



North Whins Essential Guide

This guide provides basic information on the purchase and planning processes for buying and building in North Whins and the Park Eco-Village generally. It also provides some key information to those considering purchasing a plot or developing a project in North Whins.

The Purchase Process

If you are interested to purchase a plot or otherwise develop a project in North Whins, the first thing you need to do is complete the relevant Application Form. If you didn't obtain this guide as part of a pack already containing the Application Forms, you can get them on request either by email to planning@duneland.co.uk or from the Duneland Office.

The plot prices are fixed at those shown in the Plot Price List.

You will be expected to pay a reservation fee of £1000 upon acceptance of your offer, and to pay the balance of 10% of the purchase price as a deposit immediately upon granting of Planning Permission in Principle.

If you are completing your application as part of the initial invitation period, your offer or proposal will be considered alongside all other offers & proposals at the closing of the period by the Assessment Panel which has been convened to assess all offers and proposal for North Whins. The panel comprises two Duneland Directors, one NFA representative and one external consultant. The panel will assess all offers and proposal impartially based upon the Sales Criteria document which was created in collaboration with the community.

If your offer is accepted, you will move to completion of the sale based upon the terms agreed. Ahead of that time you will receive the finalised North Whins Design Guide and Deed of Developer Conditions. A draft version of the Deed of Developer Conditions is also available on request from the email above.

Prior to completing your purchase, you will also need to submit an application to the Title Holders' Association for membership. If you are serious about buying a plot in North Whins and are not already familiar with the THA's conditions and documentation, we recommend you check them out. The house sales pack can be [downloaded here](#).

If you're not ready to digest all the information in that folder right now, we recommend that you read the Deed of Community Conditions in particular which contains all the terms of residency within the Park.



The Planning Process

You will buy your plot with Planning Permission in Principle in place. This means that you need to apply for Detailed Planning Permission. That process will involve the following steps:

1. Your first step will likely be the appointment of an Architect or Design & Build Contractor.
2. Once your Architect or Designer has completed your proposed design for your project, they will submit it firstly to the Duneland North Whins Design Group (NWDG) to obtain assent to the neighborhood context of each dwelling. Your Architect will submit the designs in CAD format dwg or dxf as well as PDF to enable our creation of a 3D model of the whole development.
3. Following approval from NWDG all designs need to be approved by Park Planning Group (PPG) to comply with any technical requirements of the Park Eco-Village and to give neighbors and the Park Community the chance to comment.
4. Finally your plans will need to be submitted to Moray Council Planning authority for Detailed Planning Permission approval.

Things you need to know

Timeframe

To limit the disturbance created by new development, the Deed of Community Conditions that applies to all purchasers of land and homes within the Park stipulates that your development should be completed within 2 years of your plot purchase completion date. A Completion Certificate must be obtained from Moray Council within this period.

Extensions of Time for a period of one year may be applied for to Duneland under special circumstances. Applications for an Extension of Time will incur a fee of £3000 for the first year, then £1000 for each subsequent year. These fees minus administration costs will be donated to the Park Eco-Village Trust to be used specifically for the development of Affordable Community Housing in the Park Eco-Village.

Plot Servicing

The plot price includes servicing to your plot. This includes electricity, water, sewers and telecoms infrastructure installed up to your plot boundary for your builders to connect into. It also includes the provision of all shared facilities/infrastructure (roads, parking, sewers, cycle racks, bin storage, etc.)

This does not include the installation of soakaways and/or SUDS (Sustainable Urban Drainage Systems). to receive the surface water generated by your own development. You are responsible for installing all soakaways and SUDS



to receive your own surface water run-off, regardless of whether the master plan sites the location of your soakaway and/or SUDS within the curtilage of your plot or out with.

Design Guidelines & the Design Group

The Duneland North Whins Design Group (NWDG) is mandated to ensure an integral & cohesive North Whins development that meets the Company & Community's highest aspirations for the project.

The Design Group will establish the Design Guidelines in collaboration with the community. They will be finalised and issued to you if your offer or proposal is accepted. These Design Guidelines will need to form part of the design brief to your Architect or Designer.

The Design Guidelines will specify such things as surface treatments, materials, energy efficiency standards, renewable space & water heating requirements, electrical appliance specifications and other relevant criteria. Once developed, your plans will need to be approved by the Design Group for the purpose of ensuring your building(s) contribute toward the integral & cohesive development sought by all involved.

Neither the Design Guidelines nor Design Group seek to be restrictive in any way. Flare and diversity in designs is greatly welcomed.

Foundation Design and Excavated Material

A ground investigation report commissioned by Duneland for North Whins suggests that the ground conditions are generally suitable for traditional shallow foundation methods (large pad or raft foundations). The report is however a preliminary report and recommends further investigation, therefore plot developers should carry out plot specific soil testing to determine soil conditions for foundation design.

It is an aspiration of the Project to see as little disturbance to the earth as possible from the developments at North Whins, nonetheless some plots may require some earthworks to provide an adequate platform upon which to build. Plot developers should allow for all excavated material from their plots to be removed from the Park if necessary.

Developer Obligations

There will be a fee payable to The Moray Council for 'Developer Obligations'. This is a sum that the Council charges new developments to contribute toward new schools, hospitals and certain other public services. As of February 2019, that fee is capped at a maximum of £6,500/home. We expect all homes in North Whins to be charged at the maximum rate. Duneland will enter into an Agreement with The Moray Council to pay this fee for all homes. The Moray Council will not issue your completion certificate if the fee has not been paid. The Moray Council reserves the right to change the assessment figure at any time up to the granting of Detailed Planning Permission. The fee



for your plot will be passed onto you as a plot purchaser. Either you will need to adopt Duneland's obligations under its agreement with The Moray Council by entering your own agreement with the Council, or the fee will be payable to Duneland.

Service Installations, Connections & Fees

As with any development, a developer will need to pay service connection fees (electricity, water, telecoms, etc.).

Here in the Park, the electrical infrastructure is maintained by New Findhorn Directions (NFD – the Findhorn Foundation's infrastructure management company).

Electrical Connections will be performed by, with fees payable to, NFD. The price for a 100amp single phase connection (suitable for most homes) is currently £1,300. Further information is available on the [NFD website](#).

You will also need to pay connection charges to NFD for your temporary supply and there is an additional cost if you are installing a photovoltaic (PV) panel array. Likewise the location of the electricity and water meters in your home should also be approved by NFD.

The HoCo Charge

The Park is a private development and as such is responsible for its own infrastructure, which would otherwise be maintained by the local Council. Our Hoco charge is essentially an additional 'council tax' established for all land users of The Park to cover the costs in maintenance and upgrading of the common infrastructure needed to support our settlement.

The Hoco charge is assessed for each structure in The Park regardless of ownership and is paid into a common fund. HoCo, short for 'Findhorn Bay Housing Company', was established to administer the fund.

'Infrastructure' includes roads and paths, water supply, sewer system, surface water disposal (soakaways, storm water runoff and the like), street lighting, road signs, parking and general new landscaping.

There are three additional elements of infrastructure which are not covered by the Hoco charge. These are: electrical supply, telephone, and computer network (where available). Each of these are maintained separately. The Wind Park, a division of NFD Ltd., maintains the electrical supply and distribution network, including the windmill. British Telecom maintains the telephone network; and FFIT, a Foundation department, maintains the computer network. Current Hoco charges are available from NFD.

Each year a report is made on activities for the previous year and levels of ground rent are established. A list of projects is drawn up and submitted by the management of NFD to the Titleholders' Association for approval.

Residential houses are assessed on the basis of usable floor area in square meters. The measurements are taken from the house plans on the basis of the internal face of external wall to external wall, neglecting all internal walls and partitions.



The rate is agreed annually by the THA and charged monthly.

Car Parking

The North Whins Planning Permission in Principle application is seeking approval for 38 dwellings and several unspecified community & commercial facilities. The Moray Council have provisionally agreed parking allowances in North Whins at the following rates:

1 & 2 bed homes	= 0.8 spaces
3 bed homes	= 1.5 spaces
4 bed homes	= 2 spaces
Commercial units	= 1.5 spaces

The Approval sought includes the provision of a total of up to 42 parking spaces. Fewer spaces will be built if the requirement turns out to be less. But that will depend upon what you want to build! Duneland will create all parking spaces as part of its infrastructure works – the plot prices are inclusive of these costs.

Parking spaces cannot be reserved for specific users – a chaos principal prevails whereby all spaces are available for use if they are empty. You will not be able to create additional parking within the curtilage of your plot.

Co-creating with Nature

North Whins is a very special place with a unique topography and natural landscape. Respect for both the seen and unseen realms lies at the heart of the project's philosophy. From a traditional ecological perspective there are unique flora and fauna – most notable rare lichens & dune heath – The project's Environmental Impact Assessment and our resulting project plan goes to go to great lengths to ensure they are preserved and enhanced both within the development and beyond.

It is important to us that prospective developers share our care and attention for this unique place and engage consciously with the land to produce buildings & spaces that enhance the environment rather than damaging it. We have assembled a team of people – local enthusiasts and professionals alike – to assist all developers in this regard.

It is our hope that the entire development may strike a harmonious balance with the land and serve as a living example of the co-creation with nature principle which defines the Findhorn Eco-Village Community.



Please contact Greg Paul at planning@duneland.co.uk if you have any questions regarding North Whins or the plot purchase process, or for any assistance with your Application.