

Atrium Court
50 Waterloo Street
Glasgow
G2 6HQ

Telephone: 0300 013 3385

www.scottish-enterprise.com



[Redacted],

Volunteer,

Balloch and Haldane Community Council,

Loch Lomond South Community Development Trust

Sent by email: info@ballochhaldanecc.com & info@lochlomondscdt.co.uk

12th December 2025.

Dear [Redacted],

Decision notice in terms of Section 24 of the Community Empowerment (Scotland) Act 2015.

A Participation Request has been submitted by Balloch and Haldane Community Council (BHCC) and Loch Lomond South Community Development Trust (LLSCDT) to Scottish Enterprise in terms of Section 22 of the Community Empowerment (Scotland) Act 2015 ("the CE Act").

Both BHCC & LLSCDT are a "community participation body" in terms of Section 20(1) of the CE Act and Scottish Enterprise is a "public service authority" in terms of Section 21 and Schedule 2 of the CE Act.

Scottish Enterprise notes that the outcomes that BHCC & LLSCDT specify they want to improve in their Participation Request, in relation to land owned by Scottish Enterprise and located within the Loch Lomond and Trossachs National Park:

Inclusive and transparent – enabling local residents and businesses to have a meaningful voice in shaping outcomes that affect their community.

Environmentally responsible – drawing on local knowledge and commitment to the long-term protection of Loch Lomond's natural environment.

Economically sustainable – helping to identify development approaches that deliver shared prosperity and long-term benefit to the local area.



Community-empowering – ensuring that decisions reflect community priorities and strengthen local capacity for participation in future land and regeneration projects.

Having considered the Participation Request fully and the matters outlined in Section 24 of the CE Act, Scottish Enterprise agrees to the Participation Request on the basis set out in this letter. Please note that Scottish Enterprise can only agree to the Participation Request in so far as it relates to land it owns.

Before setting out details of the Outcome Improvement Process, it is worth articulating the current position regarding the land in question.

As you are aware, the land to which your request relates forms part of our timebound conditional missive of sale with Flamingo Land Ltd. The proposed development is currently going through the planning process which will be determined by Scottish Government Ministers at a future point in time. Your Participation Request acknowledges this situation and outlines two options:

1. Community participation if the planning proposal is rejected by Scottish Government Ministers.
2. Community Participation if the planning proposal is approved by Scottish Government Ministers.

Under option 1, should the planning proposal be rejected. Scottish Enterprise will require to reconsider our future intentions for the site, and this invariably would involve stakeholder engagement, including BHCC and LLSCDT. This has informed our overall approach to the Outcome Improvement Process set out below.

Under option 2, should Flamingo Land Ltd.'s planning application be approved by Scottish Government Ministers, the body responsible for ensuring compliance with planning conditions, mitigations and monitoring processes is the Loch Lomond Trossachs National Park Authority (LLTNPA), and not Scottish Enterprise. While Flamingo Land Ltd.'s has given a contractual obligation to SE to comply with the provisions of the “Lomond Promise” that has some planning aspects, this is very much secondary to the role of LLTNPA and Scottish Enterprise requires full unfettered discretion regarding monitoring of this obligation. If the planning application is approved, then under this option Scottish Enterprise would propose that it will continue to engage regularly with BHCC & LLSCAT as the project progresses to satisfy the conditions of contract.

Outcome Improvement Process

In delivering the outcome improvement process Scottish Enterprise proposes in respect of option 1:-

1. Working with the BHCC & LLSCAT, it will design and undertake a community survey and thereafter establish focus group(s) if required to discuss key findings aligned to the proposed future use of the land and maximising the resulting community benefits.
2. Working with the BHCC & LLSCAT, it will establish an ongoing community forum to promote good governance, dialogue and clear channels of communication with regular meetings and action log.

The CE Act allows BHCC and LLSCDT 28 days to consider Scottish Enterprise proposed participation process and to make any representations. Any comments should be made by Friday 9th January 2025 to either simon.parsons@scotent.co.uk or stephen.frew@scotent.co.uk .

Once a final process has been agreed, all parties will have 90 days to establish this.

Yours faithfully,



Simon Parsons

Head of Property & Growth Infrastructure