



Welcome

Who we are and 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.

This business, which is part of Cala Group, 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

A Cala street scene at Woodend Green, Houston



A Cala street scene at Gilchrist Gardens, Erskine



An overview of Cala development Gilchrist Gardens, Erskine





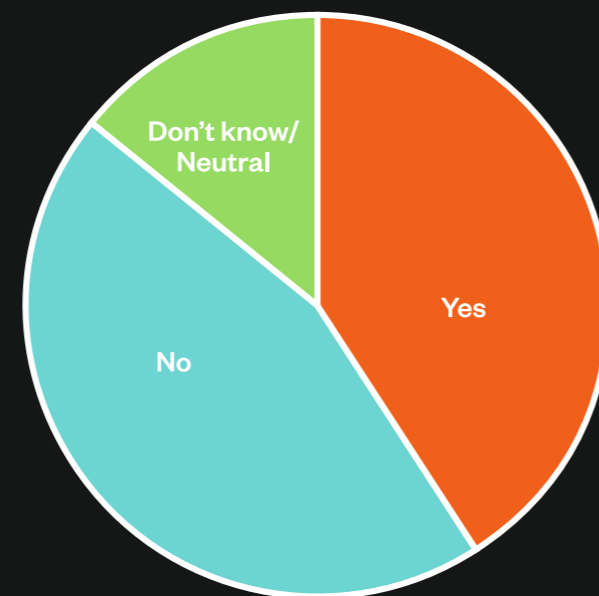
Consultation feedback

Our first round of public consultation ran from 12th September 2024 - 26th September 2024 and included a drop-in event on 12th September 2024.

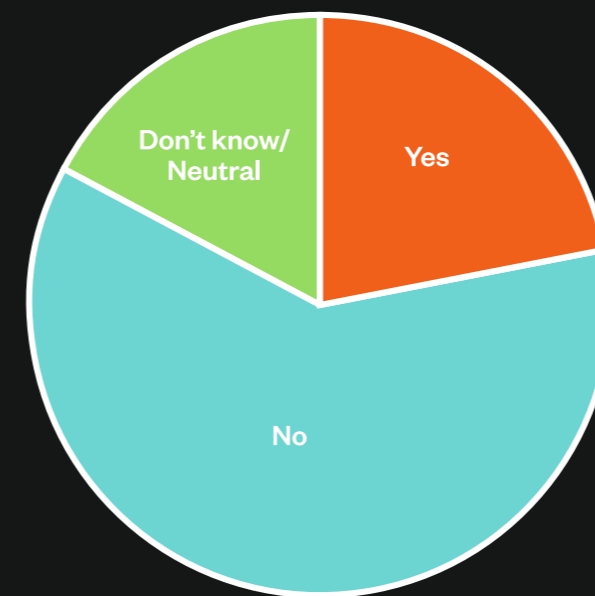
We asked some specific questions and people were also encouraged to give general feedback. Roughly 150 people attended the event, and we received 100 feedback forms.

Overall analysis of feedback

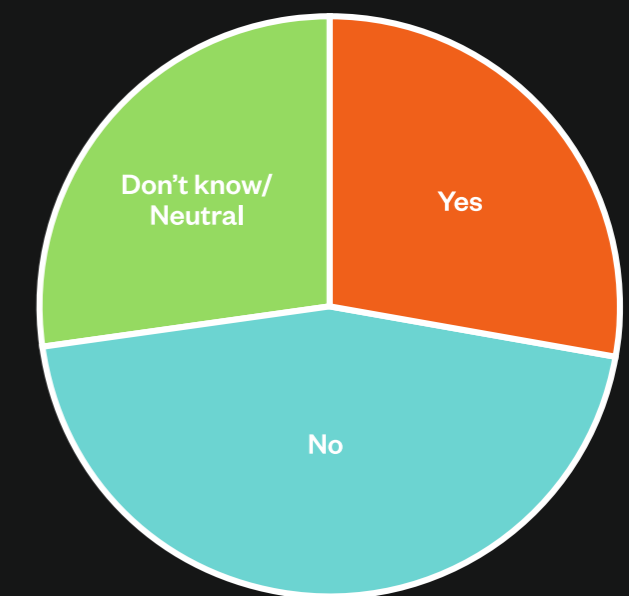
Do you think that there is a need for new homes in Lochwinnoch?



Do you think the site is well located for local amenities and public transport?



Do you think Cala's proposals will make an attractive place to live?



Consultation themes you raised



Flooding



Drainage



Access points



Landscaping and ecology

You asked us about...



Flooding

Key themes

- Concern of impact of development on existing flooding problem

Our response

Our responsibility is to ensure that any new development does not add to the flooding issues currently experienced in Lochwinnoch.

A full Flood Risk Assessment (FRA) has been undertaken to assess the existing flooding situation from all relevant sources within the vicinity of the development, in accordance with National Planning Framework (NPF) 4 and SEPA Technical Flood Risk Guidance. This assessment has defined the extent of functional flood plain in the 1:200 year rainfall event scenario plus an allowance for climate change, taking in to account the higher rainfall experienced in recent years. The assessment also considers a 25% culvert blockage scenario. No development is proposed within the extent of functional flood plain.

Features to be included

- No development on flood plain
- Rain falling on the site will be channelled to the SUDs basin.
- We will investigate if it is possible to create areas of additional flood storage within the open areas
- All designs will need to be approved by the appropriate statutory bodies.



Drainage/Sewer capacity

Key themes

- Concern over impact of development on local infrastructure
- Where does the site drain to? Is there capacity in the network?

Our response

It is proposed to have a separate foul and surface water system on site with foul flows discharging to the existing Scottish Water combined sewer on Main Street.

Surface water flows generated by the increased hard surfaces will be treated and attenuated to the greenfield equivalent of 16.6 litres per second per hectare in accordance with SuDS principles.

In accordance with Renfrewshire Council Policy, flows will be attenuated on site within a SuDS basin up to the critical 1:200 year storm event plus an allowance of 41% climate change in accordance with Scottish Planning Policy.

The implementation of this criteria will result in post-development peak discharge rates from the site being notably less than the peak flows discharged from the site under greenfield conditions for a range of storm events.

Foul flows from the development will discharge to the existing Scottish Water combined sewer on Main Street. To reach this sewer, a pumping station within the development site will be necessary due to the vertical separation from the site to the sewer.

A Drainage Impact Assessment (DIA) will be commissioned to determine whether the impact of foul flows from the development will have an impact on sewer flooding within the village. If this is the case, mitigation will be required to offset this impact. Potential options could be to control the hours of pumping, and/or provide additional storage within the development network to control the volume and flow discharging to the Lochwinnoch Waste Water Treatment Works.

Features to be included

- SUDS basin to collect, treat and attenuate surface water, reducing peak flows
- Drainage Impact Assessment to be commissioned to determine the impact of foul flows
- Mitigation measures if required could include introducing additional storage to the network and controlling pumping hours



Access

Key themes

- The site is popular with walkers
- Junction with Burnfoot Road/Newton of Barr is very dangerous
- Speed of traffic

Our response

Safety is a top priority for Cala when considering any design as we want to ensure our developments are a benefit to the area. The development cannot be brought forward without receiving the necessary consents and approvals from the Council, notably the Roads Department.

We have therefore started our engagement with specialist engineering consultants and the Roads Department of the Council to find the correct solution for Burnfoot Road and Newton of Barr. It is a complex process but we are confident there is a solution available that will help improve safety. Any road layout proposal must be supported by the relevant transport/traffic assessments and safety audits.

Within the site itself, there are a number of footpaths, a playpark and a village green, meaning that the site will still provide a level of amenity. The eastern part of the site will be left as open space.

Features to be included

- A new junction is proposed to the west of the current junction at Burnfoot Road/Newton of Barr. It will be a wider junction and its positioning will provide greater visibility.
- We will work with the Roads Officer to agree an appropriate layout and any off-site road works that may be required.

Ecology/Biodiversity

Key themes

- Concerns regarding impact on biodiversity
- Concerns regarding loss of open space

Our response

Sustainability is something we're building our future on at Cala. We have made a commitment to make the most of opportunities to support and enhance biodiversity and wildlife in our new developments.

To support our strategy we will complete numerous surveys of the site, including a tree and ecology survey. This will provide us with an understanding of the current situation on site. The surveys will inform us of the best way to mitigate any impacts and offer ideas for overall enhancement.

Features to be include:

- Retention of the substantial tree belt around the perimeter of the site. The tree survey will reveal which trees are of value and which ones should be removed if they are in poor condition.
- Planting of open space to be informed by ecologist and landscape architect in order to increase biodiversity.



A previous Cala development

Parking and Vehicle movements

Key themes

Concerns regarding the number of vehicles generated by the development

Our response

Within the development it is proposed that there will be 275 parking spaces of which 25% will be visitor parking. The number of spaces complies with the planning policy of Renfrewshire Council as well as the National roads development guidelines supported by the Scottish Government. The guidelines ask for the following number of car parking spaces per home:

1 bedroom – 1 parking space

2/3 bedroom – 2 parking spaces

4/5 bedroom – 3 parking spaces

25% visitor parking is also provided = 25 spaces.

A Transport Assessment will be required as part of the planning application. This will analyse Vehicle movements to and from the dwellings. Post covid, home working habits have changed, resulting in fewer vehicle movements meaning that at peak times, numbers may be lower than expected.



Proposed Development

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 the housing demand within Renfrewshire.

The current proposals include 100 new homes, consisting of 75 private terraced and detached homes, and 25 affordable cottage flats and terraced homes.

Cala intend to create a well-integrated high-quality residential development maintaining the well-established landscape boundaries and walking routes.





Types of homes proposed



The Abby and Abbott
1 bedroom cottage flats



The Bargower
4 bedroom detached home



The Dewar
5 bedroom detached home



The Avon
3 bedroom terraced home



The Brodick
4 bedroom detached home



The Logan
5 bedroom detached home



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.

All new Cala homes will incorporate a range of wildlife friendly measures to aid in restoring native biodiversity numbers in the UK.

At Lochwinnoch, we propose to include the following:

- 100 bird nesting features
- 100 bat roosting features
- 25 inverted bricks for pollinators
- Over 100 native trees planted
- Hedgehog 'Highway' travel routes.

By doing this, we will ensure the wildlife surrounding Lochwinnoch continues to thrive whilst creating a beautiful development with green, open spaces for families to call home within our new developments.



A typical Cala street scene



Our Community Pledge

At Lochwinnoch, we will engage with the council, local community and organisations to understand how we can support and bring meaningful benefit to the local area.

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 featuring within our development.

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.

Examples of previous Community Pledge activities



Cala West Land Director, Moray Stewart, delivered our Land to Life programme at Doonfoot Primary School in Ayrshire. Land to Life aims to build grassroots awareness of how new homes are developed and the important role that house builders play in creating sustainable new communities.

Members of the Cala West team conducted a litter pick where 17 bags of litter were collected in Steps, local to our Earls Rise development located off Cumbernauld Road.



In conjunction with our upcoming Ballagan Woods development in Killearn, Cala West made a donation to Strathendrick Rugby Club enabling them to design and purchase new kits for their women's senior team and girls under 12s teams.



Next steps and feedback

Thank you for taking the time to view our proposals. You have two weeks from today to provide further feedback.

You can do this by:

- Completing a feedback form today
- Emailing us at lochwinnoch@ryden.co.uk

We will assess any new feedback and begin preparing our planning application. This involves undertaking a suite of survey work including site investigations, ecology, drainage and transport studies amongst others.

