

Development Masterplan Report



Carnwath Park

Scottish Holiday, Tourism & Community Leisure Resort

Carnwath Park, Edinburgh Road, Carnwath, South Lanarkshire, Scotland ML11 8LG

Incorporating Kersewell Mains, Windygates Wood and Pachevmuir Wood

Carnwath Park Development Masterplan Report

12th March 2019

Carnwath Park, Kersewell Mains Farm, Carnwath,
Edinburgh Road, South Lanarkshire Scotland ML11 8LG

190312 REPORT -2019 Masterplan V1 Concept

Written by

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NB: no part of this document is contractual and all measurements or dimensions are approximate, all information provided is in good faith and with the best understanding of conditions at the time of writing.

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Index of Contents

Index of Contents.....	3
Introduction	5
2019 Masterplan.....	5
Website & Social Media	6
Branding	8
3 Parks.....	9
Parks & Zones Brief Overview	9
Resort Activities & Features	11
Carnwath Park - Resort Activities.....	12
North Park 1 - Equestrian Centre	12
North Park 5 - Spa Resort	12
North Park 5 - Conference & Events Centre	13
North Park 5 - Night Club & Community centre	13
North Park 6 - Golf Centre & School	13
Central Park 1 - Water Park (outdoor).....	13
Central Park 1 - Water Park (indoor)	14
Central Park 1 - Pentagon (Old Quarry)	14
Central Park 1 - Indoor Sports Centre	14
Central Park 1 - Outdoor Sports Centre.....	14
Central Park 1 - Winter Outdoor Activities & Areas.....	15
Central Park 3 - Hot Wheels Centre	15
South Park 2 - Kiddies Fun Park (Indoor & Outdoor)	15
South Park 3 - Family Activities Centre.....	15
South Park 2 - Kiddies Fun Park (Indoor & Outdoor)	16
4 - Woodland Adventure	16
Holiday Homes.....	17
Holiday Home Types	20
Residential Homes	21
Roads, paths, trails & Parking.....	23



Main Entrance & Multi-Modal Transport Hub	24
Resort Exits	25
Paths & Trails.....	26
Roads	27
Parking.....	27
Administration, Maintenance & Manufacturing.....	28
Annex 1 - Notes on Planning Permission Conditions	29
Annex 2 - List of Holiday Homes numbers & Locations.....	31
Annex 3 - Proposed Residential Estate	31
Annex 4 - Carnwath Park - Site Dimensions.....	31
Annex 5 - Residential Plots Sizes.....	32



Introduction

This document is to provide further detail explanation relating to the updated masterplan we are proposing, this masterplan has been well researched but is only intended as a conceptual proposal on which all detailed discussions, decisions, architectural designs and detailed planning permission would be based on.

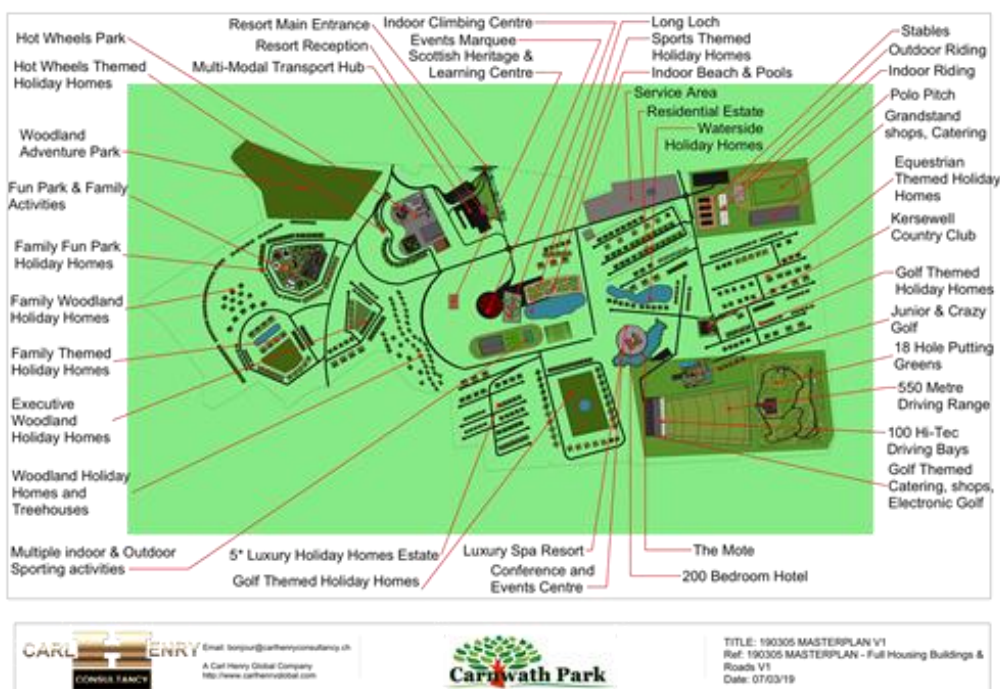
Every attempt has been made to provide substantive and service relating to the main outline planning permission conditions and to provide a basis for the engagement of professional experts to take the masterplan to the next stage.

This document should be read together with documentation provided on our website and social media which goes into a great deal more detail about specific aspects of the masterplan and the features of the resort, links are provided below to the other resources we have published.

2019 Masterplan

Through 2018 the development masterplan has been under constant review. This has resulted in a number of updates and amendments which are listed below.

The updated masterplan has been designed with several factors in mind; the topography, market trends for staycation type holidays, catering for the widest range of age groups, offering the widest range of holidays to suit all budgets, giving a choice of themes, offering a range of qualities of holiday



homes, catering for the largest variety of activities grouped in a logical way and to work to retain the maximum amount of existing woodland.

Link to full A1 Size document:

http://www.carnwathpark.com/files/masterplan/190305_MASTERPLAN_-_Full_Housing_Buildings_1_Roads_V1_Presentation.pdf

The resort will only be a success if everything is superlative, biggest, best, most interesting etc. and we have attempted to achieve this in all areas.

Most of the buildings are orientated to point East, North East or North West, this is to benefit from sunrises and sunsets while giving the best views across the countryside particularly towards the Pentland Hills.

We have also designed the resort to make the maximum number of facilities available to local inhabitants.

We have also been in contact with several existing local businesses with a view to using their facilities or to link up in a mutually beneficial way because our aim is to make this resort is beneficial to local inhabitants and businesses as possible and to avoid competing with existing facilities through strategic relationships.

One of the most major relationships will be with the Carnwath golf club as we have decided to offer facilities which are in short supply to golfers concentrating on a high-tech driving range with an 18 hole short game putting green combining to become a golf academy rather than to build yet another 18 hole golf course on the resort. If our guests wish to play full games of golf we will offer our own transportation to ferry golfers to Carnwath golf course and other nearby golf courses.

Website & Social Media

We have established an extensive online footprint to both enable all stakeholders to access information on the resort development in the way they prefer and also to share documentation that has a large file size;

Website: <http://www.carnwathpark.com> some information requires registering with the website.

Videos:

<https://www.youtube.com/channel/UC2HQMeBogYSpn7JUwuLWQqg>



Facebook: <https://www.facebook.com/Carnwath-Park/>

Linkedin: <https://www.linkedin.com/company/carnwath-park>

Twitter: <https://twitter.com/TheCarnwathPark>

Instagram: <https://www.instagram.com/carnwathpark/>

Additional links to specific documents are provided throughout this report for your convenience.



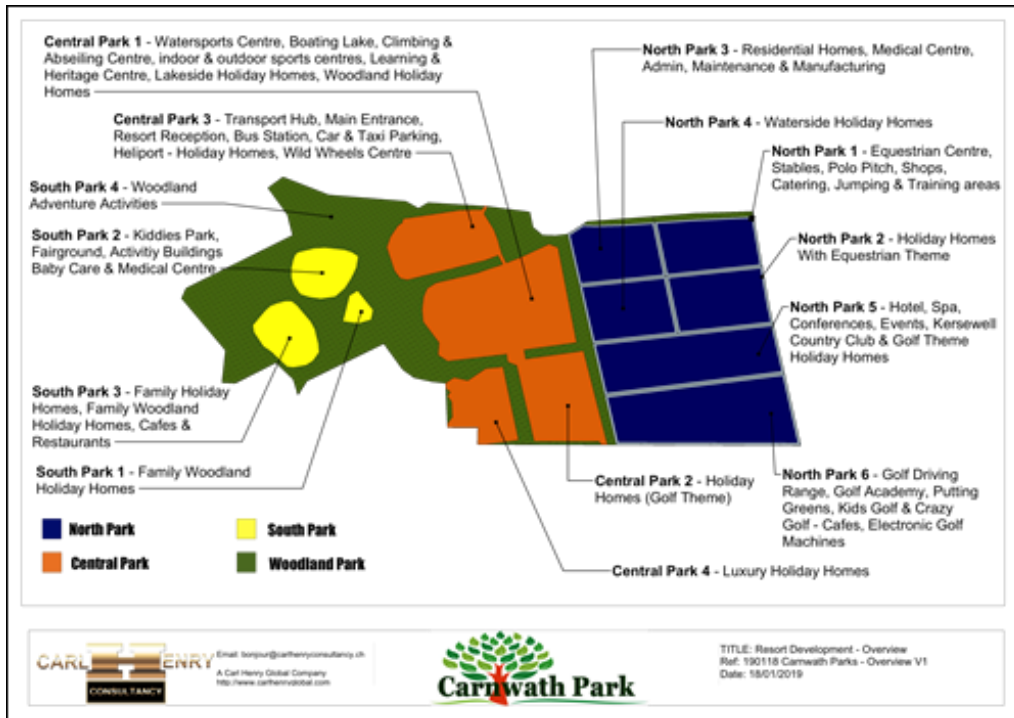
Branding

This proposal puts forward a new name for the resort of “Carnwath Park” this has been done to integrate with the locality and to facilitate the links and benefits to the Carnwath Golf Club and Carnwath Village.



3 Parks

To assist planning, marketing and navigating the proposed report Carnwath Park is divided into 3 Parks; North Park, Central Park and South Park which have further sub-divisions which are listed below with the proposed activities and housing.



Link to full A1 Size document:

http://www.carnwathpark.com/files/masterplan/190118_Carnwath_Parks_-_Overview_V1.pdf

Parks & Zones Brief Overview

1. North Park 1 - Equestrian Centre, Show Jumping, Polo, Stables
2. North Park 2 - Holiday Homes (Equestrian)
3. North Park 3 - Management, Medical Centre & Residential Estate
4. North Park 4 - Holiday Homes (Waterside)
5. North Park 5 - Hotel, Spa, Conference, Kersewell Country Club, Holiday Homes (Golf)
6. North Park 6 - Golf Academy, Driving Range, Putting Greens



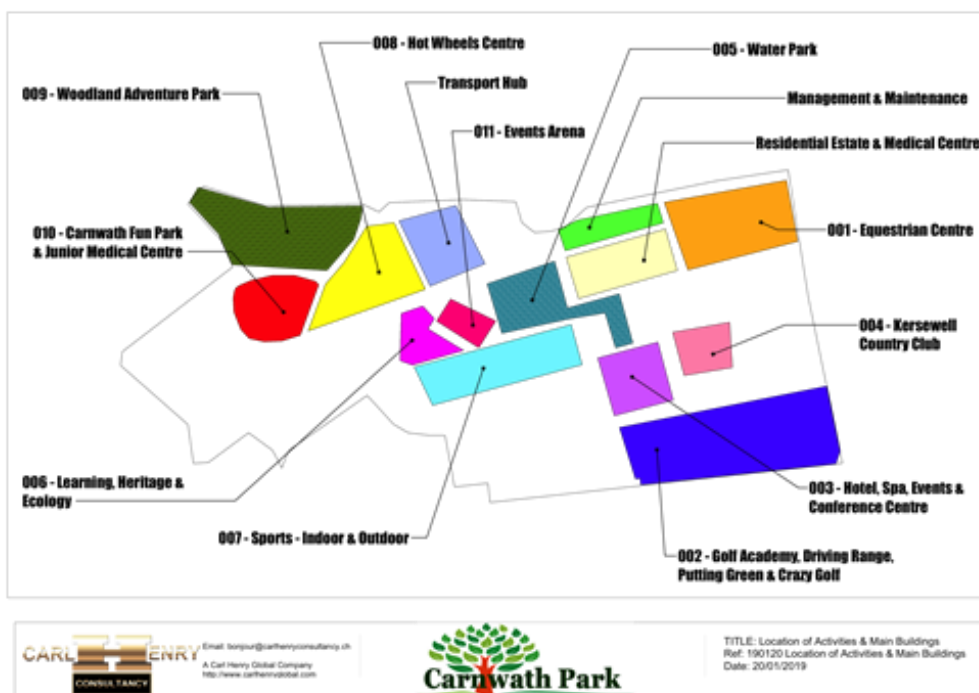
7. **Central Park 1 - Water Sports Centre, pools, Boating Lake, indoor & outdoor Sports centres, learning & heritage, Holiday Homes (Waterside) Holiday Homes (Woodland)**
8. **Central Park 2 - Holiday Homes (Golf)**
9. **Central Park 3 - Holiday Homes, Wild Wheels Centre, Transport Hub**
10. **Central Park 4 - Holiday Homes (General)**
11. **South Park 1 - Holiday Homes (Family Woodland)**
12. **South Park 2 - Kiddies Park, Fairground, creche,**
13. **South Park 3 - Holiday Homes (Family & Woodland)**
14. **South Park 4 - Woodland Adventure Activities**



Resort Activities & Features

As outlined before the success and attractiveness of the resort will depend on the quality and variety of activities and features available.

We have developed an initial list of activities and features that will not only cater for a wide range of age groups but also to give people the type of holiday atmosphere they are looking for, whether that is quiet and peaceful, themed around particular activities, adults only, family atmosphere or right in the centre of the action.



Link to full A1 Size document:

http://www.carnwathpark.com/files/masterplan/190120_Location_of_Activities_Main_Buildings.pdf



Carnwath Park - Resort Activities

This is a list of the activities planned for the resort, all activities are referenced by the 3 Parks within the development; North Park, Central Park and South Park.

North Park 1 - Equestrian Centre

Grooming and horse care lessons
Horse & Pony training
Riding lessons
Horse riding
Pony Riding
Show jumping
Point-to-Point
Dressage
Polo
Stabling of Horses
Tack Shop
Cafes, Bars & Restaurant

North Park 5 - Spa Resort

Aromatherapy
Artificial waterfall massage
Hot spring & Hot tub
Mud bath
Jet hydro massage
Peat pulp bath
Sauna
Steam bath
Body wraps
Massage
Hairdressing
Makeup
Nail care - manicures and pedicures
Hair Removal
Solarium
Swimming
Pilates
Aerobics
Yoga



North Park 5 - Conference & Events Centre

Conference Events
Meeting Rooms
Team Building
Product Launches
Corporate Fun Days
Outdoor Events
Award Ceremonies & Balls
Children's parties
Celebrations
Dancing & Nightclub
Annual Events
Team Building

North Park 5 - Night Club & Community centre

Come Dancing
Drums Alive
Hula Party
Line Dancing
Salsa
Tai Chi
Zumba

North Park 6 - Golf Centre & School

100 Bay 550 metre all weather floodlit Driving Range
Golf Training Courses
Junior Golf Camps
Woman's Golf Schools
Trackman ball tracking
Golf Bars, Cafe's & Restaurants
18 Hole Short Game & putting green
Full swing golf simulation machines
Golf Shop
Golf Simulator

Central Park 1 - Water Park (outdoor)

Boating (Sailing, Rowing & peddling)
Kayaking
Cable Skiing



Paddleboarding
Raft building & rafting
Windsurfing

Central Park 1 - Water Park (indoor)

Olympic Pool
Junior fun pools
Baby pool
Diving
Aqua-gym
Snorkelling
Swimming lessons
Water polo
Water aerobics

Central Park 1 - Pentagon (Old Quarry)

Caving
Climbing
Abseiling
Rope climbing
Trampolines

Central Park 1 - Indoor Sports Centre

Badminton
Fencing
Mini Bowling
Pool
Racketball
Roller Skating
Short Tennis
Snooker
Squash
Table Tennis
Ten Pin Bowling
Gym
Freestyle Yoga
Kettlecise
Pilates
Virtual Aerobics

Central Park 1 - Outdoor Sports Centre

Pool



Tennis Courts
Football
Football - 5 a side, full team

Central Park 1 - Winter Outdoor Activities & Areas

Ice skating
Snow Skiing

Central Park 3 - Hot Wheels Centre

BMX Park
BMX Woodland course
Cycling Centre
Skateboarding Park
Inline Skating Rink
Scootering
Electric Cycling
Quad Bikes
Segway Challenge

South Park 2 - Kiddies Fun Park (Indoor & Outdoor)

Fairground Rides
Ball park
Jungle Gym
Rollerskating
Bouncing Castles & slides
Fancy Dress Parade
Baby & Toddler Crèche/Kindergarten
Water pistol competition
Cycling, tricycling & Training

South Park 3 - Family Activities Centre

Arts & crafts
Glass Design Class
Photography
Pottery
Junior Dance classes
Computer & smartphone Training
Family gym & exercise
Family restaurants & cafes



South Park 2 - Kiddies Fun Park (Indoor & Outdoor)

Fairground Rides

Ball park

Jungle Gym

Rollerskating

Bouncing Castles & slides

Fancy Dress Parade

Baby & Toddler Crèche/Kindergarten

Water pistol competition

Cycling, tricycling & Training

4 - Woodland Adventure

Junior Camping & campfire cooking

High walk

Obstacle course

Den building & challenges

Tree Climbing

Archery

Paintball

Hide & seek

Treasure hunt

Map reading & orienteering

Hiking & walking

Obstacle course



Holiday Homes

We have deliberately use the description “holiday homes” rather than chalets or lodges because we wish to differentiate our resort and to give our visitors a higher quality experience.

See the video overview of Holiday Home Types: <https://youtu.be/iKA-R185XPU>

The designs of the holiday homes in our various materials are at this stage suggestions and an exploration of different conceptual finishes, the final designs will be established through the process of obtaining detail planning permission and in conjunction with our architects.



Link to full A1 Size document:

http://www.carnwathpark.com/files/housing/190123_Carnwath_Park_-_OVERVIEW_-_North_Park.pdf





Central Park - Holiday Homes Overview

- Central Park 3 - Hot Wheels Zone**
 - 2 Bedroom Semi-Detached Bungalow
 - 2 Bedroom Semi-Detached House
 - 3 Bedroom Semi-Detached House
- Central Park 1 - Water World Serviced Accommodation**
 - Studio Flats
 - 1 Bedroom Flats
 - 2 Bedroom Flats
 - 6 Bedroom Houses
- Central Park - Woodlands**
 - 2 Bedroom Bungalow
 - 2 Bedroom Treehouse
 - 3 Bedroom Woods Bungalow
 - 3 Bedroom Treehouse
 - 4 Bedroom Woods Bungalow
 - 4 Bedroom Treehouse
- Central Park 2**
 - Studio Flats
 - 1 Bedroom Flats
 - 2 Bedroom Flats
 - 2 Bedroom Semi-Detached Bungalow
 - 2 Bedroom Semi-Detached House
 - 3 Bedroom Semi-Detached House
 - 3 Bedroom Bungalow
 - 4 Bedroom House
- Central Park 4**
 - 2 Bedroom Semi-Detached Bungalow
 - 3 Bedroom Semi-Detached House
 - 3 Bedroom Bungalow
 - 4 Bedroom House
 - 5 Bedroom House
 - 6 Bedroom House

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Carnwath Park

TITLE: Central Park - Holiday Homes Overview
 Ref: 190128 Central Park - Holiday Homes Overview
 Date: 28/01/2019

Link to full A1 Size document:

http://www.carnwathpark.com/files/housing/190128_Central_Park_-_Holiday_Homes_Overview.pdf



South Park - Holiday Homes Overview

- South Park 4 - Woodland Holiday Homes**
 - 2 Bedroom Woods Bungalows
 - 3 Bedroom Woods Bungalows
 - 4 Bedroom Woods Houses
- Treehouse Zone**
 - 2 Bedroom Treehouses
 - 3 Bedroom Treehouses
 - 4 Bedroom Treehouses
- South Park 2 - Carnwath Funland**
 - 2 Bedroom Flats
 - 2 Bedroom Semi-Detached Houses
 - 3 Bedroom Bungalows
 - 5 Bedroom Houses
- South Park 1 - Family Woodland Homes**
 - 1 Bedroom Flats
 - 2 Bedroom Semi-Detached Houses
 - 3 Bedroom Woods Bungalows
 - 4 Bedroom Houses
 - 6 Bedroom Houses
- South Park 3 - Family Homes & Amenities**
 - 1 Bedroom Flats
 - 2 Bedroom Flats
 - 2 Bedroom Semi-Detached Bungalows
 - 3 Bedroom Semi-Detached Houses
 - 3 Bedroom Bungalows
 - 4 Bedroom Houses
 - 5 Bedroom Houses
 - 6 Bedroom Houses

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Carnwath Park

TITLE: South Park - Holiday Homes Overview
 Ref: 190127 South Park - Holiday Homes Overview
 Date: 28/01/2019



Link to full A1 Size document:

http://www.carnwathpark.com/files/housing/190127_South_Park_-_Holiday_Homes_Overview.pdf

We will utilise modular construction building methods whereby the holiday homes are constructed inside of factory units, we would like to include an on-site manufacturing unit in the service area where the holiday homes can be constructed during the development phases. This unit would become our maintenance facility once all the holiday homes have been built.

We have given thought to offering a wide variety of unit types which will allow us to provide a variety of holidays to suit all budgets. Also by including apartments in our master plan this reduces the number of individual buildings required to provide 750 holiday homes permitted in the outline planning permission.

We wish to be able to cater easily for single guests right up to larger groups that may be families or corporate gatherings.

We propose to plant at least one, and normally two new trees for each holiday home building that is sited on open parts of the land, some of the housing will be sited within the Woodland areas but is designed to disturb the minimum number of existing trees. Wherever possible existing trees will be relocated or new trees will be planted in direct proportion to any that need to be removed.

You will see below the 16 different types of holiday home we envisage offering our guests, these will include self-catering and fully serviced options in certain areas that are close to catering facilities. Please see the annex for a list of holiday home types and locations.



Holiday Home Types

See the video overview of Holiday Home Types: <https://youtu.be/iKA-R185XPU>

Click the links to see the detailed A1 Documents to see the housing images.

1. STUDIOS - 6 Units; [Click here to see the A1 Document](#)
2. 1 BED - 4 Units; [Click here to see the A1 Document](#)
3. 2 BED - 4 Units; [Click here to see the A1 Document](#)
4. 2 Bed Bungalow - Semi-detached; [Click here to see the A1 Document](#)
5. 2 Bed House - Semi-Detached; [Click here to see the A1 Document](#)
6. 2 Bed Bungalow - Woods; [Click here to see the A1 Document](#)
7. 2 Bed Bungalow - Treehouse; [Click here to see the A1 Document](#)
8. 3 Bed House - Semi-Detached; [Click here to see the A1 Document](#)
9. 3 Bed Bungalow; [Click here to see the A1 Document](#)
10. 3 Bed Bungalow - Woods; [Click here to see the A1 Document](#)
11. 3 Bed Bungalow - Treehouse; [Click here to see the A1 Document](#)
12. 4 Bed House; [Click here to see the A1 Document](#)
13. 4 Bed House - Woods; [Click here to see the A1 Document](#)
14. 4 Bed House - Treehouse; [Click here to see the A1 Document](#)
15. 5 Bed House; [Click here to see the A1 Document](#)
16. 6 Bed House; [Click here to see the A1 Document](#)



Residential Homes

Our outline planning permission includes approximately 30 acres of fully residential housing on site, currently this land is divided into 12 separate plots mainly in wooded areas and the original planning permission was for very large country mansion type houses.



Link to full A1 Size document:

http://www.carnwathpark.com/files/housing/190117_NP3_Residential_Estate.pdf

After extensive investigations and advice by local surveyors it has been found that these large country mansions not appropriate for today's market.

In this master plan it is proposed that the approximately 30 acres be consolidated to create one residential estate with a variety of different sized homes. It is also proposed that this residential estate is placed on a part of the development site that is currently flat and without trees allowing us to retain the maximum amount of current Woodland and to give a better environment for the residential area.

While it is well known that general housing is required by workers and families and is in short supply throughout the UK this housing is required



close to working centres and with good transport connections. This means that this housing is required in, or very near, towns and cities.

While the Carnwath Park Resort is within a radius of **30 miles that includes 75% of Scotland's total population** it is not ideally placed for daily commuting by workers or families.

A trend we have noted is the trend towards a growing retirement community in Scotland and the need for retirement communities and supported living accommodation which also allows “down-sizing” for people with larger houses particularly in towns and cities.

“Current projections suggest that there will be a 50% increase in the over 60s ... by 2033. Figures for the 75 and over age group show a projected increase of over 80%.”

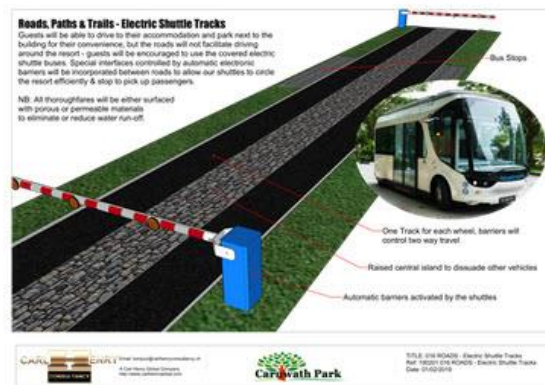
We are therefore investigating the need for a new retirement village, or, housing that has some level of medical support.



Roads, paths, trails & Parking

Obviously it is very important for short and long stay guests to be able to easily get around the resort and to access each of the facilities and activities. We have therefore given great thought to the layout of our roads, paths and trails.

We also intend to give an extensive network of thoroughfares to encourage health-based activities such as walking, cycling and horse riding.



Links to the individual A1 Size Documents

Primary Roads; [Click here to see the A1 Document](#)

Electric Shuttle Tracks; [Click here to see the A1 Document](#)

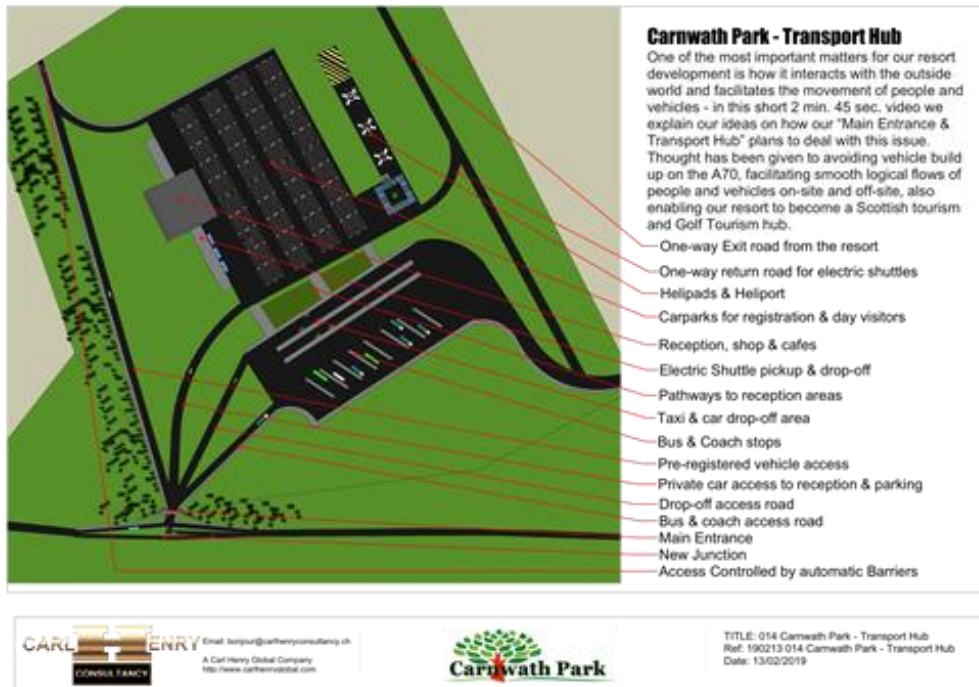
Horse Riding, Walking & Off-road; [Click here to see the A1 Document](#)

Bounded & Unbounded Trails; [Click here to see the A1 Document](#)



Main Entrance & Multi-Modal Transport Hub

After looking carefully at the topography of the land and given consideration to this positioning of various buildings with come to the conclusion that main entrance in the centre of the resort on the A70 would be most convenient.



Link to full A1 Size document:

http://www.carnwathpark.com/files/Roads%20Paths%20Trails/190213_014_Carnwath_Park_-_Transport_Hub_MQ.pdf

Link to video overview: <https://youtu.be/pE4xK79H8NI>

We have designed the main entrance to ensure that vehicles are quickly taken off the A70 and onto our reception and transport Hub.

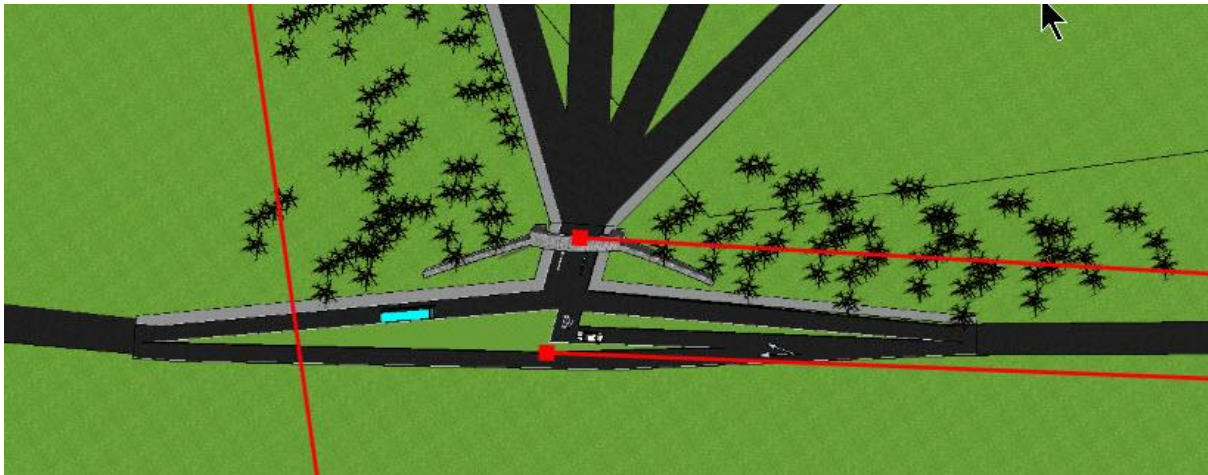
We have also designed the reception and transport Hub to cater for the widest range of vehicles with an emphasis on public transport.

We also envisage that our resort will become a base for guests that wish to explore other tourist destinations in Scotland and also to be a hub for golf tourism.



Resort Main Entrance Junction & Exits

We believe that our transport Hub and main entrance will easily cater for vehicles entering the site but that possibly it will be necessary to have up to 3 exits from the site; a North exit, a central exit next to our main entrance and a South exit at the edge of the wood land area.



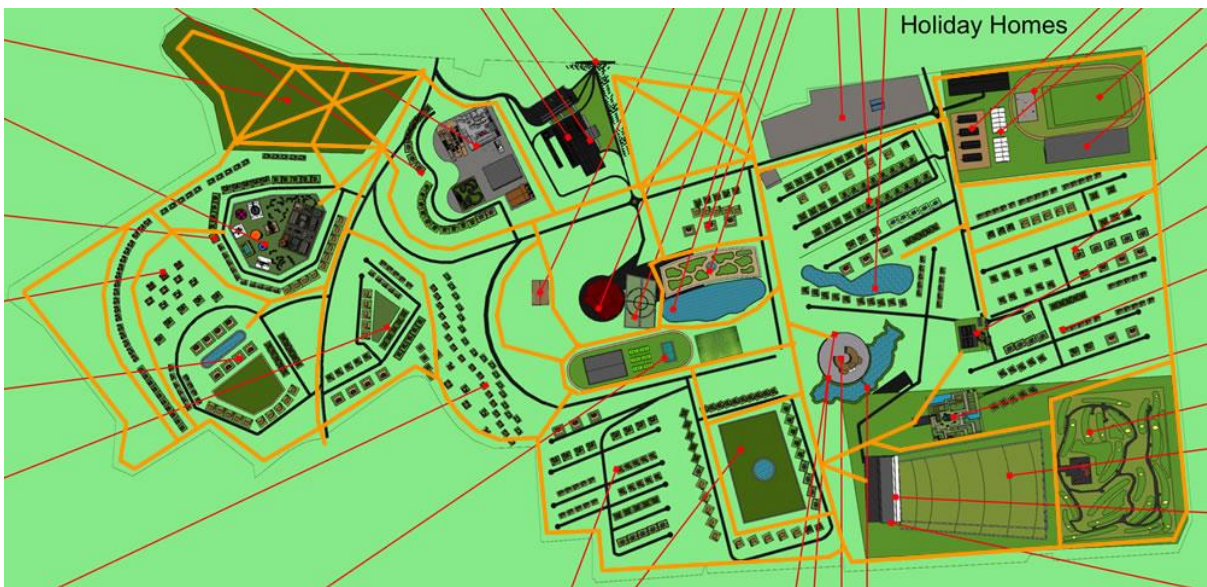
The aim of this would be to avoid a build up of vehicles on days where there will be guests arriving and leaving in large numbers and facilitate a smooth flow of vehicles onto the A70. These exits would be one way roads and would not allow for entrance to the resort.



Paths & Trails

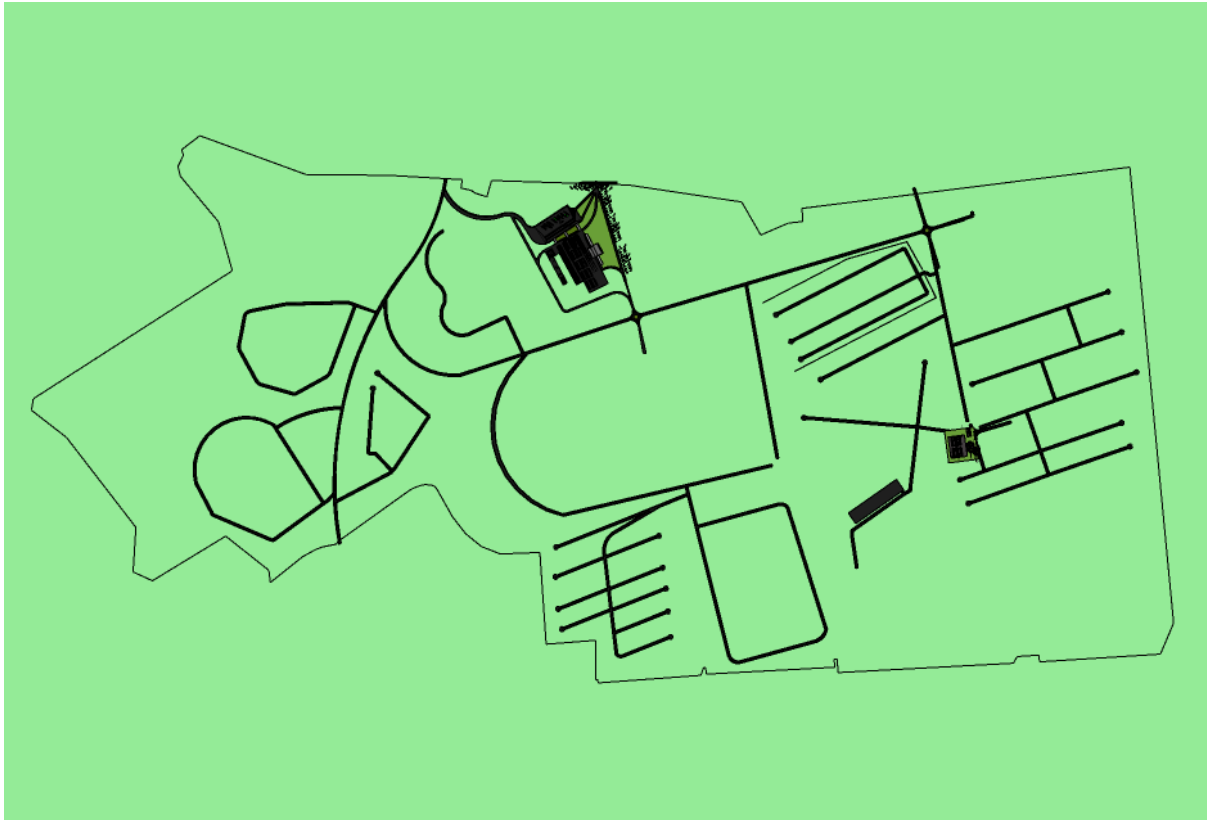
We aim to offer an extensive network of paths around the resort, between key buildings and trails through the wooded areas to facilitate walkers, bicycle riders and horse riders.

Below is an outline of paths & trails in Orange the roads are in Black;



Roads

In this proposition we have opted to offer a car parking space for each holiday home to make our guests stay as convenient as possible, that said the design of the roads has been adopted to dissuade the use of cars during their stay at the resort - most roads are a cul-de-sac and only give access to the holiday homes. We have avoided creating routes that allow touring the resort in private vehicles.



We would offer electric shuttle busses that would have access to link-roads that will be protected by automatic barriers that will only open for the shuttles.

Parking

As explained above we would like to opt for convenience for our guests by allowing them to park their vehicles next to their holiday home. Once the vehicle has been parked and offloaded every effort will be made to dissuade guests from using vehicles on the resort, but they will have the convenience of the vehicle being nearby in inclement weather for unloading, loading and if they wish to leave the site to visit other tourist attractions in the area.



Some car parks have been included to cater for day visitors to the main resort activities and to cater for special events.

Administration, Maintenance & Manufacturing

The proposed resort will be a complex operation requiring an extensive management facility, we suggest in this master plan that there will be an area set aside adjacent to the A70 which will house officers and facilities to both manufacture and maintain our holiday homes and other buildings.

We believe this service area should also have its own entrance and exit to separate the activities from our guests.

Other activities that will be housed in the service area will include security, emergency and medical functions. Vehicles relating to these very necessary services will have access to special link roads, used by the shuttle buses, to facilitate their speedy access to any event.



Annex 1 - Notes on Planning Permission Conditions

Conditions to Satisfy	My Comments
<p>1) the location of individual development phases and details of the forms and uses of development within each phase ;</p> <p>2) the layout of the site including all roads, footways, cycle ways, car and cycle parking and servicing areas;</p> <p>3) the location of woodland and public open spaces;</p> <p>4) opportunities for the protection and enhancement of the Green Network including links to the wider countryside by means of walking, cycling and horse riding.</p>	<p>1. We expect that the development phases will mainly follow the three parks, starting with North Park with Central Park being next and Southpark being in the final phase.</p> <p>Although some of the main activities and buildings may be created earlier to give the resort ability to function during the early parts of the development.</p> <p>2. We have given an indication of where we believe roads, paths and trails will be located</p> <p>3. We well in most cases retained the existing woodland and have designed the masterplan around existing trees, we also intend to plant one or two trees at minimum for each holiday home building.</p> <p>4. We believe our network of thoroughfares will easily connect with the “Green Network” and become a welcome addition enhancing the objectives of that organisation. www.centralscotlandgreennetwork.org</p>
<p>5. supporting information: An updated Transport Assessment;</p> <p>A phasing plan;</p>	<p>We have yet to obtain a professional transport assessment but felt that the design of the resort had to be established if any meaningful transport assessment was to be carried out. In designing our connections to the A70 we have sought to be guided by official documentation such as the one below;</p> <p>Design Manual for Roads and Bridges (DMRB) www.standardsforhighways.co.uk/ha/standards/dmrb/</p> <p>As suggested above we expect a three-phase development starting from the most northern point on the site.</p>
<p>6) A design framework that shall consider and provide an explanation for the proposals in terms of the following;</p> <p>a) layout, streets and spaces, accessibility, safety and security, sustainability and energy efficiency;</p> <p>b) Impact on the landscape;</p> <p>c) Scale, density and mix of each of the development phases;</p> <p>d) Design, massing and materials;</p>	<p>We have created a conceptual layout for the resort from which all final decisions can be based on, our various documentation aims to offer an initial response to all of the items in this condition.</p> <p>We will obtain professional assistance regarding; sustainability, energy efficiency and drainage</p>



e) Maintenance including details of arrangements for landscaping, drainage and open space;	
7) A phase 1 ecology and habitat survey regarding otters, bats, water voles, badgers, breeding and nesting birds, black grouse and leks and other protected species and proposed mitigation and/or precautionary works to protect such species;	This will have to be prepared by specialist companies, I know the “Bat Report” was completed by; Mel Findlay Ecology Services Ltd 6, Bridge Street, Kelso TD5 7JD 01573 225377 01573 430302 Mob: 07909 524202 www.findlayecologyservices.co.uk
8) a waste management plan; 9) a woodland management and maintenance strategy; 10) a Drainage Assessment and strategy (incorporating sewerage disposal and surface water drainage) and Flood Risk assessment	We will be engaging professional services for these items once we have agreed the conceptual master plan and while we are applying for detailed planning permission.
11) A strategy for the supply of water	We have identified several companies who will provide this information professionally.
12) an archaeological mitigation strategy 13) A habitat management and construction strategy	12. To be carried out 13. To be carried out
Condition 2 - detailed design	We hope that the current masterplan proposal outlines the concept insufficient detail for this stage of discussion, our architects will deal with the final designs as part of the application for detailed planning permission.
Condition 3 - Transport Assessment Specific Requirements	To be carried out
Condition 4 - Trees	We have stated that we intend to maintain all current woodland and tree lines and to add trees wherever possible, we will engage professional assistance in the detailed management of all woodland.
Condition 5 – pesticides plan	To be carried out
Condition 6 – survey and assessment	To be carried out
Condition 7 – relevant protected species surveys	To be carried out
Condition 8 – historical uses of this site	To be carried out
Condition 9 - tourist accommodation restrictions	We have indicated which holiday homes will have the restriction placed on them for a maximum of 12 weeks continuous occupation and we have outlined our ideas for an approximate 30 acre residential estate



which will be placed in an area separate to the main resort.

Annex 2 - List of Holiday Homes numbers & Locations

Ref	Holiday Homes (Range)	NP1	NP2	NP3	NP4	NP5	NP6	CP1	CP2	CP3	CP4	CP Woods	SP1	SP2	SP3	SP Woods	TOTALS
1	Studio Flats		3					5	2								10
2	1 Bed Flats	E		R				5	5				5		5		20
3	2 Bed Flats	Q		E			G	5	5					10	5		25
4	2 Bed Holiday Home - Bungalow - Semi	U	5	S	5	5	O		5	5	5				5		35
5	2 Bed Holiday Home - House - Semi	E		I			L		5	5			5	10			25
6	2 Bed Holiday Home - Woods Bungalow	S		D			F					17				18	35
7	2 Bed Holiday Home - Treehouse	T		E								2				3	5
8	3 Bed Holiday Home - House - Semi	R	5	N	5	5	C		5	5	5		5		10		45
9	3 Bed Holiday Home - Bungalow	I	15	T	10	15	E		10		10		10	10	10		90
10	3 Bed Holiday Home - Woods Bungalow	A		I			N					17				18	35
11	3 Bed Holiday Home - Treehouse	N		A			T					2				3	5
12	4 Bed Holiday Home		10	L	10	10	R		10		10		5		5		60
13	4 Bed Holiday Home - Woods						E					5				10	15
14	4 Bed Holiday Home - Treehouse											2				3	5
15	5 Bed Holiday Home		2		3	2					8			5	5		25
16	6 Bed Holiday Home		2		3	2		3			3		4		8		25
	TOTALS	0	42	0	36	39	0	18	47	15	41	45	34	35	53	55	460

Annex 3 - Proposed Residential Estate

Residential	Buildings	Units/Building	Total Units
Studio Flats	1	6	6
1 Bed Flats	2	4	8
2 Bed Flats	3	4	12
2 Bed House - Semi-detached	16	2	32
3 Bed House - Semi-Detached	16	2	32
TOTALS	38		90

Annex 4 - Carnwath Park - Site Dimensions



Location Reference	SQM	Conversion	SQF
North Park 1	97,140.00	10.7639	1,045,605.25
North Park 2	100,115.00	10.7639	1,077,627.85
North Park 3	173,966.00	10.7639	1,872,552.63
North Park 4	95,164.00	10.7639	1,024,335.78
North Park 5	95,936.00	10.7639	1,032,645.51
North Park 6	154,548.00	10.7639	1,663,539.22
Central Park 1	229,263.00	10.7639	2,467,764.01
Central Park 2	79,626.00	10.7639	857,086.30
Central Park 3	106,634.00	10.7639	1,147,797.71
Central Park 4	63,622.00	10.7639	684,820.85
South Park 1	24,482.00	10.7639	263,521.80
South Park 2	49,650.00	10.7639	534,427.64
South Park 3	127,659.00	10.7639	1,374,108.71
TOTAL (Non-Wooded) Area	1,397,805.00	10.7639	15,045,833.24

Total Size of each "Park" including wooded areas			
North Park	716,240.00		
Central Park	617,367.00		
South Park	530,850.00		
Total Site Area (Inc. Trees)	1,864,457.00	10.7639	20,068,828.70
Length (Longest)	2,360.00	Metres	
Width	1,050.00	Metres	

Annex 5 - Residential Plots Sizes



Plot No.	Size M2
Plot No.1	10,515.07
Plot No.2	10,515.07
Plot No.3	10,515.07
Plot No.4	10,515.07
Plot No.5	10,515.07
Plot No.6	10,515.07
Plot No.7	7,806.44
Plot No.8	9,942.86
Plot No.9	5,735.35
Plot No.10	12,058.56
Plot No.11	8,961.48
Plot No.12	13,779.17
TOTAL (All Plots)	121,374.26



Carnwath Park - For more information;

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