

Item: 9

Development and Infrastructure Committee: 5 September 2023.

K4 (Kirkwall) Development Brief – Consultation Draft.

Report by Corporate Director for Neighbourhood Services and Infrastructure.

1. Purpose of Report

To consider the K4 (Kirkwall) Development Brief – Consultation Draft for the purpose of public consultation.

2. Recommendations

The Committee is invited to note:

2.1.

That Supplementary Guidance: Settlement Statements, which forms part of the Orkney Local Development Plan 2017, requires the preparation and approval for a development brief in respect of site K4, located to the west side of Kirkwall, and currently allocated for long term housing.

2.2.

The K4 (Kirkwall) Development Brief – Consultation Draft, attached as Appendix 1 to this report, which proposes that, as the site is no longer considered appropriate for further housing development, it should be utilised to extend and connect the existing green infrastructure in this location.

It is recommended:

2.3.

That K4 (Kirkwall) Development Brief – Consultation Draft, referred to at paragraph 2.1 above, be endorsed for the purpose of public consultation.

2.4.

That the Corporate Director for Neighbourhood Services and Infrastructure should submit a report, to the meeting of the Development and Infrastructure Committee in February 2024, detailing the outcome of the public consultation, together with a revised Development Brief for approval.

3. Background

3.1.

Supplementary Guidance: Settlement Statements (SG:SS) forms part of the Orkney Local Development Plan 2017 (OLDP2017) and there is a requirement to prepare and gain approval for a development brief to assist in the determination process of planning applications on this area of land.

3.2.

K4 is allocated for long term housing and is located to the west side of Kirkwall with the Kirkwall Golf Course to the west and the grounds of the Pickaquoy Centre to the east. To the south is an area of open / green space that is referred to locally as Muddisdale. Further to the south and to the north are areas of new housing build.

3.3.

K4 is currently used by the Agronomy Institute of Orkney College. Part of the land has significant tree planting and the rest of the land is used to grow bere barley; and is therefore in agricultural use.

4. K4 (Kirkwall) Development Brief – Consultation Draft

4.1.

K4 (Kirkwall) Development Brief, attached as Appendix 1 to this report, has been prepared to consider appropriate development for K4 and to support implementation of the OLDP2017.

4.2.

The Development Brief details the site, the surrounding context, the current planning context, and the type of development that would be appropriate.

4.3.

Given the existing tree planting, the need for significant surface water management and changes in national planning context with the recent publication of National Planning Framework 4, it is not considered appropriate to allow this site to be used for further housing development but to extend and connect the existing green infrastructure in this location.

4.4.

This would allow for future formal and informal sports and recreational uses, biodiversity enhancements and carbon sequestration.

5. Public Consultation

5.1.

A period of public consultation is required to accord with current planning legislation, regulation and guidance. The consultation period is proposed to be for a 6-week period from 4 October to 15 November 2023.

5.2.

The development brief will be available online through the Council website and paper copies will be available at Customer Services, School Place and Kirkwall Library. Neighbouring landowners, key agencies and stakeholders will be notified of this consultation and invited to comment. There will be an advertisement in the Orcadian newspaper detailing the consultation and there will be promotion of this consultation through a press release.

6. Equalities Impact

An Equality Impact Assessment (EqIA) has been undertaken for the Plan, therefore a standalone EqIA for this development brief is not required.

7. Island Communities Impact

As the policy being developed in terms of this report has been assessed as being unlikely to have an effect on an island community which is significantly different from its effect on other communities (including other islands communities) in Orkney, a full Island Communities Impact Assessment has not been undertaken.

8. Environmental Implications

A Strategic Environmental Assessment (SEA) has been undertaken in respect of the OLDP2017. It is not considered that SEA is required as it meets the requirements for exemption under Schedule 2 of the Environmental Assessment (Scotland) Act 2005.

9. Links to Council Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Council Plan strategic priority of Strengthening our communities as it will widen access to opportunities for better learning, achievement, and wellbeing.

10. Links to Local Outcomes Improvement Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Local Outcomes Improvement Plan priority of Sustainable Development.

11. Financial Implications

All resources associated with the preparation of the Orkney Islands Marine Region: Finfish Farming Spatial Guidance - Consultation Draft, mainly in the form of staff time, has been contained within existing Planning Service revenue budgets.

12. Legal Aspects

12.1.

The Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 provide for the drafting of a new Local Development Plan but presently do not clarify how to consult on planning guidance.

12.2.

The consultation procedure as noted in section 5 above accords with the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and Planning Circular 6/2013: Development Planning.

13. Contact Officers

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14. Appendix

Appendix 1: K4 (Kirkwall) Development Brief – Consultation Draft.



Development Brief



Land North of Muddisdale Road, Kirkwall K4

March 2023



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-  Site Boundary
-  Allocation Site (K-4)

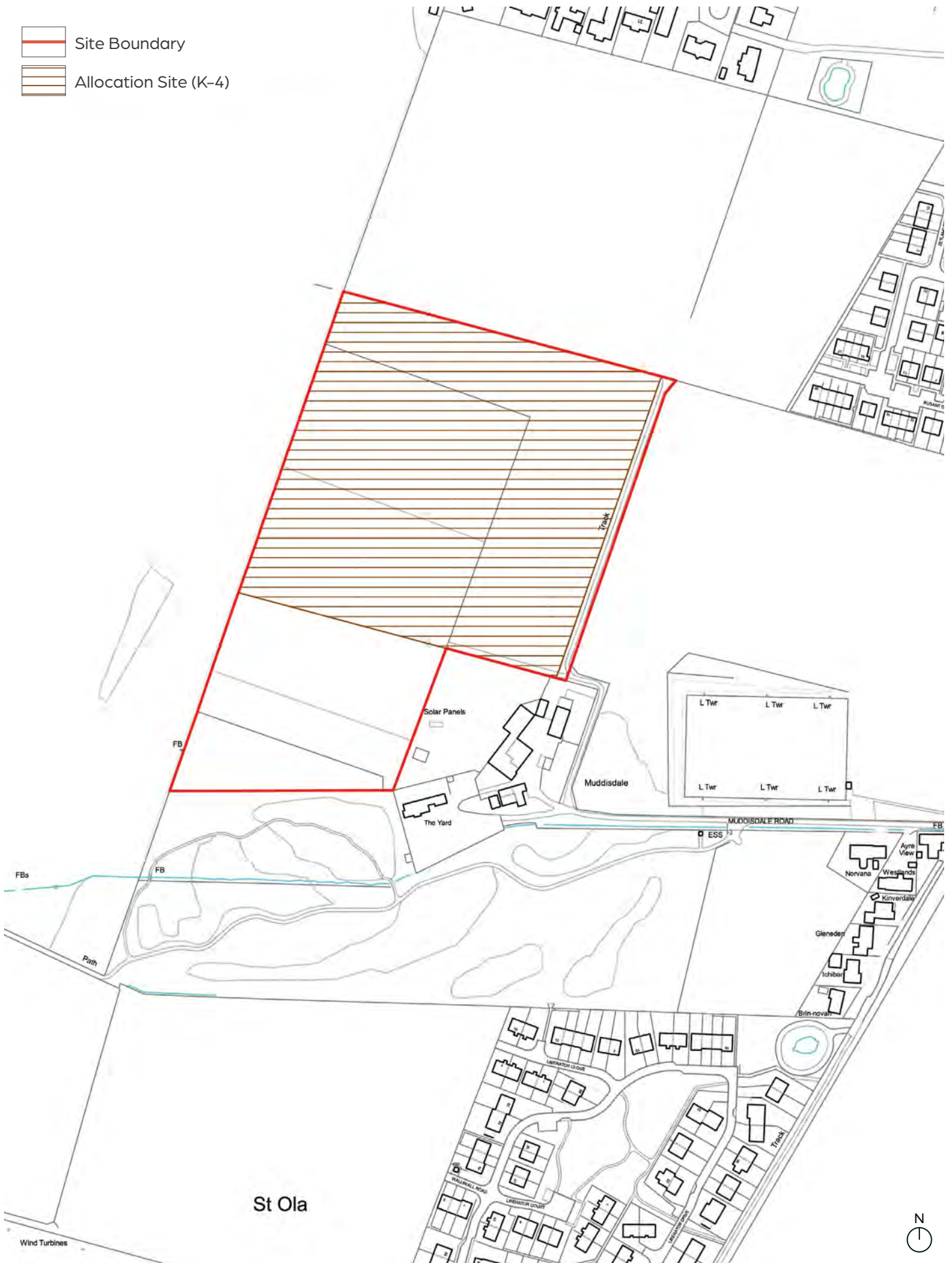


Figure 1: Site Boundary Plan

1. Introduction

1.1 Background

This development brief has been prepared to inform the potential for recreational development within the area north of Muddisdale Lane (Figure 1), which includes the allocation identified as K4 from the Orkney Local Development Plan 2017 (OLDP2017). The allocation is located in the north west of Kirkwall and to the east of Kirkwall Golf Course.

1.2 Purpose

As stated in the OLDP2017, the K4 site requires a Development Brief be produced prior to seeking application. This brief has been produced to outline the suitability of the site, for its allocated use or another within the settlement statement.

1.3 Status and Use

This Development Brief will be approved as Supplementary Guidance and will be material in the consideration of planning applications on this site. It aims to provide a development concept and considerations on what supporting information future applications on this site will be expected to demonstrate. The document will also inform the review of the OLDP2017.

1.4 Policy Background

Housing Allocation K4 was established for through the OLDP2017 for long-term housing (Figure 2). The site area is 4.3 hectare and the Supplementary Guidance: Settlement Statements notes a capacity of 20 units.

Following early review of the west Kirkwall area, the need for surface water management improvements and the desire to improve the Green Infrastructure Network (GIN) around Kirkwall, it is considered that this area, including the K4 allocation provides an opportunity to strengthen the recreation and open space offer for Kirkwall, whilst tying into a wider GIN.

Such uses could be linked with the existing neighbouring Pickaquoy Estate to create a cohesive green corridor of recreational green space running from the Peedie Sea up to the Golf Course and along the Muddisdale Core Path network to Wideford Hill.

1.5 Background to work

As part of continually reviewing and working to deliver housing land; the suitability of K4 for housing development has been considered. For the surrounding location there has been significant pressure on surface water management with the creation of new housing, the location contains trees and their carbon capture value has to be considered and the future need for the Pickaquoy Centre to expand their external facilities.

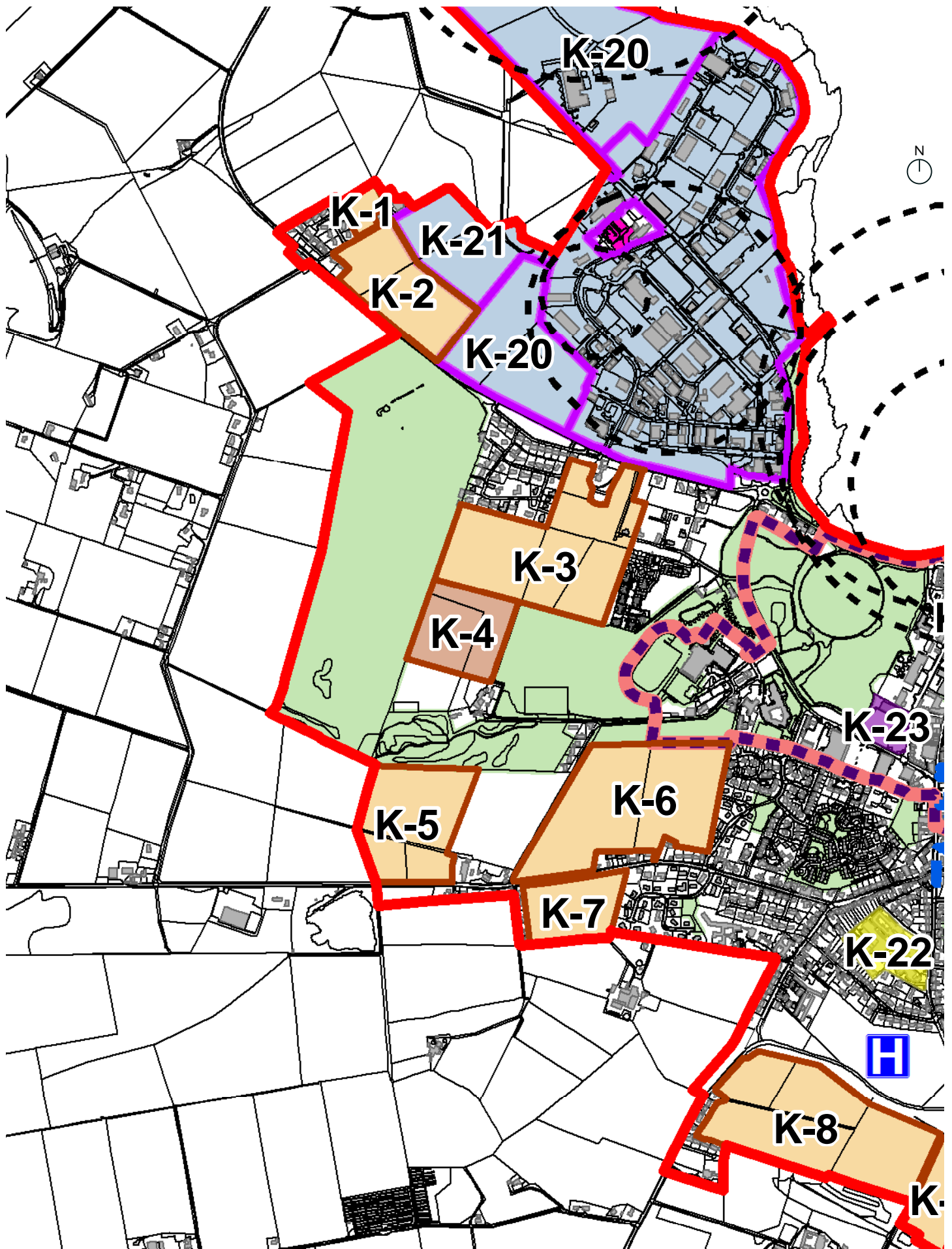


Figure 2: Kirkwall Proposals Plan

2.0 Site Context

2.1 Location

The site is located to the west of Kirkwall, in a location that is currently considered to be within the settlement edge of Kirkwall, which is open and predominantly green. The site boundary incorporates the K4 allocation, alongside additional land to the south and east. Directly to the west is the Kirkwall Golf Course with farmland beyond. On the northern boundary of the site, housing allocation K3 is currently being built out. To the south is Muddisdale Farm and Muddisdale Strategic Openspace, and to the east lies the grounds of the Pickaquoy Centre and the Orkney Ruddy Club.

2.2 Use and Topography

The site is currently in agricultural use and is part of the agronomy institute of Orkney College. There are two significant areas of Willow tree planting within the site. The site has stone dykes forming the northern, eastern and part of the southern boundary treatments with the remainder of the south being open and the western edge being post and wire and wooden fencing. The site slopes down from west to east, with an approximately 15m level change.

2.3 Access and Connectivity

The site is currently accessed through Muddlisdale Farm track to the south. This track is considered to be private and not a public road.

2.4 Biodiversity and Carbon Capture

The site is predominately crop and grassland with two blocks of trees, comprising mainly of densely planted willow. Originally planted as a potential biomass crop, they do not appear to be actively managed. The edge of the area closest to Muddisdale Strategic Openspace has a wider variety of species, but is also densely planted.

The site provides an opportunity to provide future Biodiversity enhancements as well as opportunities for carbon capture with more tree planting alongside existing trees.

2.5 Flooding and Drainage

The K4 site lies within the larger Kirkwall catchment and contributes to the Peedie Sea via the Muddisdale and Pickaquoy sub-catchments. A primary school, a number a day care centres, a leisure centre and an increasing number of houses lie within the adjacent Muddisdale and Pickaquoy sub-catchments. Currently, surface water flooding occurs frequently within both the Pickaquoy and Muddiesdale catchments. Every opportunity should be taken to minimise runoff to limit flooding in this area in future years.

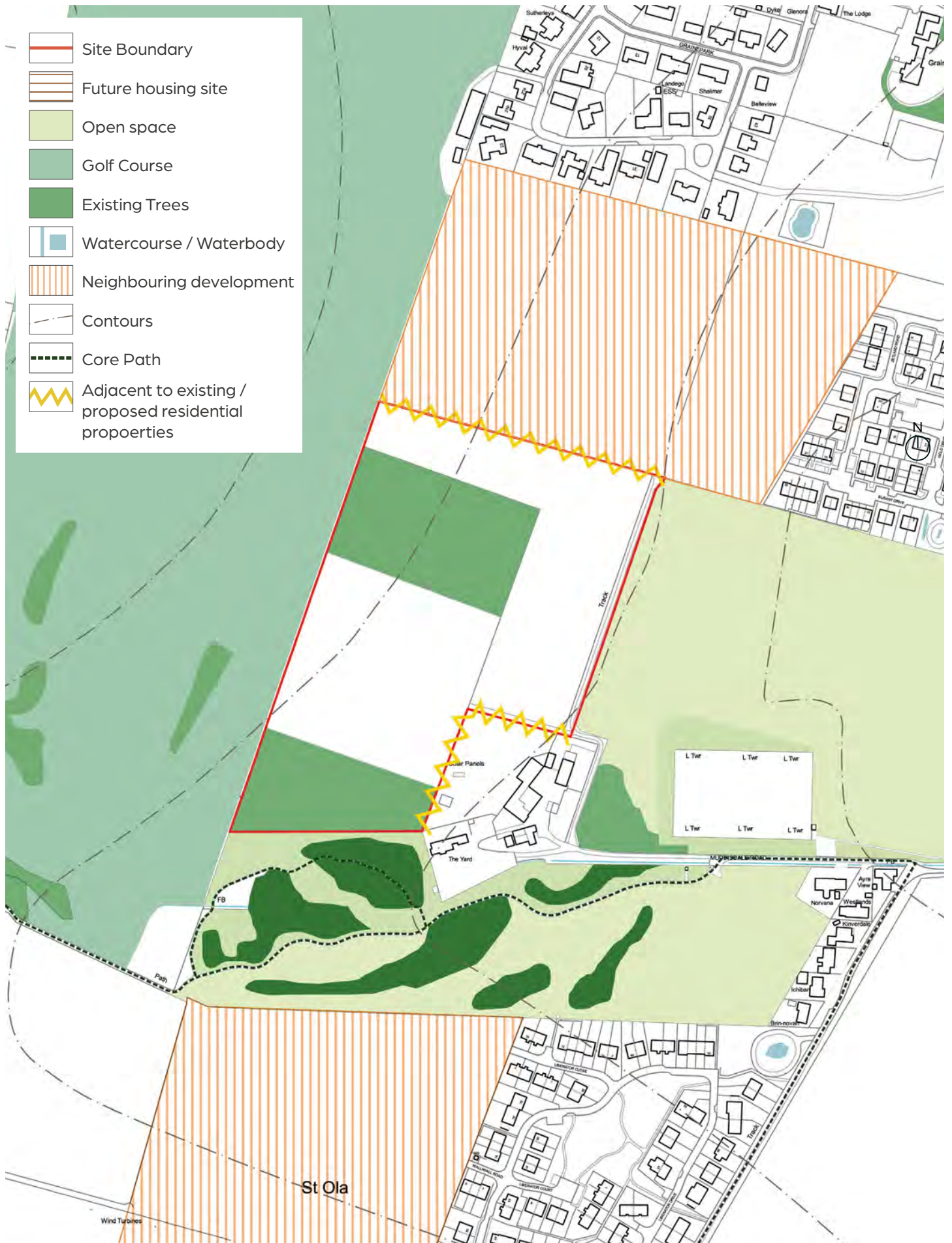


Figure 3: Site Context Plan

3. Vision

3.1 Vision

The Vision for this location is to extend the existing green corridor that will provide opportunities for sustainable surface water management, tree planting, biodiversity enhancement and the strategic expansion of open space for sports and leisure.

The Your Kirkwall Place Plan (2018) highlights the need for an improved Green Infrastructure Network (GIN) within the Muddisdale Area to provide improved surface water flood management in conjunction with better connectivity and active travel infrastructure within a multi-purpose, connected green and blue landscape corridor.

The site provides the opportunity to build-on the existing GIN, incorporating natural flood management, biodiversity enhancement and improved opportunities for sports and recreation.

3.2 Biodiversity Value and Climate Change

Any development within the site will be required to enhance biodiversity and create more areas of shrub and woodland planting.

New woodland planting will have to increase the diversity of tree species, consider appropriate spacing for specific species, the use of planting to create shelter and therefore open areas within the planting. There is also an opportunity to connect with the wooded areas with the Muddisdale woodland by way of a woodland strip/additional planting.

In relation to climate change and carbon sequestration, research from The Woodland Trust find that 1 hectare of young woodland can capture over 400 tonnes of carbon in the trees, roots and soil.

3.2 Natural Flood Management

Incorporating the K4 site into a green infrastructure network would maximise the potential to employ natural flood management (NFM) techniques aimed at enhancing present-day flood resilience and mitigating the predicted effects of future climate change.

NFM on the site would be aimed at minimising surface water run-off, maximising groundwater recharge and surface water storage and encouraging take up by trees and other vegetation.








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|--|---|---|---|
|  | Waterbody / Watercourse |  | Your Kirkwall Strategic Active Travel Route 1 |
|  | Areas for Surface Water improvements |  | Core Path Network |
|  | Potential for enhanced Green Infrastructure Network (GIN) | | |

Figure 4: Indicative drawing of the West Kirkwall Green Infrastructure Strategy

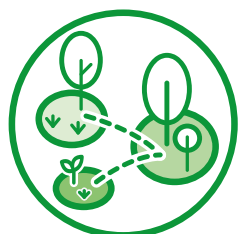
4. Development Principles

Development of the site should adhere to the following principles:



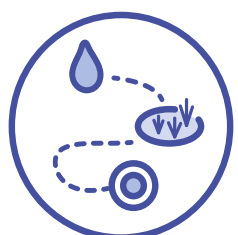
Strategic Green and Blue Corridor

The site should support and tie in with the wider strategic Green Infrastructure Network (GIN) of Muddisdale.



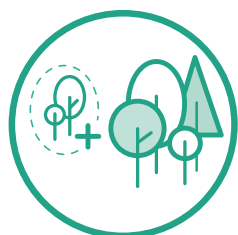
Connected and Varied Open Space

The site and proposed use should compliment and build on the existing openspace offer in this part of Kirkwall and the Pickaquoy Centre Estate.



Surface Water Management

Development of the site should carefully consider it's impact and opportunity to improve the surface water managment within the wider context of the Muddisdale and west Kirkwall Area.



Tree Preservation and Enhancement

Development of the site should seek to retain the existing tree planting and include opportunites to provide additional planting.



Connectivity and Active Travel

The site and its use should be de designed to favour access by modes of Active Travel, utilising the existing core path connections in its immediate context. Proposals should seek to demonstrate how private vehicle access will be minimise or negated where appropriate.



Sustainable Design and Construction

Proposals should follow sustaiable design and construction methods, limiting impact on the existing landscape and neighbouring dwellings.

5. Delivery and Monitoring

5.1 Future Planning Applications

It is considered that future leisure and recreational users, when seeking planning permission, need to consider and include within the applications:

- Design principles and design statement.
- Landscape plan, including any changes to levels.
- Management and Maintenance plan.
- Services information including SUDS proposal and Scottish Water correspondence (if appropriate).
- Flood risk information.
- Transport statement.
- Ecology and ground water statement.
- Archaeology statement.
- Existing Tree survey and Planting Plan
- Construction method statement.

Any pre-application advice is completed by the Development Management Team (planning@orkney.gov.uk)

For further information please contact Development and Marine Planning team by email:
devplan@orkney.gov.uk

