

Item: 5

Development and Infrastructure Committee: 1 April 2025.

Updated Delivery Plan for Orkney Local Development Plan 2017.

Report by Corporate Director for Neighbourhood Services and Infrastructure.

1. Overview

- 1.1. Orkney Islands Council's statutory Local Development Plan when adopted in 2017 was accompanied by an Action Programme to support the delivery of the Local Development Plan, which was recommended for approval by the Development and Infrastructure Committee on 6 June 2017.
- 1.2. The purpose of the Delivery Programme (formerly the Action Programme) is to set out the actions for implementing the proposals and policies in the Local Development Plan.
- 1.3. As part of a variety of measures identified by the Scottish Government to help facilitate the delivery of housing, the Chief Planner of the Scottish Government issued a letter to all planning authorities. This required planning authorities to produce or update a Local Development Plan delivery programme and that it should contain a Deliverable Housing Land Pipeline. This Pipeline is to include the sequencing of, and timescale for, the delivery of all housing component sites allocated in the Council's Local Development Plan. In response to the letter received from the Chief Planner there has been a review undertaken of information contained in the existing Housing Land Audit, Strategic Housing Investment Plan and previous information from stakeholders and landowners to prepare an updated Delivery Plan for the existing Orkney Local Development Plan.

2. Recommendations

- 2.1. It is recommended that members of the Committee:
 - i. Approve the updated Delivery Programme, attached as Appendix 1 to this report.

3. The Delivery Programme

- 3.1. The Delivery Programme, set out at Appendix 1, outlines the actions required to support future development across Orkney. The Delivery Programme is structured according to the different allocations in settlements and highlights where there is relevant infrastructure considerations needed to progress delivery. It also sets out actions needed to help deliver the policies contained in the Local Development Plan. With work underway on developing a new Local Development Plan many of the actions will form part of the review of the new Local Development Plan and sites will also be reviewed as part of the preparation of the new Local Development Plan.
- 3.2. It should be noted that many of the sites which are allocated for development within the Local Development Plan are within private ownership therefore the timing at which sites come forward is largely outwith the control of Planning Authority. However, the Delivery Programme can be a way to facilitate development.
- 3.3. On reviewing the remaining allocated sites within the Local Development Plan there are still many allocated sites that are available for development. These are of various sizes and locations across the different settlements of Orkney. Based on the land Housing Land Audit as of 1 April 2024 there is a current supply of 1,669 units (short and long term supply) still available for development within the Local Development Plan. This exceeds the total demand of 1,655 units identified in the highest scenario in the Housing Need and Demand Assessment for a 10 year period.
- 3.4. In addition to the existing land identified in the Local Development Plan the Housing Land Audit has consistently demonstrated that significant numbers of new houses are delivered in Orkney through windfall development. Windfall development means planning permission has been granted on sites not specifically allocated for development in the Local Development Plan so would apply to conversions of existing buildings, small-scale infill developments within settlements or as housing developments in the countryside. With the ad hoc nature of windfall development it is not specifically covered in the Delivery Programme. However, on reviewing the Housing Land Audit over the last 10 years there has been an average of 54 units of windfall development approved each year further boosting housing supply.

- 3.5. The Delivery Programme will be a useful tool to help stimulate development within the allocated sites, highlighting where there is still capacity for development in the current Local Development Plan allocations. It will also assist in developing suitable approaches to development where closer work is needed with infrastructure providers and land owners, and provide a resource to show where updates or further research is required to support policies for the next Local Development Plan.

4. Next Steps

- 4.1. Should the recommendation be approved, the updated Delivery Plan will be published on the Council website and Scottish Government will be updated to inform them how we have met their requirement.

For Further Information please contact:

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Implications of Report

1. Financial:

The main resource associated with preparation of the Delivery Programme for the Local Development Plan is in the form of staff time and is covered within the existing Development Planning budget.

2. Legal:

The Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 provide for the drafting of a new Local Development Plan and associated requirements including Delivery Programme. Approving the recommendation in this report will assist the Council in discharging its duties under this legislation.

3. Corporate Governance: None.

4. Human Resources: None.

5. Equalities: An Equality Impact Assessment is not required for a delivery plan.

6. Island Communities Impact: An Island Communities Impact Assessment is not required for a delivery plan.

7. Links to Council Plan: The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:

- Growing our economy.
- Strengthening our Communities.
- Developing our Infrastructure.

Transforming our Council.

8. Links to Local Outcomes Improvement Plan: The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:

Cost of Living.

Sustainable Development.

Local Equality.

Improving Population Health.

9. Environmental and Climate Risk: None directly.

10. Risk: None directly.

11. Procurement: None directly.

12. Health and Safety: None directly.

13. Property and Assets: None directly.

14. Information Technology: None directly.

15. Cost of Living: None directly.

List of Background Papers

[Orkney Local Development Plan 2017](#)

[Chief Planner Letter June 2024](#)

Appendix

Appendix 1 - Draft updated Delivery Programme to support the Local Development Plan 2017.

Orkney Islands Council Local Development Plan Delivery Programme March 2025



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Introduction

Orkney Islands Council's statutory Local Development Plan when adopted in 2017 was accompanied by a Delivery Programme to support the delivery of the Local Development Plan. This Delivery Programme will replace the Delivery Programme adopted in 2017.

Background

In response to the letter received from the Chief Planner there has been a review undertaken of information contained in the existing Housing Land Audit, Strategic Housing Investment Plan and previous information from stakeholders and landowners to prepare an updated Delivery Plan for the existing Orkney Local Development Plan. This includes considering the information needed to show a Deliverable Housing Land Pipeline.

What is a Delivery Programme?

The purpose of the Delivery Programme is to support the delivery of the Orkney Islands Council Local Development Plan 2017 (OLDP) by setting out the actions and partnerships that are necessary to implement the Plan. In accordance with legislative requirements, the Delivery Programme, as a minimum, must set out:

- a list of actions required to deliver policies and proposals contained in the OLDP;
- an explanation as to how those actions are to be undertaken;
- the timescale for the conclusion of each action; and
- the expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP (a 'housing delivery pipeline').

The Orkney Islands Council Delivery Programme

The Delivery Programme, set out at in Schedule 1 and 2, outlines the actions required to support future development across Orkney. The Delivery Programme is structured according to the different allocations in settlements and highlights where there is relevant infrastructure considerations needed to progress delivery. It also sets out actions needed to help deliver the policies contained in the Local Development Plan. With work underway on developing a new Local Development Plan many of the actions will form part of the review of the new Local Development Plan and sites will also be reviewed as part of the preparation of the new Local Development Plan.

It should be noted that many of the sites which are allocated for development within the Local Development Plan are within private ownership therefore the timing at which sites come forward is largely outwith the control of Planning Authority. However, the Delivery Programme can be a way to facilitate development.

On viewing the remaining allocated sites within the Local Development Plan there are still many allocated sites that are available for development. These are of various sizes and locations across the different settlements of Orkney.

The Housing Land Audit has consistently demonstrated that significant numbers of new houses are delivered in Orkney through windfall development. Windfall development means planning permission has been granted on sites not specifically allocated for development in the Local Development Plan so would apply to conversions of existing buildings, small-scale infill developments within settlements or as housing developments in the countryside. With the ad hoc nature of windfall development, it isn't specifically covered in the Delivery Programme.

This Delivery Programme sets out a Delivery Pipeline with the expected timescales for delivery of housing on sites allocated by the OLDP categorised into short term: years 1-3, medium term: years 4-6 and long term: years 7-10.

The Delivery Programme will be a useful tool to help stimulate development within the allocated sites, highlighting where there is still capacity for development in the current Local Development Plan allocations. It will also assist in developing suitable approaches to development where closer work is needed with infrastructure providers and landowners and provide a resource to show where updates or further research is required to support policies for the next Local Development Plan.

Schedule 1 - Delivery Programme: Proposals



KIRKWALL PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Kirkwall	K-1	Housing	Private	Development Brief required	Long Term	No progress	-	-
Kirkwall	K-2	Housing	Private	Development Brief required	Long Term	No progress	-	-
Kirkwall	K-3	Housing	Mixed	Development Brief required, SWMP outcomes needed	Long Term	Partially developed	Part of site built out, application on private area of land submitted	OIC owned land - no progress, Private Land - submission for housing received.

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Kirkwall	K-5	Housing	Mixed	-	Short Term	Partially developed	Phases on site with final stages approved	-
Kirkwall	K-6	Housing	Public	Updated Development Brief required	Medium Term	Partially developed	Care Home on site, Housing Application approved	Application approved for Care Home (21/069/PP) and Housing (19/014/PPMAJ). Care Home development on site.
Kirkwall	K-7	Housing	Private	Development Brief required	Medium Term	No progress	-	-
Kirkwall	K-8	Housing	Private	New Development Brief required, Scottish Water upgrades, Archaeology investigations	Long Term	No progress	-	Area within Highland Park Catchment
Kirkwall	K-9	Housing	Mixed	Scottish Water upgrades and Drainage	Medium Term	Application Stage	-	Area within Highland Park Catchment
Kirkwall	K-10	Housing	Private	Review of HSE offset, Infrastructure issues	Long Term	Site on the market	-	Area within Highland Park Catchment
Kirkwall	K-11	Housing	Private		Long Term	No Progress	-	Area within Highland Park Catchment
Kirkwall	K-12	Housing	Private		Long Term	No Progress		
Kirkwall	K-13	Housing	Private		Long Term	No Progress		
Kirkwall	K-14	Housing	Public	Development Brief required, SWMP outcomes needed	Long Term	No Progress	-	-

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Kirkwall	K-15	Housing	Public	Development Brief required, Infrastructure queries and access	Long Term	No progress	-	The existing Waterfield Development Brief does not cover all of the allocation and will therefore have to be reviewed.
Kirkwall	K-16	Housing	Public	Developed	-	Completed	-	-
Kirkwall	K-18	Business & Industrial	Public	-	-	No progress	-	-
Kirkwall	K-19	Business & Industrial	Public	-	-	No progress	-	-
Kirkwall	K-20	Business & Industrial	Private	-	Medium Term	No progress	-	-
Kirkwall	K-21	Business & Industrial	Private	Joint Development Brief with K-1 & K-2. Review of land use as part of next LDP	Long Term	No progress	-	Submitted within call for sites as potential Housing land.
Kirkwall	K-22	Re-development	Public	Development Brief is required, Land contamination/mitigation surveys required, Heritage/building surveys required	Long Term	No Progress	-	Site is still within ownership of NHS

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Kirkwall	K-23	Mixed Use	Public	Mixed use element of proposals requires funding. SEPA situation regarding coastal flooding requires resolution for housing development.	Medium Term	Early concept	-	HOUSING - There is a coastal, fluvial and pluvial high risk flood risk on this site. Coastal flood risk issues with SEPA need to be resolved. Museums and stores exploring development opportunity for archive facility within part of the site, with later removal of former bowling alley building.
Kirkwall	K-24	Mixed Use	Private	Flood Risk Management Required	Long Term	No progress	-	HOUSING - There is a coastal, fluvial and pluvial high risk flood risk on this site. Coastal flood risk issues with SEPA need to be resolved.
Kirkwall	K-25	Mixed Use	Private	Joint Development Brief/Masterplan required with K-26 & K-27. Phase 1 Archaeological study undertaken. Stage 1 Mitigation Survey undertaken	Long Term	Temporary Application for Retail/Leisure use	Temporary application is being developed out on site.	Permission given for temporary use for retail, leisure, open space and night club use. Application to make permanent would be required. SEPA coastal flooding issues across whole of site for sensitive uses.

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Kirkwall	K-26	Mixed Use	Private	Joint Development Brief/Masterplan required with K-26 & K-27. Phase 1 Archaeological study undertaken. Stage 1 Mitigation Survey undertaken	Long Term	No progress	-	Recently sold. SEPA coastal flooding issues across whole of site for sensitive uses.
Kirkwall	K-27	Mixed Use	Private	Joint Development Brief/Masterplan required with K-26 & K-27. Phase 1 Archaeological study undertaken. Stage 1 Mitigation Survey undertaken	Long Term	No progress	-	Site still occupied by current users
Kirkwall	K-28	Re-developme nt Site	Public	Updated masterplan/development brief needed. Understanding of Education Service need for space/services. Program and plan for special school funding and land requirements	Long Term	Early discussions	-	Potential issues with contamination within existing buildings. Funding requirements unclear
Kirkwall	K-29	Re-developme nt	Public	Listed Building/structures on site - requirement for investigation. Updated masterplan/development brief required	Long Term	No progress	-	Listed Building/structures. Would require specialist designers and potential external funding for delivery.
Kirkwall	K-30	Business & Industrial/E ducational	Public	Updated development Brief required. Understanding of UHI expansions requirements needed.	Long Term	Partial development	Developmen t of nursery consented on part of site	Review of land use as part of next LDP

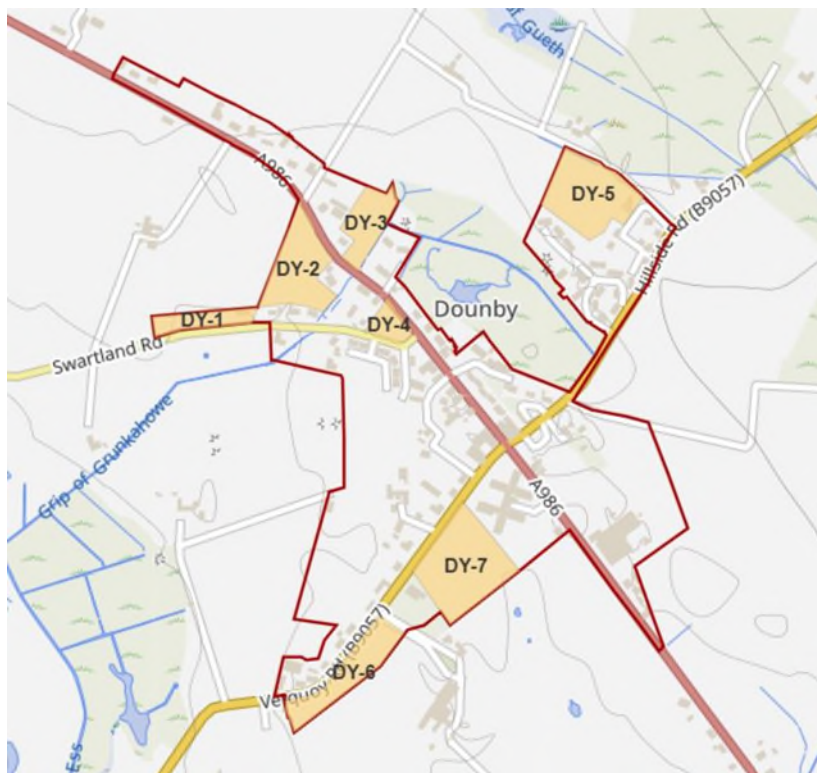


STROMNESS PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Stromness	STR- 1	Housing	Private		Long Term	No progress		
Stromness	STR- 2	Housing	Public	Access issues, requires full assessment and exploration of access	Long Term	Early discussions		

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Stromness	STR-3	Housing	Private	Culverted watercourse on site - drainage and flooding assessment required), Development Brief required for the site, Foul drainage capacity requires exploration	Long Term	Early discussions		
Stromness	STR-4	Housing	Private	-	Long Term	No progress		
Stromness	STR-5	Housing	Private	-	Short Term	Consented	Application in for amendment to house location based on conditions	Application approved (22/382/PP)
Stromness	STR-6	Housing	Private	-	-	Completed	-	
Stromness	STR-7	Housing	Private	-	Medium Term	No progress	-	
Stromness	STR-8	Housing	Public	-	Medium Term	Partially developed	Care Home completed	Care Home completed, rest of land undeveloped
Stromness	STR-9	Housing	Private	Development Brief requires update, inc. constraints impact	Long Term	No progress	-	Application submitted on part of allocation (23/189/PP) - Refused
Stromness	STR-10	Housing	Private	-	-	Completed	-	
Stromness	STR-11	Housing	Private		Long Term	No progress		

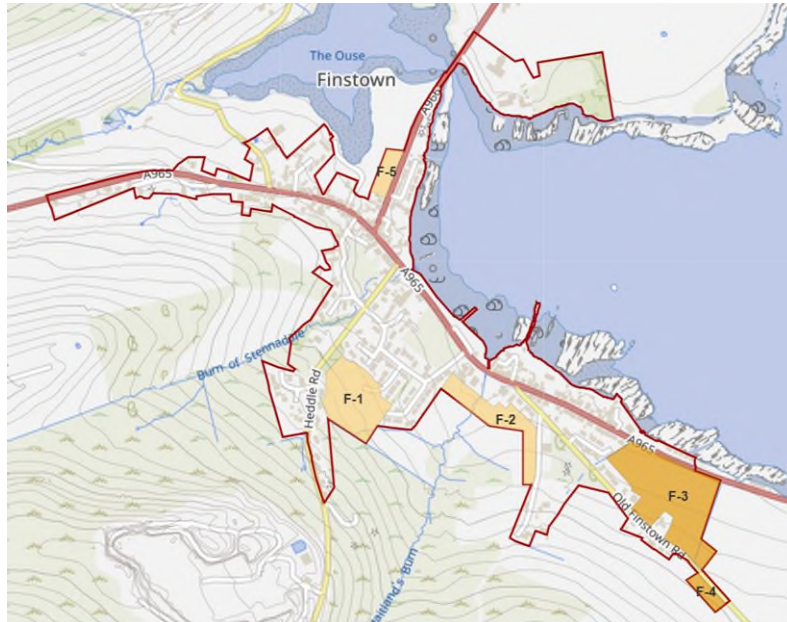
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Stromness	STR-12	Housing	Public		Long Term	No progress		
Stromness	STR-13	Housing	Private		Long Term	No progress		
Stromness	STR-14	Housing	Private	South End Dev Brief adopted.	Medium Term	No progress	Landowners issued with dev brief	
Stromness	STR-15	Housing	Private	South End Dev Brief adopted.	Medium Term	No progress	Landowners issued with dev brief	
Stromness	STR-16	Housing	Private	South End Dev Brief adopted. Infrastructure surveys inc. drainage, foul water and access required. Geological survey needed	Long Term	No progress	Landowners issued with dev brief	Multiple Private owners. Integration into existing sewage network would be required. Access and road/path improvements required. Geological investigations needed
Stromness	STR-17	Housing	Mixed	South End Dev Brief adopted. Infrastructure surveys inc. drainage, foul water and access required. Geological survey needed	Long Term	No progress	Landowners issued with dev brief	Site contains large area of marshland. Part Private, part OHAL ownership. Integration into existing sewage network would be required. Cross site pedestrian connections also required

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Stromness	STR-18	Housing	Private	South End Dev Brief adopted. Infrastructure surveys inc. drainage, foul water and access required. Geological survey needed	Long Term	No progress	Landowners issued with dev brief	Steeply sloping areas of the site which are unsuitable for development. Access and internal connections need consideration. Green/Blue corridor along May Burn within site
Stromness	STR-20	Business & Industrial	Mixed	No Action Required				
Stromness	STR-21	Business & Industrial	Public	No Action Required				
Stromness	STR-22	Business & Industrial	Public	No Action Required				
Stromness	STR-23	Re-development	Private	No Action Required		partially developed		Co-op redeveloped on northern end.
Stromness	STR-24	Re-development	Private	No Action Required		early discussions		
Stromness	STR-25	Re-development	Private	No Action Required		Early concept		
Stromness	STR-26	Re-development	Private	Development Brief Required, Retention of historic building/structures required				



DOUNBY PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Dounby	DY-1	Housing	Private		Short Term	Partially developed		Partially developed, 1/2 plots remaining
Dounby	DY-3	Housing	Private		Short Term	Application Stages		Application submitted (23/383/PP) No decision

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Dounby	DY-4	Housing	Private	Water Main crossing site - investigation required, Development Brief required	Medium Term	No Progress		
Dounby	DY-5	Housing	Private	Access requires exploration, foul and drainage studies required.	Long Term	No Progress		
Dounby	DY-6	Housing	Private	Requested removal from next Plan	N/A	No Progress		
Dounby	DY-7	Housing	Private	Requested removal from next Plan	N/A	No Progress		



FINSTOWN PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Finstown	F-1	Housing	Mixed	Development Brief required, within HSE zone for the quarry, topography and level require investigation for good design and drainage requirements. Burn within top of site boundary	Medium Term	No progress	-	

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Finstown	F-2	Housing	Private	Development Brief required, Burn crossing site, drainage/flooding investigation required,	Medium Term	No Progress	-	
Finstown	F-3	Housing	Private	Development Brief required, Heritage and setting impact on Cuween Hill need to be considered, Watercourse within the site boundary - flooding and drainage study required and potential de-culverting works needed.	Long Term	No Progress	-	
Finstown	F-4	Housing	Private	Setting of Cuween Hill needs to be considered.	Long Term	No Progress	-	
Finstown	F-5	Housing	Private	Adjacent to Scheduled Monument, Impact of development on archaeology and heritage requires investigation, Water main within site boundary, Coastal flooding within site - flood assessment required	Long Term	No Progress	-	



ST MARGARET'S HOPE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
St Margaret's Hope	SMH-1	Housing	Private	Partially developed out	Long Term	Partially developed	-	One plot built out. One plot remaining
St Margaret's Hope	SMH- 2	Housing	Public		Long Term	No Progress	-	
St Margaret's Hope	SMH-3	Housing	Public		Short Term	Early discussions	-	Hope Co-housing project
St Margaret's Hope	SMH-4	Housing	Public		Long Term	No Progress	-	
St Margaret's Hope	SMH-5	Housing	Private	Flooding and Drainage assessment required, Access and Transport access required.	Long Term	Pre-app	-	



STENNESS PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Stenness	STE-1	Housing	Private	Flood and drainage assessment required due to surface water and flooding issues	Long Term	No progress	-	
Stenness	STE-2	Housing	Private	-	Long Term	No progress	-	



TOAB PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Toab	TB-1	Housing	Private	-		Application Granted	-	Application (24/008/PP) granted for 10 homes
Toab	TB-2	Housing	Private	-		Application Granted	-	Application (19/367/PP) granted for 16 homes
Toab	TB-3	Housing	Private	Flood Risk Assessment Required due to Coastal flooding location	Medium Term	Partially developed	-	
Toab	TB-4	Housing	Public	Flood Risk Assessment Required due to Coastal flooding location	Medium Term	No progress	-	
Toab	TB-5	Housing	Private	Drainage and foul water treatment capacity required assessment.	Long Term	No progress	-	

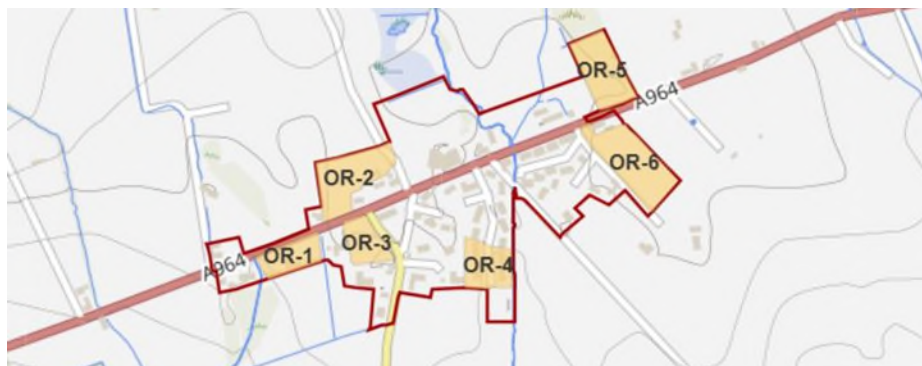


BURRAY VILLAGE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Burray Village	BV-1	Housing	Private	-	-	Completed	-	
Burray Village	BV-2	Housing	Public	Pedestrian access required to neighbouring housing to create off-road link	Long Term	No progress	-	
Burray Village	BV-3	Housing	Public	Pedestrian access required from school to housing to create off-road link	Long Term	No progress	-	

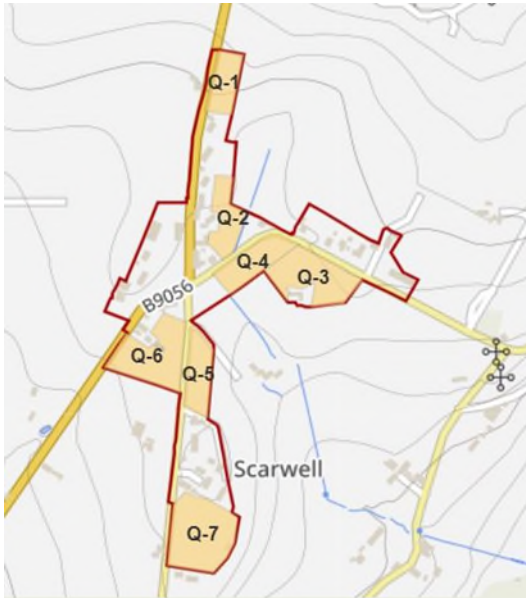
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Burray Village	BV-4	Housing	Private	Development brief required with BV-5. Drainage assessment required and consideration for neighbouring allocations and future infrastructure.	Long Term	No progress	-	
Burray Village	BV-5	Housing	Private	Development brief required with BV-4. Drainage assessment required and consideration for neighbouring allocations and future infrastructure. Watercourse on-site (culverted) capacity and flood assessment required to inform design and infrastructure	Long Term	No progress	-	
Burray Village	BV-6	Housing	Private	-	Short Term	On-site	-	Application 21/269/AMC granted



EVIE VILLAGE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Evie Village	EV-1	Housing	Private	-	-	Completed	-	-
Evie Village	EV-2	Housing	Private	Canalised burn within boundary, drainage and offset requirements needed to be explored	Medium Term	No progress		
Evie Village	EV-3	Housing	Private	Water Main within boundary.	Short Term	Application approved		Application 21/029/PP granted
Evie Village	EV-3	Housing	Private	Future connections to long term allocation required to be provided	Long Term	No progress		
Evie Village	EV-5	Housing	Private		Long Term	No progress		

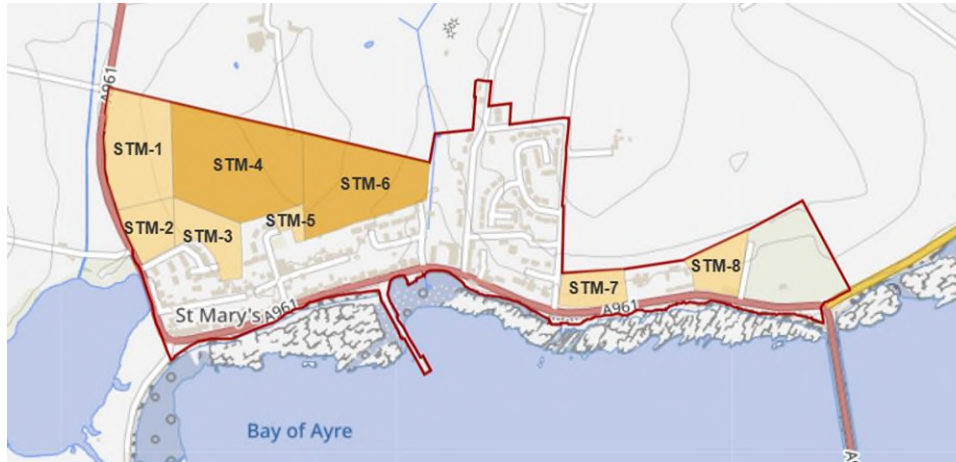


ORPHIR VILLAGE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Orphir	OR-1	Housing	Private			Completed		
Orphir	OR-2	Housing	Private	Foul drainage capacity and connection options require assessment	Medium Term	Partial	Permission granted to one plot at front of site	Site in multiple ownership, part of the site granted planning permission 24/068/PP for one dwelling, access to rest of site still possible
Orphir	OR-3	Housing	Private	Utilities on-site, assessment required and permissions to move would be required	Long Term	No Progress		
Orphir	OR-4	Housing	Private			Completed		
Orphir	OR-5	Housing	Private	Drainage and flood risk assessment required on the site due to watercourse and well within boundary. Biodiversity value of parts of the site require assessment	Long Term	No Progress		
Orphir	OR-6	Housing	Private	Access to the site might require road/junction improvements	Long Term	No Progress		



QUOYLOO PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Quoyloo	Q-1	Housing	Private	Foul drainage capacity and connection options require assessment	Medium Term	No Progress		
Quoyloo	Q-2	Housing	Private	Foul drainage capacity and connection options require assessment, including assessment of culverted drain within site	Long Term	No Progress		

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Quoyloo	Q-3	Housing	Private	Foul drainage capacity and connection options require assessment	Long Term	No Progress	-	
Quoyloo	Q-4	Housing	Private	Foul drainage capacity and connection options require assessment	Long Term	No Progress	-	
Quoyloo	Q-5	Housing	Private	Foul drainage capacity and connection options require assessment	Long Term	No Progress	-	
Quoyloo	Q-6	Housing	Private	Foul drainage capacity and connection options require assessment	Medium Term	Partial	Application granted on part of site	Application 24/108/PP granted permission for 2 homes, western and northern part of the site undeveloped.
Quoyloo	Q-7	Housing	Private	Foul drainage capacity and connection options require assessment	Long Term	No Progress	-	



ST MARY'S PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
St Mary's	STM-1	Housing	Private	Development Brief/masterplan required for STM-1, STM-2 and STM-3, STM-4 & STM-6 (potentially inc. STM-5) , Drainage and flooding assessment required for whole site (potentially covering STM1-3), consideration of scheduled ancient monument to the west of the site, Access and Transport Assessment required due to scale of site. Pedestrian and vehicle connectivity between neighbouring allocations would be required	Long Term	No Progress		

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
St Mary's	STM-2	Housing	Private	Development Brief/masterplan required for STM-1, STM-2 and STM-3, STM-4 & STM-6 (potentially inc. STM-5), Drainage and flooding assessment required for whole site (potentially covering STM1-3), Access and Transport Assessment required due to scale of site. Pedestrian and vehicle connectivity between neighbouring allocations would be required	Long Term	No Progress		
St Mary's	STM-3	Housing	Private	Development Brief/masterplan required for STM-1, STM-2 and STM-3, STM-4 & STM-6 (potentially inc. STM-5) , Drainage and flooding assessment required for whole site (potentially covering STM1-3), Access and Transport Assessment required due to scale of site. Pedestrian and vehicle connectivity between neighbouring allocations would be required	Long Term	No Progress		
St Mary's	STM-4	Housing	Private	Development Brief/masterplan required for STM-1, STM-2 and STM-3, STM-4 & STM-6 (potentially inc. STM-5) , Drainage and flooding assessment required for whole site (potentially covering STM1-3), Access and Transport Assessment required due to scale of site. Pedestrian and vehicle connectivity between neighbouring allocations would be required	Long Term	No Progress	-	

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
St Mary's	STM-5	Housing	Public	Development Brief/masterplan required for STM-1, STM-2 and STM-3, STM-4 & STM-6 (potentially inc. STM-5)	Long Term	No Progress	-	
St Mary's	STM-6	Housing	Public	Development Brief/masterplan required for STM-1, STM-2 and STM-3, STM-4 & STM-6 (potentially inc. STM-5)	Long Term	No Progress	-	
St Mary's	STM-7	Housing	Private	Road and path improvements would be required to connect the site to the village	Long Term	No Progress	-	
St Mary's	STM-8	Housing	Private	Road and path improvements would be required to connect the site to the village	Long Term	No Progress	-	



THE PALACE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
The Palace	P-1	Housing	Private	Access from public road would require upgrade and improvements. Long-term issues surrounding coastal erosion and promoting land that requires access from at-risk roads/road sections. High potential for archaeological interest in the area, assessment required.	Long Term	No Progress	-	Landscape and heritage sensitivities within the area due to numerous Scheduled Ancient Monuments, and historic/listed buildings. Consideration of appropriate of scale, massing, design and siting would be required for any development.

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
The Palace	P-2	Housing	Private	Fluvial and Surface Water Flooding to part of the site. Full drainage and flooding assessment required to consider appropriate areas for development. Highly constrained road network through village, road widening not feasible in places due to Heritage features and existing buildings. Review of appropriateness to promote land with highly constrained access should be continued as part of next LDP. High potential for archaeological interest in the area, assessment required.	Long Term	No Progress	-	Landscape and heritage sensitivities within the area due to numerous Scheduled Ancient Monuments, landscape features and historic/listed buildings. Consideration of appropriate of development scale, massing, design and siting would be required for any development.
The Palace	P-3	Housing	Private	Highly constrained road network through the village, widening not feasible in places due to Heritage features and existing buildings. Review of appropriateness to promote land with constrained access should be continued as part of next LDP. High potential for archaeological interest in the area, assessment required.	Long Term	No Progress	-	Landscape and heritage sensitivities due to Scheduled Ancient Monuments, and historic/listed buildings. Consideration of appropriate of scale, massing, design and siting would be required for any development.

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
The Palace	P-4	Housing	Private	Highly constrained road network through the village, widening not feasible in places due to Heritage features and existing buildings. Review of appropriateness to promote land with constrained access should be continued as part of next LDP. High potential for archaeological interest in the area, assessment required.	Long Term	No Progress	-	Landscape and heritage sensitivities within the area due to numerous Scheduled Ancient Monuments, and historic/listed buildings. Consideration of appropriate of scale, massing, design and siting would be required for any development.



BURNSIDE, HARRAY PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Burnside, Harray	BH-1	Housing	Private	Road upgrades and widening would be required, drainage and foul assessment and shared infrastructure required	Long Term	No Progress	-	
Burnside, Harray	BH-2	Housing	Private	Utilities on-site, assessment required and permissions to move would be required	Medium Term	No Progress	-	
Burnside, Harray	BH-3	Housing	Private	Utilities on-site, assessment required and permissions to move would be required	Long Term	No Progress	-	
Burnside, Harray	BH-4	Housing	Private	-	Short Term	No Progress	-	Single unit development within settlement boundary - would classify as infill



EVIE SCHOOL PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Evie School	ES-1	Housing	Private	Access upgrades required to junction and road, visibility issues require consideration, Shared foul drainage required	Long Term	Early discussions		
EVIE SCHOOL	ES-2	Housing	Private	Access upgrades required to junction and road, visibility issues require consideration, Shared foul drainage required.	Long Term	Early discussions		

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Evie School	ES-3	Housing	Private	Burn offset required, drainage impact study needed, Access track upgrades potentially required. Shared foul drainage required	Medium Term	No Progress		



MADRAS PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Madras	M-1	Housing	Private	Upgrades to access points and roads required	Long Term	No Progress		
Madras	M-2	Housing	Private	Upgrades to access points and roads required	Long Term	No Progress		
Madras	M-3	Housing	Private	Upgrades to access points and roads required	Long Term	No Progress		
Madras	M-4	Housing	Private	Water Main within boundary.	Long Term	No Progress		
Madras	M-5	Housing	Private	Water Main within boundary.	Long Term	No Progress		
Madras	M-6	Housing	Private	Junction and road improvements required, visibility issues. Surface Water issues	Long Term	No Progress		



TINGWALL PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Tingwall	TW-1	Housing	Private	Watercourse within boundary, flooding and drainage assessment required to ensure no impact on neighbouring development	Long Term	No Progress	-	Potential review as part of next LDP to assess alignment with local living policies
Tingwall	TW-2	Housing	Private	Heritage and Archaeological impact assessment and exploration required to ensure no impact on the broch, potential coastal flooding and erosion issues, requires assessment	Long Term	No Progress	-	Location next to ferry terminal might be more appropriate for non-housing uses as part of review of LDP



HILLHEAD PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Hillhead	HH-1	Housing	Public	-	-	Completed	-	
Hillhead	HH-2	Housing	Private	Drainage/foul infrastructure for whole site needs to be done. Capacity of Scottish Water drainage requires confirmation	Long Term	No progress	-	
Hillhead	HH-3	Housing	Private	Drainage/foul infrastructure for whole site needs to be done. Capacity of Scottish Water drainage requires confirmation	Long Term	No progress	-	



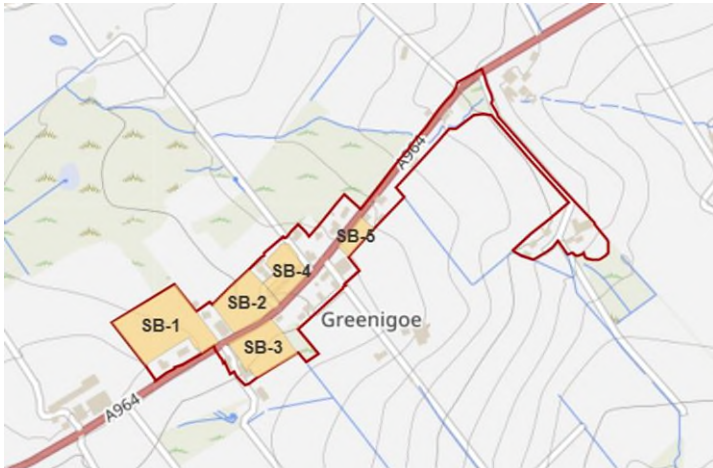
HOUTON PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Houton	HT-1	Housing	Public	Development Brief required. Archaeological/heritage assessment, Drainage assessment, Shared foul sewage infrastructure, Upgrades to road network.	Medium Term	Early discussions	Discussions taken place regarding requirements for planning and infrastructure need	
Houton	HT-2	Housing	Private	Archaeological/heritage assessment required due to onsite wartime features, potential contamination issues, Drainage assessment, Access to site requires exploration due to ferry terminal access	Long Term	No progress	-	
Houton	HT-3	Housing	Private	Archaeological/heritage assessment required due to onsite wartime features, potential contamination issues, Drainage assessment, Access to site requires exploration due to ferry terminal access	Long Term	No progress	-	



LYRON PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Lyron	YL-1	Housing	Private	-	Long Term	No progress		



NORSEMAN PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Norseman	N-1	Housing	Private	-	-	On-site	-	
Norseman	N-2	Housing	Private	Drainage and foul assessment required - low lying site	Long Term	No progress		
Norseman	N-3	Housing	Private	Drainage and foul assessment required, environmental impact potential on sensitive soils/peatland/biodiversity	Long Term	No progress		



SCAPA BRAE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Scapa Brae	SB-1	Housing	Private	Water Main within boundary - investigation with Scottish Water required with potential works	Long Term	No progress		
Scapa Brae	SB-2	Housing	Private	-	Short Term	Application Granted	-	Applications 18/288/PP, 23/082/PP, 22/349/PP, 23/244/PP granted
Scapa Brae	SB-3	Housing	Private	Water Main within boundary - investigation with Scottish Water required with potential works	Medium Term	No progress		
Scapa Brae	SB-4	Housing	Private	-	-	Completed	-	

Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Scapa Brae	SB-5	Housing	Private	Water Main within boundary - investigation with Scottish Water required with potential works. Private service pipes also within site, full investigations required	Medium Term	No progress	-	



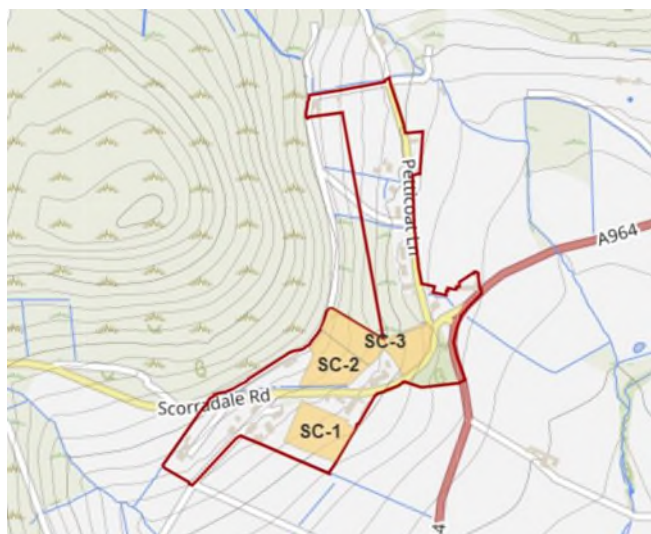
DALESPOT PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Dalespot	DA-1	Housing	Private	-	Medium Term	Applications approved	-	Application 18/135/PP and 21/349/PP approved,



HERSTON PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Herston	HE-1	Housing	Private	-	Medium Term	Early discussions	-	



LIGHTHOUSE CORNER PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Lighthouse Corner	LC-1	Housing	Private	-	Medium Term	Pre-app	-	
Lighthouse Corner	LC-2	Housing	Private	-	Medium Term	Pre-app	-	
Lighthouse Corner	LC-3	Housing	Private	Combined foul/drainage proposals required for proposals. Access upgrades required to be explored.	Medium Term	Pre-app	-	



SCORRADALE PROPOSALS								
Settlement	Site Number	Use	Ownership	Actions needed for delivery	Pipeline for Delivery	Current Stage	Progress Notes	Site/General Notes
Scorradale	SC-1	Housing	Private	Access requires exploration with potential upgrades likely, shared drainage and foul assessment for shared infrastructure	Long Term	Pre-app		High level pre-app discussions held with Landowner
Scorradale	SC-2	Housing	Private	Water course within site boundary, shared drainage and foul assessment for shared infrastructure	Long Term	No progress		
Scorradale	SC-3	Housing	Private	-	Short Term	Application Submitted		Application 22/365/PP, awaiting decision

Schedule 2 - Delivery Programme: Policies

Policy Number	Policy Name	Action Required?	SG/PPA/DMG	Responsibility	Target Date	Progress	Date Completed	Note
Policy 1	Criteria for All Development							
Policy 2	Design	Development Briefs and Design Statements	PPA	Development & Marine Planning, OIC	2027	Not Completed		Review as part of LDP - potential integration into next Plan within allocation/settlement plans
Policy 3	Settlements, Town Centres & Primary Retail Frontages	Town Centre Health Checks	DMG	Development & Marine Planning, OIC	bi-annually	Not Completed		To be completed bi-annually. 2024 last completion
Policy 4	Business, Industry & Employment	Employment Land Audit	Audit - DMG	Development & Marine Planning, OIC	bi-annually	Not Completed		Last completed 2023
		Businesses out with town centres	DMG	Development & Marine Planning, OIC	2023	Completed		Completed in September 2023.
		Business and Industry Land Research and potential Strategy		Development & Marine Planning, Ec Dev, OIC	2027	Not Completed		Identified as potential evidence gap for the next LDP
		Vacant and Derelict Land Audit	Audit - DMG	Development & Marine Planning, OIC	annually			
Policy 5	Housing	Housing Land Audit	Audit	Development & Marine Planning, OIC	bi-annually	Previewed as part of LDP		2024 Housing Land Audit complete

Policy Number	Policy Name	Action Required?	SG/PPA/DMG	Responsibility	Target Date	Progress	Date Completed	Note
Policy 6	Advertisements & Signs							
Policy 7	Energy	Energy	SG	Development & Marine Planning, OIC		Completed	2017	Policy and guidance will be reviewed in line with NPF4 Policy as part of LDP review
Policy 8	Historic Environment & Cultural Heritage	Historic Environment & Cultural Heritage	SG	Development & Marine Planning, OIC		Completed	2017	This SG is statutory after notification to the Scottish Ministers.
		Review Conservation Areas and associated Management Plan	PPA	Development & Marine Planning, OIC	Early within the next LDP period	Not Completed		This will cover all the current conservation areas.
Policy 9	Natural Heritage & Landscape	Natural Environment	SG	Development & Marine Planning, OIC		Completed	2017	This SG is statutory after notification to the Scottish Ministers.
		A full review of the Orkney Landscape Character Assessment	DMG	SNH	When required within the lifetime of the Plan	Not Completed		This is a SNH publication and therefore the review is in their hands
		Considering and Including Biodiversity in Development	DMG	Development & Marine Planning, OIC	2024	Completed		Completed
		Trees and Woodland	PPA	Development & Marine Planning, OIC	2025	In progress		Out for consultation

Policy Number	Policy Name	Action Required?	SG/PPA/DMG	Responsibility	Target Date	Progress	Date Completed	Note
Policy 10	Green Infrastructure	Planning for Open Space and Open Space Audit and Actions	PPA	Development & Marine Planning, OIC	When required within the lifetime of the Plan	Not Completed	2014	Initial documents were approved / completed in 2014. They require to be reviewed and updated as part of the next LDP
		Core Path Plan	DMG	Development & Marine Planning, OIC	2018	Complete		Core Path plan was amended in September 2018.
		Play sufficiency Assessment		Development & Marine Planning, OIC	2027	Complete		Complete as part of the Evidence Report for LDP
Policy 11	Outdoor Sports, Recreation & Community Facilities	Planning for Open Space, Open Space Audit & Action Programme	PPA	Development & Marine Planning, OIC		Not Completed		Initial documents were approved / completed in 2014. They require to be reviewed and updated.
Policy 12	Coastal Development	Orkney Islands Regional Marine Plan	SG	Marine Planning	2025	In progress		Consultative Draft produced and consultation complete.
		Aquaculture	SG	Development & Marine Planning, OIC		Not Completed		Policy and guidance will be reviewed and will seek alignment with the Marine Plan for the next LDP

Policy Number	Policy Name	Action Required?	SG/PPA/DMG	Responsibility	Target Date	Progress	Date Completed	Note
		Coastal Management Plan/Coastal Adaptation Study	PPA	OIC		In Progress		LIDAR works completed. Analysis in early stages. This would be a corporate document, completed with input from several OIC Teams.
Policy 13	Flood Risk, SUDS & Waste Water Drainage	Local Flood Risk Management Plan - second wave	PPA	Development & Marine Planning and Engineering Service, OIC and SEPA	2022	Completed		Completed 2022
		Kirkwall Surface Water Management Plan		Engineering Service (with support from planning)	2025	In progress		Work currently underway on Kirkwall catchments and potential capacity within the networks. Completion of consultant work expected May 2025
		Drainage and Roads Guidance/Handbook	PPA	OIC (DM, Engineering, Roads)	2026	Early stages		Discussions/early works underway to compile Drainage Guidance in relation to Roads to support planning applications

Policy Number	Policy Name	Action Required?	SG/PPA/DMG	Responsibility	Target Date	Progress	Date Completed	Note
Policy 14	Transport, Travel & Road Network Infrastructure	Orkney Local Transport Strategy and Delivery Plan	SG	Transport, OIC		Completed	2023	Works from this strategy will feed into the next LDP review process
		The Orkney Active Travel Strategy	PPA	Transport, OIC	2026	Not Completed		Outlined within the Local Transport Strategy Delivery Plan for 2025/2026 production. Outcomes from this will be fed into the review of the next LDP.
All Policies	-	Will be monitored against use as part of LDP Review process	-					