



Kinloss Golf Course Masterplan

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1. INTRODUCTION

The area surrounding Kinloss Golf Course has been identified as a development hot spot due to the cumulative build up of housing in the countryside. Directing development to rural groupings to create clusters as opposed to multiple individual sites is considered to promote a more sustainable pattern of growth. On this basis the golf course and wider area has been identified as a new rural grouping with development opportunities in the Moray Local Development Plan 2020 Proposed Plan.

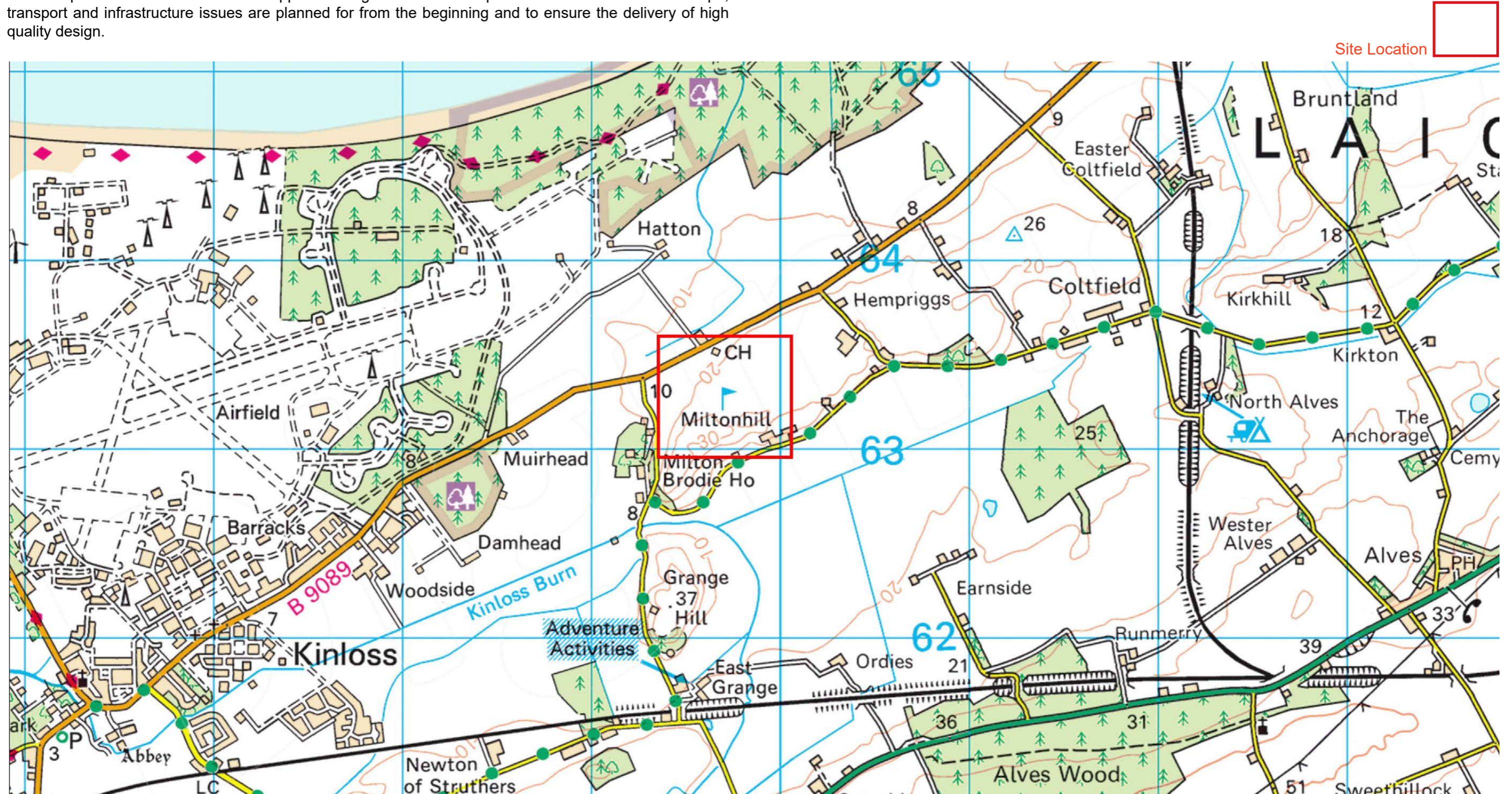
The requirement for the preparation of a Masterplan for Kinloss Golf Course was set out within the Guidance Note on Landscape and Visual Impacts of Cumulative Build Up of Housing in the Countryside agreed by Committee in August 2017.

A Masterplan is considered the best approach to guide new development and ensure that landscape, transport and infrastructure issues are planned for from the beginning and to ensure the delivery of high quality design.

This Masterplan sets out requirements and proposals for the development of Kinloss Country Golf Course. The Masterplan involved close collaboration between the landowner, MAKAR and the Moray Council with the desire to create a development of a high quality residential/tourism development integrated with a 9 hole golf course and range of associated facilities.

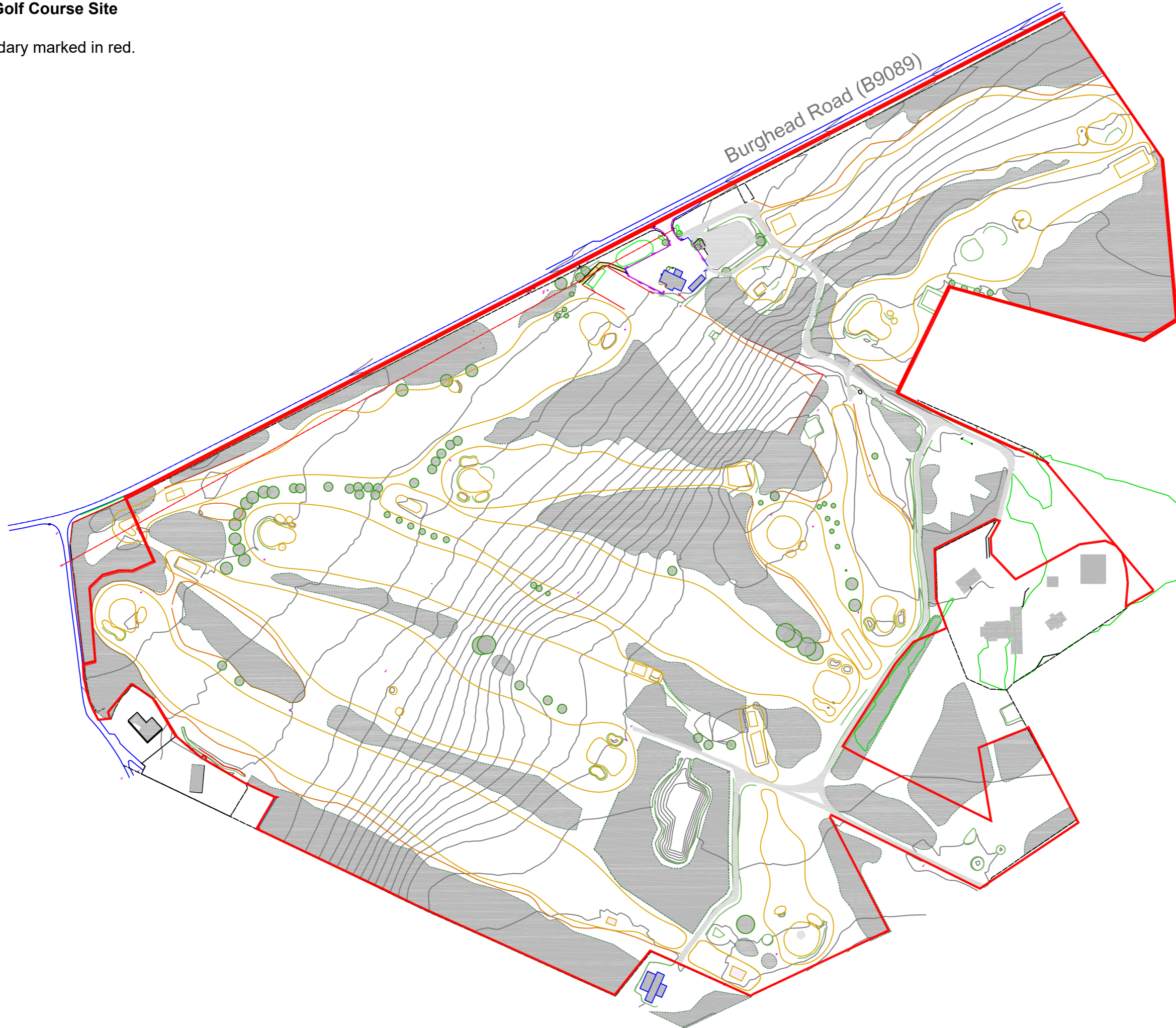
The purpose the Masterplan is to promote a sensitively sited, high quality development that provides a framework for the long term maintenance of the existing woodland and assists in the delivery of the economic diversification of the golf course.

The Masterplan is complemented by a Woodland Management Plan, which forms a separate Appendix to this document.



Kinloss Golf Course Site

Site boundary marked in red.



2. VISION

The vision is to create a unique development in which three elements; residential homes, holiday accommodation and golf course are co-located in a wooded site rich in biodiversity.

The development will exemplify the best in contemporary timber design and positive aspects of offsite manufacturing, promoting a strong visual and cultural link with the natural and renewable resource that the buildings emanate from.

3. SITE ANALYSIS

The Kinloss Country Golf Course is situated 2.5km east of Kinloss. The golf course is accessible from the B9089 Burghead to Kinloss Road. There is a private track leading from Miltonhill to the southern boundary of the site. The land rises steeply from the road to more or less level ground before dropping steeply away again to the south, to Miltonhill.

No significant constraints to development have been identified. A significant proportion of the site is located within the 66-72dBA band associated with the Ministry of Defences noise contours at the formerly titled RAF Kinloss. Proposals for residential development in this location will be supported by a Noise Impact Assessment (NIA).

There are connections to mains electricity, water supply and telecoms networks. Waste water (foul waste) for each house will be served by a septic tank or private waste water treatment system depending on ground conditions, while waste water from the tourism elements will go to a central waste water treatment unit. (See page 10)

The masterplan area is 27.74 ha of which 6.69 ha (24%), currently comprises young woodland plantation, planted under the Forestry Commission's Woodland Grant Scheme. These woodlands are comprised of native species. Scots pine features strongly together with oak, ash, birch, rowan, field maple and cherry and make an important contribution to the local landscape. These woodlands are approaching a stage where they require active management. Delay in active management now will threaten opportunities for enhancing their future quality and inherent benefits with the possibility of them becoming moribund. (See page 12)



Photographs of the Existing Golf Course

Kinloss Golf Course - Existing



Master Plan boundary.

Clubhouse with outdoor seating facing road (NE).

Driving range.

Site with existing permission.

Fairways.

Access Track.

- Existing Woodland
- 6+15 Golf Hole numbers
- Overhead Electricity lines
- Master Plan boundary
- Direction of play

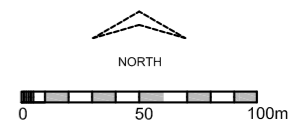
Golf course straddles access track: Fairway and green for holes 1 (+10) and 2 (+11) NE of track.

Woodland in need of active management.

Site with consent for holiday cabins adjacent to cluster of dwellings, 'Fairway Heights'.

Access track comes between Tees and Fairways for 8th (+ 14th), and for 6th (+ 15th) holes.

Fairway and green with houses on either side.



4. DEVELOPMENT PROPOSALS

The existing rich mix of native trees within the Masterplan area, clustered in blocks, together with the views and elevation relative to surrounding farmland, create a variety of spaces with distinct character.

The Masterplan seeks to draw on the existing quality of these various spaces on the higher and more level ground, and with additional planting, create plots for dwellings and holiday cabins which are each uniquely intimate with their natural surroundings. The masterplan excludes the house plots that have been developed recently. It does, however, seek to complement and enhance the context for these dwellings.

The proposed relationship between dwellings, holiday cabins, roads and pedestrian routes, woodlands and the golf course, has emerged from a vision of creating a high quality environment which brings benefits to people and biodiversity. The mix and location of holiday accommodation and housing plots is the result of careful thought; two distinct character areas will be created: one with residential houses and the other holiday accommodation.

Concept Diagram : Proposed Zoning

SERVICE HUB:

Bar, Cafe and Recycling Area

TOURISM:

Land NE of track to become designated holiday area; distinct from access to dwellings and golf course.

RESIDENTIAL:

Small cluster with views SE to open farmland.

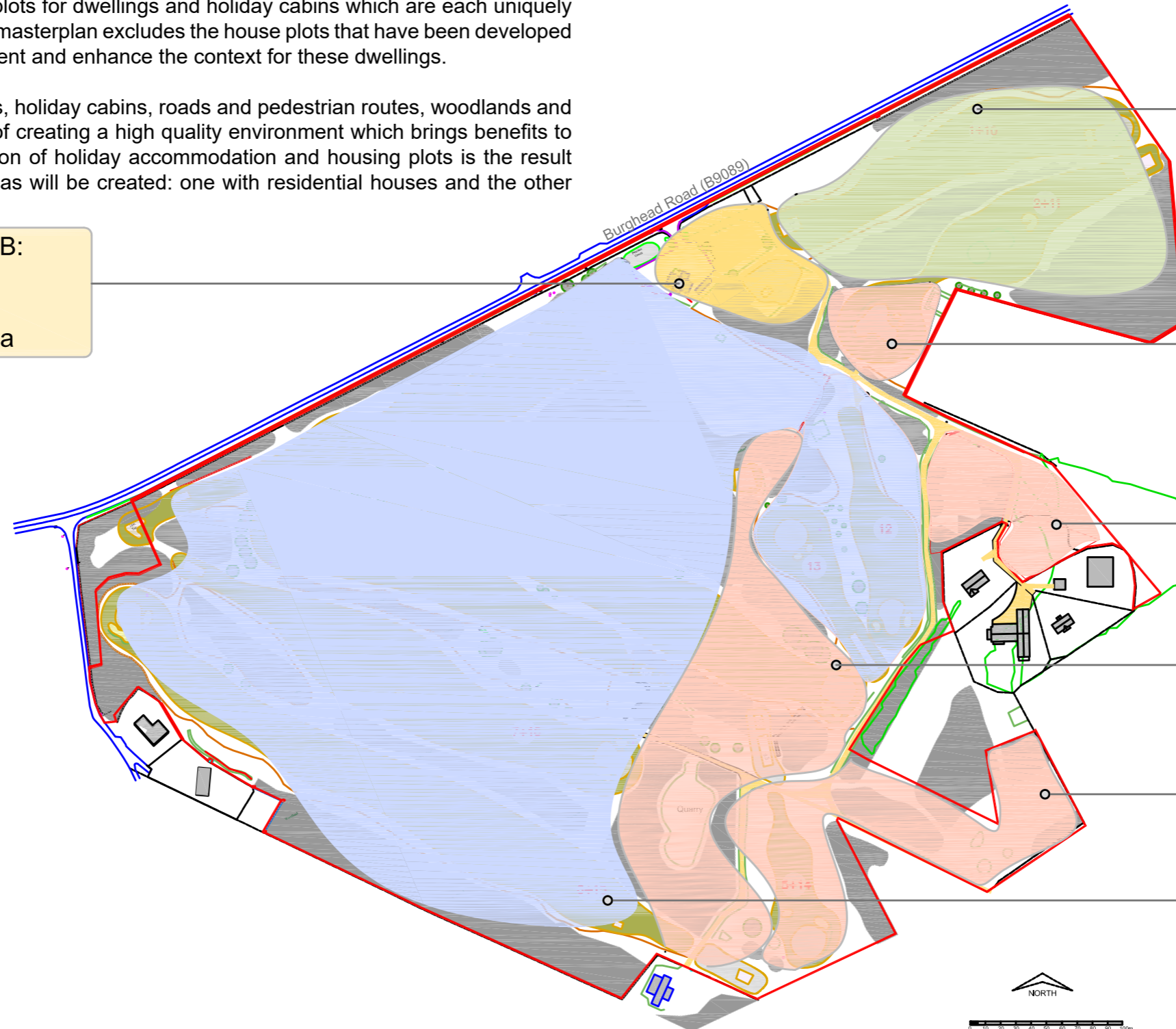
Proposed development to round off existing 'Fairway Heights' cluster.

House sites which benefit from both long views North, and established woodland.

Inward looking sites benefiting from established woodland.

GOLF COURSE

Reorganization of Golf Course to avoid straddling of access tracks. New course takes in the best views.



Layout

The area to the north east of the main access route and club house has been designated entirely for holiday makers, leaving the nine hole golf-course to the area west and north of the tracks. The residential elements are located to the south of the golf course. This gives golfers a sense of containment and security with all holes within easy reach and with no tracks to cross.

The site infrastructure will have a low environmental impact through the use of unsealed rural tracks through much of the development. Houses will be sited close to existing electricity and water supply networks to minimise groundworks.

Residential Houses

Twenty house sites have been identified within the Masterplan boundary offering the opportunity for a range of small, modest and larger dwellings.

There is an aspiration to offer affordable self-build opportunities and 4 plots are identified with this in mind. These will be marketed to builders who will have to adhere to the design principles set out within the Masterplan.

Indicative house plot sizes are as follows:

Affordable Self Build Plots – 4 plots less than 0.1 ha

Medium Plots – between 0.15 ha and 0.2 ha

Larger Plots – between 0.2ha and 0.25 ha

Very Large Plots – between 0.35 ha and 0.55ha

Plan of Residential Area

Turns in access track create 'corner' site, sheltered to the north and north-west by existing woodland.

Site at the top of the 3rd Fairway has dramatic views NW to Findhorn and beyond, is sheltered to the north by established pine wood, and by mixed broadleaf wood to the south. Thinning of these to enhance biodiversity and richness of this site.

4th hole and green moved east to allow safe distance to house plots.

Sites formed around clearings in woodland.

New clearing at the top of the 6th fairway with views NW. Design to respond to different site levels; quarry and wood / fairway.

Limited removal of woodland to accommodate site on edge of 7th Fairway, with views NW and southern aspect.

New tree planting enhanced around existing house.



Contours level out, and views to the south-east bring sense of openness.

Proposed tree planting will enhance the distinctive character and privacy of the affordable self-build plots.

Established planting to be managed to enhance and ensure quality and privacy for new plots at 'Fairway Heights'.

Sites at the top of the 4th Fairway with spectacular views NW. Established wood to the north and NE is a buffer to existing houses at 'Fairway Heights', and a backdrop for the houses. New planting in between and around sites to allow for privacy and enhanced biodiversity.

Unsealed rural lane - unadopted.

Houses sited back from top of slope, (to the south, over Miltonhill) and within existing woodland. Woodland to be maintained and enhanced for privacy and biodiversity, and to provide backdrop for houses; in order to avoid silhouetting from A96.

□ House Plots

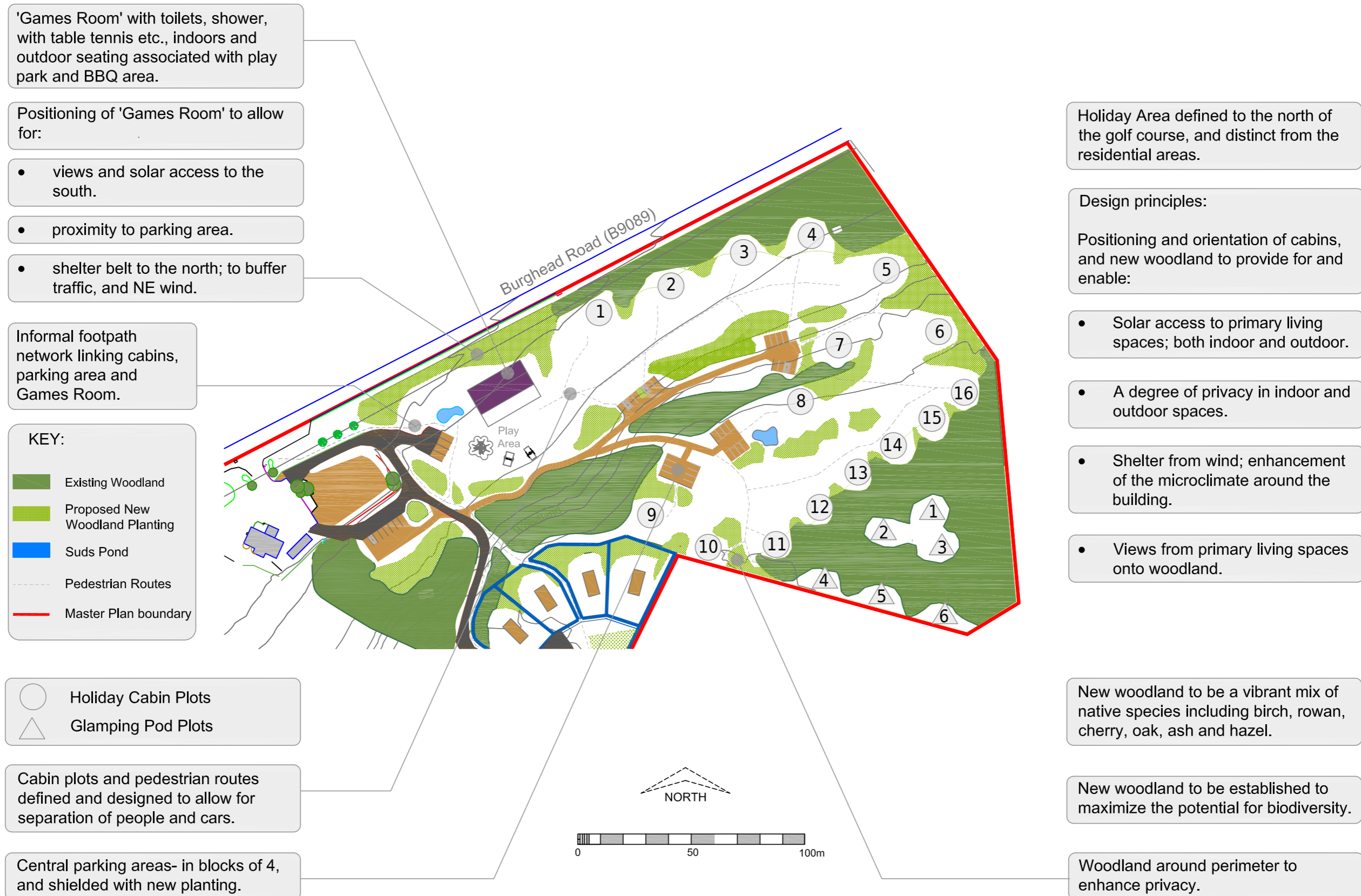
Holiday Facilities

An area has been clearly defined for holiday cabins, away from the main thoroughfare of the golf course, offering safe recreational spaces and amenity facilities to complement the proposed tourist accommodation.

There will be 16 holiday cabins of varying sizes on the site. They will have small footprints and low ridge heights to minimise impact and allow them to integrate into the landscape.

Central facilities will be provided including a games room, toilets and showers, social area and outdoor seating associated with a play park and BBQ area. This will be supplemented by the Golf Club reception which will remain, as will the café bar and restaurant in the existing Clubhouse building providing the opportunity for social contact and relaxation.

Plan of Holiday Area



5. INFRASTRUCTURE

The site infrastructure has been designed to have a low environmental impact.

Roads

Access:

The access onto the public road will be upgraded; with the access widened to 5.5m, and visibility splays provided, of 4.5 metres by 215 metres in both directions.

Internal roads:

The existing tracks will be improved. They will be engineered using an appropriate material build up with a suitable wearing course to form a camber that pushes water off the surface into well dimensioned and formed drainage channels along the track side. Appropriate drainage for the tracks will be considered in the context of a Drainage Impact Assessment. Regular maintenance of the tracks will be undertaken by the Golf Club.

The internal road will enable access for refuse collection vehicles to service the communal refuse collection point. There will also be a designated school bus pick up point, close to the main access, for school children.

The formation of new access tracks will serve house plots, 9 and 10, and the holiday cabins to the north-east of the main car park. These new tracks will be unsealed rural lanes, in keeping with the existing unsealed access tracks; formed with hardcore, with run-off being channelled to the SUDS ponds and attenuation basins. This infrastructure will be maintained by the Golf Club.

A section of the existing track, from the main car park up to the junction of the original Fairway Heights cluster, will be upgraded; it will be sealed and sufficiently wide to allow a bin lorry to proceed in a forward gear around the parking area, to the recycling area. Run-off from this sealed section of road will be channelled to the SUDS ponds and drainage ditches. This infrastructure will be maintained by the Golf Club.



House at the Golf Course

Paths

The formation of footpaths between the proposed dwelling sites and cabins will either be alongside the tracks; between the tracks and plot boundaries, as is the case around plots 9, 10, 14 and 15 or, following separate routes away from vehicular traffic- as is the case between plot 6 and the play area. These paths will be formed with hardcore and quarry dust or chipped bark finish, and will be maintained by the Golf Club.

By providing this path network, residents, visitors and golfers alike can enjoy the experience of being outdoors in the elements, close to the trees; and encounter perhaps a sense of community as they cross paths to make use of the central facilities; the cafe, bar, play park and games room. A diagram showing the access infrastructure is shown on page 9.

Waste and Recycling

Given the number of house plots proposed (20 plus the existing 6) together with the total number of cabins and glamping pods (22), it is proposed to provide space for communal commercial size recycling and general waste containers.

A parking bay will be formed to enable residents to park adjacent to the containers and transfer their waste and recycling.

The proposed 'loop road' adjacent to the main entrance will be upgraded to permit a bin lorry to enter and leave in a forward gear to service the containers, whilst at no time obstructing access and egress for the site.

Utilities

The siting of houses close to existing electricity and water supply networks will minimise the amount of groundworks required to install service infrastructure.

The existing site infrastructure: water, electricity and telecom cable, follow the existing tracks. Extension of these services will follow the proposed tracks and be made available to each house and cabin.

The use of private waste water treatment facilities for houses and lodges will also help to minimise environmental disruption due to groundworks.

Each of the residential homes will have their own private waste water system, while the holiday accommodation and associated facilities, and the four "affordable" self-build plots will be served by a shared private system. The adoption of this system will be subject to further discussions with Scottish Water.

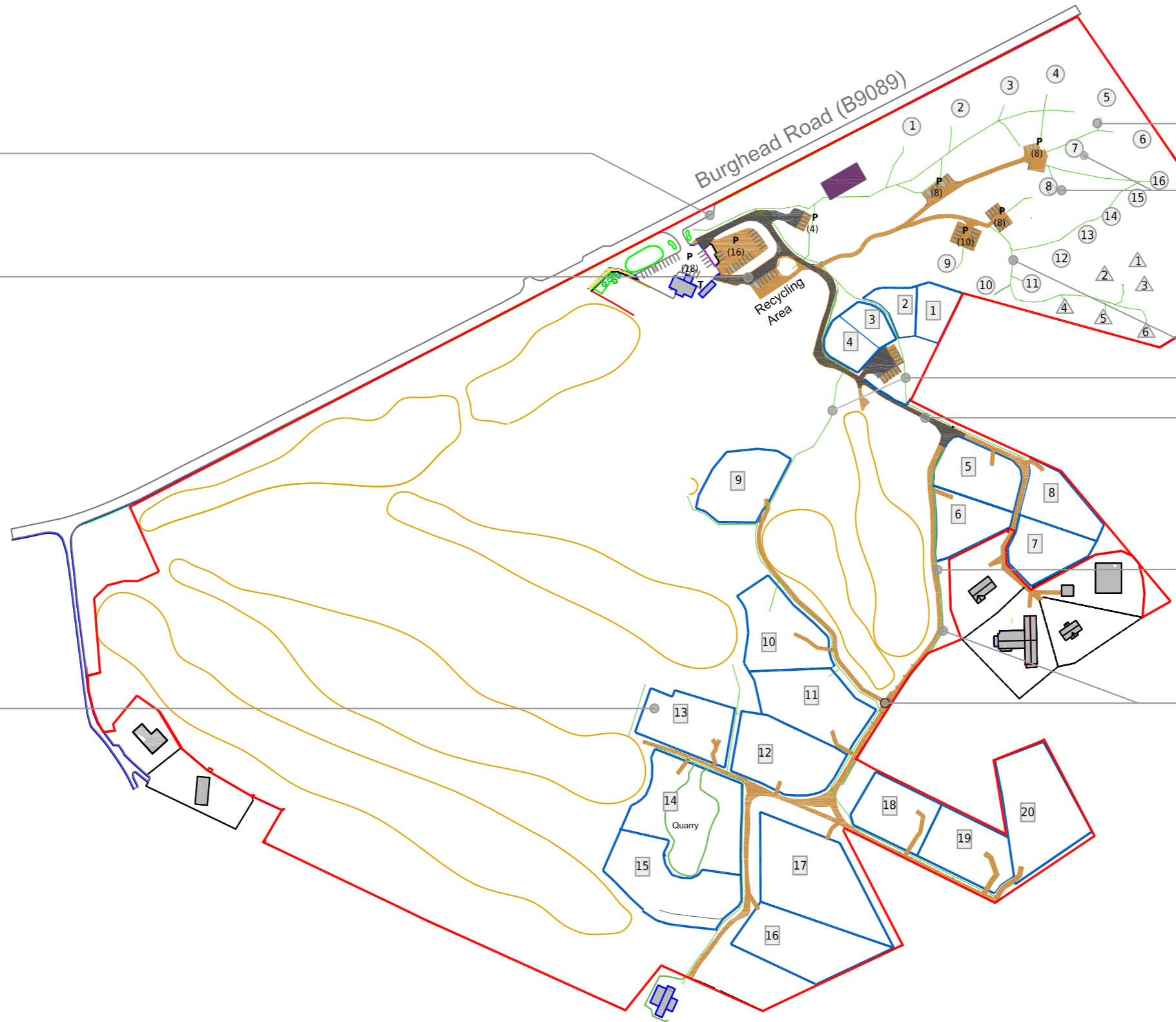
All of the systems installed will be regulated by SEPA and will meet the Scottish Water approved standards.

Master Plan : Access

Site of potential bus stop, should services along the B9090 be resumed at some point in the future.

Access to Recycling Area to comply with The Moray Council Kerbside Collection Policy, with: 3m wide sealed road suitable for vehicles with 11.5 tonne axle load, to enter and exit in forward gear (no reversing required).

Parking for new residences to be provided as per Moray Council Standards.



Centralised parking for the holiday area, with footpaths formed (with hardcore and quarry dust finish) to the cabins.

Fully accessible accommodation close to parking areas.

Footpaths separate from vehicular traffic for health, safety and well being.

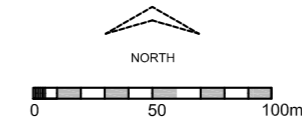
Sealed road up to Fairway Heights junction.

Unsealed rural lane (track) beyond Fairway Heights junction and in Holiday Area.

Road widened for passing places at junctions and corners.

- Master Plan Area Boundary
- New Plot Ownership Boundary
- Sealed Road Surface
- Unsealed Road Surface
- Pedestrian Routes

- House Plots
- Holiday Cabin Plots
- Glamping Pod Plots
- Games Room



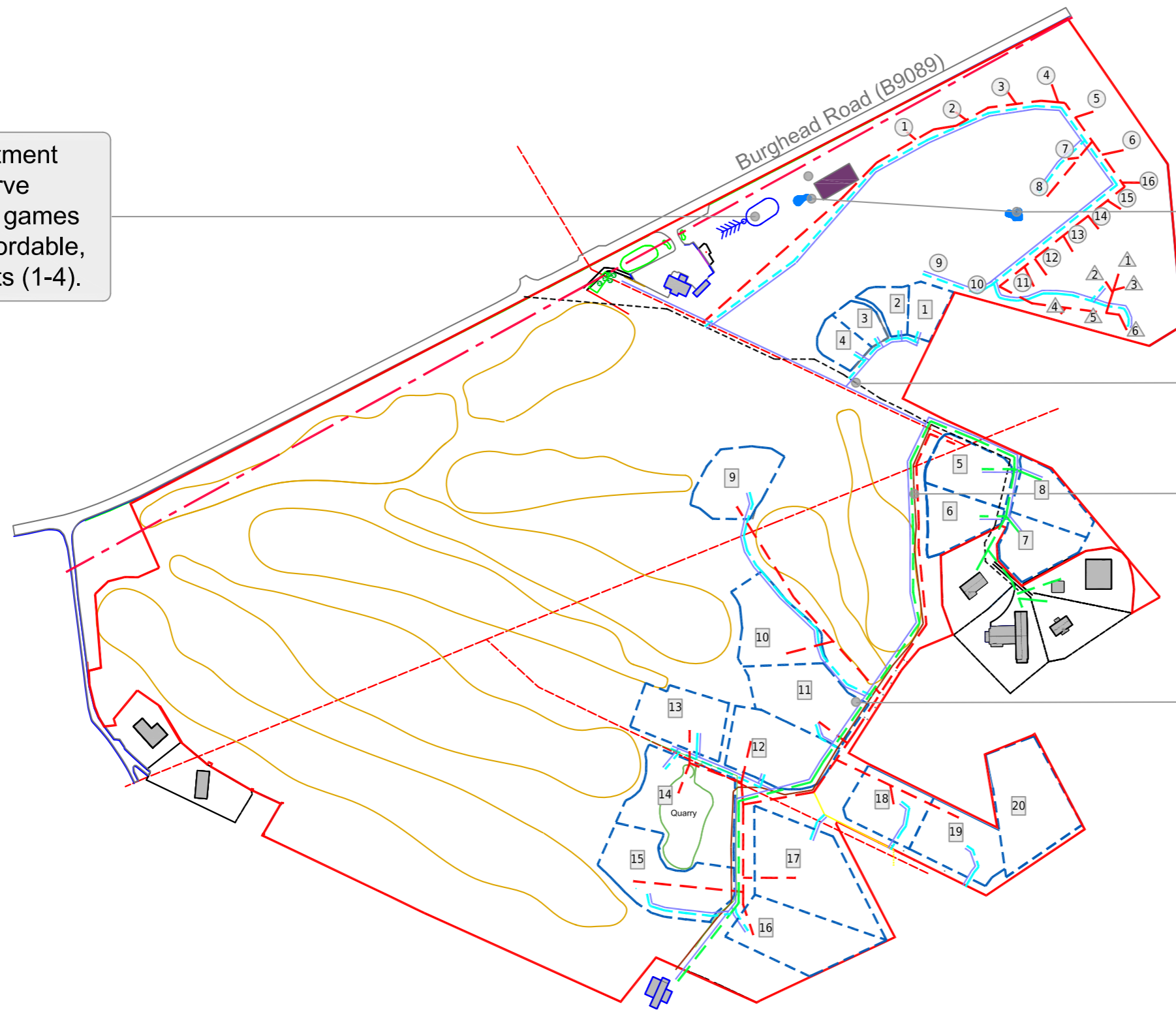
Sewage treatment system to serve holiday area, games room and affordable, self-build plots (1-4).

SUDS ponds and attenuation basins for biodiversity; taking run off from parking areas, and surface water from buildings, and discharging to soakaways.

Existing 90mm water mains serving 'Fairway Heights' cluster.

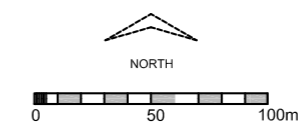
Existing Services follow existing track. Extension of these services will follow line of proposed new tracks and be made available to each plot.

Private waste water treatments systems in residential plots 5-20.



- Master Plan Area Boundary
- - - New Plot Ownership boundary
- - - Mains Gas Network Pipeline
- Existing 90mm Water Pipe
- Existing 25mm Water Pipe
- - - Proposed 25mm Water Pipe
- - - Overhead Electricity lines
- - - Existing Electrical Supply Cables
- - - Proposed Electrical Supply Cables
- Proposed Fibre Broadband

- House Plots
- Holiday Cabins
- Glamping Pods
- Games Room



6. LANDSCAPE

24% of site area currently comprises woodland and the masterplan provides the catalyst for adopting a proactive forest management approach that might not otherwise have been achievable, or sustainable under the wider site's existing land use. This allows the amenity, cultural and economic value of the woodland to be significantly enhanced by integrating the woodland with sustainably constructed dwellings. In order to nestle the structures into their woodland setting, and to enhance the microclimate around them, the edges of the woodland will be modified with some trees being removed and some new trees being planted. Through appropriate and sensitive design the proposed development will have been implemented with minimum loss of and/or damage to existing tree cover. (see page 13)

Opportunities have been identified to not only replace woodland lost to the development but also to carry out additional planting, which will result in a net increase of woodland cover across the masterplan area. Table 2 from the Woodland Management Plan provides key facts and figures relating to the woodland as shown below.

Table 2 - Key facts and figures pertaining to woodland areas within the Masterplan

Item	Area (ha)	Notes
Overall Masterplan area (MPA)	27.74	See Map 2
Area of woodland (>0.01ha) within MPA	6.69	24% woodland coverage See Map 2
Area of woodland (>0.01ha) within Development Phase Areas:		
Phase 1 Housing Plots	2.23	33%
Phase 2 Housing Plots	3.09	46%
Phase 3 "Holiday Area"	1.37	21%
Total	6.69	
Area of proposed housing plots within MPA (20 Plots)	2.47	9% of MPA area Average Plot size 0.12ha
Area of woodland to be removed from Development Phases:		
Phase 1 Housing Plots	0.09	See Map 3
Phase 2 Housing Plots	0.33	
Phase 3 "Holiday Area"	0.24	
Other	0.03	
Total	0.69	
Area of compensatory planting	0.69	Woodland within planning curtilage boundaries
Area of restocking	1.10	Area outstanding from previous Felling Licence
Area of new planting	0.44	Net increase in woodland cover

The accompanying Woodland Management Plan will be further developed at a later stage to set out how the integration of the woodlands with the detailed development proposals will be achieved.

The house plot development boundaries will be marked with post and rail fencing together with native hedges and are shown as red lines in the Woodland Maps in the Woodland Management Plan; and the house plot ownership boundaries will be unfenced and marked with pegs at the four corners of the plots, and are shown as blue broken lines.

7. CLIMATE CHANGE AND SUSTAINABILITY

The development will be designed and constructed as an exemplar sustainable project, both in terms of site organisation and the design, manufacture, assembly and finishing of the proposed buildings on site. The North of Scotland has a growing number of designers and construction businesses with a focus on timber building design and construction.

A sustainable design approach will be adopted for the houses and other buildings developed on the site, these principles are inherent in the design code set out within this masterplan. Key features include:

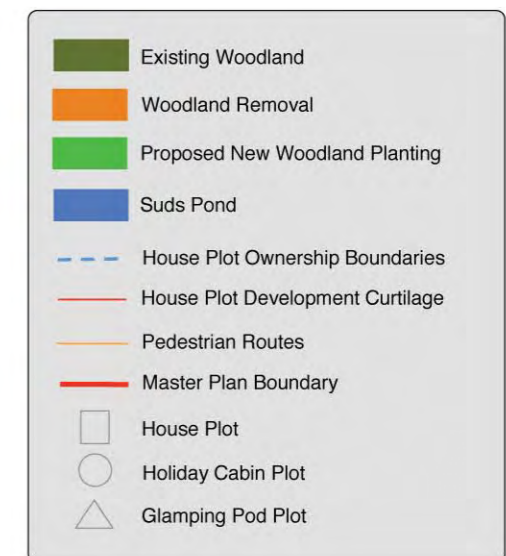
- A timber first policy – buildings must be timber framed and substantially timber clad.
- The use of Scottish grown timber such as Douglas fir (e.g. for post and beams, and feature trusses). Sitka spruce (e.g. for structural framing) and European larch (e.g. for cladding). All timber used must be Forest Stewardship Council (FSC) certified.
- A progressive high performance, fabric first approach, with high standards of air tightness and insulation, to reduce heat loss and minimise energy demand.
- The use of natural materials such as cellulose insulation, to help create comfortable and healthy buildings.
- A range of water conservation measures must be used.
- Space and water heating through appropriate renewable technologies (e.g. air source heat pumps, solar thermal and PV panels, and wood burning stoves).



House at the Golf Course



- Existing Woodland
- House Plot ownership boundaries
- House Plot development curtilage
- Master Plan boundary
- House Plot numbers
- Holiday cabin plot numbers
- Glamping pod plot numbers



Off Site Manufacturing

Off-site manufacturing of the buildings (e.g. panels and other structural elements) will be encouraged to promote the use of modern methods of construction to help improve efficiency and improve manufacturing and construction quality. This type of approach also reduces time spent on site, minimising disruption to the golf course and existing residents.

Biodiversity

The development will enhance the biodiversity of the Masterplan area by introducing additional tree species; and improve the age structure of the woodland with new planting, including fruit trees, thinning and management measures to increase the amount of light reaching the forest floor. The UK Forest Standard will be adopted for all the woodland management and this will ensure best practice in biodiversity management.

Two attenuation basins are proposed within the tourist accommodation area. These will offer opportunities to enhance biodiversity.

Ecological Assessment

To aid the masterplan a badger and bat survey was commissioned, which concluded that there would be no significant impact on the local badger population and no adverse impact on bats.



Woodland at the Golf Course



A selection of fruiting trees including, Juniper, Gean, Bird Cherry, Blackthorn, Hawthorn, Rowan, Elder and Dog Rose - all native to Scotland

8. CHARACTER AREAS

Residential Housing

The proposed 20 house plots are of varying sizes with varying topography. The following design code has been developed to ensure high design standards and the delivery of buildings that fit sensitively into the landscape.



Examples of homes within Woodland in Northern Scotland - The Desired Sense of Place and Feel for The Development

Design Code for Residential Plots

The design code principles are as follows:

- Houses must be positioned to work with the contours of the site, taking advantage of potential rising from slopes.
- House position on the plot must be carefully considered to avoid exposure on any ridge line, and any view from the A96.
- Roof pitches must be between 30 degrees and 50 degrees and be dual pitch.
- Ridge heights will not exceed 6.75m.
- The principal building material must be timber.
- The buildings must be primarily timber clad, and could include a mixture of horizontal and vertical cladding.

- Elevations must be limited to two principal materials on any one building (i.e. combination of timber cladding and stone or render).
- Windows must be predominantly vertically orientated, but horizontally orientated windows may be permitted where they carefully relate indoor spaces to outdoor spaces, views and the potential for solar gains.
- The colour palette must be neutral, windows and doors must be of various muted colours to complement the natural woodland setting.
- Houses must be located to take account of access to solar energy for passive solar heating. Roof pitch and direction of slopes to provide opportunities for solar thermal and photovoltaic panels.

Positioning of houses within each site must provide for:

- View(s) out of the plot.
- Solar access to primary living spaces.
- Privacy in indoor and outdoor spaces; with screening.
- Meaningful outdoor spaces which have solar access at various times of the day.
- Shelter from wind; enhancement of the microclimate around the building.
- The provision of (separate) ancillary structures; such as garages, sheds, greenhouses and polytunnels (for larger plots).
- Boundary treatment (defining red curtilage) with post and rail fencing, max. 75cm, together with native hedges.



House plots numbered: 1-20.
Plots defined by existing clearings, and by relationship to established woodland.

1.5 storey (6.75m height) limit in 'Fairway Heights' cluster; plots 5, 6, 7 & 8 and within 'self-build' plots 1, 2, 3 & 4.

Site of potential archaeological interest. Development to proceed with archaeological watching brief. ●

Plots defined to allow for pedestrian routes alongside and separate to vehicular routes.

Woodland outwith red site curtilage to be maintained and managed under the Woodland Management Plan.

1.5 storey (6.75m height) on plots 18, 19 & 20; above Miltonhill.

Woodland around perimeter to enhance privacy, and biodiversity.

□ House Plots



Materials

Timber cladding must be at least naturally semi-durable and not require chemical treatment, it can be left to gradually turn silver over time, or may be painted with a natural colour stabiliser at the time of construction, or painted a colour sympathetic to the woodland setting. Other acceptable finishes include areas of stone and render, where this serves to articulate the base course and connection to the landscape. A limited area of rendering on elevations may be acceptable. Roofing materials must be drawn from a palette of materials including, profiled metal, slate, turf (living roof) and profile fibre cement.

Boundaries

Boundaries around plots must be formed by existing woodland, new planting of trees and shrubs (Rowan, Gean and Elder) to encourage biodiversity, and species such as Blackthorn and Hawthorn which lend themselves to forming hedges. Post and rail fencing while hedging plants take time to establish is acceptable. High timber fences such as those common in suburban housing developments will not be permitted. Alterations to the golf course layout will minimise the risk of golf balls entering private plots, such that the use of high netting around plots can be avoided.

Tourist Accommodation

The cabins and 3 of the glamping pods must be nestled into individual plots, while the remaining 3 glamping pods must be clustered together in a shared space in a woodland clearing. The following design code has been developed to ensure high design standards and the delivery of buildings that fit sensitively into the landscape.



House at the Golf Course



Palette of Materials: Cladding, Roofing, Rainwater Goods, Windows and Doors

Design Code for Tourism Accommodation

The design code principles are as follows:

- Roof pitches must be between 30 degrees and 50 degrees and be dual pitch.
- Buildings must be single storey.
- The principal building material must be timber.
- The buildings must be primarily timber clad, and could include a mixture of horizontal and vertical cladding.
- The buildings must be exclusively timber clad with the same external treatment to create visual continuity.
- Buildings must have pad foundations to minimise ground disturbance.
- The colour palette must be the same as the residential housing.
- External lighting must be unobtrusive and downward pointing.

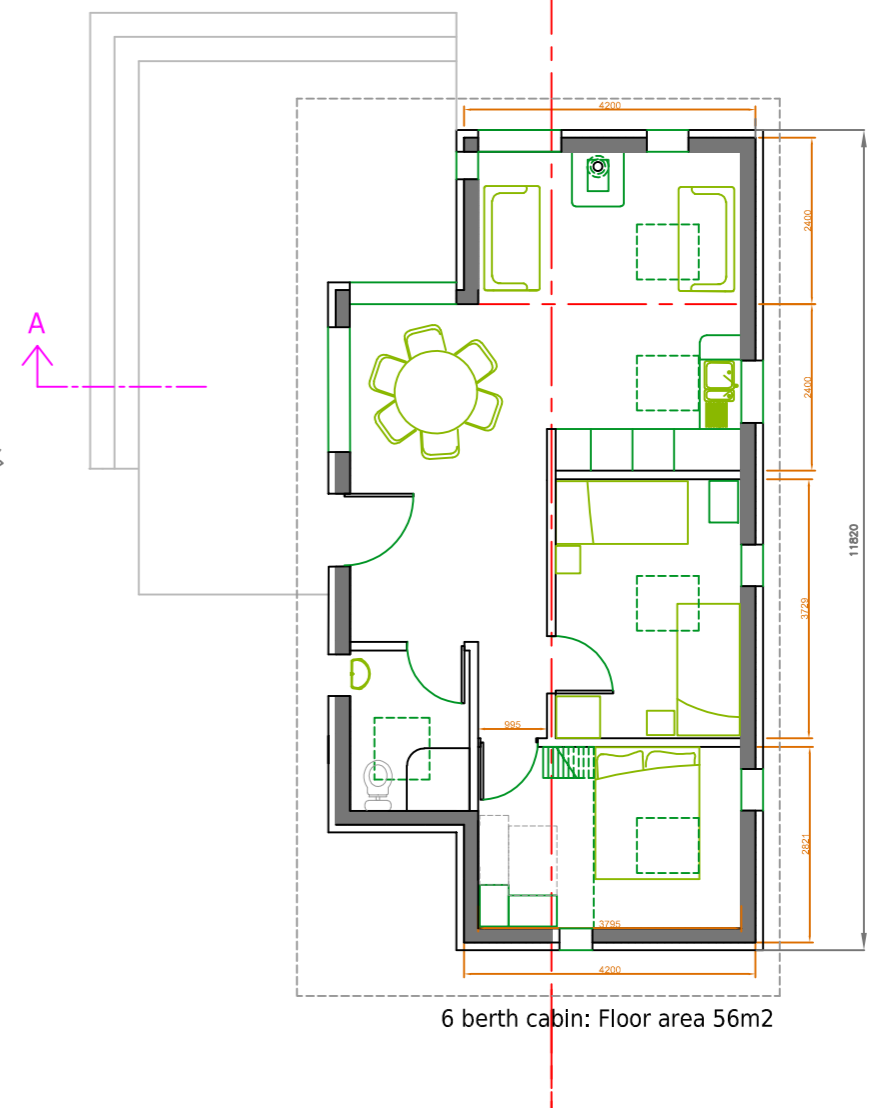
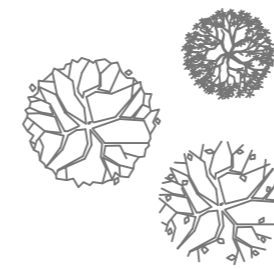
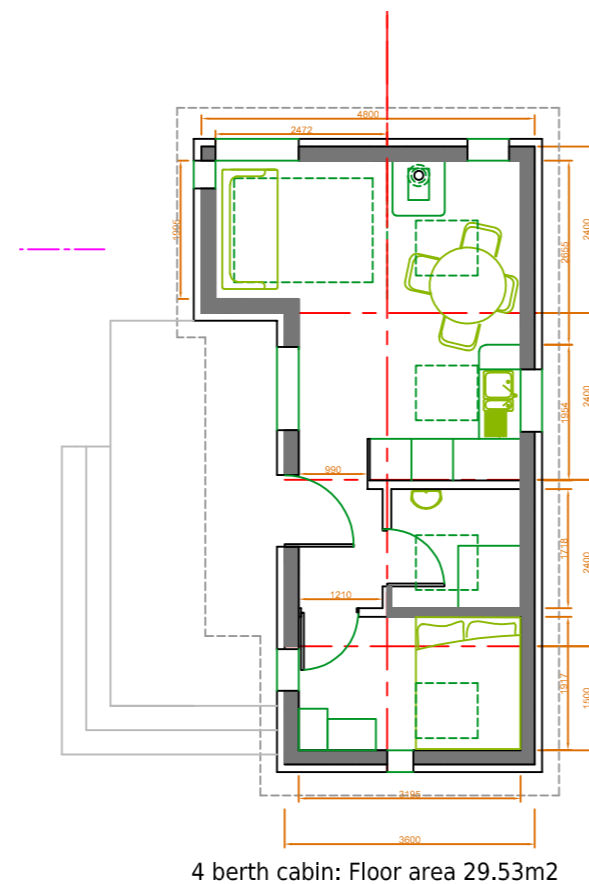
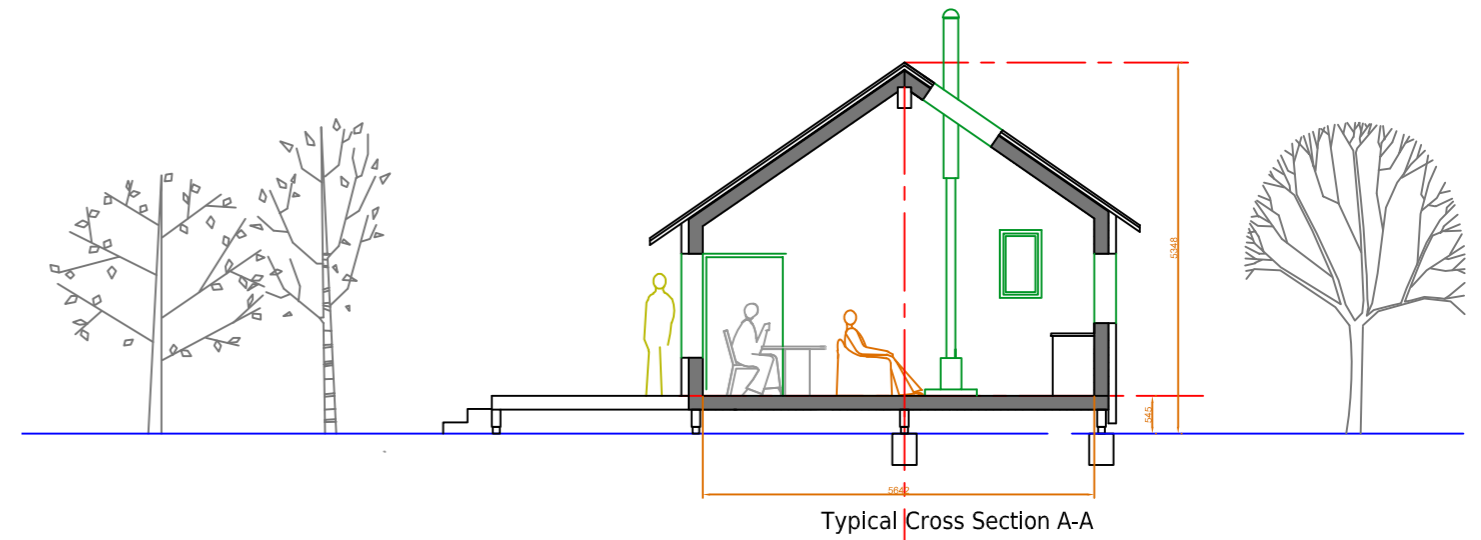
Materials

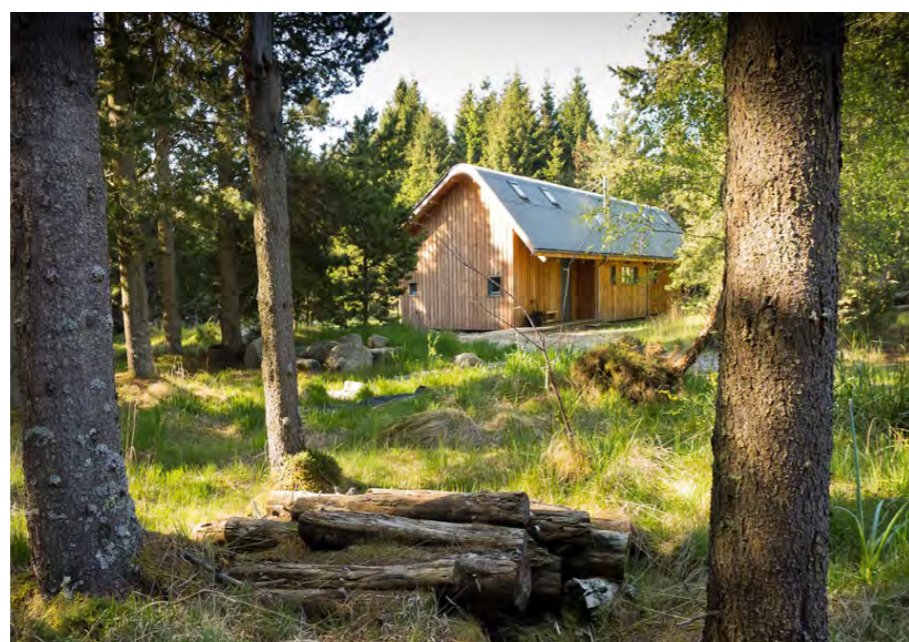
Timber cladding must be at least naturally semi-durable and not require chemical treatment, it can be left to gradually turn silver over time, or may be painted with a natural colour stabiliser at the time of construction, or painted a colour sympathetic to the woodland setting. Roofing materials must be drawn from a palette of materials including, profile metal, slate, turf (living roof) and profile fibre cement.



Examples of Timber Cabins

Indicative Cabin Designs





9. DEVELOPMENT DELIVERY

Residential Houses

The proposed development is not a traditional speculative urban housing development where properties are released onto the market in dense geographically zoned phases. The nature of this development with its focus on carefully positioned house plots dispersed within the wooded landscape is such that potential purchasers will have the freedom to select the plot that they wish to buy irrespective of its location.

The residential plots/houses will be sold over an indicative ten year period. However, sales could proceed over a shorter time frame if market conditions allow.

During construction disturbance to current and future site residents will be minimised because of the dispersed location of individual plots and the off-site house manufacturing approach proposed for the site, which results in the rapid site assembly of houses to a wind and watertight stage –typically within a week.

PHOTOS: TOP: MAKAR HOUSE IN GORTHLECK; MIDDLE: MAKAR HOUSE IN BALNAFOICH.

Holiday Accommodation

The proposed development is fundamentally a rural business diversification project in the face of challenging market conditions in the traditional golf market. The three elements of the project – golf course and associated facilities, residential development and holiday area development and operation – are financially integrated. Residential house sales will generate revenue to support the development of the holiday area.

Miltonhill Delivery Plan

This Masterplan will be used to guide development of the site and will be a material consideration with significant weight when determining planning applications within the Masterplan area.


This Development Delivery section sets out Phasing and Delivery proposals; and should be read in conjunction with the Woodland Management Plan.

The Woodland Management plan is a detailed document setting out:

- How the woodland resource on the site will be managed; and
- How woodland in and around around the various plots will be enhanced, expanded and improved over the coming years.

MILTONHILL PHASING PLAN

For Woodland removal, establishment and thinning,
for Infrastructure improvements, and house plot development:

-  **PHASE 1: 2019 - 2021**
Plots 10-19, visibility splay and access up to Plot 5 junction, and including recycling area R.
-  **PHASE 2: 2022 - 2027**
Plots 1-9 + plot 20, play-park, and waste water treatment system for plots 1-4 and holiday cabins.
-  **PHASE 3: 2020 - 2025**
Holiday Area



PHASING AND DELIVERY PROPOSALS:

The following pages set out the strategic approach to be adopted by the Developer in respect of Planning Consent. The proposals, as set out in this Masterplan document will be taken forward in phases, as follows:

Phase	Timing:	To include:
1	2019 – 2021	Plots 10-19, Visibility splay and access tracks up to junction at plot 5 and including Recycling Area.
2	2020 – 2025	Plots 1-9 + plot 20, Play Park & Waste Water Treatment system for plots 1-4 , holiday cabins.
3	2022 – 2027	Holiday Area.

Phase 1: 2019 – 2021:

Will include the development of Plots 10-19, the upgrading of the visibility splay at the main entrance, (4.5m x 215m in both directions), the upgrading of the access tracks up to the junction at plot 5 including the Recycling Area, and installation of fibre broadband. Plots 10 to 19 are situated on the highest ground, furthest away from the Golf Clubhouse, in and around existing woodland.

Phase 2: 2020 – 2025:

Phase 2 will allow for the development of Plots 1-9 and plot 20; along with the waste water treatment system (serving plots 1-4, and the holiday area) and advance planting of Phase 3 woodland, in the holiday area.

Phase 3: 2021 – 2028:

The holiday area to the east of the Site will be developed once revenue from Phase 1 has enabled the access and infrastructure improvements; the track and visibility splay enhancements, and installation of the waste water treatment facility.



SITE WIDE ISSUES

The strategy for site wide issues which traverse the boundaries of Phases 1, 2 and 3 is outlined below.

Woodland creation

Miltonhill Woodland Management Plan (MWMP)

The Woodland Management Plan sets out proposals for woodland thinning, protection and planting, for the various phases, and on the various plots. The two appendices of the MWMP capture information relating to the numerous woodland compartments.

The current WMP also sets out the general principles for management of the woodlands, from a legal and governance point of view.

The Woodland Management Plan will, at the detailed application stage, set out the framework for multiple owners – including Kinloss Golf Course – to collectively manage the woodlands in accordance with agreed principles and objectives for sustainable forest management. It will include:

- Detailed Proposals, site by site, for the two key woodland management operations pertaining to the initial WMP:
- Removal of the 0.69ha of woodland to accommodate the footprints of individual property development curtilages;
- Planting of the 2.23ha of new woodland referred to in Section 5.4 of the WMP;
- Technical Specifications for each of the new planting sites including: species, variety, sizes, spacing etc. and measures to protect trees during construction;
- Proposals for protection of individual and groups of trees in the immediate vicinity of each of the construction footprints; supported by woodland surveys;
- Long term maintenance and management proposals for the existing and expanded new woodland. These will include:
 - A generic site risk assessment that will apply to the woodlands as a whole;
 - A Health and Safety Policy;
 - A Fire Plan.

The Woodland Management Plan, together with the Masterplan will facilitate significant enhancement of the amenity, cultural, environmental and economic value of the woodlands by integrating the woodland with sustainably constructed dwellings.

PHOTOS: WOODLAND AROUND THE SITE



Miltonhill Woodlands Association

The Miltonhill Woodlands Association will be an incorporated body. The exact form of incorporation is yet to be decided but the most common incorporation method for Community Woodland Groups; a Company Limited by Guarantee, is likely to be adopted.

The Association will have no share capital, but will be owned by its members who act as guarantors, undertaking to contribute a nominal amount (typically £1) in the event of the winding up of the company. It will be a non-profit distributing body and governed by a Board of Directors who are not paid.

Members of the Association will include Kinloss Country Golf Club and the residents of the new development. The existing residents on the golf course will also be eligible to become associate members.

The Association's activities and organisation will be set out in its Memorandum and Articles of Association.

The primary objective of the Association would be the joint management of the woodlands on the golf course. This would include overseeing the implementation of the Woodland Management Plan (including the financial management of the Plan's implementation); ongoing monitoring of the Plan; and appropriate updating of the Plan at regular intervals.

The Memorandum and Articles will set out the details of the Association's membership; meetings (AGM, General Meeting and Board Member Meetings); voting rights; the role of office bearers; annual membership fees/woodland maintenance fees, etc. The Association will engage a Chartered Forester as its professional adviser.



Title Deeds

The individual title deeds for plot sales will set out the owners' financial and other responsibilities in relation to the woodland's management.

Existing House Owners

Existing house owners will be invited to join the Association as associate members. As associate members they would contribute financially, as appropriate, to the woodland's management.

PHOTOS: TOP: WOODLAND ON THE SITE; BOTTOM: EXISTING MAKAR HOUSE ON GOLF COURSE.



Transportation

The scope of the Transportation Statement has been agreed with Moray Council Transportation Department. The Statement will identify both the travel demands of the proposed development, utilising trip generation rates agreed with the Transportation Department, and any off site impact on the adjacent public roads, together with any required mitigation measures.

The Statement will include an appraisal of traffic flows and accident data on the adjacent public roads leading to Kinloss and Roseisle (B9089) and the single track road to the west of the development leading to the A96 (C5E East Grange to Spindle Muir Road). The Transportation Department has indicated the two locations (one on the B9089 and one on the C5E) that would be appropriate for the traffic surveys, which need to be carried out for a minimum period of one week. The Department has also indicated the sections of road (on the B9089 and C5E) for which road accident data should be analysed. The basic road accident survey data has been accessed from the Council, by MAKAR, for future analysis.

As the access road and tracks within the golf course site are in private ownership a private road maintenance agreement will be put in place to ensure that the long-term maintenance of the roads/tracks and associated infrastructure will be funded and carried out. Costs will be shared, on the basis of a transparent formula, between the Kinloss Country Golf Club and new house owners at the development. This burden will be included in the title deeds for plot sales.

The creation of a school bus pick up point will take place during Phase 1 of the development. The location of the pick-up point is shown in the diagram opposite.

PHOTO TOP: SITE ENTRANCE TO GOLF COURSE OFF B9089

SUDS: Surface Water Drainage and a Flood Risk Statement

This will provide detailed proposals for drainage from roads and buildings in the various phases, (including during construction) to follow the Simple Index Approach as described in section 26.7.1 of the CIRIA Manual to determine the type of SUDS required.



MILTONHILL

Tracks, roads and pathways

Rural Lanes

Tracks formed with compacted hardcore, set at a camber to allow for drainage. Specification to best practise, with reference to the Forestry Commission "Forest Roads and Tracks" guidance document.

Bitumen sealed Rural lanes

to a specification in line with Aberdeenshire Council RCC guidelines; table 30.1 for a housing road.

Footpaths

Depending on location (woodland or beside tracks); type of usage (i.e residential or holiday) these paths will either be formed with chipped bark, or compacted hardcore with smooth rolled finish.



Typical Road Cross - Sectional Details

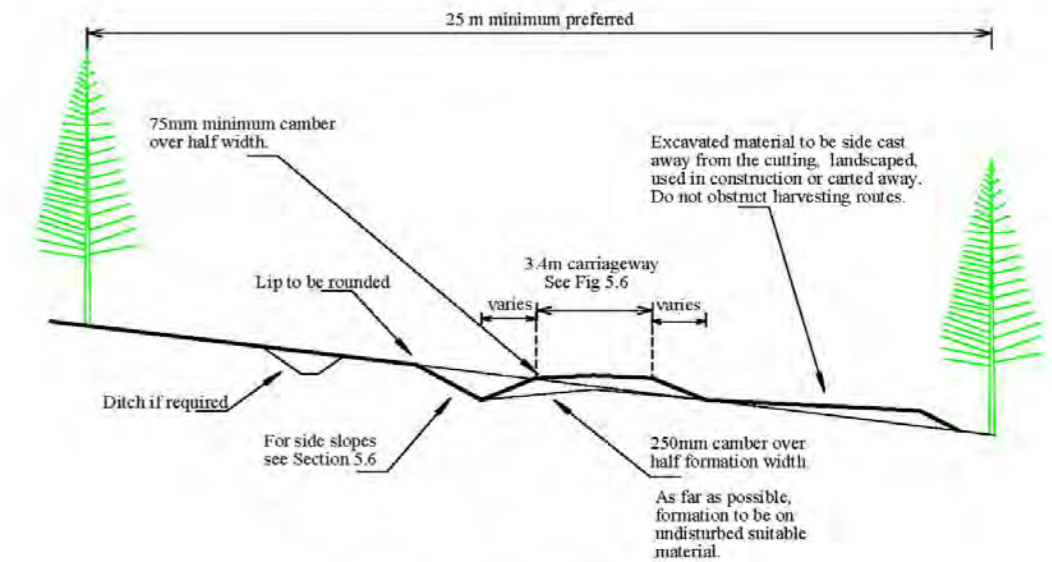


Figure 5.3 Cross Fall up to 10 Degrees

DIAGRAM ABOVE AND BOTTOM RIGHT FROM THE FORESTRY COMMISSION ENGLAND'S OPERATIONS NOTE 25: "FOREST ROADS AND TRACKS".

PHOTO BELOW: PROPOSED FINISH OF TRACKS.

Tracks and access:

The track upgrade up to the junction at plot 5 will be completed in Phase 1. This will include the recycling area and will be to a specification in line with Aberdeenshire Council RCC guidelines; table 30.1 for a housing road.

Provision will also be made in Phase 1 for the remaining tracks to accommodate existing residential access and construction traffic.

The final track upgrades will be completed in Phase 2, once the construction work in Phase 1 is complete.

The tracks will be formed with a compacted hardcore, set at a camber to allow for drainage. The exact specification for the track to be confirmed, and will be informed by best practise, with reference to The Forestry Commission England's Operations Note 25; "Forest Roads and Tracks".

Footpaths:

Depending on location (woodland or beside tracks); type of usage (either residential or holiday) these paths will be either formed with chipped bark (from forestry operations on site), or with compacted hardcore with smooth, rolled quarry dust finish. Spaces for benches and picnic tables may be identified along these footpath routes.

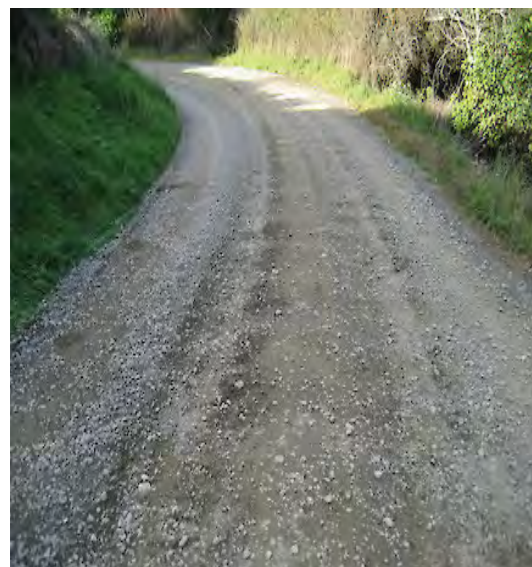
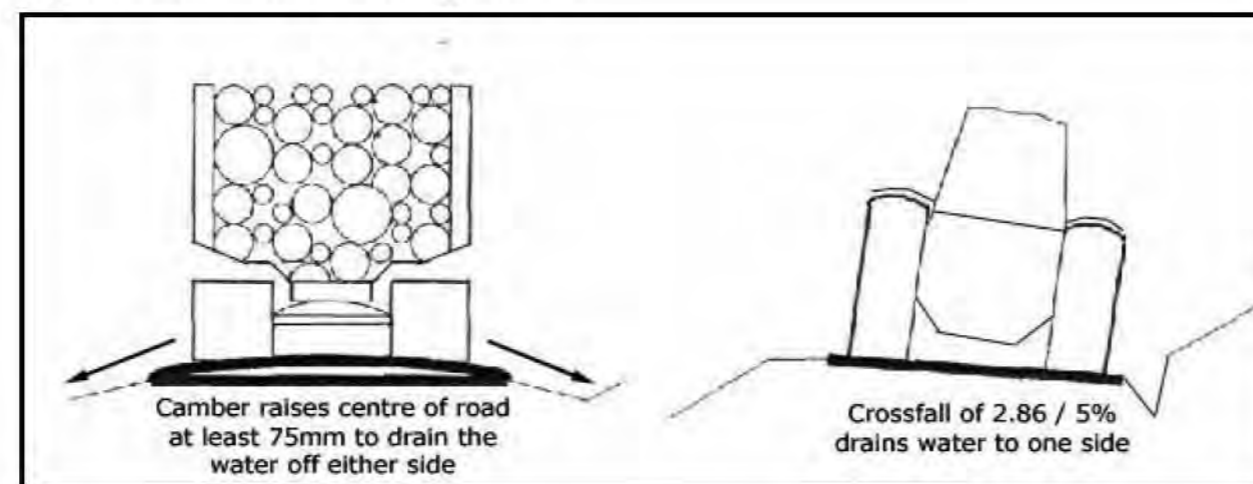


Figure 2: Road and Track profiles



Road profile

Track profile

MILTONHILL PHASING PLAN

For Woodland removal, establishment and thinning,
for Infrastructure improvements, and house plot development:

PHASE 1



PHASE 1A:
Visibility splay improvements,
recycling area, and track upgrade
up to junction of plot 5.
(0.57ha), plus plots:
10, 11, 12, 13, 18 & 19 (1.35ha)
TOTAL: 1.92ha.

PHASE 1B:
1.57ha: including plots:
14, 15, 16 & 17

PHASE 1: 2019 – 2021:

The developer will submit at least two Detailed Planning Applications for the first 10 dwellings; for plots 10-19, improvements to the visibility splay, and the recycling area. In support of these applications, and in addition to the relevant house drawings, the following information will be provided:

1. The Miltonhill Woodland Management Plan, with plot by plot technical specifications relating to planting, thinning and protection of woodland (for all phases; 1-3).
2. A Drainage Impact Assessment / SUDS strategy for surface water drainage and a Flood Risk Statement; as well as a Construction Phase SUDS strategy.
3. A Transportation Statement.
4. A Design Statement setting out how the principles of the Masterplan are reflected in the detail design; including an Energy and Heating Strategy including micro renewables and short carbon cycle heating systems.
5. A Noise Impact Assessment.
6. A Schedule of Mitigation Measures, as required by SEPA.
7. A Bat and Badger check by ecologist as per 2017 Badger and Bat Survey.
8. The developer will also seek to agree Developer Contributions and Affordable Housing Commuted Sum payment schedules with The Moray Council prior to submission of the first planning application.
9. Proposed Title Deeds, details of the formation of Miltonhill Woodland Association and other legal obligations required.
10. Confirmation (with relevant drawings, if necessary) of any groundwater abstractions within 250m of any site excavations, together with, where relevant, an assessment of the impact of the proposed development on such abstractions.

The diagram opposite shows the proposed phasing boundaries for the Phase 1 planning applications.



In addition to the above, the Detailed Planning Applications will be supported by, detailed proposals for the delivery of:

- The main Golf Course entrance and visibility improvements; 4.5m x 215, in both directions clear of obstruction above 0.26m measured from level of carriageway;
- The widening of the main access off the B9089 to 5.5m, as well as improvement to the existing taper at entrance; in accordance with The Moray Council Transportation department requirements;
- The track improvements - up to boundary of Phase 2 including up to turning head at plot 5; in accordance with Aberdeenshire RCC Guidance. (Track upgrades beyond plot 5 will take place in Phase 2);
- SUDs provision (in conjunction with infrastructure/ track improvement); as well as construction phase SUDs;
- Waste water treatment provision for the 10 houses;
- The creation of the collective recycling area; and
- The proposals for woodland removal, protection and establishment will be set out in the MWMP.

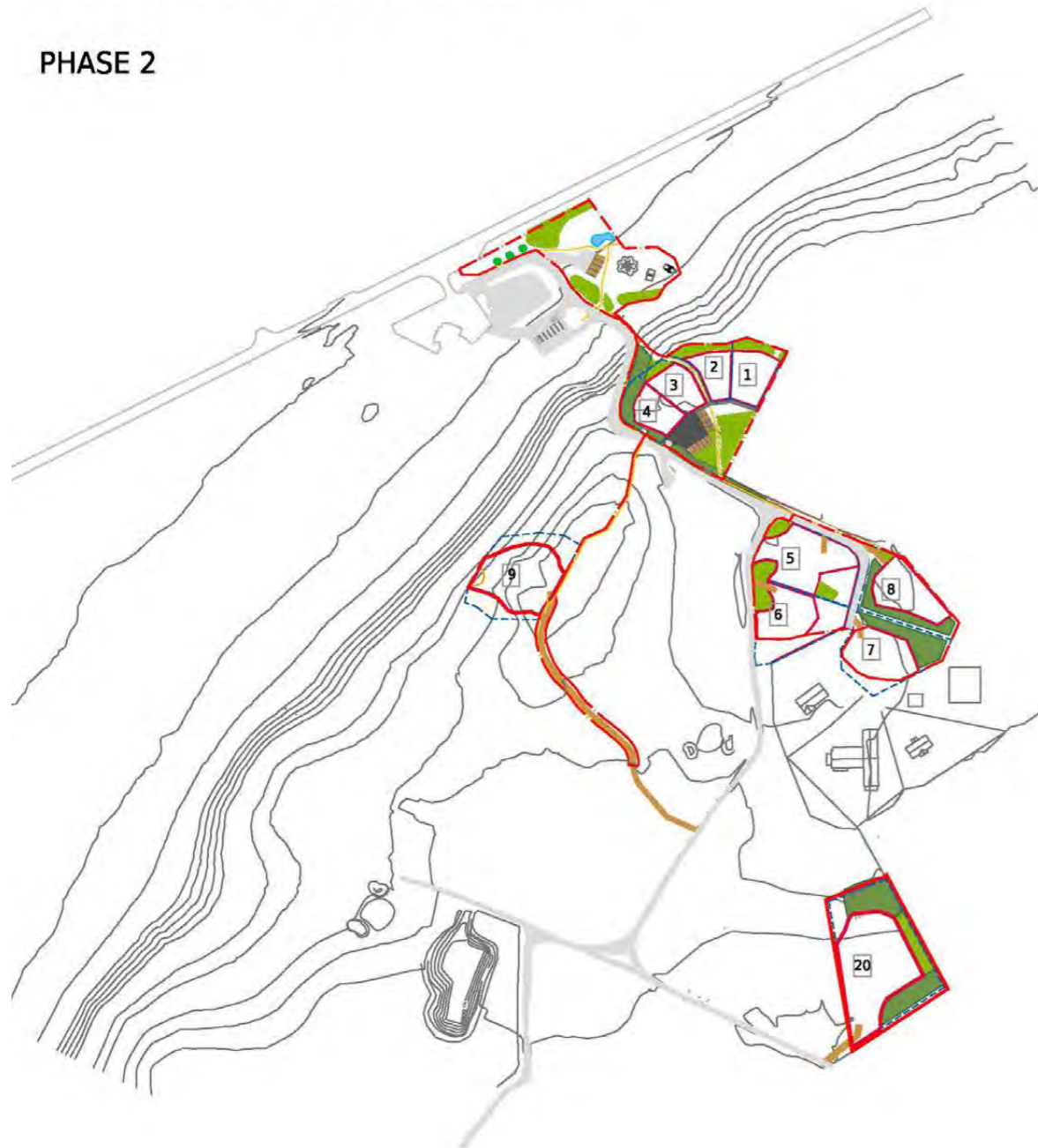
It will be proposed, in the applications, that the above infrastructure and landscaping work will be completed before the occupation of the first dwellings. The following table illustrates the subject of the proposed Planning Applications within each sub-phase. It is anticipated that there could be a number of planning applications within each sub-phase. (This also holds for other phases in the Plan).

Phase	Subject of Applications:	Area
1A	Visibility splay improvements, recycling area, and track upgrade, plus plots 10,11, 12, 13, 18 and 19.	1.92ha.
1B	Plots 14, 15, 16 and 17.	1.57ha.

MILTONHILL PHASING PLAN

For Woodland removal, establishment and thinning,
for Infrastructure improvements, and house plot development:

PHASE 2



PHASE 2A:
Waste Water treatment unit for Plots 1-4 (and holiday area), plus plots 1, 2, 3, 4, 5, 6, 8 and 9.

TOTAL: 1.42ha.

PHASE 2B:
Plot 7. area : 0.15ha.

PHASE 2C:
Plot 20: area 0.36ha

PHASE 2: 2020 – 2025

Detailed applications for the remaining houses will be coordinated and taken forward by the developer, once the Phase 1 planning applications have been approved. There will be a number of planning applications within the following phases:

Phase	Subject of Applications:	Area
2A	Play park, waste water treatment unit for plots 1-4 (and holiday area), plus house designs for plots 1, 2, 3, 4, 5, 6, 8 and 9.	1.42ha.
2B	Plot 7 detail design.	0.15ha.
2C	Plot 20 detail design.	0.36ha.

Each of these Detailed Planning Applications in Phase 2 will be supported by:

- A Design Statement setting out how the principles of the Masterplan are reflected in the detail design;
- A Noise Impact Assessment;
- A Bat and Badger check by ecologist as per Ecological report;
- Detailed proposals for the delivery of Woodland Removal and Establishment for Phase 2;
- A SUDS strategy for surface water drainage and a Flood Risk Statement; as well as a Construction Phase SUDS strategy; and
- Detailed proposals for the Play Park establishment.

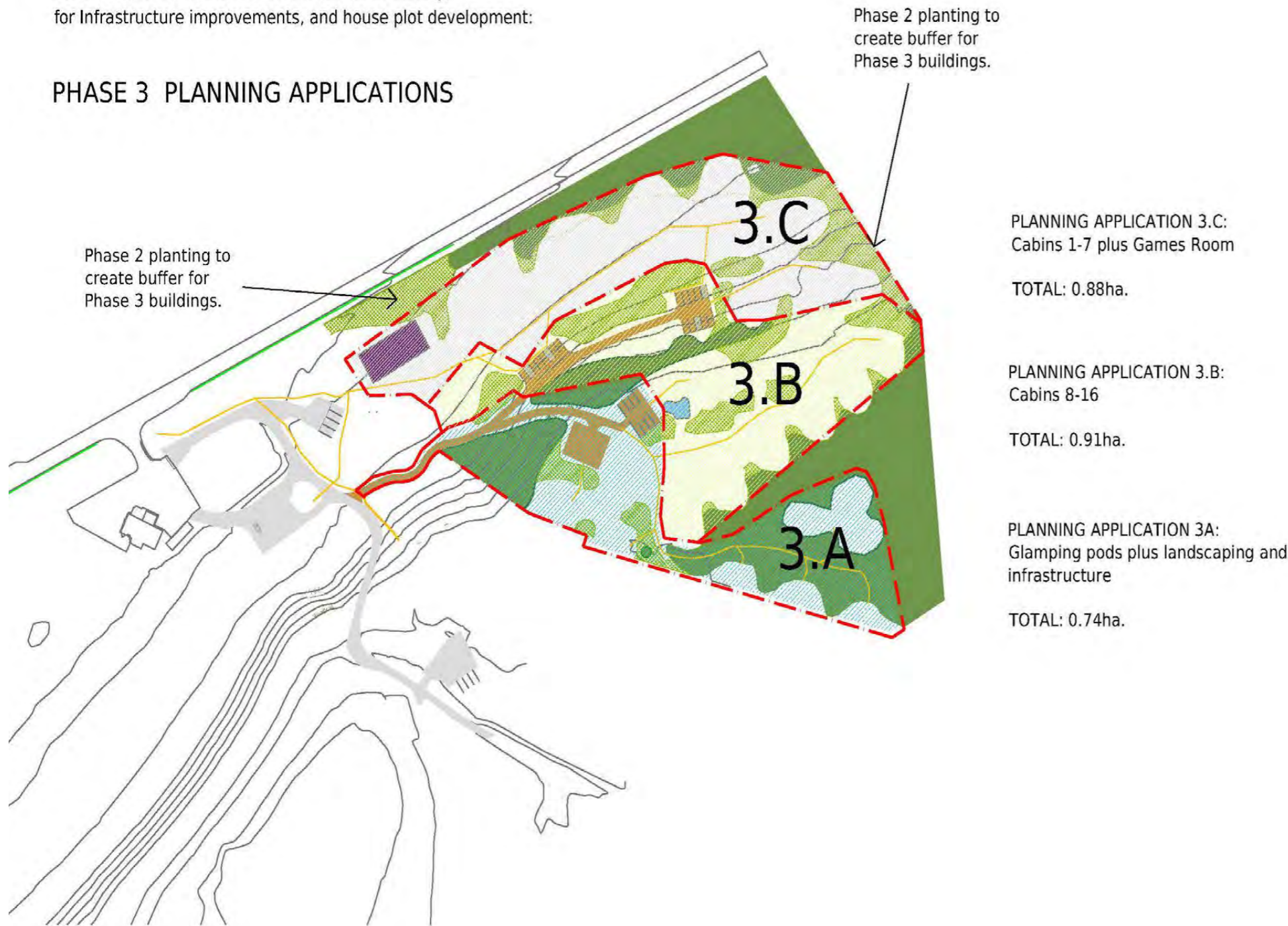
As well as these planning applications, advance planting of Phase 3, the holiday area woodland will commence in Phase 2, to support the integration of the holiday accommodation.

Phase 2 Track upgrades (beyond plot 5) will be in accordance with The Forestry Commission England's Operations Note 25; "Forest Roads and Tracks".

MILTONHILL PHASING PLAN

For Woodland removal, establishment and thinning,
for Infrastructure improvements, and house plot development:

PHASE 3 PLANNING APPLICATIONS



PHASE 3: 2021 – 2028: HOLIDAY AREA

The developer will likely present a number of Planning Applications within the following phases:

Phase	Subject of Applications:	Area
3.A	Serviced glamping pods, landscaping and infrastructure.	0.73ha.
3.B	Cabins 8 – 16.	0.91ha.
3.C	Games Room, plus cabins 1 – 7.	0.88ha.

The first of these applications will include proposals for:

- Phase 3 Woodland Removal and Establishment; and
- New tracks, services, and SUDs provision in conjunction with Phase 3 infrastructure/ track improvement.

These applications will be supported by:

- A Design Statement setting out how the principles of the Masterplan are reflected in the detail design; and
- A Bat and Badger check by ecologist as per Ecological report.
- A SUDS strategy for surface water drainage as well as a Construction Phase SUDS strategy.

Phase 3 Track upgrades will be in accordance with The Forestry Commission England's Operations Note 25; "Forest Roads and Tracks".



SUMMARY:

Kinloss Country Golf Club will work in partnership with developer(s)/builder(s). Partnership arrangements will be put in place to ensure that developers/builders are committed to the principles of the Masterplan and specifically the Design Code.

Table of Planning Application Requirements

1. Relevant house or cabin drawings.
2. Design statement setting out how the principles of the Masterplan have been embedded in the proposals.
3. Energy and heating strategy including micro renewables and short carbon cycle heating systems. Off-grid power generation and storage for electric cars will also be covered in the strategy.
4. SUDS proposals, including Construction Phase SUDS strategy.
5. A Schedule of Mitigation measures, and a construction site layout diagram in relation to pollution prevention.
6. Confirmation (with relevant drawings, if necessary) of any groundwater abstractions within 250m of any site excavations, together with, where relevant, an assessment of the impact of the proposed development on such abstractions.
7. A Noise Impact Assessment (NIA) for residential elements.
8. Woodland Management Plan (incorporating a supporting tree survey), and details of the arrangements for the setting up of Miltonhill Woodland Association.
9. Drainage Impact Assessment and map of proposed surface water drainage layout.
10. A Bat and Badger check by ecologist as per 2017 Badger and Bat Survey.
11. Proposed Title Deeds; which sets out obligations in respect of: track and other infrastructure maintenance; woodland management and Design Code.
12. A Transportation Statement.

PHOTOS: TOP: MAKAR HOUSE IN COMRIE, PERTHSHIRE. BOTTOM: MAKAR EXTENSION IN EVANTON