

Strategic Environmental Assessment of the Orkney Local Development Plan Proposed Plan (2016)

Appendix C.5 Assessment of the West Mainland Land Allocations

LEGEND:

++	+	0	?	-	--
Significantly positive	Positive	Minor or neutral	Uncertain	Adverse	Significantly adverse

BURNSIDE, HARRAY			Source of site suggestion: Site 1 submitted in response to the call for sites. Remaining sites carried forward from the Orkney LDP 2014.		Summary Description: Burnside evolved as a service centre for the surrounding townships in the nineteenth century. Various public buildings and businesses were built alongside the main road to provide convenient access from the surrounding farms, including a school, smithy, post office and churches. As the importance of the road increased during the twentieth century these were gradually joined by and converted to dwellings and the Harray Community Centre. Option 1: Re-align the SW boundary to remove the previous Site 6 as well as an area currently classified as open space. Add Site 1 adjacent to the northern boundary of the settlement. Option 2: Retain site 6 but de-classify the area of open space. Add a much larger Site 1 adjacent to the northern boundary of the settlement. Post MIR option: extend the settlement boundary on both sides of the Netherbrough Road in the SW of Burnside Proposed Plan: Option 1 was selected, along with the Post-MIR option.		
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use:			
N/A	1	BH-1	Option 1 = 0.80 Option 2 = 2.11	Agriculture			
B-D	2	BH-2	0.30				
B-A	3		0.38				
B-B	4	BH-4	0.16				
B-E	5	BH-3	0.93				
B-C	6		1.88				
N/A	Boundary change		0.87				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can			Population and	The Harray Community Centre is located at Burnside and there is a shop approximately	+	N/A	+

these be accessed by public transport?	Human health	1 km to the north. Burnside is on the route of the No 7 scheduled bus service which links this area to Kirkwall, Dounby and Birsay.			
Is the proposal protected from prevailing winds?		Higher land to the north of the settlement offers a degree of shelter.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The land slopes gently toward the S and benefits from solar gain throughout most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	The proposals are not considered to be at risk of flooding. Effects on flood risk elsewhere are uncertain as areas close to the Netherbrough Burn are susceptible to fluvial or drainage flooding. However, flood associated problems have arisen following development of current sites on Church Road. Further development of this area, in particular of the scale proposed by Option 2, would introduce more hard surfaces, reducing the capacity of the area to absorb rainwater.	-	Recommend selection of Option 1 which includes a reduced Site 1 and no longer includes Site 6. Any further development should seek to improve the surface water drainage and associated outfalls.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely	0	N/A	0
Biodiversity, Flora and Fauna					

<p>To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?</p>		<p>Burnside is remote from any of Orkney's international designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.</p> <p>The Netherbrough Burn is an important trout spawning burn, flowing into the Loch of Harray, which in turn forms part of the Lochs of Harray and Stenness SSSI. The Loch of Harray is classed as a eutrophic loch and is vulnerable to additional nutrient enrichment.</p> <p>Inadequate waste water treatment in this area could impact upon the water quality of the burn and add to the cumulative nutrient enrichment of the loch.</p>	-	<p>The settlement statement highlights the presence of the Netherbrough Burn.</p> <p>Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.</p>	0
<p>To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.</p>		<p>The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.</p>	0	N/A	0
<p>To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,</p>		<p>The Netherbrough Burn is an important trout spawning burn, flowing into the Loch of Harray. High density development in this area could impact on the burn, e.g. in terms of nutrient enrichment from waste water drainage.</p>	-	<p>The settlement statement highlights the presence of the Netherbrough Burn.</p>	0
<p>To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?</p>		<p>Otters are likely to use the Netherbrough Burn.</p>	?	<p>The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.</p>	0
<p>How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?</p>		<p>The Netherbrough Burn is an important trout spawning burn.</p> <p>Vegetation cover on the proposals is predominantly improved grassland with</p>	?	<p>The settlement statement notes that the burn is a trout spawning burn.</p>	0

		limited ecological value.			
Water					
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	<p>Although the overall status of the Netherbrough Burn is classed as moderate, its water quality is classed as high. The reduced overall status is largely due to morphological issues as stretches of the burn have historically been straightened.</p> <p>There is currently no option to connect to a public sewer. Option 2 includes large proposals which, if fully developed, could lead to nutrient enrichment of the burn.</p>	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	Unlikely.	0	N/A	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	<p>There are no wetlands or boggy areas within the proposals.</p> <p>Towards the south of the settlement an area which is underlain by peat has standing water during the winter. Any development proposal in this area should fulfil the requirements of the LDP policy on flooding.</p> <p>During winter there is an area of standing water in the field on the northern side of the Netherbrough Road., however this area is outside the settlement boundary.</p>	0	N/A	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	There is a private water supply in the north of the settlement at HY31690 17731.	-	Large scale development is not proposed for this settlement.	0
Soils					

Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposal is on greenfield land. The land is identified as categories 5 ₁ and 5 ₂ , <i>Land capable of use as improved grassland.</i>	-	The allocations are within or adjacent to the existing settlement boundary; therefore their development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	The proposals are not on peatland. However an area in the south of the settlement is underlain by peat.	?	Any development proposal in this area should fulfil the requirements of Policy 9 <i>Natural Environment & Landscape.</i>	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Burnside is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site 1 is outside the existing settlement boundary. The existing development pattern is of low density housing. Under Option 2, Sites 1 and 6 are extensive, relative to the other sites in the	-	New development should comply with Policy 9 <i>Natural Environment and</i>	0

		Burnside settlement. Under this option an area currently identified as open space would remain within the settlement boundary and would be available for development. Development at this scale would be likely to change the character of the area.		<i>Landscape.</i> Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as Rolling Hill Fringe and advises that new buildings should be sited with respect to the contours and orientation of the land to ensure a more natural 'fit' into the landscape. There is no wild land in this area.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	St Michael's Kirk, burial ground and war memorial, to the north of Burnside, is identified as a locally important site. Large-scale or high density development, especially on site 1, could impact upon the setting on the Kirk.	-	Option 1 was taken forward in the Proposed Plan. It promotes a scale of development that is broadly similar to the existing pattern of low density housing and includes a smaller Site BH1.	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	St Michael's Kirk is category B-listed. High density development on site 1 could impact upon the setting on the Kirk.	-		
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with	No.	0	N/A	0

	landscape				
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	The south end of the settlement lies within the Heart of Neolithic Orkney	?	This is noted in the settlement statement.	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Dounby Community School is approximately 3 km to the north of Burnside.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	An area adjacent to the NE boundary of site 6, which was previously classified as open space, has been de-classified as it was not publicly accessible. This is unlikely to affect connectivity or accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Part of site 7 borders Core path Wm18. This section of the path is also listed in the Catalogue of Rights of Way. A number of other rights of way are located in and around the northern end of the settlement; however these do not cross any of the proposed land allocations.	+	Policy 10 <i>Green Infrastructure</i> promotes improvements to public access and permeability.	+
Is there any opportunity to enhance the green	Population,	Uncertain.	?	Guidance is available	?

network through for example green infrastructure on site?	human health or material assets			in the Orkney Open Space Strategy.	
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is no public waste water treatment facility in Burnside. Service pipes cross site 2 between the Old Schoolhouse and the public water main. Service pipes cross site 5 between Dunsyre and the public water main.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	This area is served by the A986, the C12 Netherbrough Road and the unclassified Church Road. These are now covered by a 40 mph speed limit. Further development on the Church Road would require road improvements. If development was to be permitted on all of the identified sites, consideration should be given to the provision of footways and particularly a link to the Harray Community Hall.	-	The settlement statement requires the provision of opportunities for pedestrian access to local footpaths, public transport and services.	0

DOUNBY			Source of site suggestion: Site DY-5, DY- 6, 11 and 12 submitted in response to Call for Sites. Remaining sites carried forward from the Orkney LDP 2014.		Summary Description: Dounby developed as a settlement from the mid-nineteenth century onwards, and so is distinctive amongst settlements of this size in Orkney in lacking a historic core (although the density of archaeological sites in the vicinity demonstrates that this area was used extensively prior to settlement). Development originated around the crossroads of what are now the A986 and the B9057 as a service centre and trading point. Key features of the early settlement were the Smithfield Inn and Market Stance on the north side of the crossroads, and a school (on a site now occupied by playing fields). Since then the settlement has grown gradually, continuing to attract shops and services..		
Orkney LDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use:			
N/A	1	DY-5	0.50	Undeveloped sites in this settlement are currently used for agriculture.	MIR Option 1: Extend the northern boundary to include three additional properties and the land in between. Include sites 1 and 8 at Quilco adjacent to the Hillside Road. Also extend the SW boundary to include site 6 on the south side of the Vetquoy Road. MIR Option 2: As Option 1 above but also extend the NE boundary to include Site 1 to the NE of the Quilco development. Sites 12 and 13 also added to the SE alongside the A 986. Site 2 extended. Proposed Plan: Include Site DY-1, extend site DY-2 and include site DY-6. A Masterplan for Dounby has been produced and was adopted in 2010; it will be reviewed and updated throughout the lifetime of this Plan.		
D-A + open space	2	DY-2	1.20				
D-F	3	DY-1	0.70				
D-B	4	DY-4	0.30				
D-C	5		1.40				
N/A	6	DY-6	1.00				
D-D + open space	7	DY-7	1.80				
Open space	8	Removed	0.24				
D-E	9	Developed					
D-G	10	DY-3	0.70				
N/A	11	N/A	1.30				
N/A	12	N/A	1.65				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	There are a wide range of facilities in Dounby; these include a Community School, church, hotel, hairdresser, medical practice, pharmacy and a number of shops.	+	N/A	+
Is the proposal protected from prevailing winds?				No.	-	Policy 2 <i>Design</i> requires new development to	-
Site aspect – does the proposal make best use of				Yes, Dounby is located within a flat open	+		+

solar gain?		area of land.		demonstrate how it will minimise use of energy and maximise opportunities for shelter.	
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	<p>Area adjacent to site DY- 2 is at risk of surface water flooding.</p> <p>A small part of site DY-7 is at risk of surface water flooding.</p> <p>A small part of site 10 (DY-3) is at risk of surface water flooding.</p> <p>Area to E of Knowe of Makerhouse is at risk of surface water flooding. However, under both Options 1 and 2 the boundary has been adjusted to remove this area from the settlement.</p>	-	<p>The settlement statement notes the presence of the burn adjacent to DY-2 and DY-3 and potential surface water drainage issues.</p> <p>A drainage ditch adjacent to site DY-5 should also be taken into account by any development.</p>	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		<p>Dounby is remote from any of Orkney's international designations. Further development of the village is therefore unlikely to have any effect on their qualifying interests or their integrity.</p> <p>The outflow from the public waste water treatment system enters the Burn of Hourston a tributary of the Loch of Harray which forms part of the Lochs of Harray and Stenness SSSI. The Loch of Harray is classed as a eutrophic loch and is vulnerable to additional nutrient enrichment.</p>	?	The Dounby waste water has capacity to accommodate a further 51 – 60 housing units.	0
To what extent will the proposal affect any locally		Vias Moss, an area of wetland with a small plantation of deciduous trees is located to	0	The settlement statement highlights	0

important designations such as LNRs or LNCSSs.		the SW of the Quilco development, and is identified as a LNCS. The settlement boundary has been amended to ensure that Vias Moss is no longer included within the settlement.		the presence of Vias Moss LNCS.	
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Grassland on parts of Site 8 appears to be relatively species-rich, and trees have been planted on other parts, in particular in the NW of the site.	–	Site 8 has been removed.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Burn of Makerhouse which flows through the village may be used by otters and the animals may also use other drainage ditches in the area.	-	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on all of the sites is improved grassland and has limited ecological value.	0	N/A	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	The outflow from the Dounby public waste water treatment system enters the Burn of Hourston, a tributary of the Loch of Harray which forms part of the Lochs of Harray and Stenness SSSI. The water quality of the burn degraded between 2012 and 2013 and is currently classed as 'Moderate'. Over the same timescale its overall status had improved from 'Poor' to 'Moderate'. Current water quality and overall status of the Loch of Harray are both classed as "Good".	?	The Dounby waste water treatment works has capacity to accommodate a further 51 – 60 housing units.	0
Could the proposal have a direct impact on the water environment (for example result in the need	Water	Uncertain. A Burn known as the Grip of Grunkahowe flows through the village,	?	The settlement statement notes the	0

for watercourse crossings or allow the de-culverting of a watercourse?		passing site DY-3 and DY-2.		presence of the burn and requires it to be taken into account by any development, e.g. through the establishment of an appropriate buffer zone	
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on any of the proposals. Vias Moss which borders the village is an area of fen.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposals are on greenfield land. The land is identified as category 4 ₁ and 4 ₂ , capable of producing a narrow range of crops, e.g. barley, oats.	-	The principle of development is considered to be a sustainable option as the proposals are located close to services and facilities.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0

Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Dounby is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	MIR sites 1, 6, 11, 12 and 13 are outside the existing settlement boundary. Under MIR Option 2 development of sites 8 and 11 would result in an area of dense development and development of sites 12 and 13 would lead to a pattern of ribbon development stretching southward from the school. MIR Option 1 would provide further development potential without significantly altering the shape of the village.	-	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> . Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Loch Basins landscape character type. The landscape is relatively flat and long views from one sheet of water to another are an important feature of this landscape type. There is no wild land in the area. The high level of visibility from other areas within the loch basin landscape is an important consideration. Option 1 would retain a more compact structure to the village than would be the case under Option 2. This would be particularly noticeable during hours of darkness due to the effects of street lighting.	-	The settlement statement provides guidance on siting, layout and design. It requires proposals for development of DY-4 to address the prominent location of its SE corner either through the provision of a well-designed landmark building or through the provision of publicly-accessible open space. A development brief will be required for DY04.	0

Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	Esgar – two oval burnt mounds at HY295210 within site 8– both mounds are clearly visible on the SE end of the site. Knowe of Makerhouse a large burnt mound and surrounding remains at HY293211. Site DY-3 is adjacent to the Knowe.	--	Site 8 has been removed from the settlement. The settlement statement requires development of DY-3 to avoid impact on the setting of the Knowe of Makerhouse and avoid significant disturbance of associated remains.	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0

Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	Unlikely.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Yes, there is a community school, a medical practice and a pharmacy.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Boundary changes mean that an area between Sites 8 and DY-3 which was previously identified as open space is no longer within the settlement. This is unlikely to affect connectivity or accessibility to open space as it was not publicly accessible.	0	The settlement requires the protection of publically-accessible open space, as well as improved connections between them.	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Core path Wm21 passes through Dounby.	+		+
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is provided in SG Open Space.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0

Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	Cultural and natural heritage interests on site 8 mean that little, if any, of this site is unconstrained. A 250mm HEP30 water main crosses the corner to the west of site DY-4	--	Site 8 has been removed. Settlement statement advises early contact with Scottish Water to discuss any requirement for a mains diversion.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Development of the sites indicated in the preferred option would require improvements to the existing roads, lighting and drainage infrastructure. This would include extension of footways on the A986, the B9057 Vetquoy road and the C19 Swartland Road. Sites 11 and 12 raise some concerns regarding access. If these are to be considered, a single point of access should be provided. Further development of sites 2 to 7 will impact on the existing surface water drainage.	-	The Dounby masterplan requires streets to be well designed, creating high-quality places in keeping with their rural location.	0

EVIE SCHOOL			Source of site suggestion: Identified during the Orkney LDP review.		Summary Description	
Orkney LDP 2014	MIR 2015	OLDP 2017	Site size (ha)		<p>Evie School is a rural settlement in the parish of Evie. It developed during the nineteenth century as a collection of houses along the main road, adjacent to a school and church which served the local area. Apart from the relocation of the school and the conversion of the church, there has been little development since then; the settlement largely retains its character and the majority of its historic buildings.</p> <p>MIR Option 1 proposes an amendment to the boundary in the NW of the settlement decreasing the area available for development.</p> <p>Under MIR Option 2 the larger site 1 would be retained and site 4 would be</p>	
ES-A	1 option 1	ES-1	0.37	Current Use: Agriculture.		
	1 option 2		0.82			
ES-C	2	ES-2	0.40			
ES-B	3	ES-3	0.90			
	4		0.55			

added to the settlement.
Proposed Plan: Option 1 was taken forward in the Proposed Plan..

Site assessment question	Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change					
Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	<p>Evie Community School is located within the settlement. The school is within approximately 5 minutes walking cycling distance.</p> <p>A shop, pub and post office is located in Evie Village which is approximately 2km to the NW.</p> <p>The settlement is on the Number 6 scheduled bus service which links Evie with Finstown and Kirkwall.</p>	+	N/A	+
Is the proposal protected from prevailing winds?		The nearby Hill of Huntis provides shelter from westerly winds.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The settlement has an ENE aspect, so does not benefit from direct sun all day.	-		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	<p>A small watercourse crosses the northern part of site 4. Development of the site could increase the risk of flooding elsewhere.</p> <p>It should be noted that as part of the new school project, surface water drainage in this area is being upgraded. There are</p>	-	<p>Site 4 was not taken forward in the Proposed Plan.</p> <p>The settlement statement notes surface water flooding</p>	0

		existing drainage issues on the A966 which are caused by surface water from the track running onto the road.		issues in areas adjacent to the road.	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	No.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Development within the Evie School settlement is unlikely to affect any non-designated features as the proposals are currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		There is a small burn and a number of drainage ditches to the NW of the settlement. These may be used as access routes by otter, a European Protected Species.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Neutral effects are anticipated. The land allocations are on improved grassland which has limited ecological value.	0	N/A	0

Water					
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	<p>The settlement is remote from any designated water body as identified in the RBMP.</p> <p>However there is potential for impacts locally as there is currently no public sewerage system in the settlement. Existing properties are connected to individual septic tank systems.</p>	-	<p>Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.</p>	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	<p>A small watercourse crosses the northern part of site 4.</p>	-	<p>Site 4 was not taken forward in the Proposed Plan.</p> <p>However the settlement statement notes the presence of a watercourse on the boundary of site ES-3.</p>	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	<p>There are no wetlands or boggy areas in the settlement.</p>	0	N/A	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	<p>There is a private water supply at HY37543 24740, which supplies Ha'White Campsite.</p>	-	<p>Under Option 1 the settlement boundary has been amended, taking it further downhill from the water supply and reducing the area available for development.</p> <p>Large-scale development is not proposed.</p>	0
Soils					

Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	All three land allocations within the settlement are on greenfield land. The land is identified as category 4, and 4 ₂ , capable of producing a narrow range of crops, e.g. barley, oats.	-	The principle of development is considered to be a sustainable option as the site is located close to services and facilities.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Evie School settlement is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Option 1 proposes a realignment of the boundary in the NW of the settlement, reducing the area available for development. In particular site 1 would be reduced in size. The gradient is fairly steep at this end of the settlement and option 1 would fit best into the topography, as well as the existing	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> . Policy 2 <i>Design</i> includes a set of	0

		pattern of development.		fundamental principles with which all development should comply.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	<p>The Orkney Landscape Character Assessment identifies this area as the Isolated Coastal Knolls landscape character type and provides the following guidance:</p> <p>Avoid developments in key views along the coastline; Avoid skylining of structures; New building should be oriented in relation to the coast.</p> <p>All three land allocations are on the landward side of the A966 so any new development is unlikely to affect sea views. Skylining is unlikely as the allocations are backed by higher land.</p> <p>There is no wild land in this area.</p>	0	<p>The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.</p>	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	The Historic Environment Record lists the remains of a farmstead and field system at Braehead as well as St Nicholas Church Hall.	?	Development is considered unlikely to impact on these sites.	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0

Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Evie School is located within the settlement and there is a medical practice close by to the south.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Neither Option 1 nor Option 2 would affect open space or connectivity.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Neither Option 1 nor Option 2 would be likely to affect core path links or other key access networks.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Any options for enhancement will be highlighted in the settlement statement. Further guidance is available in the Orkney Open Space Strategy.	?

Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is no public waste water treatment facility in the Evie School settlement.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Increased development would require consideration of footway provision. The access road between sites 1 and 2 is not an adopted road and visibility at its junction with the A966 is limited. Development would require this track to be upgraded to a suitable standard, not necessarily for adoption, and improve visibility at the junction. Access to site 3 should be taken off the existing track to the SW of the site.	-	The settlement statement highlights the requirement for road upgrades.	0

EVIE VILLAGE			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description: Evie Village is the largest settlement in the parish of Evie. It originally developed as the northern end of the township of Georth, which comprised scattered farmsteads along the banks of the Burn of Desso. The area near the bridge of the main road over the burn became established as a local service centre during the nineteenth century, with a church and post office. The settlement has subsequently expanded to the west and east for new housing and agricultural developments, as well as for increased service provision. No change is proposed to the boundary of Evie Village; however Site 5 is identified as a proposed allocation. Only one option is proposed for Evie Village.		
OLDP 2014	MIR 2015	OLDP 2017	Site size (HA)	Current use:			
EV-D	1	EV-1	0.10	Agriculture			
EV-C	2	EV-2	0.90				
EV-B	3	EV-3	0.30				
EV-A	4	EV-4	0.30				
N/A	5	EV-5	0.20				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	There is a shop, post office, pub and church in Evie Village and the primary school is nearby at the Evie School settlement. The proposals are adjacent to the no. 6 scheduled bus route which links Evie with Finstown and Kirkwall.	+	N/A	+
Is the proposal protected from prevailing winds?				Higher land to the south and south-west offers a degree of protection.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				The settlement has an NE aspect, so does not benefit from direct sun all day.	-		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?			Water and Human Health	The proposals are not considered to be at risk of flooding and their development is unlikely to result in flooding	?	The settlement statement highlights the presence of the Desso Burn and the smaller	0

		<p>elsewhere. Downstream of the village an area is at risk of flooding from the Desso Burn.</p> <p>An area adjacent to the burn and former church was previously identified as Open Space; however this classification has been removed, meaning the area may be available for development as an infill site. Development of this area may have potential to increase flood risk downstream.</p>		Burn of Eunalias.	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The proposals would be unlikely to affect non-designated features.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Burn of Desso which flows through Evie Village behind the former church is likely to be used by otters.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement	0

				statements.	
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Development in the vicinity of the Burn of Desso could have adverse effects as it is a seatrout spawning burn.	?	The settlement statement notes that the Desso Burn is a seatrout spawning burn.	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	The settlement is remote from any designated water body as identified in the RBMP. However there is potential for impacts locally as there is currently no option to connect to a public sewerage system.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	There is a small water feature alongside the southern boundary of site 2.	?	The settlement statement notes the presence of a canalised burn along the boundary of this site and recommends the establishment of a buffer zone adjacent to the burn..	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	There is a private water supply at HY36752 25200.	?	Large scale development is unlikely in the vicinity of the private water supply.	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposals are all on greenfield land. The land is described as Category 4.1 Land capable of producing a narrow range of crops.	-	The principle of development is considered to be a sustainable option as the site is located close to services and facilities.	0

Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Evie Village is remote from the NSA or any local landscape designation.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	There has been no change to the settlement boundary.	0	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> . Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment identifies this area as the Inclined Coastal Pastures landscape character type and provides the following guidance: New building should generally be oriented in relation to the coast and should avoid skylining of structures. Skylining is unlikely as the allocations	0	The settlement statement provides guidance on siting, layout and design that development should adhere to, in order to ensure that the settlement retains its rural character.	0

		are backed by higher land. There is no wild land in this area.			
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0

Service Infrastructure					
Are there educational or health facilities nearby?	Population	The Evie Community School is located in the nearby Evie School settlement and there is a medical practice a little further to the south.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	An area alongside the Desso Burn has been de-classified as open space as it is not publicly accessible. Its removal is unlikely to affect connectivity or accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Core Path WM24 leads from Evie Village to the Sands of Evie and Broch of Gurness. There are no rights of way identified in the area.	+	Policy 10 <i>Green Infrastructure</i> promotes improvements to public access and permeability.	+
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0

Deliverability/sustainability constraints					
<p>Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?</p>	<p>Material assets</p>	<p>There is currently no option to connect into a public waste water treatment system.</p> <p>There is a 2" and 6" PVC water main within the boundary of site EV-3. The developer should contact Scottish Water as early as possible to find out what impact this could have on the development.</p>	<p>-</p>	<p>Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.</p> <p>The settlement statement notes the presence of the water main.</p>	<p>0</p>
<p>Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?</p>	<p>Material assets and climatic factors</p>	<p>Increased development would require new footways and cycle links. No individual access roads will be permitted to the proposed development sites 1, 2 and 3. Sites 4 and 5 will access onto the Aikerness Road, where there is poor visibility at the junction with the A966. Any development must agree details to improve this junction.</p>	<p>-</p>	<p>The settlement statement notes the requirement for vehicular access to be provided to sites EV-4 and EV-5.</p>	<p>0</p>

FINSTOWN			Source of site suggestion: Site 7 submitted in response to the call for sites. Site 6 recommended for removal as an allocation as a result of the LDP review. Extension to Site 1 addressed a landowner's response to the MIR consultation.		Summary Description: Finstown is built around the A965 main road between Kirkwall and Stromness. By the late nineteenth century it had established itself as the main settlement in Firth, providing services including a school (accessed by a bridge over the Ouse), churches and commercial activity, and industries including quarrying and fishing. In the first half of the twentieth century a new residential area started to develop along the main road south of the graveyard, beyond the existing commercial buildings at Maitland Place. From the mid-twentieth century onwards this area was also the focus of commercial development and new services.		
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha)	Current Use			
F-B + open space	1	F-1	2.00	Some areas are under agricultural management, others appear to be unmanaged.	MIR Option 1: Site 6 on the west side of the Heddle Road is no longer identified as an allocation. MIR Option 2: Site 7 has been submitted on the east side of the Hill of Heddle road. Post-MIR option: Site 1 is extended by 0.97 ha to include an area to the SW Proposed Plan: Option 1 was selected, along with the extension of site F-1		
F-C, F-D, F-E	2	F-2	1.40				
F-F, F-G + further area	3	F-3	3.80				
F-H	4	F-4	0.30				
Village centre improvement area	5	F-5	0.50				
F-A	6	Removed	0.40				
N/A	7	Removed	3.67				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	Yes, facilities and services in Finstown include a shop, a church, a primary school, a garage, a post office, hairdressers and a pub. Finstown is on the X1 scheduled bus service which links Stromness with Kirkwall and St Margaret's Hope.	+	N/A	+

Is the proposal protected from prevailing winds?		The Hill of Heddle provides shelter from south-westerly winds.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		Finstown has a north-easterly aspect so parts of the village benefit less from the sun than others.	-		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	<p>Site F-1 is a sloping site above areas of existing development and includes a drainage channel.</p> <p>A small water course crosses the SE corner of the extension to site 1 before entering the Maitland Burn</p> <p>Part of site F-2 has a surface water flooding issue and there are records of flooding from Maitland Burn downstream of the site. Watercourse is steep but is culverted downstream.</p> <p>A field drain occupies the western perimeter of site F- 3 and flows into a culvert under the adjacent A965 road.</p> <p>Part of site F- 5 is at risk of coastal flooding</p> <p>An area adjacent to site 6 is at risk of surface water flooding.</p> <p>Site 7 is steeply sloping and is located above areas of existing development.</p> <p>All development sites would need to be sympathetic to existing drainage issues.</p>	-	<p>The settlement statement requires a development brief to be prepared for development of F-2 and F-3 due to the topography and the potential effect on surface water drainage.</p> <p>A Flood Risk Assessment will be necessary to assess coastal flood risk on site F-5.</p>	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Uncertain.	?		0
Biodiversity, Flora and Fauna					

<p>To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?</p>		<p>Finstown is approximately 1.7 km from the Keelylang and Swartaback Burn SSSI and 2km from the West Mainland Moorlands SSSI, both of which form part of the Orkney Mainland Moors SPA. Hen harrier and short-eared owl are qualifying interests of these sites and are likely to forage in this area, particularly in the rough grassland of Site 7.</p>	<p>-</p>	<p>Site 7 is not included in the Proposed Plan.</p>	<p>0</p>
<p>To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.</p>		<p>Site 7 is part of the Keelylang Moorland Fringes draft Local Nature Conservation Site and supports tall herb vegetation with abundant ferns, water avens and meadowsweet. There are areas of native willow carr along the Maitland Burn. Development of this site would result in further loss of habitat.</p> <p>Other LNCS bordering Finstown are the Heddle site and part of the Evie-Finstown Intertidal site.</p>	<p>-</p>	<p>Site 7 is not included in the Proposed Plan.</p>	<p>0</p>
<p>To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,</p>		<p>Site 6 supports a number of flowering plant species as well as native willows. The Burn of Stennadale flows along its northern boundary. The Burn of Maitland is a trout spawning burn.</p> <p>Trees in Finstown are protected by Tree Protection Orders.</p>	<p>-</p>	<p>Site 6 is not included in the Proposed Plan.</p> <p>The settlement statement includes reference to the TPOs.</p>	<p>0</p>
<p>To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?</p>		<p>Bats are known to be present in Finstown and bat activity has been recorded in the vicinity of Site 6. The animals forage in the Heddle area and they may also have established a roost nearby.</p> <p>The presence of freshwater on this site, as well as its proximity to the sea at Bay of Firth, means that otters may use both the Burns of Stennadale and Maitland.</p>	<p>-</p>	<p>Sites 6 and 7 are not included in the Proposed Plan.</p> <p>The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the</p>	<p>0</p>

		These animals routinely move between the marine and freshwater environments.		settlement statements. The settlement statement highlights the presence of bats in Finstown and the potential for the animals to establish roosts in buildings or trees.	
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Development of either 6 or 7 would result in habitat loss, as well as potential disruption to wildlife corridors used by otters and bats.	-	Sites 6 and 7 are not included in the Proposed Plan.	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	Bay of Firth is designated as a shellfish growing water. There is a public foul sewer in Finstown.	0	N/A	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	There are two settlement lagoons, either within or close to site 7, which currently intercept surface drainage water from the nearby Heddle Quarry. Much of this water seeps into the hillside with any surplus draining to the Burn of Maitland. A planning application has recently been submitted for a 30-year expansion of mineral extraction operations and this would be likely to result in increased volumes of surface drainage water from the quarry. Development of site 7 could conflict with the planned expansion as it could reduce the area available for the existing drainage system and further storage	?	Site 7 is not included in the Proposed Plan. The settlement statement highlights the presence of both burns and requires a buffer zone adjacent to Maitland's Burn in site F-2.	0

		lagoon capacity may prove necessary in future.			
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Yes, there are wetland areas alongside the burns.	-		0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	Both proposals are on greenfield land; however neither area is of high quality agricultural land.	0	N/A	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape	Landscape	Finstown is remote from the Hoy and West Mainland NSA.	0	N/A	0

designations?					
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site 7 is outside the current settlement boundary. It is also in a prominent position on the side of Heddle Hill. Development of the entire site would be inconsistent with the current settlement pattern which tends to be more linear.	-	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> . Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Moorland Hills landscape character type. It recommends that “ <i>development should be sited carefully with regard to other landscapes.</i> ” Any development on Site 7 would be very visible from surrounding areas, e.g. Firth Primary School and the Rendall Road. There is no wild land in the area.	-	The settlement statement includes design guidance from the Finstown masterplan. Site 7 is not included in the Proposed Plan.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	The Hillock Broch at HY361141 Cuween chambered cairn overlooks the village at HY364127 Development of Site 7 would be very visible from Cuween Cairn.	-	Site 7 is not included in the Proposed Plan. The settlement statement highlights the presence of these monuments and sites and requires that development of F-3, F-4 and F-5 should protect the settings of Cuween Cairn and the Hillock Broch. It also highlights the need for development of F-5 to	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	A partly turf-covered barrow on the NE shoulder of Hill of Heddle at HY359 131 Four small burial mounds on Finstown Market Green on either side of a small burn known as the Grip of Wheeling HY36431331. Neither option would be likely to affect	0		0

		these sites.		avoid disturbance of remains associated with the Hillock Broch.	
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Firth Primary School is nearby.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	The settlement boundary has been adjusted and a number of areas previously classified as open space are no longer within the settlement. These however, were not publicly accessible; therefore this is unlikely to affect connectivity or accessibility of open	0	N/A	0

		space. A small area on the western side of Hill of Hedde is identified in both options as open space – this was omitted from the current LDP.			
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Core Path Wm 8 passes along the eastern boundary of Site 2. It is also listed in the Catalogue of Rights of Way. Another short Right of Way appears to pass through the Community Garden.	+	The settlement statement requires future development to ensure adequate provision of pedestrian access to the centre of the village.	+
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is provided in SG Open Space.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is a 200mm PVC water main running alongside site F-5 on the Evie Road. This area of Finstown is fed from Boardhouse WTW rather than Kirbister WTW.	?	The settlement statement requires the developer to contact SW as early as possible to discuss whether this site will have an impact on the	0

				water main.	
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Development to the east of the village would require new footways, road widening and an extension to the current speed limit. Any development off Heddle Road will require new footway links and road improvements, which should be identified in any Development Brief or Transport Assessment.	-	The settlement statement includes a number of recommendations for the future provision of vehicular and pedestrian access in Finstown.	0

HOUTON			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description: Houton is a rural settlement in Orphir. The Bay of Houton has been extensively used as a harbour historically, but until the twentieth century development around the coastline was limited to a few individual houses along the west side of the bay. The settlement today is the former military facility from the First and Second World Wars, which has been adapted to a ferry terminal providing access to Hoy and Flotta. Only one option was proposed in the Main Issues Report. Site HT-2 which is now identified as a housing allocation was included as a Strategic Development Area in the OLDP 2014. Development briefs will be required for sites HT-2 and HT-3.		
OLDP 2014	MIR 2015	OLDP2017	Site Size (ha):	Current use			
HP-B SDA HP-A	1 2 3	HT-1 HT-2 HT-3	1.50 1.50 0.80	Agriculture			
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	The ferry serving Hoy and Flotta operates from Houton Pier and access to the Flotta oil terminal is also from Houton. There is a hotel within the settlement boundary and Orphir Village which includes a primary	+	N/A	+

		<p>school, church, shop and post office is located approximately 5 km to the east.</p> <p>Houton is on the route of the No 2 scheduled bus service which links Kirkwall with the Houton Ferry, as well as service 5 which links Houton and Stromness..</p>			
Is the proposal protected from prevailing winds?		Higher land to the north of the settlement offers shelter.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The land slopes gently toward the S and benefits from solar gain throughout most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	A small part of the seaward edge of site 3 is below the 5.0m contour and may be at risk from wave action or the effects of future climate change.	-	<p>The settlement statement highlights the risk of flooding and requires a Flood risk Assessment to be undertaken of Sites HT-2 and HT-3.</p> <p>Flood risk should be addressed through the relevant development briefs.</p>	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		Houton is remote from any of Orkney's international designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0

To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The intertidal areas around Midland Ness and below the Quoy of Houton contain good examples of the UK BAP habitat Intertidal Under-boulder Communities. This habitat is sensitive to nutrient enrichment, e.g. from sewage inputs, which can lead to de-oxygenation and consequent death of under-boulder fauna.	?	This habitat is noted in the Settlement Statement. Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Proximity to the sea and the freshwater Burn of Myre could mean that otters use this area.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Proximity to the sea and freshwater could mean that otters use this area.	?		0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	Unlikely.. However there is potential for impacts locally as there is currently no option to connect to a public sewerage system.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	
Could the proposal have a direct impact on the water environment (for example result in the need	Water	Unlikely.	0	N/A	0

for watercourse crossings or allow the de-culverting of a watercourse?					
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas within the proposals.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health				
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposal is on greenfield land. The land is identified as categories 4 ₂ , <i>Land capable of producing a narrow range of crops.</i>	-	The allocations are located within the current settlement boundary; therefore development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					

To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Houton is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The proposals are located within the existing settlement boundary.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as Inclined Coastal Pastures and recommends that new buildings should generally be oriented towards the coast, should avoid skylining wherever possible, and should reflect vernacular tradition in distribution and design. There is no wild land in this area.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply. The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	Houton Chapel is located on nearby Houton Head.	?	The settlement statement notes that structures and features of the former military camp remain in HT-2 and HT-3 and these should be appropriately considered by any development.	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	Houton was the site of a former seaplane base.	?		0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with	The Quoy of Howton and Howth Farmhouse are category C listed buildings.	?		

	landscape				
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Orphir Community School is approximately 5km to the east of Houton.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	The proposal would not affect open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	The proposal would not affect core path links or any other key access networks.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure	Population, human health	Uncertain.	?	Options for enhancement may be	?

on site?	or material assets			considered in the development briefs and further guidance is available in the Orkney Open Space Strategy.	
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is no public waste water treatment facility at Houton. All three sites lie partially within the Health and Safety Executive consultation zone surrounding the piers.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage. The HSE zone is mentioned in the settlement statement.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	There are no footways in this area and limited street lighting. Development of site 1 may require the existing public road to be upgraded. Sites 2 and 3 would impact on Harbour Authority land and consequently Marine Services should be consulted on any development proposals.	-	The settlement statement highlights the need for the existing road to HT-1 to be upgraded.	0

LINNADALE		Source of site suggestion: Submitted in response to Call for Sites.		Summary Description: Linnadale is a rural settlement in Orphir. This area developed during the nineteenth and twentieth centuries as low density scattered housing, sited along the Scorradale Road and Petticoat Lane. The historic focal point of the settlement was the area around the school and the inn; development is now concentrated around the junction of the A964. Linnadale was included in the MIR as a proposed new settlement. A development brief would be required for LD-1.		
MIR 2015	OLDP 2017	Site Size (ha):				
1	LD-1	0.70	Current Use: Agriculture.			
2	LD-2	0.60				
3	LD-3	0.90				
Site assessment question		Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change						
Is the proposal close to a range of facilities? Can these be accessed by public transport?		Population and Human health	The proposals are just over 1 km to the west of Orphir Village where there is a community school, church, post office and pub. There is also a bus stop for the Route 2 Kirkwall – Houton Ferry scheduled service.	+	N/A	+
Is the proposal protected from prevailing winds?			Midland Hill and Hill of Dale offer protection from winds from the N, NW and W.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?			The proposals have good exposure to sun from E, SE and S – not quite so good in late afternoon once sun has gone round to the west.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood		Water and	The proposals are not considered to be at risk of flooding; however there are drains	-	FRA may be required to assess flood risk	0

risk elsewhere?	Human Health	along the southern boundaries of sites 1 and 2 and a small watercourse crosses site 3. Any further development must look to improve the surface water drainage and associated outfalls.		from the small watercourse within sites LD-2 and LD-3. The settlement statement should highlight the need for improvements to surface water drainage.	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		The proposals are approximately 1 km to the south of the West Mainland Moorlands SSSI which in turn is part of the Orkney Mainland Moors SPA. Development of the proposals is unlikely to impact directly on the qualifying features of the SPA/SSSI, which include hen harrier and short-eared owl. However site 3 is rough with tussocky grass and may be used by hen harrier and short-eared owl as foraging territory for small mammals such as voles.	?	The adjacent Orphir Hills Southern Fringes LNCS provides an extensive foraging area for these bird species; therefore development of site 3 is unlikely to represent a significant loss of foraging territory.	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The proposals are less than 100m to the south of part of the Orphir Hills Southern Fringes LNCS.	?	Development proposals should fulfil the requirements of Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposals are unlikely to affect any non-designated features.	0	N/A	0
To what extent will the proposal affect Protected		The proposals are unlikely to affect	0	N/A	0

Species –e.g. bats, otters, etc.?		protected species.			
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on sites 1 and 2 is improved grassland and has limited ecological value. Site 3 is semi-improved and is likely to support a wider range of flowering species, as well as small mammals such as the Orkney vole.	?	The site statement highlights the potential biodiversity value of Site 3.	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	Unlikely as there are no designated water bodies in the vicinity. Petticoat Lane Sewage Treatment is a small works which is located approximately 200m from sites LD-2 and LD-3. The developer should contact Scottish Water as early as possible to discuss whether a connection to the public sewer network is economically feasible.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage. The settlement statement highlights the presence of the sewage treatment works at Petticoat Lane.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on any of the proposals.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	There are private water supplies at HY32859 05834 and HY32614 05261.	0	Large scale development is not proposed.	0

Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposals are on greenfield land. However, land is classified as grade 5 ₂ and suited only to improved grassland and rough grazing.	0	N/A	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Linnadale is not within the Hoy and West Mainland NSA or any local landscape designation.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Uncertain, Linnadale is not currently identified as a settlement. . The surrounding pattern of development is of low density scattered housing.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Rolling Hill Fringe landscape character	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all	0

wild land?		<p>type. It recommends that “. <i>New buildings should be sited with respect to the contours and orientation of the land to ensure a more natural fit into the landscape.</i>”</p> <p>Midland Hill and the Hill of Dale are prominent landscape features and would provide a backdrop to development on this site.</p> <p>There is no wild land in the area.</p>		<p>development should comply.</p> <p>The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.</p>	
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	<p>Inkster Cottage, a single unroofed building is located to the north of Site 3.</p> <p>The former Orphir Primary School is located alongside Site 1.</p>	?	<p>Future development must fulfil the requirements of Policy 8 <i>Historic Environment and Cultural Heritage.</i></p>	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural	No.	0	N/A	0

	heritage, & links with landscape				
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Orphir Community School is approximately 1 km to the east.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	The proposals are unlikely to affect open space or connectivity.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	The proposals are unlikely to affect core path links or other key access networks such as cycle paths, coastal paths and rights of way.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Unlikely.	0	N/A	0
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	The settlement statement requires existing stone boundary dykes to be retained and repaired as necessary.	+
Is the proposal in the vicinity of a waste	Human health	No.	0	N/A	0

management site and could its development therefore compromise the waste handling operation?					
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	Site 3 is relatively steep and may prove challenging to develop. There is currently no waste water treatment facility.	?	The settlement statement notes that due to the topography the upper part of the allocation is unlikely to be suitable for development. Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	These sites would be accessed off the C class Scorradaile Road. Any development would require infrastructure improvements, including road widening, new footways and additional street lighting.	-	The settlement statement requires the provision of pedestrian access.	

LYRON			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description: Lyron is a rural settlement in Rendall. It is a modern settlement: the only buildings which existed before 1900 are at Brookfield and Burnside. Development has mainly occurred since the mid-twentieth century, taking three forms: single dwellings along the main road; the community centre and sports pitch; and housing developments built around access roads.
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use:	
L-C	1 2	LY-1	0.30 0.13	Agriculture	

MIR report: only one option identified.

Site assessment question	Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change					
Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	The Rendall Community Centre and sports pitches are located at Lyron. The settlement is on the route of the Service 6 scheduled bus which links Evie, Rendall, Finstown and Kirkwall.	+	N/A	+
Is the proposal protected from prevailing winds?		The Rendall Hills offer a degree of protection from westerly wind.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The site is flat with a relatively open aspect and benefit from solar gain for most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	No.	0	N/A	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		Lyron is approximately 2.5km to the east of part of the West Mainland Moorlands SPA which is also designated as an SSSI. However development of the proposals is unlikely to have any effect on the qualifying	0	N/A	0

		interests or integrity of the site.			
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The proposal is unlikely to affect any locally important designation.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The Burn of Sweenalay flows along the southern boundary of Lyron.	?	The site statement highlights the presence of the Burn of Sweenalay.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Burn of Sweenalay is likely to be used by otters.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		The Burn of Sweenalay flows along the southern boundary of Lyron.	?	The site statement highlights the presence of the Burn of Sweenalay.	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	The water quality and overall status of the Burn of Sweenalay are currently good. However the southern boundary of the settlement is very close to the burn. There is capacity for new development to connect to the public foul sewer.	?	The site statement highlights the presence of the Burn of Sweenalay.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs),	Water and Biodiversity,	There are no GWDTEs on the site.	0	N/A	0

i.e. are there any wetlands and boggy areas on the site?	Fauna and Flora				
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposals are on greenfield land where the Land Capability for Agriculture is described as categories 4.1 and 4.1 <i>Land capable of producing a narrow range of crops.</i>	-	The proposals are located within the settlement boundary; therefore their development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	An area of land alongside the Community Hall is underlain by peat, however all three land allocations avoid this area.	0	Development proposals must fulfil the requirements of Policy 9 <i>Natural Environment and Landscape.</i>	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be	Landscape	Lyron is not located within any designated	0	N/A	0

affected – including NSAs and local landscape designations?		landscape area.			
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	All three proposals are located within the settlement boundary.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the <i>Coastal Basin</i> landscape character type and recommends that buildings should be oriented with respect to the contours of the land. Intrusive developments on the basin floor should generally be avoided as they may obscure locally important sea views and become the focus from surrounding areas. There is no wild land in this area.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply. The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	The Knowe of Lyron is located to the east of the settlement.	?	Development of site LY-1 is unlikely to impact upon the Knowe or its setting.	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	The Knowe of Lyron is located to the east of the settlement.	?		0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0

Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Firth Primary School is located approximately 6 km to the south and Evie Primary School is approximately 7km to the north. The nearest medical facilities are GP surgeries in Evie and Dounby.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	An area of moorland vegetation adjacent to the Community Hall which was previously classed as open space has been declassified as it is not publically accessible.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Development of the proposal would not affect core path links or other key access networks.	0	N/A	0

Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		No. Lyron currently has no footways and no associated street lighting.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	The Lyron pumping station is located within site LY-2. There is potential for issues with noise and odour and access is also required for maintenance. Developer should contact Scottish Water to discuss the establishment of a buffer zone.	-	The settlement statement highlights these issues.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Development of site 1 would benefit from improvements to the existing access track leading to the A966.	-	The settlement statement highlights the need for improvements to the access track.	0

MADRAS			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description:		
OLDP 2014	MIR 2015	OLDP 2017	Site size (ha)	Current Use:	<p>Madras is a modern settlement: the only buildings which existed before 1900 are at Madras House. Development has mainly occurred since the mid-twentieth century, in the form of single dwellings along the main road and a small housing development adjacent to Madras House.</p> <p>Site 2 is adjacent to the existing settlement boundary. MIR Option 2 proposes a larger site 2 than Option 1.</p> <p>Proposed Plan: Option 1 selected.</p>		
M-B	1	M1	0.30	Agriculture			
	2 (option 1)	M2	0.20				
	2 (option 2)		2.24				
M-C	3	M3	0.20				
M-D	4	M4	0.30				
M-A	5	M5	0.30				
M-E	6	M6	1.00				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	There is a shop nearby and further facilities are available at Dounby Village which is approximately 3km to the NW. Madras is on the Service 7 scheduled bus route which links Birsay and Dounby with Kirkwall.	+	N/A	+
Is the proposal protected from prevailing winds?				The higher land of Hindera Field and the Kame of Corrigall provide a degree of shelter from the E and NE.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				Yes Madras has an open aspect and benefits from the sun for most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?			Water and Human Health	The SEPA flood maps indicate a number of areas in and around this settlement that are at medium risk of drainage flooding, in particular the boundary between sites 1 and	-	The settlement statement highlights the presence of flood risk in this settlement.	0

		2 and lower-lying parts of site 6. Careful consideration will be required of site layout and drainage arrangements to ensure any risk from surface water is adequately mitigated.		A Flood Risk Assessment is required for sites M1 and M6.	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		Madras is remote from any of Orkney's international designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		Two draft Local Nature Conservation Sites are close to Madras – the Shunan, two small lochs surrounded by rough grassland and heather is approximately 500m to the NW and the Loch of Bosquoy, a medium-sized loch with wetland and rough grassland is ac. 500m to the SW. Whilst it is unlikely that either development option would impact on the Shunan, surface water from proposed development areas may drain to the Loch of Bosquoy via the network of drainage ditches in the area. With no option to connect to a public sewer, there is potential for nutrient enrichment of surface water from private septic tank systems.	-	Development proposals must fulfil the requirements of Policy 9 Natural Environment and Landscape. Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0

To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Burn of Corrighall flows close to the northern boundary of the settlement and drainage ditches cross the area. These are likely to be used by otters as access routes.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	Surface water from proposed development areas may drain to the Loch of Bosquoy via the network of drainage ditches in the area. Loch of Bosquoy in turn drains to the Lochs of Harray and Stenness SSSI. Loch of Harray is a eutrophic loch and is vulnerable to nutrient enrichment. With no option to connect to a public sewer, there is potential for nutrient enrichment from private septic tank systems.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on the site.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					

Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposals are on greenfield land. The land is identified as category 5 ₁ <i>Land capable of use as improved grassland.</i>	-	The principle of development is considered to be a sustainable option as the site is located close to services and facilities.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Madras is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Option2 site 2 is adjacent to the existing settlement boundary.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape.</i>	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Loch Basins landscape character type.	?	Policy 2 <i>Design</i> includes a set of fundamental principles	0

wild land?		<p>The landscape is relatively flat and long views from one sheet of water to another are an important feature of this landscape type.</p> <p>There is no wild land in the area.</p>		<p>with which all development should comply.</p> <p>The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.</p>	
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural	No.	0	N/A	0

	heritage, & links with landscape				
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Dounby Community School is approximately 3km to the NW.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	An area to the south of Site 5 has been de-classified as open space; however this area is not publicly accessible, so its removal does not affect connectivity or accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	There are a number of paths and rights of way in this area.	?	Policy 10 Green Infrastructure includes policy on access and rights of way. It also promotes improvements to public access and permeability.	
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain. .	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0

Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	<p>There is currently no public waste water treatment provision.</p> <p>There is a 6"AC and 250mm HEP30 water main within this site. The developer should contact Scottish Water as early as possible to find out the impact of these assets on the development of this site.</p>	?	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage. The settlement statement notes the presence of the water main.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	<p>Sites 1 to 3 would require an upgrade to the existing access points onto the A986.</p> <p>Development of site 6 would require improvements to the junction of the unclassified Corston Road. Visibility of this section is restricted due to the bend and blind summit to the SE of the junction. It may be possible to realign the Corston Road and move the junction to the south. This would affect development of sites 4 and 5, however site 4 would be less restrictive.</p>	-	The settlement statement highlights the required road infrastructure improvements.	0

NORSEMAN			Source of site suggestion: Carried forward from Orkney LDP 2014.		Summary Description: Norseman is a rural settlement on the boundary of Rendall and Firth. Prior to the twentieth century development in this area was limited to a few scattered houses along the west side of the road; later development took the form of individual dwellings along the road and the small development opposite the Lyde Road. MIR 2015 proposed only one option for this settlement.		
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use: Agriculture			
N-A	1	N-1	1.00				
N-C	2	N-2	1.10				
N-B	3	N-3	1.20				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	There is a garage business at Norseman. The settlement is on the route of the Service 6 scheduled bus which links Evie, Rendall, Finstown and Kirkwall.	+	N/A	+
Is the proposal protected from prevailing winds?				The Rendall Hills offer a degree of protection from westerly wind.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				The site is flat with a relatively open aspect and benefit from solar gain for most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?			Water and Human Health	None of the sites are identified as being at risk of flooding; however the land in this area is very flat and low-lying; therefore drainage may be an issue.	?	The settlement notes the presence of a number of drainage ditches in and around the settlement and requires drainage to be carefully considered.	0
Could the development of the proposal help alleviate any existing flooding problems in the			Water	Unlikely.	0	N/A	0

area?					
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		Norseman is approximately 2.5km to the east of part of the West Mainland Moorlands SPA which is also designated as an SSSI. However development of the proposals is unlikely to have any effect on the qualifying interests or integrity of the site.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		The proposal is unlikely to affect any locally important designation.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The Burn of Isbister flows close to the southern boundary of the settlement; however the allocations are located to the north and west of the settlement and their development is unlikely to impact on the burn.	0	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Burn of Isbister and drainage ditches in the wider area are likely to be used by otters.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on the sites is improved grassland and has limited ecological value.	0	N/A	0
Water					

Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	Unlikely; there is a public sewer at Norseman	0	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Sites 1 and 2 are adjacent to bog habitat so care will be needed to ensure to impact on the bog or any GWDTEs within the bog habitat.	?	The settlement notes the presence of a number of drainage ditches in and around the settlement.	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposals are on greenfield land where the Land Capability for Agriculture is described as categories 4.1 and 4.1 <i>Land capable of producing a narrow range of crops.</i>	-	The proposals are located within the settlement boundary; therefore their development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and	No.	0	N/A	0

	Soils				
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Norseman is remote from the NSA.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The allocations are all located within the settlement boundary.	0	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the <i>Coastal Basin</i> landscape character type and recommends that buildings should be oriented with respect to the contours of the land. Intrusive developments on the basin floor should generally be avoided as they may obscure locally important sea views and become the focus from surrounding areas. There is no wild land in this area.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character..	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with	No.	0	N/A	0

	landscape				
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Firth Primary School is located approximately 4km to the south. The nearest health facilities are in Evie and Dounby.	+	N/A	+
To what extent will the proposal affect the quality	Population,	Development of the allocations will not	0	N/A	0

and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	human health or material assets	affect open space.			
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	A Right of Way appears to cross the centre of Norseman, eastward to the Bay of Isbister.	-	Policy 10 <i>Green Infrastructure</i> includes policy relating to rights of way and also promotes improvements to public access and permeability.	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is a 225mm HPPE water main inside the west site boundary, running alongside the road. The developer should contact Scottish Water as early as possible to discuss whether this will have an impact on the development.	-	The settlement statement notes the presence of the water main.	0
Are there any vehicular access constraints or opportunities - is the road network capable of	Material assets and	There are no known vehicular access	0	N/A	0

accommodating traffic generated?	climatic factors	constraints.			
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ORPHIR VILLAGE			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description:		
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use: Agriculture	<p>Orphir Village is the main settlement in Orphir. It originated as a small service centre with a church and post office in the nineteenth century around the junction of the main road and the road to the Bu of Orphir. The settlement grew gradually, increasing in importance following the relocation of the school from Scorradaie in the late twentieth century.</p> <p>The MIR 2015 included only one option for this settlement.</p>		
OV-A	1	OR-1	0.40				
OV-G	2	OR-2	0.80				
OV-E	3	OR-3	0.40				
OV-F	4	OR-4	0.40				
OV-D	6	OR-6	0.90				
OV-C	7	OR-5	0.70				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	<p>Orphir Village includes a Community School, church, shop, post office and bar/restaurant.</p> <p>It is on the service 2 scheduled bus route which links Kirkwall and Houton.</p>	+	N/A	+
Is the proposal protected from prevailing winds?				Higher land to the north offers a degree of shelter.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				The village has a southerly aspect and benefits from solar gain throughout the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood			Water and Human Health	The Burn of Swanbister flows along the eastern boundary of site 4 and a further	?	The settlement statement highlights	0

risk elsewhere?		drainage ditch/burn crosses site 1.		the presence of these watercourses. Buffer strips may be sufficient; however a FRA may be required.	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		Orphir Village is remote from any of Orkney's international designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		Orphir Village is remote from any of Orkney's local natural heritage designations. Its development is therefore unlikely to have any adverse effect.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The Burn of Swanbister flows along the eastern boundary of site 4 and a further drainage ditch/burn crosses site 1.	?	The settlement statement highlights the presence of these watercourses. Buffer strips are recommended.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Otters may use either or both watercourses.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors		Vegetation on site is improved grassland	0	N/A	0

be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		and has limited ecological value.			
Water					
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	<p>Unlikely.</p> <p>There is limited capacity in the existing public sewer; however Scottish Water has initiated a Growth Project and will include all development in the LDP.</p> <p>Sites OR-1, OR-5 and OR-6 are approximately 150m from the public sewer network, so it may not be economically feasible to connect.</p>	0	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	<p>A small watercourse crosses site 1.</p> <p>Burn of Swanbister flows along the boundary of OR-.</p>	?	<p>The settlement statement highlights the presence of these watercourse.</p> <p>Development-free buffer zones should be recommended.</p>	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	There are no GWDTEs in Orphir village.	0	N/A	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	No.	0	N/A	0
Soils					
<p>Is the proposal on greenfield or brownfield land?</p> <p>Does it result in the loss of high quality agricultural land?</p>	Material Assets and Soils	<p>The proposals are all on greenfield land which is described as category 4.1 Land capable of producing a narrow range of crops.</p>	-	All sites are located within the settlement boundary; therefore their development is considered to be a	0

				sustainable option.	
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Orphir Village is remote from any designated landscape area.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	All sites are within the current settlement boundary	?	The settlement statement provides design guidance that should be adhered to by future development to ensure the settlement retains its rural character.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as Inclined Coastal Pastures and recommends that new buildings should generally be oriented towards the coast, should avoid skylining wherever possible, and should reflect vernacular tradition in distribution and design.	?		0

		There is no wild land in this area.			
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	Sites listed in Canmore include Orphir War Memorial, Orphir Free Church and Cairnton.	?	New development should fulfil the requirements of Policy 8 <i>Historic Environment and Cultural Heritage</i> .	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0

Service Infrastructure					
Are there educational or health facilities nearby?	Population	Yes, Orphir Community School is located within the village. The nearest health facilities are located in Kirkwall and Stromness.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	The proposals would not affect open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	The proposals would not affect core path links or key access routes.	0	The settlement statement requires proposals to provide pedestrian access to local footpaths, public transport and services.	+
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing	Material	There is limited capacity in the existing public sewer; however Scottish Water has	?	Private foul water drainage systems will	0

constraints, e.g. waste water treatment capacity?	assets	<p>initiated a Growth Project and will include all development in the LDP.</p> <p>Sites OR-1, OR-5 and OR-6 are approximately 150m from the public sewer network, so it may not be economically feasible to connect.</p> <p>Several service pipes cross site OR-3 and OR-5 connecting existing properties to the public water network. Any diversion to private service pipes would need the approval of the property owners.</p> <p>Orphir Waste Water Treatment Works is adjacent to site OR-4. Infrastructure to this works has been located within the road leading up to it. The developer should contact Scottish Water as early as possible to find out how this could have an impact on developing this site. A number of service pipes cross this site connecting existing properties to the public water network. Any diversion to private service pipes would need the approval of the property owners.</p>		<p>be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.</p> <p>Information relating to service pipes and the Orphir Waste Water Treatment Works is included in the settlement statement.</p>	
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Individual accesses and driveways will not be permitted onto classified roads; existing farm tracks and access roads should be upgraded to the required standard.	-	New development should fulfil the requirements of Policy 14 <i>Transport, Travel and Road Network Infrastructure</i> .	0

QUOYLOO			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description: Quoyloo is a village in Sandwick. It was historically known as the township of Scarwell, which consisted of scattered housing around the roads in this area. From the mid-twentieth century the area has been developed for individual dwellings, with a service centre at the road junction in the centre of the settlement. The MIR 2015 included one option for this settlement.		
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use: Agriculture			
Q-A	1	Q-1	0.40				
Q-B	2	Q-2	0.50				
Q-C	3		0.33				
Q-E	4	Q-4	0.60				
Q-F	5	Q-3	0.90				
Q-H	6	Q-6	0.90				
Q-D	7	Q-5	0.50				
Q-G	8	Q-7	1.10				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	Quoyloo is served with a general store, garage, petrol pumps and phone box. A general haulage business also operates in the village. It has a regular bus service to Kirkwall and Stromness	+	N/A	+
Is the proposal protected from prevailing winds?				Higher ground to the N and NW provides a degree of shelter.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				Quoyloo has a relatively open, southerly aspect and benefits from solar gain for most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?			Water and Human Health	Around half of site 2 is relatively low lying compared with surrounding ground levels and a drain runs along the eastern boundary which may be culverted. There is also a small watercourse in site 4.	?	The settlement statement highlights the need for careful consideration of site layout and drainage,	0

Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Drainage may be an issue on the lower half of the field and that and the drainage channel may need further consideration	?	particularly in sites 2 and 4. It notes that the drainage ditch along the boundary of site Q-2 may need to be upgraded to avoid surface water flooding on the lower half of the site.	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the allocations and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		Quoyloo is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Development of the allocations is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Small watercourses and drainage ditches in the area feed into the Gairsty Burn which in turn flows into the Burn of Ess and Loch of Harray. Otters may use this freshwater network.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on sites is improved grassland and has limited ecological value.	0	N/A	0
Water					

<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	<p>There is capacity in the Quoyloo waste water treatment system; however infrastructure may need upgrading to accommodate future development.</p> <p>Sites Q-1, Q-2, Q-3, Q-4 and Q-6 are located at considerable distance from the public sewer network so it may not be economically feasible to connect.</p>	?	<p>The settlement statement notes these issues.</p> <p>Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.</p>	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	<p>Culverting may be required of drainage ditches; however effects are likely to be minor.</p>	0	N/A	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	<p>An area to the SE of the crossroads generally has standing water throughout winter.</p>	?	<p>The settlement statement highlights the need for careful consideration of drainage, particularly in sites 2 and 4.</p>	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	No.	0	N/A	0
Soils					
<p>Is the proposal on greenfield or brownfield land?</p> <p>Does it result in the loss of high quality agricultural land?</p>	Material Assets and Soils	<p>The proposals are on greenfield land which is described as categories 4.1 and 4.2 <i>Land capable of producing a narrow range of crops.</i></p>	-	<p>All allocations are within the settlement boundary; therefore their development is considered a sustainable option.</p>	0
<p>Are there any contaminated soil issues on the proposal and if so, will the option reduce</p>	Material Assets and	No.	0	N/A	0

contamination?	Soils				
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	None of the allocations are within any landscape designation.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The allocations are all within the settlement boundary.	0	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Loch Basins landscape character type. The landscape is relatively flat and long views from one sheet of water to another are an important feature of this landscape type. There is no wild land in this area.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply. The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural	0

				character.	
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	The following sites are listed in Canmore: Quoys farmstead Scarwell (site of previous township) Quoyloo Stove cist. Quarrybanks farmstead.	?	New development must fulfil the requirements of Policy 8 <i>Historic Environment and Cultural Heritage</i> . The settlement statement requires the remains of Quarrybanks farmstead to be retained in any development of site Q-7.	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, &	Quoyloo is located within the WHS Inner Sensitive Zone for Skara Brae.	?	The settlement statement highlights	0

	links with landscape			the settlement's proximity to the WHS.	
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	The nearest schools and health facilities are at Dounby and Stromness.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Two areas previously identified as open space have been removed from the settlement boundary as they are not publicly accessible. Development of the allocations will not affect open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	A Right of Way passes adjacent to the eastern settlement boundary.	?	Policy 10 <i>Green Infrastructure</i> promotes improvements to public access and permeability.	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development	Human health	No.	0	N/A	0

therefore compromise the waste handling operation?					
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is capacity in the Quoyloo waste water treatment system; however infrastructure may need upgrading to accommodate future development. The Quoyloo WWTW is located adjacent to the north west corner of site Q-7. Given the proximity of existing houses to the works I don't think there should be too much of an issue, but the developer will probably will to leave a buffer zone to be on the safe site. A supply pipe crosses site Q-3 which connects Iverack to the public water network. Any diversion to private service pipes would need the approval of the property owners.	?	The settlement statement includes information relating to the Waste Water Treatment Works and the supply pipe.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	There is limited street lighting but no footways. The area is now covered by a 30mph speed limit. The roads are all relatively narrow and would require improvements, e.g. additional passing places or road widening with provision for new footways and additional lighting to link the housing sites to the cross road and shop.	-	The settlement statement requires vehicular access to site Q-6 to be provided from the B9056 and Bristol Road.	0

SCAPA BRAE			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description: Scapa Brae is a rural settlement in St Ola. It has developed through the nineteenth and twentieth centuries along the Orphir-Kirkwall road. The majority of development has been individual houses; there has also been some commercial and
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use: Agriculture	
SB-A	1	SB-1	1.43		

SB-B	2	SB-2	0.75		light industrial development.		
SB-E	3	SB-3	0.73				
SB-C	4	SB-4	0.50				
SB-D	5	SB-5	0.21				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	The settlement includes three garage / workshop businesses and a restaurant. It is located on the route of the Service 2 scheduled bus which links Kirkwall and Houton.	+	N/A	+
Is the proposal protected from prevailing winds?				Higher ground to the north provides a degree of shelter, however Scapa Brae is exposed to winds from the SE, S and SW.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				The settlement has an open, southerly aspect and benefits from solar gain for most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?			Water and Human Health	No.	0	N/A	0
Could the development of the proposal help alleviate any existing flooding problems in the area?			Water	No.	0	N/A	0
Biodiversity, Flora and Fauna							

To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the allocations and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		Scapa Brae is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Development of the allocations is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Burn of Cottland flows through the NE of the settlement and there are a number of drainage ditches within or adjacent to the settlement boundary. Otters may use these watercourses.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on these sites is improved grassland and has limited ecological value.	0	N/A	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	The Burn of Cottland flows through the NE of the settlement and there are a number of drainage ditches within or adjacent to the settlement boundary. There is no opportunity to connect to a public foul sewer.	?	The settlement statement notes the presence of the burns and drainage ditches. Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current	0

				LDP policy on waste water drainage.	
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The allocations are on greenfield land which is classed as category 4.1 <i>Land capable of producing a narrow range of crops.</i>	-	The allocations are all within the settlement boundary; therefore their development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by		No.	0	N/A	0

the proposal?					
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Scapa Brae is not located within any designated landscape area.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The settlement boundary has been extended to include the Foveran, however no further allocations have been identified.	0	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as Rolling Hill Fringe and advises that new buildings should be sited with respect to the contours and orientation of the land to ensure a more natural 'fit' into the landscape. There is no wild land in this area.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply. The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	Canmore lists a burial cist at Foveran.	?	The settlement statement notes the presence of the burial cist.	0

Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Scapa Brae is approximately 3km from Kirkwall where there is a range of educational and health facilities.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	The proposal will not affect open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and	Population, human health, material assets or	The proposal will not affect core path links or other key access routes.	0	N/A	0

rights of way?	climatic factors				
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	The council-operated Chinglebraes waste transfer station is located within 1km of the settlement; however development would be unlikely to compromise the waste handling operation.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	<p>There is no opportunity to connect to a public foul sewer.</p> <p>A 300mm trunk water main appears to be inside the boundary of sites 1, 2 and 4, running alongside the road. It is unlikely that this will be able to be diverted. The developer should contact Scottish Water as early as possible to discuss how this will impact on how the site can be developed. A Pressure Reducing Valve will be required if the development is to connect directly to the trunk main.</p> <p>An 8" AC water main appears to be inside the boundary of sites SB-3 and SB-5, running alongside the road. The developer should contact Scottish Water as early as possible to discuss whether this asset could</p>	?	<p>Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.</p> <p>The settlement statement highlights the presence of water mains and the service pipe.</p>	0

		<p>have an impact on the development of this site.</p> <p>There is also a private service pipe crossing site SB-5, connecting the property to the south east to the water main in the road.</p> <p>Any diversion to private service pipes would need the approval of the property owners.</p>			
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	The settlement is served by the A964 and is covered by a 40 mph speed limit. There are no footways or street lighting. A low density of housing development on these sites would raise no concerns.	0	N/A	0

STENNESS			Source of site suggestion: Sites 1, 2 and 3 carried forward from the Orkney LDP 2014. Site 4 added at MIR stage.		Summary Description: Stenness Village is the main settlement in Stenness parish. It originated in the nineteenth century as a focal point for services in the parish, with a school and church near the junction of the Ireland Road and the main Kirkwall-Stromness road. During the twentieth century this role developed, with a new school, care facility and commercial premises being constructed, along with housing. The MIR 2015 included 2 options for Stenness. Under Options 2 Site 4 is adjacent to the western boundary of the village. Option 1 was selected for inclusion in the Proposed Plan. A development brief will be required for site STE-2.		
OLDP 2014	MIR 2015	OLDP 2017	Site size ha:	Current Use: Agriculture			
ST-C ST-B ST-A	1 2 3 4 (option 2)	STE-2 STE-1	1.24 0.90 0.50 0.45				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can			Population and	Stenness Village includes a Community	+	N/A	+

these be accessed by public transport?	Human health	School, a shop, a Day Centre for the elderly and a hotel / pub is close by. The village is also on the route of the Scheduled X1 bus service which operates between Stromness, Kirkwall and St Margaret's Hope.			
Is the proposal protected from prevailing winds?		Higher land to the south and south-east provides shelter.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		Yes the village has a relatively open aspect.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Small areas are identified as at risk from drainage flooding; these include the NW corner of site 2 as well as parts of the adjacent A 965.	-	The settlement statement notes the presence of flood risk in certain parts of the settlement.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		Stenness Village is adjacent to the Loch of Stenness SAC. Whilst the current condition of the loch is favourable it is vulnerable to nutrient enrichment. The reed bed within the Stenness Waste Water Treatment Works will require investment to improve water quality in order to allow further development to connect to the public sewerage system.	?	The settlement statement highlights the proximity of the village to the Loch of Stenness SAC, along with the requirement to upgrade the reedbed.	0
To what extent will the proposal affect any locally		Stenness Village is close to Anderswick LNCS, an area of hill ground with a variety	0	N/A	0

important designations such as LNRs or LNCSSs.		of moorland habitats and low ground through which a number of burns and deep ditches thread their way. Development of sites STE-1 and STE-2 is unlikely to affect this site.			
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		There is an area of species-rich grassland area along the western boundary of Site STE 2.	-	The settlement statement notes the presence of species rich grassland in Site STE-2 and requires it to be incorporated into any future development.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The Little Burn, also known as the Burn of Sultigeo, flows through the settlement before draining into the Loch of Stenness. The burn and associated drainage ditches are likely to be used by otters.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Burns and drainage ditches leading to Stenness Loch may be used by otter, which is classified as a European Protected Species.	?		0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	The water quality and overall status of Loch of Stenness are currently classed as 'High'. The reed bed within the Stenness Waste Water Treatment Works will require investment to improve water quality in order to allow further development to connect into the public sewerage system.	?	The settlement statement highlights the requirement to upgrade the reedbed. Consult with Scottish Water over the timescale for improvements to the reed bed.	0
Could the proposal have a direct impact on the water environment (for example result in the need	Water	The Little Burn, also known as the Burn of Sultigeo, flows through the village;	?	Development of this part of the village is	0

for watercourse crossings or allow the de-culverting of a watercourse?		therefore it may prove necessary to include a water crossing in any future development of this site.		already underway. However, the settlement statement highlights the presence of the Burn.	
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on the proposal.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	Sites 1, 3 and 4 are greenfield land which is described as <i>Category 4₂ Land capable of producing a narrow range of crops.</i> Part of site 2 is periodically used for the storage of building materials, with the remainder being used as grazing land.	-	The principle of development is considered to be a sustainable option as the site is located close to services and facilities. Selection of Option 1 would result in the least loss of agricultural land.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					

Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Stenness Village is located within the Hoy and West Mainland NSA.	?	The Settlement Statement notes that the village is within the NSA.	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Sites 1, 2 and 3 are within the current settlement boundary and site 4 is immediately adjacent.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Loch Basins landscape character type. The landscape is relatively flat and long views from one sheet of water to another are an important feature of this landscape type. The LCA recommends that “ <i>the siting and scale of buildings should be carefully considered in relation to their effects on long views over loch basins and on the context of important prehistoric monuments.</i> ” There is no wild land in the area.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape.</i> Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with	Little Barnhouse Mound, a prehistoric burial monument, is located 1t HY302116, in the field adjacent to site 4. The village is also	?	The settlement statement notes that Stenness is located	0

	landscape	within sight of the Ring of Brodgar and the Stones of Stenness.		within the Inner Sensitive Zone of the Heart of Neolithic Orkney World Heritage Site. Site 4 was considered in the MIR but was not taken forward into the Proposed Plan.	
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	The Brodgar Conservation area is nearby to the NE; however it does not extend to the boundary of the proposal.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	Stenness village is located within the World Heritage Site Zone of Visual Influence.	?	The Settlement Statement notes that the village is within the WHS Zone of Visual Influence.	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with	Uncertain. Due to its proximity to the Heart of Neolithic Orkney World Heritage Site there may be opportunities for tourism-	?	The settlement statement highlights the potential for	+

	landscape	related development in the village.		tourism-related development.	
Service Infrastructure					
Are there educational or health facilities nearby?	Population	Yes, Stenness Community School is located within the village.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	The NW corner of Site 2 which was previously classified as open space has been de-classified as it is not publicly accessible. This is unlikely to affect connectivity or accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Future development of these sites is unlikely to affect any core path or other key access network.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	A development brief is required to inform development of site STE-2. Options to incorporate greenspace will be explored through the development brief. Further guidance is available in the Orkney Open Space Strategy.	+
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services. Part of STE-2 is already developed as a storage area for materials and equipment. There may be potential to re-use existing materials, such as aggregates.	0	N/A	0

Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	Improvements are required to the Stenness reed bed to allow further development to connect into the public sewerage network.	?	Consult with Scottish Water over the timescale for improvements to the reed bed.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Individual accesses and driveways will not be permitted onto classified roads; existing farm tracks and access roads should be upgraded to the required standard. This area is served by the main A986 which has no footways and limited street lighting. This section of the A986 is part of a speed limit review currently being carried out by Roads Services. There is a 180mm HPPE water main within the site boundary, running alongside the road to the east boundary of site. The developer should contact Scottish Water as early as possible to discuss whether this development will have an impact on our asset.	-	The settlement statement notes the presence of the water main.	0

THE PALACE			Source of site suggestion: Carried forward from the Orkney LDP 2014.		Summary Description: The Palace is a village in Birsay. There is a long history of settlement in this area: the capital of Orkney prior to the twelfth century was located north of the Burn of Boardhouse, adjacent to the coast. It is believed that the first cathedral in Orkney was located on the site of St Magnus Church by the shore. The modern settlement is centred in this area, adjacent to the remains of the sixteenth-century Earl's palace, and also includes twentieth century extensions to the north and south. Only one option was considered in the MIR 2015.		
OLDP 2014	MIR 2015	OLDP 2017	Site Size (ha):	Current Use: Agriculture			
TP-D	1	P-1	0.40				
TP-A	2	P-2	0.50				
TP-B	3	P-3	0.20				
TP-C	4	P-4	0.30				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	There is a general store with petrol pumps, public toilets, and a tearoom within the settlement. The Palace is on the route of the No. 7 scheduled bus service which links Kirkwall, Dounby and Birsay. A morning and evening bus service also links Birsay with Stromness.	+	N/A	+
Is the proposal protected from prevailing winds?				Higher ground to the south offers a degree of shelter; however The Palace is exposed to westerly and northerly winds	-	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	0
Site aspect – does the proposal make best use of solar gain?				The settlement has an open aspect and benefits from solar gain for most of the day.	+		0
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?			Water and Human Health	Parts of the settlement may be at risk from fluvial and coastal flooding. Historically there have been incidences of	0	N/A	0

		flooding near sites 1, 3 and 4, however all three sites are at a higher elevation and are not affected. Site 3 is well above the adjacent flood plain area for Burn of Boardhouse.			
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		There is no connectivity between the proposal and any of Orkney's locally designated sites.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The Burn of Boardhouse flows through the village.	?	The settlement statement highlights the presence of the burn.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Otters are known to use the Burn of Boardhouse, which enters the sea below The Palace.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Otters are known to use the Burn of Boardhouse, which enters the sea below The Palace.	?		0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River	Water	Unlikely, however there is no opportunity to connect to a public foul sewer.	?	Private foul water drainage systems will be deemed acceptable	0

Basin Management Plan? Can the proposal connect to the public foul sewer?				for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are wetland areas on either side of the Burn of Boardhouse, however these areas are unlikely to be developed due to flood risk.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The allocations are on greenfield land which is described as Category 4.1 Land capable of producing a limited range of crops.	-	The allocations are all within the settlement boundary; therefore their development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					

Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The Palace is not located within any designated landscape area.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The allocations are all within the settlement boundary.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as an Enclosed Bay landscape type and notes that intrusive development would detract from landscape character and quality. There is no wild land in this area.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply. The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	The settlement is built around the ruins of the Earl's Palace, which is a scheduled monument.	?		0

Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	The following sites are listed on Canmore: Cleatfurrows St Magnus Church Bishop's Palace Birsay Manse	?	The settlement statement highlights the presence of the Earl's Palace, St Magnus' Kirk, Birsay Bridge and the Old Manse.	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	Birsay Kirk is category B listed. Birsay Bridge is category C listed. Old Birsay Manse is category B listed	?		0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	No, the nearest school and health facilities are in Dounby.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and	Population, human health	Two areas previously identified as open space have been removed from the	0	N/A	0

accessibility to open space, or result in a loss of open space?	or material assets	settlement boundary as they are not publicly accessible. Development of the allocations will not affect open space.			
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	One right of Way passes alongside the Burn of Boardhouse, connecting The Palace with the Barony Mill. The road which passes through the settlement is another and a third RoW passes along the northern boundary of the settlement.	?	Policy 10 <i>Green Infrastructure</i> promotes improvements to public access and permeability.	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is no opportunity to connect to a public foul sewer.	?	New development should fulfil the requirements of the LDP policy on Waste Water Drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of	Material assets and	The area is served by the main A966 and the unclassified Linkshouse Road, neither of which has a footway. There is limited	-	The settlement statement highlights the requirement for	0

accommodating traffic generated?	climatic factors	<p>street lighting and the road is narrow with very few passing places. The area is covered by a 30 mph speed restriction. Development of sites 2, 3 and 4 would require road improvements which would involve new footways and road widening or the construction of passing places. The extent of the work will depend on the density of housing.</p> <p>Site 1 has no direct connection to the public road network and may require infrastructure improvements to facilitate development.</p> <p>There is a 3" AC water main within the north boundary of the site. The developer should contact Scottish Water as early as possible to discuss whether this will have an impact on the development of this site.</p>		<p>road improvements.</p> <p>It also notes the presence of the water main.</p>	
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TINGWALL			Source of site suggestion: Sites T-1 and T-2 carried forward from the Orkney LDP 2014. Site 3 submitted in response to the Call for Sites.		Summary Description: Tingwall is a rural settlement in Rendall. Prior to the twentieth century it consisted of a few scattered farmsteads, built around the broch and former Norse assembly site at Thing-voll; development since then includes a pier facility and a small amount of housing. Site 3 is located to the SE of the settlement and is separated from the settlement boundary by one field.		
OLDP 2014	MIR 2015	OLDP 2017	Site size: ha	Current Use: Agriculture			
TI-A TI-B	1 2 3 (option 2)	TW-1 TW-2	0.50 1.10 1.07				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
Climate change							

Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	Tingwall has few facilities but is on the No.6 scheduled bus route to Finstown and Kirkwall. A ferry service to Rousay, Egilsay and Wyre operates from Tingwall.	+	N/A	+
Is the proposal protected from prevailing winds?		Hammars Hill to the west offers shelter from westerly winds.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The settlement has an easterly aspect, so does not benefit from direct sunlight later in the day.	-		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	A small part of the field within which the Tingwall Broch is located is at risk of drainage flooding. A small watercourse crosses this field.	-	Potential flood risk is highlighted in the settlement statement.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		The shore and strandline which extends from Evie to Quanterness is identified as a LNCS.	?	The settlement statement notes the presence of the LNCS.	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		A small freshwater burn passes through the settlement.	?	The settlement statement notes the presence of the burn and the potential	0

				requirement to establish appropriate buffer zones..	
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The burn which passes through the settlement may be used by otter, a species which alternates between marine and freshwater environments.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		It is unlikely to affect habitat connectivity as all the proposals are on land that is currently managed for agriculture and has low ecological value.	0	N/A	0
Water					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	There is currently no public sewer in Tingwall and this is one of the areas highlighted by SEPA where proliferation of private waste water systems has led to a cumulative impact on the water environment.	-	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Uncertain, a small watercourse crosses the field which includes the Tingwall Broch.	?	The settlement statement notes the presence of the burn.	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of	Water and Human Health	No.	0	N/A	0

the proposal which may be affected?					
Soils					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	All four sites are on greenfield land where the land is Category 4 ₁ <i>Land capable of producing a narrow range of crops.</i>	-	The principle of development is considered to be a sustainable option as the site is located close to services and facilities.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
Geology					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
Landscape					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Tingwall is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site 1 and 2 are within the current settlement boundary, whereas site 3 is separated from the settlement by a field. The field which contains the Tingwall Broch	?	New development should comply with	0

		has areas of undulating topography.		Policy 9 <i>Natural Environment and Landscape</i> .	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment notes that Tingwall is located within the Inclined Coastal Pastures landscape and recommends that new building should be oriented in relation to the coast, and should reflect vernacular tradition in design and distribution. Archaeological and architectural heritage should be protected from obtrusive development which may detract from local views. There is no wild land at Tingwall.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply. The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	Tingwall Broch is a large mound, also known as Thing-voll.	?	The settlement statement highlights the presence of the monument and requires development of site TW-2 to avoid adverse impact on the setting of the broch.	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	Sites listed include Tingwall Pier and Tingwall mill and Millpond.	?	Development of sites TW-1 and TW-2 is considered unlikely to affect these sites.	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0

Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	Unlikely.	0	N/A	0
Service Infrastructure					
Are there educational or health facilities nearby?	Population	A medical practice and the Evie Primary School are approximately 4 - 5 km to the NW of Tingwall respectively.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	An area previously classified as open space, surrounding the Tingwall Broch, has been de-classified as it is not publicly accessible. This is unlikely to affect connectivity or accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	There is no right of way in this area listed in the Scottish Register of Rights of Way.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure	Population, human health	Uncertain.	?	Guidance is available in the Orkney Open	?

on site?	or material assets			Space Strategy.	
Material assets					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
Deliverability/sustainability constraints					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	Waste water treatment capacity.	?	Private foul water drainage systems will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Some localised improvements may be required.	?	N/A	0