



Kinloss Golf Course Master Plan

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1. INTRODUCTION

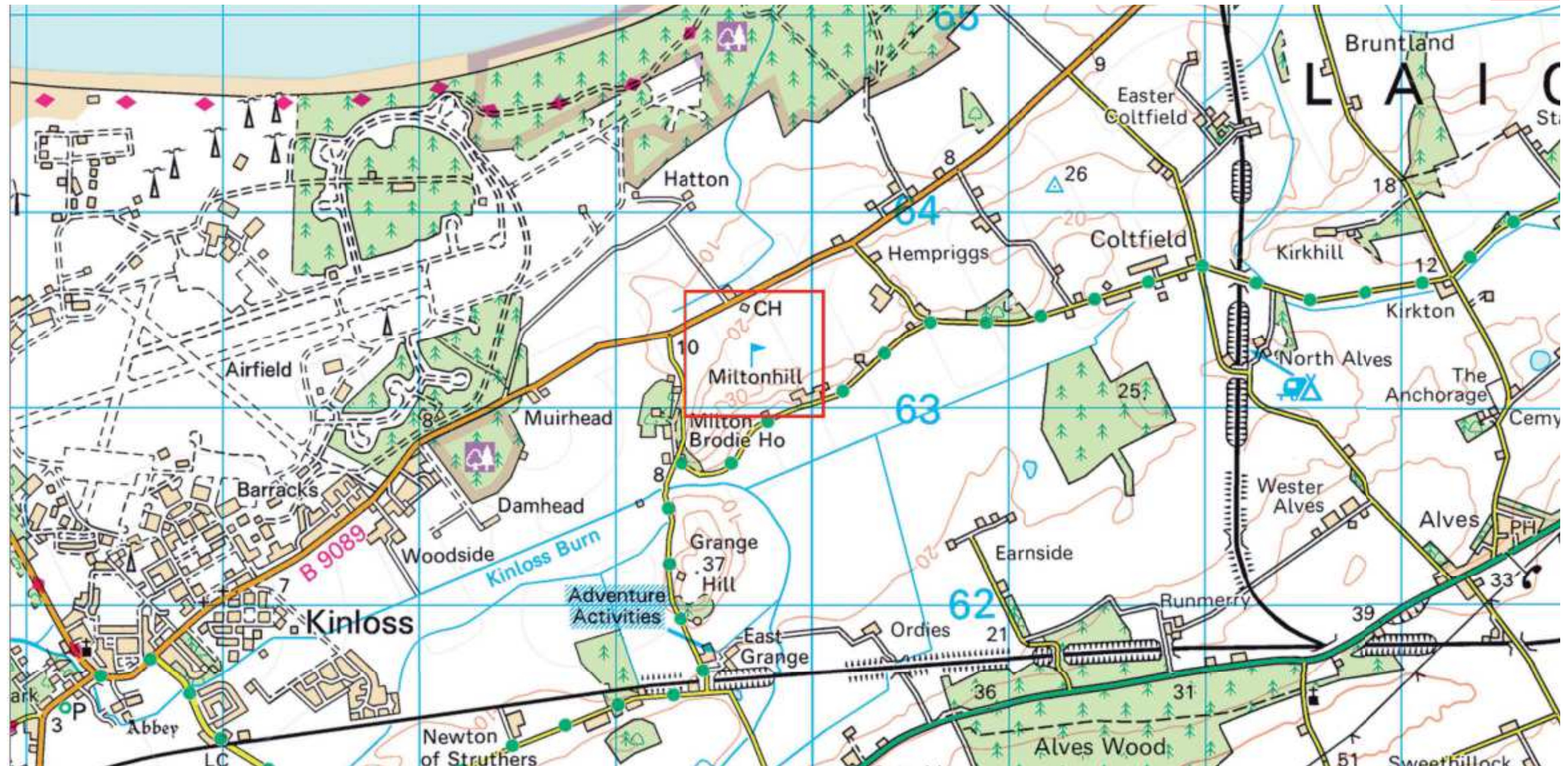
The area surrounding Kinloss Golf Course has been identified as a development hotspot due to the cumulative build up of housing in the countryside. Directing development to rural groupings to create clusters as opposed to multiple individual sites is considered to promote a more sustainable pattern of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

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.

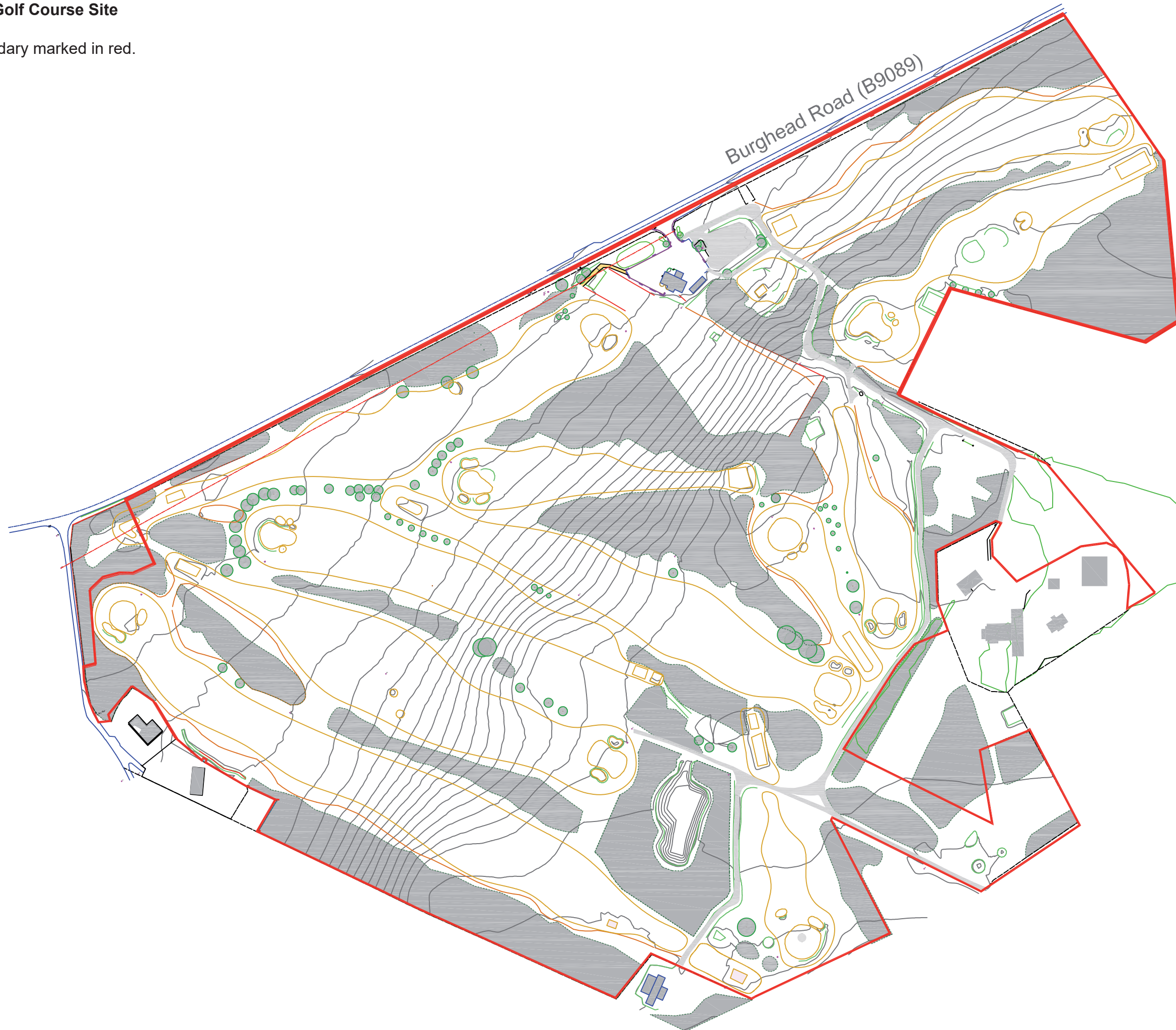
This masterplan sets out requirements and proposals for the development of Kinloss Country Golf Course. The masterplan involved close collaboration between the landowner, MAKAR and Moray Council and the desire to create a development of a high quality residential/tourism development integrated with a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



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, suitable for pedestrians, 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 need to 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 7.01 ha (25%), 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.

Fairways.

Access Track.



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.

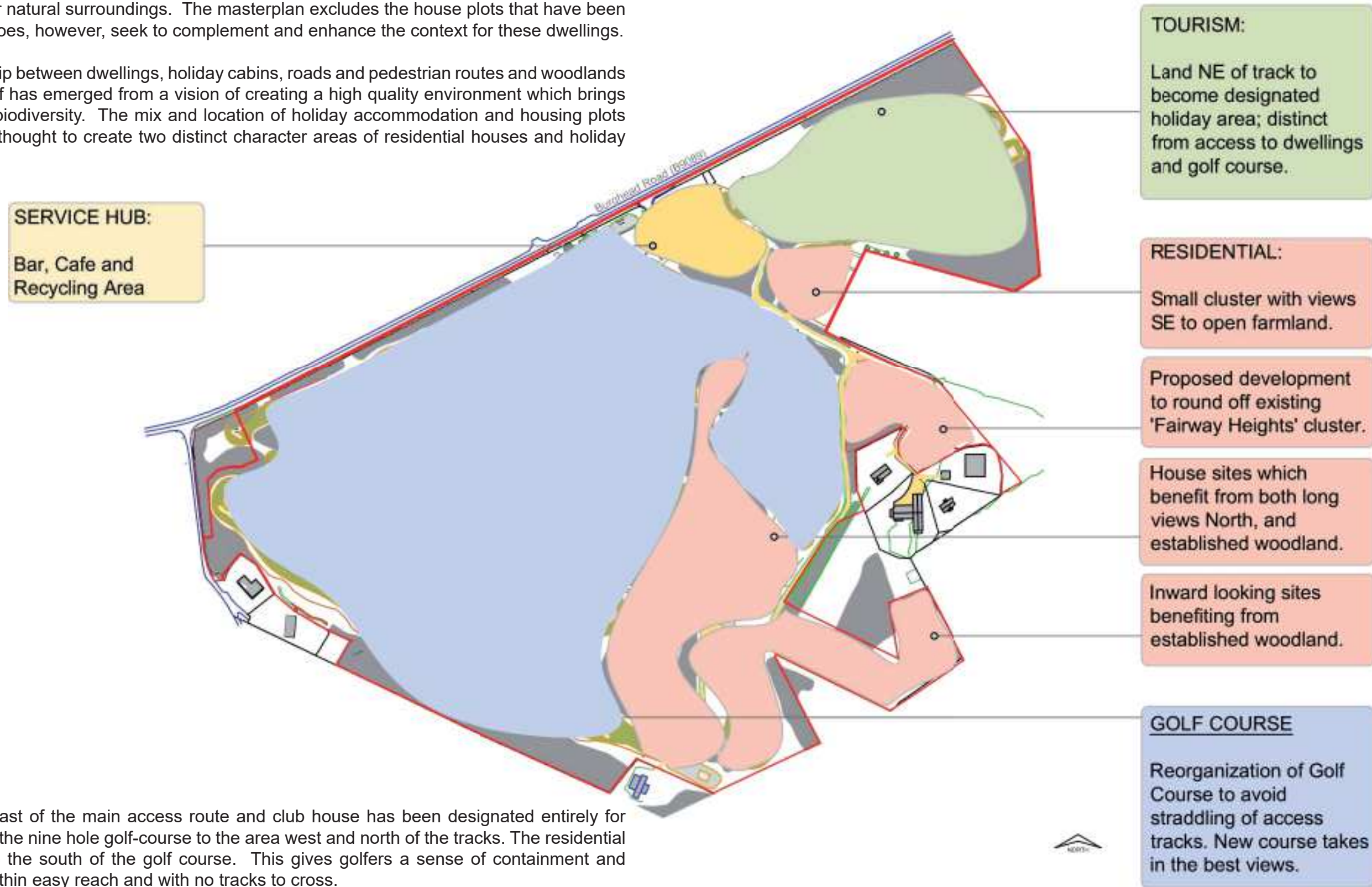
4. DEVELOPMENT PROPOSALS

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 grounds, and with additional planting, create plots for dwellings and holiday cabins which are each uniquely intimate to 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 and woodlands and the golf course itself 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 has been given careful thought to create two distinct character areas of residential houses and holiday accommodation.

Concept Diagram : Proposed Zoning



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.

Draft Transport Statement

Work to prepare a Transportation Statement has begun, in dialogue with The Moray Council. The following estimate of additional traffic in and out of the site has been calculated using the Moray Council residential trip rates and trip rates from the TRICS database for the Holiday accommodation.

These rates provide total numbers of *additional* vehicles (rounded up to the nearest whole number) associated with the development during the peak periods:

	<i>Residential:</i> No. of <i>additional</i> vehicles	Holiday Accommodation No. of <i>additional</i> vehicles	Total No. of <i>additional</i> vehicles
AM arrivals:	4	4	8
AM departures:	12	12	24
PM arrivals:	4	15	19
PM departures:	1	7	8

It should be noted that not all of these vehicles would use the single track road to the west of the site; Google maps show that alternative routes are quicker, from both Forres and Elgin.

The Transportation Statement will identify the travel demands of the proposed development, any off site impact on the adjacent public roads and any required mitigation measures. It will also 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).

Roads

Access:

The access onto the public road will be upgraded; with the access widened to at least 5.5m, and visibility splays provided, of 4.5 metres by 215 metres in both directions. The effectiveness of the existing taper on the approach to the access from the east and the junction radius to the west will also be reviewed.

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, 7 and 8, 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 drainage ditches. 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.

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 finish, and 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

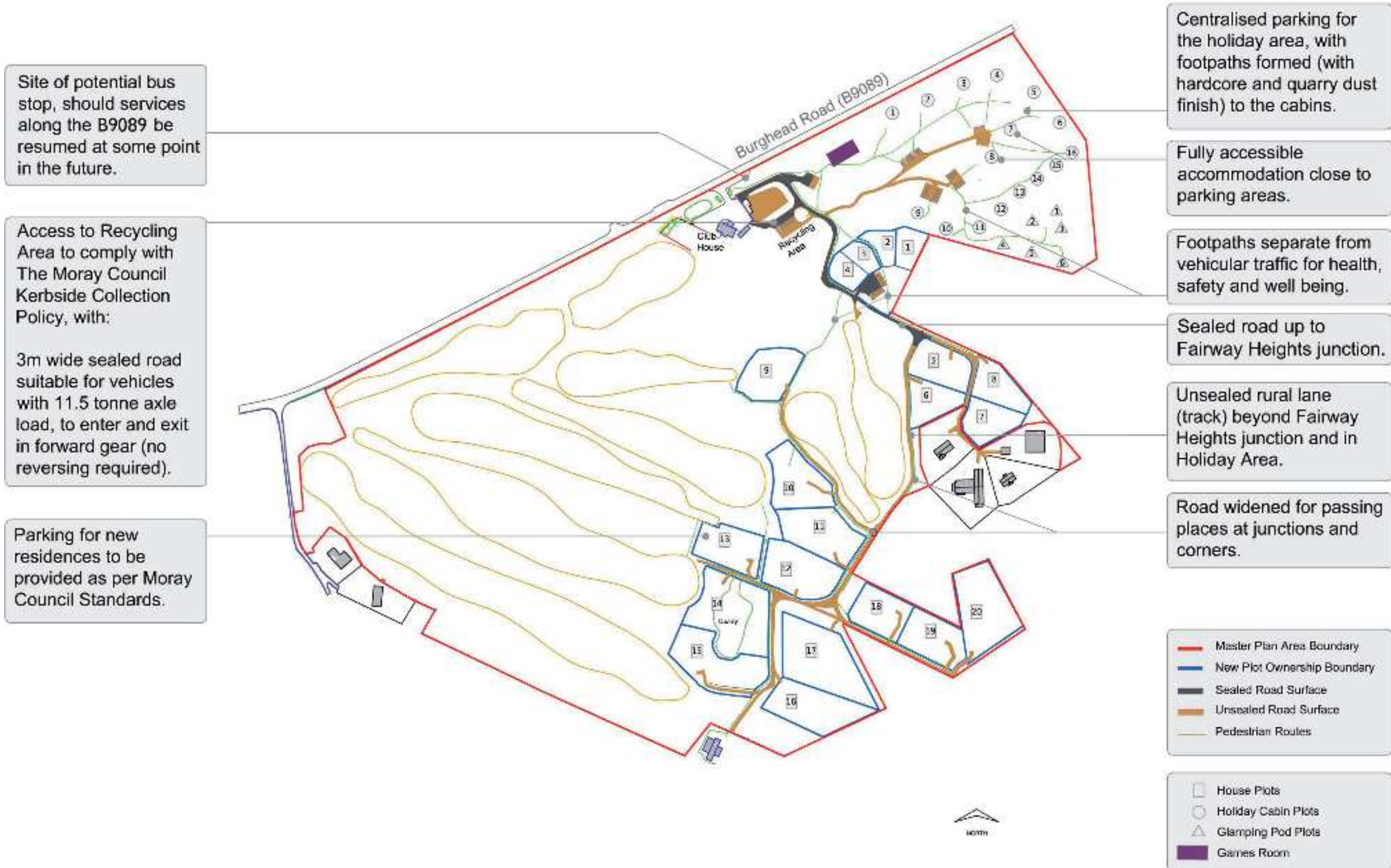
The siting of houses close to existing electricity and water supply networks will minimise the amount of groundworks required to install service infrastructure.

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 for houses and lodges will also help to minimise environmental disruption due to groundworks.

Given the nature of this development, with dispersed plots, which will be developed as and when prospective buyers come forward with interest, 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.



Site of potential bus stop, should services along the B9089 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.

SUDS ponds 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 treatment 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

25% 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. The edges of existing woodland will be modified, with some trees being removed, and some new planting to enhance microclimate around the dwellings and huts, and to nestle the structures into their woodland context. 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.

At planning application stage a Woodland Management Plan must be provided setting out how the integration of the woodlands with the detailed development proposals will be achieved. This will need to be supported by a tree survey, identifying trees that require to be removed in order to accommodate the development proposals and measures to protect trees during construction. Mechanisms for the long term retention and maintenance of existing and proposed woodland by occupiers of the houses are currently being investigated.

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; 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).

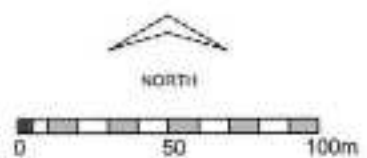




- Existing Woodland
- House Plot ownership boundaries
- House Plot development curtilage
- Master Plan boundary
- House Plot numbers
- Holiday cabin plot numbers
- Glamping pod plot numbers



	Existing Woodland
	Woodland Removal
	Proposed New Woodland Planning
	Suds Pond
	House Plot Ownership Boundaries
	House Plot Development Curilage
	Pedestrian Routes
	Master Plan Boundary
	House Plot
	Holiday Cabin Plot
	Camping Pod Plot



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.

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.

Two SUDs ponds 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.



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.

- 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.
- A percentage of the plot must be planted as set out in the current Moray Council Rural Housing Policy.

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 a 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 as part of the house. Roofing materials must be drawn from a palette of materials including, profile 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.



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



Examples of Timber Cabins

9. DEVELOPMENT DELIVERY

The masterplan will be used to guide development of the site and will be a material consideration when determining planning applications within the masterplan area. It is anticipated that the full build out of the masterplan could take up to 10 years with an anticipated build of 3 to 4 plots per year.

Development Phasing

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.

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.

Assuming a construction start date for the residential area in 2019, it is anticipated that the start date for the holiday area will be some time in 2020.

The build out rate of the holiday area is currently planned as three phases:

Phase 1: Holiday Area Infrastructure and one third of the holiday accommodation.

Phase 2: One third of holiday accommodation and The Games Room.

Phase 3: The final third of the holiday accommodation.

This build out plan is indicative. It will be influenced by the strength of two different markets (the residential housing market and the tourism market).

Phase 1 would commence after approximately 6 house sales, with succeeding phases linked in a similar stepped way to residential house sales.

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	
Any planning application submitted will require to be supported by the following information:	
1.	Relevant house or cabin drawings.
2.	A sustainable design statement.
3.	Drainage Impact Assessment and map of proposed surface water drainage layout.
4.	Flood Statement.
5.	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.
6.	A Schedule of Mitigation measures, and a construction site layout diagram in relation to pollution prevention.
7.	A Noise Impact Assessment (NIA) for residential elements.
8.	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.
9.	Woodland Management Plan (incorporating a supporting tree survey).
10.	Updated Ecological Assessment of Bats and Badgers.