# Plans for £43.5m Loch Lomond holiday village spark record local opposition



Plans to construct a significant holiday village along the shores of Loch Lomond, a renowned Scottish national park, have ignited intense controversy and local dissent following approval from the Scottish Government. The £43.5 million project, proposed by Yorkshire-based developer Flamingo Land, encompasses two hotels, over 100 lodges, a water park, and a monorail, strategically positioned in Balloch, West Dunbartonshire. Despite the overwhelming local opposition that has seen more than 150,000 residents petition against the project—detailing fears over environmental degradation, traffic congestion on the often-busy A82, and concerns regarding job quality—the Scottish National Party (SNP) has moved forward with the plans.

Local Green MSP Ross Greer has emerged as a leading voice in opposition to the development, condemning it as "the most unpopular planning application in Scottish history." He has pledged to combat the project vigorously, describing its potential effects on the local environment as potentially "irreversible." The decision has not only raised eyebrows locally but has also garnered criticism from notable organisations, including the Scottish Environment Protection Agency, the National Trust for Scotland, and the Woodland Trust, all of whom express alarm over the proposed loss of ancient woodland within the national park.

While proponents of the development argue it promises local economic revitalisation, claiming it will generate 80 full-time and 120 part-time jobs, scrutiny reveals a stark reality: only a net increase of approximately 61 full-time roles is projected in the region, despite claims of a £3.4 million economic boost. This discrepancy has been a source of frustration for many in the locality, who are concerned that the developmental gains may come at a significant environmental cost.

The site itself is under the ownership of Scottish Enterprise, the Scottish Government’s commercial arm, which consented to sell the land to Flamingo Land on the condition that planning permissions were secured. This backdrop complicates the narrative, as it raises fundamental questions about governmental priorities in environmental conservation versus economic growth. According to the approval announcement, development will face 49 conditions, including a mandated pause until a compromise is reached with the Loch Lomond and Trossachs National Park Authority, which initially rejected the scheme largely due to concerns about flood risk and alignment with conservation goals.

Historical context places the opposition into perspective. The proposals have accrued over 120,000 objections, reflecting a burgeoning concern among residents about the potential transformation of their cherished landscapes into commercialised tourist hubs. Many worry that such sweeping developments could fundamentally alter not just the ecology of Loch Lomond, but also the character of local communities that have thrived for generations in relative tranquillity and harmony with nature.

Simon Ritchie from the Woodland Trust articulated a powerful sentiment when he stated that "the loss of ancient woodland to a development anywhere is shameful," highlighting the societal and ecological values at stake. Critics warn that allowing such a project to move forward could set a precedent for future developments in sensitive natural areas across Scotland, amplifying fears over a potential erosion of environmental protections.

In this ongoing saga, local opposition continues to galvanise, with advocates like Greer remaining undaunted. As he aptly put it, "to see it destroyed in a national park beggars belief." The battle lines have been drawn, and it remains to be seen whether this development can coexist with the desires of the community and the imperative of preserving one of Scotland’s most treasured landscapes.

### Reference Map

1. Paragraphs 1, 2, 3, 4
2. Paragraphs 2, 3
3. Paragraphs 1, 3
4. Paragraphs 2, 3
5. Paragraphs 2, 3
6. Paragraphs 1, 2, 4
* (No relevant content used)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.express.co.uk/news/uk/2056320/outrage-plans-loch-lomond-beauty-spot-green-light> - Please view link - unable to able to access data
2. <https://news.stv.tv/west-central/flamingo-land-plans-for-loch-lomond-holiday-resort-the-most-objected-to-in-scottish-planning-history> - Plans to build a holiday resort on the banks of Loch Lomond have become the most objected to in Scottish planning history, with approximately 65,000 objections. The proposal includes a hotel, monorail, over 100 lodges, and a watersports hub. While some residents and community figures support the development for its potential economic benefits, others raise concerns about its impact on nature and the local landscape. The director of the development argues it would 'revitalise' the area and leave the nearby ancient woodland untouched.
3. <https://www.theguardian.com/uk-news/2024/sep/16/flamingo-land-resort-loch-lomond-shore-rejected-scotland> - Proposals by Flamingo Land to build a mega-resort on Loch Lomond's shoreline have been rejected after fierce opposition. The development, which included two hotels, over 100 lodges, a waterpark, and a monorail, faced concerns over flood risk, loss of ancient woodland, and conflict with the national park's conservation goals. The Loch Lomond and Trossachs National Park Authority unanimously rejected the scheme, citing these environmental and conservation issues.
4. <https://greens.scot/news/flamingo-land-s-loch-lomond-proposal-surges-past-100000-objections> - The Scottish Greens report that Flamingo Land's proposal for a mega-resort on Loch Lomond has received over 120,000 objections, marking it as the most opposed planning application in Scottish history. The development includes 104 woodland lodges, two hotels, a waterpark, monorail, 372 car parking spaces, and shops. Scottish Greens MSP Ross Greer emphasizes the unprecedented scale of opposition and calls for the proposal to be rejected.
5. <https://www.bbc.co.uk/news/articles/crm221w10wxo> - A controversial proposal to build a holiday resort on the banks of Loch Lomond has been rejected by the national park authority. Theme park operator Flamingo Land wanted to build the £40m Lomond Banks resort, including a monorail, waterpark, hotel, and restaurants. The proposal sparked opposition over issues including flood risk, increased traffic, and impact on local businesses, with more than 174,000 signing a petition against it. The Loch Lomond & The Trossachs National Park authority board unanimously voted against the development, ruling that it did not comply with environmental and nature conservation policies.
6. <https://greens.scot/news/150000-oppose-disastrous-flamingo-land-proposal-for-loch-lomond> - Over 150,000 people have lodged objections to Flamingo Land's proposal for a mega-resort on Loch Lomond, making it the most unpopular planning application in Scottish history. The development includes 104 woodland lodges, two hotels, a waterpark, monorail, 372 car parking spaces, and shops. The Scottish Greens, along with organizations like the National Trust for Scotland, Woodland Trust, and Ramblers Scotland, oppose the proposal, citing environmental concerns and potential harm to local businesses.
7. <https://www.bbc.com/news/uk-scotland-glasgow-west-48146938> - Plans for a £30m tourist development at Loch Lomond have attracted more than 50,000 objections, making it one of the most controversial planning applications in Scottish history. The proposal includes a 60-bedroom apart-hotel, 32-bedroom budget accommodation, a craft brewery, holiday homes, leisure centre, and restaurants. Opponents fear the project will spoil the scenery and limit access to the shoreline for locals. Supporters argue it could boost the local economy and tourism.