

Balgraystone Road Community Engagement



1. Welcome & Introduction

Thanks for joining us at our second public exhibition for this project, after our initial event which was held on 30th August 2023.

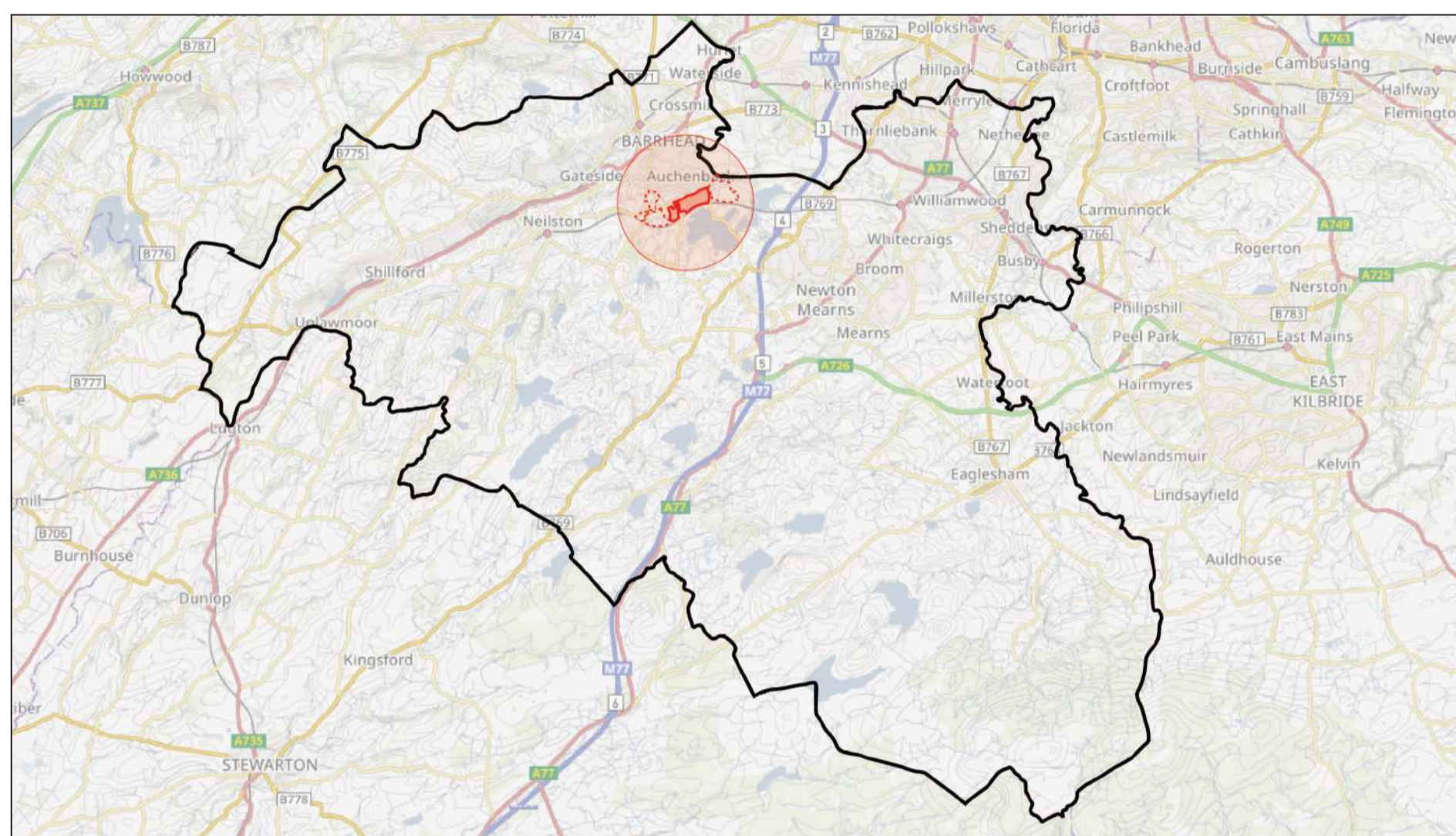
Cala Homes are pleased to continue our engagement with the community of Barrhead as part of the pre-application community engagement process, as we look to progress towards a planning application for residential development at Balgraystone Road in the coming months.

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

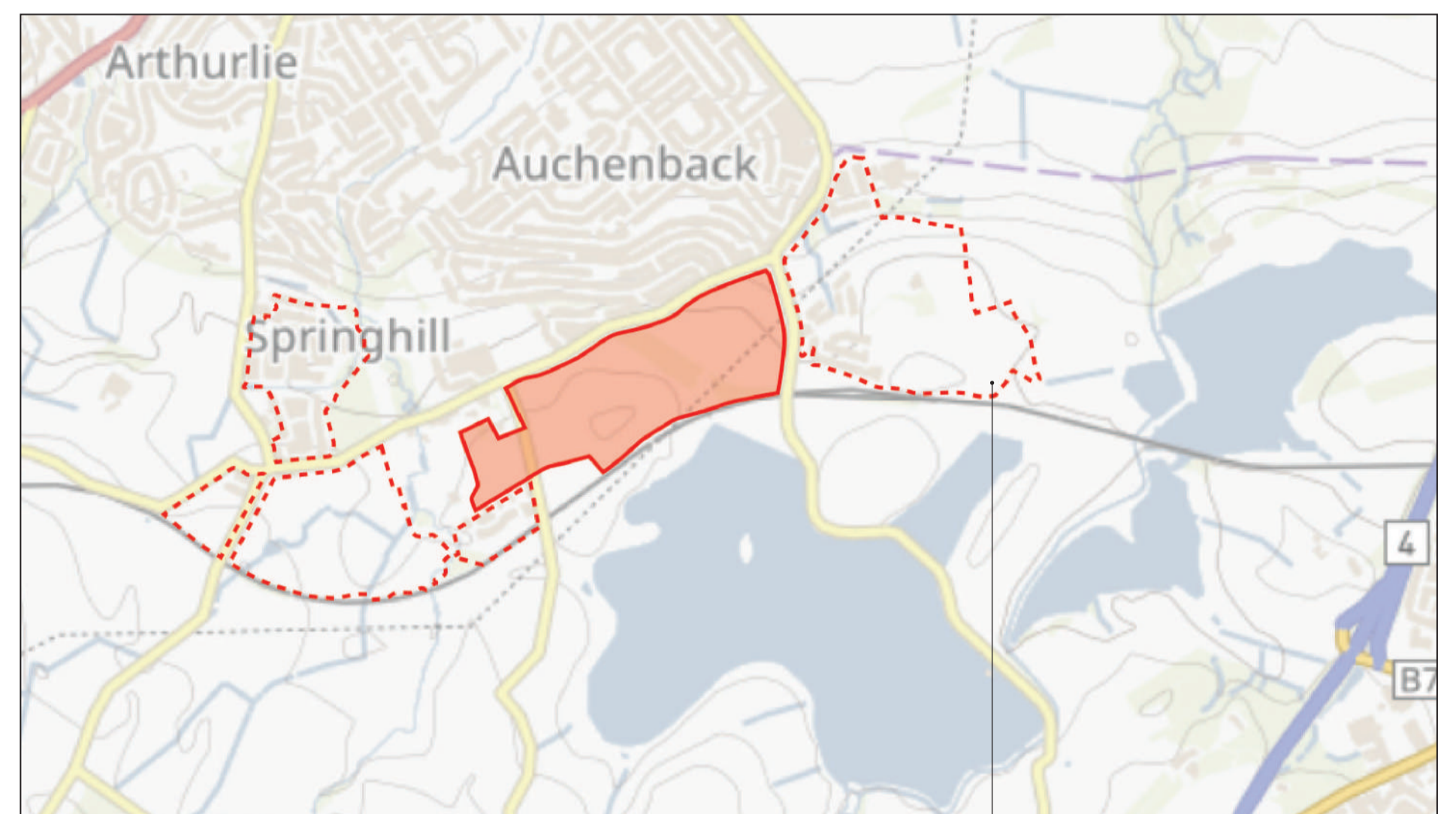
We have taken into account comments received at our first public event, and present today our updated proposals, prior to an application being submitted.

Please share your views by completing a feedback form, in order to help inform the final design process before a formal planning application is submitted.

It is our intention to engage with key stakeholders throughout the whole process to create a vision, and ultimately inform a high quality residential development that can be successfully integrated into the existing Barrhead community.



East Renfrewshire

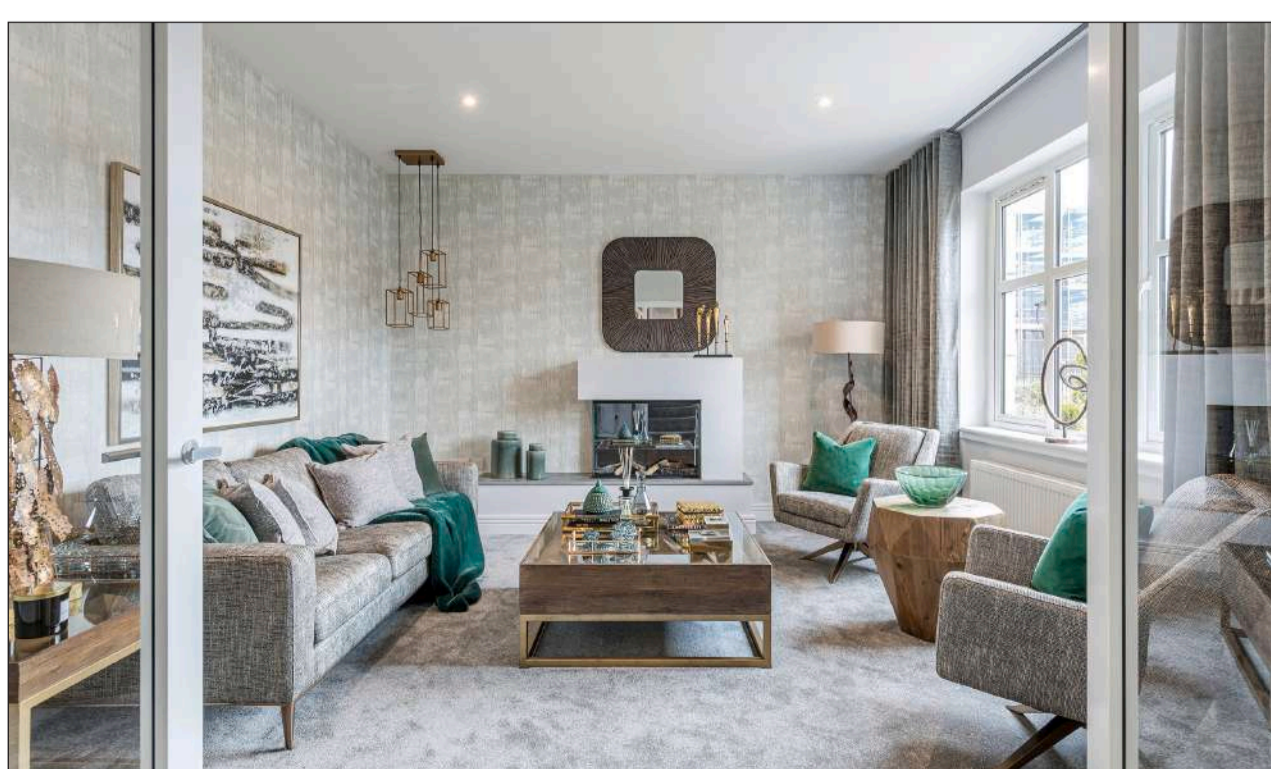


Site shown in red

Neighbouring housing developments being progressed by other developers - dotted line



Examples of Cala housing developments



Examples of Cala show home interiors

Balgraystone Road

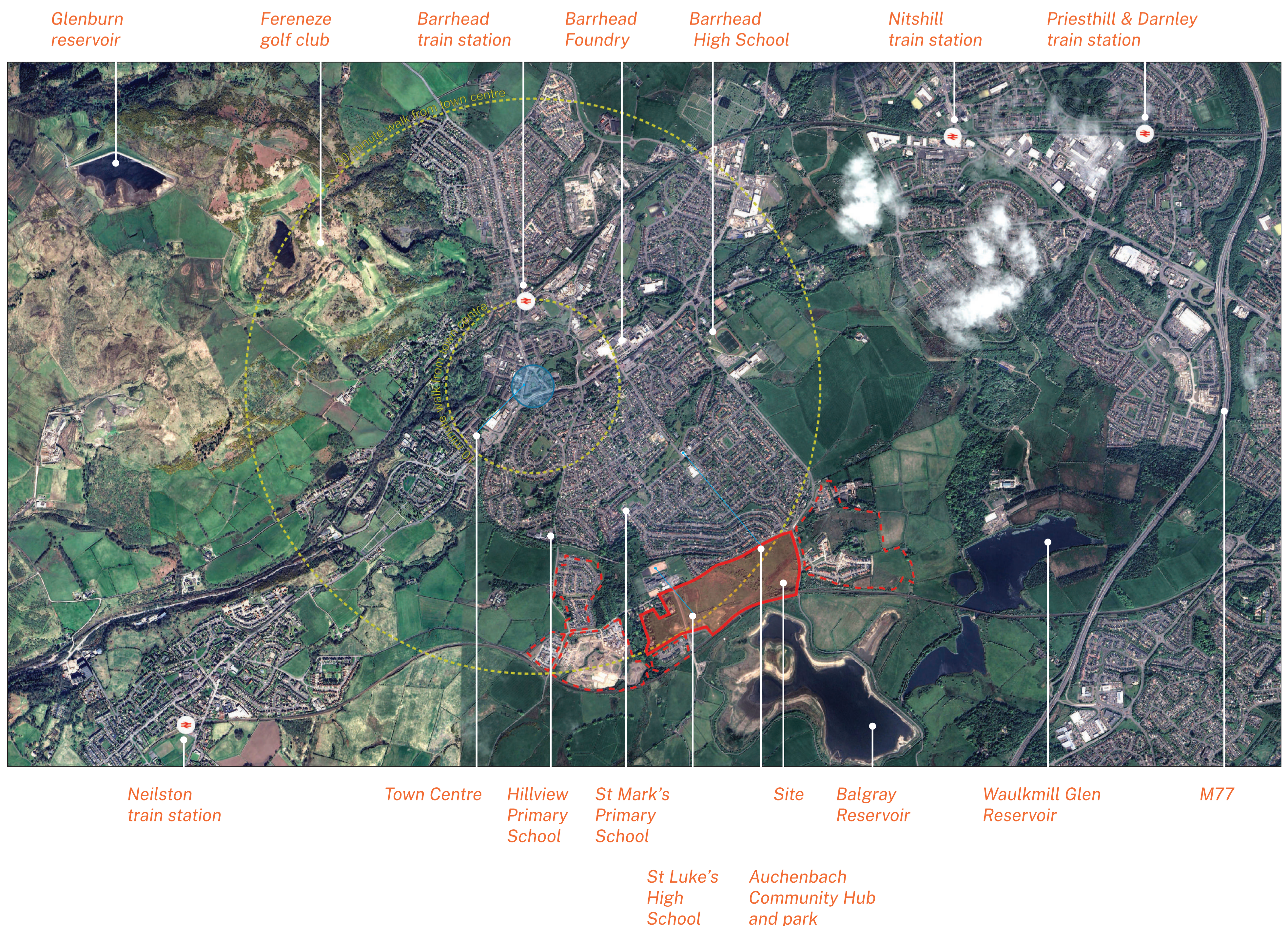
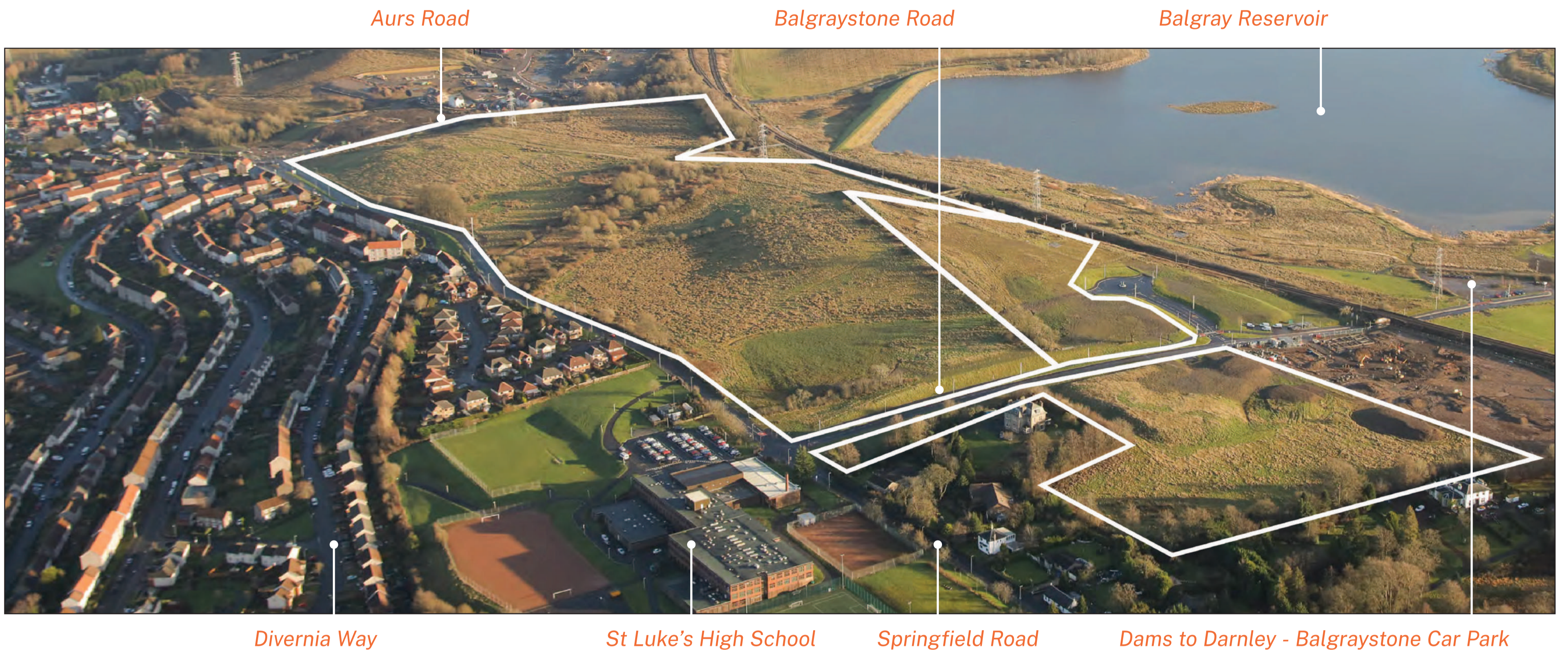
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2. The Site/Ownership

The site at Balgraystone Road is allocated for residential development (SG1.7 and SG1.9) in the East Renfrewshire Local Development Plan 2 (LDP2) (2022). The site is located on the southern side of the town of Barrhead, in East Renfrewshire, 9 miles south of Glasgow.

The site is owned by East Renfrewshire Council ('ERC') and in 2020 ERC's Cabinet agreed they should sell the site for residential development, with proceeds used to finance the construction of affordable council housing elsewhere in the area. Following a subsequent marketing/tender exercise, Cala has been appointed as preferred bidder.



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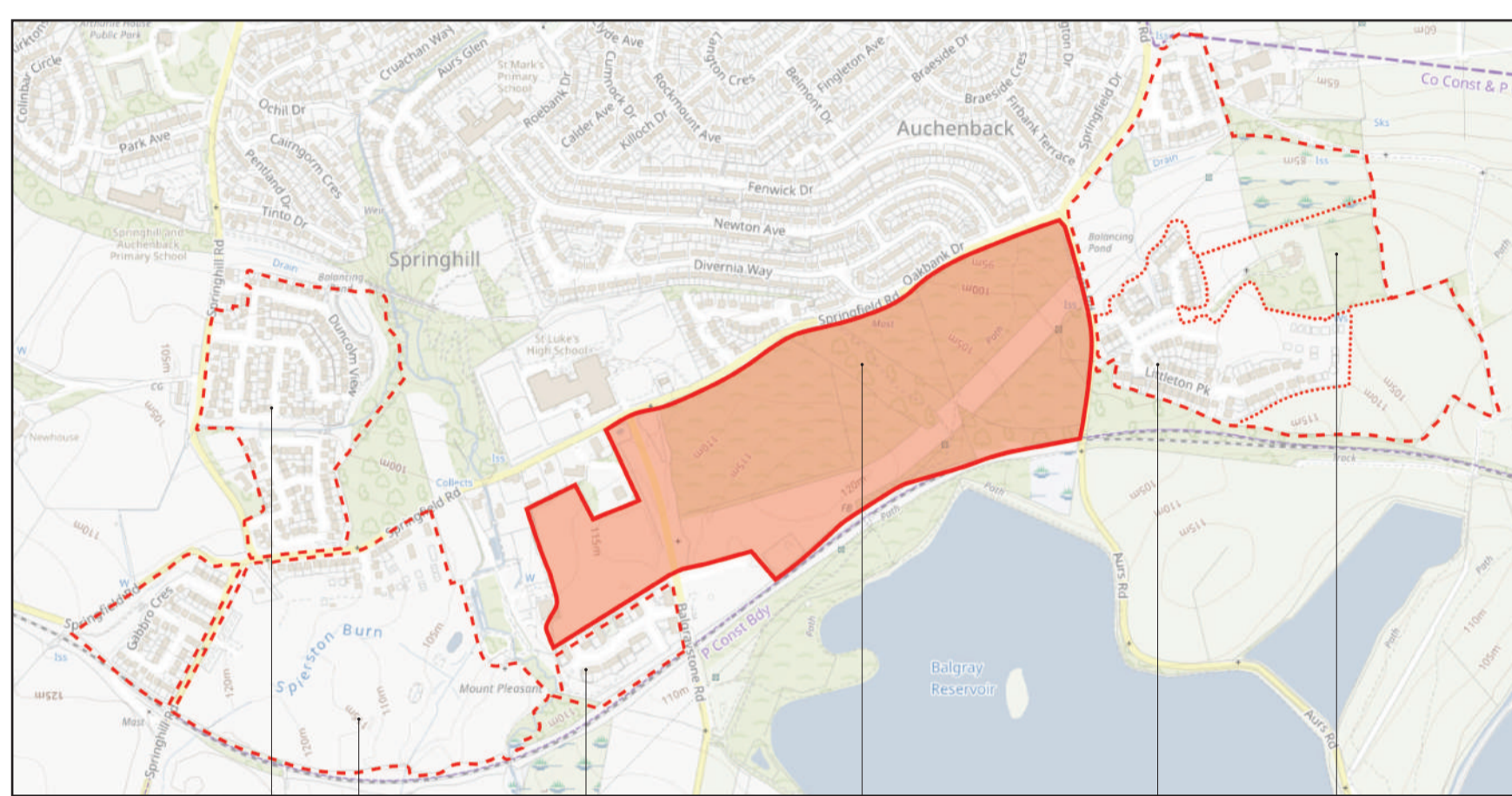
3. Planning Context

The site forms part of the Barrhead South Masterplan, which is one of the three Strategic Development Opportunities (SDO) promoted by ERC for new housing in the LDP2.

The Barrhead South SDO is anticipated to deliver around 1,000 new homes (including affordable), commercial and community uses, public transport and road network improvements and enhanced access to the Dams to Darnley Country Park, one of the area's most important leisure and recreational opportunities.

Planning applications for earlier phases of the Barrhead South SDO have already been approved with construction well progressed, including 2022/0719/TP (Miller Homes), 2021/0980/TP (Avant Homes) and 2019/0370/TP (Taylor Wimpey Homes). Immediately to the west of the site is the site of planning application 2019/0491/TP, which has been completed by CCG.

Cala Homes intend to apply for full planning permission following this engagement process, to effectively 'complete the Barrhead South Jigsaw'.



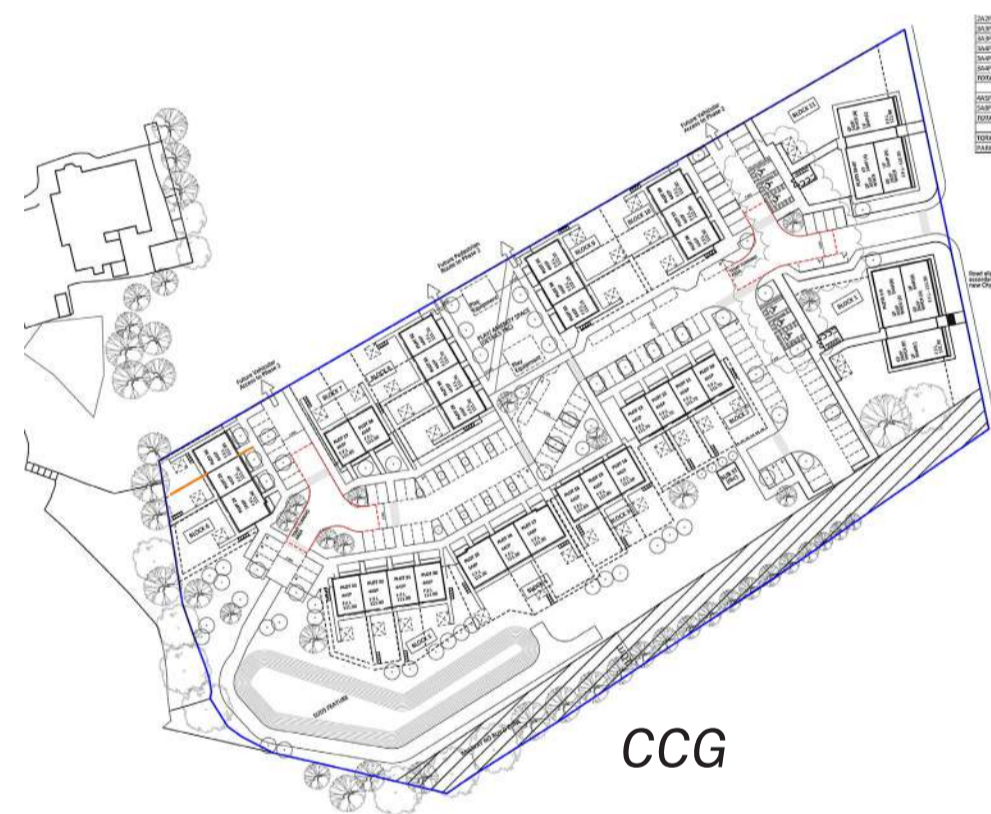
Miller Homes Taylor Wimpey CCG Cala Homes Avant Homes Briar Homes



Briar Homes



Taylor Wimpey



CCG



Avant Homes



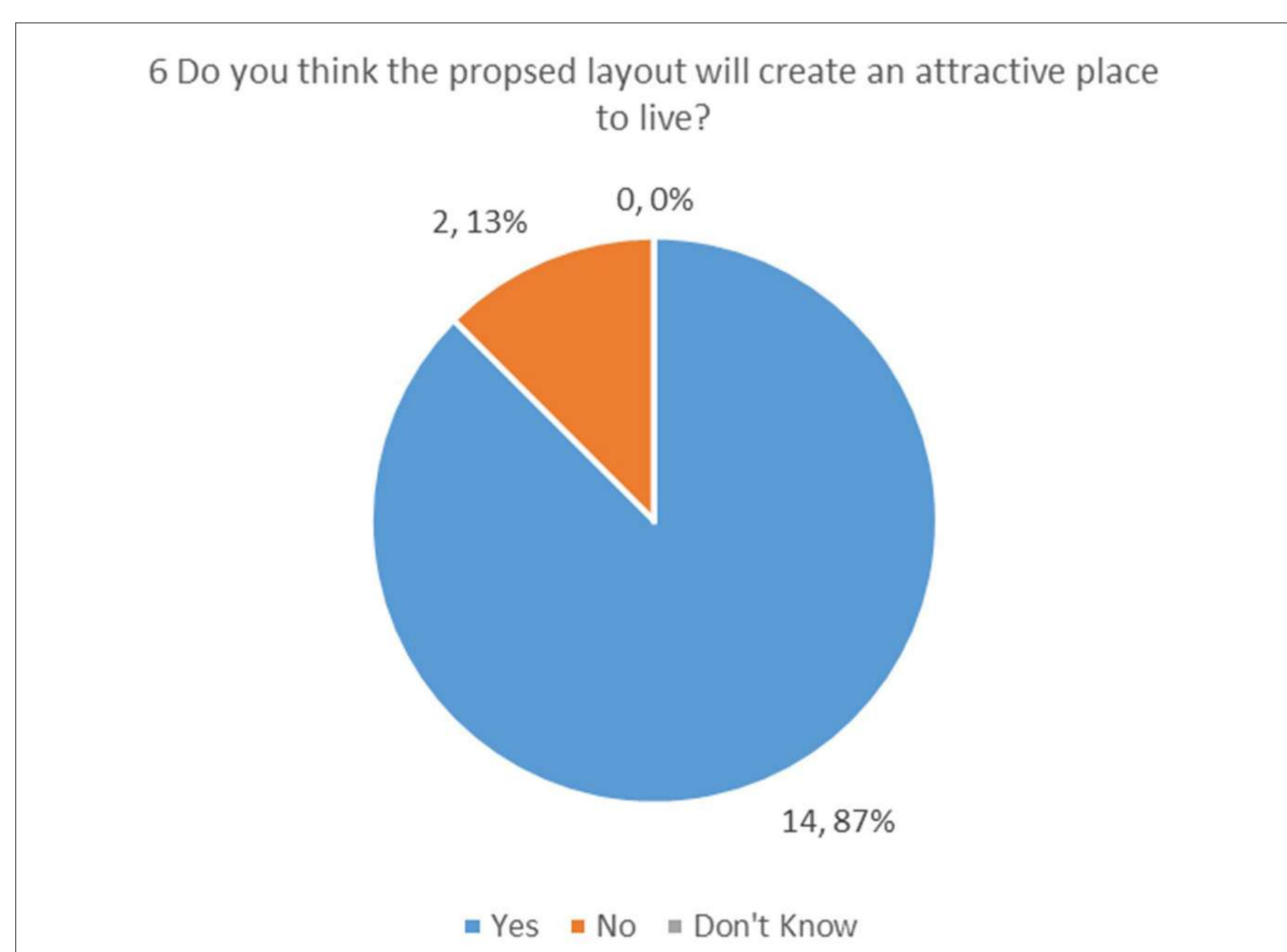
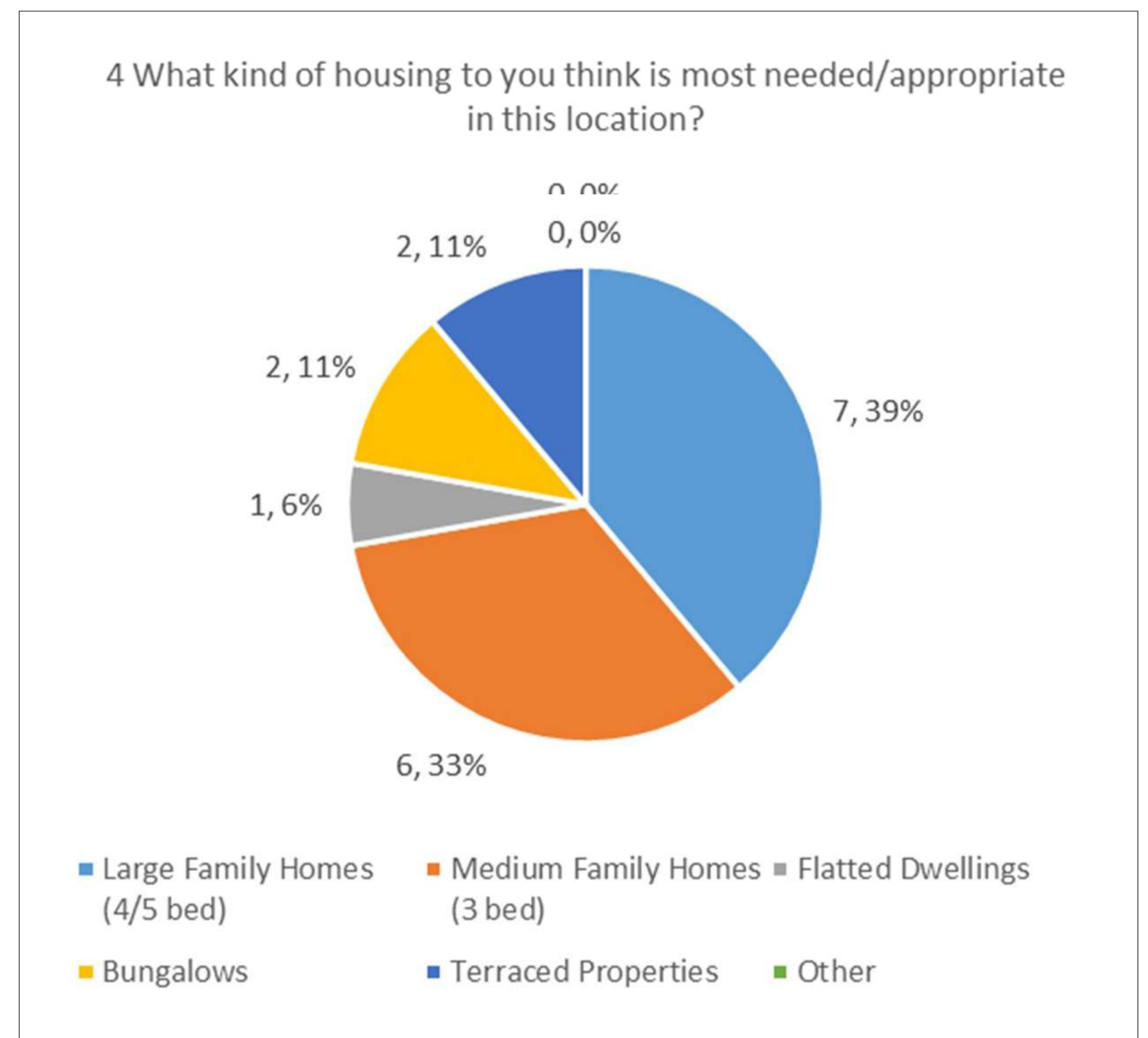
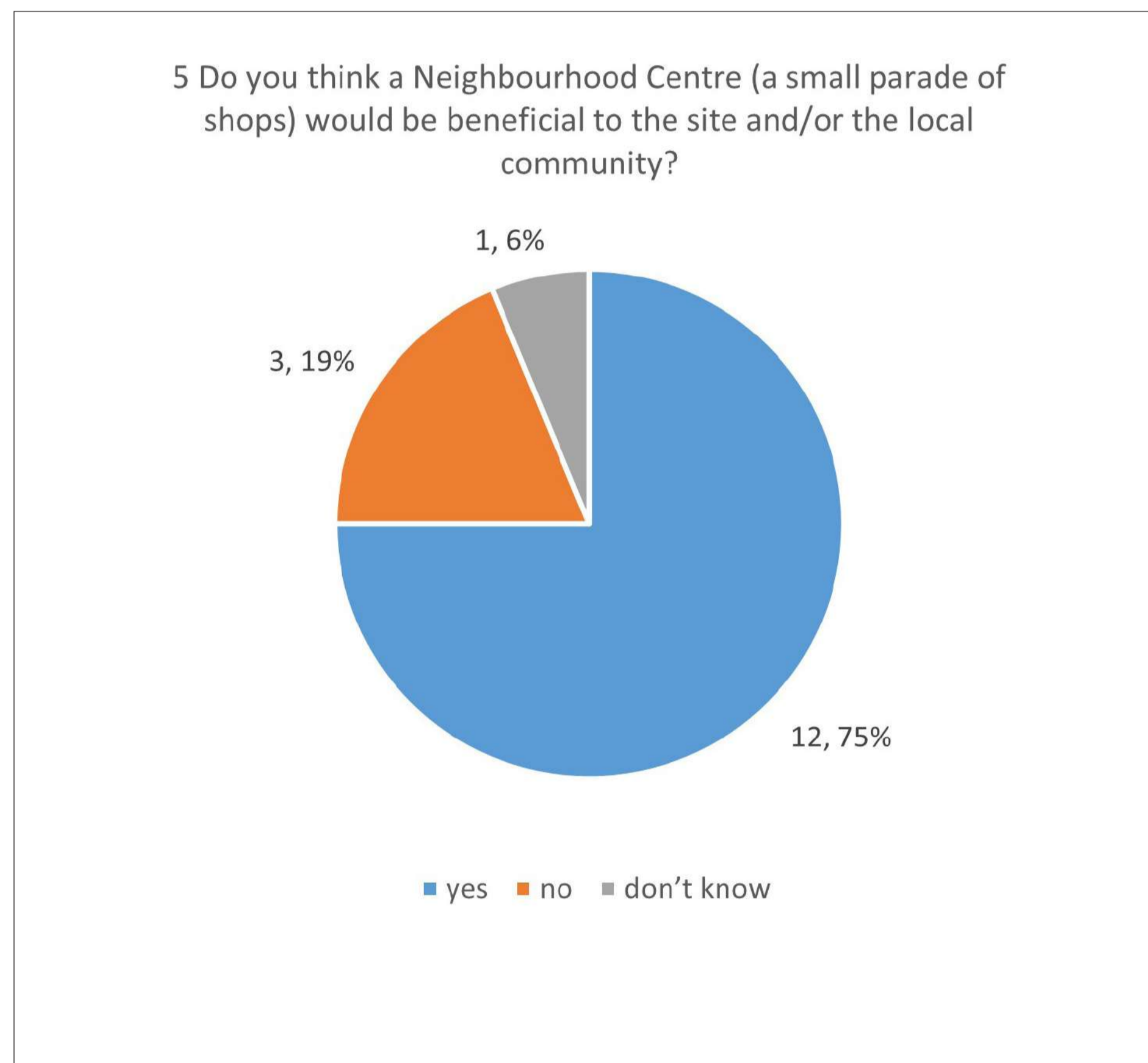
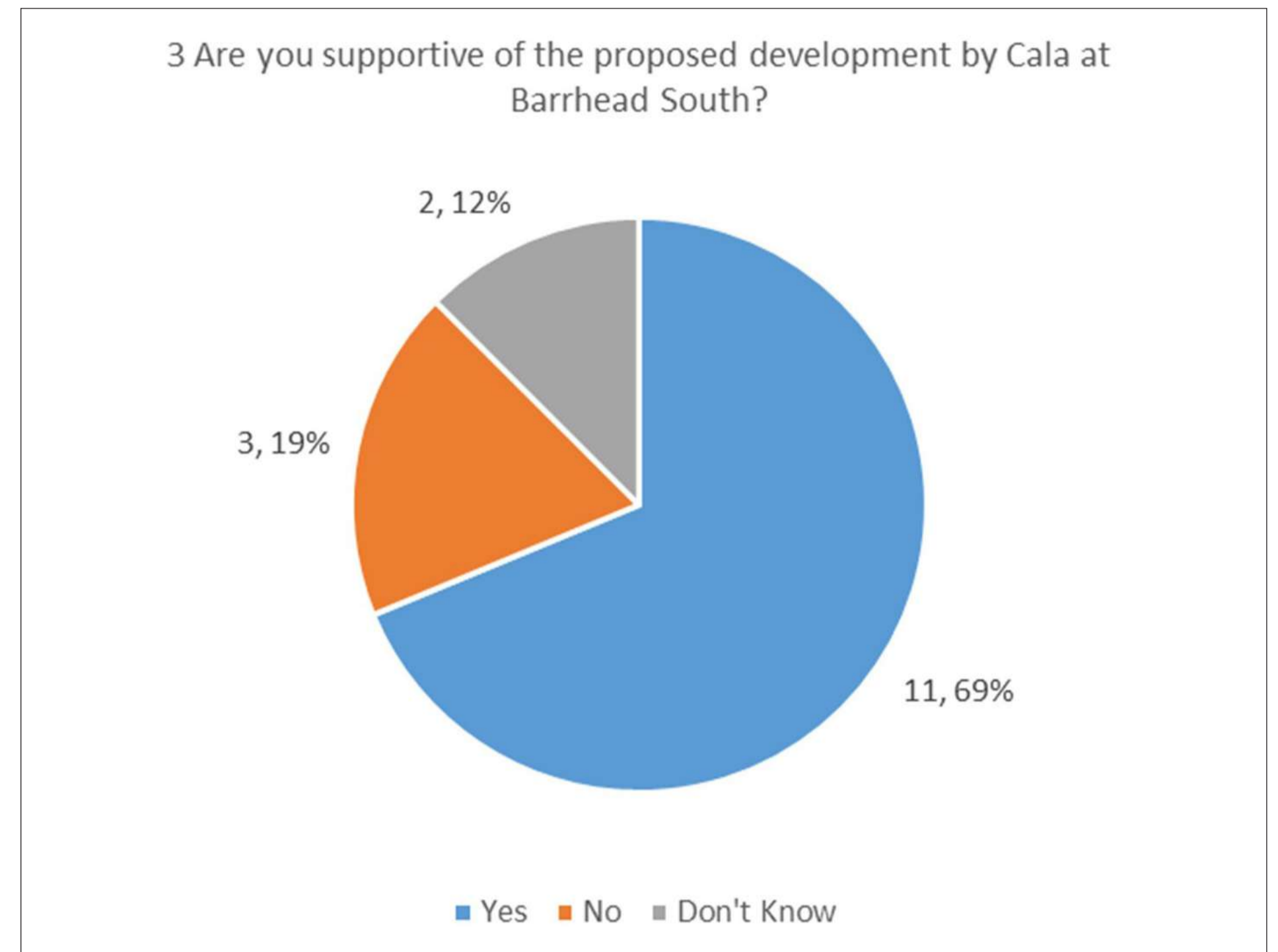
extract from: East Renfrewshire LDP_SPG Barrhead South Master Plan_June 2015

4. Response to Feedback

Thanks to the **72 people** who stopped by to view our first public event, which was held on 30th of August here at the Foundry. Of those who attended, **16 people** completed our feedback forms.

From the feedback received, we heard that the respondents were **strongly (69%) in support** of the proposed development by Cala at Barrhead South.

Family homes were identified as the most needed requirement, although it was noted that smaller, accessible facilities for downsizers had noticeable interest also.



75% of those who responded considered a local **neighbourhood centre** as being of benefit to the site and community.

Transport impact was noted as a key concern from the feedback and there were several comments about the existing committed schemes coming forward through the Council and Network Rail, with **Aurs Road improvements and the new station**, both seen as key to the future of the area.

Other raised concerns about **local community infrastructure** in terms of schooling, medical care and general community facilities.

As well as the concerns raised, an overwhelming number of those who responded stated that they felt the proposed layout would create an **attractive place to live**.

5. Feedback and Response cont'd...

As a response to the matters raised, Cala has responded as follows:

House Types – the majority of respondents were of the view that family homes were most in need within the local area. Cala has altered the layout to ensure a mix of family homes together with a number of starter, entry level homes which overall will meet a wide range of requirements.

Cala has carefully considered the option of including a **Neighbourhood Centre** within the development. Given the feedback received, Cala has identified an area within an updated layout, which can accommodate a neighbourhood centre, with one medium sized shop unit and three smaller units (total floorspace between 7500 and 10000sqft), suitable for a variety of uses.

In terms of **Transport and Traffic** created by the proposed development, we welcome the identification of some of the key areas that may be affected in this regard. Cala has commissioned a Transport Assessment, which looks at the current road situation and then assesses the impact of the development on that. In doing so, it will identify where there are potential issues, and what mitigation measures can be employed.

Many people asked about the timings of the **Aurs Road improvements**. We understand that the Aurs Road improvement works are due to commence in December 2023 and are expected to take approximately 12 months to complete.

While this may lead to an increase of traffic on surrounding roads during construction (through displacement) this will be temporary and will reduce thereafter.

In terms of the **new railway station**, City Deal funding is in place and we understand that Network Rail are due to commence building works in the summer of 2024 and will last approximately 12 months. It is appreciated that these works, alongside the Aurs Road works and the potential for Cala works may cause some disruption and will require careful management, which will be controlled through a Construction Traffic Management Plan.

Finally, it is recognised that there are concerns in relation to the potential impact of the proposed development on **local infrastructure**. In terms of education, our most recent investigations suggest there is capacity at all local schools.

Notwithstanding this, Cala is committed to engaging with the Council's **Education Service** and will seek to agree any necessary mitigation required to ensure that education facilities are not onerously stressed. For dentists, chemists and doctor surgeries, etc., these are not aspects which are in the control of the Council (or Cala).



However, the allocation of the development site within the Local Development Plan should be used to inform the NHS / Health Boards of the likely increase in demand locally. The neighbourhood centre proposed will provide an opportunity to accommodate such local services.

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6. Updated Proposals

Since the first event, some changes have been made to the proposed layout. The updated proposed development continues to include a mix of residential properties, with terraces, semi-detached and detached private 'for sale' homes. The layout as presented now seeks to deliver 340-360 houses across the site as well as a small neighbourhood centre, located adjacent to Springfield Road.

Since the last event, additional transport assessment work has been carried out as well as preliminary ecology and biodiversity investigations. The proposed development continues to offer several access points across the site and a full Transport Assessment will be provided with the planning applications. Existing active travel networks are to be retained and enhanced, providing constant access to the green space of the Dams and surrounding area.

In terms of ecology, the proposed development continues to safeguard and enhance existing green networks, with several areas of open space and proposed tree planting throughout.



7. Feedback & Estimated Project Timeline

Feedback

Thank you for taking the time to attend the public exhibition today. We appreciate your participation in this and welcome you to share your views on the proposed development.

Feedback forms have been provided and we kindly ask you to complete one to provide your thoughts on the updated proposed development. Please leave it in the box provided.

There are a number of ways that you can comment on the proposed development and vision for the site:

- Complete and submit a feedback form
- Speak to a member of the Project Team at this public exhibition or phone us afterwards on 0141 352 2360
- Email the Project Team direct at: andrew.woodrow@stantec.com including “Barrhead South” within the subject line

All feedback for this event is required by **Friday 13th October 2023**.

Your feedback will be reviewed by the Project Team and may be re-used anonymously in a Pre-Application Consultation report submitted to ERC. Although any comments made to this consultation process may form part of a future planning application submission document, they will not be considered by ERC as a formal representation to any future planning application. You will have the opportunity to make a formal representation to ERC once any planning application has been submitted.



Estimated project Timeline

