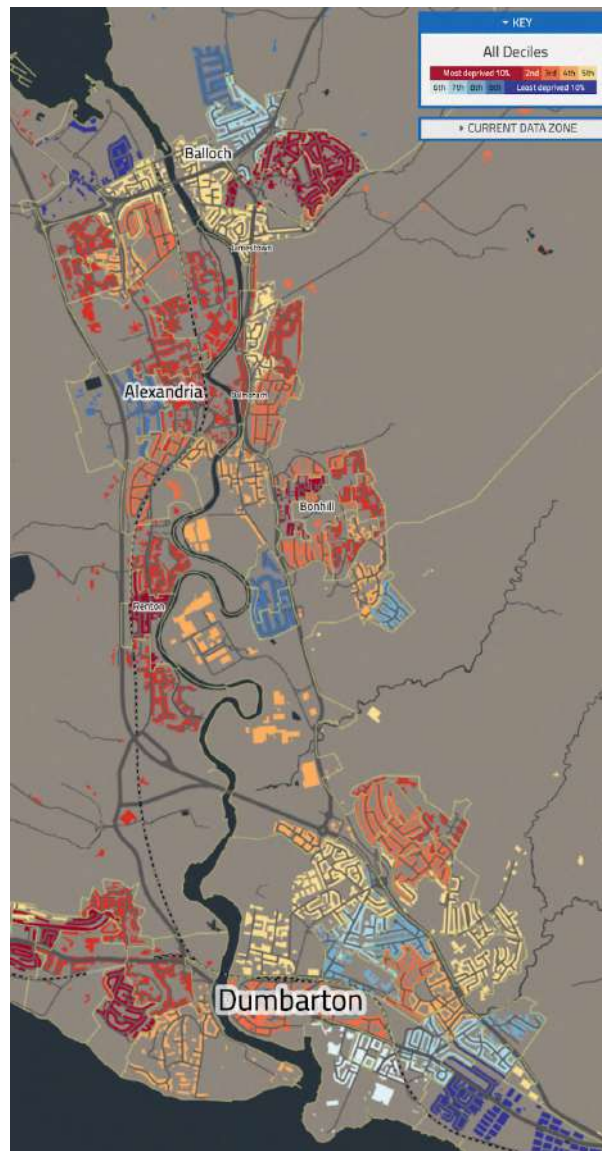
Community life

Today, Balloch and Haldane are home to around 6,000 people (source: 2022 census), who form part of the wider community of the Vale of Leven with a total population of around 22,000. Tullichewan and Alexandria lie immediately to the south of the Community Council area; beyond them are Renton and Bonhill.

Balloch and Haldane have a number of community facilities including a small supermarket, primary schools, parks, library, churches, pharmacy, pubs, cafes and railway station. The community is reliant on the larger towns of Alexandria and Dumbarton for other facilities including secondary schools, larger supermarkets, hospital, health centres and community centres.

Many of Balloch and Haldane's population are in Scotland's bottom 10% in terms of poverty and deprivation, as the map from the latest [Scottish Index of Multiple Deprivation](#) (2020) shows. People living in darker red areas are significantly more deprived than the Scottish average, whilst those in darker blue areas are significantly less deprived.

West Dunbartonshire as a whole has the sixth worst life expectancy of all 32 Scottish local authorities (source: [National Records of Scotland](#)) and the second worst projected population decline of all 32 Scottish local authorities for the 10 years to 2032 - one of only eight local authority areas to have projected population decline (source: [National Records of Scotland](#)).



Scottish Index of Multiple Deprivation mapping for Balloch & Haldane and the Vale of Leven

Courtesy of www.simd.scot

Economy

Our location as the gateway to Loch Lomond, Argyll and the Highlands, together with easy access Glasgow and the Central Belt by road and rail, means that over 1 million visitors each year enjoy what Balloch has to offer each year. Such high numbers mean that much of our economy is geared towards visitors - including loch cruises, shops, cafes, pubs and restaurants, both in the village centre and at the Loch Lomond Shores complex built in the 1990s.

The number of visitors creates both opportunities and pressures for the community. For example, the visitor economy supports a greater number of cafes, restaurants and visitor facilities than might be expected in a typical community of Balloch's size. But many of these additional business opportunities are hospitality-related and tend to create jobs which are seasonal, low-paid or insecure, and the sheer number of visitors in peak periods brings challenges including transport infrastructure and visitor management.

3 Our aspirations

Our aspirations have been remarkably consistent over the years, right back to our 2014 Community Action Plan. Successive community engagement exercises have underlined the need for action on the local economy, the visitor experience, infrastructure, environment and what would now be called community wealth-building. Consistency gives clarity, but it also generates frustration. Our biggest aspiration now is for action.

This section explains the community engagement upon which this Plan is based. It refers to:

- The 2014 Community Action Plan.
- Two other major consultation exercises undertaken since then which have fed into this Plan - the 2016 “charrette” and a major consultation survey in 2024-25.
- Dedicated engagement undertaken in connection with the Plan itself.

The panel on the right contains an at-a-glance summary of things that residents consistently call for.

Consistent messages from the local community

- Better recreation and youth facilities
- Improved infrastructure, paths, transport and public toilets
- Revitalised parks and community spaces
- Restoration of Balloch Castle and protection of natural assets
- A more diverse and resilient local economy
- Action on litter, antisocial behaviour and declining facilities
- A positive alternative to past large-scale private developments

Community Action Plan 2014

Back in 2014, we as a community produced [Balloch and Haldane Community Action Plan](#). It had four main themes:

- Sport, recreation and local environment
- Improve our local infrastructure
- Young people, safety and the local economy
- Develop the visitor experience

Under those four headings, the plan identified ten priority actions:

- Improved range of recreational facilities
- Improved quality of the local environment
- Maintained and improved public transport links
- Better roads paths and services
- Better provision of activities for young people
- Maintain police presence
- Develop training and employment opportunities
- Better promotion of the area and its activities
- Renovation of key local landmarks
- Increased range of tourist attractions & events



Other community engagement since 2014

Other major community engagement undertaken in Balloch and Haldane since the Community Action Plan have provided valuable data for this new Plan:

- **Balloch community survey 2024-25:** undertaken by [Loch Lomond South Community Development Trust](#) in connection with the Lomond Banks commercial leisure development proposals at West Riverside, this community survey received approximately 340 responses from local residents offering suggestions of what the community needs. [The survey results](#) offer a wealth of recent detail to complement the community engagement work undertaken directly for the Place Plan.
- **Balloch “charrette” 2016:** a series of design-led public workshops (known as a “charrette”) and other community engagement to identify actions for the local community and visitor economy. A summary of the extensive community engagement undertaken can be seen on pages 12 to 18 of [the charrette report](#). The work was commissioned by the National Park and local authority, and led by [7N Architects](#).



Haldane Youth Services, December 2025 (see next page)

Community engagement for this Plan

A decade on from the Community Action Plan, our starting point to prepare its replacement - this Local Place Plan - was to ask ourselves a question. Are the Community Action Plan's priorities still the right things to focus on?

During late 2025 and early 2026, three phases of activity allowed the local community to answer that question and shape the Plan.

Phase 1: Ideas and aspirations

November 2025 to February 2026: find out people's aspirations for Balloch & Haldane in various different ways - community drop-ins, a community survey, dedicated website www.planballochhaldane.net, activities with young people, a business event, one-to-one discussions with community groups and businesses

Phase 2: Draft Plan

March 2026: publish draft Plan for everyone to check, based on the aspirations and issues that emerged during the first stage

Phase 3: Final Plan

April 2026: update the Plan based on everyone's feedback, before the Community Council submits it to the National Park and West Dunbartonshire Council for 'registration' as a Local Place Plan

Phase 1: Ideas and aspirations

Community drop-in events took place in Balloch and Haldane on the 28th-29th November 2025. They were promoted by leafletting all households, posters, social media, email contact lists, press coverage and local what's on websites. People were asked:

- What's great about the community, and what's not so great.
- Their suggestions for the future, using the [last community-led plan in 2014](#) as a starting point.
- Their fears for the future.
- What needs to happen where, using a giant map.

The questions in the first three bullet points could also be answered in an **online survey** open until the end of December 2025. At the November community events, people were also able to make suggestions on a giant map.

You can read summaries and full transcriptions of everyone's comments on the Place Plan website at www.planballochhaldane.net and in [Appendix 1](#). The results make for fascinating reading.

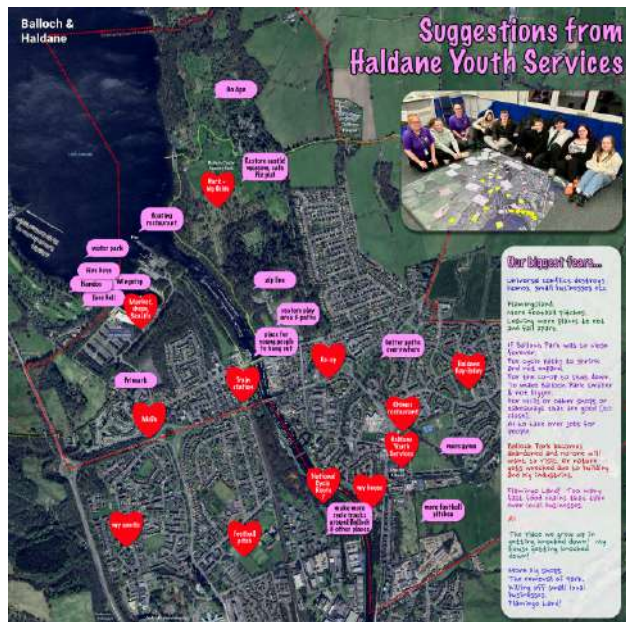


Comments on the giant map

Young people took part in a number of dedicated activities including with Haldane Youth Services, Balloch Primary School, St Kessogs Primary School, Vale of Leven Academy, and Balloch and Haldane pupils at Our Lady and St Patricks High School. Each included asking the young people their suggestions about the future of the community; ideas from some of these sessions are shown on the maps below (also available at www.planballochhaldane.net).

The activities in Balloch Primary School and Vale of Leven Academy were co-ordinated with an ongoing three year initiative being undertaken by the non-denominational cluster schools in the Vale of Leven, called *Your Vale, Your Future*.

Suggestions made on maps at youth and community events Click on maps to see larger versions



Phase 2: Draft Plan

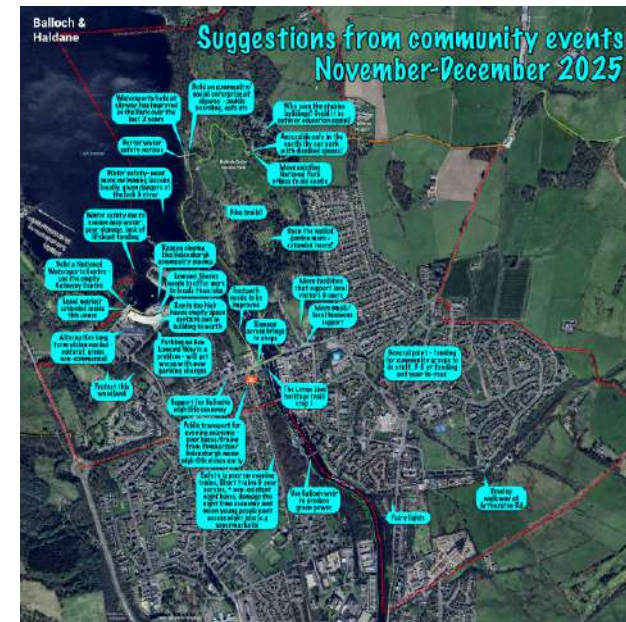
The draft Plan based on the information gathered in Phase 1 was published for public feedback during March and April 2026 on the dedicated website www.planballochhaldane.net and in Balloch Library. A drop-in event took place in March 2026 to launch the draft. Like the November 2025 events, it was promoted by leafletting all households, posters, social media, email contact lists, press and what's on websites.

Phase 3: Final Plan

Feedback on the draft Plan, with explanations of how it influenced the final Plan, was published (see [Appendix 2](#)) in advance of the Community Council considering the Plan for registration.



Flyer for the draft plan



4 Policy context

Local Place Plans are required to “have regard to” national and local policy contained in National Planning Framework 4 and Local Development Plans. This section summarises key highlights from these documents and other relevant plans and strategies.

(Local Place Plans are also required to have regard to Locality Plans where they exist. There is no Locality Plan covering Balloch and Haldane.)

The content of the documents described in this section has been taken into account in developing the Plan’s vision, priorities, aims and actions, alongside the community issues and aspirations summarised in section 2.



National Planning Framework 4

National Planning Framework 4 ([NPF4](#), 2023) contains national planning policies for the creation of Sustainable, Liveable and Productive Places.

Balloch and Haldane are located in the ‘Central’ region described in Part 3 of NPF4. A number of elements are worth quoting as context for this Local Place Plan (emphasis added):

- “The National Park will continue to support the quality of life and health of the urban population and its future priorities include new infrastructure provision to provide a quality visitor experience and support people to connect with nature, as well as a greener tourism sector supported by innovative low carbon transport solutions. Long distance active travel and rail routes have untapped potential to provide sustainable tourism solutions.” (page 132)
- “...requires a concerted effort to develop networks of places that meet the principles of local living and 20 minute neighbourhoods [see NPF4 Policy 15], and with fair access to a range of services that support sustainable living. **Planning should focus on revitalising cities and towns at scale... This should incorporate networks of natural spaces and blue and green infrastructure, to create health and wellbeing benefits, increase resilience to climate change**

and support the growth of green job opportunities.” (page 132)

- “...opportunities for investment and development should be designed to maximise economic, social and environmental wellbeing, rather than focusing on growth alone. A planned approach can help to target future development in areas of significant economic disadvantage so that new and better jobs are more fairly distributed to help address national, regional and more localised inequality.” (page 134)
- “**Town centres** throughout this area will also play a critical role in driving a new economic future. The recent town centre review highlights opportunities to **expand the range of services and facilities they offer, reuse redundant buildings** and provide new homes for a wide range of people. This in turn will ensure their crucial role in defining our sense of place is protected and enhanced, future proofing a key asset for Scotland as a whole.” (page 135)

The Place Principle

The Scottish Government’s [Place Principle](#) is, according to the Scottish Government, “[the overarching context for place-based working in Scotland](#)”. The Principle was adopted by the Scottish Government and local authorities to guide collaborative working by the public sector, service providers and communities (see section 7).

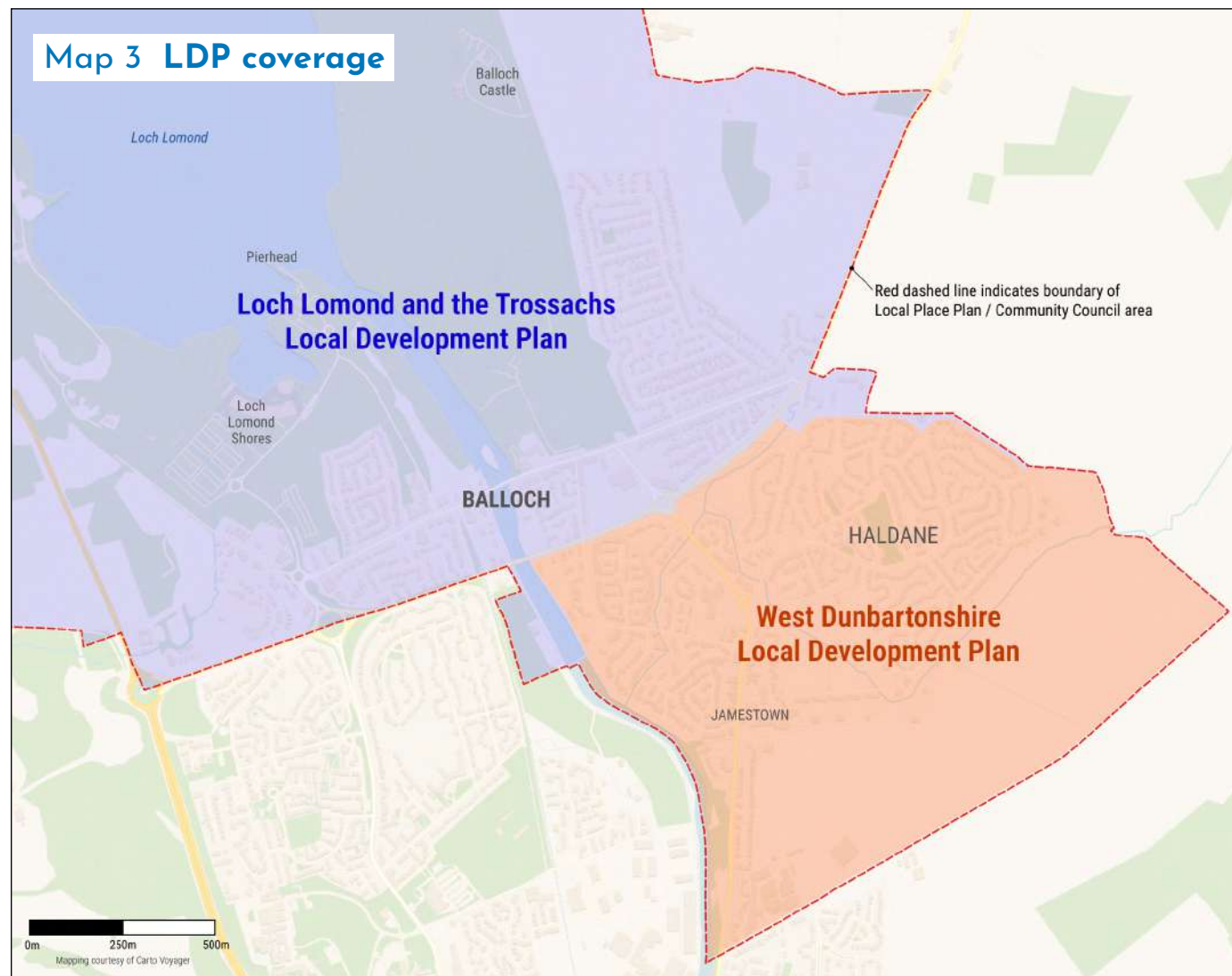
Local Development Plans

Whilst national planning policy is set by NPF4, local planning policy is contained in Local Development Plans (LDPs). Balloch and Haldane is split between two LDPs: Loch Lomond and the Trossachs LDP and West Dunbartonshire LDP.

The boundary between the two LDPs runs largely along the A811, with Haldane and Jamestown being covered by West Dunbartonshire LDP. Map 3 shows the boundary of between the two LDPs that cover the Local Place Plan area, focussing on the central part of the village.

Both LDPs were prepared before NPF4. Work is underway on their replacements, and section 7 of this Plan contains suggestions for those reviews.

The Scottish Government has stated in its [transitional arrangements](#) that NPF4 should take priority in instances of conflicting policy between LDPs and NPF4.



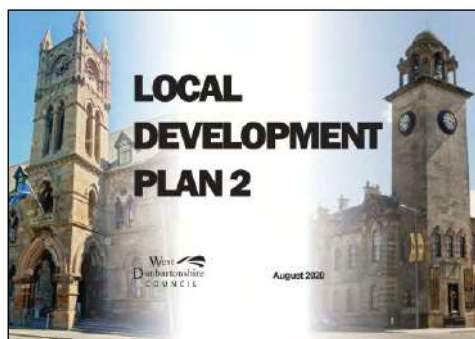
West Dunbartonshire Local Development Plan

[West Dunbartonshire LDP 2](#) covers most of the Local Place Plan area south of the A811. It was largely completed in 2020 and is the most up-to-date spatial strategy supported by the Council (although the [2010 Local Plan](#) remains the statutory local development plan).

LDP2 Vale of Leven proposals map is on the Council's website [here](#) (15mb PDF). It includes:

- Protection of existing areas of open space.
- Housing / business use near Levenbank Terrace.
- Housing on a brownfield site on Jamestown Main Street opposite Levenbank Road.
- Local Nature Conservation Site along the Leven.
- Undeveloped rural land to the east and west of the settlement, either side of the Vale, designated as Green Belt or Countryside (see [pages 56-57 of the LDP](#)).
- The Kilpatrick Hills to the east of the Vale protected as a Local Landscape Area and identified as Countryside.

Work is underway on a replacement LDP. Our suggestions for that are contained in section 7.



Loch Lomond and the Trossachs Local Development Plan

[Loch Lomond and the Trossachs LDP](#) was adopted in 2016. It covers those parts of the National Park that lie within the Local Place Plan area, mostly north of the A811.

Proposals for Balloch are largely contained on pages 53-55 of the LDP, which can be seen online on the National Park authority's website [here](#). In summary, proposals include improving the visitor experience at West Riverside, the old station building, the Moss o'Balloch, Balloch Castle and Park, and Woodbank House. More details can be seen in the LDP itself.

Work is underway on a replacement LDP. Our suggestions for that are contained in section 7.



National Park Partnership Plan

[Loch Lomond and the Trossachs National Park Partnership Plan 2024-29](#) is the overarching plan for the National Park Authority, setting the priorities for the authority's work and plans (including its new Local Development Plan which is under preparation).

The Partnership Plan recommits to sustainable visitor management with the goal of "transforming the National Park into a more sustainable, low carbon visitor destination, where people from all backgrounds have a high-quality experience and feel connected to nature. Communities would see fewer negative impacts from tourism on their daily lives, while tourism and hospitality businesses thrive, and nature recovers more rapidly in less visited areas."

It contains nine outcomes which to be achieved by 2045. All are shown on the next page; those which are most relevant for Balloch and Haldane are highlighted in bold.



National Park Partnership Plan: outcomes

1 A natural carbon sink

Our ecosystems are in good health, helping Scotland adapt to and mitigate against the climate crisis with the National Park being an active, natural carbon sink.

2 A restored landscape for nature

The long-term decline in nature in the National Park will be halted by 2030 and there will be widespread restoration by 2040, with an expansion of large-scale, connected habitat networks where land management prioritises nature recovery.

3 An exemplar of regenerative land use

The National Park is an exemplar of regenerative land use delivering a wider range of private, public and community benefits.

4 A place for all to enjoy safely & responsibly

Opportunities for everyone to value and enjoy the special qualities/ benefits of the National Park safely.

5 High quality visitor infrastructure & facilities

People have a high-quality experience visiting the National Park and are able to

use great services, facilities and routes with less impact on nature or contributing to climate change. Communities see fewer impacts of tourism on everyday life. Nature is recovering more rapidly in less visited areas, where priority has been given to non-motorised access and recreation activity.

6 An inclusive, low-carbon travel network

The National Park has an efficient, inclusive rural transport sector, meeting the travel needs of both visitors and residents alike.

7 A greener & more diverse rural economy

The National Park has a zero carbon and more diverse rural economy, in which businesses thrive and the local workforce has grown through an increase in nature and climate based green jobs.

8 More resilient rural communities

National Park communities are leading the way on net zero, nature friendly, living and working, with their needs being met more locally supported by a thriving local rural economy which benefits all.

9 A responsive approach to new development

New development and infrastructure is more responsive to the needs of communities, the rural economy, land use and management, directly benefitting people, climate and nature.

Other plans and strategies

West Dunbartonshire Economic Development Strategy

[This document](#) from 2022 aligns with Scotland's National Strategy for Economic Transformation and [Glasgow City Region Economic Strategy](#). It has a number of strategic priorities:

- Stimulating economic investment and growing the business base
- Establishing an inclusive economy and supporting people into work
- Creating a prosperous place where people choose to live, work, visit and invest
- Addressing climate change and supporting a green recovery
- Building stronger partnerships and new approaches to delivery

West Dunbartonshire Plan for Place

The [Plan for Place](#) for 2017 to 2027 is the Community Planning Partnership's [Local Outcome Improvement Plan](#), a high level plan for delivery of public services. Its guiding principles include a preventative and early intervention approach, effective community engagement in the planning and delivery of local services, empowering local communities, and tackling inequality.

Scotland's National Strategy for Economic Transformation

This [Strategy](#) from 2022 sets out how the Scottish Government will deliver a fairer and greener economy by fostering community wealth building, a wellbeing economy, entrepreneurial capacity (including significantly boosting alternative business models such as community-owned businesses), and education and skills.

5 Strategic principles

Three sets of overarching principles should be applied to the delivery of everything in the Plan, and to any future proposals which emerge in response to changing circumstances after the Plan has been completed.

They connect the Plan's **vision** to its **actions**, delivering both **community aspirations** and wider **policy objectives**, as the diagram on the right demonstrates.

Community wealth building

- Widening access to business, employment, learning, wellbeing and arts opportunities for local people in Balloch, Haldane & the Vale.
- Improving attainment levels and pathways into learning, skills and employment.
- More opportunities to participate, connect with & have pride in the local community.
- Make more of local heritage, art, outdoor recreation and non-motorised water sports.
- Better access to opportunities, facilities and services without a car.

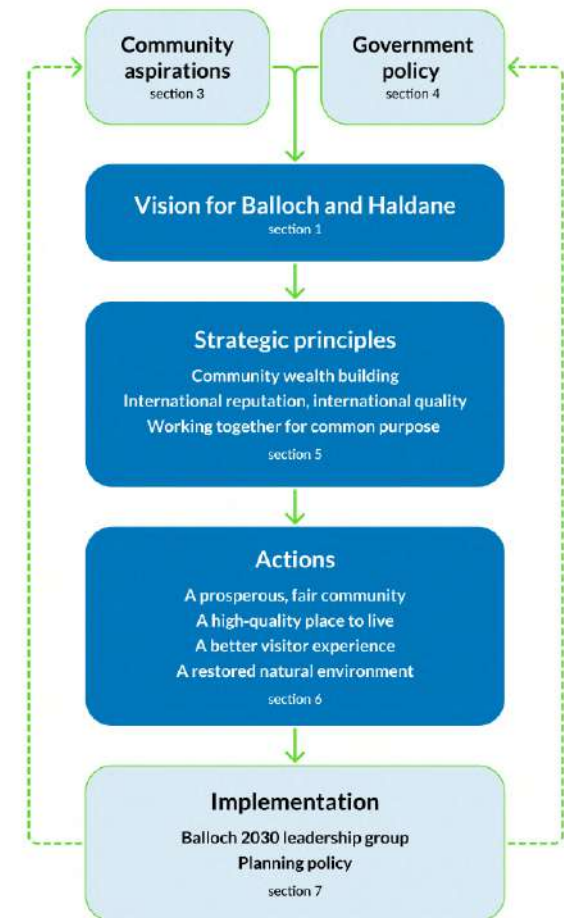
International reputation and quality

- Gateway to Loch Lomond and the National Park worthy of its international reputation.
- Better experience, better orientation, better connections.
- Restoration and quiet enjoyment of nature and heritage.
- Better stewardship and maintenance of what we already have.

Working together for common purpose

- Public, private and third sector organisations.
- Commitment to deliver this shared agenda.
- Support each other as partners to deliver the Plan.

How the strategic principles connect the Plan's vision & actions



6 Actions

This section contains eighteen actions which are designed to deliver the vision contained in section 1. They are all based on community aspirations.

The panel on the right summarises what is proposed across the actions.

Map 4 on the next page lists all eighteen actions and shows where they are located around the community.

A prosperous, fair community

- More good quality local jobs, skills and training opportunities
- A stronger, more resilient local economy, less reliant on low-paid seasonal work
- Support for local enterprises and community-owned initiatives

A better visitor experience

- A welcoming village centre with improved signage, facilities and independent businesses
- Restoration of Balloch Castle and enhancement of Balloch Castle Country Park
- A shift toward nature-based, low-carbon tourism befitting our international reputation

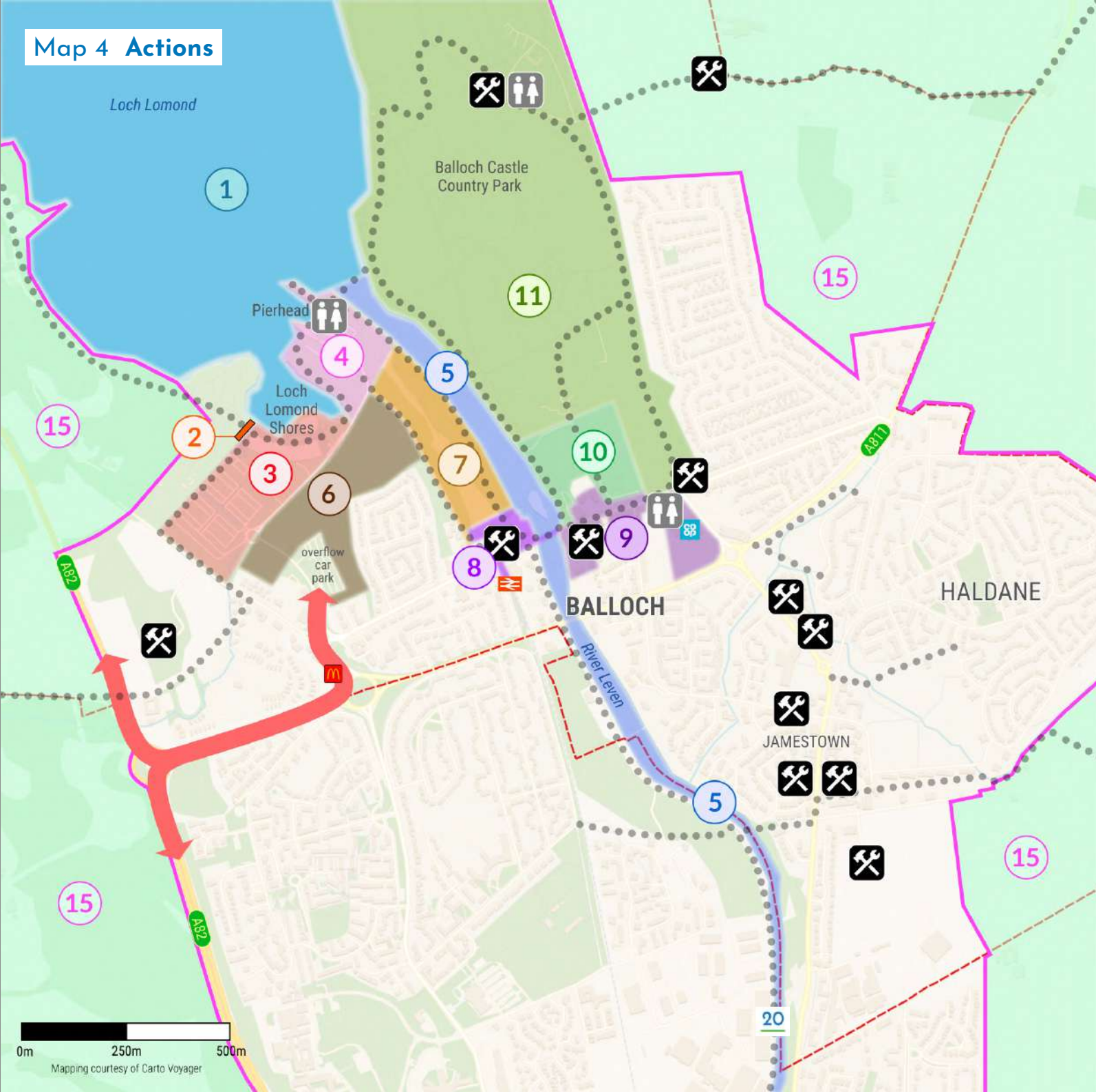
A high-quality place to live

- A new community hub and improved spaces for groups, activities and young people
- Better public services, including transport, healthcare access and reliable public toilets
- Cleaner streets, safer spaces, and well-maintained paths and parks

A restored natural environment

- Protect, maintain and enhance landscapes and habitats
- Retention and restoration of Drumkinnon Woods
- More opportunities for outdoor recreation, water sports and active travel

Map 4 Actions



LEGEND numbers refers to actions in section 6

- 1 Loch Lomond: the jewel in the crown
- 2 Gateway Centre
- 3 Loch Lomond Shores
- 4 Pierhead & Maid of the Loch
- 5 River Leven
- 6 Drumkinnon Wood
- 7 West Riverside & Pier Road
- 8 Old station building & station plaza
- 9 Village centre
- 10 Moss o'Balloch
- 11 Balloch Castle Country Park
- 12 Dereliction & decay
- 13 Infrastructure & safety
- 14 Paths & signage
- 15 Green Belt / Countryside (no residential development)
- 16 Public toilets
- Community Council / Local Place Plan boundary

Wider actions not marked on map:

- 16 Community life (other than toilets)
- 17 Public transport
- 18 Destination marketing

1 Loch Lomond: the jewel in the crown

Ambition

- An environment worthy of Loch Lomond's international status, landscape and biodiversity, and its location as a gateway to the National Park.
- Easy, convenient, pleasant pedestrian access to the loch shore for quiet enjoyment of its outstanding scenery and nature, with high quality paths and viewpoints.
- Transport on the loch from Balloch Bridge and the Pierhead, linking to Balloch Park and to visitor destinations and cycle routes at Luss, Balmaha and beyond.
- Safe access to the water for non-motorised water sports and swimming.

Action



Adopt the vision and principles outlined in sections 1 and 5 of this Plan.

- Move powered private craft away from busy public areas like Pierhead and Balloch Park, for example to private marinas.
- Upgrade facilities for non-motorised water sports (e.g. swimming, rowing, kayaking).



Improve water safety (e.g. signage, safety equipment, rescue).

- Explore discounted access to loch activities, water sports and sailing for local people.

Key players

- National Park | Scottish Enterprise | West Dunbartonshire Council | Scottish Government | Visit Scotland | loch users



Courtesy of [Sweeney's Cruise Company](#)

2 Gateway Centre

Ambition

- Bring this key loch-side building back into productive use linked to National Park aims, with free access to at least part of the building.
- For example: national water sports centre of excellence with focus on opportunities for local young people; heritage, nature, health and wellbeing base; enterprise, skills training and heritage hub; visitor information and interpretation centre (its original use).

Action



Key players should jointly commission a feasibility study to consider future use, ownership and management of the building.

Key players

- National Park
- Scottish Enterprise
- Loch Lomond South Community Development Trust
- Visit Scotland



Courtesy of [Loch Lomond Watersports](#)

3 Loch Lomond Shores

Ambition

- Loch Lomond Shores is struggling as a sustainable visitor destination. Its retail and commercial offer has declined over the years. As a significant source of local employment, we want to see it succeed, with an increase in footfall and quality going hand-in-hand. That is partly the company's responsibility, but also depends on implementing other actions in this Plan (see next column).
- Make Loch Lomond Shores more part of the local community - for example, discounted rates for access and use of facilities by local people, more community events, more shared action like a business forum covering Loch Lomond Shores and the rest of the village.
- In the medium to long term term, this Plan proposes a shift from the current commercial, car-based philosophy to a destination which is built around landscape, nature and heritage - a destination which befits the location's international status and is in line with the Plan's vision / strategic principles and [the National Park's four aims](#).

Action

- Better pedestrian connection with village centre (see action 7).
- Improve integration and co-ordination with other local visitor destinations and initiatives: Pierhead (action 4), village centre (actions 8-9), Balloch Castle Country Park (actions 10-11), infrastructure and safety (action 13), path network (action 14), community facilities (action 16) and public transport (action 17).



Review the parking regime, including pricing for locals and greater use of the overflow car park (see action 13).



Co-ordinated visitor marketing and management (see action 18).



Establish a business voice for the village as a whole, working with village centre / Pierhead businesses (see actions 9 and 18 and section 6).

Key players

- Loch Lomond Shores
- National Park
- Scottish Enterprise
- Scottish Government



4 Pierhead & Maid of the Loch

Ambition

- Attractive destination for visitors and locals alike to enjoy the heritage and magnificent views of the loch and Ben Lomond, with toilets, cafe etc.
- A working heritage pier with the [Maid of the Loch](#) open to visitors and, ideally, sailing on the loch.
- A focus on quiet enjoyment - no jet skis and speedboats.
- More attractive public space, pier and shoreline, less vehicle dominated with a focus on public access and enjoyment of the scenery and heritage.
- Better quality pedestrian and cycling connections with Loch Lomond Shores, the village centre and Balloch Castle Country Park (see actions 3, 7 and 11).

Action

- Design and implement public realm, pedestrian access and shoreline improvements around the Pierhead and towards Drumkinnon Bay and West Riverside (including managing vegetation to open up views of the loch) (see action 7).
- Restore public access to the *Maid of the Loch* - in the short term as a static heritage attraction with cafe, and in the medium term to carry passengers on the loch from the pier.
- Waterbus link across the mouth of the River Leven to Balloch Castle Country Park.



Water safety improvements for swimmers, paddlers and users of non-motorised craft.

- Move jet skis and speedboats away from busy public areas (Drumkinnon Bay, Pierhead and Balloch Park), e.g. to private marinas.



Implement operational improvements for organisations and users, as initiated by the National Park and Loch Lomond Rescue Boat.



Co-ordinated visitor marketing and management (see actions 3, 9 and 18).



Establish a business voice for the village as a whole, working with Loch Lomond Shores / village centre businesses (see actions 3 and 18 and section 6).

Key players

- National Park
- West Dunbartonshire Council
- Loch Lomond Steamship Company
- Wild Highlands Coffee House
- Loch Lomond Rescue Boat
- Other organisations at the Pierhead



5 River Leven

Ambition

- Safety of passenger vessels, private craft and members of the public.
- Improved public access along river banks, including nature and heritage interpretation.

Action



Water safety improvements: signage/information, lifebelts, escape ladders.



Continue to remove abandoned vessels and retain clear passage for passenger vessels.

- Continue to replace swing moorings for private craft with pontoons.
- Lighting along riverside paths and at the Stuckie Bridge (see action 7)
- Power supply and waste management for pontoons.



Implement the community-led [Leven Line](#) access, biodiversity and heritage improvements.

- Protect and enhance water quality and protected fish species (e.g. salmon and trout).
- Explore potential to generate hydropower from River Leven Barrage below Lomond Bridge.

Key players

- West Dunbartonshire Council
- National Park
- Sweeney's Cruises
- Balloch, Leven and Sandbarr Cruising Clubs
- Scottish Water
- Sustrans
- Leven Line
- Loch Lomond Angling Improvement Association



6 Drumkinnon Wood

Ambition

- This area of [Ancient Woodland](#) - meaning that it been continually wooded since at least 1750 - has now been saved thanks to rejection of the Lomond Banks commercial leisure proposals by the National Park and the Scottish Government.
- Drumkinnon Wood (see Map 5 adjacent) should now be retained in perpetuity in accordance with [National Planning Framework 4: Policy 6](#), and managed to maximise nature restoration with community involvement.

Action

- Active management of the woodland to ensure its long term retention and to maximise nature restoration, with appropriate public access.

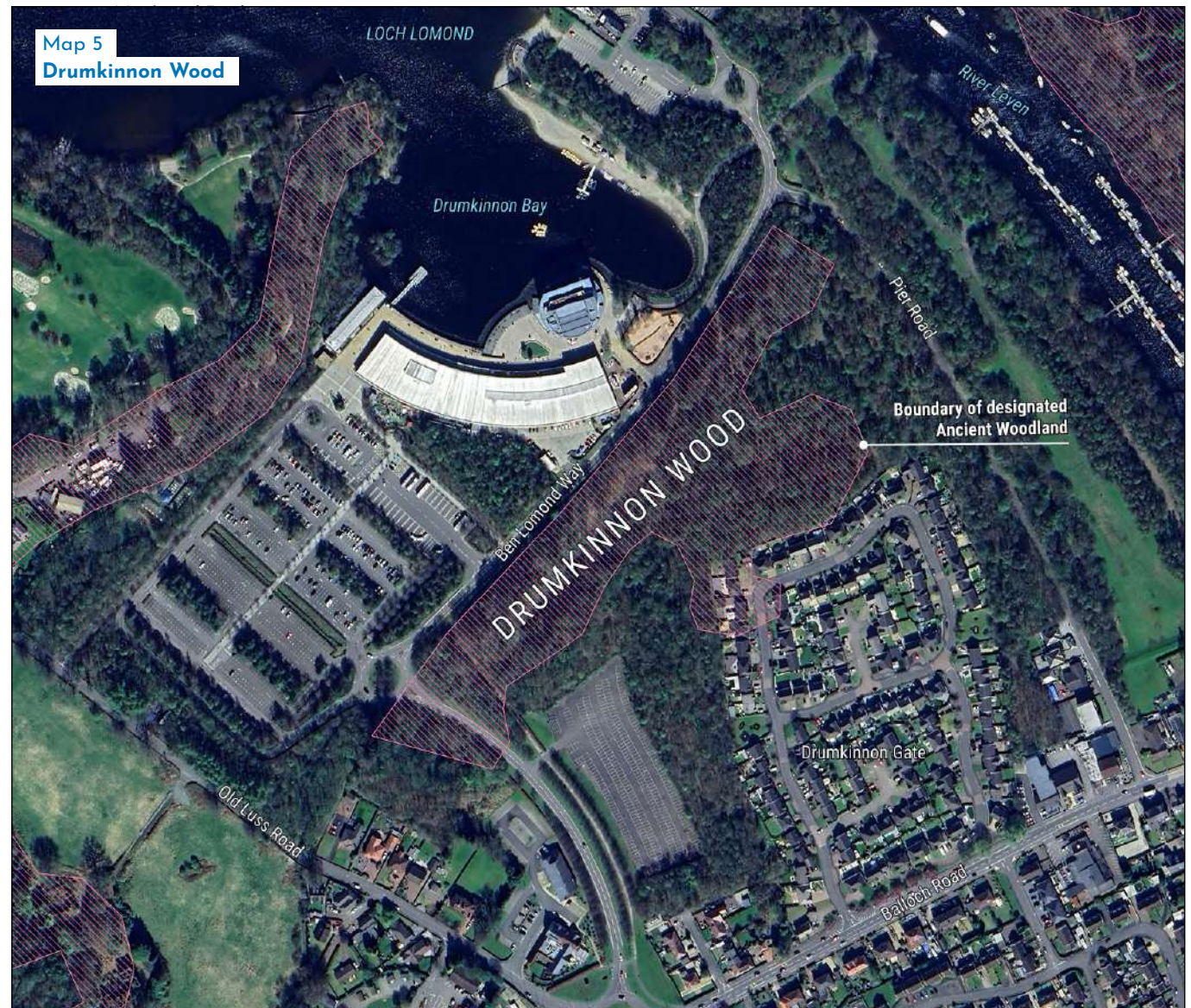


Agree ownership and management arrangements with community participation.

- Co-ordinate management with other nearby green spaces, e.g. West Riverside.

Key players

- Scottish Enterprise
- Woodland Trust
- Loch Lomond South Community Development Trust
- National Trust for Scotland
- NatureScot



7 West Riverside & Pier Road

Ambition

- Rejection of the the inappropriate Lomond Banks commercial leisure development proposals by the National Park and the Scottish Government creates an unmissable opportunity to improve this long neglected area in line with this Plan's vision of nature restoration and community wealth building.
- It lies between the River Leven and Pier Road, extending from near Balloch Road to the Pierhead. Largely comprising former rail sidings and riverside native woodland, much of it was landscaped after the railway closed in 1986.
- The area is critical - not as a development site, but as a vital connection between Loch Lomond Shores / the Pierhead and the village centre, railway station and Balloch Castle Country Park. But the poor quality of paths, signage and visitor infrastructure means that it functions more as a barrier than a connection.
- Our alternative scenario revolves around:
 - Creating an attractive green connection between the village centre / railway station and Loch Lomond Shores / the Pierhead for visitors and residents alike.
 - Sensitively improving visitor facilities and views of the river in ways which respect biodiversity and flood risk.
 - Enhancing nature and heritage.

Action

- Terminate the conditional missive between Scottish Enterprise and Flamingoland, and progress alternative ownership / management models with community participation, including Community Asset Transfer.
- Take forward the West Riverside Walk proposals from the 2016 Balloch 'charrette' (see image overleaf, from pages 33-34 of the [2016 report](#)), to create a visible, safe, well-lit walkway between the village, Pierhead and Loch Lomond Shores, with kiosks for cafe, bike hire etc (see also action 5).
- Improve the non-pedestrian connection between the railway station, Pierhead and Loch Lomond Shores along the Pier Road corridor. For example, electric shuttle bus and trishaws (see also actions 8 and 17).
- Create high quality, publicly accessible open space for residents and visitors which respects the natural environment and becomes flexible, low-impact venue for community markets, festivals, pop-up learning spaces, and cultural events, all developed in line with this Plan's strategic principles (see section 5).
- Create a community-run [motorhome aire](#) behind the old station building (see action 8), complementing existing higher-spec facility at [Lomond Woods Holiday Park](#).

Key players

- National Park
- Scottish Enterprise
- West Dunbartonshire Council
- Loch Lomond South Community Development Trust
- Balloch Cruising Club
- Leven Cruising Club
- Sandbarr Cruising Club
- Sweeney's Cruises



above [Current view of West Riverside walkway](#)

below [Proposed view](#) see next page for larger image



Visualisation of West Riverside walkway proposal and cafe kiosk
Courtesy of [7N Architects](#), from pp33-34 of [2016 report](#)



8 Old station building & station plaza

Ambition

- A welcoming hub in the heart of the village based around the railway station and cruise boat slipway, including a new community space in the old station building (vacant tourist information centre) - similar to [Midsteeples Quarter](#), Dumfries, funded by Scottish Enterprise's sister agency South of Scotland Enterprise
- The old station building brought back into use as a community hub incorporating visitor information and enterprise support. It should be a welcoming and inclusive space that supports community development, tourism and economic growth.
- Signposting and wayfinding to Loch Lomond, the village centre, Balloch Castle Country Park etc.
- Safe interaction between varied users in a small area: pedestrians, visitors, cyclists, local residents, cruise passengers, coaches etc.



Action



Complete Community Asset Transfer of old station building from Scottish Enterprise, and redevelop as a community-led community/visitor hub incorporating visitor information and enterprise support, in line with Loch Lomond South Community Development Trust proposals (see action 16).



- Upgrade passenger cruise facilities as proposed by [Sweeney's Cruise Company](#).
- Improve signage and wayfinding from station / old station building to village centre (including cleaning bridge), public toilets, Balloch Castle Country Park, Loch Lomond, West Riverside, Pierhead and Loch Lomond Shores (see action 14).
- Create a community-run [motorhome aire](#) behind the old station building (see action 7), complementing existing higher-spec facility at [Lomond Woods Holiday Park](#).



Key players

- National Park
- Scottish Enterprise
- West Dunbartonshire Council
- Sweeney's Cruise Company
- Loch Lomond South Community Development Trust
- Sustrans
- Scotrail

Example from elsewhere

Birnam Arts

[Birnam Arts](#) combines community and visitor facilities in one repurposed historic building in the village centre. For 25 years it has acted as a community space, visitor destination and a gateway to Highland Perthshire. Its much-loved facilities include the village library, community spaces, auditorium for music and events, cafe, gallery, shop, exhibition space and garden.



Image courtesy of [Birnam Arts](#)

9 Village centre

Ambition

- The bustling commercial heart of the community: more activity and colour, fewer empty units, better facilities, and greater range, quality and interest for locals and visitors alike.
- Better connected to the railway station, Loch Lomond Shores / Pierhead and Balloch Castle Country Park.



left
Colourful banners on Balloch main street to celebrate the local community, 2025

Action

- Improve signage and wayfinding between village centre and public toilets, the railway station, Balloch Castle Country Park, Loch Lomond, West Riverside, Pierhead and Loch Lomond Shores (see action 14).



Ensure public toilets are consistently open consistently, with improved disabled access and better signposting from the village centre (see action 16).

- Bring empty ground floor units opposite Balloch House into beneficial community use. For example, a short-term lease as temporary community space pending conversion of old station building or shops/offices (see actions 8 and 16).



Establish a business voice for the village as a whole, working with Loch Lomond Shores/ Pierhead businesses (see actions 3, 4 and 18).



Co-ordinated marketing and management (see action 18).

Key players

- National Park
- West Dunbartonshire Council
- Local businesses



above Closed public toilets at bus station
below Empty units opposite Balloch House

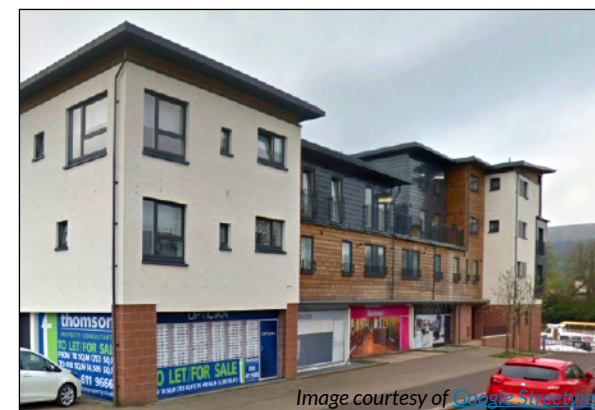


Image courtesy of Google Street View

10 Moss o'Balloch

Ambition

- Turn this much loved but underused space into a park with planting, community gardening, recreation facilities and event space.
- Bring back the Highland Games!
- Improve connections to the loch and Balloch Castle Country Park, for example by opening up views of the loch through selective thinning of vegetation.

Action

- Design/feasibility study to upgrade the grassy areas between the play area and the slipway / second car park.
- Programme events and activities year-round to increase footfall and support the local economy.



Selective thinning of vegetation on west side to open up view of river towards the loch and mountains.



Signage from car parks and play area to public toilets (see actions 14 and 16).

Key players

- West Dunbartonshire Council
- National Park
- [Balloch Castle Country Park Regeneration Group](#)

Example from elsewhere

Colquhoun Square, Helensburgh

[Redesigned high quality public space](#) with hard surfaces for markets & outdoor events, gardens, free [outdoor museum](#), seats and traffic calming



Images courtesy of [Helensburgh Festivals](#)



Balloch Highland Games, Moss o'Balloch
Courtesy of [West Dunbartonshire Council](#)

11 Balloch Castle Country Park

With over two hundred acres of woodland, parkland, burns, beaches and not one but two castles, all situated on the bonnie banks of the world-famous Loch Lomond, Balloch Park is a huge asset.

Loved by locals and visitors alike, with 1.2 million visiting each year, it offers medieval and 19th century castles and a [historic designed landscape](#); a huge range of woodlands and habitats, including red squirrels; stunning views over Loch Lomond; access to the loch; and a proud cultural history of the local community and people of Glasgow securing the Park for public benefit in 1916.

Yet despite it being a much-loved destination for visitors and locals, there is an air of jeopardy over the Park. Public spending cuts mean that the local authority struggles to keep on top of investment.

Images courtesy of [Balloch Castle Country Park Regeneration Group](#)



Ambition

- A key element of Balloch's gateway to Loch Lomond and the National Park, and a destination in its own right for visitors & locals.
- Significant heritage asset with an important role to play in the identity, wellbeing and long-term economic potential of the community.
- Repair and reopen the A-Listed historic 19th castle for income-earning facilities for visitors and locals. For example: restaurant, education, residential/holiday accommodation.
- Conserve the Park's rich biodiversity and habitats, including managing invasive species.
- Improved connections and marketing.
- Enhanced interpretation, education and information around the Park.
- Income-earning activities in the Park, sensitively managed and located, to complement the existing slipway cafe.
- Overall, a long-term, co-ordinated, place-based, partnership approach that prevents further deterioration, and balances heritage and nature conservation with community benefit, environmental stewardship, and sensitive economic activity.

Action

- Prepare 10 year masterplan and investment plan for the Park, involving a full-time paid project manager.



Information displays about the Park in the entrance foyer to the castle's public toilets.



More "forest school" use as an outdoor classroom for local children.



Repairs and upgrades to the walled garden, promoting traditional skills and training.



Implement Woodland Management Plan

- Conversion of North and South Lodges to residential accommodation or holiday lets.
- Better signage to the Park (see action 14).
- Electric shuttle bus to village centre, Pierhead and Loch Lomond Shores (see action 17).



Better promotion of the Park on trains, in Glasgow, at Glasgow Airport etc (see action 18).

Key players

- West Dunbartonshire Council
- Glasgow City Council
- National Park
- Historic Environment Scotland
- [Balloch Castle Country Park Regeneration Group](#)
- Loch Lomond South Community Development Trust
- Balloch and Haldane Community Council

Examples from elsewhere

Chatelherault Country Park

Chatelherault Country Park [masterplan](#) was prepared by South Lanarkshire Council in 2025. The 10 year vision seeks significant investment in the Country Park, which receives 0.8 million visitors annually. Plans include enhanced visitor centre cafe and conference area, heritage repairs to Listed Buildings, path, play and landscape upgrades. Implementation will proceed in phases as funding becomes available.



Beckenham Place Park

[Beckenham Place Park](#) in Lewisham has been upgraded with major renovation works since the mid 2010s thanks to a partnership between local government, funders and the community.

The works included restoration of parkland, gardens, water bodies, buildings, nature & paths.

The Park was relaunched in 2019 with a community event attended by 7,000 people.

There is now a busy [events programme](#) and [restoration work continues](#).



12 Dereliction & decay

Ambition

- Bring derelict and vacant sites back into use, favoured uses being housing for young or vulnerable people, community facilities and enterprise space (e.g. for young people).
- See Map 4 (page 20) for locations (also Balloch Castle North and South Lodge, see action 11).

Key players

- Landowners / developers
- West Dunbartonshire Council
- National Park
- Loch Lomond South Community Dev't Trust

Old station building

This prominent building - formerly VisitScotland's visitor information centre - has lain vacant for a number of years. It needs significant overdue maintenance. The building should be brought into community ownership & repurposed as a community hub with visitor information/enterprise support (see action 8).



Balloch Castle

This Category "A" Listed building has been closed to the public for a number of years, and is surrounded by temporary security fencing because of its deteriorating condition. It is the centrepiece of Balloch Castle Country Park, a key component of Balloch's visitor interest with 800,00 visitors a year. The building needs to be repaired and brought back into sustainable use before it deteriorates any further (see action 11).



Image courtesy of [Balloch Castle Country Park Regeneration Group](#)

Woodbank House

A once-handsome Georgian mansion built in 1776, and a popular hotel in the the 20th century, this Category 'A' Listed Building was burnt out in 1996 and has been neglected since. It is on the Buildings at Risk Register and identified in the [Loch Lomond and the Trossachs LDP](#) as development site VE4.

The [2016 Balloch charrette](#) (page 53) proposed restoration of the House funded and "enabled" in part by sensitive development in its grounds.

We would like to see the Listed Building restored to its former glory before any other "enabling" development in its grounds, which should also take account of flooding issues on Old Luss Road.



Image courtesy of [Hole Ousia](#)

Commercial units, Balloch Road

The empty ground floor units opposite Balloch House have never been occupied and should be brought into use. For example, a short-term lease as community space pending conversion of old station building (see actions 8 and 16).



Image courtesy of [Thomson Property](#)

Former Balloch Library



The former library on Carrochan Road has been demolished since the photograph was taken. Planning consent has been granted for residential development on the cleared site.



Image courtesy of [Google Maps](#)

East of Levenbank Terrace

Vacant ground east of Levenbank Terrace, allocated for new housing in West Dun. Local Development Plan (site H2(30)).



Elmtree House, Dalvair Road

Ground floor and adjacent gap site.



Former Stables Bar/restaurant

Site of demolished premises on Carrochan Rd.



Former Jamestown Parish Church

Situated prominently on Jamestown's Main Street between Balloch and Bonhill, the church was built in the late 1860s and closed in 2019.



Image courtesy of [Google Maps](#)

Former Rowantree Tavern

Opposite the former Parish Church (above) on Jamestown's Main Street, this pub has been closed for a decade or more.



13 Infrastructure & safety

Ambition

- Our infrastructure should be able to handle the pressure placed on it by residents and visitors.
- Tackle perennial issues of anti-social behaviour during warm summer weather.

Action

- Tackle congestion and parking issues linked to seasonal visitor traffic, before further significant development takes place - particularly A82 Stoneyhill roundabout, A811 / Loch Lomond Shores (LLS) roundabouts, and availability of Loch Lomond Shores overflow car park for free public use (see action 3).
- Continue to implement and review Operation Balloton to manage peak influxes of summer visitors.
- Consider one-way traffic along Balloch Road from rail station to bus station (see image above right) - to reduce traffic, improve safety, ease congestion, reduce pollution & provide space for outdoor seats etc
- Address outstanding infrastructure maintenance issues such as Pier Road (flooding and lighting), Stuckie Bridge (lighting), Mollanbowie Estate (road surfaces), Ballagan Burn (erosion by former library).
- Put in place a strategy to improve litter management, which should include bin provision and maintenance.

Key players

- Landowners
- West Dunbartonshire Council
- National Park
- Loch Lomond Shores
- Scottish Enterprise
- Transport Scotland



Balloch Road courtesy of [Google Maps](#)

A811/ LLS roundabout courtesy of [Robert Mair](#)



A82 at a standstill courtesy of [Dumbarton Reporter](#)



14 Paths & signage

Ambition

- Being able to move around the community easily and safely without a car is essential for residents and visitors alike. It is a vital part of community life and our role as an international visitor destination.
- Paths that are well-maintained, accessible and safe.
- Clear signage to link up different parts of the community for locals and visitors.
- A heritage/nature trail within the village and extending to other destinations, such as the John Muir Way and the Leven Line towpath to Alexandria.

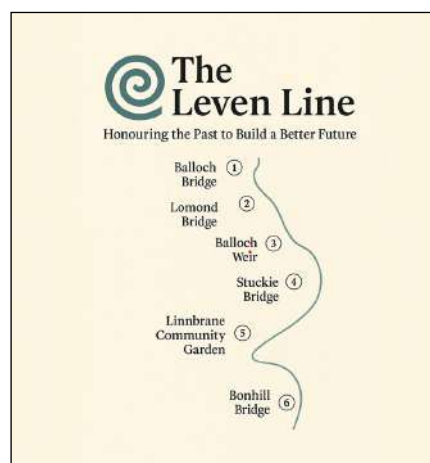
Action

- Design and implement signage and wayfinding strategy, connecting Balloch Park, public toilets, the village centre, railway station, Pierhead, Loch Lomond Shores and the Vale of Leven.
- Create nature/heritage trails using local path network, including the River Leven towpath / [Leven Line](#) (see action 5), in Balloch Park (see action 11), the [National Cycle Network](#), [John Muir Way](#), [Three Lochs Way](#), Core Paths in [West Dunbartonshire](#) and the [National Park](#), and other paths and trails in and around Balloch and Haldane.
- Improvements should include drainage and surfacing, lighting, signage and waymarking, interpretation, promotion and organised walks.

QUICK WIN

Key players

- Landowners
- West Dunbartonshire Council
- National Park
- Walk Wheel Cycle Trust (formerly Sustrans)



15 Landscape setting

Ambition

- Protecting the community's landscape setting is vital to delivering the vision in section 1. This will involve action on the hills and muirs above the Vale, next to our Community Council area.

Action

- No new residential development on Green Belt or Countryside outwith the built-up area, except development sites already allocated in existing Local Development Plans.

This request includes the fields between Mollanbowie Road and Stirling Road, and extends beyond the Local Place Plan / Community Council boundary, which is close to the built-up area on the east side (see Map 4, page 20).

This is to avoid damaging the community's landscape setting and because of concerns over sewerage capacity and public services (particularly health care).



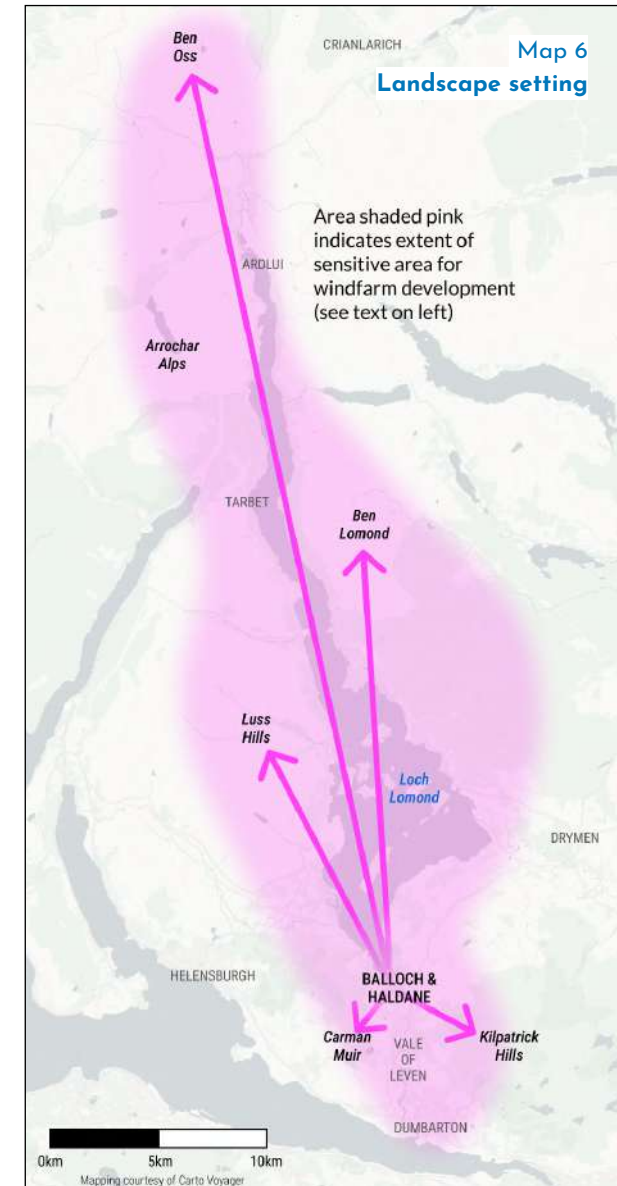
- Any new windfarms should provide community benefit in the form of an ownership share rather than grant funding.
- New windfarm developments should not adversely affect the skyline and setting of the community's location as a gateway to the National Park and Loch Lomond.

This includes the hills and muirs east and west of the Vale of Leven, and the hills forming the skyline around Loch Lomond when viewed from Balloch (see Map 6 on right).

Please note that this request relates to land outwith the Place Plan area in West Dunbartonshire, Argyll and Bute, and Loch Lomond and the Trossachs National Park).

Key players

- West Dunbartonshire Council
- National Park
- Argyll and Bute Council
- Balloch and Haldane Community Council
- Landowners



16 Community life

Ambition

- A multipurpose **community centre** which can provide indoor space for people of all ages to gather and meet, activities, and groups. We do not have a building that fulfils those essential purposes.
- A thriving and well-supported eco-system of **voluntary community groups** to sustain community life.
- More opportunities for **young people**, to build on the excellent Your Vale, Your Future 3-year initiative led by Vale of Leven Academy and its feeder schools. This could include, for example, involving young people from Haldane Youth Services and schools working with the Community Development Trust and Community Council to establish a Youth Forum for young people to shape their future; and a youth space and cinema nights in the proposed new community centre.
- Accessible, reliable, signposted network of **public toilets**, given our status as an international tourist destination. The toilets at the bus station are too often closed and have poor disabled access.
- Resolving issues with the provision of **healthcare / patient care** at the Vale of Leven Hospital, our main primary healthcare location (in Alexandria).
- Upgrade **play areas**.

Action

- Implement proposal for community hub in the old station building incorporating visitor information and enterprise support (see action 1.8). Other possible temporary locations include one or more empty units on Balloch Road opposite Balloch House (see actions 9 and 12), or the Gateway Centre at Loch Lomond Shores (see action 2).
- Move to more stable financial support for local community organisations which provide essential services, for example 3-5 year funding packages for organisations like Haldane Youth Services, Dumbarton District Women's Aid, Lomond Community Pantry, Loch Lomond Rescue Boat, Loch Lomond South Community Development Trust and others.
- Establish Balloch and Haldane Youth Forum or similar to create more opportunities for young people to shape their future.
- Retain and upgrade toilets in terms of accessibility, opening times and signposting, particularly those at the bus station near the village centre.
- Continue to improve services and facilities at Vale of Leven Hospital.
- Rolling programme of play area upgrades throughout the community.

Key players

- West Dunbartonshire Council
- West Dunbartonshire CVS
- Loch Lomond South Community Dev't Trust
- Balloch and Haldane Community Council
- Vale of Leven Trust
- National Park
- NHS Greater Glasgow and Clyde
- West Dunbartonshire Health and Social Care Partnership



above **Vale of Leven Hospital** courtesy of [wfmillar](#)

below **Haldane Youth Services** see page 13



17 Public transport

Ambition and action

- Safe, convenient bus connections between Balloch and Haldane, to the rest of the Vale, Dumbarton, Clydebank and Glasgow for essential daily needs, including evenings and weekends for the night-time and weekend economies.
- More reliable and better quality rail service.
- Tackling anti-social behaviour on buses and trains.
- Electric shuttle bus linking Balloch Castle Country Park, village centre, Pierhead and Loch Lomond Shores.

Key players

- West Dunbartonshire Council
- SPT
- Scotrail
- National Park
- Police Scotland / British Transport Police

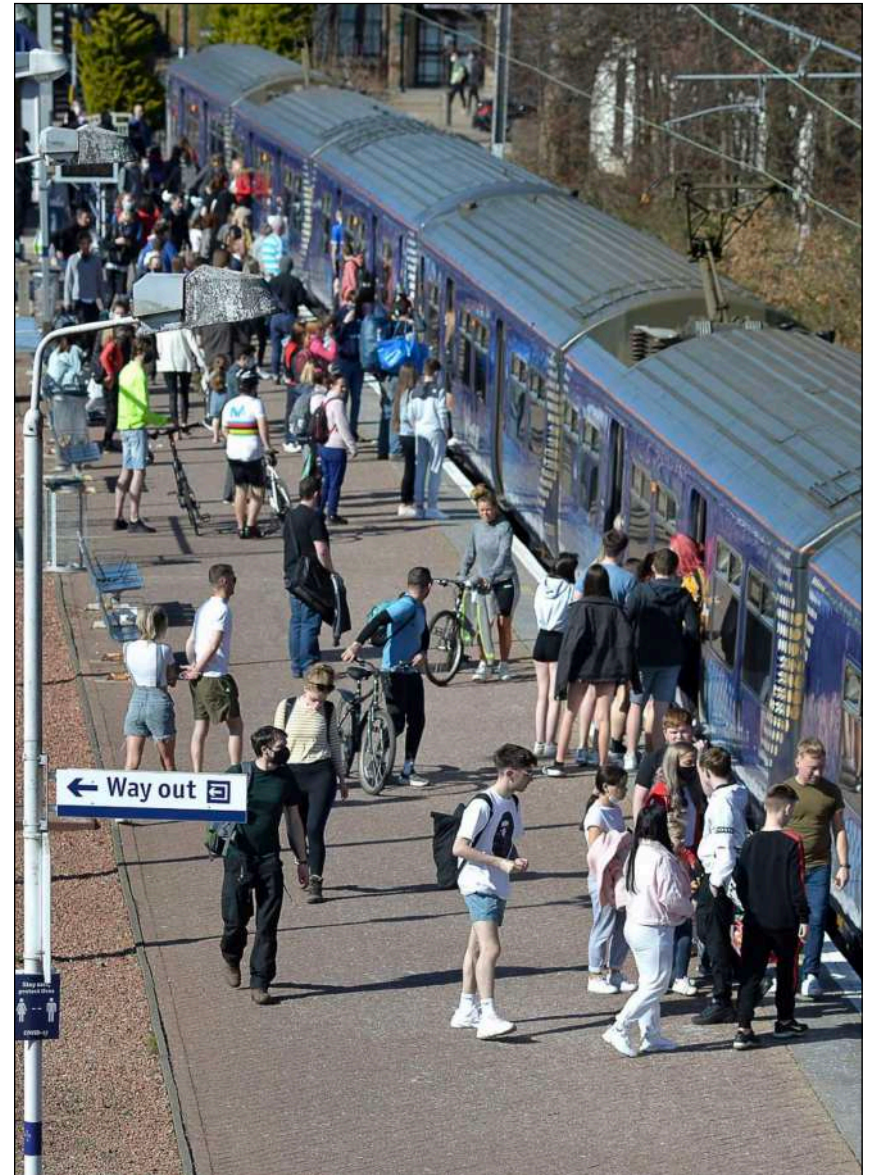


Image courtesy of [Daily Record](#)

18 Destination marketing

Ambition

- Co-ordinated year-round destination marketing for everything the village has to offer, to replace the recently terminated Love Loch Lomond branding.
- Establish a voice for the local business community, including the village centre, Loch Lomond Shores / Pierhead and other parts of the village.

Action



- Develop destination marketing strategy to replace the now-ceased Love Loch Lomond, covering:
- The whole community.
 - Events programming.
 - Year-round visitor offer.
 - Social media.
 - Visitor information at key locations including Glasgow city centre stations, Glasgow Airport, and brown signage on trunk road network (out of date for Balloch).
- Establish a business forum open to all businesses in Balloch - from homeworkers to large companies, from Haldane to Cameron House - to act as a forum for discussion, a voice for local business, and potentially to organise destination marketing.

Key players

- Local businesses
- National Park
- West Dunbartonshire Council
- Visit Scotland
- Historic Environment Scotland
- Scotrail
- Transport Scotland
- Glasgow Airport



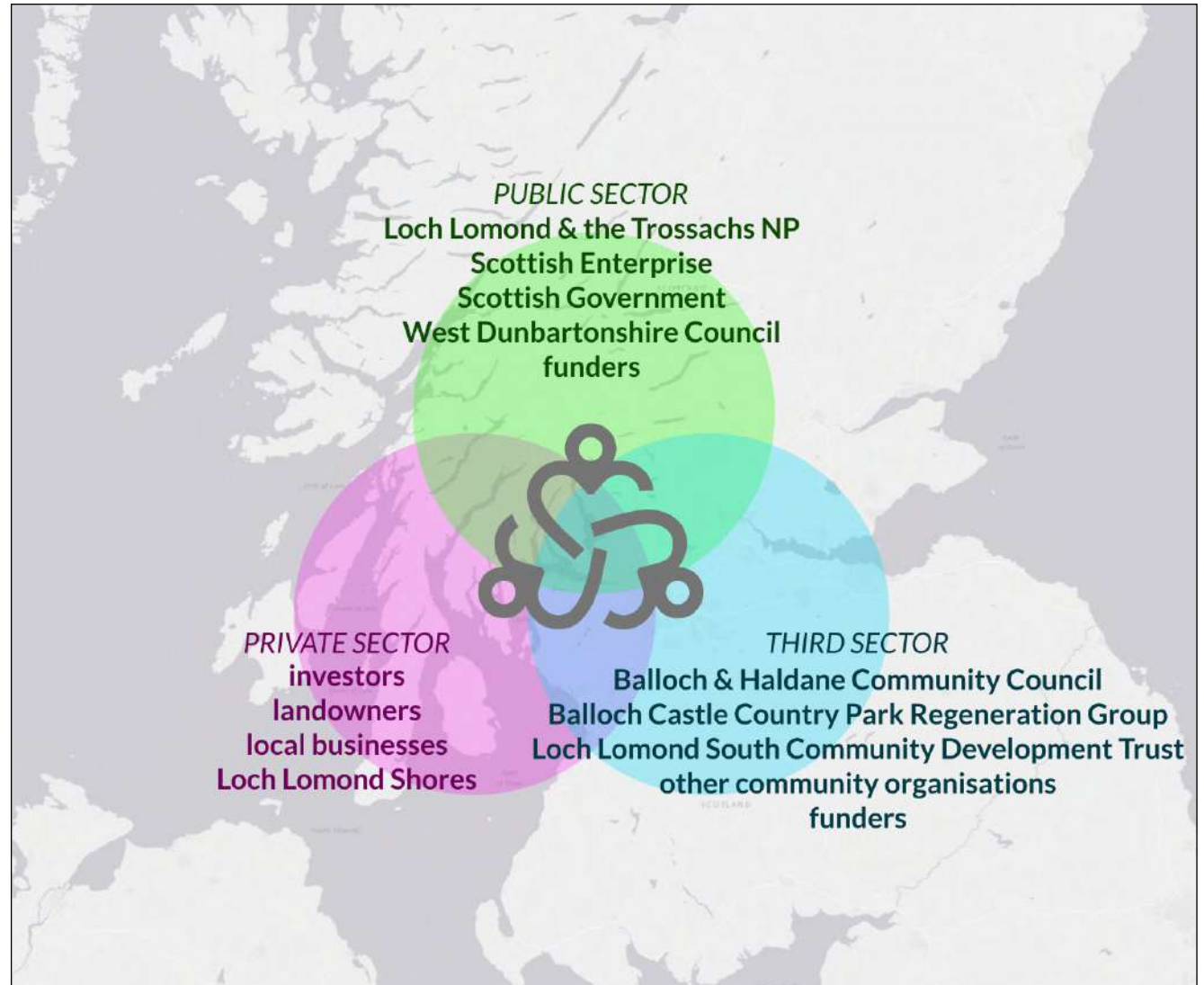
7 Next steps

This Local Place Plan has set out a vision and actions for the renewal of Balloch and Haldane in ways which will benefit not only the local community, but also the Vale of Leven, Loch Lomond and the Trossachs National Park, and Scotland as an international visitor destination.

Turning this Plan into reality will need everyone to work together for common purpose. If we don't do that, the Plan simply will not happen. But the prize is immense.

The Scottish Government's February 2026 decision to uphold the National Park's rejection of the Lomond Banks commercial leisure proposals represents an opportunity for all of us. It opens the door to a future for Balloch and Haldane which is in tune with the National Park's statutory aims, national planning policy, the government's community wealth building agenda, and community aspirations for sustainable locally-led solutions. Everybody wins.

The first step is for us all to establish a way of working together.



Balloch 2030

The one thing that needs to happen to trigger this Plan's implementation is to establish a strategic delivery group - to which we've given the working title of Balloch 2030.

Membership of the group needs to encompass public, private and community organisations referred to throughout this Plan - including the National Park, West Dunbartonshire Council, Scottish Enterprise, Loch Lomond South Community Development Trust, Balloch and Haldane Community Council, and Balloch Castle Country Park Regeneration Group as a minimum. Other organisations could be involved too, for example young people (through local schools and/or Haldane Youth Services) and the business forum proposed in action 3.3.

The **role** of the group should be to champion, monitor and be accountable for overall delivery of this Plan. It should act as a leadership group rather than an executive group, supporting and challenging each other to secure the necessary resources and support to deliver the actions in the Plan. Part of that should be to support each other to gain more resources and capacity, particularly volunteer-run community bodies who need paid support.

The group should **operate** according to the ethos of the [Place Principle](#) (see section 4), placing the Plan and its delivery at the forefront of place-based collaborative delivery.

Planning policy and development management

Not all of this Plan's aspirations relate to statutory land use planning. But it does contain some proposals which we hope will be supported by the National Park and West Dunbartonshire Council (a) as they prepare their new Local Development Plans and (b) in determining planning applications and exercising other regulatory powers.

Suggestions for the new Local Development Plans are summarised in the table on the next page, which includes reasons as required by [Schedule 19 of the Planning \(Scotland\) Act 2019](#).

Suggestions for Local Development Plans

LLT LDP = Loch Lomond & Trossachs Local Development Plan

WD LDP = West Dunbartonshire Local Development Plan

	<i>Suggestion</i>	<i>Reasons</i>	<i>LLT LDP</i>	<i>WD LDP</i>	<i>Details</i>
A	Embed this Plan's vision and strategic principles in both Local Development Plans	To deliver NPF4, the National Park's statutory aims, and the Scottish Government's community wealth building agenda	✓	✓	Sections 1 and 5
B	Identify Gateway Centre at Loch Lomond Shores as priority for reuse for visitor or community purposes	To help deliver the National Park Partnership Plan's outcomes	✓		Action 2
C	Long-term aspiration to repurpose Loch Lomond Shores towards a destination built around landscape, natural and heritage	To reflect the sharpened focus on tackling climate change in NPF4 and the National Park Partnership Plan's outcomes	✓		Action 3
D	Implement Pierhead public realm, pedestrian access and shoreline improvements and towards Drumkinnon Bay and West Riverside	To help deliver the National Park Partnership Plan's outcomes	✓		Action 4
E	Improved public access along River Leven banks, including nature and heritage interpretation	To help deliver the National Park Partnership Plan's outcomes and improve public access	✓	✓	Action 5
F	Explore potential to generate hydropower from River Leven Barrage below Lomond Bridge	To contribute to tackling the climate emergency	✓	✓	Action 5
G	Retain and enhance Drumkinnon Woods	To deliver NPF4 and the National Park Partnership Plan's outcomes	✓		Action 6
H	Designate West Riverside and Pier Road as an attractive green connection between the village centre / railway station and Loch Lomond Shores / the Pierhead, sensitively improving visitor facilities and views of the river in ways which respect biodiversity and flood risk, and enhancing nature and heritage	To deliver NPF4 and the National Park Partnership Plan's outcomes	✓		Action 7
I	Identify land immediately north of the old station building for a community-led motorhome aire	To improve visitor accommodation and generate community income	✓		Actions 7-8
J	Repurpose old station building as a community hub incorporating visitor information and enterprise support	To provide much-needed community space and visitor information	✓		Actions 8 and 16
K	Improve interaction between transport modes at rail station / cruise boat slipway	To improve safety	✓		Action 8

	<i>Suggestion</i>	<i>Reasons</i>	<i>LLT LDP</i>	<i>WD LDP</i>	<i>Details</i>
L	Temporary use of vacant ground floor units at Balloch Road as community space	To provide much-needed community space and visitor information	✓		Action 19
M	Improve Moss o'Balloch as a flexible public space	To improve the local economy	✓		Action 10
N	Restoration and enhancement of Balloch Castle Country Park, including heritage and nature conservation	To help deliver the National Park Partnership Plan's outcomes	✓		Action 11
O	Identify key derelict sites and buildings to be brought back into use	To conserve the historic environment, improve health and wellbeing, and support the local economy	✓	✓	Action 12
P	Improve traffic management around the A82 Stonymollan roundabout and A811 McDonalds roundabouts	To tackle congestion, improve health and wellbeing, and support the local economy	✓		Action 13
Q	No new residential development on Green Belt or Countryside outwith the built-up area, except development sites already allocated in existing Local Development Plans. This request extends beyond the Local Place Plan / Community Council boundary, which is very close to the built-up area on the east side.	To avoid damaging the community's landscape setting and because of concerns over sewerage capacity and public services (particularly health care)	✓	✓	Action 15
R	Any new windfarms should provide community benefit in the form of an ownership share rather than grant funding	To support community development and implementation of this Plan	✓	✓	Action 15
S	New windfarm developments should not adversely affect the skyline and setting of the community's location as a gateway to the National Park and Loch Lomond, including the hills and muirs east and west of the Vale of Leven, and the hills forming the skyline around Loch Lomond when viewed from Balloch (see Map 5, p.38).	To protect the National Park against adverse impacts as required by NPF4 Policy 11(d) and Policy 4, and to apply the precautionary principle as required by NPF4 Policy 4(e)	✓	✓	Action 15
T	Retain and enhance public toilets at the Pierhead, bus station and Balloch Castle	To support the local economy and for health and wellbeing	✓		Action 16



Balloch & Haldane Place Plan

May 2026