Kinloss Golf Course

Master Plan

April 2018

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Photograph on cover : New MAKAR house in South West Corner of the Golf Course

Kinloss Golf Course Master Plan

Contents:

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.

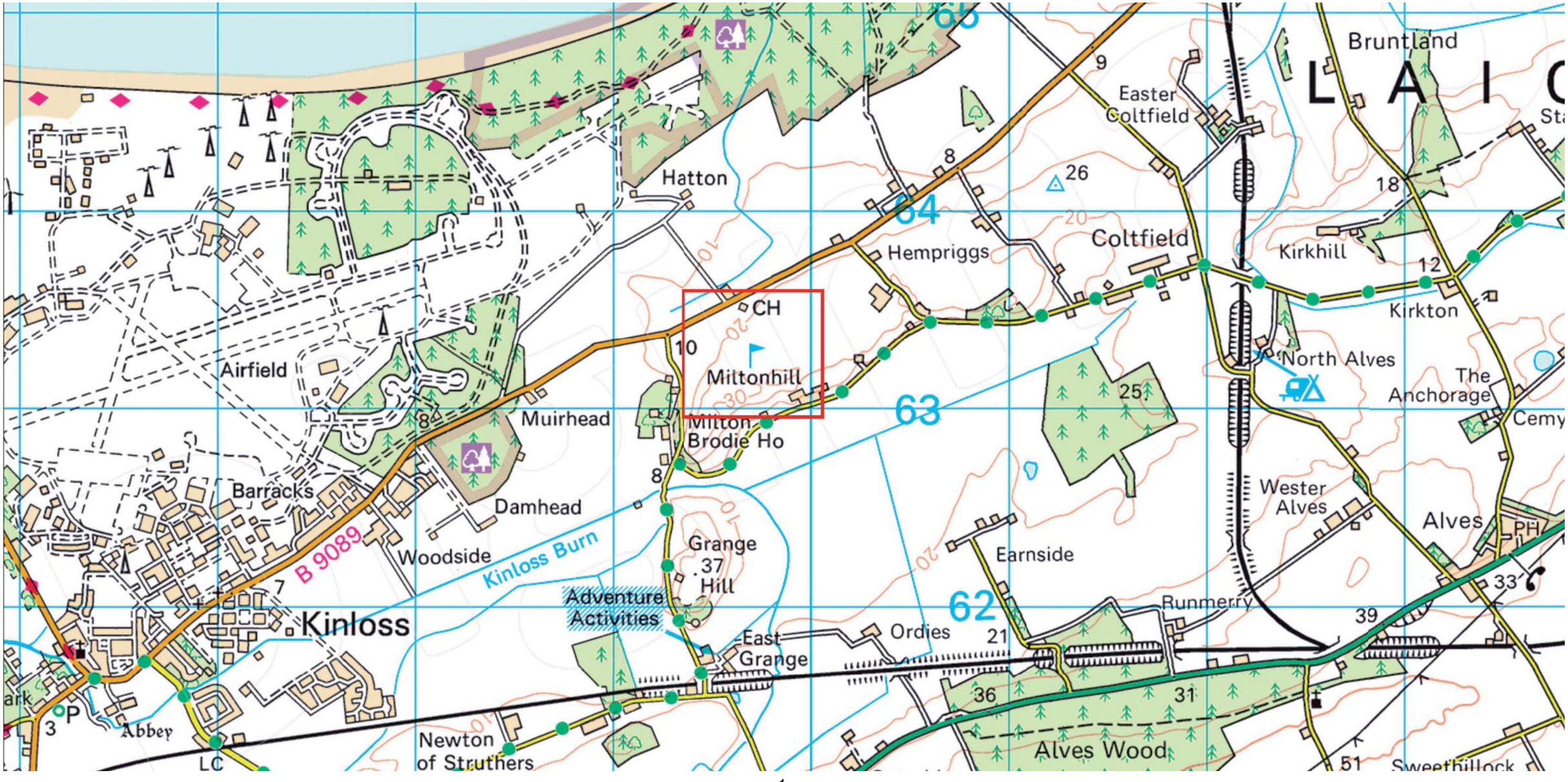
The requirement for the preparation of a Masterplan for Kinloss Golf Course was set out within the Guidance Note on Landscape and Visual Impacts of Cumulative Build Up of Housing in the Countryside agreed by Committee in August 2017.

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.

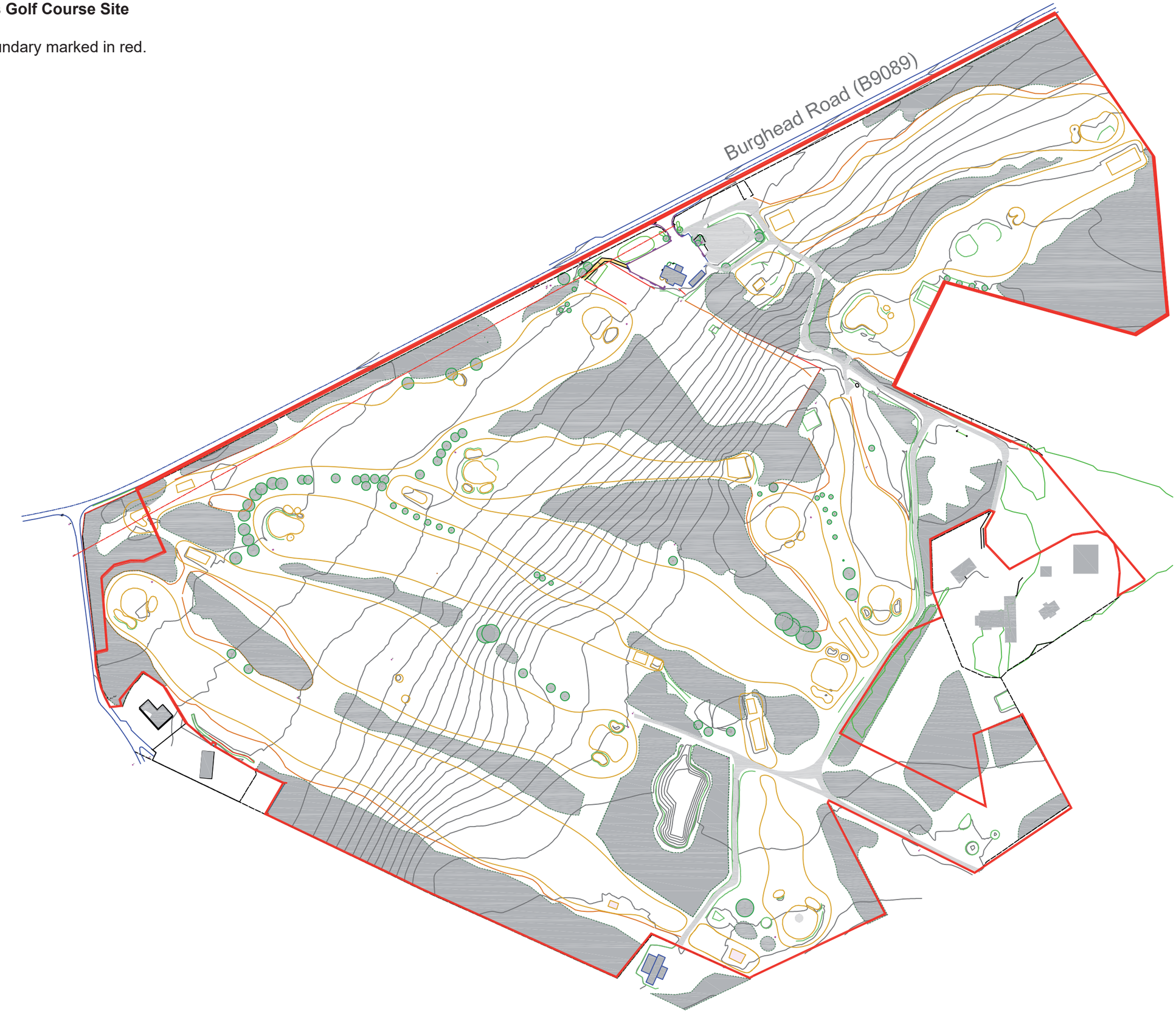
The purpose the masterplan is to promote a sensitively sited, high quality development that provides a framework for the long term maintenance of the existing woodland and assists in the delivery of the economic diversification of the golf course.

Site Location



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

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

'Games Room' with toilets, shower, with table tennis etc., indoors and outdoor seating associated with play park and BBQ area.

Positioning of 'Games Room' to allow for:

- views and solar access to the south.
- proximity to parking area.
- shelter belt to the north; to buffer traffic, and NE wind.

Informal footpath network linking cabins, parking area and Games Room.

KEY:

- Existing Woodland
- Proposed New Woodland Planting
- Suds Pond
- Pedestrian Routes
- Master Plan boundary

Holiday Cabin Plots

Glamping Pod Plots

Cabin plots and pedestrian routes defined and designed to allow for separation of people and cars.

Central parking areas- in blocks of 4, and shielded with new planting.

Holiday Area defined to the north of the golf course, and distinct from the residential areas.

Design principles:

Positioning and orientation of cabins, and new woodland to provide for and enable:

- Solar access to primary living spaces; both indoor and outdoor.
- A degree of privacy in indoor and outdoor spaces.
- Shelter from wind; enhancement of the microclimate around the building.
- Views from primary living spaces onto woodland.

New woodland to be a vibrant mix of native species including birch, rowan, cherry, oak, ash and hazel.

New woodland to be established to maximize the potential for biodiversity.

Woodland around perimeter to enhance privacy.

5. INFRASTRUCTURE

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

Roads and Paths

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.

The formation of footpaths between the proposed dwelling sites and cabins with 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.

Master Plan : Access

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.

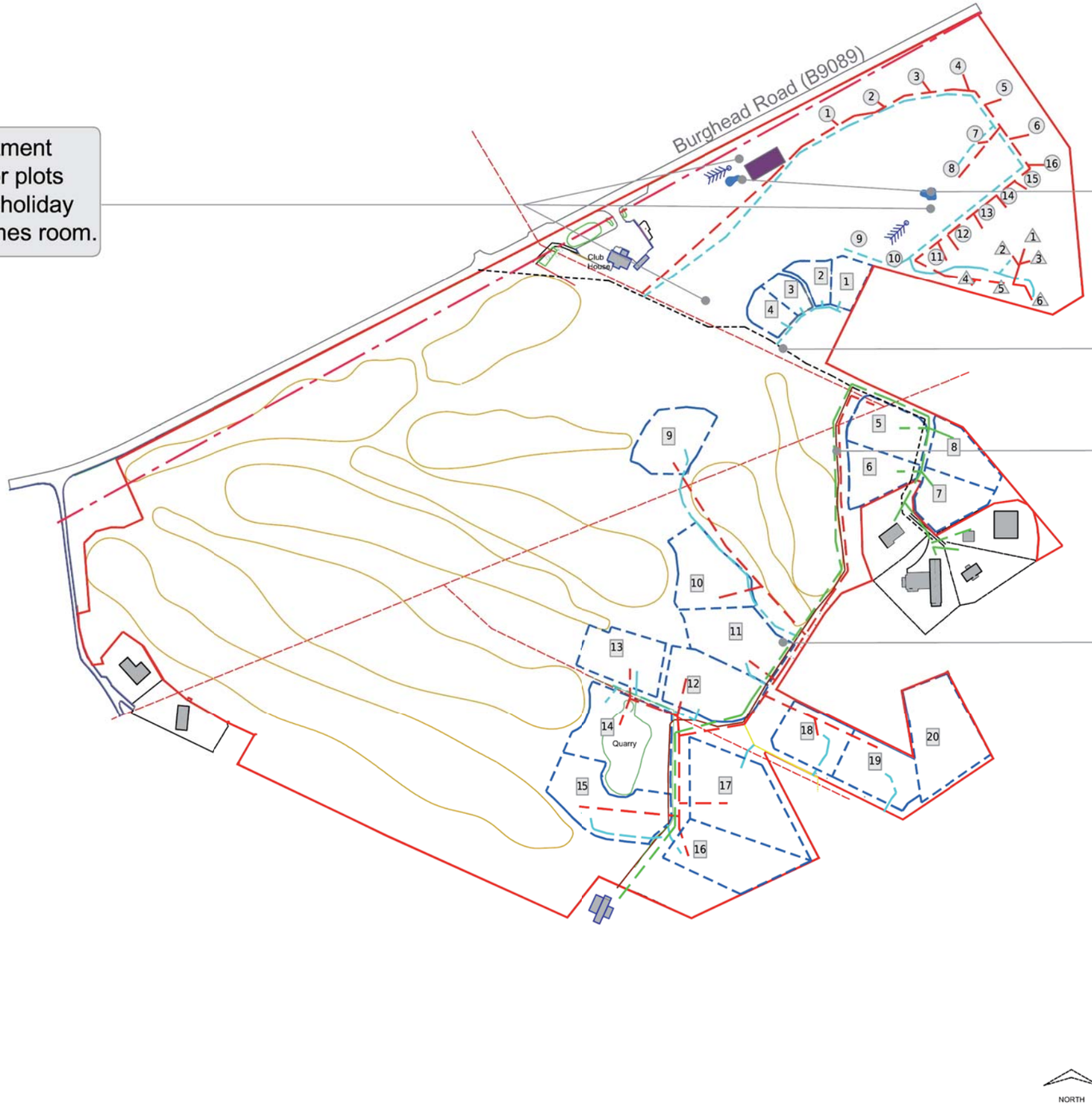
Road widened for passing places at junctions and corners.

- 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

Kinloss Golf Course - Services

Sewage treatment systems: 1 for plots 1-4 and 2 for holiday area and games room.



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 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

- 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.

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).

Woodland Map 1

Woodland Map 2

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: 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

Design Code for Tourism Accommodation

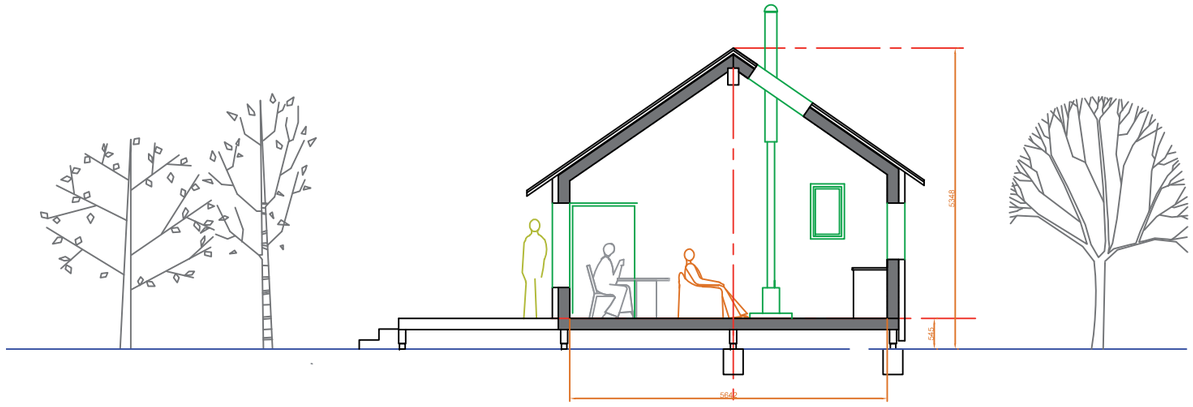
The design code principles are as follows:

- 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.

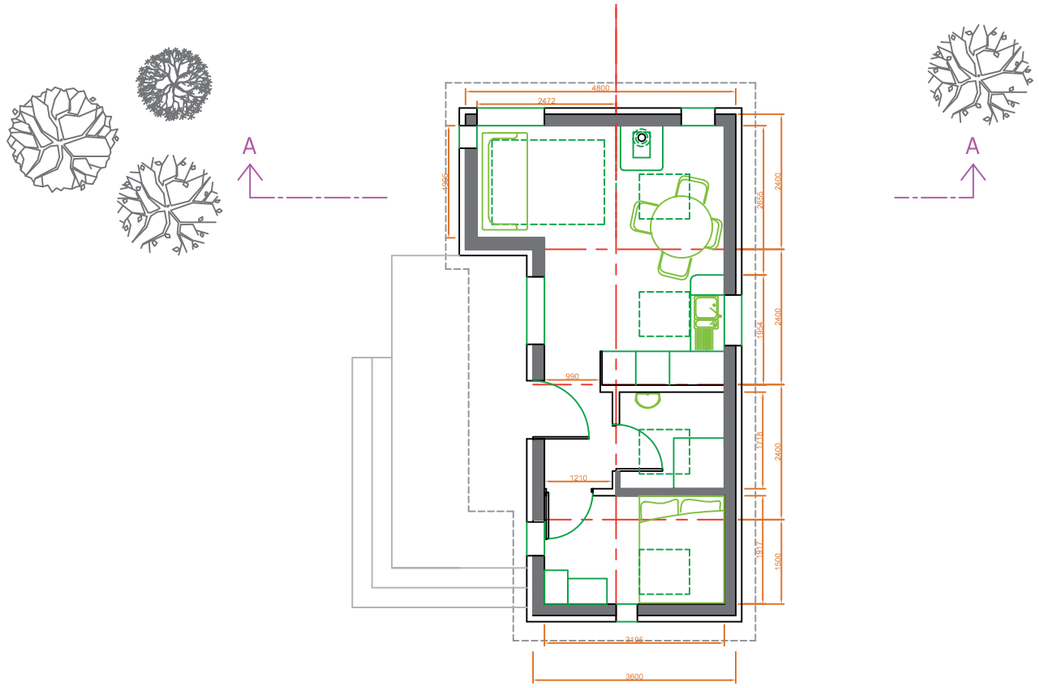
Materials

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.

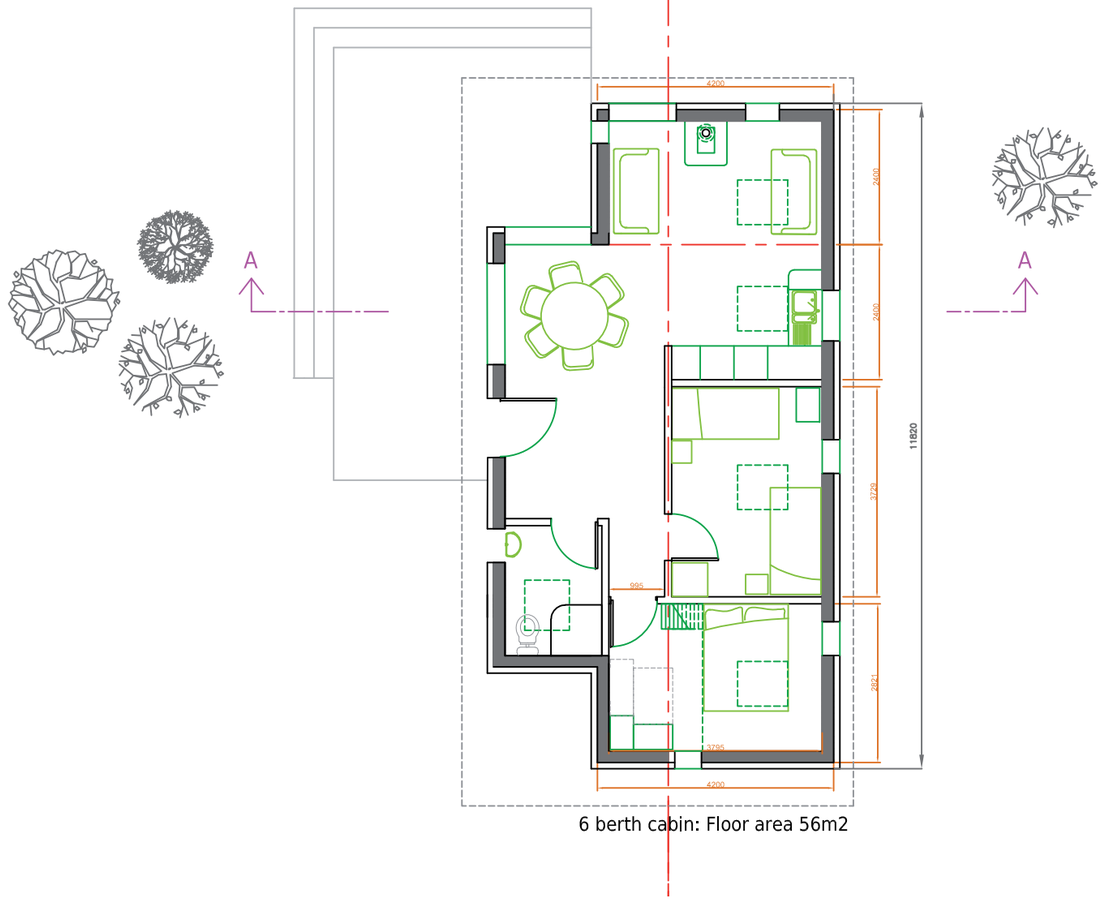
Indicative Cabin Designs



Typical Cross Section A-A



4 berth cabin: Floor area 29.53m2



6 berth cabin: Floor area 56m2






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. A phasing plan has not been developed, as the sites will be sold off individually and therefore it is unrealistic to predict when specific sites will come forward.

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 Assssment 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.