



THE ORKNEY LOCAL PLAN WRITTEN STATEMENT

December 2004

Department of Development, Orkney Islands Council
Director of Development Services – Jeremy Baster
Council Offices
School Place
Kirkwall
KW15 1NY

CONTENTS

1	Introduction	Page 5
PART ONE: DETAILED PLANNING POLICIES		
2	Development Control	Page 11
3	Housing	Page 35
4	Business & Industry	Page 53
5	Natural Heritage	Page 77
6	The Coast	Page 89
7	Historic Environment	Page 99
8	Sport, Recreation & Community Facilities	Page 111
9	Transport	Page 129
10	Utilities	Page 145
PART TWO: TOWN AND VILLAGE PROPOSALS		
11	The Towns	Page 163
12	The Villages	Page 185
PART THREE: COUNTRYSIDE PROPOSALS		
13	Rural Settlements	Page 203
14	Local Housing Areas	Page 211
PART FOUR: IMPLEMENTATION, MONITORING AND REVIEW		
15	Implementation, Monitoring and Review	Page 221
16	PART FIVE : APPENDICES	Page 227
17	INDEX	Page 257

1. INTRODUCTION

Statutory Background

1.1 The preparation of the Local Plan is a statutory requirement under the Town and Country Planning (Scotland) Act 1997. In preparing the Local Plan, Orkney Islands Council has taken into account the requirements of the Scottish Executive's National Planning Policy Guidelines and Planning Advice Notes which provide statements of government policy on nationally important land use planning matters, together with the Council's own Structure Plan as approved by Scottish Ministers on 29 November 2001.

1.2 The Local Plan sets out the detailed framework for the development of land in the County over the next 5 years and aims to:

- apply national and regional planning policies at a local level;
- stimulate and encourage appropriate development;
- protect the environment from inappropriate development;
- provide a detailed basis for the determination of planning applications; and
- show how those who have an interest in the area are affected by, or can contribute to, the implementation of the plan.

Plan Preparation and Approval

1.3 A draft Local Plan was published for public consultation purposes in January 2000 as part of the Orkney Development Plan 2000 - Consultative Draft. Following a period of consultation a number of modifications to the plan were made and a Finalised Draft Local Plan was produced in February 2002. This was placed on deposit for formal representations and subsequent changes were published as modifications to the Finalised Local Plan (February 2002).

1.4 In its consideration of representations received and outstanding objections to the plan, the Council held a Local Plan Inquiry and following receipt of the Reporters findings final modifications were made to the plan in September 2003. A final period for representations resulted in a number of subsequent changes and these together with all previously adopted modifications have been amalgamated to form the Finalised Orkney Local Plan 2004 which was formally approved by Council in December 2003, and subsequently ratified by Scottish Ministers. The document was formally adopted on 1st December 2004.

Orkney Development Plan

1.5 The Local Plan together with the Orkney Structure Plan, form the Orkney Development Plan, and will provide the planning framework against which all planning applications will be determined. The new Local Plan replaces the Kirkwall Local Plan approved by the Council in 1981 and the Stromness Local Plan approved by the Council in 1979.

Format and Use of the Plan

1.6 The finalised Local Plan consists of the Written Statement and Proposals Maps, including Inset Maps. The Local Plan interprets the strategic direction given by the Orkney Structure Plan into detailed policies for the determination of planning applications.

1.7 The Written Statement is presented in four main linked parts:

- Part I (Chapters 2-10) provides the detailed policies covering the main planning issues covering all or parts of Orkney;

- Part II (Chapters 11-12) provides specific proposals for the main towns of Kirkwall and Stromness, and the 16 main villages in Orkney;
- Part III (Chapter 13-14) provides specific proposals for the rural areas including a further 12 rural settlements, together with specific housing proposals for local housing areas in the countryside; and
- Part IV (Chapter 15) provides information on how the Plan is to be implemented, monitored and reviewed.

1.8 Users of the Local Plan wishing to look at the Council's general planning policies for a particular land use or activity should refer to Part I of the Written Statement. Users of the Local Plan interested in a specific site, location or area should refer to the Proposals Maps together with Parts II to III of the Written Statement for further details of the particular proposal relating to the site, plus Part I of the Written Statement for any particular planning policy relating to the site.

1.9 The policies set out in Chapters 3-10 in Part 1 of the Written Statement sets out the factors that will be considered in specific types of, or locations of development. In addition, Chapter 2 in Part 1 of the Written Statement includes a number of general development control policies which the Council will consider in addition to the more specific policies, in the determination of all planning applications.

1.10 The 10 main Proposals Maps illustrate policies and proposals as follows:

- Map 1 – In two parts, map 1a illustrates Kirkwall and its surrounding area at 1:10,000 scale indicating the extent of the policies covered in Part I of the Written Statement; and map 1b illustrates Kirkwall and its town centre at scale 1:5,500 with inset of indicating specific proposals for the town as detailed in Part II of the Written Statement; plus a Town Centre Inset Map at scale 1:2,500 providing more detailed proposals for the central part of the town;
- Map 2 – Stromness and its surrounding area at 1:5,000 scale indicating the extent of the policies covered in Parts I & II of the Written Statement; and an inset of the town centre at scale 1:2,500 providing more detailed proposals for the central part of the town;
- Map 3 – West Mainland at 1:25,000 scale indicating the extent of the policies covered by Part 1 of the Written Statement;
- Map 4 – East Mainland at 1:25,000 scale indicating the extent of the policies covered by Part 1 of the Written Statement;
- Map 5 – South Linked Isles, and Swona and Pentland Skerries, at 1:25,000 scale indicating the extent of policies covered by Part 1 of the Written Statement;
- Map 6 – Sanday at 1:25,000 scale indicating the extent of policies covered by Part 1 of the Written Statement;
- Map 7 – Stronsay and Eday at 1:25,000 scale indicating the extent of policies covered by Part 1 of the Written Statement;
- Map 8 – Hoy, Graemsay, Flotta, Cava, Fara and Switha at scale 1:25,000 indicating the extent of policies covered by Part 1 of the Written Statement;
- Map 9 – Westray, Papa Westray and North Ronaldsay at scale 1:25,000 indicating the extent of policies covered by Part 1 of the Written Statement;
- Map 10 – Shapinsay, Rousay, Egilsay and Wyre at scale 1:25,000 indicating the extent of policies covered by Part 1 of the Written Statement.

1.11 In addition 3 series of maps at scale 1:2,500 indicating the relevant proposals as detailed in Part II and III of the Written Statement:

- Map 11a – Villages – St. Mary's, The Palace, Burray Village, St. Margaret's Hope
- Map 11b – Villages – Pierowall, Kettletoft, Lady
- Map 11c – Villages – Finstown, Stenness, Evie Village
- Map 11d – Villages – Dounby, Whitehall, Balfour
- Map 11e – Villages – Lyness, Longhope, Brinyan

- Map 12a – Rural Settlements – Burnside, Evie School
- Map 12b – Rural Settlements – Greenfield, Hamar, Hillhead
- Map 12c – Rural Settlements – Houton, Hoy
- Map 12d – Rural Settlements - Lyron, Madras, Norseman
- Map 12e – Rural Settlements - Orphir, Scapa Brae
- Map 12f – Rural Settlements - Quoyloo, Twatt

- Map 13a,b – Local Housing Areas in Birsay Parish
- Map 13c – Local Housing Areas in Evie & Rendall Parish
- Map 13d – Local Housing Areas in Firth & Sunnybrae Parish
- Map 13e,f,g – Local Housing Areas in Harray & Stenness
- Map 13h – Local Housing Areas in Holm & Wideford Parish
- Map 13i,j – Local Housing Areas in Orphir & Scapa Parish
- Map 13k – Local Housing Areas in South Ronaldsay Parish(inc scale 1:5,000)
- Map 13l,m – Local Housing Areas in St. Andrew's & Deerness Parish
- Map 13n – Local Housing Areas in Stromness Parish.

1.12 The Development Strategy and strategic planning policies covering Orkney are detailed in the Orkney Structure Plan approved by Scottish Ministers on 29 November 2001. Where applicable, each general planning policy as detailed in Part I of the Written Statement provides a cross-reference to the relevant strategic policy.

1.13 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions be made in accordance with the Development Plan (i.e. Structure and Local Plans) unless material considerations indicate otherwise. This is intended to give a greater certainty to residents, community groups, developers and infrastructure providers. The range of considerations which might be considered material in planning terms is very wide and falls to be determined in each individual case. In this regard, the use of site capacity information provided throughout the plan is given as guidance to aid the siting of development within allocated sites. Examples of other material considerations includes: Scottish Executive policy; environmental impact of proposals; planning history of site; views of consultees or matters of public concern on relevant planning matters.

