

KINLOSS GOLF COURSE MASTER PLAN

Miltonhill Woodland Management Plan

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SECTION 1 INTRODUCTION

1.1 Overview

The Miltonhill Woodland Management Plan (MWMP) comprises a description, analysis and framework for the future management of the woodland resource within the Kinloss Golf Course (KGC) Masterplan area and sets out how this will integrate with the benefits generated by the Masterplan's proposals for a sensitively sited, high quality development for the economic diversification of the golf course.

The Woodland Management Plan is an Appendix to the Masterplan and will be a material consideration in the determination of any planning applications within the Masterplan area.

1.2 Purpose of the Woodland Management Plan

The overall purpose of the Woodland Management Plan is to provide a strategic-level framework for the management of the existing and newly planted woodlands within the overall Masterplan area that will integrate with these development proposals over the short, medium and longer terms.

Specifically, the Management Plan will:

- ◆ Set out the strategic aims and objectives for the future stewardship of the Golf Course Woodlands within the Master Plan area.
- ◆ Provide a management strategy delivering these aims and objectives based on the principles of sustainable forest management.
- ◆ Provide a prioritised action plan for the woodlands over the short, medium and longer terms.
- ◆ Provide the foundation for a positive approach to the future stewardship of the woodlands between the developer(s), individual woodland owners landowners and the local community.
- ◆ Provide a mechanism for the governance, co-ordination and control of the long term management of the Masterplan area woodlands that will safeguard their sustainability.

1.3 Construction Stage Tree Management & Protection

More detailed, site-by-site, proposals for the management and protection of individual and groups of trees in the immediate vicinity of each of the phased development / construction footprints will be provided in separate tree and woodland surveys to accompany detailed planning applications and prior to the commencement of construction.

SECTION 2 POLICY & REGULATORY CONTEXT

2.1 National Policy & Regulation

With effect from April 2019 the governance and regulation of forestry in Scotland comes under the jurisdiction of the Scottish Government's new Forestry and Land (Scotland) Bill (2018). This includes a new organisational structure to fully devolve forestry in Scotland and accountability to Scottish Ministers - changes that will come into effect during the early lifetime of this Management Plan, with Forestry Commission Scotland becoming "Scottish Forestry" as the new regulatory body.

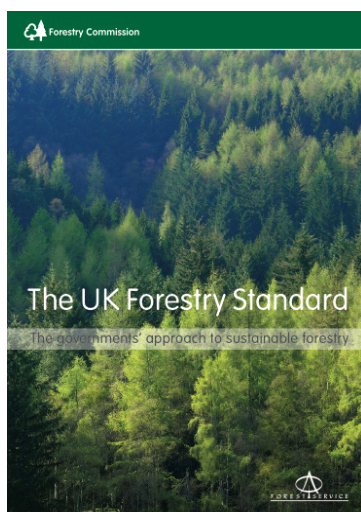
However, subject to outcomes of Brexit negotiations, forestry in Scotland will also continue to be regulated under the following legislation:

- ◆ **Forestry Act 1967** (as amended)
- ◆ **Plant Health Act 1967**
- ◆ **Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017**

A key element of Scottish Government regulatory control for trees and woodland with direct relevance to the Masterplan and this Management Plan is the SG's **Policy on Control of Woodland Removal (2009)**. This sets out the policy direction for decisions on woodland removal in Scotland and subsequent compensatory planting which must be taken into account when preparing development plans and determining planning applications.

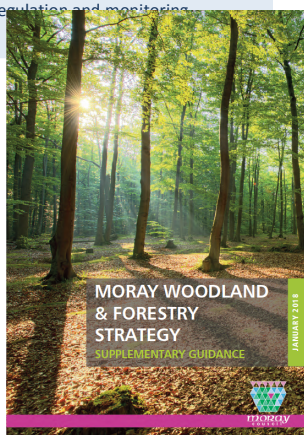
In early 2019 the Scottish Government published "Scotland's Forestry Strategy 2019-29" setting out an updated 10-year framework for achieving its 5-year vision for Scotland's woodlands and forests with sustainable forest management at its core.

In addition, the UK Forestry Standard (2017) (and its accompanying guidelines) sets out the criteria and standards for the sustainable management of forests and woodlands in the UK and the benchmark for sustainable forestry practice.



UK Forestry Standard

The UK Forestry Standard (UKFS) is the reference standard for sustainable forest management in the UK. Supported by a series of Guidelines covering biodiversity, climate change, historic environment, landscape, people, soils and water, the Standard outlines the context for forestry in the UK, sets out the approach of the UK governments to sustainable forest management, defines standards and requirements, and provides a basis for regulation and monitoring.



2.2 Local Policy Context

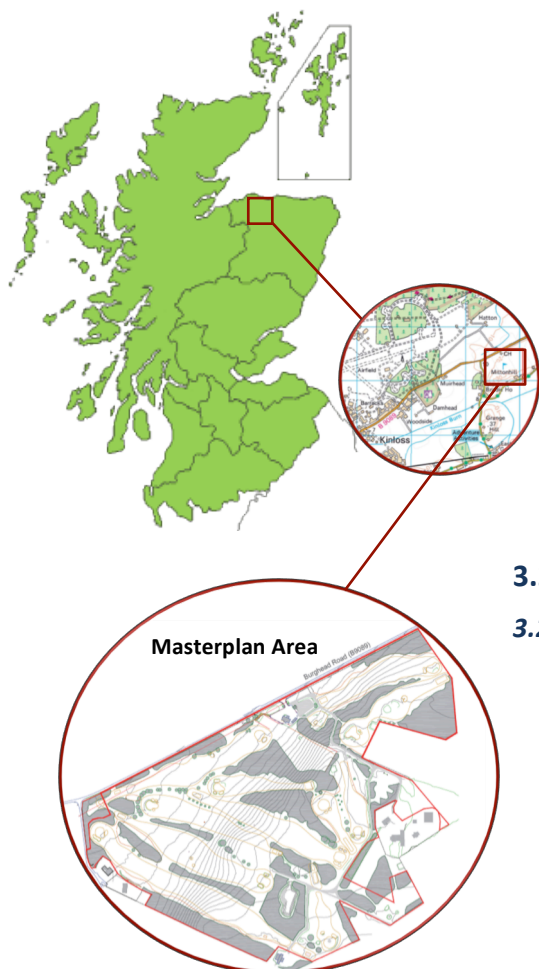
At the local policy level the context for this Management Plan is provided by the existing plans and strategies of Moray Council and other relevant statutory agencies.

In particular:

- ◆ **The Moray Council's Local Outcome Improvement Plan ("Moray 2027")** with its vision for *Raising Aspirations through Expanded Choices, Improved Livelihoods and Wellbeing*;
- ◆ **The Moray Local Development Plan** (due to be updated in 2020); and
- ◆ **The Moray Forestry & Woodland Strategy (2017)**.

SECTION 3 WOODLAND BASELINE DESCRIPTIONS

Map 1 - Location



3.1 Location & Scope

The Kinloss Country Golf Course is situated 2.5km east of Kinloss, Moray and is accessed from the B9089 Burghead to Kinloss Road.

The Grid Reference of the approximate central point of the Masterplan area is **NJ 0966 6335**.

The Masterplan area extends to **27.74 hectares**, as demarcated by the red outline in Map 1 opposite.

The scope of this Woodland Management Plan is the woodland cover within the Masterplan area, the term “woodland” referring to groups of trees of 0.01 hectares or more in area with a woodland canopy that occupies at least 20% of the woodland area.

There are many additional individual and small groups of trees within the Masterplan Area which, although contributing to the overall character of the Golf Course and complementing the larger scale woodland cover (as defined above), are less than 0.01ha in area and therefore not included within the scope of this plan and accompanying baseline descriptions.

3.2 General Information

3.2.1 Areas & compartmentalisation

The total area of woodland cover within the Masterplan area, and pertaining to the MWMP, is **6.69ha (24%)** made up of 34 individual woodland areas comprising plantations of varying age, size and composition - see Map 1 on Page 7.

These have been mapped as individual “Compartments” and “Sub compartments”(see Map 2 overleaf) for future woodland management purposes. Compartment boundaries generally follow “permanent” features, for example, tracks, fence lines, long term woodland edges, ownership boundaries etc.. Demarcation of sub compartments tends to reflect non-permanent features species or age boundaries or areas where a specific management regime will be followed.

3.2.2 Elevation, Topography & Aspect

The majority of the Masterplan area lies between 10m and 30m above mean sea level.

The land is gently undulating rising relatively steeply from the B9089 to more or less level ground at about 30m before dropping then away again to the south towards Miltonhill.

Aspect is NW (with extensive views to Findhorn and beyond), NE and SE

3.2.3 Geology & Soil

The site is underlain principally by fluvioglacial and raised beach sands and gravels derived from acid rocks. Resultant soils are humus-iron podzols of the Corby, Boyndie and Dinnet Associations, providing good growing conditions for most Scottish native tree species that are the subject of this Management Plan.

3.2.4 Climate

Mean annual rainfall is 664mm and mean annual temperature 12.4deg, reflecting Moray generally dry NE Scotland coastal climate with mild winters, and long summer sunshine hours.

3.2.5 Windblow risk

Given their relatively sheltered locations and well-drained soils, which allow unrestricted rooting depth, propensity to endemic windblow (i.e. likelihood of windblow events arising from normal winter gales) is considered to be low as long as on-going management is maintained.

MWMP Map 2 – Existing Woodland Cover within Masterplan Area (woodlands >0.01ha / >20% canopy coverage)



3.2.6 Conservation status / designations

Whilst the golf course woodlands provide general connectivity with neighbouring woodland of habitats for a range of wildlife commonly associated with Scot pine and native broadleaved woodland, including bats, red squirrel, pine marten and nesting birds, the woodlands do not carry any specific environmental, conservation or cultural heritage designations.

However, the Moray Council has indicated that it will serve a Tree Preservation Order (TPO) to protect and safeguard all existing trees and woodlands within the Masterplan area, whilst acknowledging proposals for woodland removal to accommodate the development proposals as set out in this Plan.

3.3 Woodland Description & Key Features

The woodlands were planted in two phases under the Forestry Commission's former Woodland Grant Scheme and Scottish Forestry Grant Scheme, the first phase in 1995/6 and a subsequent phase in 2001/02, making them aged between 21 and 15 years old respectively.

Some areas of woodland were subsequently removed under Forestry Commission Felling Licence approval, currently leaving a net area of **1.10ha** of woodland to be replaced within the Master Plan Area as a Felling Licence condition.

Species composition varies between individual woodland blocks, but the woodlands are characterised predominantly by native species, planted mainly as conifer and broadleaved mixtures. Scots pine is the principal conifer species (with occasional Sitka spruce and larch) together with mainly birch plus some oak, ash, rowan, field maple, and cherry plus some occasional exotic species that add character and diversity to the overall mix.

A tabulated summary description of each of the woodland blocks is provided in Appendix 1.

Almost without exception the plantations have become successfully established with mainly full stocking that has led to canopy closure, currently exhibiting good health and growth rates, and are now making an important contribution to the local landscape.

A key feature of the woodlands is that most of those blocks planted in the 1995/6 planting phase are now approaching the stage whereby proactive intervention, initially through appropriate thinning, will be needed within the next 5 years in order to ensure that future management objectives can be achieved thus enabling the woodlands to be retained as an important asset.

A delay in active management now will threaten opportunities for enhancing their future quality and inherent benefits, with the possibility of them becoming moribund and developing into an ongoing liability in the longer term.

3.4 Woodland Ownerships

3.4.1 Overview

For the purposes of this Plan it is assumed that ownership of the tree and woodland cover within the Masterplan area will be a combination of individual property ownerships of the Phase 1 and 2 development proposals and retained ownership of the balance of the woodland cover by Kinloss Golf Course (KGC) - see Map 3 overleaf and Table 1.

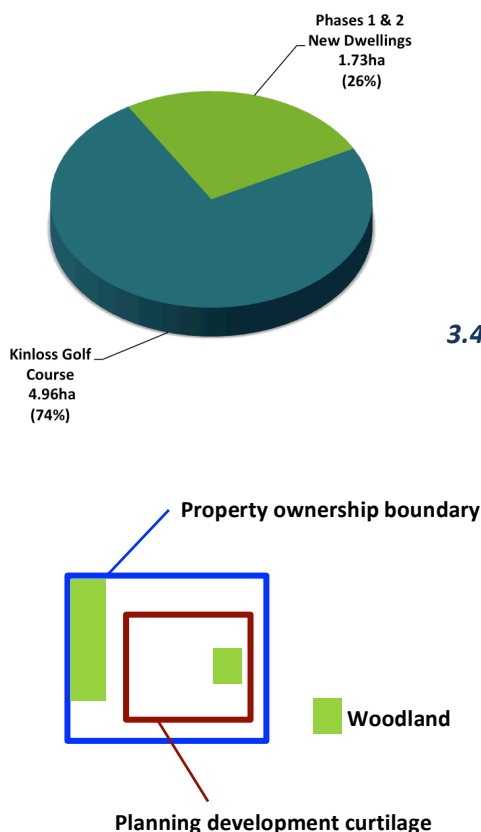
It is also assumed that in order to distinguish them from woodlands that will remain under the long term ownership of KGC, all individual woodland areas within the curtilages (property boundaries as shown by blue outlines - see Map 3) containing the proposed new dwellings have been demarcated as being under the ownership of "Phases 1 & 2 Developments" from the outset, even though these areas will be constructed progressively within the proposed Phased timescales of 2019 to 2027.

Table 1 –Woodland Ownership under the Masterplan

Development Phase	Area by Ownership (Ha)		Totals (ha)
	KGC	New Phases 1 & 2 Developments	
1	1.88	1.22	3.10
2	1.72	0.51	2.23
3	1.36	0	1.36
Totals	4.96	1.73	6.69

MWMP Map 3 – Future Woodland Ownerships within Masterplan Area





3.4.1 Woodland ownerships overview (.../cont)

All woodland cover within Phase 3 of the Masterplan (holiday accommodation area) will be retained by KGC.

The overall mix of ownerships between KGC and the Phase 1 and 2 Developments across the Masterplan area is quantified in Table 1 and illustrated in Fig1.

Of the total woodland area of 6.69ha, 4.96ha (74%) will remain under the ownership of KGC with the balance of 1.73ha (26%) coming under the future ownership of the Phases 1 and 2 Development areas.

3.4.2 Status of woodland ownerships in relation to future management

For the purposes of this Plan and the future implementation of its vision, objectives and governance, the woodlands will be collectively managed as a single entity under the banner of the **Miltonhill Woodlands Management Plan (MWMP)** regardless of their legal ownership.

However, it is important to emphasise the difference in the forestry-related legislative / regulatory status between those woodlands located within the ownership of KGC and /or the property ownership boundaries of each of the Phase 1 and 2 development plots but outside the **planning development curtilage boundaries** (demarcated by **BLUE** and **RED** lines respectively on the accompanying Maps and as illustrated in Fig 2 opposite) - and those enclosed solely within the planning application boundaries, which pertain to the construction of the new dwellings themselves.

Thus, all woodland areas owned by KGC and/or located within property ownership boundaries (but not the planning development curtilages) will be subject to the relevant forestry legislation and regulatory framework, and managed accordingly.

Any existing woodland within the planning curtilage boundary will be deemed to be outwith the scope of the forestry legislative / regulatory framework and discounted as part of the Masterplan woodland cover and associated MWMP proposals.

SECTION 4 WOODLAND MANAGEMENT STRATEGY

4.1 Overview

The Masterplan has provided the catalyst for adopting a proactive forest management strategy that might not otherwise have been practicable, or sustainable under the wider site's existing land use as a golf course.

This will facilitate significant enhancement of the amenity, cultural and economic value of the woodland by integrating the woodland with sustainably constructed dwellings.

4.2 Vision

The vision for the Masterplan woodlands is for an **“exemplary visual, environmental and cultural integration of sustainably managed woodlands with contemporary timber dwellings and holiday accommodation”**.

4.3 Management Objectives

These are:

- ◆ To establish and maintain a programme of thinning to improve the woodlands' amenity and biodiversity values and longer-term timber production potential.
- ◆ To progressively diversify the age-class structure of the woodlands over the long term to maintain their health and their landscape and biodiversity values.
- ◆ To maintain and enhance wildlife habitats and local biodiversity.
- ◆ To help improve and maintain the quality of the shelter, screening and “quality of play” aspects of the golf course and amenity value of the future dwellings and holiday area.
- ◆ To enhance the quality of public access of the overall golf course area for quiet recreational purposes, by maintaining the quality of the internal access network.
- ◆ To foster and facilitate integrated ownership and involvement of the Golf Course owners and future householders in the long-term stewardship of the woodlands.

4.4 Integrated Woodland Management

A fundamental tenet of this Management Plan is that it will provide the mechanism for generating a unique sense of place by integrating the Masterplan's proposals for new dwellings within the golf course's wooded surroundings and the wider landscape. The MWMP will provide 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 – see also Section 6.

4.5 Community Engagement & Consultation

An important element of the MWMP and its implementation and on-going review, will be proactive engagement with the occupiers of the various Masterplan developments to ensure that local interests are taken into account wherever appropriate and for the wider benefit of the wider Golf Course and adjacent areas. This will include making the WMP and its proposals and reviews available to this community of stakeholders for comment and input as appropriate.

“Exemplary visual, cultural and environmental integration of sustainably managed woodlands with contemporary timber dwellings and holiday accommodation”

4.6 Key Management Principles

The overall strategic framework and future implementation of this Plan is based on the following management principles:

- ◆ The woodlands will be managed in accordance with the requirements of the UK Forestry Standard including all relevant legislation and industry best practice guidelines, including felling permissions under the new Forestry and Land (Scotland) Act 2018.
- ◆ Wherever silviculturally practicable and feasible, preference will be given to managing the Masterplan woodlands (and other adjoining trees and woodlands within the ownership of the Golf Course) using low impact forest management systems in an attempt to retain a permanent woodland appearance – notwithstanding periodic catastrophic wind blow which cannot be mitigated against.
- ◆ All future management operations will be carried in parallel with a generic site risk assessment that applies to the woodlands as a whole. This will be supported by bi-annual safety inspections of trees and infrastructure and any remedial actions identified and documented to maintain the woodlands in a safe condition with respect to public and third party access.
- ◆ A Health and Safety Policy will be developed and implemented setting out how the woodland owner(s) legal responsibilities and industry guidelines will be met in the context of all woodland-related operations, including the impact on third parties including contractors, volunteers, and the general public.
- ◆ It will be the responsibility of the woodland owner(s) to ensure that all people undertaking woodland activities must have received adequate instruction and/or relevant training and /or be suitably experienced to ensure that they are competent in the tasks being undertaken. Individual woodland operations will have a documented site-specific risk assessment prior to work being undertaken.
- ◆ An up to date, written Fire Plan for the Golf Course woodlands will be prepared, shared and regularly reviewed with Masterplan and other local householders / woodland owners and the Fire Brigade.
- ◆ As and when necessary, wildlife management / vermin control will be carried out in a professional manner in line with all relevant legislation and best practice guidelines and in a manner that maintains the ecological integrity of the woodlands. If wildlife management / vermin control activities are granted to a third party, this will be by a formal lease or other documented contract.
- ◆ The use of synthetic chemicals will be given careful consideration at all times. The choice of chemical will pay full regard to legal requirements, environmental considerations, the silvicultural benefits to be achieved and the availability of alternative methods of achieving these benefits.

4.7 Key Outcome

Through appropriate and sensitive design and associated woodland management via implementation of this WMP the Masterplan development will have delivered its vision, together with a net increase in woodland area.

SECTION 5 WOODLAND MANAGEMENT PROPOSALS

5.1 Overview

Key facts and figures pertaining to woodland areas within the Masterplan Area are provided in Table 1 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	3.10	46%
Phase 2 Housing Plots	2.23	44%
Phase 3 "Holiday Area"	1.36	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	0.33	See Map 3
Phase 2 Housing Plots	0.11	
Phase 3 "Holiday Area"	0.24	
Other	0.02	
Total	0.69	
Area of new planting by Phase:		
Phase 1 Housing Plots	0.78	See Map 4
Phase 2 Housing Plots	0.96	
Phase 3 "Holiday Area"	0.49	
Total	2.23	

Table 3 – Woodland Removal Areas

Dwelling Plot No	Woodland Sub Cpts to be removed	Area (ha)
PHASE 1		
12	16b	0.02
	18b	0.01
13	17b	0.04
14	26d	0.06
15	26b	0.07
	26c	0.01
18	20a	0.07
	20c	0.01
19	20e	0.01
	20h	0.01
	21b	0.02
Sub total		0.33
PHASE 2		
4	4b	0.01
6	10a	0.01
	11b	0.01
	11c	0.01
9	9b	0.02
	15b	0.03
20	23b	0.02
Sub total		0.11
PHASE 3		
2	1b	0.01
3	1c	0.01
4	1d	0.03
11	3b	0.01
12	3c	0.01
13	3d	0.01
14	3e	0.01
15	3f	0.01
16	3g	0.01
1,2,3	3i	0.06
4,5,6	3h	0.06
Sub total		0.23
Other removals not linked to individual plots		
	2b	0.02
Sub total		0.02
Grand Total		0.69

The Masterplan proposals feature a **3-phased** development of 20 new dwellings within discreet plots to be carried out in Phases 1 and 2 (during 2019-21 and 2022-27 respectively) distributed across the more elevated eastern part of the golf course, and a holiday area comprising 16 cabin and glamping pod sites in the north eastern section to be carried out in Phase 3 (2022-25).

Siting of the dwellings and the holiday area has been specifically designed to integrate closely, in most cases directly within or adjacent to the golf course woodlands (see Maps 3 and 4) in pursuance of the Masterplan's overall vision.

Removal of **0.69ha** of existing woodland across the Masterplan Area will be necessary to accommodate the development proposals and construction footprints – see Map 3.

However, a total of **2.23ha** new planting will be carried out across the three development phases (see Map 5) resulting in a **net increase** in woodland cover of 0.44ha, having taken into account the requirement for 1.10ha of compensatory planting outstanding from a previous Felling Licence condition.

5.2 Woodland Removal

The areas of woodland to be permanently removed to accommodate the development proposals footprints, totalling **0.69ha**, are shown in Map 4 over.

This removal will be carried out by mechanical or manual felling. Due to the very small scale of the felling in normal commercial forestry terms, there is unlikely to be a sufficient volume of marketable timber produced to warrant a commercial timber sale. Therefore any timber of an otherwise marketable size is likely to be more suitable for local firewood production.

Other material (i.e. lop and top) arising from the woodland clearance may need to be mulched or chipped to provide an appropriate level of site clearance to facilitate subsequent pre-construction ground works.

Table 3 (across) lists the individual areas of woodland removal by Compartment / sub compartment.

MWMP Map 4 – Woodland to be permanently removed from within the Masterplan Area to accommodate development proposals



5.3 Management & Protection of Existing Woodland

5.3.1 Plant Health & Tree Protection

As with any woodland, the Masterplan area woodlands face inherent risks from endemic levels of pests and diseases and occasionally these may become more prevalent due to a combination of site, climatic or other factors.

Key threats to plant health include attack by *Phytophthora ramorum* on larch, *Chalara* dieback of ash and *Dothistroma* needle blight of pine. However, as the composition of both existing (and future new) woodlands at Kinloss is of a well mixed nature with no strong domination of single species, this in itself will provide resilience to, and mitigation of, plant health risk and climate change.

Monitoring of general tree health as part of the on-going proactive management approach advocated by this Plan will enable any particular tree health issues to be addressed timeously.

Deer, livestock and other mammals may constitute a threat to tree health – notably new plantings - and roe deer populations will need to be monitored closely and managed accordingly if damage levels become unacceptable (i.e. that prevent new plantings achieving establishment at minimum required stocking densities).

During the construction Phases, protection of Masterplan area trees and woodlands will comprise clear identification on site of trees that are to be retained and specification of measures required to protect them (including root protection areas) during construction, including areas used for storage of materials and machinery etc.. This will be achieved via tree surveys pertaining to each of the Construction Phases and individual plots based on the principles set out in *BS 5837 (2012) - "Trees in relation to Design, Demolition and Constructions"*.

5.3.2 Thinning

A programme of selective thinning will be carried out during this and subsequent Management Plan periods across the Masterplan area and ideally coordinated with the thinning of the other woodlands within the wider Golf Course boundary. The woodlands to be thinned during the initial 5-year Management Plan period, extending to 4.21ha - are shown in Map 5 overleaf and tabulated by sub compartments in Appendix II.

The purpose of thinning will be to help enhance the visual amenity, landscape, biodiversity and future timber values of the woodlands by removing poorer quality and suppressed stems and allowing future growth to be concentrated on to the better quality trees. In doing so thinning will have the complementary benefits of introducing more light into the woodlands and making them progressively more accessible for pedestrian recreation.

Thinning will be programmed and implemented in accordance with best practice guidelines for the minimisation of disturbance and/or damage to wildlife habitats such as red squirrel and will be carried out under the appropriate regulatory felling licence procedures.

5.4 New Planting

Notwithstanding the requirement to permanently remove some areas of woodland to accommodate the new dwellings during the various development phases, a net increase of **2.23ha** of new woodland will be achieved by the planting of 58 individual areas distributed across the Masterplan Area development phases - see Map 6 and Table 4 overleaf:

This new planting will:

- ◆ Provide further age and species diversity to the existing woodlands.
- ◆ Further enhance the amenity and landscape value of the golf course generally.
- ◆ Enhance microclimate around the dwellings and tourist accommodation.
- ◆ Help “nestle” the new structures into their woodland surroundings.

MWMP Map 5 – Woodland to be thinned over next 5 years within the Masterplan Area



5.4 New Planting (.../continued)

Each of the sites will be planted with a mixture of broadleaves and conifers, primarily of native species. The overall ratio across the whole Masterplan area will be 55% broadleaves and 45% conifers. The proportions of broadleaves and conifers may vary slightly between individual sites to reflect localised soil conditions and exposure.

The main broadleaved species will reflect the existing woodland composition - i.e silver and downy birch and oak; other broadleaved species will be chosen to provide diverse and attractive edges to the main woodland plantings, including rowan, wild and/or bird cherry, wych elm, whitebeam, hazel, holly, common alder, willow, blackthorn and hawthorn.

Conifer species will comprise mainly Scots pine supplemented by European or hybrid larch and Norway spruce to provide species and landscape diversity and, in the case of Norway spruce, important encouragement of long term favourable red squirrel habitat.

Table 4 - Summary of New Planting Areas (notated as "NP" in Map 6)

Development Phase	Ownership		Totals (ha)
	KGC (ha)	NEW PHASES 1 & 2 DEVELOPMENTS (ha)	
1 (Plots 10,11,12,16,17&19)	0.47	0.31	0.78
2 (Plots 3,5,8 &20)	0.93	0.03	0.96
3 (Holiday accommodation area)	0.49	-	0.49
Totals	1.89	0.34	2.23

A more detailed schedule detailing each individual area of new planting is provided in Appendix III.

5.4.1 New Planting Specifications

The technical specifications for each of the new planting sites will be set out in the detailed tree survey / woodland proposals that will accompany the development planning consents / pre construction proposals. However in general planting will involve:

- ◆ Pre-planting ground preparation where appropriate (e.g. shallow ploughing / scarification / rotary spot cultivation) to provide improved soil structure / weed free planting sites.
- ◆ Pre-planting herbicide treatment.
- ◆ Planting at 2m centres (2,500 trees/ha).
- ◆ Use of 40/60cm transplants (conifers) 60/90cm transplants (broadleaves).
- ◆ Individual tree protection where necessary to mitigate damage by deer / rabbits.

MWMP Map 6 – New Woodland Planting within the Masterplan Area



SECTION 6 IMPLEMENTATION & GOVERNANCE

6.1 Strategic

The MWMP provides the strategic context and an overall framework for the short, medium and long term management of the existing and newly created woodlands in delivering the wider vision of the Masterplan during and beyond the development phases.

The MWMP will also serve as the baseline tree and woodland “governing” document that the community of dwelling owners and the wider overall golf course ownership will jointly “sign up to” as an integral element of delivering the Masterplan over the long term.

However, it should also be used as a “living document” and be regularly monitored and reviewed to check that the Plan is still relevant and appropriate within:

- ◆ the context of national and local planning, policy and regulation for trees and woodland;
- ◆ the fundamental tenet that the trees and woodland will remain and be protected as permanent features of the Masterplan area.

6.2 Legal & Governance

As referred to briefly in Section 4.4, the MWMP will provide the contractual framework for the collective management of the Masterplan Area woodlands - referred to as the “Miltonhill Woodlands” - under the joint ownerships of Kinloss Golf Course and the individual owners of the proposed new dwelling developments.

The MWMP will provide the basis for a legal obligation on behalf of the individual owners - linked to the individual property titles - of all new dwelling Plots that contain existing, and/or proposed new, woodland.

The purchase of each Masterplan Area development site would come with a restriction on the erection of fencing or other impedance to public access along the [blue line] property boundaries where these lie within woodland.

The woodlands will collectively remain under the protective designation of the Moray Council’s Tree Preservation Order (TPO). However, the Moray Council will recognise implementation, regular review and updating of the MWMP as an acceptable basis for the woodlands’ on-going management.

Collective management of the Miltonhill Woodlands would be governed and managed via a formally constituted legal entity such as a company limited by guarantee (appropriate professional advice on the most appropriate mechanism should be sought) - the “**Miltonhill Woodlands Association**” - with membership comprising the Kinloss Golf Course and each of the Masterplan Area new property owners.

The Miltonhill Woodlands Association will be established prior to determination of the first planning applications.

Mandatory membership of the Association and commitment to collective implementation of the MWMP would be codified within the respective house / plot title deeds.

“Associate” membership of the Association could also be extended to other neighbouring woodland owners outside the Masterplan as a means of extending and promoting the principles and objectives of the MWMP.

6.3 Operational

The two key initial woodland management operations pertaining to this initial WMP are:

- ◆ Removal of the 0.69ha of woodland to accommodate the footprints of the individual property development curtilages.

This operation would be the responsibility of the developer(s) as part of post planning consent pre-construction works, but will be carried out in conjunction with the Miltonhill Woodlands Association and in accordance with the Miltonhill Woodland Management Plan.

- ◆ Planting of the 2.23 ha of new woodlands referred to in Section 5.4 of this Plan and as identified in Map 6.

Initial planting works and subsequent maintenance to full establishment* (including achievement of minimum required stocking densities) will be the responsibility of the developer(s).

Once full establishment has been achieved (and verified as such via external forestry advice) responsibility for future management of the new plantations would revert to the relevant Association ownership(s) under the terms of the MWMP.

* In forestry terms this would normally mean that minimum stocking densities have been established with no further management inputs required (such as beating up, weeding, protection from vermin / deer damage) in order to achieve canopy closure.

6.3.1 Other woodland management

Other routine woodland management operations, including thinning, will be carried out under the collective ownership responsibilities vested in the Miltonhill Woodlands Association and in accordance with the MWMP.

There is an expectation that Miltonhill Woodlands Association members would be required to contribute an annual “maintenance fee” to help fund routine woodland management operations.

It is anticipated that the allocation of costs of collective management of the woodlands would be on a *pro rata* basis, based on the % of overall woodland area owned by the Kinloss Golf Course and property owners respectively (as per Table 3). Details of these cost allocation arrangements would be incorporated within the Miltonhill Woodland Association constitution.

Implementation of the MWMP, together with its on-going monitoring and review, would be the subject of annually agreed programmes and budgets by the Miltonhill Woodlands Association with input from independent professional forestry advice as appropriate.

APPENDIX I

WOODLAND COMPARTMENT SCHEDULE WITH SUMMARY DESCRIPTIONS

Cpt No	Area (ha)	Description
1	0.33	Mostly SP and birch with some MB at NE end. Approx.15/16 years old
2	0.31	Approx. 40% SP 60% birch / MB approx.15/16 years old
3	0.72	Mostly SP. Some birch in SW corner and birch along southern boundary. Approx. 22 years old
4	0.04	Birch / SP. Approx. 15/16 years old
5	0.01	MB approx. 15/16 years old
6	0.03	MB approx. 15/16 years old
7	0.21	MB approx. 15/16 years old. Variable stocking - scope for enrichment planting in SW section.
8	0.04	SP /SS / MB Approx. 15/16 years old.
9	0.74	Mostly SP with edge MB approx.22 years old.
10	0.03	50% MB 50% SP Approx.18 years old
11	0.13	Mostly MB some SP approx. 22 years old.
12	0.03	MB approx. 20 years old
13	0.04	MB approx. 20 years old
14	0.01	MB approx. 15/16 years old
15	0.70	50% MC 50% MB approx. 15/16 years old.
16	0.15	Birch / MB occasional SP approx. 22 years old.
17	0.10	Birch / SP approx. 15/16 years old
18	0.11	SP / MB approx. 15/16 years old.
19	0.03	Birch / MB approx. 15/16 years old.
20	0.14	Birch with edge shrub approx. 20 years old
21	0.04	Birch / MB approx. 15/16 years old.
22	0.01	Birch approx. 15/16 years old.
23	0.07	Birch approx. 15/16 years old.
24	0.04	SP / Birch / Cypress approx. 15/16 years old.
25	0.12	Birch / MB plus 10% MC approx. 22years old.
26	0.59	Birch / MB occasional SP approx. 22 years old.
27	0.80	Mainly birch / edge MB with pocket of SP approx. 20 years old. Area of younger stock within central section.
28	0.27	Birch approx. 20 years old at final spacing
29	0.21	MC / MB approx. 20 years old.
30	0.12	SP with edge birch approx. 20 years old
31	0.06	Birch approx. 20 years old.
32	0.11	MC / birch approx. 15/16 years old
33	0.12	MC / Birch (western end) - final spacing.
34	0.22	MC / Birch variable stocking approx.22 years old
Total	6.69	

APPENDIX II

**COMPARTMENT SCHEDULE OF WOODLAND OWNERSHIPS,
WOODLAND REMOVAL & THINNINGS**

Cpt No	Sub Cpt	Area (ha)	Ownership		Mgt Operation			
			KGC	Phase 1 & 2 Development Areas	Woodland Removal (ha)		Thin (ha) <i>(next 5 years)</i>	
					KGC	Phase 1 & 2 Development Areas	KGC	Phase 1 & 2 Development Areas
Development Phase 1								
15	d	0.13		0.13				
16	a	0.04		0.04				
	b	0.02		0.02		0.02		
	c	0.09	0.09					
	Sub total	0.15	0.09	0.06		0.02		
17	a	0.06		0.06				
	b	0.04		0.04		0.04		
	Sub total	0.10		0.10		0.04		
18	a	0.07		0.07				
	b	0.01		0.01		0.01		
	c	0.03		0.03				
	Sub total	0.11		0.11		0.01		
19		0.03	0.03					
20	a	0.07		0.07		0.07		
	b	0.01		0.01				
	c	0.01		0.01		0.01		
	d	0.01		0.01				
	e	0.01		0.01		0.01		
	f	0.01		0.01				
	g	0.01		0.01				
	h	0.01		0.01		0.01		
	Sub total	0.14		0.14		0.10		
21	a	0.01		0.01				
	b	0.02		0.02		0.02		
	c	0.01		0.01				
	Sub total	0.04		0.04		0.02		
26	a	0.24		0.24			0.24	
	b	0.07		0.07		0.07		
	c	0.01		0.01		0.01		
	d	0.06		0.06		0.06		
	e	0.03		0.03			0.03	
	f	0.10		0.10			0.10	
	g	0.04		0.04			0.04	
	h	0.03		0.03			0.03	
	Sub total	0.58		0.58		0.14	0.20	
27		0.80	0.80				0.80	0.80
28		0.27	0.27					
29		0.21	0.21				0.21	
30		0.12	0.12				0.12	
31		0.06	0.06					
32		0.11	0.11					
33		0.12	0.12					
Totals Phase 1		3.09	1.88	1.23		0.33	1.83	1.04

Cpt No	Sub Cpt	Area (ha)	Ownership		Mgt Operation			
			KGC	Phase 1 & 2 Development Areas	Woodland Removal (ha)		Thin (ha) <i>(next 5 years)</i>	
					KGC	Phase 1 & 2 Development Areas	KGC	Phase 1 & 2 Development Areas
Development Phase 2								
4	a	0.01		0.01				
	b	0.01		0.01		0.01		
	c	0.01		0.01				
	d	0.01	0.01					
Sub total		0.04	0.01	0.03		0.01		
5		0.01		0.01				
6		0.03	0.03					
7		0.21	0.21					
8		0.04	0.04					
9	a	0.04	0.04					
	b	0.02		0.02		0.02		
	c	0.68	0.68				0.68	
Sub total		0.74	0.72	0.02		0.02	0.68	
10	a	0.01		0.01		0.01	0.01	
	b	0.01		0.01				
	c	0.01		0.01				
Sub total		0.03		0.03		0.01	0.01	
11	a	0.04		0.04				
	b	0.01		0.01		0.01		
	c	0.01		0.01		0.01		
	d	0.07		0.07			0.07	
Sub total		0.13		0.13		0.02	0.07	
12		0.04		0.04			0.04	
13		0.04		0.04				
14		0.01		0.01				
15	a	0.03		0.03				
	b	0.03		0.03		0.03		
	c	0.49	0.49					
Sub total		0.68	0.49	0.19		0.03		
22		0.02		0.02				
23	a	0.05		0.05				
	b	0.02		0.02		0.02		
Sub total		0.07		0.07		0.02		
24		0.05		0.05				
25	a	0.04		0.04				0.04
	b	0.01		0.01				
	c	0.07	0.07				0.70	
Sub total		0.12	0.07	0.05			0.70	0.04
34		0.22	0.22					
Totals Phase 2		2.22	1.72	0.50		0.11	0.80	

Cpt No	Sub Cpt	Area (ha)	Ownership		Mgt Operation			
			KGC	Phase 1 & 2 Development Areas	Woodland Removal (ha)		Thin (ha) <i>(next 5 years)</i>	
					KGC	Phase 1 & 2 Development Areas	KGC	Phase 1 & 2 Development Areas
Development Phase 3								
1	a	0.28	0.28					
	b	0.01	0.01			0.01		
	c	0.01	0.01			0.01		
	d	0.03	0.03			0.03		
Sub total		0.33	0.33			0.05		
2	a	0.01	0.01					
	b	0.01	0.01			0.02		
	c	0.03	0.03					
Sub total		0.31	0.31			0.02		
3	a	0.54	0.54				0.54	
	b	0.01	0.01			0.01		
	c	0.01	0.01			0.01		
	d	0.01	0.01			0.01		
	e	0.01	0.01			0.01		
	f	0.01	0.01			0.01		
	g	0.01	0.01			0.01		
	h	0.06	0.06			0.06		
	i	0.06	0.06			0.06		
Sub total		0.72	0.72			0.18	0.54	
Totals Phase 3		1.36	1.36			0.24	0.54	
GRAND TOTALS		6.69	4.96	1.73	0.25	0.44	3.17	1.04

APPENDIX III

SCHEDULE OF NEW PLANTING

NP Area	Area (ha) by ownership		Approx. No of trees	NP Area	Area (ha) by ownership		Approx. No of trees
	KGC	New Properties			KGC	New Properties	
Phase 1				Phase 3			
43		0.01	50	1	0.11		275
44		0.01	125	2	0.01		25
45	0.02	0.01	50	3	0.01		25
46	0.02		50	4	0.01		25
47		0.02	50	5	0.02		50
48		0.01	25	6	0.01		25
49		0.23	575	7	0.01		25
50	0.03		75	8	0.10		250
51	0.20		500	9	0.01		25
57	0.06		150	10	0.01		25
58	0.14		350	11	0.01		25
59		0.01	50	12	0.07		175
Sub Total	0.47	0.31	2,000	13	0.03		75
Phase 2				14	0.01		25
27	0.05		125	15	0.02		50
28		0.01	25	16	0.01		25
29	0.04		100	17	0.01		25
30	0.03		75	18	0.02		50
31	0.01		25	19	0.01		25
32	0.21		525	20	0.01		25
33	0.02		50	21	0.01		25
34	0.11		275	22	0.01		25
35		0.01	25	23	0.01		25
36		0.01	25	24	0.01		25
37		0.01	25	25	0.01		25
38	0.02		50	26	0.01		25
39	0.04		100	Sub Total	0.49		1,400
40	0.06		150				
41	0.02		50				
42	0.02		50				
52	0.02		50				
53	0.11		275				
54	0.07		175				
55	0.05		125				
56	0.01		25				
Sub Total	0.93	0.03	2,325				