

# Bridgend, Kinross

## Proposed Residential Development



### Welcome

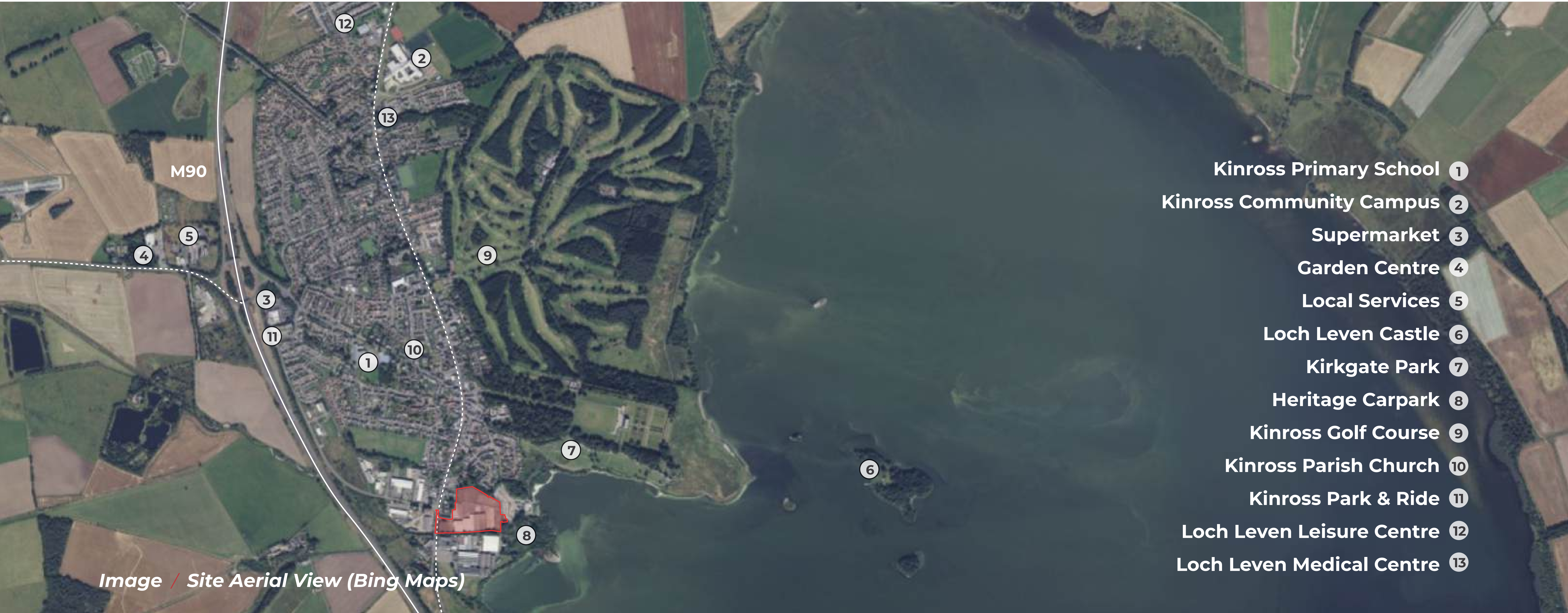
Welcome to our public exhibition with regards to the proposed residential development of circa. 95 new homes, with associated infrastructure and landscaping at the former BCA site at Bridgend, Kinross. The formal pre-application consultation process commenced with the submission of a Proposal of Application Notice to Perth & Kinross Council on 6<sup>th</sup> August 2025 (portal reference: 25/00012/PAN). This community consultation event & exhibition forms part of the statutory consultation process, prior to the submission of a formal detailed planning application forthcoming in Winter 2025. A second consultation event is planned for the 29th October 2025.

We encourage the local community and other stakeholders to view our emerging proposals prior to the submission of an application to Perth & Kinross Council. We would be delighted to receive your questions, feedback and comments at the event today.

### About CALA Homes

CALA Homes has a heritage stretching back to 1875 and has been a premium national housebuilder for over 40 years. CALA developments can be found in prime locations throughout Scotland, the South East of England and the Midlands.

- We take our inspiration from the character and materials of the local areas in which we build and create developments that complement their surroundings. The quality of our design and our attention to detail is evident in all our developments.
- CALA were awarded the HBF 5 star customer service rating again in 2025 with our customers stating they would recommend CALA to a friend.
- We have a long and successful history of building homes and communities in Scotland.



### The Site

The site, designated as White Land under the current LDP, supports a range of uses in principle, including residential development. Previously, the site underwent a pre-application process with the council for mixed commercial use, but this did not progress due to the scheme being unviable, therefore, the site has now been put forward for residential development.

The location provides convenient access to the town centre and the surrounding core paths. The town offers a range of established facilities, including Kinross Primary School, Kinross Community Campus, Loch Leven Medical Centre, as well as two pharmacies, a supermarket and two smaller green grocers. The town also boasts a variety of leisure amenities, including Kinross Leisure Centre, playing fields, parks and walking trails that highlight the area's natural beauty. The strategic location of Kinross provides easy access north and south on the M90 at junctions 5 & 6 leading to Edinburgh and Perth, making it an attractive option for those who work in the cities but prefer a quieter, more rural lifestyle. The town is well-connected by road, with the A91 providing a direct route to Stirling and is linked to villages around Loch Leven via A and B roads.

### Your Community, Our Pledge

The Community Pledge goes above and beyond planning obligations, in fact its an evolution of work we've been doing for many years within the communities in which we build, ensuring that we support the local areas and people who live there. The roll out of Community Pledge forms a significant part of our Environment, Social and Governance (ESG) commitments. The positive actions from the outcomes of each Community Pledge will be embedded into the ongoing strategy of our business. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



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. We want to listen, take action and make a difference. Cala have an active community pledge for our Aberdour development and we are working/ have worked with the following local groups/ charities:

- Cala supported the Aberdour Community Council with their local community bursary. The CC receive a council grant to fund charities and local organisations in the area. Cala matched this funding.
- Cala participated in a beach clean up in order to protect Aberdour's local landscape and environment that's hosts lots of wildlife.
- Educational programmes such as Land to Life and Stay Safe Stay Away. Cala visited Aberdour Primary School to deliver these.
- Showhome of Support- whereby local businesses are supported through incorporation/ advertising of their products within our showhomes.
- Utilisation of local suppliers and tradesman through the construction process of our development at Inchcolm Green.
- Set up a new kitchen for the local girls Bayside FC within their clubhouse.
- Sponsored Aberdour's 'family fun day' and were named a community sponsor.
- Donated a total of £1,000 for a new playpark at Aberdour High School.

Our pledges will encompass key core activity including:



### Showhome of Support

Showhome of Support celebrates local suppliers and up-and-coming talent found close to our development showhomes.



### Land to Life

Our curriculum-based schools programme for children between the ages of seven and eleven to build grassroots awareness of how new homes are developed and the important role that house builders play in creating sustainable new communities.



### Stay Safe, Stay Away

Our school health and safety learning programme to raise awareness amongst young people of the dangers of playing on construction sites.



### Urban Wildlife Strategy

Cala's Urban Wildlife Strategy outlines our intention to incorporate a range of wildlife-friendly measures into every new home we build.





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### Planning Context

The Site which extends to approximately 3.55 hectares, is identified in the Perth & Kinross Local Development Plan 2019 as White Land which has no specific required class use, and is supportive of residential development. In recent years, the landowner has explored mixed uses for the site, originally intended as retail use. Following discussions with retailers, this proved unviable, thus leading to a shift towards residential development.

The development proposals will ensure the ongoing protection of the Loch Leven SPA and biodiversity, retain the core path to the High Street, and ensure sustainable travel. Flood defence works are crucial to facilitate the change of use for the site to residential - the technical designs for this work is underway.

The prospective detailed planning application will demonstrate how the proposal meets the requirements of NPF4, the Perth & Kinross LDP2 and associated design guidance.

**National Planning Framework 4** / The National Planning Framework 4 (NPF4) aims to deliver on the United Nations Sustainable Development Goals and Scotland's national outcomes. It places a strong emphasis on community involvement in planning, ensuring that development decisions are made in the long-term interest of the country. The framework also supports the National Strategy for Economic Transformation and community wealth building. By adhering to the guidelines set forth in NPF4, the proposed development at BCA Bridgend, Kinross, aims to contribute positively to the community, ensuring that growth is managed in a sustainable and beneficial manner.

**Local Development Plan (LDP)** / The Perth & Kinross Council Local Development Plan (LDP2), adopted on 29 November 2019, is a statutory document that serves as a blueprint for all future development and land use within the region. It plays a pivotal role in driving changes and fostering improvements, shaping both the environment and the economy of Perth & Kinross. The LDP provides clear and comprehensive guidance on what types of development are permissible and where they can be located. The redevelopment of the BCA site aligns with the LDP's objectives, ensuring that the project supports the region's strategic goals and enhances the quality of life for its residents.

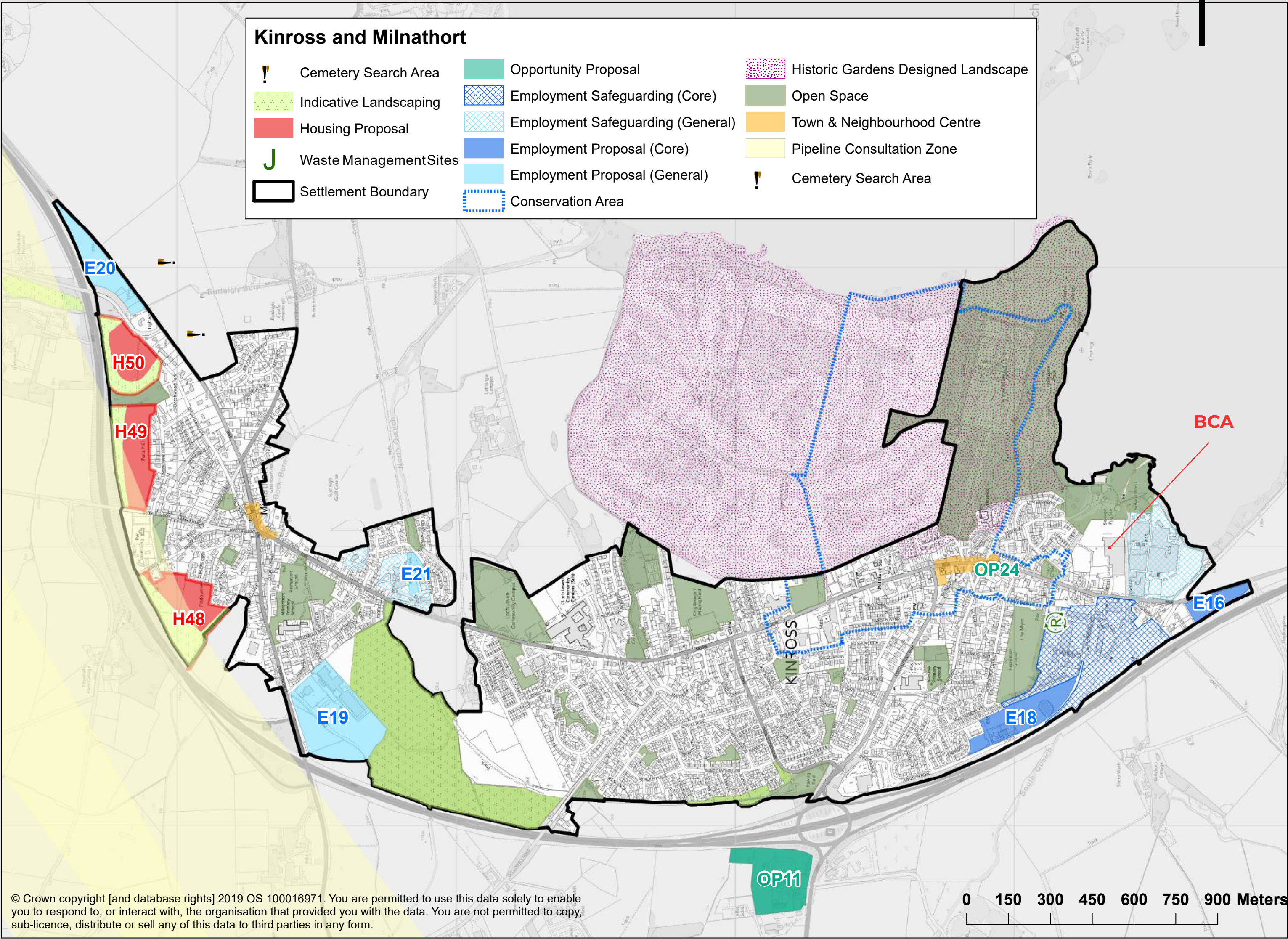


Image / Perth & Kinross Local Development Plan Map

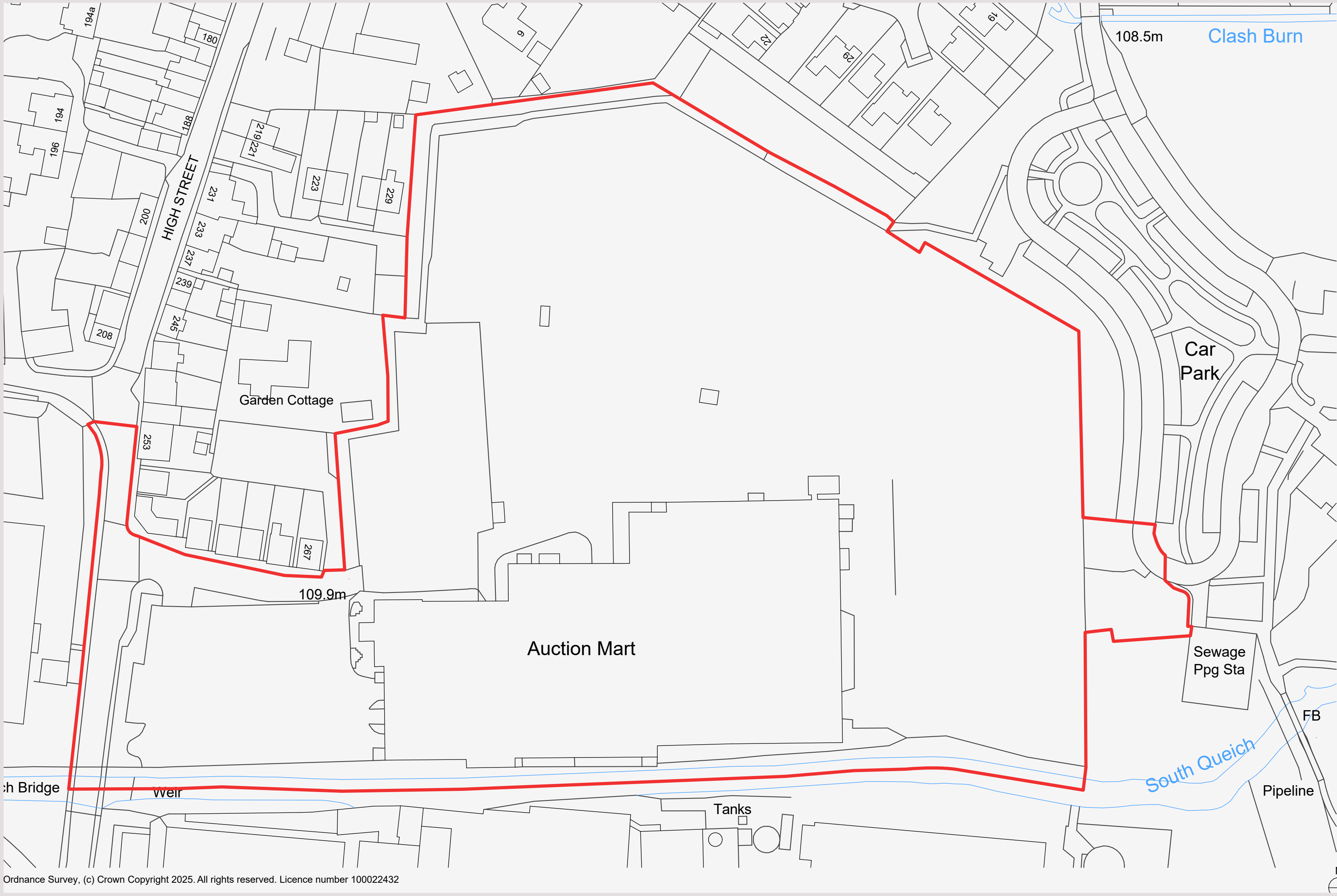


Image / PAN Application Boundary

### Site Considerations

**Access** / The site is accessed from Kinross High Street / B996, providing vehicular entry to the development. There is an opportunity to enhance the site entrance as part of the proposals which will be developed in detail to comply with building and road safety standards.

**Outlook** / The site is well contained within its existing boundaries and benefits from outward views over Loch Leven to the east.

**Ecology** / An ecological assessment has been carried out to evaluate the site's biodiversity. Measures will be implemented to protect and enhance local wildlife habitats, ensuring the development supports ecological sustainability. This will be supported by a Biodiversity Enhancement Plan, Cala's urban wildlife strategy, along with detailed landscape proposals that connects and promotes biodiversity within and outwith the site.

**Sustainability** / The proposed development will incorporate SuDS to manage surface water runoff effectively, particularly following the removal of the remnants of the BCA building. The implementation of SuDS will also contribute to enhanced site biodiversity.

**Topography** / The site as a whole is largely flat, owing to the existing concrete slab from its former use.

**Services** / The site benefits from existing utility connections, including water, electricity, and sewage infrastructure, as a legacy of its industrial past. These services will be upgraded as necessary for the new development.

**Flooding** / The site currently has a 'Medium Likelihood' of river flooding. Flood defence designs in strict accordance with regulations are underway, led by PKC & Specialist Civil Engineer Consultants.



Image / Constraints & Opportunities



Image / View of Entrance from South Approach on B996



Image / View of Entrance from North Approach on B996



Image / View of Site from B996

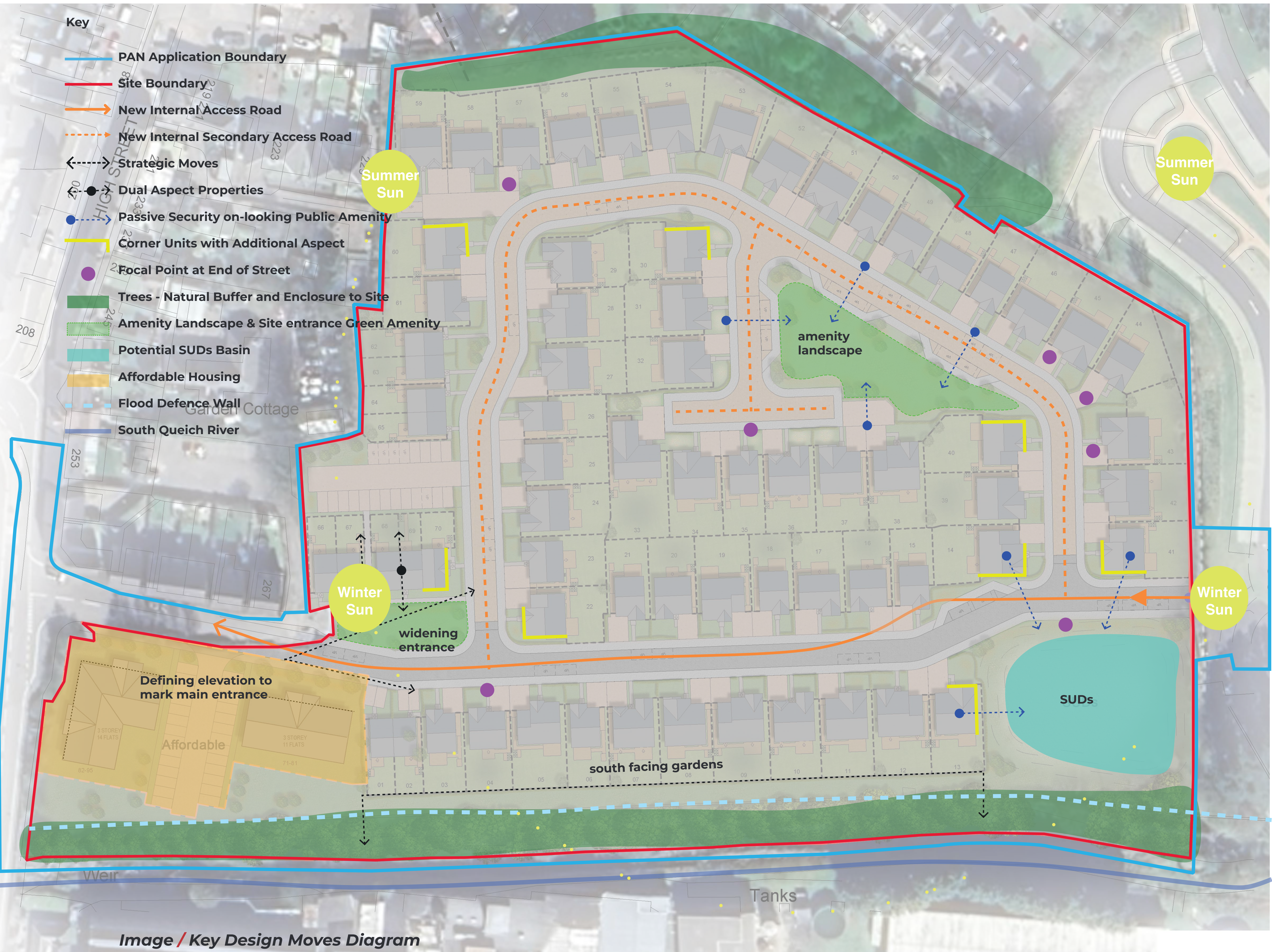


# Bridgend, Kinross

## Proposed Residential Development



### Proposed Development Layout



### Proposed Development

The proposal for the site is for circa 95 new homes, along with associated infrastructure, open space and landscaping. The proposal seeks to contribute towards the housing need in the area, providing a positive contribution to the built environment and settlement of Kinross. The site layout plan for the proposed residential development features a variety of house types, offering a diverse range of dwellings to cater to different family requirements.

Key design features and considerations are as follows:

**Establishing Boundaries** / The site is bounded by the South Queich River to the south which features a thin line of semi-mature trees. The site is bounded to the north by existing housing and the core path which wraps the site from east to west. The layout follows the natural and established boundaries of the site, incorporating new community green spaces and enhancement planting.

**Access and Parking** / The primary vehicular and pedestrian access point to the site is from the main road (as existing), which loops through the development. A secondary connection is proposed to the east of the site, linking the development with the Heritage Carpark to improve the sites wider connectivity. Sufficient parking to ensure easy access to all dwellings is provided, accommodating residents' vehicles and additional on-street visitor parking.

**Thoughtful Design** / Ensure the design and layout of the houses create an attractive and pleasant living environment. Three storey building with defining elevation at the main entrance into the development to address the main road and the existing 2 storey dwellings adjacent.

**Variety of Housing Types** / Introduce a range of quality house types from 1 bed to 5 bed to ensure the site's longevity and cater to diverse community needs. Arranged and orientated to take advantage of the various opportunities on all aspects of the site. 25% affordable housing is provided on site in accordance with PKC policy, located to the south-west of the site.

**Enhance Biodiversity** / Promote biodiversity through tree and pollinator planting and the creation of green spaces, all of which is supported by Cala's urban wildlife strategy. The implementation of Sustainable Urban Drainage Systems (SUDs) to accord with Council requirements.

**Passive Security** / Green spaces and SUDs basin designed to benefit from passive surveillance, with clear sightlines from bounding dwellings and seamless integration into the masterplan.





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## Proposed Residential Development



### Proposed Development Layout



### Site Layout Summary

The diverse range of housing types will offer a mix of tenures and sizes, catering to the needs of all community members and promoting interaction and a sense of belonging. The design will create a unique and bespoke development with a clear identity and sense of place. The urban nature of the site will be integral to the design concept, with housing types, forms, and aesthetics reflecting this, making it a distinctive and legacy development.

**Strengthening the Community** / The proposed development aims to create a vibrant and inclusive community. By incorporating green spaces, pedestrian pathways, the development will foster social interaction and a sense of belonging among residents. The strategic location near local amenities, schools, and public transport ensures that residents have easy access to essential services, enhancing their quality of life. The development also prioritises sustainable travel options, promoting a healthier and more connected community.

**Benefits to the Surrounding Community** / The development will bring several benefits to the surrounding community. Improved access to the Loch Leven car park and the re-establishment of the core path through the site will enhance connectivity and accessibility for both residents and visitors. The incorporation of green spaces and Sustainable Urban Drainage Systems (SUDs) will enhance biodiversity, creating a healthier and more attractive environment. CALA Homes' commitment to community investment, as part of their community pledge, ensures that the development will support local initiatives and contribute positively to the local economy and environment.

**Nature Positive and Landscape Led** / The proposals will aim to create a nature-positive environment that will foster a strong community spirit, embracing the natural surroundings to deliver a smarter, more sustainable, healthier, and liveable urban development. Landscaping will be a crucial element of this project, considered from the outset to align with the aspirations of both the client and the community. Site planting, wildflowers, green roofs, hedge boundaries, green spaces, and SUDs ponds will all contribute positively to biodiversity.

### Form and Scale

The development will provide circa 95 new homes with a variety of types of accommodation to appeal to residents of varying ages and stages of life. Proposed are a mix of 3 to 5 bed homes creating a varied and interesting streetscape for future residents.

A range of high quality materials are proposed, such as split-faced stone, render, precast stone cills and concrete roof tiles.



Image / Example House Types