

Employment Land Audit Orkney: Local Development Plan 2017

The tables below outline the full audit of the Employment Land Allocations as specified in the Orkney Local Development Plan 2017 (Business and Industrial Allocations).

This document will be updated annually for the duration of the plan, keeping a record of remaining capacity for each site as well as outlining constraints, when they become apparent. Where it is stated that there are no current constraints on a site, it is accepted that it may be possible for development constraints to come to light on receipt of a development brief or planning application.

Summary

Town	Total Area (ha)	Land Available
Kirkwall	60	49.8
Stromness	14.8	14.8

Contents

Kirkwall	2
Stromness	5

Orkney Local Development Plan 2017
Employment Land Audit 2023

Kirkwall

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
K - 18	Undeveloped	Town	Private	7.0	Greenfield
Hatston West	Available Land (ha)				
	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	7.0				
Comments/Constraints	Change of use was submitted – along with part of K-19 (from agricultural to harbour operational land) but was withdrawn. Development Brief Required Coastal Flood Risk on small part of the site. Flood risk assessment may be required				

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
K - 19	Partially developed	Town	Private	15.2	Greenfield
Hatston Marine Park	Available Land (ha)				
	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	5ha (est)				
Comments/Constraints	Most of this site has been developed, difficult to place a figure on the land still available. Potentially developable land to the west of the site. Park of Crowness Business Park Development Brief. Coastal Flood Risk on small part of the site. Flood risk assessment may be required				

Orkney Local Development Plan 2017
Employment Land Audit 2023

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
K - 20	Undeveloped	Town	Private	26.6	Greenfield
Available Land (ha)					
Orkney Auction Mart	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	26.6				
Comments/Constraints	No major development approved apart from an extension to the mart Coastal Flood Risk on the northern part of the site.				

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
K - 21	Undeveloped	Town	Private	5.4	Greenfield
Available Land (ha)					
Hatston South	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	5.4				
Comments/Constraints	A development brief required which would jointly cover (housing allocations) K-1 and K-2. A combined sewer may lie within the site and early contact with Scottish Water is encouraged. See Settlement Statement for access provision.				

Orkney Local Development Plan 2017
Employment Land Audit 2023

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
K - 30	Undeveloped	Town	Private	5.8	Greenfield
Orkney Research Campus	Available Land (ha)				
	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	5.8				
Comments/Constraints	<p>New nursery under construction next to the college adjacent to this site. Nursery site is mostly on the open space allocation, with small encroachment into K-30.</p> <p>Small part of the site has surface water flooding. A flood risk assessment may be required, and areas of risk should be avoided. A water course on the boundary of the site that is partly culverted. Any development should allow for an appropriate buffer strip for this water course.</p>				

Orkney Local Development Plan 2017
Employment Land Audit 2023

Stromness

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
STR - 20	Partially developed	Town	Private	9.5	Significantly developed already, with capacity available north and south of the allocation
Available Land (ha)					
Garson Industrial Estate	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	9.5				
Comments/Constraints	Part has a fluvial flood risk with the Mill Burn running through the site. A Flood risk assessment may be required. Buffer required around the burn.				

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
STR - 21	Undeveloped	Town	Private	0.7	Greenfield
Available Land (ha)					
Copland's Dock North	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	0.7				
Comments/Constraints	Part of Copland's Dock Development Brief. A Flood risk assessment required to establish impact of coastal flooding. Development on this site should not have an adverse affect on the setting of Garson House.				

Orkney Local Development Plan 2017
Employment Land Audit 2023

Site Reference	Status	Settlement Type	Ownership	Size (ha)	Land Type
STR - 22	Undeveloped	Town	Private	4.6	Greenfield
Copland's Dock South	Available Land (ha)				
	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	4.6				
Comments/Constraints	Part of Copland's Dock Development Brief. A Flood risk assessment required to establish impact of coastal flooding. Development on this site should not have an adverse affect on the setting of Garson House.				