

Welcome

Thanks for joining us at our public exhibition.

Cala Homes is pleased to be engaging with the Lochwinnoch community as part of the pre-application community engagement process, as we look towards submitting a planning application for residential development to the west of Burnfoot Road in the coming months.

This is an opportunity to learn more about our initial ideas for the development of the site and to give us feedback that can help shape the proposals.

Please share your views by completing a feedback form to help inform the design process. We will then share our updated proposals at a follow up exhibition before submitting the formal application.

It is our hope that by engaging with key stakeholders throughout the process, we can create a vision and ultimately inform a high quality residential development that can be successfully integrated into the existing community.



A typical Cala street scene



Development boundary line

A Cala street scene at Earl's Rise, Stepps



A Cala street scene at Sequoia Meadows, Jackton



A Cala street scene at Prince's Quay, Glasgow

Who we are, what we do

Cala Homes (West) is a growing business with a strong heritage in designing and creating sustainable developments. We have ambitious plans to build on this strong track record of delivering high quality developments in the West of Scotland.

Cala Homes (West) employs 180 staff and sustains hundreds more jobs through its extensive supply chain and subcontractor partners.

The business, which is part of Cala Group and owned by Legal & General, takes great pride in creating vibrant new communities that meet local housing needs.

- **Customer service focused**
5 Star Builder (Home Builders Federation)
- **Reputable**
Large Housebuilder of the Year 2023 & 2024 (Homes for Scotland)
- **Proven track record**
Longstanding relationship with Renfrewshire, with current sites in Houston and Erskine
- **Well established team**
Delivering circa 450 homes per annum



Site constraints & opportunities

The development site is bounded by the Garpel Burn to the North, the River Calder and Burnfoot Road to the East, the A760/Newton of Barr to the Southeast and existing woodland to the Southwest and West.

- **Development area**

These boundaries and constraints create a development pocket within the overall site. Together with the non-developable parts there is an opportunity to enhance the biodiversity of the site.

- **Flood impact zone**

Calculated localised flooding from the River Calder has reduced the developable area to the East of the site but this in itself presents opportunities to retain larger areas of open space and improve local footpath networks. There will be no development in the flood zone.

- **Trees/woodland**

The strong existing woodland boundaries are to remain largely untouched, with only the removal of a small cluster of trees near the southern entrance and a group of young/poor species in the centre of the site needed to accommodate the development.

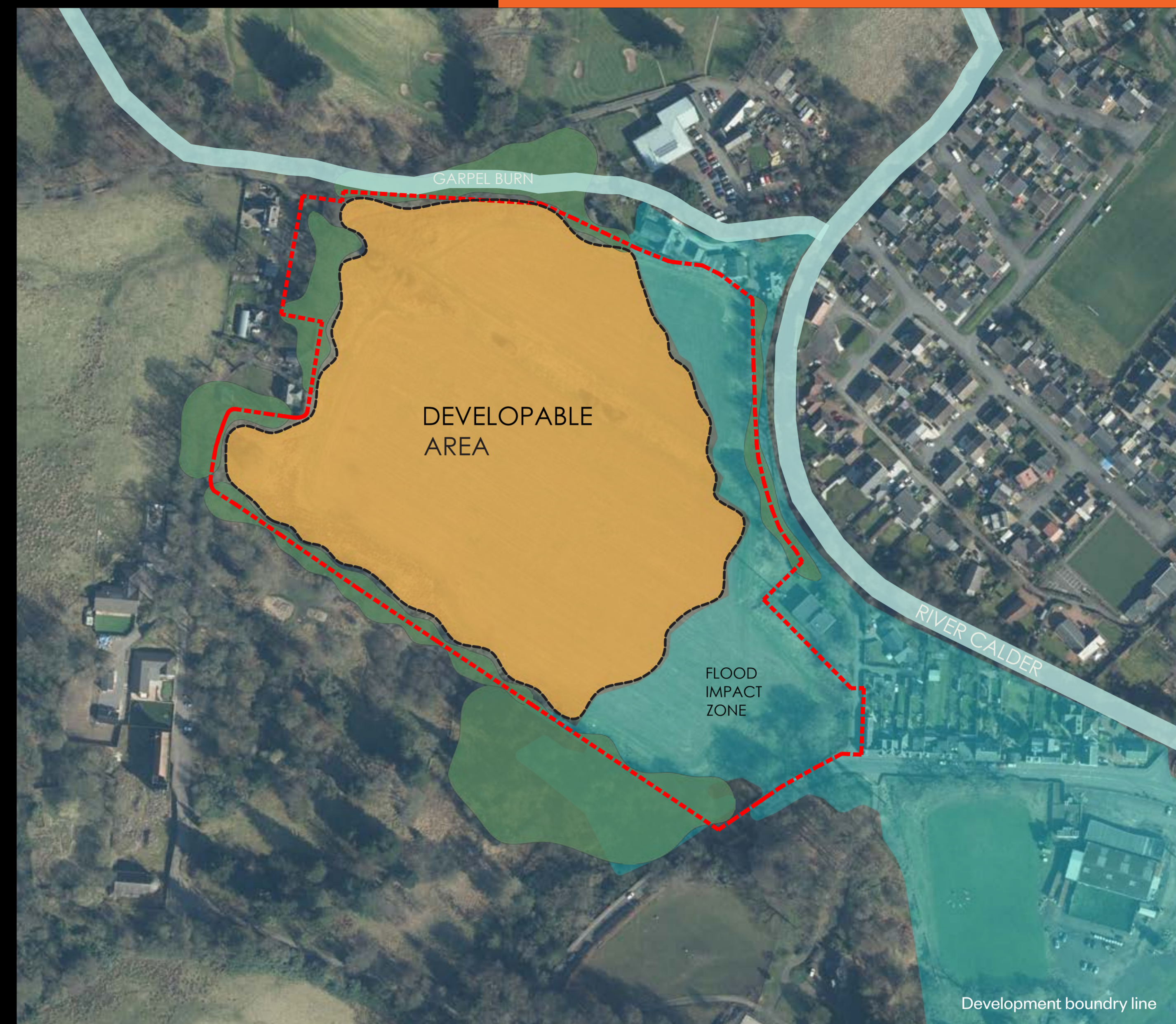
- **Access**

The proposed access for the development will be taken from the South, via the A760/Newton of Barr. Localised road widening and formalisation of on-street parking will take place to form a robust and safe junction facility here.

As this access is within the potential flood impact zone, a secondary emergency access is proposed to the North, onto Corsefield Road.

- **Education**

This matter will be discussed in full with the planning authority, and where necessary, Cala is willing to enter into the necessary legal agreement to ensure contributions can be provided to allow existing facilities to accommodate the foreseeable increase in pupils.



In order to ensure that all constraints are addressed and any impact from the development is minimised, a full range of technical studies will be carried out, including Flood Risk and Drainage, Ecology, Transport, Tree survey, Landscape and Ground Conditions.

Outline concept



The site is currently allocated within the Renfrewshire Local Development Plan as a future housing site and has been identified as an effective site to assist in meeting housing demand in Renfrewshire. Our initial proposals include terraced, semi-detached and detached homes. There will be homes for sale and affordable housing will be provided in partnership with a housing association.

Planning context

The Renfrewshire Council Local Development Plan sets the Council's land use strategy that provides the basis for future development sites and how they are assessed. The plan sets out a number of key principles.

- Development in locations supported by existing planned infrastructure and services.
- Creation of strong communities and attractive places.
- A focus on regeneration and renewal of existing urban areas.
- Delivery of housing in the right locations to meet the needs of existing and future residents.
- Locate development on sites which can be accessed sustainably to encourage a modal shift from the private car to walking, cycling and public transport.
- Supporting sustainable development and a low carbon economy.



Design principles

CALA

- **Concept**

The aim is to create a high quality built environment with a strong neighbourhood character that ensures long term sustainability. We want to create a development that will be safe, inclusive and welcoming.

- **Landscape strategy**

The landscape approach is informed by the existing form and topography of the site together with the flood impact zone. At this site in Lochwinnoch, the eastern side is being retained as open space which is an opportunity to provide amenity areas for residents and enhance biodiversity.

- **Architectural design**

Our homes are designed for modern living. Our architects have a range of elevational treatments at their disposal to suit the local context.

- **Movement & connections**

We have sought to replicate the existing informal path network allowing for good connections and permeability across the site. A clear network of routes and spaces is proposed which will recognise the principles of good street design contained within Designing Streets.

- **Affordable Housing**

Affordable Homes will be provided on site and will represent 25% of the total number of homes. Our intention is to engage with a Registered Social Landlord (RSL) such as a Housing Association who will ultimately own and manage the properties.

- **Sustainability**

Cala is a supporter of sustainable measures. All new Cala sites from 1st January 2024 will be gas free and use timber frame construction. All new Cala sites will have EV charging facilities. We have already implemented measures which mean 100% of construction waste is diverted from landfill and we have targets for limiting future resource usage and water demand.



Existing informal path network





Local living

Local living can help develop sustainable and resilient places required to support a good quality of life and minimise our environmental impact.

As shown on the image, the main amenities of the village are within 20 minutes walking distance of the development site.

Using Google Maps, we have calculated the walking time from the site entrance points to the pharmacy, medical practice, shop, leisure facilities, bus stop and train station. There are two possible routes to the primary school.



Our Community Pledge

We are committed to bringing added value and meaningful benefit to the communities in which we build, not just through the homes we create, but by investing and enhancing in the very essence of what brings a local community together.

To reflect our commitment to our communities over the lifecycle of our developments, our Community Pledge will address genuine local needs through bespoke activities, donations, initiatives, volunteering drives and much more. Please share your ideas with us on how our Community Pledge can support Lochwinnoch.



Our pledges will encompass bespoke activity, tailored to the community, as well as four core Cala activities.

Urban Wildlife Strategy

Our commitment to wildlife measures, including bat and bird boxes, invertebrate bricks and hedgehog highways on every new home and development we build.

Showhome of support

Which celebrates local suppliers and up-and-coming talent found close to our development showhomes.

Land to life

Our curriculum-based schools programme teaches children about sustainable development.

Stay Safe, Stay Away

Our school learning programme to raise awareness amongst young people of the dangers on building sites.



Our Urban Wildlife Strategy

As part of our strategy for reducing our environmental impact, we have made a commitment to make the most of opportunities to support urban wildlife throughout all our new developments.

Moving forward, all new homes delivered by Cala Homes and our sister company, Legal & General Homes, will incorporate a range of wildlife friendly measures, including travel corridors for hedgehogs, bird nesting and bat roosting features, invertebrate bricks and planting.

All this is vitally important for pollinators and provides food for birds and bats to thrive in urban areas which they're well placed to do with the right infrastructure.





Sustainability

Our homes & developments

At Cala, sustainability is something we're building our future on. We will be a business that leaves a positive, lasting legacy for both people and the planet.

In 2020, we set out to define Cala's commitment to running the business in a responsible and sustainable way, and to empower our employees to own this as part of our culture, through the launch of our Sustainability Strategy.

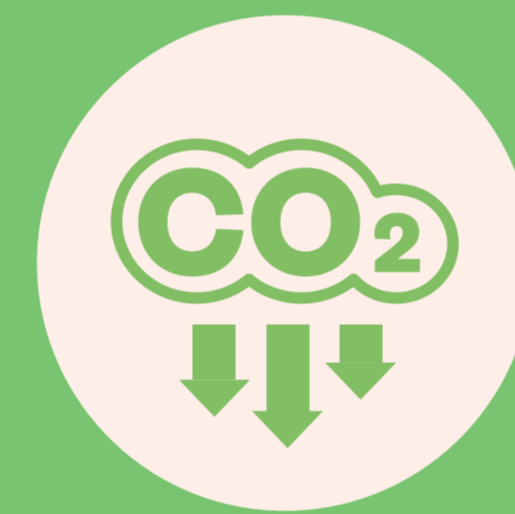
We have set out to achieve net-zero operational greenhouse gas emissions across our business by 2030. Aligned with this, we will ensure that all new Cala homes are net-zero carbon enabled by 2030.



Our first net-zero home has been built in Peterborough. We're using this to test performance and trial new technologies to use in the future.



Over 90% of our homes achieve an EPC rating of A or B, with an average of 85.5 across the Cala Group.



Since 2021, we have continued to increase the number of homes built, however in the same time, we've managed to reduce our Scope 1 and 2 emissions by 38%, and our overall operational emissions by 28.7%.



Over 200 members of staff have signed up to our ULEV (ultra-low emissions vehicle) scheme since 2021, saving individuals £500 – 700 on fuel costs and a total of 33 tonnes of carbon dioxide emissions each year, based on 2022 mileage.



All of our timber frame and timber products are certified from a FSC or PEFC source. In 2023, 34% of all legal completions were timber frame. In Scotland, we build 80% of homes with timber frame. Across England, we are increasing the use of timber frame across our developments.



Next steps & feedback

We'll undertake a second round of consultation in October/November 2024 ahead of a planning submission in mid-late November 2024.

Further detailed design and engagement with the planning department will then continue, ahead of a target site start in Summer 2025, with the first homes available from Autumn 2026.

Cala is keen to consult closely with the community and stakeholders as we look to shape our proposals.

Please fill in the feedback form and leave it with us or contact us on the email below:

lochwinnoch@ryden.co.uk

