

INTRODUCTION

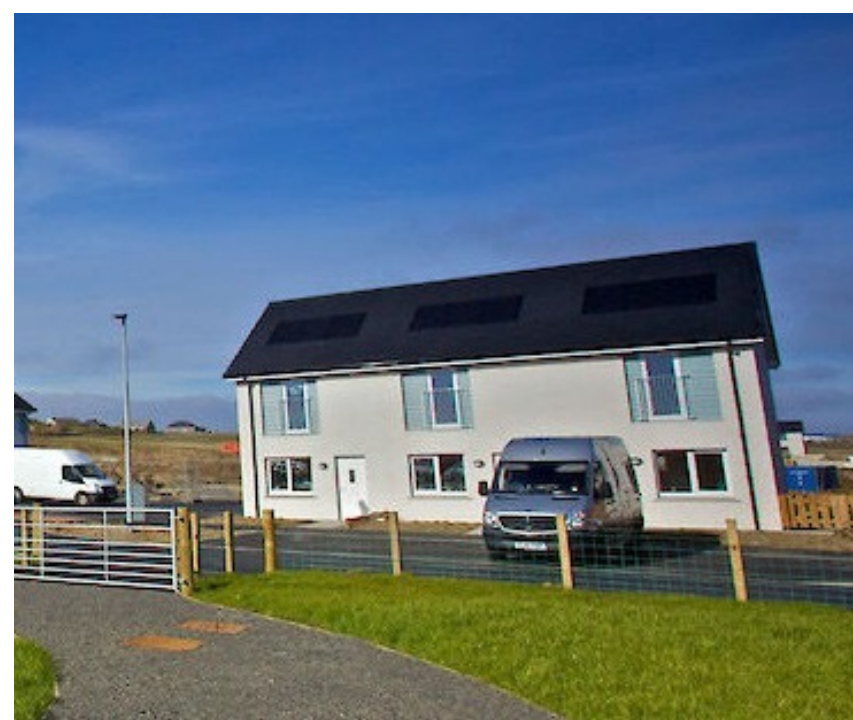
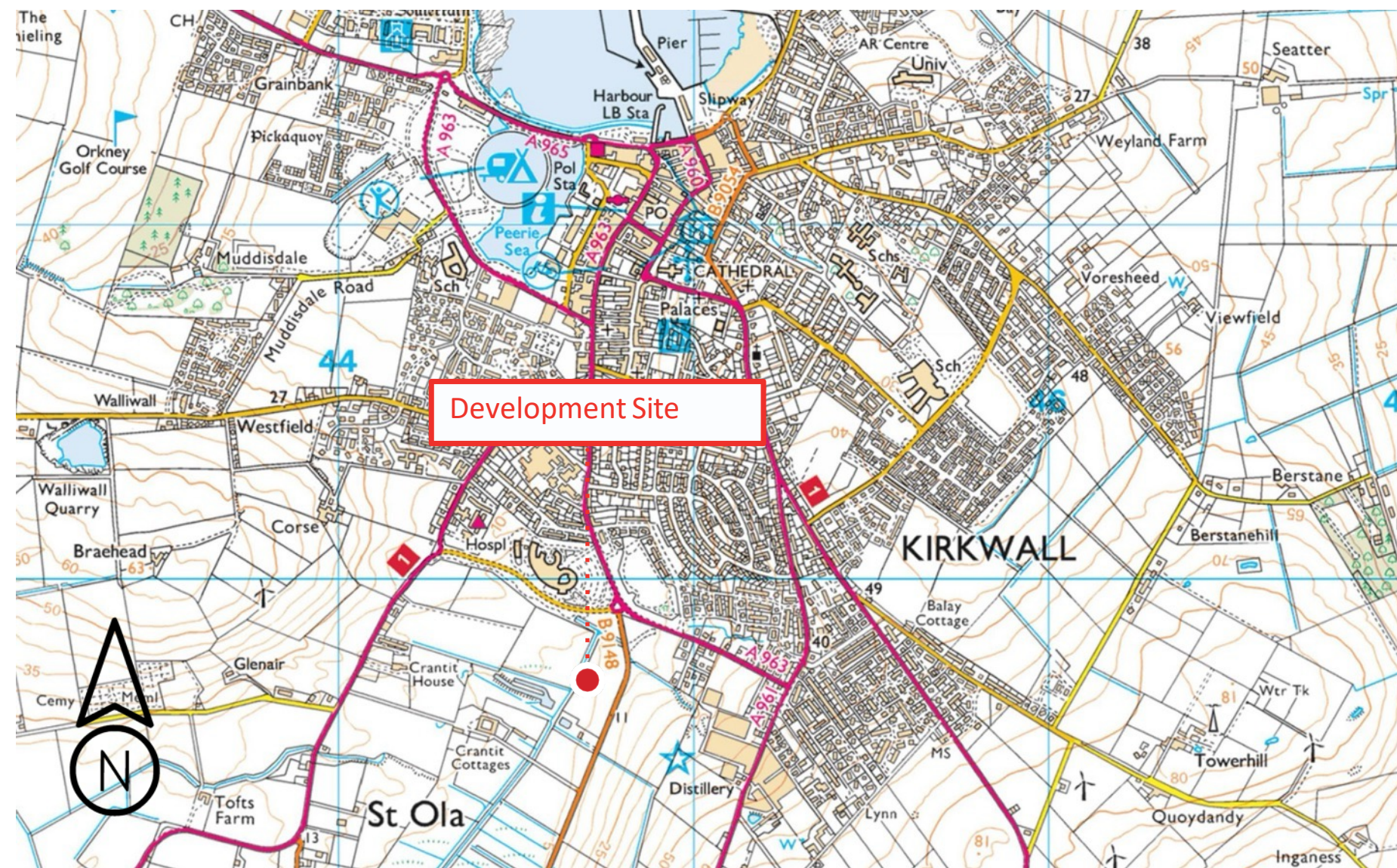
This Community Consultation is being undertaken to provide an early opportunity for the community and stakeholders to consider and comment upon the proposed development at New Scapa Road, Kirkwall. The proposal includes 65 no. mixed tenure houses, associated access, infrastructure, and landscaping in the area allocated as K9 within the Orkney Local Development plan.

A Proposal of Application Notice (PoAN) has recently been submitted to Orkney Islands Council. The PoAN forms the initial stages of the planning process and provides an opportunity for engagement with the public. This is a statutory requirement for major planning applications and developers are required to engage with the community to assist in the shaping of the proposals, understanding local concerns and opportunities.

To assist in delivering a sustainable, high quality development, Orkney Builders (Contractors Ltd) have commissioned a team of consultants who have had considerable experience working on projects of a similar scale and style, and have proven to successfully meet the aspirations of other nearby communities. Orkney Builders (Contractors Ltd) and the design team believe it to be important that local people are consulted at an early stage of the design proposals to allow any feedback to be considered prior to designs being fully developed.

In addition to this consultation, further comment and advice will be obtained from Community Councils and the various statutory bodies.

Please Note: No Application has been submitted to the Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the Council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application direct to the Council.



PLANNING POLICY BACKGROUND

The proposed site sits to the south of Kirkwall and is designated for housing development under land allocation K-9. The extract on the right is from the Orkney Islands Local Plan which shows the entirety of the Kirkwall area including the development plan designations, which highlights a requirement for housing throughout the town.

Kirkwall South Development Brief (Adopted December 2016)

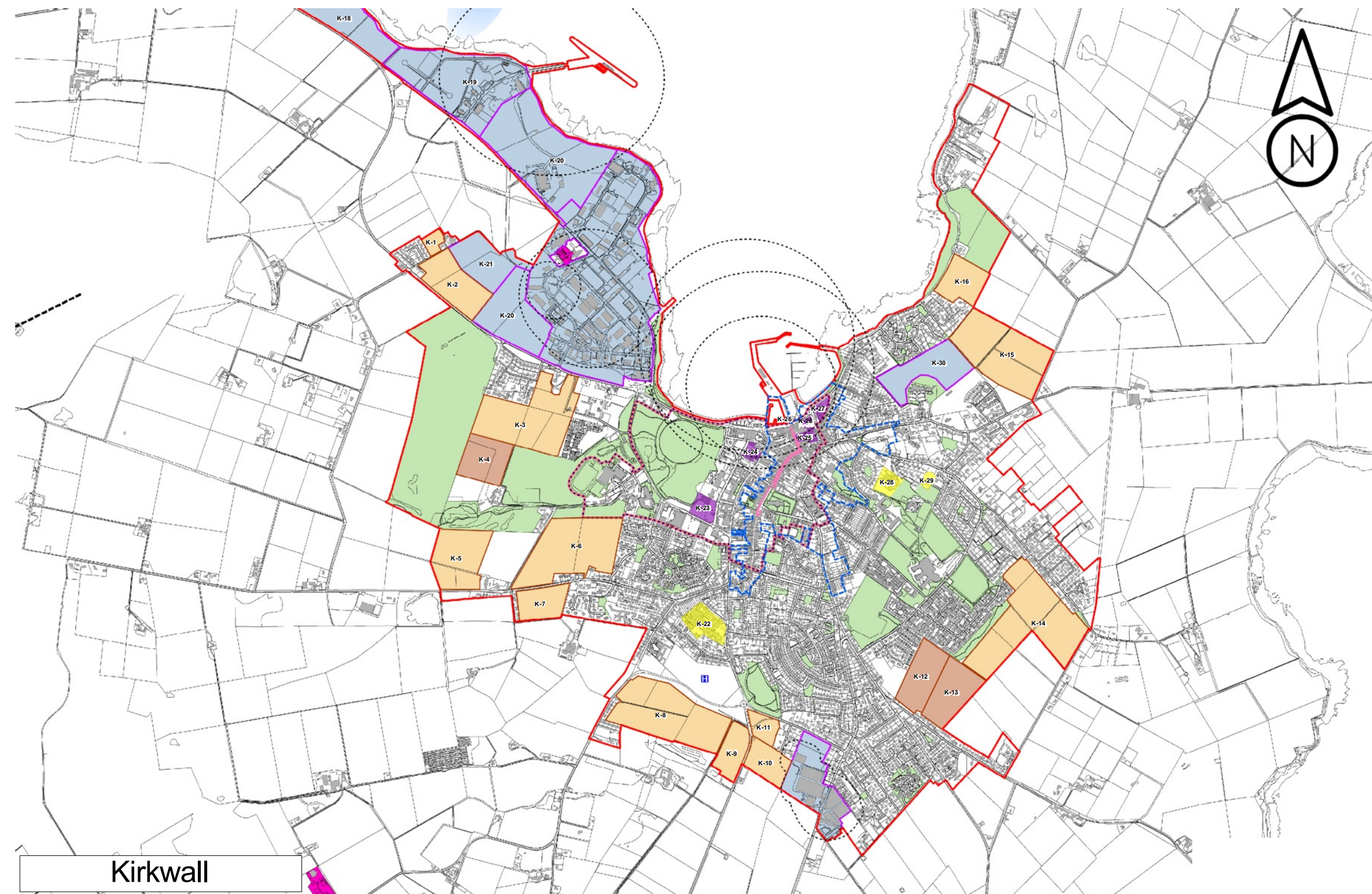
The site extends to approximately 3.4 hectares or thereby and is allocated for residential development in the Kirkwall South Development Brief under land allocation 'K-9'. The site is identified as having capacity for around 35 units in the local plan, however, following discussions with Orkney Islands Council, it is recognised that there is significant demand for affordable housing in the Kirkwall area, a higher density layout can therefore be supported here given the sites location.

National Planning Framework 4 - NPF4 (Adopted 2023)

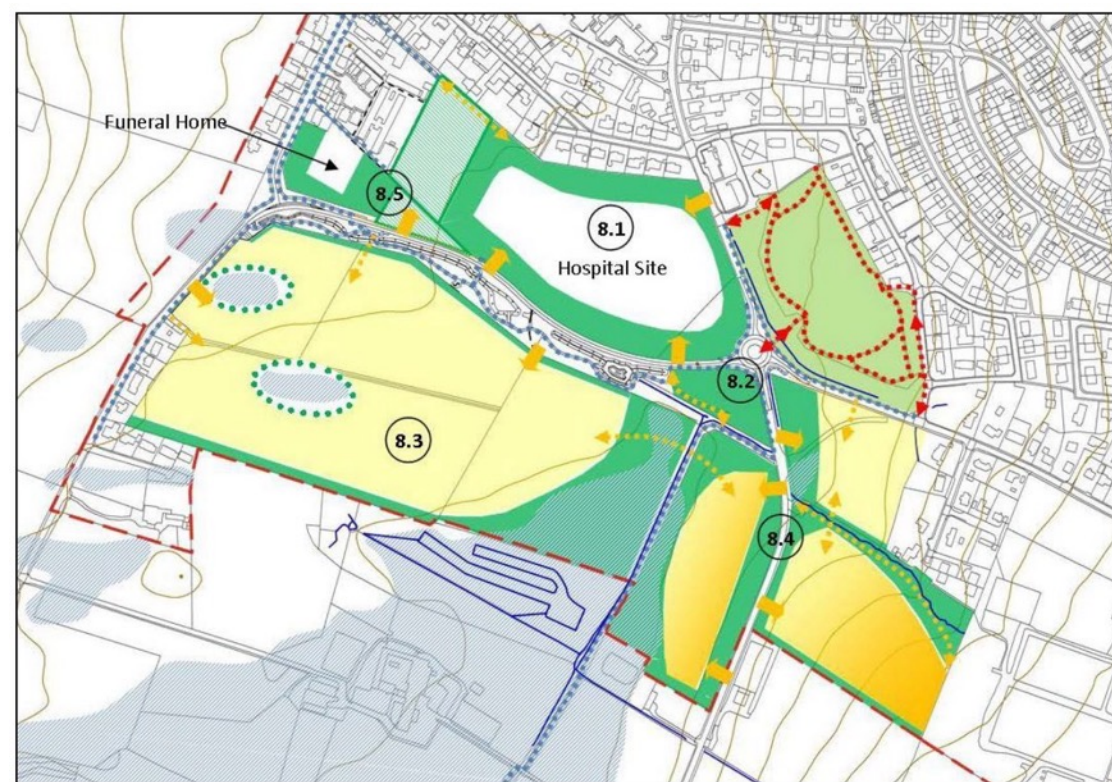
Scottish Government recently adopted 'National Planning Framework 4' (NPF4), this provides up-to-date policy guidance for development proposals and is a material consideration for all planning applications. NPF4 sets out the overarching spatial strategy for Scotland to 2045 and the development will be assessed in accordance with the policy criteria.

Affordable Housing

NPF4 sets out the policy principles for Local Development Plans towards affordable housing requirements and how this will be delivered. The benchmark figure is that each site should provide 25% of the total number of housing units as affordable housing. The approach for K-9 is to deliver 65 no dwellings in total comprising of 48 no. affordable and mid-market rent units and 27 no. private dwellings. Kirkwall continues to have a strong demand for good quality new build residential properties with a mixture of tenures required to cater for housing needs, both to rent and buy. Delivery of the development at K-9 will contribute positively to the short-medium term housing opportunities across Kirkwall, bringing forward affordable housing provision to help meet ongoing demand in the Kirkwall area.

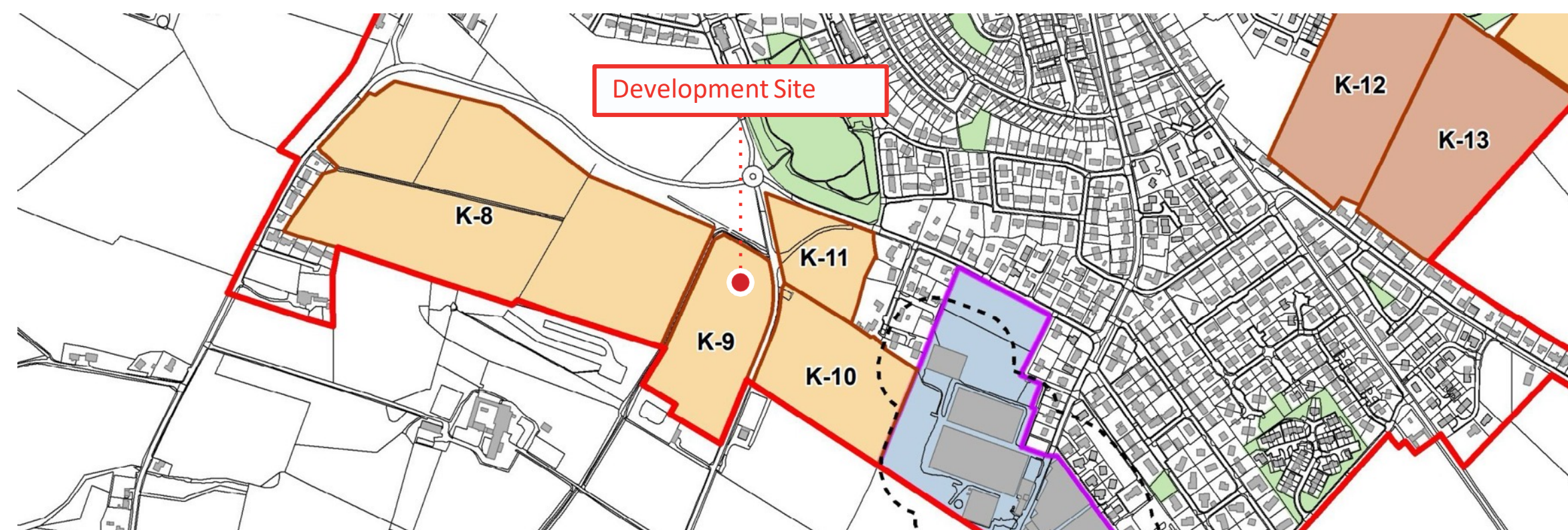


Kirkwall
Orkney Islands Council Local Development Plan 2017



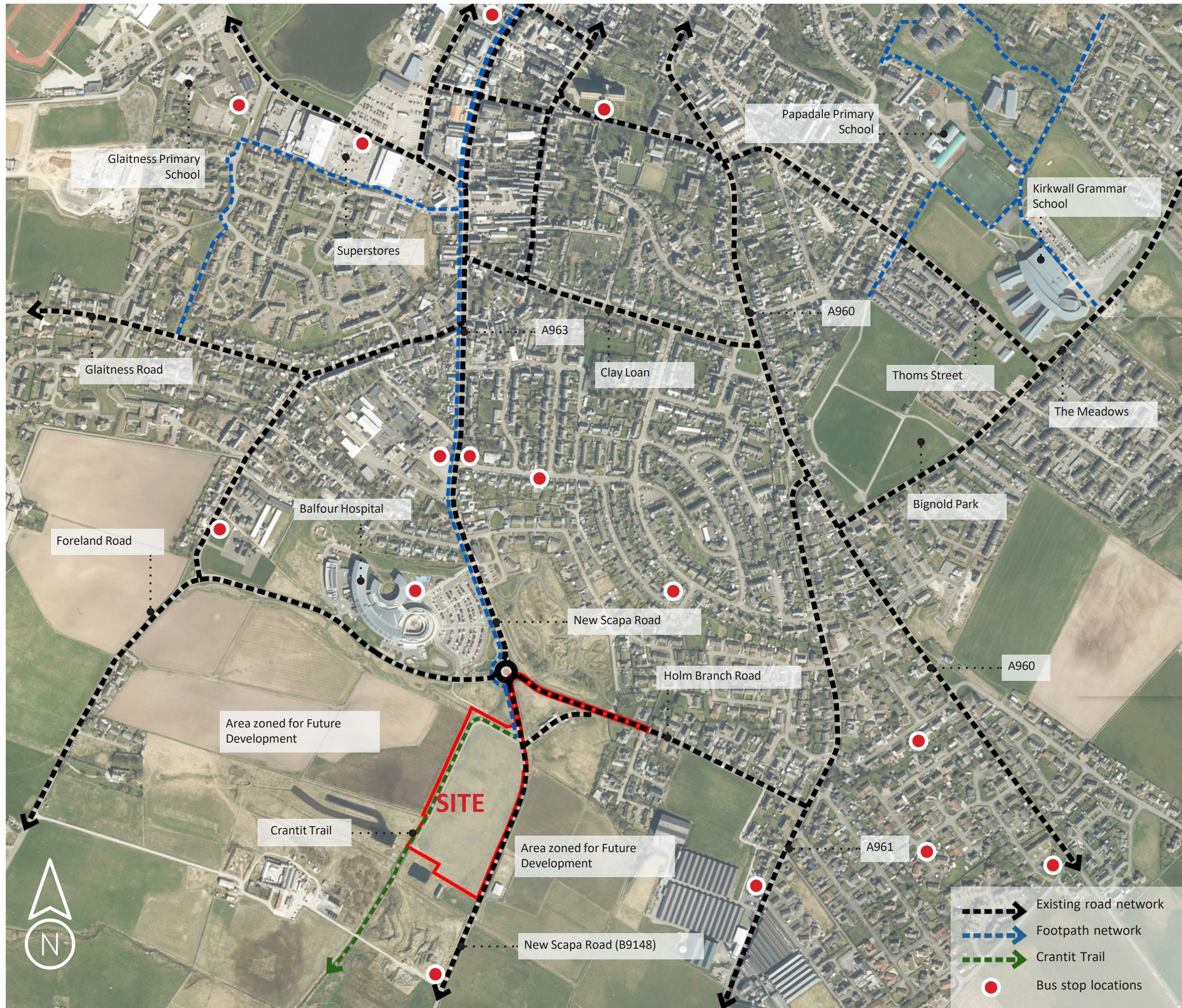
KEY	
Primary site access points	→ Flood Risk
Pedestrian/cycle site access points	→ Multipurpose open space
Existing footpaths	→ Landscaped green edges
Strategic Active Travel Connections	→ Landscape sensitive areas
Upgrades to Scapa Crescent Open Space footpaths/cycleways	→ Watercourses

Extract of Kirkwall South Development Brief showing conceptual approach



Extract from Orkney Islands Council Local Development Plan 2017

SITE LOCATION / CONNECTIVITY



Site Location

The site is located to the southern edges of Kirkwall, around 1.9km from the Town Centre, is roughly rectangular in shape and extends to approximately 3.4 hectares or thereby.

The newly built Balfour Hospital is located beyond the north-west boundary of the site with the existing Crantit Trail footpath link following the edge of the northern and western boundaries. The boundary to the east is bounded by New Scapa Road. The site location benefits from views out to existing farmland to the east, south and west.

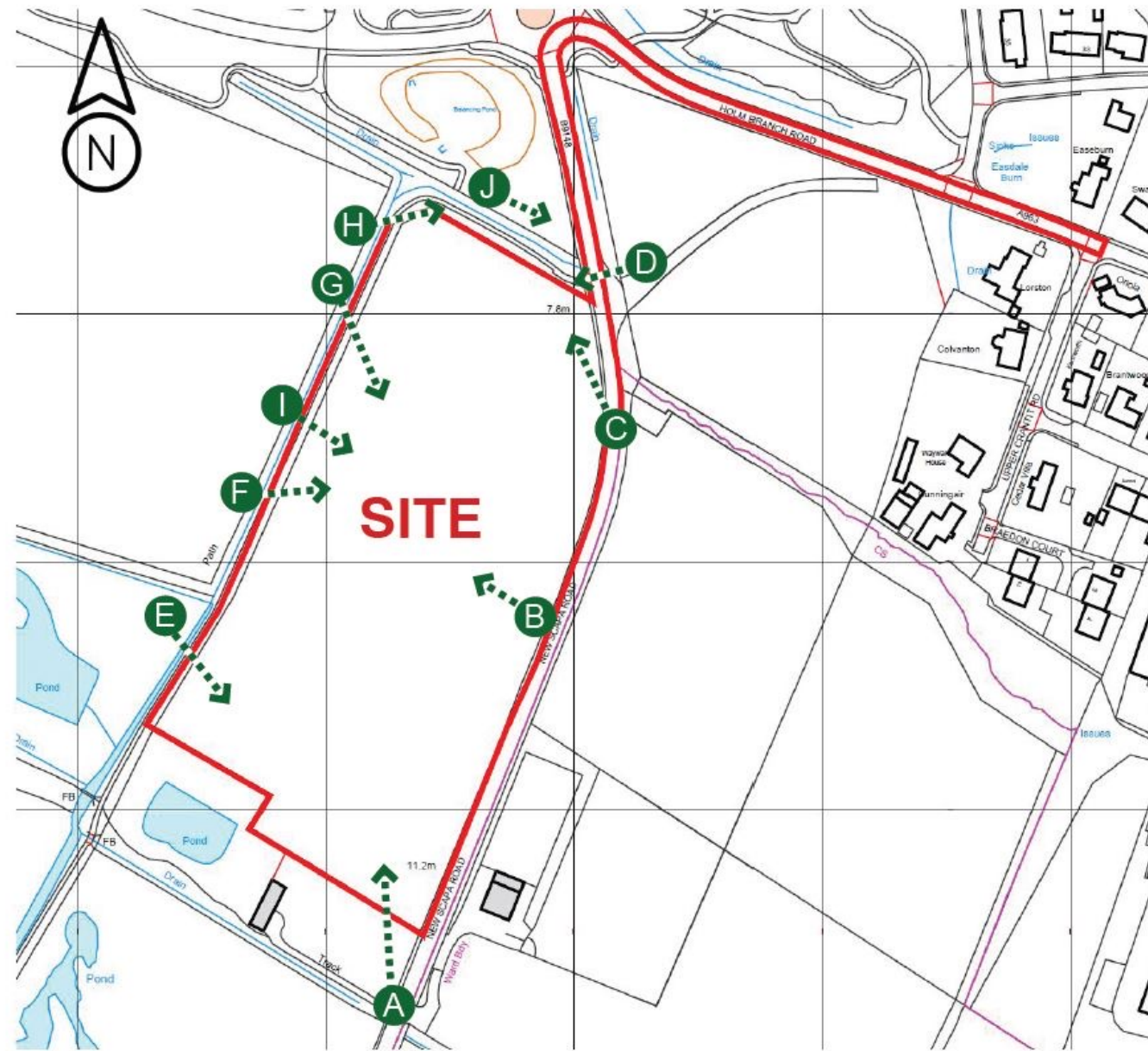
The site is in a sustainable location and has excellent opportunities to connect to the surrounding road, footpath, and cycle networks, creating a highly accessible development in line with NPF4 principles. The access plan will create an opportunity to encourage more sustainable modes of travel with shops, services and schools all located within 25min walk from the site. A number of bus stops are also located within a 5 min walk from the site with bus services providing access to Kirkwall Town Centre, the Travel Centre, Kirkwall Airport, local Schools and the UHI Orkney College.

The site is also surrounded by a network of core path links with the Crantit Trail located to the north and western edges of the site providing recreational access for walkers and cyclists between Kirkwall and Scapa.

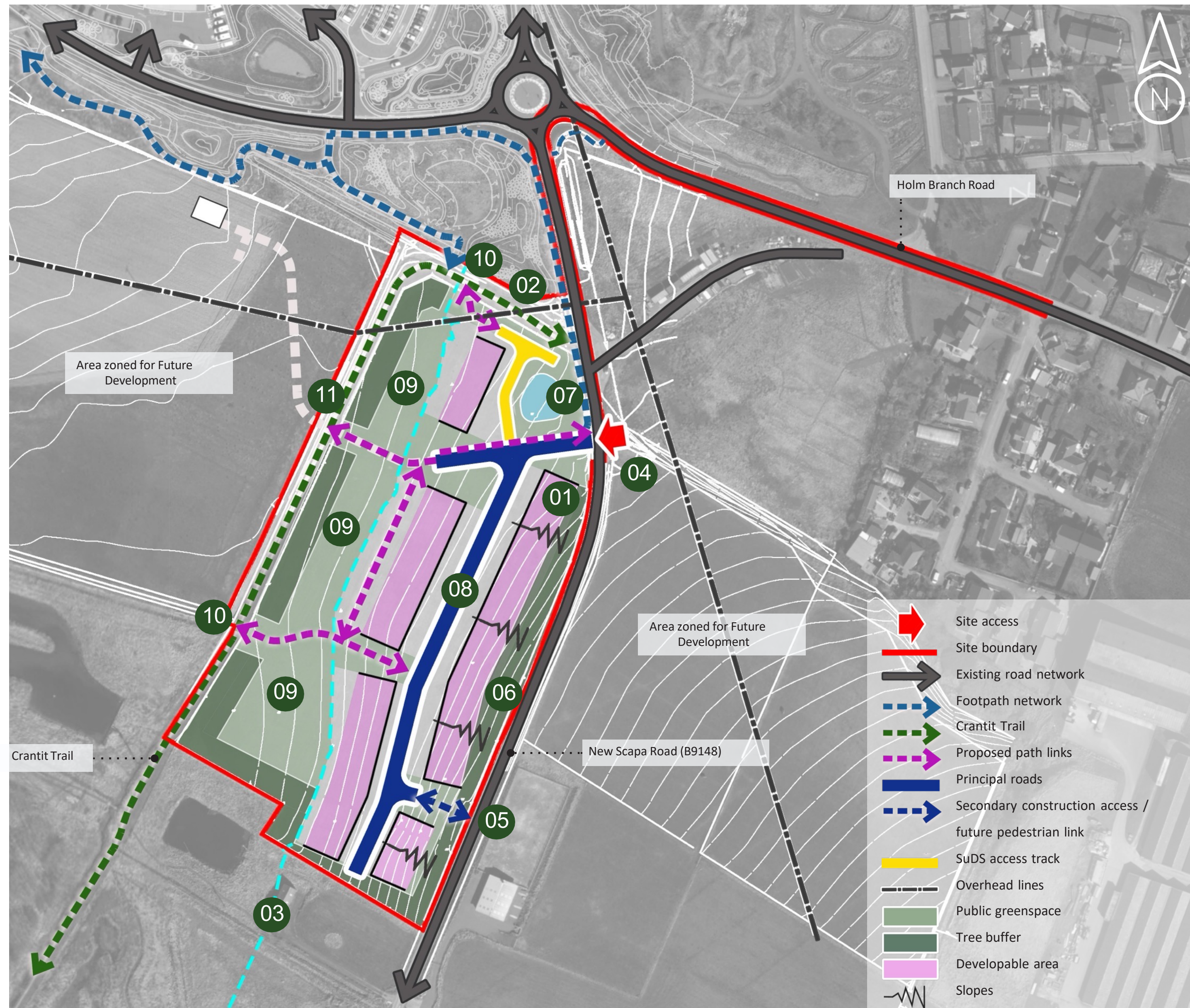


The Crantit Trail Core Path to the West of the site.

SITE PHOTOS



OPPORTUNITIES & CONSTRAINTS



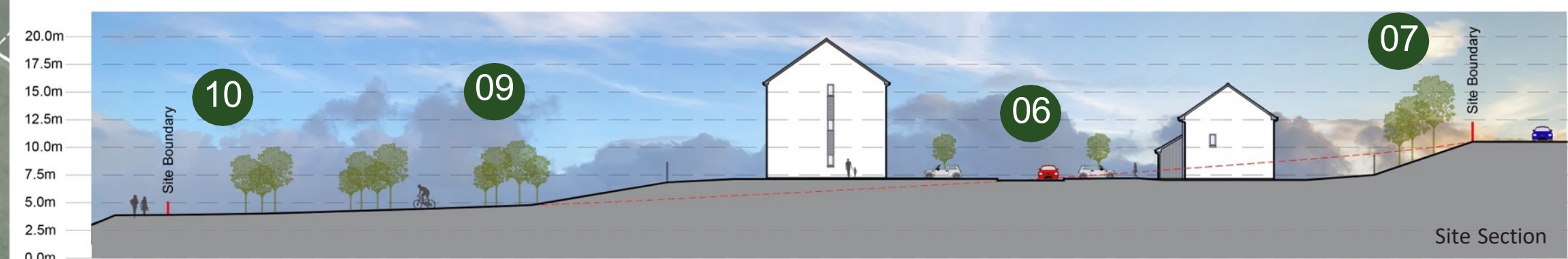
An indicative development layout has been prepared which is largely informed by the site constraints and opportunities. The diagram adjacent illustrates how the proposed layout has been developed to ensure it responds well to the existing site context and is reflective of the surrounding landscape character.

- 01 Challenging topography which slopes down east-west from edge of New Scapa Road by approximately 6-7m.
- 02 Existing overhead line to north of site.
- 03 Flood extents line (following detailed flood study undertaken by Cameron + Ross).
- 04 New access point to north-east of site providing vehicular access into development site from New Scapa Road.
- 05 Pedestrian link to south.
- 06 Opportunity to provide landscape buffer / screen planting and embankment to eastern and southern edges of site.
- 07 Development to utilise Sustainable Drainage System (SuDS Basin) - proposed location to north-east of site.
- 08 Proposed spine road arrangement located to minimise the impact on existing ground contours minimising the removal of excavated materials off site.
- 09 Large portion of site retained as public greenspace to create a development within an attractive landscape setting.
- 10 Active travel links to provide connectivity from development to existing Crantit Trail.
- 11 Potential for pedestrian/cycle link providing access into adjacent future development allocation K-8 to west. Will also provide access to pumping station improving Scottish Water infrastructure to Kirkwall (subject to separate application).

DESIGN RESPONSE



- 01 Over 25% affordable housing.
- 02 Mixture of housing typologies provided to ensure a wide range of needs can be catered for.
- 03 Existing overhead line to north of site diverted underground.
- 04 New access formed to north-east of site providing vehicular and pedestrian links to Schools and nearby amenities etc.
- 05 Secondary construction access with future pedestrian link to south.
- 06 Proposed spine road arrangement with active frontages provided onto main principle route.
- 07 Landscaping buffer / screen planting provided to eastern and southern edges of site.
- 08 Development to utilise Sustainable Drainage System (SuDS Basin) with development frontage provided onto basin.
- 09 Large portion of site retained as public greenspace creating a development within an attractive landscape setting, proposals to include provision of enhancements to existing open space areas including tree and shrub planting to further enhance biodiversity.
- 10 Various footpath links provide connectivity from the development into existing Crantit Trail link to west and northern edges of site enhancing active travel connections.
- 11 Potential for pedestrian/cycle link providing access into adjacent future development allocation K-8 to west. Will also provide access to pumping station improving Scottish Water infrastructure to Kirkwall (subject to separate application).



LANDSCAPING / BIODIVERSITY

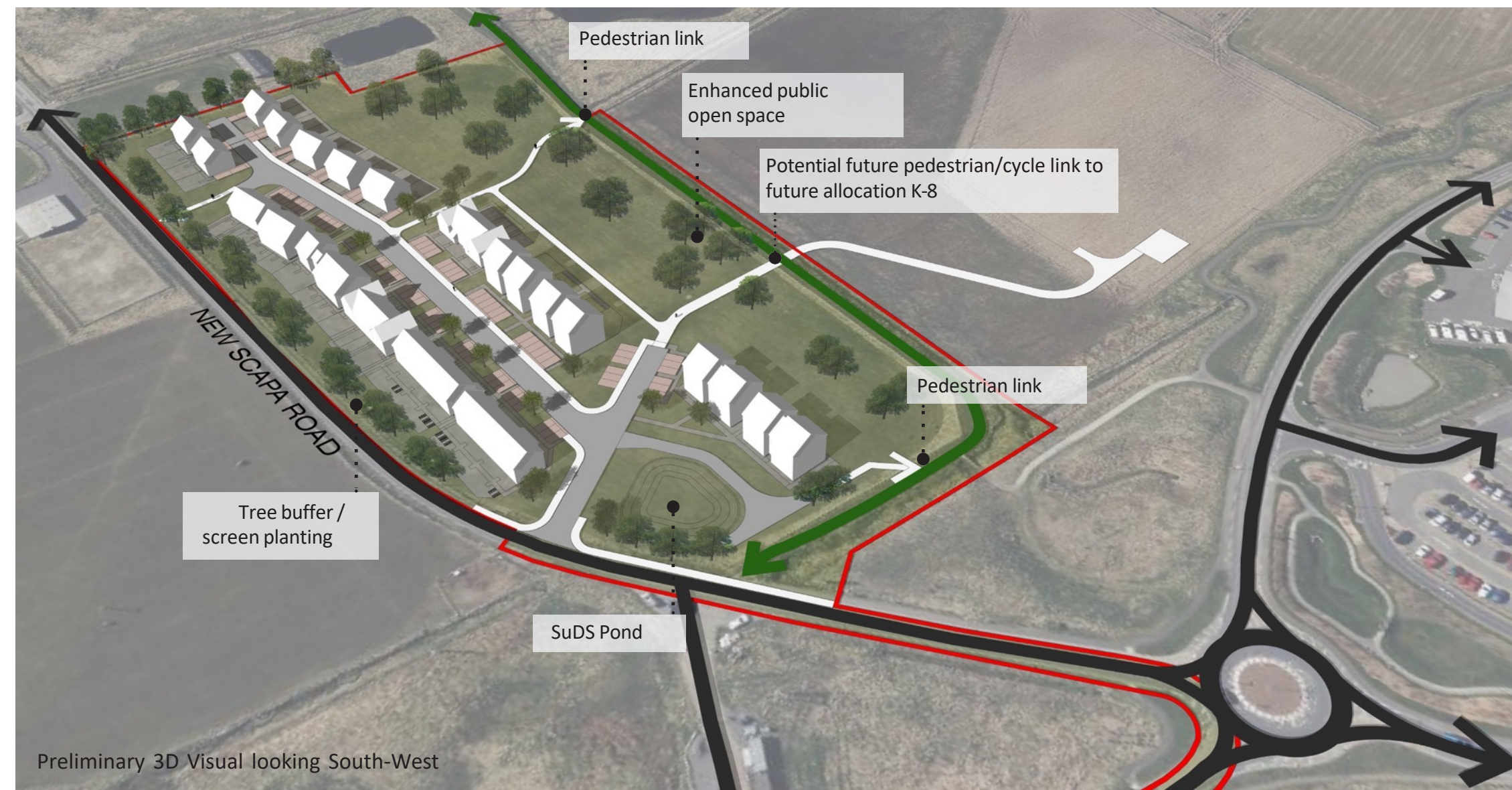
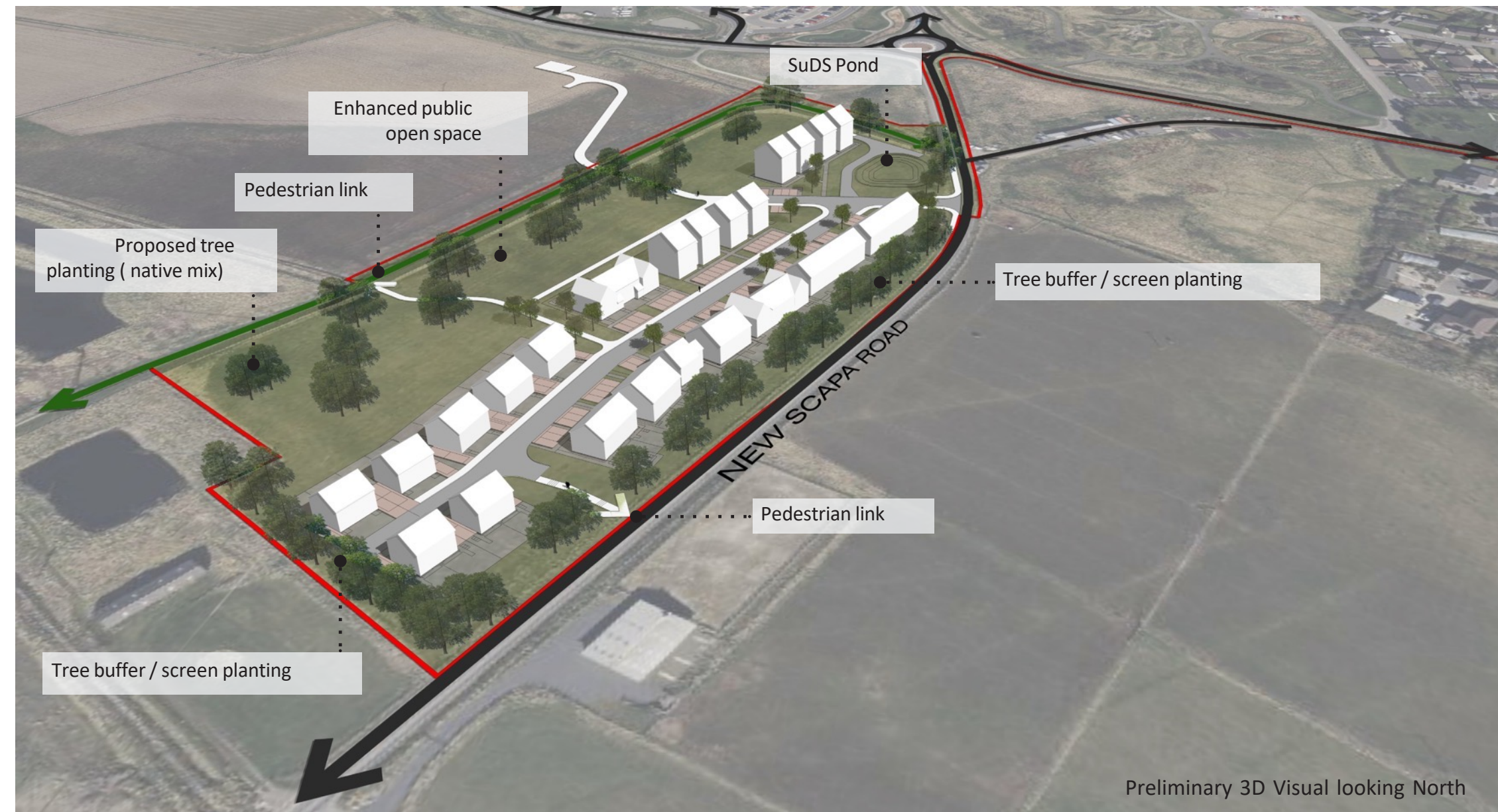


The development proposals seek to protect the existing natural landscape features of the site avoiding damage or loss to existing biodiversity where possible. The existing Crantit Trail will be retained and protected with the development proposals including a number of informal footpath links providing connectivity to the existing footpath network. In addition to this, enhanced areas of landscaping within the development will provide amenity use in an attractive setting.

The Crantit burn is located to the south west of the site with a significant portion of the development to the west retained as public open space / amenity area to protect this existing water feature. In terms of planting proposals, this area will incorporate a mixture of meadow type wildflower and rich grass land which will create a varied floral attractive habitat for invertebrates which in turn will provide foods for birds and mammals. Groups of tree planting is also proposed which will provide biodiversity enhancements for new and existing habitat.

A landscape buffer is also proposed to the eastern and southern edges of the development which will help to integrate the new development into the existing landscape setting. This will include a mixture of native tree and shrub planting which will enhance the biodiversity of the site.

Opportunities for further enhancements to biodiversity have been added through the addition of a Sustainable Urban Drainage System (SuDS basin) which mimics natural processes in managing rainfall through using landscape form and vegetation.



SUSTAINABILITY



Energy and sustainability strategy focusing on 'Fabric First' and 'low tech' energy options.



Carbon Emissions – Domestic Use

Scotland's ambitious climate change legislation sets a target date for net zero emissions of all greenhouse gases by 2045 with an interim target of 75% reduction by 2030. As part of encouraging the implementation of measures to meet this target, heating systems which emit zero carbon generation at source are being promoted. The current Building Standards Section 6 and Section 7 require use of sustainable materials and heating measures to achieve this target. The proposals are fully compliant with these legislative standards.

A "fabric first" approach will be adopted as the main principal to meet these targets. The houses will be highly insulated to minimise lifetime energy use.

Air Source Heat Pumps and PV panels will be the preferred methods to assist meeting net zero carbon requirements.

A combination of the following other measures will be implemented where possible to meet requirements and further improve performance:

- Optimising the orientation of dwellings to maximise passive solar gain.
- Zone and Timer Temperature Control

Other methods of incorporating sustainability into the construction process:

- The building materials used will be Specification of materials with a high recycled content.
- Specification of construction materials with an 'A' rating in the BRE "Green Guide to Specification".

Consideration will be given to utilising energy minimising technologies, renewable energy sources and modern methods of construction. Each home will achieve high standards of airtightness and energy efficiency in excess of the current legislation aimed at minimising Co2 emissions and will be future proofed to enable the standard to be raised as necessary.

As a stakeholder in this process your comments are welcome and these can be recorded by email to:

lisa.middleton@bracewell-stirling.co.uk or by letter to: Lisa Middleton at Bracewell Stirling Consulting, 5 Ness Bank, Inverness, IV2 4SF

Submissions should arrive no later than 12th February