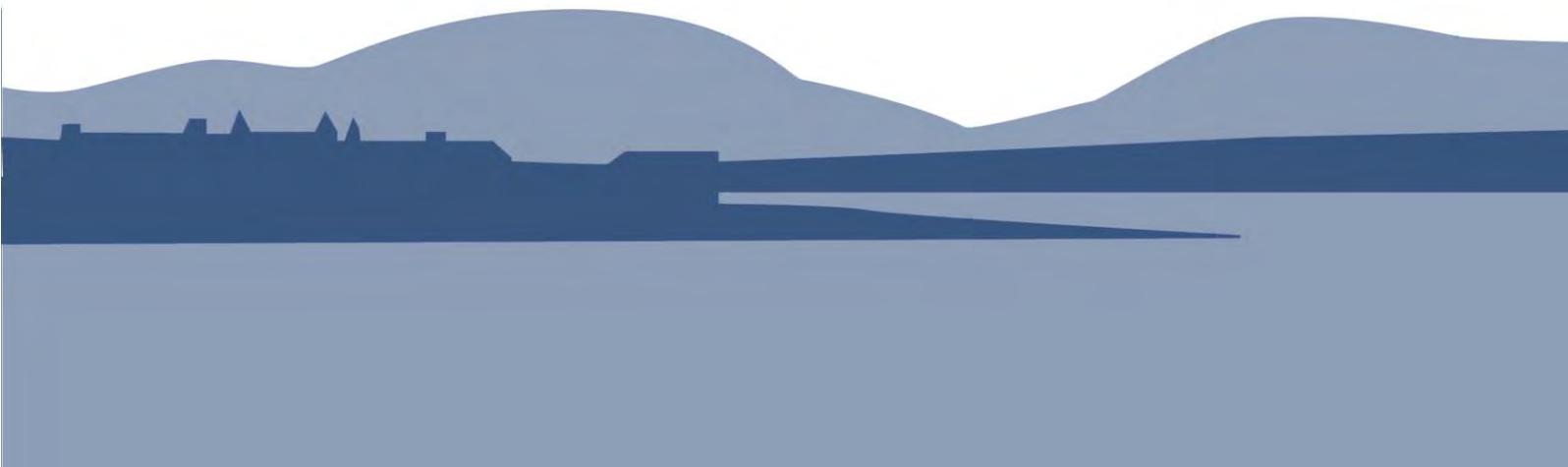


# Orkney Local Development Plan



**ADOPTED | APRIL 2017**



# Orkney Local Development Plan 2017

Adopted - April 2017

[www.orkney.gov.uk](http://www.orkney.gov.uk)

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# Introduction

- 0.1 The Orkney Local Development Plan 2017 (referred to as “the Plan”) sets out a vision and spatial strategy for the development of land in Orkney over the next ten to twenty years. The Plan contains the land use planning policies which Orkney Islands Council will use for determining applications. It also contains development proposals for our towns, villages and rural settlements, and establishes settlement boundaries for each of these areas where the principle of development will be accepted.
- 0.2 The Plan replaces the 2014 Orkney Local Development Plan, and will provide the planning framework for the whole of Orkney. The Plan will be kept under review and will be replaced every 5 years.
- 0.3 This Plan is the outcome of extensive research and engagement with the Mainland and Isles communities which has been undertaken since the adoption of the 2014 Local Development Plan. Key agencies including Scottish Natural Heritage, Historic Environment Scotland, Scottish Water and the Scottish Environment Protection Agency have also been widely involved in its preparation. In particular, it takes into account the views expressed in response to the Main Issues Report 2015, which was a key stage in the consultation process.
- 0.4 Other documents and strategies which have informed the Plan include the current and emerging Housing Needs and Demands Assessment, the Local Housing Strategy and the Regional and Local Transport Strategies. The Plan also takes account of the policy direction and priorities already established through the Council’s strategic documents such as the ‘Council Plan Delivery Plan 2015-2018’, ‘Our Plan 2013 – 2018, Orkney Islands Council Corporate Strategic Plan’ and the Orkney Partnership’s Orkney Community Plan: Incorporating Orkney’s Local Outcomes Improvement Plan 2015 to 2018.
- 0.5 It considers changes to Orkney’s environment, economy and society, national planning documents, and relevant public consultations that have been undertaken. The Plan responds to the National Planning Framework 3, Scottish Planning Policy 2014 and Circular 6/2013 – Development Planning; all of which have been published since the adoption of the 2014 Local Development Plan.



## How to use the Plan

- 0.6 Section 25 of The Town and Country Planning(Scotland) Act 1997, as amended, requires that, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise”.
- 0.7 All of the policies in the Plan will be afforded equal weight in the determination of planning applications; **if a proposal is contrary to any single policy then it does not accord with the Plan.**
- 0.8 The Proposals Map highlights land use allocations, national and international designations and other spatial considerations in Orkney and the detailed proposals for each settlement are contained within Supplementary Guidance: Settlement Statements. The settlement statements provide detail on how particular types of development will be supported. In considering options for these sites, proposals must comply with all relevant policies as well as any relevant associated supporting planning guidance or advice.
- 0.9 In addition to national policy and advice on specific topic areas, Orkney Islands Council produces the following documents to support the interpretation and application of the policies in the Plan:
- 0.9.1 **Supplementary Guidance:** where such guidance is to be prepared it is noted within the Plan. Supplementary Guidance undergoes public consultation and Council Approval before being notified to ministers. Once adopted, supplementary guidance forms part of the plan, having the same material weight as the policies therein.
  - 0.9.2 **Planning Policy Advice** – is produced to give advice on particular policy areas or sites. This level of guidance undergoes full public consultation and Council approval prior to adoption and bears significant weight in the decision making process.
  - 0.9.3 **Development Management Guidance** – provides information regarding the interpretation and/or application of specific planning policies to ensure consistency in approach and to avoid ambiguity. Although not subject to public consultation, this level of guidance bears some material weight as it is adopted as standing advice by the Council.
- 0.10 The Plan is supported by an online glossary of planning terms. This can be found at [www.orkney.gov.uk](http://www.orkney.gov.uk).



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# Vision for Orkney

- VS.1 The Local Development Plan for Orkney seeks to ensure that effective planning policies are in place to strengthen and support Orkney's communities by enabling those developments which will have a positive and sustainable socio-economic impact, and utilise locally-available resources, whilst striving to preserve and enhance the rich natural and cultural heritage assets upon which Orkney's economy and society depends.
- VS.2 Orkney's settlements will act as a focus for growth in order to support existing facilities and services such as shops, schools and public transport links. Facilitating active travel will be an integral part of development planning across the county with a commitment to include well-integrated footpaths and cycleways within new developments and to connect any fragmented sections of the existing network to encourage active and healthy living.
- VS.3 The Development Plan supports 'positive aging' with the ambition that environments and places are tailored to allow individuals to retain their independence and quality of life as they grow older. Equally important is the need to attract and retain young families and individuals by creating high-quality settlements and vibrant communities.
- VS.4 The planning process supports the delivery of affordable housing developments in a variety of locations in order that opportunities exist for as many individuals as possible to live in a safe and comfortable home. Adequate land has been identified to allow business and industry to grow and sufficient housing land, which is free from constraint, has been designated to exceed future demand. The Development Plan supports Orkney's strong maritime links and guides relevant developments to key land around ports and harbours.
- VS.5 Policy support has been established to ensure that all appropriate energy generation schemes will be supported in the county and that local solutions to storing energy for alternative uses are encouraged where there is not an opportunity to distribute energy through more traditional routes. Locally-important agricultural land will be safeguarded against unnecessary development to ensure that this important facet of Orkney's economy is protected and there is policy support for delivering new houses for farmers, crofters and agricultural workers where they are needed.



# The Spatial Strategy

SS.1 The Plan seeks to support the growth of Orkney's communities in a sustainable manner, ensuring that development is directed in the first instance to places with sufficient infrastructure and facilities to support sustainable social and economic development; the towns, villages and rural settlements of the Plan.

## The Settlements of the Mainland and Linked Isles

SS.2 The Plan identifies a hierarchy of twenty-six settlements throughout the Mainland and Linked Isles where services, facilities, retail, infrastructure, employment and centres of population are primarily located. These are Orkney's most sustainable settlements, which are promoted as the main focus for new development, acting as service centres for Orkney's rural communities and the non-linked isles.

### Sustainable Settlement Hierarchy:

Towns	Kirkwall and Stromness
Villages	Burray Village, Dounby, Evie Village, Finstown, Orphir Village, Quoyloo, St Margaret's Hope, St Mary's, Stenness, The Palace, Toab
Rural Settlements	Burnside (Harray), Dalespot, Evie School, Herston, Hillhead, Houton, Lighthouse Corner, Scorradaie, Lyron, Madras, Norseman, Scapa Brae, Tingwall

## The Countryside of the Mainland and Linked Isles

SS.3 The Plan strives to support the economic and social aspirations of the rural community by encouraging sustainable economic growth through the creation of traditional and new businesses, and by providing multiple opportunities for the development of new rural homes, whilst seeking to protect Orkney's landscape and natural environments for future generations.

### The 'Isles Approach'

SS.4 Development within the islands, which support permanent resident populations and are served by public transport services, will be supported where it accords with relevant Plan policies and where it shall not place any unacceptable burden on existing infrastructure and services.

### The Isles Approach applies to:

- Eday
- Egilsay
- Flotta
- Graemsay
- Hoy
- North Ronaldsay
- Papa Westray
- Rousay
- Sanday
- Shapinsay
- Stronsay
- Westray
- Wyre

SS.5 A number of the Isles contain Villages and Rural Settlements that act as centres of population, services and facilities (Figure 1). These settlements are likely to be the focus for the majority of new developments.

**Further information on the sustainable settlements and details on the development allocations within these settlements is provided within Supplementary Guidance: Settlement Statements.**

### Housing and the Housing Needs and Demand Assessment– 2017 to 2027

SS.6 The 2011 Census data highlights the general increase in Orkney’s population, with an increasing trend in the number of households and the Council aims to ensure there is a generous supply of effective housing land in locations where people wish to live so that Orkney can house future workers and families.

SS.7 The Housing Supply Target of the Plan covers a ten year period (Table 1) to ensure that there will always be a five year effective housing land supply throughout the lifetime of the Plan. This figure has been informed by the emerging Housing Needs and Demand Assessment for Orkney (HNDA), which is currently being drafted for the period 2017 to 2021 The Council is working closely with the Scottish Government’s Centre for Housing Market Analysis to produce this document and it is anticipated that it will be confirmed to be robust and credible prior to the adoption of the Plan in April 2017.

Figure 1: Map of Orkney with 5 Datazones

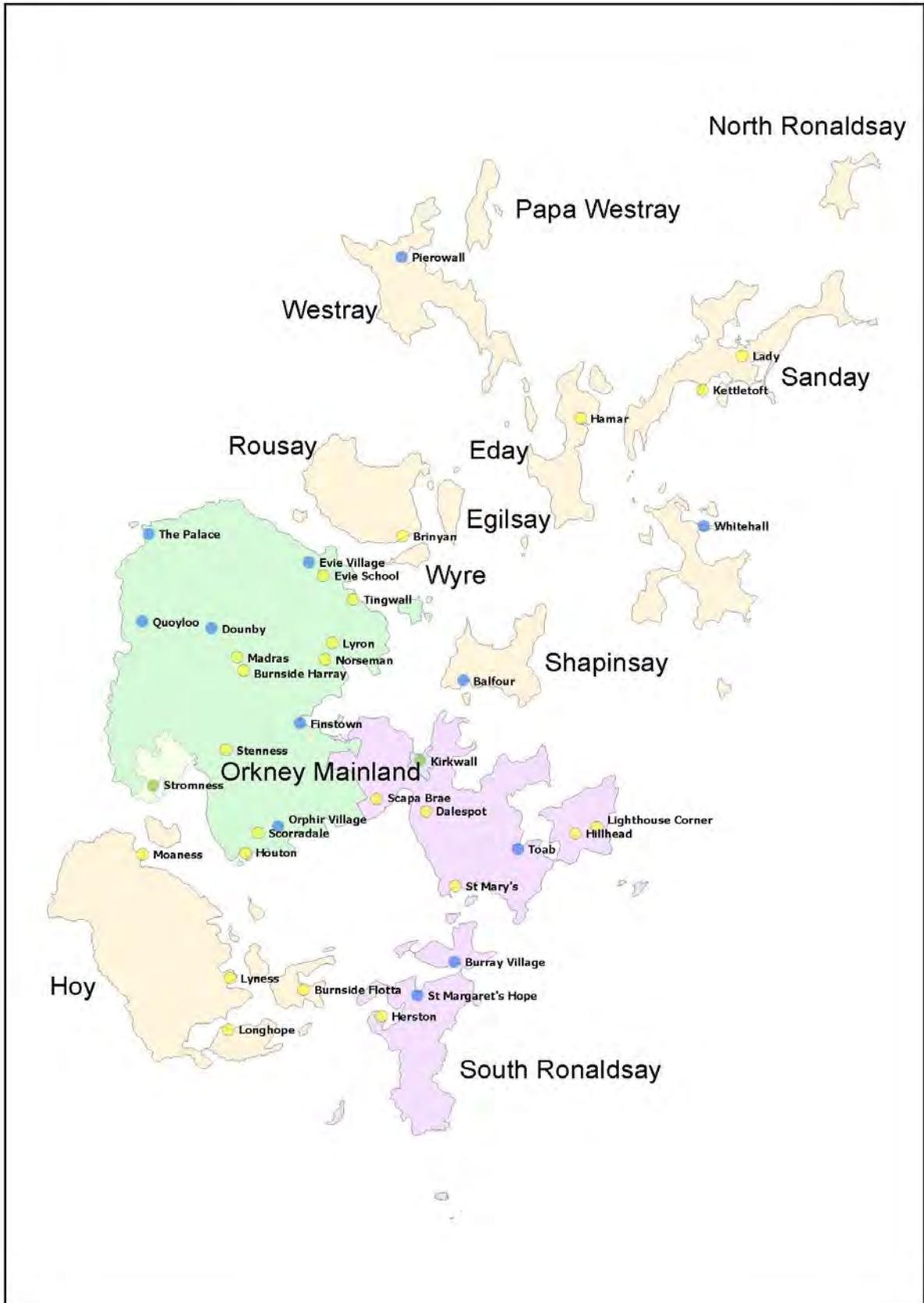


Table 1: The Plan's Housing Supply Target for 10 years

	Affordable		Market Sector		Total	Yearly Requirement
	Social	LCHO	PR Rent	Market Purchase		
Kirkwall	188	70	51	89	398	40
Stromness Parish	52	26	30	25	133	13
West Mainland	53	26	30	25	233	23
East Mainland	54	49	64	80	247	25
Isles	45	26	25	52	148	10

- SS.8 The emerging HNDA identifies five Datazone Areas (figure.1). For each area four primary scenarios have been considered utilising a variety of economic and social data scenarios from the HNDA Managers' Tool. The Housing Supply Target of the Plan (Table 1) is derived from the scenario with the highest anticipated housing demand for the next ten years, based upon projected high levels of inward migration as a result of forecasted growth in emerging local industries/sectors. The Housing Supply Target from this scenario has been increased by a margin of 20% to establish the Housing Land Requirement (HLR) for the Plan.
- SS.9 This high HLR has been established in order to ensure that the Plan can effectively facilitate housing development to meet all potential future housing demand scenarios, including instances of high inward migration for example in reaction to emerging sectors/industries.
- SS.10 This generous margin seeks to ensure that there is adequate provision for housing based upon the scenario with the highest level of demand along with an additional buffer for security in line with the requirements of paragraph 116 of SPP. The notional capacity levels for all housing land allocations within the Plan exceed the HLR within each of Orkney's Datazone Areas (Table 2).

Table 2: Housing Supply Target &amp; Housing Land Requirement (HLR) for 10 years

	Kirkwall	Stromness	East Mainland	West Mainland	Totals
Market Sector HST	140	55	144	129	468
Affordable HST	258	78	103	104	543
					1011
Market Sector HLR *	168	66	173	155	562
Affordable HLR *	310	94	124	125	652
Total HLR	478	160	296	280	1213

\*indicates a 20% increase to establish the Housing Land Requirement

Short Term Allocations (5yrs)	832	135	289	373	1629
Long Term Allocations (5-10yrs)	115	59	120	57	351
Total of LDP Supply	947	194	409	430	1980
Excess Supply	469	34	113	150	766

SS.11 The levels of housing supply delivered through the Plan allocations comfortably meets the forecast Housing Land Requirement to ensure that there will always be a 5 year supply of effective housing land in all areas. The level of allocations, especially in Kirkwall, is particularly generous to provide options for where people choose to live. These figures are taken directly from Supplementary Guidance: Settlement Statements. A summary of allocation densities can be found at Appendix 3.

SS.12 As the “Isles Approach” supports the delivery of all appropriate housing developments within these areas. The Housing Supply Targets for the Isles have not been included within the calculations for establishing the HLR figures because any demand will be met through the general presumption in favour of housing development in these remote rural areas.

SS.13 Although the HLR is comfortably met by housing allocations of the Plan, the Council’s annual Housing Land Audit has consistently demonstrated over a five year period that significant numbers of new houses are delivered in Orkney through windfall development (Table 3); meaning they have gained planning permission as conversions of existing buildings, small-scale infill developments within settlements or as housing developments in the countryside, rather than being developed on housing allocations within settlements. It is anticipated that on average around fifty additional houses will be delivered each year on the Mainland and linked-isles throughout the Plan period as windfall development.

Table 3 – Windfall Trends

	2010/2011		2011/2012		2012/2013		2013/2014		2014/2015				
	2004 DP	Windfall	2004 DP	Windfall	2004 LP	Current LDP	Windfall	2004 LP	Current LDP	Windfall			
Kirkwall	20	23	41	44	1	59	29	6	42	18	9	4	11
Stromness Parish	1	6	2	3	0	16	6	24	0	1	0	1	0
East Mainland West Mainland	17	16	16	11	15	0	5	4	0	8	1	19	16
Totals	60	58	108	73	19	75	56	41	42	38	12	25	39

# POLICY 1

## Criteria for All Development

- 1.1 In working toward achieving the Plan's vision for Orkney, planning applications will be assessed against all policies in the Plan. The purpose of this overarching policy is to set out the key guiding principles that will be a consideration in the assessment of all planning applications.
- 1.2 Where it is essential to make a proposal acceptable in planning terms, Developer Contributions will be sought toward upgrades to existing, and the provision of new, infrastructure. Contributions may be sought toward transport infrastructure, active travel network, schools, waste facilities, open space provision, strategic flood risk defences. Details of where contributions are required will be set out within the relevant settlement statement, development brief or masterplan.

Development will be supported where:

- i. It is sited and designed taking into consideration the location and the wider townscape, landscape and coastal character;
- ii. The proposed density of the development is appropriate to the location;
- iii. It is not prejudicial to the effective development of, or existing use of, the wider area;
- iv. The amenity of the surrounding area is preserved and there are no unacceptable adverse impacts on the amenity of adjacent and nearby properties/users;
- v. It would not create an unacceptable burden on existing infrastructure and services that cannot be resolved;
- vi. It does not result in an unacceptable level of risk to public health and safety;
- vii. It is resource efficient and utilises sustainable construction technologies, techniques and materials and, where practicable, low and zero carbon generating technologies are installed;
- viii. It facilitates the prevention, reuse, recycling, energy recovery and disposal of waste, including where relevant, the use of Site Waste Management Plans;
- ix. It protects and where possible enhances and promotes access to natural heritage, including green infrastructure, landscape and the wider environment; and
- x. It protects and where possible enhances Orkney's cultural heritage resources.



# POLICY 2

## Design

- 2.1 Design is a material consideration in the determination of planning applications and planning permission may be refused solely on design grounds. It is the aim of the Plan to create places that are safe, pleasant, sustainable and well-designed to meet the needs of people. Further information on the interpretation and application of this policy, including guidance on the content of documents which inform the decision making process (such as Urban Design Frameworks, Masterplans, Development Briefs and Site Development Statements), is contained within 'Planning Policy Advice: Design'.
- 2.2 When assessing applications, consideration will also be given to the information contained within relevant national policy and guidance documents, including Creating Places, Designing Places, Designing Streets and Planning Advice Note 77: Designing Safer Places.
- 2.3 The Plan advocates the use of a number of design tools and supporting guidance that assist the development of better outcomes for Orkney's places: Settlement Statements, Urban Design Frameworks, Masterplans, Development Briefs, Site Development Statements and Design Statements.
- 2.4 Throughout the lifetime of the Plan, the Urban Design Frameworks for Kirkwall and Stromness and the Masterplans for Dounby, Finstown and St Margaret's Hope will be reviewed and approved as supplementary guidance. In addition, masterplans for other settlements, parishes or islands may be produced and approved as planning policy advice where required.
- 2.5 Development Briefs and Site Development Statements are required for certain allocations through the Settlement Statements or where the planning authority advises that a site is strategic or sensitive in nature and a Brief is required.
- 2.6 Design Statements must be produced where there is a statutory requirement, in order to inform a development from the start of the design process through to the submission of a proposal for consideration thereby assisting in the determination process.

Where relevant, proposals must demonstrate, through consideration of scale, massing, form, proportions, plot size/density, materials, layout and landscaping, that it complies with the following fundamental principles:

- i. it reinforces the distinctive identity of Orkney's built environment and is sympathetic to the character of its local area;
- ii. it has a positive or neutral effect on the appearance and amenity of the area;
- iii. it facilitates easy wayfinding to and around the development and is appropriately connected to pedestrian, vehicular and public transport routes, encouraging and prioritising pedestrian access;
- iv. it allows for future conversion, extension or adaptation to other uses;
- v. it promotes sustainable design, minimising use of energy and materials at all stages of the development, and maximises opportunities for shelter; and
- vi. all external lighting is designed to minimise light pollution.



# POLICY 3

## Settlements, Town Centres & Primary Retail Frontages

- 3.1 Development proposals within defined settlements will be supported where there will be no significant adverse environmental impacts or any adverse impacts on the amenity of surrounding users.
- 3.2 Orkney's Towns, Villages and Rural Settlements act as service centres for surrounding rural and island hinterlands, playing a key role in local community life. The Plan seeks to reinforce this strong role by directing the majority of development to settlements by specifically allocating land for housing, business and industry within settlement boundaries.
- 3.3 Town centre health checks will be undertaken every 2 years to inform the production of town centre strategies, which will be a material consideration in the assessment of planning applications.
- 3.4 The Council supports retail and commercial development which is appropriate to the scale and function of individual settlements and which contributes to the vibrancy and vitality of our town centres. Uses which have the potential to create significant footfall will be steered towards town centres first and only certain commercial uses will be permitted at ground floor level in areas identified as having prime retail frontages.
- 3.5 Out of centre locations should only be considered for uses which generate significant footfall where:
- all town centre, edge of town; and other commercial centre options have been assessed and discounted as unsuitable or unavailable;
  - the scale of development proposed is appropriate, and it has been shown that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
  - the proposal will help to meet qualitative or quantitative deficiencies; and
  - there will be no significant adverse effect on the vitality and viability of existing town centres.

## **A The Town Centre First Principle**

- i. Town Centre areas have been identified within Kirkwall and Stromness. Development will be supported within Kirkwall and Stromness Town Centres to support their vibrancy, vitality and viability; including residential uses. For retail, commercial, leisure, office, community and cultural facilities that attract significant footfall, a town centre first principle will apply, with the order of preference for potential alternative sites established through a sequential approach:

  - 1 -Town Centres
  - 2 - Edge of Town Centres
  - 3 – Within Settlement Boundaries
  - 4 – Outwith Settlement Boundaries.
- ii. Proposals for uses that attract significant numbers of people on sites in locations outwith the defined Town Centres must provide justification in the first instance, including any specific locational requirements for the proposal and where necessary, an assessment of potential adverse impacts that the proposed development would have on the Town Centres. Proposals that would have a significant adverse impact on the vibrancy, vitality or viability of Town Centres will not be supported. A degree of flexibility will be allowed to ensure that community, education and healthcare uses are located where they are easily accessible to the communities that they are intended to serve.

## **B Primary Retail Frontage**

Areas of Primary Retail Frontage have been identified in Stromness and Kirkwall. The development of any existing ground floor properties, or sites with a street frontage, will only be supported for Use Class 1 - Shops, Use Class 2 – Finance, Professional and other services or Use Class 3 – Food and Drink, within these areas.



# POLICY 4

## Business, Industry & Employment

- 4.1 The Plan supports the principle of expanding existing businesses and creating new businesses in appropriate locations. In general, developments that would create significant footfall, or proposals for heavy industrial/storage and distribution, will be directed toward relevant sites within the settlements unless there is a specific locational requirement for a countryside location.
- 4.2 The creation of new commercial uses at or adjacent to dwelling houses in the countryside will be supported to encourage homeworking and the redevelopment of brownfield sites for commercial use will also be supported as part of the sequential approach to delivering business, industry and employment where there is a specific locational requirement.
- 4.3 Developments that would compromise the continued operation or expansion of strategic Waste Management or Minerals facilities will not be supported.
- 4.4 The Council will expect all applicants for minerals development to demonstrate how they propose to make financial provision for the restoration and after-care of the site. Planning conditions will be applied to ensure that adequate provision is made for the restoration of workings.

### A Within Settlements

#### i. Business and Industrial Allocations

These allocations will be safeguarded from development for non-commercial uses.

#### ii. Mixed Use Allocations

In principle, all uses will be supported within mixed-use sites; although Use Class 5 – General Industrial and Use Class 6 – Storage or Distribution are unlikely to be achievable owing to the potential adverse impacts on neighbouring users.

#### iii. Elsewhere Within Settlement Boundaries

New developments and uses, including redevelopment of existing sites and infill development, will be supported where they accord with the 'Town Centre First' approach set out in the Plan and any relevant Development Brief, Masterplan or Urban Design Framework.

## **B In the Countryside**

- i.** In line with the sequential approach set out in the Town Centre First Principle, commercial developments, excluding Use Class 5 – General Industrial and Use Class 6 – Storage or Distribution, at or adjacent to an existing dwelling (home working); or the redevelopment of existing buildings or a brownfield site to form a new business, (where the application site falls entirely within the confines of the redevelopment area), will be supported subject to relevant plan policies.
- ii.** The development of a new business in the countryside, including the diversification of an existing rural business, will be supported where there is a demonstrable locational requirement for the business that requires it not to be situated within a settlement or on a site described at i. above.

## **C The Isles Approach**

There is a presumption in favour of business and industrial development on the non-linked isles where it accords with 'The Isles Approach' set out within the Spatial Strategy.

## **D Waste Management Facilities**

- i.** Development will not be supported adjacent to Orkney's main Waste Handling Facilities at Hatston and Garson, which would compromise operations or prevent their future expansion to incorporate new handling, processing or operational methods. Subject to appropriate reference to the waste hierarchy, expansion of these facilities, or the incorporation of new methods to manage waste, such as energy from waste projects, will be supported.
- ii.** The provision of new waste management facilities, including landfill sites for inert waste, will be supported on business and industrial allocations or other sites where a locational justification has been provided and where there are no unacceptable adverse impacts.

## E Minerals

- i. Proposals will be supported when located in a defined Minerals Safeguard Area or where it is demonstrated that the proposal would meet an identified need or demand for minerals that cannot be provided within a defined Minerals Safeguard Area. The proposal will include:
  - a) Information on the location and its surroundings, size, expected duration, methods of working, local topography and environment and a suitable buffer;
  - b) Details of the secondary materials and waste arising from the process (extraction and processing) and how these will be stored and used in the site restoration;
  - c) Details of phasing, site restoration, decommissioning, after care, after use, public road improvements and environmental improvements; and
  - d) A Transport Assessment discussing traffic movements, routes, timings, potential impacts on the public roads and mitigation where appropriate.
- ii. Generally, planning permission will only be granted following the securing of a financial bond, letter of credit and/or conclusion of a legal agreement or orientation which covers the decommission, restoration and reinstatement of the site.
- iii. There is a presumption against development which would be likely to sterilise mineral reserves within a defined Minerals Safeguard Area unless it is demonstrated that the need for the development outweighs the anticipated benefits of mineral extraction or that the safeguarded minerals are incapable of being economically extracted.



# POLICY 5

## Housing

- 5.1 The Plan aims to ensure there are sufficient options and opportunities for the development of new houses of a variety of types and tenures throughout Orkney in order to support existing communities and to allow them to grow in a sustainable manner. It is also important that enough strategic land is allocated to enable growth within settlements to ensure there is housing provision to support potential demand from emerging industries such as renewables.
- 5.2 The development of new housing is supported within the defined settlements and in the countryside where it accords with the criteria set out within Policy 5 and all other relevant policies.
- 5.3 The Spatial Strategy of the Plan sets out Orkney's sustainable settlements and their settlement boundaries, indicating the extent to which these settlements may expand by 2027.
- 5.4 There is no identified need for specific sites to be identified in Orkney for Gypsy/Traveller or Travelling Show people due to a lack of demand/presence by these communities.

**Further details of how the Housing in the Countryside policy will be interpreted and applied are contained within Supplementary Guidance: Housing in the Countryside. Further details on housing allocations are contained in Supplementary Guidance: Settlement Statements. Further details on how affordable housing will be interpreted and applied are contained in Planning Policy Advice: Affordable Housing.**



## **A Housing in Settlements**

- i. The development of housing allocations or redevelopment sites will be supported where it accords with the relevant settlement statement and any adopted Development Brief, Masterplan or Urban Design Framework. The development of housing sites must be planned as a whole to ensure that the long-term development of the wider allocation and/or adjacent sites is not compromised by any piecemeal development.
- ii. Allocated redevelopment sites are predominantly in residential locations and are therefore suitable for residential uses. Other uses may be acceptable on these sites providing there are no unacceptable adverse impacts on the residential amenity of surrounding users.
- iii. There is a presumption in favour of appropriate residential development outwith allocations where it consists of infill development, conversion, the redevelopment of derelict land /existing premises and the sub-division of garden grounds.

## **B Affordable Housing**

All housing proposals within Orkney's settlements must demonstrate that they have considered and incorporated housing types and tenures which meet local housing requirements as outlined in relevant settlement statements, developments brief and masterplans.

## **C The Isles Approach for Housing**

There is a presumption in favour of new housing on the non-linked isles where it accords with 'The Isles Approach' set out within the Spatial Strategy.

## **D Residential Caravans and other Temporary Residential Structures**

Applications for new static caravans, huts or other temporary structures as permanent dwelling houses will not be supported.

## **E Single Houses and new Housing Clusters in the Countryside**

Outwith the settlements, on the Mainland and Linked South Isles, developments of single houses and housing clusters will be supported where it involves one of the following:

- i. The reinstatement or redevelopment of a former dwelling house;
- ii. The conversion of a redundant building or structure;
- iii. The replacement of an existing building or structure;
- iv. The re-use of brownfield land, where the previous use is evident on site;
- v. The subdivision of a dwelling house or its residential curtilage;
- vi. Single house infill development within existing housing groups;
- vii. The provision of a single dwelling house for a rural business where 24 hour supervision is an operational requirement; or
- viii. The provision of a single dwelling house to allow for the retirement succession of a viable farm holding.

If a building or structure is of architectural and / or historic merit, the consolidation and retention of the building will be required by planning condition through options i), ii), iii) or iv).



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# POLICY 6

## Advertisements & Signs

- 6.1 It is accepted that signage is an important element of the branding of many businesses and that steps often need to be taken to advertise services or direct people towards commercial premises. Policy 6 outlines occasions where advertisements and signage will be supported in principle within Orkney.

Proposals for the display of advertisements/signage will be supported where:

- i) the justification for the sign has been provided;
- ii) the cumulative impact of the number of advertisements on a building or within a locality would not result in advertisement clutter;
- iii) signage does not compromise vehicular or pedestrian safety;
- iv) a communal sign is used whenever appropriate;
- v) the advertisement is not illuminated or, where such a requirement is demonstrated to be beneficial, illumination is kept to a minimum and does not have any unacceptable adverse impacts on the character and appearance of the area or the amenity of surrounding residents;
- vi) consideration is given to the location and immediate surroundings in terms of the advertisements design and proportions and does not detract from the character of the area;
- vii) advertisements on, or within the curtilage of, a Listed Building, preserve or enhance the setting and special interest of the building. Signage should be individually designed to complement the character of the area and style of the building; and
- viii) advertisements within a Conservation Area preserve or enhance the character and appearance of the area and accord with the relevant Conservation Area Management Plan. Internally illuminated signs will not be supported within Conservation Areas.

**In addition** to the above, directional and free standing signs will be supported where:

- ix) the business premises is not visible from the main through route.



# POLICY 7

## Energy

- 7.1 Orkney Islands Council supports the use of renewable and low carbon technologies to heat and power our homes, work places and community facilities and seeks to facilitate appropriate developments associated with a variety of types of renewable energy generation.
- 7.2 Heat maps will be used to identify the potential for new and extended heat networks, and Planning Policy Advice will be produced which develops an indicative spatial plan for heat networks in Orkney, providing details of all approved heat networks.
- 7.3 The Plan seeks to ensure that Orkney's full potential for electricity and heat from renewable sources is achieved, whilst ensuring that there are no unacceptable impacts on relevant environmental and community considerations, including individual properties and those settlements that are not included on the sustainable settlements hierarchy.
- 7.4 The indicative Heat Network map for Kirkwall on page 26 is intended to give an indication of how a heat network could look and the level of detail that would be included. The map is notional only and does not represent any agreed scheme at this stage.

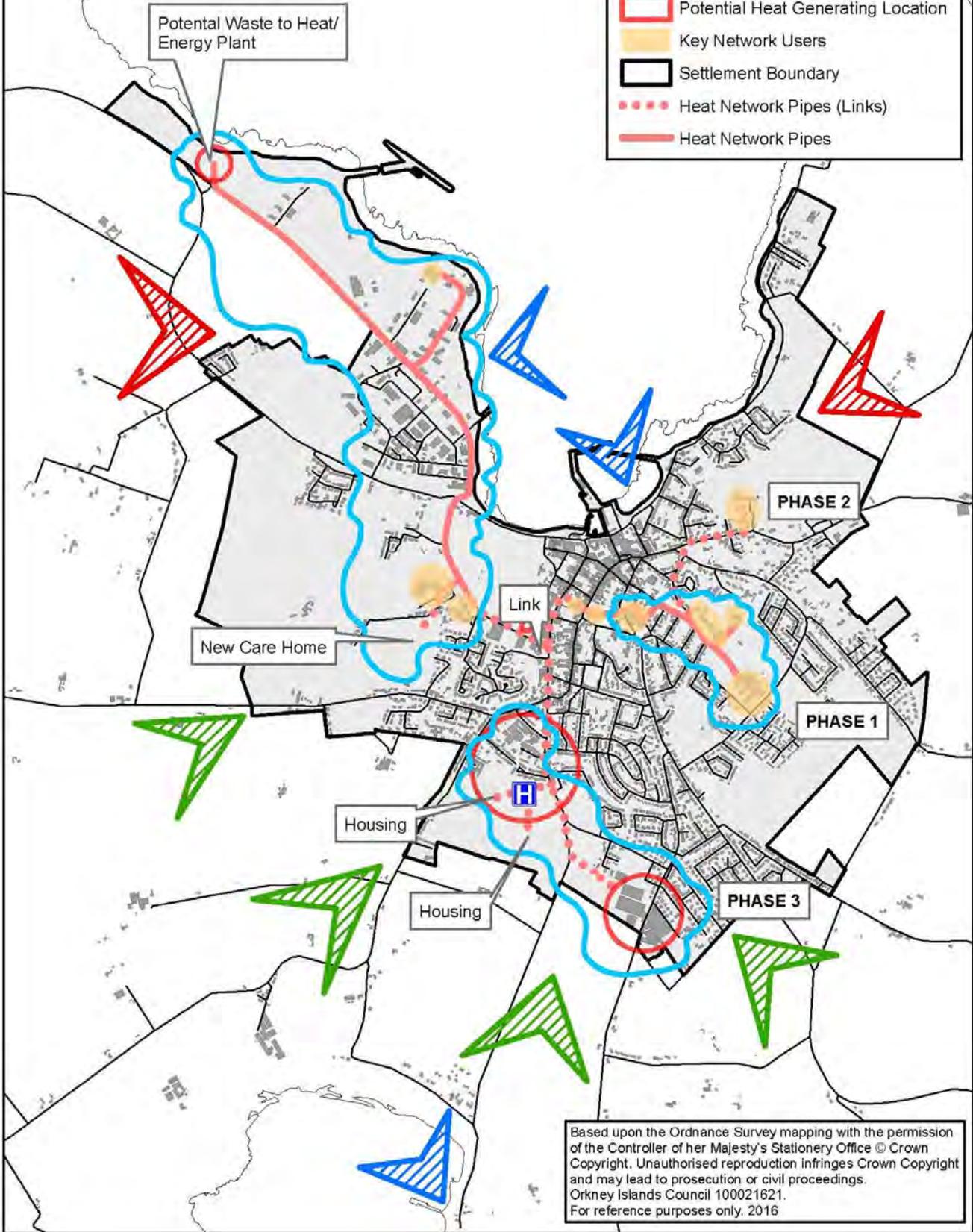
**Further details of how this policy will be interpreted and applied are contained within Supplementary Guidance: Energy.**

### **A Heat Networks, Energy from Waste and District Heating**

- i. Developments associated with the generation and distribution of heat and power from a variety of sources, including the retro-fitting of networks and other equipment, will be supported to ensure that energy efficiency and renewable heat potential is optimised.
- ii. Pipe runs within developments that are associated with approved heat networks will be safeguarded for later connection.
- iii. Proposed developments should connect to existing heat networks or heat distribution infrastructure where possible, or be designed so they are capable of being connected in the future.
- iv. Renewable heat sources on brownfield sites will be supported where they are integrated with approved heat networks and associated energy centres.
- v. Where heat networks are not viable, appropriate micro-generation and heat recovery technologies associated with individual developments will be supported.

# Kirkwall's Indicative Heat Map

-  Heat from Biomass
-  Heat from Curtailed Wind
-  Heat from Water
-  Project Areas
-  Potential Heat Generating Location
-  Key Network Users
-  Settlement Boundary
-  Heat Network Pipes (Links)
-  Heat Network Pipes



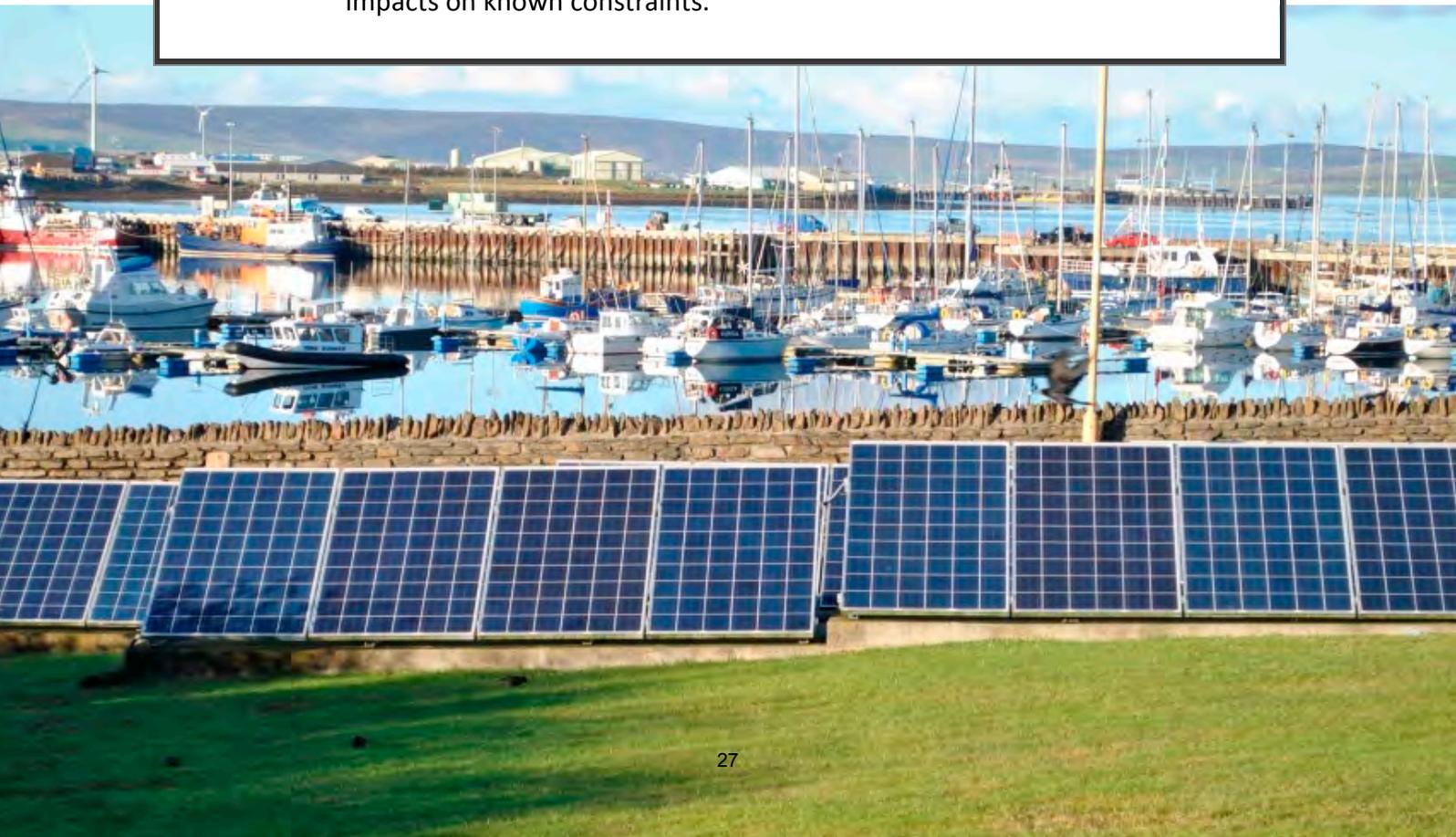
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## **B Fuel and Energy Storage**

- i.** Energy storage solutions at the point of generation, and within appropriately sited alternative locations, will be supported in principle where they accord with other development plan policies and where there is potential to connect to off-grid areas, projects or schemes.
- ii.** Fuel and energy storage facilities will be supported within industrial locations adjacent to or in close proximity to, port and harbour facilities where there is no direct conflict with adjoining uses or any unacceptable environmental impacts.

## **C All Renewables and Low Carbon Energy Developments**

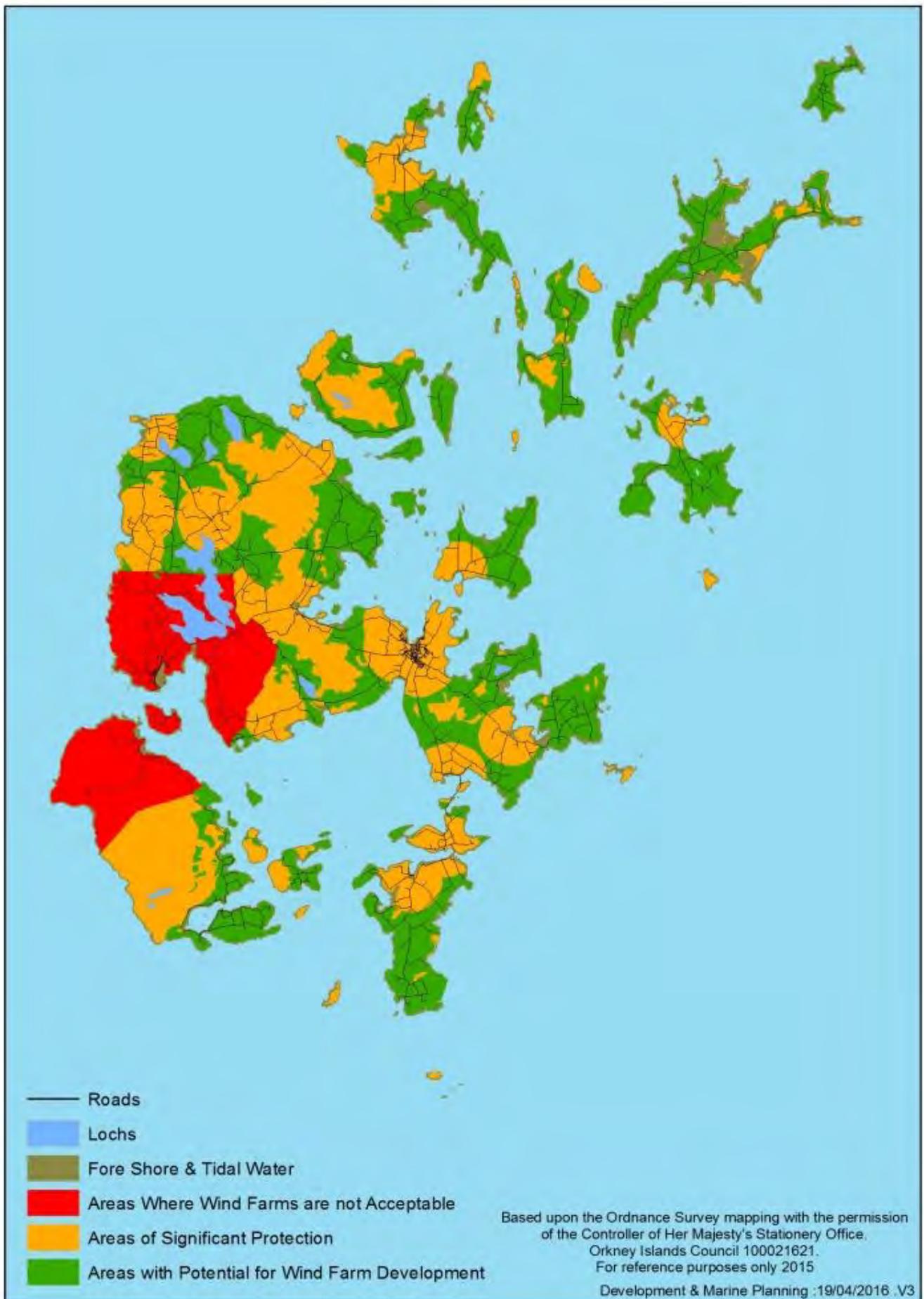
- i.** The development of renewable and low carbon energy schemes, including the onshore infrastructure and/or buildings required for offshore marine renewable energy developments, and related transmission infrastructure, will be supported where it has been demonstrated that the proposal will not result in significant adverse effects on known constraints, either individually or cumulatively. Sufficient supporting information must be submitted with any planning application to enable a full assessment to be made of the likely effects of the development.
- ii.** Conflict with adjoining uses must be avoided and developments may not compromise the viability of any existing land use allocation or approved land use proposal in the surrounding area.
- iii.** The net-economic impacts of a proposal, including local and community socio-economic benefits such as employment, associated businesses and supply chain opportunities, will be taken into consideration and any demonstrable benefits will be balanced against any identified adverse impacts on known constraints.



## D Onshore Wind Energy Development

- i. Proposals for wind energy developments of all scales, including extensions to existing developments and repowering, will be assessed against the following factors to ensure that there will be no significant adverse individual or cumulative impacts:
  - a. Communities and Amenity
  - b. Landscape and Visual Impact
  - c. Natural Heritage
  - d. Historic Environment
  - e. Tourism and Recreation
  - f. Peat and Carbon Rich Soils
  - g. Water Environment
  - h. Aviation, Defence and Communications
  - i. Construction and Decommissioning
- ii. Appropriately sited single small wind energy developments (<20m to blade tip) will be supported in principle where there is a clear visual link, at an appropriate scale, between the wind energy development and the building(s) to which it relates.
- iii. Applications for any windfarms should take account of the Spatial Strategy Framework for windfarm development:
  - a. Areas with potential capacity to accommodate wind farms have been identified as 'Areas with Potential for Wind Farm Development'; representing the areas of least constraint to wind energy development. Wind energy development is likely to be supported in principle within these areas, subject to proposals complying with the Development Criteria from Supplementary Guidance: Energy and any other material planning consideration.
  - b. Within the 'Areas of Significant Protection' wind farm development may be supported when a proposal complies with the Development Criteria from Supplementary Guidance: Energy and where it can be demonstrated by the applicant that any significant effects on the qualities of these areas can be overcome by siting, design or other mitigation.
  - c. Wind farm developments will not be supported within the National Scenic Area.
- iv. Throughout the lifetime of the Plan, OIC will investigate potential 'Strategic Wind Energy Development Areas' within which the principle of wind farm developments will be supported. Any such areas will be subject to appropriate assessment and full public consultation before being adopted within Supplementary Guidance: Energy.

## Spatial Strategy Framework



- v. Consent for wind energy developments may be granted for a maximum period (usually 25 years) from final commissioning/the date that the device commences energy generation. Planning conditions and, where required, a financial bond, letter of credit and/or Legal Agreement will be attached in relation to the removal of the development and to the restoration of the site at the point when the planning permission expires or when the project ceases to operate for a specified period of time.
- vi. Applications for the erection of monitoring equipment, anemometer masts etc., in relation to proposed wind farm projects in advance of a full application being submitted will be supported subject to other development plan policies and any other material considerations. Any planning permission for monitoring/survey equipment will normally be limited to a maximum period of 2 years unless the need for a longer monitoring period can be demonstrated. Consideration should be given to using digital monitoring equipment, especially to mitigate impacts in sensitive locations.



# POLICY 8

## Historic Environment & Cultural Heritage

- 8.1 Orkney's rich and varied historic sites are valuable assets in their own right, comprising a significant proportion of the county's infrastructure, public realm and building stock. This policy seeks to protect the importance of these sites whilst recognising their place in the living landscape.
- 8.2 The approach set out in this policy seeks to assess all cultural heritage assets potentially affected by a development to establish exactly what is important about each site (its 'significance') and ensure this is protected as far as possible. This approach has been chosen to be proportionate, targeted and inclusive.
- 8.3 This policy covers the entire historic environment, whether subject to a statutory designation or not, and also includes other sites which are important to Orkney's cultural heritage, such as public artworks, war memorials and burial places. All sites are assessed according to the same overarching criteria, although for certain sites specific policy considerations and guidance also apply.
- 8.4 It may be necessary to undertake in-depth, evidence based studies and assessments to support applications, or to undertake intrusive evaluation or recording as a result of planning conditions. Specialist Officers in the Council, will provide detail of when such measures are necessary.
- 8.5 Consents may be required from external agencies for certain proposals, for example undertaking works to scheduled monuments.
- 8.6 **General guidance regarding** the interpretation and application of this policy for the following sites is set out in Supplementary Guidance: Historic Environment and Cultural Heritage:
- The Heart of Neolithic Orkney World Heritage Site
  - Listed Buildings
  - Conservation Areas
  - Gardens and Designed Landscapes
  - Scheduled Ancient Monuments
  - Historic Marine Protected Areas
  - Protected Places and Controlled Sites under the Protection of Military Remains Act 1986
  - Sites containing human remains

**Further details of how this policy will be interpreted and applied are contained in Supplementary Guidance: Historic Environment and Cultural Heritage. Detailed policy requirements for specific conservation areas are set out in the relevant Conservation Area Management Plan (produced as Planning Policy Advice).**

## A All Development

Development which preserves or enhances the archaeological, architectural, artistic, commemorative or historic significance of cultural heritage assets, including their settings, will be supported. Development which would have an adverse impact on this significance will only be permitted where it can be demonstrated that:

- i. measures will be taken to mitigate any loss of this significance; and
- ii. any lost significance which cannot be mitigated is outweighed by the social, economic, environmental or safety benefits of the development.

## B Specific Policy Considerations

### i. Heart of Neolithic Orkney World Heritage Site

Development within the Inner Sensitive Zones will only be permitted where it is demonstrated that the development would not have a significant negative impact on the Outstanding Universal Value of the World Heritage Site or its setting.

Development will not be permitted where it breaks the skyline at the sensitive ridgelines of the World Heritage Site when viewed from any of its component parts, or where it will be sited in any location where there is the potential to impact upon the World Heritage Site, unless it is demonstrated that the development will not have a significant negative impact on either the Outstanding Universal Value or the setting of the World Heritage Site.

### ii. Listed Buildings

Change to a listed building must be managed to protect its special interest while enabling it to remain in/return to active use. Applications for development must have regard to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development must be the minimum necessary to achieve these aims and the resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

iii. Demolition

- a. A listed building, or any structure or object in the curtilage of a listed building, may only be demolished where evidence is provided to demonstrate that every effort has been made to retain it and:
  - i. it is not of special architectural or historic interest; or
  - ii. it is incapable of repair; or
  - iii. it can be clearly demonstrated that the proposed development is essential to delivering significant benefits to economic growth or the wider community proportionate to the significance of the building to be lost; or
  - iv. its repair is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
  
- b. The demolition of an unlisted building or structure in a Conservation Area will only be permitted where:
  - i. it does not make a positive contribution to the special character of the conservation area, and where the application is supported by acceptable proposals for the redevelopment of the cleared site; or
  - ii. its retention, restoration or reuse has been fully considered but its structural condition rules out retention at reasonable cost, or its form or location makes its re-use/retention extremely difficult; and
  - iii. The comparative socio-economic merits of the new build proposal for the site outweigh the benefits of retaining the building.

iv. Scheduled Monuments

Where there is potential for a proposed development to have an adverse effect on the integrity of the setting of a scheduled monument, planning permission will only be granted where:

- there are exceptional circumstances;
- there is no practical alternative site; and
- there are imperative reasons of over-riding public need.

v. Inventory Gardens and Designed Landscapes

Development which preserves or enhances the character and features of inventory gardens and designed landscapes and their setting, will be supported. Development that would have a significant negative impact upon the character of their areas will not be permitted. The conservation, maintenance and restoration, including the restoration of layout and features, will be supported where this is appropriate and based on historical research.

vi. Investigation & Recording

- a. Where there is the potential for historic environment assets to exist in particularly sensitive areas, such as the Inner Sensitive Zone of the World Heritage Site or the historic core of Kirkwall, applicants may be required to undertake 'Cultural Heritage Impact Assessments' to ensure that there will be no unacceptable effects on any known or potential historic environment assets.
- b. Where development, which has the potential to impact on areas known or suspected to contain archaeological deposits is permitted, planning conditions will be attached to ensure the effective assessment, analysis, archiving and publication of any archaeological remains to an agreed timeframe.
- c. Where a historic environment asset, or a significant element thereof, will be lost as a result of a development, it may be necessary to record the site to an agreed level prior to the commencement of development/demolition.



# POLICY 9

## Natural Heritage & Landscape

- 9.1 Orkney's outstanding natural environment underpins many sectors of the county's economy - from agriculture, fishing and aquaculture to tourism and the food and drinks industry. It also makes a significant contribution to the high quality of life experienced in the islands. The natural heritage of Orkney is reflected in its designated sites, the wider biodiversity and geodiversity, as well as its inspiring landscapes. Natural features and processes also support communities in less obvious ways, for example through water storage and purification, carbon storage and flood mitigation.
- 9.2 This policy seeks to protect Orkney's natural environment from the detrimental effects of development, ensuring the conservation of this rich natural heritage for the benefit of future generations.
- 9.3 Steps must be taken to minimise the impacts of a development on natural heritage sites and protected species during the construction, lifetime and decommissioning of any development. Where the impacts of a development on either a nationally or internationally designated natural heritage site or a protected species are uncertain, but there is sound evidence that significant irreversible damage could occur, a precautionary approach will always apply.
- 9.4 During the lifetime of the Plan, the Council will investigate and identify Local Landscape Areas. Development within a Local Landscape Area should pay due regard to any supporting information on the areas that is produced by the Council as planning policy advice.

**Further details of how Natural Heritage Designations, Protected Species, Wider Biodiversity and Geodiversity, The Water Environment and Peat and Soils will be interpreted and application are contained within Supplementary guidance: Natural Environment. Further information on Trees and Woodland will be provided in Planning Policy Advice: Trees and Woodland. It is the intention of the Council to investigate and identify Local Landscape Areas and produce supporting Planning Policy Advice on this matter.**

## A Natural Heritage Designations

1. Internationally Designated Sites
  - i. Development likely to have a significant effect on a site designated or proposed as a Special Protection Area (SPA) or Special Area of Conservation (SAC), collectively known as Natura 2000 sites, individually or cumulatively and not directly connected with, or necessary to the conservation management of that site must be subject to an Appropriate Assessment in order to assess the implications for the site's conservation objectives.
  - ii. Development will only be permitted where the Assessment ascertains that:
    - a) it would not adversely affect the objectives of the designation or the integrity of the site; or
    - b) there is no alternative solution; and
    - c) there are imperative reasons of over-riding public interest, including those of a social or economic nature.
  - iii. A derogation is available where there are no alternative solutions; there are imperative reasons of overriding public interests, including those of a social or economic nature; and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.
  - iv. The international importance of Ramsar sites should also be appropriately protected.

2. Nationally Designated Sites

- i. Development that negatively affects a Site of Special Scientific Interest (SSSI) will only be permitted where:
  - a) the objectives of the designation and the overall integrity of the area will not be compromised; or
  - b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
- ii. Development capable of affecting a Nature Conservation Marine Protected Area (NC MPA) will only be permitted where it can be demonstrated that:
  - a) there is no significant risk of hindering the achievement of the conservation objectives of the NC MPA; or
  - b) there is no alternative that would have a substantially lower risk of hindering the achievement of the conservation objectives of the NC MPA; and
  - c) the public benefit outweighs the risk of damage to the environment.

3. Locally Important Sites

- i. Development likely to negatively affect a Local Nature Conservation Site (LNCS), Local Nature Reserve (LNR) or unnotified Geological Conservation Review (GCR) site will only be permitted where there is no feasible alternative location; and
  - a) mitigative measures will be satisfactorily implemented to ensure that it will not affect the integrity of the area or the qualities for which it has been designated; or
  - b) any such effects are clearly outweighed by social, environmental or economic benefits.

**Details of Local Nature Conservation Sites are contained in Supplementary Guidance: Natural Environment.**

## B Protected Species

- i. Development likely to have an adverse effect on any protected species will not be permitted unless it can be justified in accordance with the relevant protected species legislation.
- ii. Where there is evidence to indicate that a protected species may be present on, or adjacent to, a development site and could be affected by the proposal, the Planning Authority may require an ecological survey and/or mitigation plan to be submitted with the planning application.

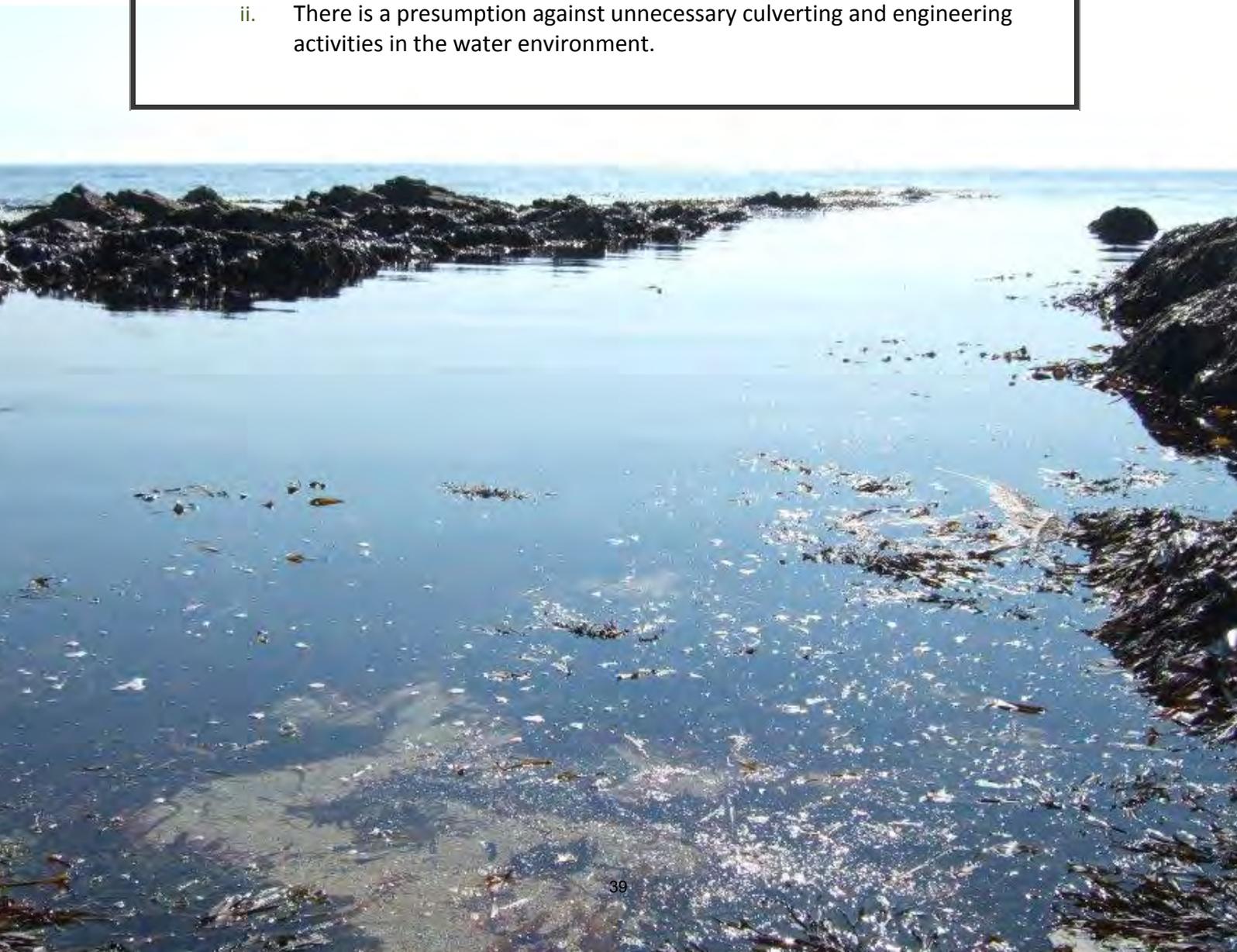
## C Wider Biodiversity and Geodiversity

- i. All development proposals must seek to avoid damage to, or loss of, biodiversity and geodiversity, and should enable the maintenance of healthy ecosystems, as well as natural features and processes which provide important services to communities e.g. coastal protection, flood risk mitigation or carbon storage.
- ii. All development proposals should have due regard for priority habitats and species identified in the UK Biodiversity Action Plan, the Scottish Biodiversity List, the list of Priority Marine Features and the Orkney Local Biodiversity Action Plan. Where possible, new development should incorporate benefits for biodiversity, and avoid further fragmentation or isolation of habitats.
- iii. Where there is evidence to indicate that a priority habitat or species may be present on, or adjacent to, a development site and could be affected by the proposal, the Planning Authority may require an ecological survey and/or mitigation plan to be submitted with the planning application.



## D The Water Environment

- i. In accordance with the River Basin Management Plan for Scotland River Basin District 2015/2027, development proposals should seek to protect and, where possible, improve the water environment (river streams, lochs, groundwater, estuaries, coastal waters (to 3 nautical miles) and wetlands including Groundwater Terrestrial Ecosystems). Where this is not possible, it must be clearly demonstrated that the development:
  - a) will avoid causing deterioration in the water quality or overall status of water bodies and, for any water body currently not achieving good status, will not prevent it from being able to achieve good status in the future.
  - b) includes the management and/or enhancement of existing habitats and, if appropriate, the creation of new habitats.
  - c) will not significantly affect water quality, flows and sediment transport, either during construction or after completion. Where a development proposal is located adjacent to the water environment, and a bank-side (waterside) location is not essential to the proposal, an appropriate buffer zone between the development and the water body should be included, within which development should be avoided.
- ii. There is a presumption against unnecessary culverting and engineering activities in the water environment.



## **E Peat and Soils**

- i. Development on areas of peat or carbon-rich soils will only be permitted where:
  - a) it has been clearly demonstrated that there is no viable alternative;
  - b) an acceptance assessment of the likely effects of the development on carbon dioxide emissions has been undertaken and submitted; and
  - c) the economic and social benefits of the development clearly outweigh any potential detrimental effects on the environment, including likely carbon dioxide emissions.
- ii. Where development on peat or carbon-rich soil is permitted, the Council may ask for a peatland management plan to be submitted which is supported by an appropriate peat survey and clearly demonstrates how the unnecessary disturbance, degradation and erosion of peat and soils will be avoided and, where this is not possible, minimised and mitigated.
- iii. New areas of commercial peat extraction will only be permitted where it can be demonstrated that:
  - a) it is an area of degraded peatland which has been damaged by human activity and has low conservation value and, as a result, restoration is not possible.
- iv. The applicant must submit a method statement, and where necessary a soil management plan, in support of any application.

## **F Trees and Woodland**

- i. Development that would result in the loss of, or damage to, one or more trees protected by a Tree Preservation Order; or lead to the loss of, or damage to, individual trees or woodlands of significant ecological, landscape, shelter or recreational value will not be permitted unless:
  - a) it would achieve significant and clearly defined benefits that outweigh any potential loss;
  - b) an evaluation, to the appropriate British Standard (or a suitable standard to be agreed with the Planning Authority) of the ecological, landscape, shelter and recreational value of the tree(s) has been undertaken and it is concluded that the loss would be acceptable; and
  - c) an additional or equivalent number of new trees are planted on, or near the site to an agreed standard and specification (species and maturity).
- ii. Works to trees must not result in any unnecessary fragmentation of a green network.

## G Landscape

- i. All development proposals must be sited and designed to minimise negative impacts on the landscape, townscape and seascape characteristics and landscape sensitivities that are identified in the Orkney Landscape Character Assessment, and should be sympathetic to locally important natural and/or historic features within the landscape.
- ii. Consideration should be given to the siting, scale and design of the proposal, as well as the potential for cumulative effects with other developments.
- iii. Development that affects the National Scenic Area (NSA) will only be permitted where it is demonstrated that:
  - a) the proposal will not have a significant effect on the overall integrity of the area or the qualities for which it has been designated; or
  - b) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.
- iv. Development proposals affecting the area of wild land on Hoy will be only be permitted where it has been demonstrated that any significant effects on the character and qualities of this area can be substantially overcome by siting, design or other mitigation.



# POLICY 10

## Green Infrastructure (Paths, Open Spaces & Green Networks)

- 10.1 Green Infrastructure Networks will be identified within each of the larger settlements (Kirkwall, Stromness, Dounby, Finstown and St Margaret's Hope) through the Plan, Masterplans and Development Briefs.
- 10.2 Development will be supported where it has no significant adverse impact on existing green infrastructure, including open space, core paths, rights of way, the right of access and where it contributes to the enhancement and expansion of multifunctional green networks.
- 10.3 Where development is proposed, every opportunity should be taken to improve public access, permeability and links to open and green space; and to encourage active travel.

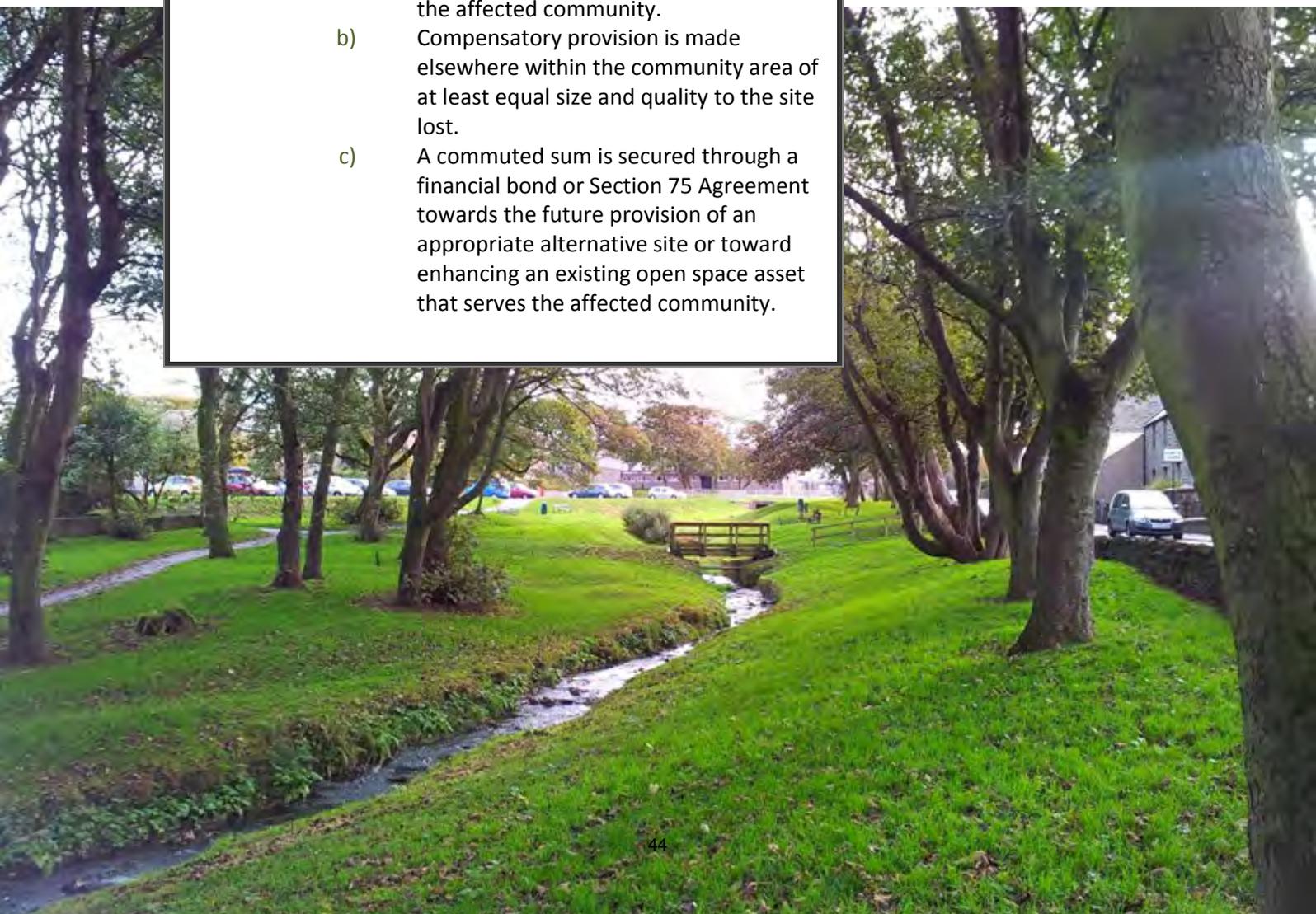
**Further details of how this policy will be interpreted and applied are contained within Planning Policy Advice: Planning for Open Space. This includes the Open Space Audit.**

### **A Core Paths & Access**

- i. Development should have no unacceptable adverse impact on statutory access rights, core paths, other public footpaths or rights of way.
- ii. Where a proposal will affect access rights, a core path, a right of way or other public paths it will be necessary to:
  - a) Maintain or enhance the amenity value of the current route; or
  - b) Provide an alternative path or access that is both safe and convenient for the public to use.

## B Open Space in Settlements

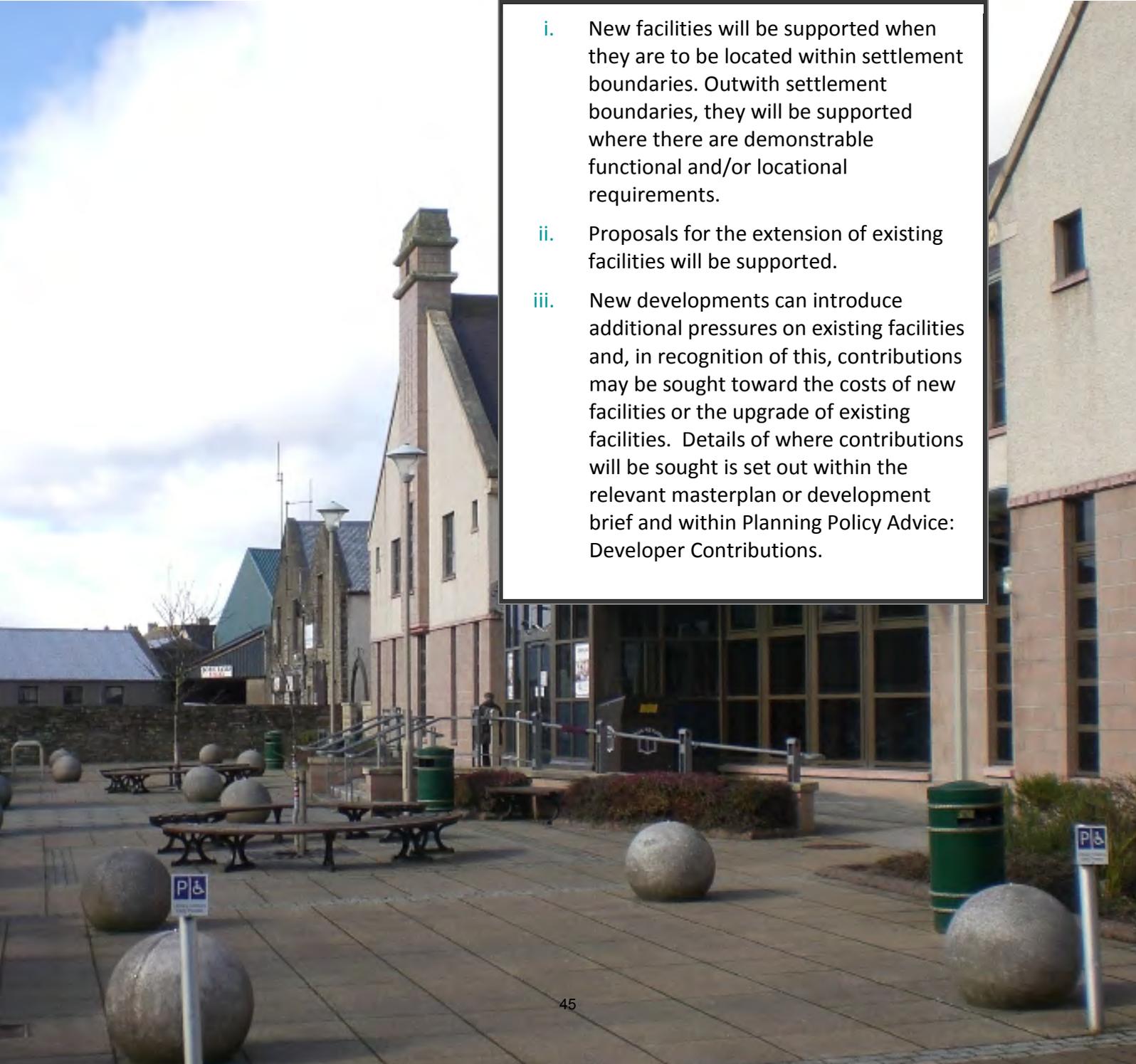
- i. Development which will improve, expand or enhance current open space provision will be supported. The development of all housing / mixed use / redevelopment / business & industry allocations of the Plan will be required to provide meaningful, well designed and functional open space, and/or, make a commuted sum payment towards the provision of new open space in the vicinity of the site or towards the enhancement of an underperforming existing site that serves the users of the development.
- ii. Open Space that is identified in the Plan, the Open Space Audit and Planning for Open Space Planning Policy Advice including outdoor sports facilities will be protected. The loss of existing open space will only be supported where it fulfils the following criteria:
  - a) The Open Space Audit demonstrates that the development will not result in a deficit of open space provision to serve the affected community.
  - b) Compensatory provision is made elsewhere within the community area of at least equal size and quality to the site lost.
  - c) A commuted sum is secured through a financial bond or Section 75 Agreement towards the future provision of an appropriate alternative site or toward enhancing an existing open space asset that serves the affected community.



# POLICY 11

## Outdoor Sports, Recreation & Community Facilities

- 11.1 The Plan seeks to encourage, where appropriate, the provision of new public services, facilities or infrastructure which help to support and enhance general community interests, such as schools, community halls, care facilities, children's play facilities, public art installation and community growing facilities.
- 11.2 Planning applications for burial sites should be supported by the information detailed in SEPA's Groundwater Protection Policy and SEPA's Guidance on Assessing the Impacts of Cemeteries on Groundwater.

- 
- i. New facilities will be supported when they are to be located within settlement boundaries. Outwith settlement boundaries, they will be supported where there are demonstrable functional and/or locational requirements.
  - ii. Proposals for the extension of existing facilities will be supported.
  - iii. New developments can introduce additional pressures on existing facilities and, in recognition of this, contributions may be sought toward the costs of new facilities or the upgrade of existing facilities. Details of where contributions will be sought is set out within the relevant masterplan or development brief and within Planning Policy Advice: Developer Contributions.



# POLICY 12

## Coastal Development

- 12.1 The Plan supports an integrated approach to terrestrial and marine planning and the Pentland Firth and Orkney Waters Pilot Marine Spatial Plan, and any subsequent Regional Marine Plan, which will form part of the statutory marine planning regime under the Marine (Scotland) Act 2010, will be adopted as Planning Policy Advice.
- 12.2 The settlements identified in the Proposals Map represent the areas of largely developed coast that are the main focus of economic and recreational activity that are likely to be suitable for further coastal development. The Plan promotes the settlements as the focus of development requiring a coastal location and specific industrial and business allocations have been designated in close proximity to Orkney's three largest ports (Hatston, Copland's Dock and Lyness).
- 12.3 In line with other policies in the Plan, there must be a specific locational requirement for any proposal outwith the settlements and it must be demonstrated that any environmental impacts can be satisfactorily addressed.

**Further details of how Aquaculture will be interpreted and applied are contained within Supplementary Guidance: Aquaculture. The Pentland Firth and Orkney Waters Pilot Marine Spatial Plan and any subsequent Regional Marine Plan will be adopted as Planning Policy Advice.**

### A Criteria for all Coastal Development

Development in the coastal zone (above Mean Low Water Mark of Ordinary Spring Tides) will be supported where it can be demonstrated that:

- i. the scale, location, siting and design of the development will not have a significant adverse effect, either individually or cumulatively, on the landscape/coastal character, seascape or townscape, taking account of all relevant national studies and guidance;
- ii. there will be no significant adverse effects, either individually or cumulatively, on natural, built and/or cultural heritage resources;
- iii. the integrity of coastal and marine ecosystems, as well as geomorphological features, has been safeguarded, to demonstrate how any significant disturbance and degradation has been avoided or appropriately mitigated;
- iv. there will be no significant adverse effects on other coastal and/or marine users; and
- v. public access to and along the coast will be maintained and enhanced wherever possible.

Development that would result in significant adverse effects under criteria i to v, that cannot be appropriately mitigated, will only be permitted when it can be demonstrated that any such effects are clearly outweighed by significant socio-economic benefits.

## **B Coastal Change**

- i. New development will not generally be supported in areas that are vulnerable to adverse effects of coastal erosion and/or wider coastal change as identified in the National Coastal Change Assessment\*. Where new development is adaptive to anticipated coastal change, and therefore avoids the need for intervention over its lifetime, the development may be permitted.
- ii. When there is clear justification for a departure from the general policy to avoid new development in areas that are vulnerable to adverse effects of coastal erosion and/or wider coastal change, development proposals will be required to demonstrate that appropriate resilience and adaptation strategies have been incorporated over the lifetime of the development.

**\*Relevant outputs from the National Coastal Change Assessment are anticipated during 2016**

## **C Locational Considerations**

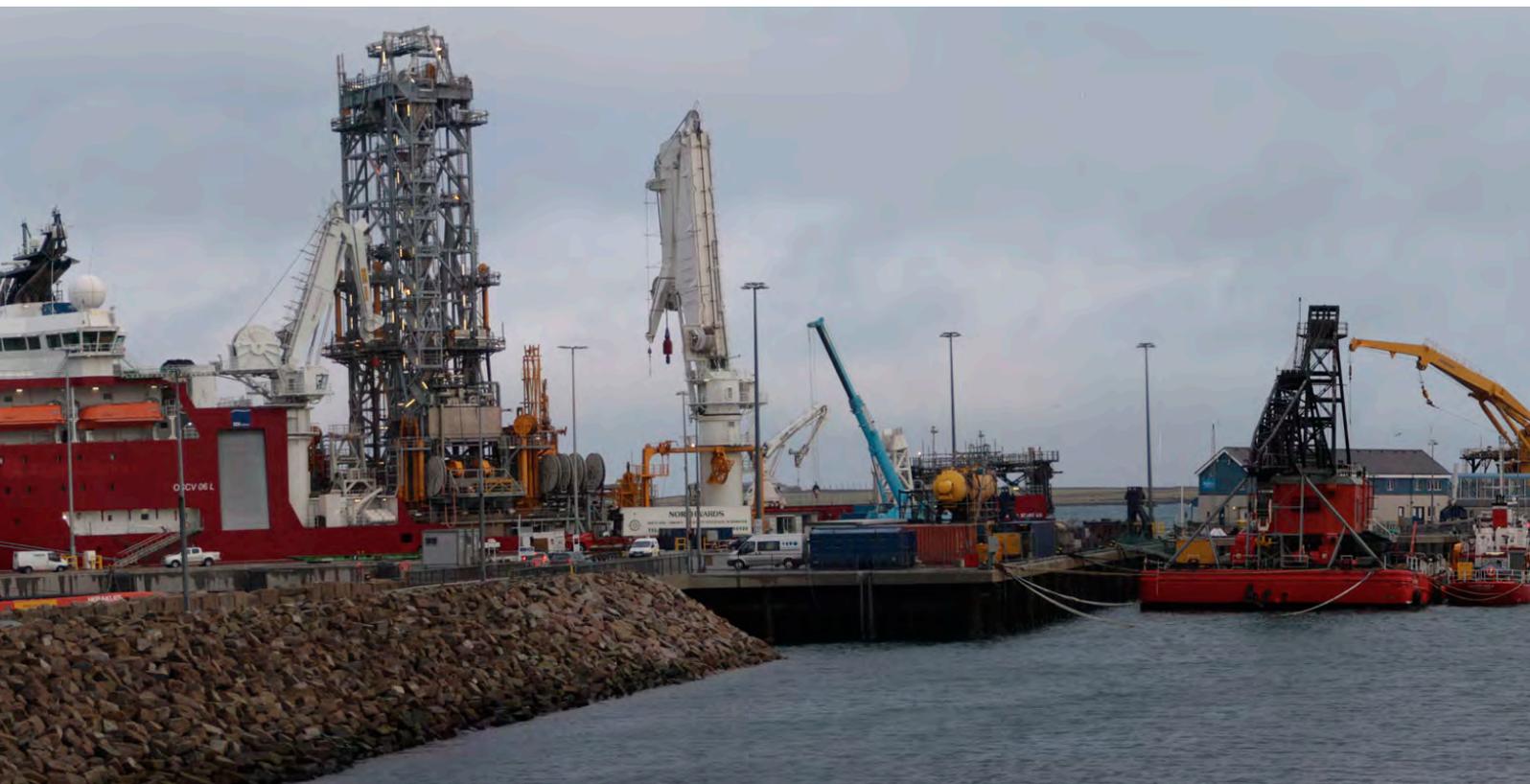
- i. Development that requires a location on, or directly adjacent to, the coast within settlement boundaries will be supported. When it can be demonstrated that such a coastal development cannot be accommodated within a settlement for locational and/or operational reasons, or other appropriate reasons by agreement with the planning authority, the proposals will be required to comply with Sections A and B of this policy.
- ii. Development that does not have a locational and/or operational requirement for a waterfront location may be refused if the development site has strategic value for marine related industries or community use.

## D Aquaculture

- i. Proposals for finfish and shellfish farming developments will be supported where it can be demonstrated that there will be no significant adverse effects, directly, indirectly or cumulatively on:
  - a) the interests of the natural, built and cultural environment including, where relevant:
    - landscape / seascape character and visual amenity, taking account of the SNH commissioned report 'Orkney Landscape Capacity for Aquaculture Scapa Flow and Wide Firth';
    - historic environment resources;
    - habitats and species, including designated sites and protected species;
    - wider biodiversity interests, including wild salmonids and other Priority Marine Features; and
    - biological carrying capacity and seabed impacts.
  - b) existing users of the marine environment including consideration of:
    - existing and consented aquaculture sites;
    - Disease Management Areas;
    - commercial inshore fishing grounds and activities;
    - established ports and harbours, anchorages and defined navigational routes; and
    - tourism, recreational and leisure activities.
- ii. Proposals for finfish and shellfish farming developments should maximise opportunities to deliver social and economic benefits for local communities. Significant consideration will be given to the assessment of social and economic impacts associated with a development proposal.
- iii. Where there is potential for adverse effects on the qualifying interests or integrity of a Natura 2000 site, proposals will be required to undergo a Habitats Regulations Appraisal under the terms of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).
- iv. Appropriate conditions and, where necessary, a financial bond or a letter of credit, will be concluded to ensure that decommissioning and site restoration arrangements will be implemented following ceasing of the operation.

## E Ports & Harbours

- i. Development which requires a pier and/or harbour location, including for fishing, renewables, aquaculture or marine leisure and recreational purposes, will be supported within areas identified for harbour and pier uses where;
  - a) the proposal requires a harbour-side location or is ancillary to activities taking place within the harbour area;
  - b) the proposal would not adversely affect the commercial viability or efficient working of the harbour or pier for commercial marine related uses;
  - c) the design, scale and siting of new development would not have a significant adverse effect on the local coastal character and visual amenity; and
  - d) the proposal complies with the requirements of the HSE where the pier or harbour is covered by an HSE Consultation Zone.
- ii. The enhancement and upgrading of piers, landing facilities and other facilities associated with the industries which require a pier and/or harbour location will be supported.



# POLICY 13

## Flood Risk, SuDS & Waste Water Drainage

- 13.1 The Plan seeks to avoid situations where development would have a significant probability of being affected by flooding or which would increase the probability of flooding elsewhere. Alterations and small-scale extensions are outwith the scope of this policy, providing they would not have a significant effect on any identified local flooding problems.
- 13.2 The flood risk framework set out within Scottish Planning Policy will be used in conjunction with this policy during the assessment process to ensure that only appropriate development takes place.
- 13.3 Sustainable Drainage Systems (SuDS) will be required to ensure that there is a neutral or better effect on the risk of flooding from surface water both on and off a site, which takes account of water falling on the site and run-off from adjacent areas.
- 13.4 For wastewater treatment, a developer should contact Scottish Water. Where there is insufficient capacity, the developer requires to provide information to Scottish Water on their 5 Growth Criteria. These are detailed in Supplementary Guidance: Settlement Statements.
- 13.5 Measures to incorporate biodiversity, amenity and open space benefit will be encouraged, for example through forming wetlands or ponds and opening up culverted watercourses. New planting with species that are native to Orkney will be required in all cases to ensure that invasive non-native species are not introduced.

## A Flood Risk

- i. A Flood Risk Assessment must be undertaken in accordance with SEPA technical guidance where development proposals are in areas identified as being of medium to high risk of flooding and, in certain circumstances described in the SPP Flood Risk Framework, may also be required in the low to medium risk category.
- ii. Where built development in the medium to high risk category is permitted, measures to protect against, or manage, flood risk will be required and any loss of flood storage capacity must be mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate.
- iii. Where development is proposed within an area that is, or is planned to be, behind a formal flood protection scheme, it must be an acceptable land use for the location and designed to be resilient. Permission for the development to commence may be withheld until the flood protection scheme is operational.
- iv. Development will not be permitted in locations where it would increase the probability of flooding elsewhere and the piecemeal reduction of functional floodplains should be avoided. Land with potential to contribute to managing flood risk, for example through natural flood management or green infrastructure creation, will be safeguarded.



## **B Sustainable Drainage Systems (SuDS)**

- i. Development proposals must incorporate Sustainable Drainage Systems (SuDS) in accordance with current national guidance, e.g. Designing Streets, the CIRIA SuDS Manual and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual.
- ii. Planning applications must include a drainage design which demonstrates compliance with best practice and provides the following details:
  - a) the types of measures to be used and location;
  - b) evidence of sub-soil porosity and suitability for use of infiltration SuDS;
  - c) where required, pre- and post-development run-off calculations to determine the scale of SuDS required;
  - d) proposals for integrating the drainage system into the landscape or required open space provision;
  - e) demonstration of good ecological practice including habitat enhancement, where necessary; and
  - f) land take requirements for different drainage options based on initial calculations carried out to size any significant drainage structures.
- iii. Depending on the scale / type of development proposed, a number of different types of SuDS facilities may be required in sequence, each of which provides a different form of water quality treatment.
- iv. In developments that involve a change of use and / or redevelopment, opportunities should be sought to retrofit SuDS wherever possible.

## **C Waste Water Drainage**

- i. All new development within or adjacent to settlements must connect to the public sewer as defined in the Sewerage (Scotland) Act 1968, unless:
  - a) The proposed development is in a settlement where there is no, or a limited collection system, or
  - b) The proposed development is in a village or town where there are infrastructure constraints that prevent connection and a temporary private system is proposed.
- ii. In these cases a private system may be permitted where it does not pose a risk of detrimental effect, including cumulative effect, to the natural or built environment, cultural heritage or surrounding uses.
- iii. Where private drainage arrangements are proposed, the developer should consult the Scottish Environment Protection Agency (SEPA) in relation to authorisations of discharges of sewerage effluent to land or water.



# POLICY 14

## Transport, Travel & Road Network Infrastructure

- 14.1** The Plan seeks to support development where it makes best use of existing infrastructure and reduces the need to travel wherever possible. Any developments within settlements will be required to provide safe and convenient opportunities for walking and cycling, for both active travel and recreation, in order to encourage options for healthy living and positive aging.
- 14.2** Where public transport services required to serve a new development cannot be provided commercially, a contribution from the developer towards an agreed level of service may be appropriate. Any such contributions will be highlighted within the relevant Urban Design Framework, Masterplans or Development Brief.
- 14.3** The provision of low carbon transport infrastructure within developments is particularly encouraged, for example by providing community or commercial electric vehicle charge points. Where there is a specific requirement to provide such facilities, or to contribute toward the cost of nearby provision which serves an application site, this will be highlighted within the appropriate Urban Design Framework, Masterplan or Development Brief.
- 14.4** Developments that have the potential to generate significant levels of freight will be directed to industrial allocations beside key ports and harbour facilities (Hatston, Copland's Dock and Lyness).

### A. Transport Infrastructure

- i. Development that would prejudice the present or future operations of Orkney's inter-Island transport routes (ferry and air) or transport connections to the Scottish Mainland (ferry and air) will not be permitted.
- ii. Proposals for the maintenance, improvements or expansion of transport infrastructure, or for the provision of new transport infrastructure, will be supported where justification is provided through a Local, Regional or National Transport Strategy, by a Scottish Transport Appraisal Guidance (STAG), or by a development brief.



## **B. Sustainable Travel**

- i.** Proposals that involve significant travel generation by virtue of their size or nature must provide a Transport Assessment to explain how the development will incorporate sustainable travel options (active travel, public transport and low carbon vehicles) and how they will integrate with existing infrastructure/networks.
- ii.** Within settlements, all development must demonstrate how it will access and facilitate sustainable travel to minimise the need for independent car journeys. This requirement will be proportionate to the nature of the proposal and the size of the settlement; and may require sustainable travel infrastructure improvements within or outwith site. Further detail and specific requirements for individual allocations will be provided in the settlement statements, masterplans and development briefs.
- iii.** Developments must accord with the car parking standards that are set in the National Roads Development Guide, which has been adopted as Planning Policy Advice.

## **C. Road Network Infrastructure**

Development will only be permitted where due regard has been paid to Designing Streets and the proposal demonstrates that:

- i.** It is well connected to the existing network of roads, paths and cycleways and will not create a barrier to future development;
- ii.** It can be safely and conveniently accessed by service, delivery and other goods vehicles, as appropriate to the development;
- iii.** Any new access, or upgrades to an existing access, linking to the adopted road network has been designed to an adoptable standard as defined by the National Roads Development Guide (new accesses should be resource efficient, safe for all road users, and convenient for sustainable travel modes);
- iv.** It is designed to cause minimal impact on the character of the site and the surrounding area; and
- v.** There are satisfactory arrangements to ensure that there is provision for the long term maintenance.

# POLICY 15

## Digital Connectivity

- 15.1 Developers are encouraged to explore opportunities for the provision of digital infrastructure to new homes, businesses and facilities as an integral part of the development.
- 15.2 Digital connectivity is of fundamental importance to remote rural and island communities to ensure that they may integrate effectively with global communications and to offer alternative ways of working to sustain existing fragile communities and economies.

- i. The development of digital communications infrastructure in Orkney is supported where it is recognised to assist the local economy and/or support the local community. Development proposals for new or existing sites will be supported where:
  - a) the possibility of sharing or adapting existing facilities has been ruled out;
  - b) the smallest suitable equipment will be installed;
  - c) equipment and any associated access are sited and designed sensitively to avoid adverse impacts on natural, built and cultural heritage, including landscape character and views;
  - d) consideration is given to concealing or disguising masts, antennae, equipment housing and cable runs using design and camouflage techniques;
  - e) redundant masts and equipment are removed and
  - f) there is a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines.
- ii. The cumulative visual effect of equipment will also be taken into account when assessing a proposal.



# Appendix 1

## Key to Proposals Map



New Hospital

----- World Heritage Sensitive Ridgelines (Policy 8)

— Prime Retail Frontage (Policy 3)



HSE Consultation Zone (Policy 1)



Conservation Area (Policy 8)



World Heritage Inner Sensitive Zone (Policy 8)



National Scenic Area (Policy 9)



Settlement Boundary (Policy 3)



Town Centre (Policy 3)



Mixed Use Site (Policy 5)



Redevelopment Site (Policy 4)



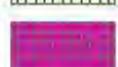
SSSI (Policy 9)



SPA (Policy 9)



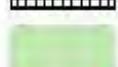
SAC (Policy 9)



Ramsar (Policy 9)



Safeguarded Areas for Minerals (Policy 5)



Strategic Open Space (Policy 10)



Waste Management Facility (Policy 5)



Short-term (Policy 4)



Long-term (Policy 4)



Business and Industrial Land (Policy 5)



Marine Expansion



# Appendix 2

## Schedule of Land Owned by Orkney Islands Council

Section 15 (3) of the Planning etc. (Scotland) Act 2006 requires that the Plan contains a Schedule of Land in the ownership of the planning authority that is affected by site specific policies and proposal for development in the Plan. This information has been collated on 22<sup>nd</sup> March 2016.

To locate the land in question, the Plan allocation number has been used as well as a description. Please use the Plan's settlement statements to locate the plan allocation number.

Please email [devplan@orkney.gov.uk](mailto:devplan@orkney.gov.uk) if you have difficulty locating any of the land noted below.

PLAN ALLOCATION NUMBER & DESCRIPTION	SETTLEMENT	MAIN POLICY AREAS / DEV TYPE
K-4 – Land to the east of Kirkwall Golf Club	Kirkwall	Policy 4 – Housing Long term housing
K-6 (part of ) – Land of Corse West	Kirkwall	Policy 4 – Housing Short term housing
K-14 – Land of Berstane Road	Kirkwall	Policy 4 – Housing Short term housing
K-15 – Land of Weyland Farm	Kirkwall	Policy 4 – Housing Short term housing
K-16 – Land of Weyland Farm	Kirkwall	Policy 4 – Housing Short term housing
K-19 (part of) – Land at Hatston Marine Park, including the pier (Crowness)	Kirkwall	Policy 5 – Business, Industry & Employment Policy 12 – Coastal Development
Hatston Food Park (2 vacant sites)	Kirkwall	Policy 5 – Business, Industry & Employment
Hatston Industrial Estate (vacant sites)	Kirkwall	Policy 5 – Business, Industry & Employment
Hatston Waste Facility	Kirkwall	Policy 5 – Business, Industry & Employment
Hatston Abattoir Facility	Kirkwall	Policy 5 – Business, Industry & Employment

K-23 – Former bus station, Great Western Road	Kirkwall	Policy 5 – Business, Industry & Employment
K-24 – Former Jewson’s Site, Junction Road	Kirkwall	Policy 5 – Business, Industry & Employment
K-28 – Former Papdale Halls	Kirkwall	Policy 4 – Housing Redevelopment
K29 – Papdale Farm	Kirkwall	Policy 4 – Housing Redevelopment
K30 – Orkney Research Campus	Kirkwall	Policy 5 – Business, Industry & Employment
Glaitness Play Park	Kirkwall	Policy 10 - Green Infrastructure
Hordaland Play Park	Kirkwall	Policy 10 - Green Infrastructure
The Meadows (near to Papdale)	Kirkwall	Policy 10 - Green Infrastructure
Keeliquoy Allotments	Kirkwall	Policy 10 - Green Infrastructure
Peedie Sea, Skate park & associated land	Kirkwall	Policy 10 - Green Infrastructure
The Crafty Site off Junction Road	Kirkwall	Policy 4 – Housing Redevelopment
Papdale Garden Allotments	Kirkwall	Policy 10 - Green Infrastructure
Boardsands Play Park	Kirkwall	Policy 10 - Green Infrastructure
Summerdale Play Park	Kirkwall	Policy 10 - Green Infrastructure
Manse Road Play Park	Kirkwall	Policy 10 - Green Infrastructure
Rope Walk Play Park	Kirkwall	Policy 10 - Green Infrastructure
Papdale East Play Park	Kirkwall	Policy 10 - Green Infrastructure
Weyland Play Park	Kirkwall	Policy 10 - Green Infrastructure
Bignold Park and Pavilion	Kirkwall	Policy 10 - Green Infrastructure

Pickaquoy Centre and Grounds	Kirkwall	Policy 10 - Green Infrastructure
Brandyquoy Bowling Green & Clubhouse	Kirkwall	Policy 10 - Green Infrastructure
Tankerness Hall & Gardens	Kirkwall	Policy 10 - Green Infrastructure
Kirkwall Grammar School & All outside space	Kirkwall	Policy 10 - Green Infrastructure Policy 11 – Sports, Recreation & Community Facilities
St Magnus Cathedral & Cemetery	Kirkwall	Policy 10 - Green Infrastructure Policy 11 – Sports, Recreation & Community Facilities
STR-6 - Land off Cairston Road	Stromness	Policy 4 – Housing Long term housing
STR- 8 – Housing land at Garson	Stromness	Policy 4 – Housing Long term housing
STR-20 – Garson Industrial Estate (vacant sites)	Stromness	Policy 5 – Business, Industry & Employment
Garson Waste Facility	Stromness	Policy 5 – Business, Industry & Employment
Existing Garson Sites (including Herring Factory)	Stromness	Policy 5 – Business, Industry & Employment
STR-21 – Land at Copland’s Dock	Stromness	Policy 5 – Business, Industry & Employment Policy 12 – Coastal Development
STR-22 – Land at Copland’s Dock	Stromness	Policy 5 – Business, Industry & Employment Policy 12 – Coastal Development
STR-23 (Part of) – Former West Mainland Auction Mart	Stromness	Policy 5 – Business, Industry & Employment
STR-24 – Former Stromness Primary School	Stromness	Policy 5 – Business, Industry & Employment
STR-25 – Stromness Old Academy	Stromness	Policy 5 – Business, Industry & Employment

STR-26 – St Peter’s Care Home	Stromness	Policy 5 – Business, Industry & Employment
The Market Green	Stromness	Policy 10 - Green Infrastructure
Alfred Terrace Allotments	Stromness	Policy 10 - Green Infrastructure
Southend Play Park	Stromness	Policy 10 – Green Infrastructure
Faravel Play Park	Stromness	Policy 10 – Green Infrastructure
Green space at Faravel	Stromness	Policy 10 – Green Infrastructure
Hamnavoe Play Park	Stromness	Policy 10 – Green Infrastructure
Pumpwell Park Play Park	Stromness	Policy 10 – Green Infrastructure
Stromness Woods	Stromness	Policy 10 – Green Infrastructure
Garson Play Park	Stromness	Policy 10 – Green Infrastructure
Ness Battery	Stromness	Policy 10 – Green Infrastructure Policy 8 – Historic Environment & Cultural Heritage
Stromness Primary School & associated outside spaces	Stromness	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Stromness Academy & associated outside spaces	Stromness	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Housing Allocation DY-2	Dounby	Policy 4 – Housing Short term housing
Dounby Recycling Centre	Dounby	Policy 5 – Business, Industry & Employment
Market Green Play Park	Dounby	Policy 10 – Green Infrastructure
Dounby Primary School & associated outside spaces	Dounby	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure

Firth Primary School & associated outside spaces	Finstown	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Car park, green space and pier	Finstown	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure Policy 12 – Coastal Development
SMH-2 – Land to the south of St Margaret’s Road	St Margaret’s Hope	Policy 4 – Housing Short term housing
SMH-3 – Land to the north of St Margaret’s Road	St Margaret’s Hope	Policy 4 – Housing Short term housing
SMH-4 – Land to the east of the Smiddy Brae Care Home	St Margaret’s Hope	Policy 4 – Housing Short term housing
Smiddy Brae Care Home	St Margaret’s Hope	Policy 11 – Sports, Recreation & Community Facilities
St Margaret’s Hope Community School & associated outside space	St Margaret’s Hope	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Thorfinn Place Play Park	St Margaret’s Hope	Policy 10 – Green Infrastructure
St Margaret’s Hope Recycling Centre	St Margaret’s Hope	Policy 5 – Business, Industry & Employment
Shapinsay Community School & associated outside space	Balfour Village	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Balfour Pier	Balfour Village	Policy 12 – Coastal Development
Burray Community School & associated outside space	Burray Village	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Burray Village Playpark	Burray Village	Policy 10 – Green Infrastructure

BV-2 – Land at Westermill	Burray Village	Policy 4 – Housing Short term housing
Burray Pier	Burray Village	Policy 12 – Coastal Development
Orphir Community School & associated outside space	Orphir Village	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Westray Junior High School & associated outside space	Pierowall	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Holm Play Park	St Mary's	Policy 10 – Green Infrastructure
Stenness Community School & associated outside space	Stenness	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
West Mainland Daycare Centre	Stenness	Policy 11 – Sports, Recreation & Community Facilities
St Andrews Primary School & associated outside space	Toab	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Whitehall Pier	Whitehall Village	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Green space with Whitehall Council Houses	Whitehall Village	Policy 10 – Green Infrastructure
Rousay Pier	Brinyan	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Flotta Community School & associated outside space	Burnside, Flotta	Policy 11 – Sports, Recreation & Community Facilities Policy 10 – Green Infrastructure
Evie Community School & associated outside space	Evie School	Policy 11 – Sports, Recreation & Community Facilities

		Policy 10 – Green Infrastructure
Houton Pier	Houton	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Kettletoft Pier	Kettletoft	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Longhope Pier	Longhope	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Green space associated with Longhope Council Houses	Longhope	Policy 10 – Green Infrastructure
Lyness Pier	Lyness	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Scapa Flow Visitors Centre & Museum	Lyness	Policy 11 – Sports, Recreation & Community Facilities
Majority of land within the Lyness Settlement Boundary	Lyness	Spatial Strategy
Moaness Pier	Moaness	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure
Tingwall Pier	Tingwall	Policy 12 – Coastal Development Policy 14 – Transport, travel & road network infrastructure



## Appendix 3

### Notional Densities for Housing Allocations

Datazone	Settlement	Allocation	Size (ha)	Density	Long/Short Term
West	Burnside	BH-1	0.8	7	short
West	Burnside	BH-2	0.3	2	short
West	Burnside	BH-3	0.9	7	short
West	Burnside	BH-4	0.2	1	short
East	Burray Village	BV-1	1	6	short
East	Burray Village	BV-2	1.2	8	short
East	Burray Village	BV-3	0.4	6	short
East	Burray Village	BV-4	2.7	15	short
East	Burray Village	BV-5	1.8	10	short
East	Burray Village	BV-6	0.9	4	short
East	Dalespot	DA-1	2.7	10	short
West	Dounby	DY-1	0.5	5	short
West	Dounby	DY-2	1.2	10	short
West	Dounby	DY-3	0.7	4	short
West	Dounby	DY-4	0.3	5	short
West	Dounby	DY-5	1.4	10	short
West	Dounby	DY-6	1	10	short
West	Dounby	DY-7	1.8	15	short
West	Evie School	ES-1	0.4	4	short
West	Evie School	ES-2	0.4	3	short
West	Evie School	ES-3	0.9	8	short
West	Evie Village	EV-1	0.1	1	short
West	Evie Village	EV-2	0.9	7	short
West	Evie Village	EV-3	0.3	4	short
West	Evie Village	EV-4	0.3	4	short
West	Evie Village	EV-5	0.2	2	Long
West	Finstown	F-1	2	40	short
West	Finstown	F-2	1.4	12	short
West	Finstown	F-3	3.8	35	Long
West	Finstown	F-4	0.3	3	Long
West	Finstown	F-5	0.5	8	short
East	Herston	HE-1	0.8	6	short
East	Hillhead	HH-1	1	10	short
East	Hillhead	HH-2	0.9	6	short
East	Hillhead	HH-3	0.9	6	short
West	Houton	HT-1	1.5	10	long
West	Houton	HT-2	1.5	10	short
West	Houton	HT-3	0.8	8	short
Kirkwall	Kirkwall	K-1	0.8	10	short
Kirkwall	Kirkwall	K-2	5.5	65	short
Kirkwall	Kirkwall	K-3	11.5	90	short
Kirkwall	Kirkwall	K-4	4.4	20	Long
Kirkwall	Kirkwall	K-5	6.5	45	short

Kirkwall	Kirkwall	K-6	11.5	100	short
Kirkwall	Kirkwall	K-7	3.3	27	short
Kirkwall	Kirkwall	K-8	12.1	150	short
Kirkwall	Kirkwall	K-9	2.9	35	short
Kirkwall	Kirkwall	K-10	3	40	short
Kirkwall	Kirkwall	K-11	1.6	20	short
Kirkwall	Kirkwall	K-12	4.6	45	Long
Kirkwall	Kirkwall	K-13	5.1	50	Long
Kirkwall	Kirkwall	K-14	14.2	130	short
Kirkwall	Kirkwall	K-15	11.1	80	short
Kirkwall	Kirkwall	K-16	3.7	35	short
East	Lighthouse Corner	LC-1	0.2	1	short
East	Lighthouse Corner	LC-2	0.3	2	short
East	Lighthouse Corner	LC-3	0.8	3	short
West	Linnadale	LD-1	0.7	10	short
West	Linnadale	LD-2	0.6	3	short
West	Linnadale	LD-3	0.9	3	short
West	Lyron	LY-1	0.3	5	short
West	Madras	M-1	0.3	2	short
West	Madras	M-2	0.2	2	short
West	Madras	M-3	0.2	2	short
West	Madras	M-4	0.3	3	short
West	Madras	M-5	0.3	4	short
West	Madras	M-6	1	9	short
West	Norseman	N-1	1	4	short
West	Norseman	N-2	1.1	10	short
West	Norseman	N-3	1.2	11	short
West	Orphir Village	OR-1	0.4	3	short
West	Orphir Village	OR-2	0.8	5	short
West	Orphir Village	OR-3	0.4	2	short
West	Orphir Village	OR-4	0.4	8	short
West	Orphir Village	OR-5	0.7	6	short
West	Orphir Village	OR-6	0.9	7	short
West	Quoyloo	Q-1	0.4	2	short
West	Quoyloo	Q-2	0.5	6	short
West	Quoyloo	Q-3	0.9	4	short
West	Quoyloo	Q-4	0.6	7	short
West	Quoyloo	Q-5	0.5	6	short
West	Quoyloo	Q-6	0.9	11	short
West	Quoyloo	Q-7	1.1	7	short
East	Scapa Brae	SB-1	1.4	8	short
East	Scapa Brae	SB-2	0.7	4	short
East	Scapa Brae	SB-3	0.7	4	short
East	Scapa Brae	SB-4	0.5	3	short
East	Scapa Brae	SB-5	0.2	2	short
East	SMH	SMH-1	0.3	2	short
East	SMH	SMH-2	1.6	28	short
East	SMH	SMH-3	0.6	12	short
East	SMH	SMH-4	0.5	9	short
East	SMH	SMH-5	1	12	short

East	St Mary's	STM-1	2.5	40	short
East	St Mary's	STM-2	0.9	15	short
East	St Mary's	STM-3	1.1	18	short
East	St Mary's	STM-4	4.3	70	Long
East	St Mary's	STM-5	0.3	3	short
East	St Mary's	STM-6	3.2	50	Long
East	St Mary's	STM-7	0.8	6	short
East	St Mary's	STM-8	0.9	7	short
West	Stenness	STE-1	0.5	5	short
West	Stenness	STE-2	0.9	10	short
Stromness	Stromness	STR-1	0.9	6	long
Stromness	Stromness	STR-2	4.9	40	long
Stromness	Stromness	STR-3	2.2	25	short
Stromness	Stromness	STR-4	0.6	8	short
Stromness	Stromness	STR-5	0.5	5	short
Stromness	Stromness	STR-6	0.7	5	short
Stromness	Stromness	STR-7	1	13	short
Stromness	Stromness	STR-8	2.6	30	short
Stromness	Stromness	STR-9	2	7	short
Stromness	Stromness	STR-10	1.3	6	short
Stromness	Stromness	STR-11	1	7	long
Stromness	Stromness	STR-12	1.6	10	long
Stromness	Stromness	STR-13	1	9	long
Stromness	Stromness	STR-14	0.4	2	short
Stromness	Stromness	STR-15	0.3	1	short
Stromness	Stromness	STR-16	2.7	10	short
Stromness	Stromness	STR-17	4.8	10	short
Stromness	Stromness	STR-18	2.4	12	short
Stromness	Stromness	STR-19	3	10	Long
West	The Palace	P-1	0.4	2	short
West	The Palace	P-2	0.5	5	short
West	The Palace	P-3	0.2	2	short
West	The Palace	P-4	0.3	3	short
West	Tingwall	TW-1	0.5	6	short
West	Tingwall	TW-2	1.1	14	short
East	Toab	TB-1	0.9	5	short
East	Toab	TB-2	1.4	8	short
East	Toab	TB-3	0.5	3	short
East	Toab	TB-4	0.1	2	short
East	Toab	TB-5	0.7	11	short

