

## 12. THE VILLAGES



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## **12.1 BALFOUR, SHAPINSAY**

### **Background**

12.1.1 Balfour together with Helliar View and Millbank is the main settlement on Shapinsay. The island had a population of 300 at the 2001 census, and its strength is often regarded as being its proximity to Kirkwall and the mainland of Orkney. Balfour Village has a special character and is designated as a Conservation Area. This historical area is a planned village and contains a large number of listed buildings within the Conservation Area boundary. The village has a number of facilities including shop, post office, café and craft shop.

### **Development Potential**

12.1.2 Demands for new housing development in Balfour have been limited during recent years, and the current settlement remains dominated by the Conservation Area and its listed buildings. The integrity of Balfour Castle and its designed landscape and Balfour Mains are important to the overall identity of Shapinsay, and any development within Balfour should respect the traditional building forms and layouts. Development near the ridgeline should be carefully sited and designed.

### **Policies**

12.1.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; LP/B3 - Conservation Areas; LP/B5 - Historic Gardens; LP/S3 - Established Recreational Land and Buildings; LP/S5 – Education; and LP/DC12 - Safeguarded Areas.

### **Proposals**

H1 This site of 0.4ha offers potential for new housing development. The site is situated on the coastal side of the village outwith the Conservation Area.

H2 This site is 0.2ha in area, and is in the ownership of Orkney Housing Association. The Association has shown an interest in developing this area for new housing.

S1 This area of amenity space provides an important facility within the settlement and has been identified as one that should be protected from any development.

## **12.2 BURRAY VILLAGE**

### **Background**

12.2.1 Burray Village is a compact settlement of approximately 75 households centred on Burray Pier, and the junction of the A961 with the access road into the village. Burray has grown incrementally with two planned developments at Leaburn and Sunfield. Facilities include hotel, general store, post office, community centre and playing field has also been provided to the north of the village.

### **Development Potential**

12.2.2 Burray Village has experienced one of the highest rates of population growth in the County during the past decade and potential for future development remains considerable. Areas for rural house building under the current policy have been largely developed and demand for further sites remains buoyant. At present 3 separate sewerage systems serve the village and a significant amount of new sewer, along with a treatment works, would be required to provide an adequate drainage system for any major expansion. Burray Village does not, however, currently feature in Scottish Water's current Investment Plan.

### **Policies**

12.2.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/E2 - Established Industrial Land; LP/C2 - Piers and Harbours; LP/S3 - Established Recreational Land and Buildings; and LP/S5 - Education.

### **Proposals**

H1/H2 These greenfield sites to the north of the village were acquired by Orkney Islands Council to accommodate the growth of the settlement. Both are contained within the

village boundary and are conveniently located to the planned community school. H1 is 2.5ha and would be suitable to accommodate approximately 9 dwellings. H2, adjacent to the community school site is 1.2ha and could accommodate approximately 4 dwellings.

- H3 This privately owned greenfield site to the north of the village lies within the village boundary and, if developed would create a coherent approach to the planned development of the village. 1.2ha in size, it could accommodate approximately 4 dwellings.
- H4/H5 Infill development in these sites will be considered, although any impact on the protected biodiversity found within the area should be minimised. Site H4 is approximately 1.4ha and could accommodate approximately 4 dwellings. A buffer of 30m should be retained free from development to the south of the site to afford protection of the habitat of protected species found in the area. Site H5 is approximately 2ha and could accommodate approximately 6 dwellings. Any development of this site together with the adjacent recreational area at S3 should be the subject of a detailed development brief to ensure the protection of visual amenity and afford protection to the biodiversity interest within the site.
- H6 This site, located to the west of the village, lies between the public road and the west shore, and as it is not prominent in the overall landscape, housing development here could reinforce the pattern of development in Burray. The site is within private ownership and could provide approximately 5 development sites.
- E1 This greenfield site to the north of the village has been acquired by Orkney Islands Council as a site on which to provide a community school. Within the village boundary, it will improve existing facilities within the village and promote its vitality and viability for the future.
- S1 Owned by the Council this site provides formal playing fields, which are an important recreation facility within the village and should be retained as such.
- S2 Associated with the existing primary school, the recreational facilities provided on this small site have recently been the subject of improvements, and now include an important all weather facility in the heart of the village. It should therefore be retained as such for the future.
- S3 This area should be retained for informal recreational activity, together with the future development of a camping and caravan park. Any development of this site, together with the adjacent housing sites at H4/5 should be the subject of a detailed development brief to ensure the protection of visual amenity and afford protection to the biodiversity interests within the site.

## **12.3 DOUNBY**

### **Background**

12.3.1 The village of Dounby has a wide range of facilities including primary school, hotel/restaurant/pub, various retail shops, Post Office, doctors' surgery and petrol pumps. Whilst most existing development is focused around the crossroads, increasing ribbon development now radiates from this junction into the countryside. There is a need to consolidate future development and ensure new housing is located close to existing infrastructure and local amenities.

12.3.2 Important areas of open and recreational space include the playing field, show ground, school playing fields and amenity area to the south east of the crossroads. A new amenity area is also being created at Vias Moss, north east of the crossroads. The principal routes through the settlement are the A986 (north-south), the B9057 Decca Road (to the west) and the B9057 Hillside Road (to the east). Dounby is on the Kirkwall-Dounby and Stromness-Dounby bus routes.

## Development Potential

12.3.3 Dounby is one of five settlements in the Dounby Primary School catchment area where new residential development is being considered. The school has been extended, with new playing fields to the rear. Existing infrastructure and facilities, and the location of undeveloped sites in close proximity to the central area, suggests that Dounby has capacity to accommodate significant development in the future.

## Policies

12.3.4 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/B2 - Archaeological Sites; LP/S3 - Established Recreational Land and Buildings; and LP/S5 - Education.

## Proposals

- H1 Located to the north west of the village core, this housing site lies within the village boundary and would consolidate the existing ribbon development along the A986. Any development on this site would, however, require sewer extensions and may also result in the need for a pumping station. The site, 2.1ha in area, may be accessed from both the A986 and Swartland and could accommodate approximately 8 dwellings.
- H2 This housing site lies to the north west of the existing village, and links the existing ribbon development along the A986 with the central development of the village. Within the village boundary, the site is 1.2ha and could accommodate approximately 4 dwellings. Any development should be sensitive of the adjoining Scheduled Ancient Monument, Knowe of Makerhouse, and a buffer zone may be required between any development and the monument.
- H3 This site lies to the west of the village and is adjacent to a mixed commercial/industrial area. With access from Swartland Road the site may be appropriate for employment uses and/or new housing with workshops, and with the development of H1, this site would reinforce the village core. It would require sewer extensions and may also result in the need for a pumping station. 1.2ha in size, this site could accommodate approximately 4 dwellings.
- H4 This site to the east of the village centre is designated for housing development. This large corner site improves visual links between the existing housing development at Quilco and the core of the village. 2.8ha in size, this site could accommodate approximately 11 new dwellings.
- H5 The size and location of this site make it influential in determining the future character of the village. 3.9ha in area, this site is partly developed to provide sheltered accommodation and doctors' surgery. The remainder of the site would be appropriate for a mix of uses including medium density serviced sites suitable for self-build housing, and an amenity space serving the village as a whole. Development should be phased in a co-ordinated manner and guided by a Development Brief, prepared in consultation with relevant departments and bodies.
- H6 This small site links the core of the village with H1 and would be suitable for landscaping/amenity space although any opportunities for built development would be limited by its size.
- H7 This is a small site adjacent to the existing housing development at Quilco owned by Orkney Housing Association, and should be developed as a second phase to the adjacent Hillside Road development. Any development should be sensitive to the adjacent Scheduled Ancient Monument, Esgar, and a buffer zone may be required between any development and the monument.
- S1 To the north of the village core, this site includes the important wetland, Vias Moss

and pond. The area has been the subject of recent landscape improvements and is to be retained for open space.

S2 This site is the venue for the annual Dounby Show and provides important playing fields within the village. Its use as an area of open space and of recreational importance is to be retained.

S3 This small area adjacent to the primary school provides important recreational space within the village, and is to be retained as such for the future.

## **12.4 EVIE VILLAGE**

### **Background**

12.4.1 Evie Village is centred around Evie Church, and has good facilities with public house, shop, church, campsite, hostel and primary school just over 1 km away. Straddling the A966, it has all the facilities and services required to accommodate moderate expansion in the long-term.

### **Development Potential**

12.4.2 Expansion in Evie Village should be focused in the south east, although there is a small infill site in the heart of the village, suitable for housing development. Development in the long-term may however, be constrained by lack of sewerage infrastructure, land availability, access and flooding. Presently, the public sewerage system only serves the Council houses. The first time provision of a wastewater collection system and treatment works is proposed although growth is not seen as a driver to investment.

### **Policies**

12.4.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; and LP/C1 - Coastal Zone.

### **Proposals**

H1 This site of 0.3ha, in the centre of the village, has potential for limited housing development with accommodation for approximately 2 dwellings. It may be possible to serve these sites with septic tanks.

H2 On the corner of Hillside Road and the A966, this site is 1.6ha in area and could accommodate approximately 5 dwellings. In the siting and design of any new development, consideration must be given to the daily workings and operational requirements of Dale Farm opposite.

H3 This site is adjacent to the burial ground and with an area of 0.4ha, could accommodate approximately 3 dwellings. Any extension of the burial ground should be contained on land to the rear of the existing site, thus avoiding further ribbon development of the village along the A966.

## **12.5 FINSTOWN**

### **Background**

12.5.1 Finstown is the third largest settlement in Orkney with a population of 385 at the time of the 2001 census. The village has grown up around the church and the pier at Maitland Place spreading along the roads that converge on the village centre.

12.5.2 The village has a good range of services including two general stores, hardware store, restaurant/public house, filling station and post office. A new school at Firth provides an excellent educational facility for the village and its hinterland. A burial ground is located in the centre of the village. The principal roads of the A961 and the A966 meet in Finstown.

12.5.3 Steep gradients to the south-west have inhibited growth although some development has occurred adjacent to the steep Heddle Road, with housing developments at Grimond Road and Hill of Heddle and adjacent to Manse of Firth. Other recent housing development

in the village has centred on Parkside and Jib Park. The village demonstrates more compact development than seen in other villages and the possibility for higher density new development therefore exists.

### **Development Potential**

12.5.4 The potential for development in Finstown is curtailed in the short term by the lack of sewerage facilities and until a treatment works is provided no further development can occur. The provision of a wastewater treatment plant for Finstown, along with a collection system now features within Scottish Water's investment programme. These works will be designed to accommodate the areas identified for development, and once in place the existing development constraint will be removed. The village has a good choice of facilities and public transport links with both Kirkwall and Stromness, making it popular as a residential centre. Orkney Housing Association has also identified within its three-year development programme proposals to develop houses for rent in Finstown.

### **Policies**

12.5.5 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N1 - Nature Conservation; Policy LP/N3 - Landscape; Policy LP/N5 - Trees and Woodlands; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; Policy LP/B2 - Archaeological Sites; LP/S3 - Established Recreational Land and Buildings; and LP/S5 - Education.

### **Proposals**

- H1 This 0.5ha site between the A966 and estuary links the existing village centre with development along the A966 and new community school. Currently in agricultural use, the site could accommodate approximately 3 dwellings although sympathetic landscaping would be necessary to mitigate the visual impact of development on the character and appearance of the estuary.
- H2 This infill site is on the south side of the A965, towards the west of the village and is 0.5ha in area. It links existing ribbon development with the rest of the village. Approximately 3 dwellings could be accommodated although the elevated nature of the site requires new development to be carefully designed and landscaped.
- H3 Development of this sloping site should be considered in conjunction with H4 with access through Grimond Place. It links existing ribbon development along Heddle Hill with the village centre. The medium gradient allows residential development, and the visual intrusion of development would be minimised with dwellings contained on the lower aspects of the slope. However, a lower density would be appropriate in this area, with approximately 12 dwellings of various sizes designed in accordance with a design brief prepared in consultation with the relevant Council departments, Scottish Water and the community council, to ensure a co-ordinated approach.
- H4 Considered with H3, access can be gained from Grimond Place and the A965. This site may be suitable for a mix of plot sizes and types, including medium density and sheltered housing and serviced sites for self-build. Development of this area would need to be phased over a period of years in a co-ordinated manner and this would best be achieved by preparing a development brief. The limited capacity at the A965/Heddle Road junction to accommodate more traffic will also need to be assessed.
- S1 This site should be retained for open space and there are opportunities for landscaping and environmental improvements.
- S2 This site, to the south and east of the community centre, has also been identified as one to be retained for open space, and again there are opportunities for improved landscaping and environmental enhancements.
- S3 Community Garden – this site should be retained for use as a community garden, providing open space for the community with associated landscaping and environmental improvements.

## **12.6 KETTLETOFT, SANDAY**

### **Background**

12.6.1 The village of Kettletoft has developed around the pier and Kettletoft Bay, and is situated towards the southern edge of Sanday. The population of Sanday at the 2001 census was 478. The main route through the village is the B9068. The village has a number of facilities including two hotels, post office, shop and vehicle repair garage.

### **Development Potential**

12.6.2 Sanday is characterised by a flat landscape, leaving all development visible from long distances. Any development within this area must therefore be designed in sympathy with the natural environment and traditional characteristics of the village. There has been limited pressure for development in Kettletoft in recent years and the current settlement comprises about 15 dwellings mostly sited on the coastal side of the B9096. Any new development will be encouraged to locate opposite this, to prevent a further spread of the village along the coastal edge. At present there is no sewerage system in Kettletoft, although Scottish Water has identified the need for a First Time Provision scheme. However no timescale has been given.

### **Policies**

12.6.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N1 - Nature Conservation; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; and Policy LP/DC12 - Safeguarded Areas.

### **Proposals**

- H1 This small site of 0.1ha in area would be appropriate for new housing development.
- H2 Further housing development within Kettletoft will be encouraged on this site which is 0.76ha in area.

## **12.7 LADY, SANDAY**

### **Background**

12.7.1 The village of Lady is situated in the central area of Sanday. Facilities within the village are moderate with a shop, post office, filling station and doctor's surgery. A bus service runs to and from the ferry terminal at Loth.

### **Development Potential**

12.7.2 There are a number of sites within Lady which offer potential for new housing development. Presently the area is partially served with public sewerage by means of two separate systems, and development at sites H2 and H3 could not be accommodated by this system. A complete review of the drainage in the area has been acknowledged, as is the need for a treatment works to facilitate much further new development. In terms of employment in the island, it has been identified that opportunities exist relating to tourism, arts and crafts, and information technology.

### **Policies**

12.7.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/C1 - Coastal Zone; and Policy LP/S3 - Established Recreational Land and Buildings.

### **Proposals**

- H1 This site allows for 0.5ha of new housing development. This site is situated away from the main B9069 and would not contribute to ribbon development.
- H2 This site is 1.1ha in area next to the B9096 road. Whilst development here may contribute to ribbon development, careful design and siting may provide a choice of development sites within the settlement.
- H3 This site adjacent to H2 and next to the B9096 road is 1.2ha in area. Any

development here must ensure that further development is not compromised in any way i.e. through developing sites closest to the B9096 and thus restricting access to additional sites away from the roadside.

- H4 The East Church no longer exists on this site and the opportunity exists for this area of 0.3ha to be developed for new housing.
- S1 This large area should be retained for recreational purposes.

## **12.8 LONGHOPE, HOY**

### **Background**

12.8.1 Longhope is the largest village on South Walls and is connected to the island of Hoy by a spit "The Ayre". The village has developed on the point of the South Ness historically through vessels sheltering in Longhope prior to crossing the Atlantic. The landscape of the area is quite steep as it moves away from the coast. Longhope stretches along the main B9047 for approximately one mile. Most of the development is centred around the south of the B9047. There is a concentration of 28 council houses located on the slope directly above the pier. The remainder of the village consists of linear development along the B9047 with most development situated on the south side of the road away from the shore. Longhope has a considerable number of facilities with a general store, post office, telephone box and petrol pumps located at the pier. Along the B9047 are a Police Station, Fire Station, Coastguard Point, Ambulance Station and Health Centre, a community centre and a church. There is also the Longhope Hotel.

### **Development Potential**

12.8.2 There are small pockets of land with development potential, which would mainly consist of infill development and would not have an adverse impact on the setting of the village or the landscape character of the area. Any future development likely to occur will be on land away from the shore on the other side of the B9047. Such development will be constrained by the sloping agricultural land, which will impact on both location and design.

12.8.3 At present there are two public sewerage systems which cater for part of the village. The need for a collection system and treatment works has been identified although no timescales have been given by Scottish Water.

12.8.4 Opportunities for employment will mainly rely on the development of sea based activities. Tourist developments may also open up opportunities with the creation of B&B facilities throughout the island.

### **Policies**

12.8.5 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; and LP/S3 - Established Recreational Land and Buildings.

### **Proposals**

- H1 This site is appropriate for residential development. Close to the church, development at this site would add to the environmental quality of the area.
- H2 This site also offers opportunities for new housing development. Located along the B9047 any new development here must not encourage ribbon development.
- H3 As at H2, this site is adjacent to the B9047 and new development must be designed in such a way as to prevent ribbon development.
- H4 This site to the west end of the village also has potential for housing development, and would add to the overall quality of the environment if new development is designed and sited sensitively.
- H5 This site includes a number of derelict buildings which could be restored. The

restoration of this and other sites would make a positive impact on the overall quality of the environment.

- S1 The area of open space at St Colm's Quadrant is to be retained in its current use.

## **12.9 LYNESS, HOY**

### **Background**

12.9.1 The village of Lyness is on the east coast of Hoy beside the Gutter Sound, and is situated around a number of naval and military remains. The village lies at the bottom of a relatively steep slope with the B9047 running through it connecting with Hoy to the north and Longhope to the south. There is limited new development in Lyness with an area of housing concentrated into a group of 11 dwellings with a cul-de-sac layout. The other existing dwellings are detached or in groups of two along the B9047 or down towards the shore. Lyness has limited services including a shop, hotel, petrol pumps and a phone box.

### **Development Potential**

12.9.2 Lyness has the potential to develop on a number of sites. There is, however, the issue of oil contamination, which may affect a number of sites and cleaning the area will increase the cost of potential development. Lyness is steeped in military remains and was a critical area in the "Defence of Britain" during the Second World War. Any development within the area will have to ensure full assessment of any military remains is investigated and appropriate recording and/or retention is undertaken. Whilst there are a number of opportunities for new development within the settlement, there are also a number of sites which contain derelict buildings that could be restored or demolished to release the site for new development. Other environmental improvements could also be carried out throughout the area to improve Lyness greatly, especially through the removal of scrap cars.

12.9.3 Employment opportunities exist with Lyness having great potential for development making use of the deep-water bay. The creation of small workshops is also a possibility as is the further development of tourist facilities that exist at Lyness visitor centre.

12.9.4 The sewerage system serving Lyness is currently being upgraded although the completed system will not be capable of dealing with effluent from the area identified for industrial use.

### **Policies**

12.9.5 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/E1 - Industrial and Business Development; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; Policy LP/B2 - Archaeological Sites; and LP/DC12 - Safeguarded Areas.

### **Proposals**

- H1 This site is 0.4ha in area and has opportunities for development for new housing. New development should be sited to relate to the existing building pattern.
- H2 This site, of 0.2ha in area, opens up opportunities for the development of new housing. Again, development should be designed and sited to respect the character of existing development.
- E1 This small site offers opportunity for redevelopment to create employment opportunities.
- E2 This site could also be redeveloped to form employment facilities, such as small workshops.
- E3 This large site, 11.2ha in area, is reserved for a major single industrial user, as recommended by national planning guidance. This brownfield site was formerly a naval base and has largely lain unused since it was abandoned at the end of the war.

The Council will support proposals for major industrial development on this site, which could be particularly suited to marine related activity such as the decommissioning of oilrigs. As a brownfield site, with access to docking facilities, it is highly suitable, and its redevelopment would provide an opportunity to enhance the environmental appearance of this area. A development brief must be prepared for this site prior to a planning application being submitted. Lyness is a site of historical interest and there is a Scheduled Ancient Monument close to the site. Assessment of the military remains and mitigation strategies to preserve in-situ or to suitably record these should form part of any application submitted for the site. It should also be noted that the disused piers at Lyness have significant nature conservation interest. One has a high density of breeding Black Guillemots and the other a mixed colony of nesting Arctic and Common Terns. Neither should be disturbed during the course of any development.

## **12.10 PIEROWALL, WESTRAY**

### **Background**

12.10.1 Pierowall is the largest settlement on Westray, and is situated around the Bay of Pierowall in the north east of the island. Westray is one of the most populous islands with a population of 563 at the 2001 census. The village has developed around the bay although some urban sprawl is evident around the bay. A mix of housing type has developed, with a number of old traditional style houses, modern housing, an area of council housing and a number of derelict buildings, which seem particularly focused along the shoreline.

12.10.2 Pierowall is host to a large number of facilities. Tourist related developments include a hotel, public toilets and a heritage centre. General facilities for islanders include general goods/grocer shops, post office and bank. The school is located within the village with an associated play area and there is also the fire station and a public telephone. Along the shoreline beside Gills Pier there is also a bakery and a doctor's surgery. The village has potential to grow and the island itself is quite buoyant. Recent pressure for development in the village has been directed to land at the rear of the existing settlement. This has been sporadic in nature and adds to the sprawling nature of the village.

### **Development Potential**

12.10.3 Pierowall has good development potential, with a number of areas within the village capable of accommodating new development. There are a number of gap sites and brownfield sites that could be redeveloped for new housing, and there must be a presumption against development that would add to urban sprawl, with any new developments along the shore between Pierowall and Gills Bay discouraged. With the area's great Norse connections the largest pagan Norse cemetery to be found in Britain is found in the area and, as a whole, should be classed as archaeologically sensitive. Any developments should therefore take into account the likely presence of archaeology.

12.10.4 There is no overall public sewerage system in Pierowall. Works to improve the sewerage system feature in Scottish Water's Investment Plan in 2005/06.

12.10.5 There is potential for the establishment of new employment opportunities. Small workshops may offer the best opportunity for encouraging new business development. Opportunities for job creation include leisure related business and the establishment of residential and day care facilities for the elderly.

### **Policies**

12.10.6 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; LP/E2 - Established Industrial Areas; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; Policy LP/B2 - Archaeological Sites; LP/S3 - Established Recreational Land and Buildings; LP/S5 - Education and Policy LP/DC12 - Safeguarded Areas.

### **Proposals**

H1/H2 This site on land to the rear of the school is 1.4ha in area and would be an appropriate area for new development. The site adjacent to H1 would also be

suitable for new housing development. This is a slightly larger site at 1.7ha. In developing both or either of these sites new dwellings must not create ribbon development, and must also be designed to ensure that development of a few sites does not prejudice the development of further housing sites within the area by inappropriate location or scale which may limit access.

- H3 This site, owned by Orkney Housing Association, is 0.6ha in area. It is identified for potential new housing development by the Housing Association, which has made an 'in principle' commitment to Westray Community Council/Westray Development Group to transfer sufficient land to an appropriate body to enable development of a supported housing development for the elderly on at least part of the site.
- S1 Protection will be afforded to this public recreation space for retention in its current use.

## **12.11 BRINYAN, ROUSAY**

### **Background**

12.11.1 Rousay is one of the closest Islands to mainland Orkney, and is usually considered in connection with two other smaller islands of Egilsay and Wyre. A regular ferry service runs between the three islands and the mainland of Orkney. In the 2001 census Rousay had a population of 267, and the main area of settlement has been established around the main pier which services the island. Immediately behind the settlement is an area of hill land, which dominates the island's environment. Much of the area is a SSSI and is owned by the RSPB. Most dwellings within the village are situated around the square and include a mix of council houses and a few private dwellings. Facilities within the village are limited, but include a licensed restaurant, craft shop/cycle hire shop, telephone box, and the Trumland Orientation Centre and waiting room, which contains public toilets. There are other services on the island but these are situated away from the main village and include a Post Office, shop, community school and hotel.

### **Development Potential**

12.11.2 Although potential housing areas have been identified within the village boundary, past evidence suggests that there has been little new development within the village boundary in recent years, and current demand for housing on the island remains low.

12.11.3 In terms of employment, the proximity of the Orkney mainland makes a positive impact on the number of people living on Rousay, however, very few people commute daily to the mainland. Potential exists to create employment uses associated with fish farming and marine related activities. Leisure or tourist related developments may also provide additional employment on the island.

### **Policies**

12.11.4 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N3 - Landscape; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; Policy LP/B2 - Archaeological Sites; and LP/DC12 - Safeguarded Areas.

### **Proposals**

- H1 This favoured area for development is in close proximity to the existing dwellings, and new development should be designed and sited to prevent any sprawl along the shoreline.
- H2 Orkney Housing Association is in ownership of this small site, which has been identified for 2 semi-detached blocks of dwellings.

## **12.12 STENNESS VILLAGE**

### **Background**

12.12.1 Stenness is a relatively compact village of about 20 dwellings, including 8 OHA/OIC houses at Clouston Corner. Facilities include a Community School, minimarket, post office and petrol pumps. There are also a number of other businesses operating from the village. The principal route through Stenness is the A965 Kirkwall-Stromness road, and the village is also on the Kirkwall-Stromness bus route.

### **Development Potential**

12.12.2 Development in Stenness will be curtailed in the short term by the public wastewater collection system. Scottish Water's Investment Plan has identified the need for first time provision of a public wastewater collection system and treatment works and development of this work is ongoing.

### **Policies**

12.12.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N1 - Nature Conservation; LP/S3 - Established Recreational Land and Buildings; and LP/S5 - Education.

### **Proposals**

- H1 This site links the A965 to H2 and lies within the village boundary. With access from either the A965 or via H2, this site lies at the edge of the village and with an area of 0.4ha could accommodate approximately 2 dwellings.
- H2 This site, also within the village boundary, is 0.9ha in area and lies at the centre of the village. Again suitable for housing, this site could accommodate approximately 3 dwellings. The site provides an important area of biodiversity within the village and any development of the site should not have an unacceptably adverse impact upon the natural heritage interest of the site.
- H3 This site, also within the village boundary, is 1.2ha in area and lies adjacent to the village centre and is convenient to the school and other village facilities. Suitable for residential development, this site could accommodate approximately 6 dwellings.
- S1 This site to the rear of the community school provides a valuable recreational resource for the village. It is therefore important that this area be retained for open space land in connection with the school.
- S2 This important area of wetland adjacent to the Loch of Stenness should be protected from adverse development that may destroy its natural environment.

## **12.13 ST. MARGARET'S HOPE**

### **Background**

12.13.1 St Margaret's Hope is the fourth largest settlement in Orkney with a population of 276 living in 128 households at the time of the 2001 Census. The village has a thriving community with good range of facilities including shops, sheltered housing complex, post office, two hotels and a restaurant as well as many other businesses and amenities. The community school was extended and improved in 1993. The village also serves as the port for the short sea ro/ro service which runs to Gills bay in Caithness.

12.13.2 The village is centred on the parallel streets of Back Road and Front Road, which form the historic core of the town, with more recent development occurring along Church Road, School Road and Pier Road. The village centre is designated as an Outstanding Conservation Area and a Tree Preservation Order protects many of the mature trees. An environmental improvement scheme has been implemented on Cromarty Square and a children's play area constructed off Back Road.

## Development Potential

12.13.3 There has been significant housing development within the village in recent years and six industrial sites have been constructed in the south east of the village. The extent to which new development can be accommodated is heavily dependent on the provision of a new link road to open up access to a number of the proposed housing sites. This road would also assist in easing traffic congestion within the historic core of the village. Scottish Water has identified the need for small sewer extensions to serve some of the identified sites, and a wastewater treatment works is now within their investment programme. The village is well served by public transport with a regular bus service to Kirkwall.

12.13.4 The St Margaret's Hope Conservation Area is subject to separate policy guidance and any development should respect this designation.

## Policies

12.13.5 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/E2 - Established Industrial Areas; Policy LP/N5 - Trees and Woodlands; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; Policy LP/B3 - Conservation Areas; LP/S3 - Established Recreational Land and Buildings; and LP/S5 - Education.

## Proposals

- H1 This site to the west of the village links existing residential development to the north with the community school. Suitable for development in the medium term, this site is 2ha in area, and would accommodate approximately 8 dwellings. The site has been previously identified as one suitable for additional public housing in the village.
- H2 Suitable for residential development in the medium term, this site to the south west of the village is 1.7ha in area. Able to accommodate approximately 6 dwellings, the site is conveniently located to the community school, and development in this area would better amalgamate this part of the village with the rest of the settlement.
- H3 This site, to the rear of Back Road is 1.1ha and could accommodate approximately 4 dwellings. Development here would depend on access improvements. The site links with H4 and development of these sites should be carried out in a co-ordinated way.
- H4 Owned by Orkney Islands Council, access to this site is dependent on sites H3 and H5. The development of an alternative road into the village may, however release this development site, together with the adjacent H3 and H5. 1.1ha in area, this site could accommodate approximately 4 dwellings.
- H5 This large site to the south east of the village is 3ha in area and, with appropriate access and servicing, could accommodate approximately 12 dwellings. Development in this area may depend on the provision of improved road infrastructure, and links with H4.
- S1 This site, adjacent to the community school provides important formal recreational space, and the playing fields should be retained as such for the future.
- S2 The tennis court and Bowling Green provide formal recreation activity within the village centre, and allow for a wider variety of sports available. The site should therefore be retained in recreational use.
- S3 The provision of a children's play area in this area has provided an important facility for the community and encourages the retention of a well-balanced community. The site should therefore be retained in recreational use.
- E1 This small serviced industrial estate has been located to the south east of the village, and promotion of this area for employment use will be continued.

## 12.14 ST. MARY'S

### Background

12.14.1 St. Mary's is a compact settlement comprising development around a series of narrow roads and facilities include a post office, phone box and community centre. There are few infill sites within the existing built-up area, and future housing development may require significant infrastructure improvements. The principal route through St. Mary's is the A961 Kirkwall-Burwick road and the village is also on the Kirkwall - St. Margaret's Hope bus route.

### Development Potential

12.14.2 The major constraint to new development is the existing road network, and although certain improvements can be made, existing development in some areas precludes road widening or improvement. Scottish Water has also programmed a full collection system and treatment works for St Mary's which it is hoped will accommodate any village expansion.

### Policies

12.14.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N1 - Nature Conservation; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; Policy LP/B2 - Archaeological Sites; LP/S3 - Established Recreational Land and Buildings; and LP/S5 - Education.

### Proposals

- H1 The development of this small site to the west of the village would only be possible with the creation of appropriate access. 0.2ha in area, this site could accommodate a single dwelling, or facilitate the development of the adjacent site H2.
- H2 Development of this site would require the creation of appropriate access either from H1 or with the development of a new link from the south via the Telegraph Exchange road. 1ha in area, this site could accommodate approximately 4 dwellings.
- H3 An OHA development of 6 houses to the north of the community centre forms the first phase of a potentially larger development to the east on this site. The approved layout does not allow access to the north or west, and linking with the adjacent H4 development would depend on the creation of appropriate access. It is doubtful whether St. Mary's Road and its junction with the A961 could be adequately improved to accommodate the additional development.
- H4 Various improvements would be required to facilitate development of this large site to the north of the village. Access from Station Square provides the best option to facilitate an expansion of the built-up area, and at 3.1ha in area, this site could accommodate approximately 12 dwellings. The feasibility of linking this site into the OHA development in site H3 should be assessed in due course.
- H5 This large development site to the north east of the village is constrained by its access from West Greaves Road. If the road could be widened in part, perhaps to Station Cottage, and the junction improved, the 3.3ha could accommodate approximately 15 dwellings. The potential for the necessary highway improvements has not yet been assessed, although development in this area may act as a catalyst for the improvement of the West Greaves Road junction.
- H6 To the east of the village, this site is 0.8ha in area and could accommodate approximately 3 dwellings, should the appropriate access be created. Options for access include a direct link to the A961, or from the rear, via site H5.
- S1 This small recreational area and playground provide an important facility within the village, and should therefore be retained as an area of recreational space.

## **12.15 THE PALACE**

### **Background**

12.15.1 The village comprises a compact core of buildings around the Earl's Palace and St. Magnus Church with scattered housing to the north and south. Facilities include a general store and off-licence, a phone box and public toilet. The A966 is the main road providing access and a weekly bus service gives public service access to Kirkwall.

### **Development Potential**

12.15.2 Development within the settlement is constrained by water supply and road networks. There is a limit to the total number of new dwellings that could be built without prejudicing the water supply to existing properties. At present there is no public sewerage system although Scottish Water has indicated a first time provisions scheme is required. Access into the village is constrained by the capacity of Linkshouse Road, which currently limits the potential for development in the Palace.

### **Policies**

12.15.3 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N3 - Landscape; LP/C1 - Coastal Zone; Policy LP/B2 - Archaeological Sites; and LP/S3 - Established Recreational Land and Buildings.

### **Proposals**

- H1 This site to the north of the existing settlement extends the village towards existing residential development that faces the coast. This site almost 1ha in area and could accommodate approximately 4 dwellings. Any development here would, however, require an archaeological investigation and assessment due to the proximity of the Earl's Palace. Development proposals will also be assessed for their impact on the setting of the Palace.
- H2 Adjacent to H1, this site is 1.2ha in area, and could accommodate up to approximately 4 dwellings. Again, any development would require an archaeological assessment in light of the proximity of the Earl's Palace. Development proposals will also be assessed for their impact on the setting of the Palace.
- H3 To the north of H1/H2 this small site could accommodate one dwelling and completes development up to the village boundary.
- H4 This large site to the south of the village is 2ha in area and could accommodate approximately 8 dwellings if adequate access and infrastructure could be provided. The presence of the communal septic tank dictates that this site is the only one suitable for medium-density housing, with access being taken at the north end near the bridge.
- S1 This area, immediately east of the Earl's Palace, should be retained as open space in order to protect the character and setting of the ancient monument.
- S2 This area has also been allocated as an area of open space to be retained as such to offer protection to the character and setting of the ancient monument.

## **12.16 WHITEHALL, STRONSAY**

### **Background**

12.16.1 The village of Whitehall is situated in the north east of the island and has developed around the historic fishing port. Stronsay had a total population of 358 at the time of the 2001 Census.

12.16.2 The original dwellings of Whitehall were constructed along the shorefront, and in recent years a number of council houses have been built in a small square development to the east side of the original settlement. Very close to the settlement of Whitehall is Lower

Whitehall, which was established as a base for the families of herring fisherman. Village facilities include an interpretation centre, cafe hostel and small craft shop. Also within the village are a post office, shop, public toilets, playground and hotel.

### **Development Potential**

12.16.3 Whitehall has experienced very little new development in recent years. There are a number of vacant dwellings in the village that are becoming increasingly derelict and beyond repair. Before new build is considered, renovation should be considered as a preference, particularly for those properties on the shorefront.

12.16.4 Possibilities for employment rest with leisure developments for locals and tourist related developments such as crafts and B&B.

12.16.5 Improvements are planned for public sewerage system in the village, which currently only serves the Council houses. Much of the village is served by private outfalls, with the effluent receiving little or no treatment. The provision of a collection system and treatment works has been identified as being a requirement of the Urban Wastewater Treatment Regulations and is programmed for provision in 2004/05.

### **Policies**

12.16.6 The specific policies relating to the village are: LP/H1 - Housing in Settlements; LP/H3 - Established Housing; Policy LP/N1 - Nature Conservation; LP/C1 - Coastal Zone; LP/C2 - Piers and Harbours; LP/S3 - Established Recreational Land and Buildings; and LP/DC12 - Safeguarded Areas.

### **Proposals**

- H1 This site to the rear of existing development would be appropriate for new development although access would be restricted due to the location of the site along the shoreline.
- H2 Similarly this site would have access restrictions as a result of its shoreline location.
- H3 This site adjacent to the recreation ground has been identified as one suitable for residential development, and provision of additional dwellings here would not adversely impact on the quality or character of the surrounding area.
- H4 This small site forms an infill site and would create continuity of development within this part of the settlement.
- S1 This is an important area of open space within the village boundary, and protection will be given to it, with any development that may compromise its use being rejected.
- E1 This small site offers opportunity for redevelopment to create employment opportunities.