

From: Jamie Macvie [mailto:jamie.macvie@orkney.gov.uk];
Sent: 28/04/2017 12:53:14
To: sam@59degreesnorth.co.uk sam@59degreesnorth.co.uk [mailto:sam@59degreesnorth.co.uk];
Subject: Potential site at Fernbank, Holm

Sam

We've had a site visit, discussion in Development Management, and a comment from Development and Marine Planning regarding the above proposed site.

The proposed site/field is a definite landscape and visual break between buildings to the north and south.

The houses north and south of the field cannot therefore be regarded as a 'housing group' for the purposes of the supplementary guidance, and collectively all the houses are not 'viewed as a group'.

In addition, some existing development along that part of the A961 is suburban in nature and therefore any development as proposed could add to that suburbanisation of the countryside and would be contrary to DC3 of the supplementary guidance.

The proposal would not be supported.

Regards

Jamie

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From: Susan Shearer
Sent: 28 April 2017 09:10
To: Jamie Macvie
Subject: RE: Potential for infill development near to Fernbank, Holm

Hello Jamie

I have checked this out coming into and out of Kirkwall; and the proposed development site is a firm break landscape and visual break into the 2 groups of housings.

Susan

From: Susan Shearer
Sent: 26 April 2017 12:10
To: Jamie Macvie
Subject: Potential for infill development near to Fernbank, Holm

Hello Jamie

I am just taking a look at this through google and I am going to check it out as I drive home this afternoon.

My first thought here is that there is not a group of 4 houses that are viewed as a group. I have labelled and attached the plan here. House 1 to 3 forms a group and are viewed together and house 4 and house 5 do not form part of this group. There the house is proposed is a firm landscape and visual break between houses 1 to 3 and houses 4 and 5.

Also in terms of the development criteria, this side of the road is higher than the other and therefore has the potential for development to have a higher landscape impact. Additionally as we discussed, some of the development that has occurred along this part of the A961 is suburban in nature and there is the potentially for development to add to the suburbanisation of the countryside. Therefore concerns how this proposed development would accord DC1 on landscape and visual impacts and DC3 on not leading to the suburbanisation of the countryside.

Regards Susan

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