

COPLAND'S DOCK, STROMNESS

Development Brief



aerial view of site and development brief boundary



above - the coastal link round the Hamnavoe
below - existing stone walls and footpath



Introduction

This Development Brief supplements and updates the existing *'Garson, Stromness Development Brief'* approved in March 2011. It has been necessary to review that brief to bring it up to date in terms of the anticipated requirements of the renewables industry in Orkney, the further development of Stromness Harbour as well as the Orkney Local Development Plan Review 2012 which designates the site as a Strategic Development Area (SDA).

This Development Brief sets out the main opportunities and constraints relating to Copland's Dock and provides an outline framework for the phased development of land



view of the site from Brinkie's Brae

for various land uses especially for small fisheries industries, the renewables industry but also for ancillary uses such as car parking, public open space, a coastal walkway and a care home. It is expected that future development of the site will respond to the Development Brief Strategy and Design Criteria set out in this document.

This Draft Development Brief has been informed by consultation with the local community as well as with a range of public agencies, private companies and local businesses.

Guidance to applicants

The Development Brief sets out planning and design principles to lead the design process for future development phases of the Copland's Dock site. Applicants will be required to demonstrate that their proposals respond to the Development Brief Strategy and the more detailed Design Criteria set out in this Development Brief. This evidence should be presented in a design statement which will be submitted in support of a planning application.

The level of information required in each design statement will vary depending on the scale of development proposed and clarification should be sought from the planning department at the pre-application stage on the level of information that will be required. At a basic level, applicants should provide a brief written response to the Development Brief Strategy and each of the Design Criteria, explaining how the proposal addresses the issues raised.

In addition, the content of this Brief should be considered in conjunction with appropriate planning guidance given at local and national level and with the conditions set out any tender documentation that might be issued for individual parts of the site.

Purpose of the development brief

The Garson peninsular has experienced a gradual spread of development from north to south over the past few decades. To date, there has been limited attention to ensuring a coordinated overview of development phasing or the establishment of parameters for building layout and design which reflect the highly sensitive setting of the sites. The

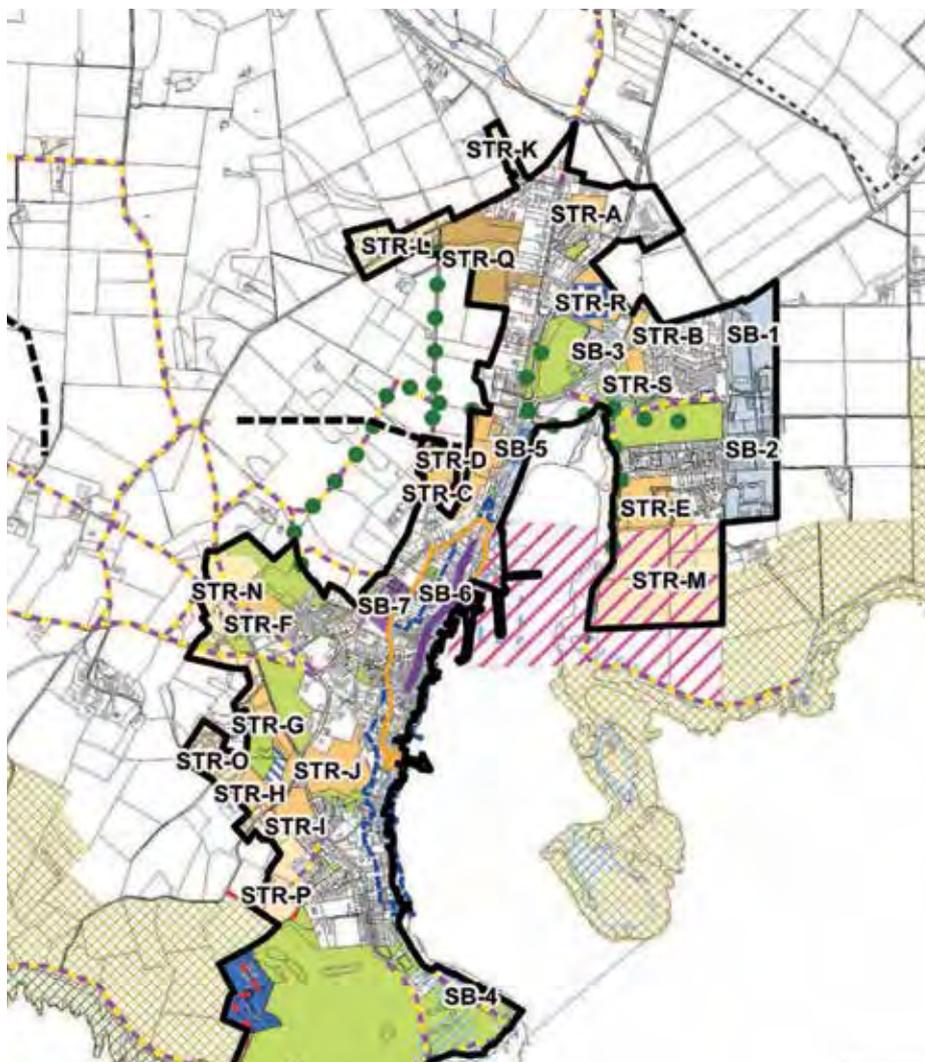


fig 1 - Orkney Local Development Plan Review extract

Stromness UDF started the process of re-assessing the priorities for new development in Stromness. Critically, it established the overriding principle of ensuring that new development is contextually sensitive, well designed and of an appropriate quality to ensure it is a long term asset to Stromness.

The purpose of this Development Brief is to provide more detail on the planning and design considerations which are critical to the successful coordinated development of the Garson site in the light of changing circumstances especially in relation to the growth of the harbour and the accommodation of the renewables industry.

Site location and context

The Copland's Dock development site lies to the south of recent residential development on the east shore of Hamnavoe around the area known as Whitehouse Rocks, immediately north of Inner Holm. It is a substantial area of land currently in agricultural use. Construction of a new pier on the site is underway together with a temporary access road and construction yard. The pier will form the centrepiece of the new development area together with the existing disused Copland's Dock.



Fig 2 Site Organisation Plan

The Proposed SDA has been subject to environmental assessment as part of the SEA for the draft LDP. This concluded that the area was broadly acceptable for development subject to mitigation.

The main risks of adverse impact relate to visual intrusion within the National Scenic Area (NSA), the impact on the listed buildings and other historic features, the possibility of archaeological remains, the possible impact of the access road on residential amenity and road safety, and the need to protect water courses.

It was considered that all of these potential impacts could be mitigated through the development brief for the site.

Development Brief Strategy and Vision Statement

The role of this Development Brief is to establish common planning and design principles for the development in order that the site development as a whole is coordinated and well designed. It is recognised that the development of the site could be damaging to the visual integrity of the NSA and Stromness – or it could be developed in such a way that disruption was minimised, enabling the continued protection, conservation and sustainable management of the NSA Special Qualities.

The central strategy for the development of the area is that it should follow the coastline at a level somewhere between the upper flood limit and the bases of the field boundary walls around the site. Level development areas should be created

at a height as close to the shoreline as possible, with minimum height of 4.57m AOD, rather than rising up over the existing agricultural areas. This means excavation of the rising ground around the new pier to create level yards against a backdrop of natural rising ground.

New development proposals must also respond to the following strategic principles:

- north of the new pier, the existing Copland’s Dock area should be retained and used, with a new slip and storage for small boats
- north of Copland’s Dock, the development areas between the existing (temporary) access road and the shore could potentially be used for small fishing industries
- east of the new pier along the shoreline, yards should be created to meet the requirements of the emerging renewables industry and other appropriate users in phases, as shown on the Site Organisation Plan (Fig 2)
- around the shore, provide for

a network of open spaces and pedestrian routes including an area of public open space to the north of the development area

- inclusion of benches, picnic tables, recreational equipment and interpretation panels will be supported within areas of public open space
- accepting a minimal industrial aesthetic in building design, keeping colour to a minimum
- considering opportunities for biodiversity enhancement within open space areas identified within the site. For example by shrub / tree planting using native species and by incorporating existing stone walls within the development
- consider and reduce light pollution from pier and yard floodlighting
- ensure that any potential historical and archaeological richness throughout the development site is considered
- consider using excavated material from yard construction to create new slipway as shown on Fig 2 or to create development areas at the sea edge.

The Design Criteria

DC1 - Buildings and Placemaking

The Stromness UDF sets out broad criteria for development of the Garson site. Briefly, it is expected that building design will reflect the prominent location of the site and sensitivity to the traditions of building in Orkney while being functionally fit for purpose. In order to contribute effectively to the Development Brief Strategy, development proposals should respond to the following points:

- All new development should demonstrate efficient and sustainable use of energy and resources in terms of materials, construction and energy supply, in addition to maximising solar gain
- Development of the site will inevitably result in a mix of building types, including portacabins, industrial sheds, prefabricated structures and other utilitarian buildings

fig 3 - Sections through the site (section lines indicated on Fig 2)



- Buildings should be sympathetically designed to minimise adverse impacts on views from Stromness where possible and natural materials that will weather over time to blend in with the surrounding landscape will be encouraged
- The height of buildings situated in the zone to the north of the Pier should be kept to the minimum necessary to enable them to function effectively in order to minimise the visual impact of developments when viewed from Stromness. Care should be taken at the design stage to ensure that buildings do not break the skyline when viewed from across the bay wherever practicable.
- The area of search for a potential care home has been identified to the north and east of the coastal development strip. The smaller massing associated with this type of development can be accommodated visually higher up the land mass. The area identified provides opportunities for development to address either the temporary access road and Open Space overlooking Hamnavoe, or the existing and proposed built form to the north, or both. It is important that the visual impact of any development here does not compromise the setting of Garson House

DC2 - Boundaries and edges

These elements of the development will contribute to the nature and quality of external spaces, and to the coherence of the development site as a whole. It is important that there are common features delivered by each development proposal.

In order to contribute effectively to the Development Brief Strategy,

development proposals should respond to the following points:

- Existing field walls within the site should be retained where possible and incorporated in the new layout of the development area.
- Edges along the roads through the site should reflect the surrounding countryside with stone walls and grass verges

DC3 - Open space, play areas, and landscaping

The Site Organisation Plan identifies a network of linked open space areas, passive open space and habitat-

supporting natural areas, which may also be part of the development's Sustainable Drainage Scheme (SUDs). These open space areas should be linked to the footpath along the east and south shore of the Hamnavoe.

An area of open space has been identified on the Site Organisation Plan which could be used for public and community events, such as for fireworks displays. Attractive views can also be observed from the viewpoint beside the Old Copland's Dock on the footpath. The future installation of benches and picnic tables at key points is encouraged.



May 2013 - the new pier under construction



May 2013 - the construction access road

DC4 - Access, roads and movement

Road construction should be conceived as an integrated element of the overall design of the development.

Specific access requirements:

- it is expected that the main access to the development area in the short to medium term will be along the existing construction access road
- In the medium-term (within 5 years), the pier is envisaged to be accessed from the East within the zone shown on Fig 2. Detailed design appraisal will be necessary to assess and minimize impact on the landscape
- A Traffic Impact Assessment should accompany any proposed development to identify the impact on the existing road network and transport infrastructure.
- Traffic to the pier will be monitored once it becomes operational in order to establish the need to construct the alternative access.

Parking requirements:

It will be necessary to provide a parking area for harbour users and visitors as shown on Fig 2. There should also be parking provided within individual development plots in accordance with Orkney Islands Council standards.

DC5 - Water resource management

Although the site lies adjacent to Hamnavoe there is no known drainage issue in the locality. It is included in the Strategic Flood Risk Assessment carried out by the Council for the whole of Orkney and this document should be consulted before proposals are developed in detail.

Individual planning applications must demonstrate that they have considered whether there are any local sources of flooding and be designed to avoid such areas.

Appropriate SuDS must be provided to accommodate all surface water runoff, which considers the use of swales and retention ponds. The SuDS should be designed to not only accommodate each individual phase of the development but give consideration at an early stage of the project to the long term provision for the whole site.

It will be necessary to lay an off-site water mains and sewer extension through the site to an authorised connection point on the public system.

Developers should contact Scottish Water at the earliest possible stage to discuss the water and wastewater requirements of the development.

Level development areas should be created at a height as close to the shoreline as possible, with minimum height of 4.6m AOD, rather than rising up over the existing agricultural areas.

DC6 - Waste Management

A Waste Management Plan should be produced in support of any application detailing how waste will be managed, minimized and reused at the construction stage, demonstrating that waste on the site is managed in a sustainable manner.

Wherever possible the waste hierarchy of reduce, reuse and recycle should be encouraged. All waste streams associated with the works should be identified along with appropriate means of disposal.

DC7 - Other Environmental Considerations

Where there is potential for adverse effects on the qualifying interests or integrity of a Natura 2000 site, proposals will be required to undergo a Habitats Regulations Appraisal under the terms of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

Otter, a European Protected Species, is known to use this coastline. Developers should be aware of the potential requirement for survey work to be undertaken to determine the need for mitigation or licensing of development-related activities.

All scales of land reclamation projects are identified by the Town & Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 as Schedule 2 development and as such, they should undergo screening to determine any need for further assessment of environmental effects.

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