



# 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 Central 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 history of building homes across the West of Scotland, with current sites in Stirling, Glasgow City, South Lanarkshire, East Dunbartonshire, East Renfrewshire and Renfrewshire
- **Well established team**  
Delivering circa 450 homes per annum





# Lathallan Grange Development at Gilston Farm

Lathallan Grange will provide around 500 homes (including 25% affordable housing), expansive areas of parkland and a large mixed-use commercial area with opportunity for a variety of amenities, including a number of retail units (subject to approval).

At the heart of the development will be a major central park and attractive wetland area, linked to a network of other parks, sport and play spaces. This will provide recreational space for the whole community to enjoy and encourage active travel. Our proposed collection of homes will range from 2 and 3 bedroom terraced, 3-bedroom semi-detached and 4 and 5 bedroom detached homes, all efficiently and sustainably heated using ground source heat pump technology.





# Concept

Lathallan Grange will drive the strategic growth of the area by delivering a mixed-use neighbourhood of modern homes, commercial and employment spaces, all set within exceptional parkland and green spaces. The development will be seamlessly connected by active travel routes and will include a new neighbourhood centre designed to foster a sustainable, thriving community.

## Landscape strategy

The development is guided by a landscape-led approach, focused on seamlessly integrating green and blue infrastructure. This creates not only a high-quality environment to live, work, and play, but also a resilient, sustainable, and biodiverse community. A standout feature of the project is the central park and wetland area, where ponds and swales are thoughtfully designed to offer significant ecological and recreational value, while also serving their important function as sustainable drainage.



## Architectural design

The development framework forms part of the Planning Permission in Principle (PPiP) consent and sets out character area principles. Well-considered development and landscape character areas will form distinct zones with strong placemaking principles. Key urban design elements of the built form and landscape have a strategic significance for the success and sustainability of the wider settlement. Our homes are designed for modern living and will be offered in a range of designs from the Cala Light and Space Range finished in a range of materials in accordance with the development framework.

## Movement & connections

We have sought to improve the Green Network, connecting and supporting existing Core Paths, Public Rights of Way and Sustrans routes to the west and south intertwined through the network of parklands and open spaces, allowing for 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.



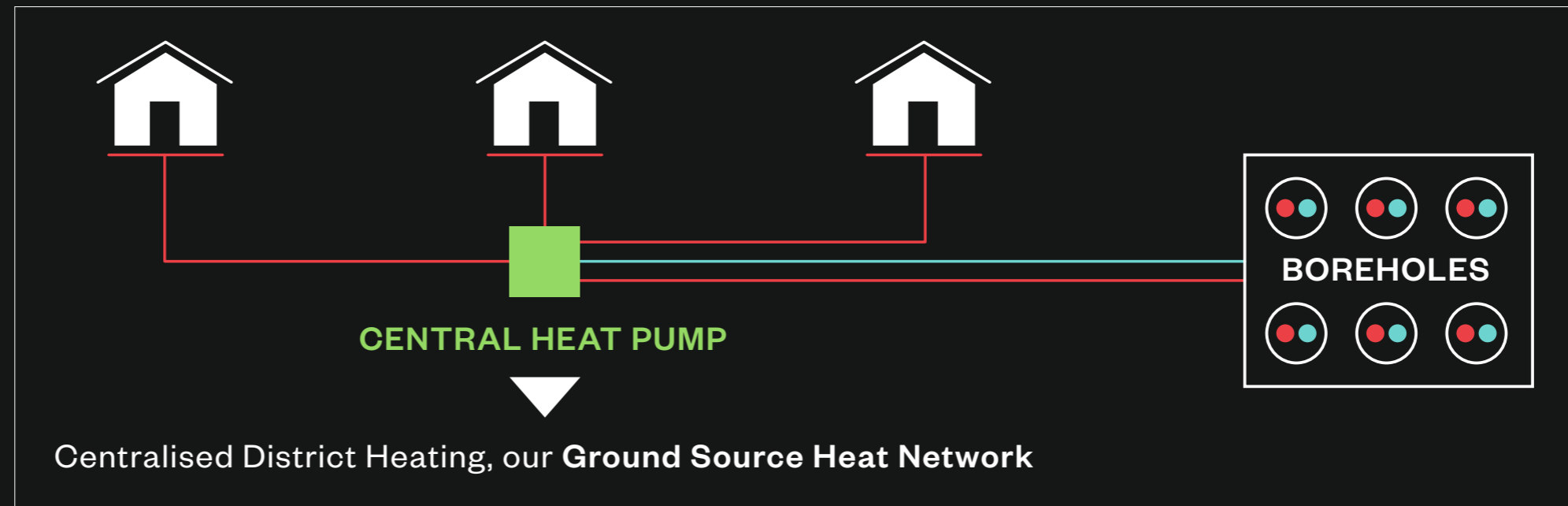
# Ground Source Heat Network

The development will feature one of Scotland's largest residential centralised ground source heat networks, providing residents with green energy to fuel their homes.

Ground source heat networks are a sustainable and cost-effective way to heat homes.

They work by utilising a ground source heat pump system to absorb natural heat from the ground to centrally produce heating and hot water. This is then distributed to individual heat interface units within each home via a network of highly insulated pipes.

The heat interface units replace your traditional boiler and provide domestic hot water and heating from its built in circulation pump and has a consumer friendly programme controller.



Heat Interface Unit



# Types of homes proposed



**The Banton**  
3 bedroom semi detached home



**The Brodick**  
4 bedroom detached home



**The Cleland**  
4 bedroom detached home



**The Kennedy**  
5 bedroom detached home



**The Lewis**  
5 bedroom detached home



# 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.



To find out more about our Community Pledge, scan the QR code or visit [cala.co.uk/communitypledge](https://cala.co.uk/communitypledge)



**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 in every new 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 of our new developments.

Moving forward, all new homes delivered by Cala 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 of 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.

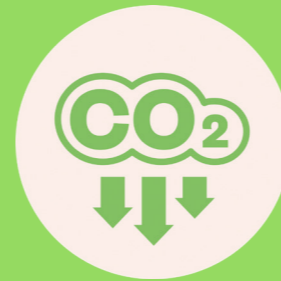
We have set out to achieve net-zero operational greenhouse gas emissions across our business by 2030. Aligned with this, we will ensure that all new Cala homes are net-zero carbon enabled by 2030.



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.





# Proposed Street Scenes of Lathallan Grange



Computer generated image – Street Scene of Lathallan Grange, Polmont



Computer generated image – Street scene of The Avenue at Lathallan Grange, Polmont

To find out more about Lathallan Grange and to register your interest, visit [cala.co.uk/lathallangrange](https://cala.co.uk/lathallangrange) or email [enquirieswest@cala.co.uk](mailto:enquirieswest@cala.co.uk)