

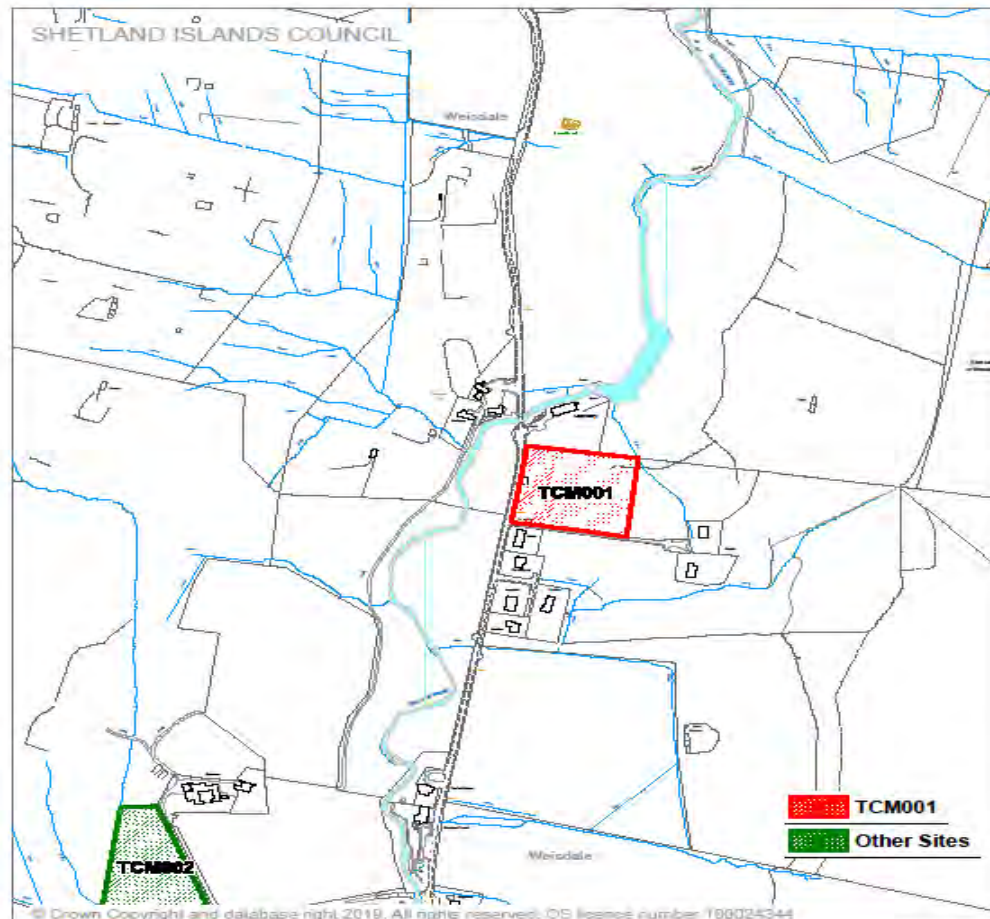
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Gardie		<b>Settlement / Locality:</b> Weisdale	<b>Source of site suggestion:</b> GB & AM Anderson c/o PJP Architects LLP	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU395529		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM001
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 5-6 units  Private housing, aimed at first time buyer market		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  This small site comprises a flat roadside area, extending over an area of valley floor. It is in close proximity to the Church and café/shop. It is also a short walk from a bus stop. The closest grocery shop is 2 miles to the south.  The site adjoins existing residential land to the south and forms an area of potential infill development in a small cluster of buildings.  The site is relatively flat and, if developed, the site could fit well into the surrounding landscape.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2015/256/PPP Planning Application 2017/062/PPF				
<b>Site Size (ha):</b> 1.13	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

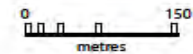
Location Plan:



## Call For Sites location map



Site Ref: TCM001  
Weisdale  
E 439,564.961  
N 1,152,992.239



Date: 23/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

This site has the potential to provide:

- Land to address the needs of this settlement, the locality and wider area
- A coherent extension to the existing settlement

However, development of the site will need to:

- Include robust flood defences
- Deliver housing at an appropriate density
- Comply with design, natural heritage, biodiversity and landscape requirements

**A full site assessment matrix is available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

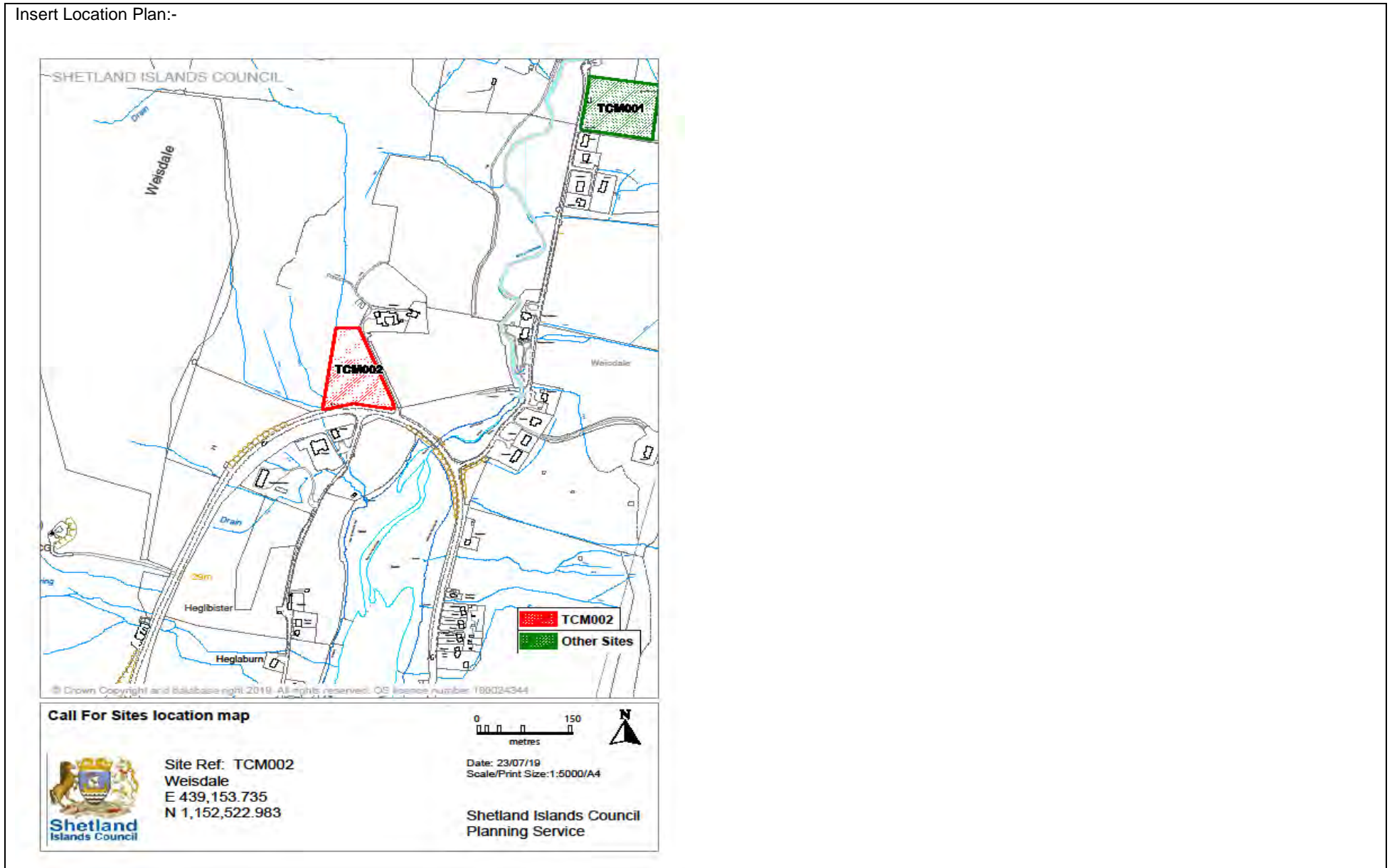
<b>Site Name:</b> Site Adjacent to Stenswall		<b>Settlement / Locality:</b> Weisdale	<b>Source of site suggestion:</b> GB & AM Anderson c/o PJP Architects LLP	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU391525		<b>Draft LDP2 Ref:</b> <b>TBC</b>	<b>MIR Site Ref:</b> <b>TBC</b>	<b>Pre-MIR Site Ref:</b> TCM002
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 4-5 units  Private housing, aimed at first time buyer market		<b>In keeping with settlement pattern?</b> No	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
<p>The site is of a sloping character with a prominent position in the wider landscape. It is next to a bus stop and around a kilometre (using the road network) to the café to the north-east. It is at a distance of 2 mile from the nearest shop.</p> <p>The site appears boggy, it is at the foot of a hill with what appears to be marshland flora (rushes) growing within it. The hill to the west is steep, with the gradient becoming slighter towards the site.</p> <p>Connection by footway to the bus stop may be possible, potential for internal site arrangements to consider pedestrian travel.</p> <p>Though the site adjoins another property and is within close proximity to another to the south, the development of this site would represent an isolated cluster of dwellings.</p> <p>The proposal would represent development of a site in a prominent position in the immediate landscape and wider valley.</p> <p>The proposal would represent development outside the settlement pattern for a small cluster of houses that would have a negative landscape impact.</p> <p>No apparent land use conflict.</p> <p>No potential risk to neighbouring land use.</p> <p>The site is outside existing settlements, adjoining a farmhouse, other locations for this scale of development would be more appropriate.</p>				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)				
No planning history				
<b>Site Size (ha):</b> 1	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land



# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- It provides a suitable extension to existing settlement in the south and east. Consideration may have to be given to the pLLA and landscape as part of site design.
- There may be requirement to consider watercourses associated with the site (and water flows in the wider catchment) as part of appropriate site design.

**Full site assessment matrix available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

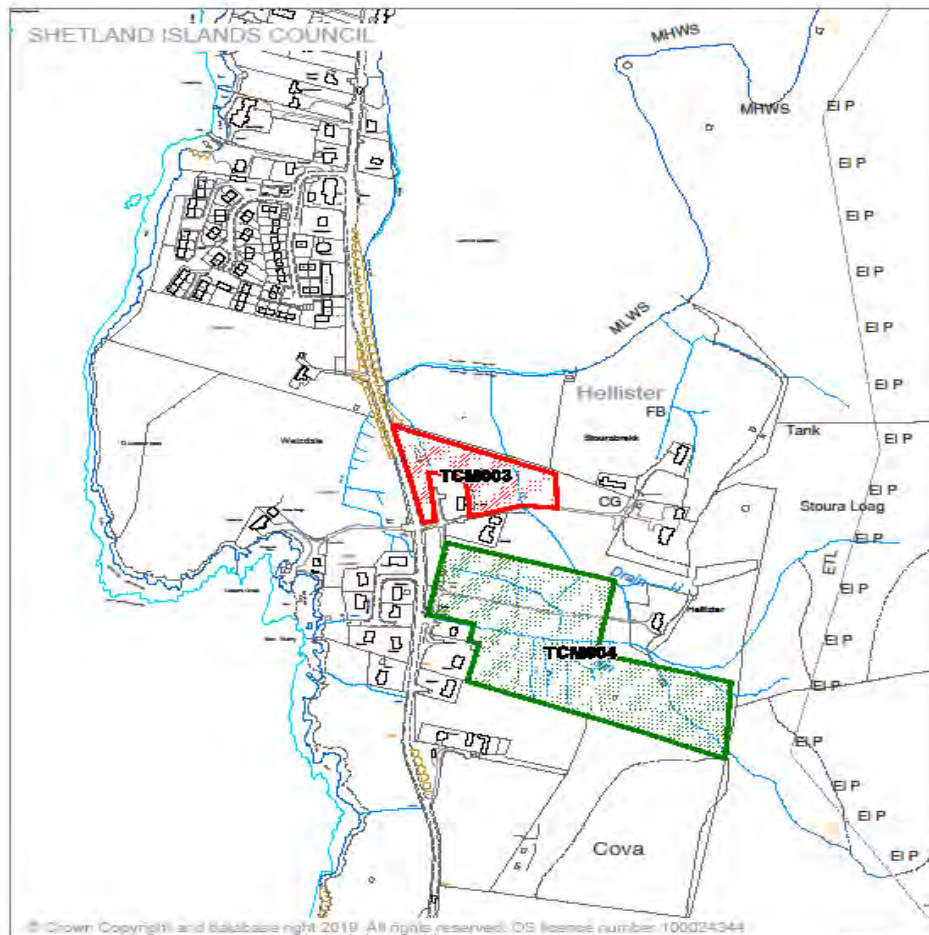
<b>Site Name:</b> Site 1		<b>Settlement / Locality:</b> Hellister, Weisdale	<b>Source of site suggestion:</b> GB Anderson c/o PJP Architects LLP	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU389495		<b>Draft LDP2 Ref:</b> <b>TBC</b>	<b>MIR Site Ref:</b> <b>TBC</b>	<b>Pre-MIR Site Ref:</b> TCM003
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 3-4 units  Private housing, aimed at first time buyer market		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Fits into settlement pattern, flat site, forms suitable extent of settlement to south of Loch.  Burn running through the site, which flows in Loch, may be a flooding issue? Aside from this, site is flat and appears appropriate.  Given scale of development and site, placemaking is limited.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2010/420/PCD Planning Application 2004/297/PCD Planning Application 2015/333/PPF				
<b>Site Size (ha):</b> 0.89	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land



# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## Call For Sites location map



Site Ref: TCM003  
Weisdale  
E 438,903.377  
N 1,149,529.64



Date: 23/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- Sympathetic development of this site could lead to better interconnectivity between existing areas of housing in this settlement, leading to better settlement cohesion. For the size of the site, this could be a considerable community benefit.

**Full site assessment matrix available on request.**



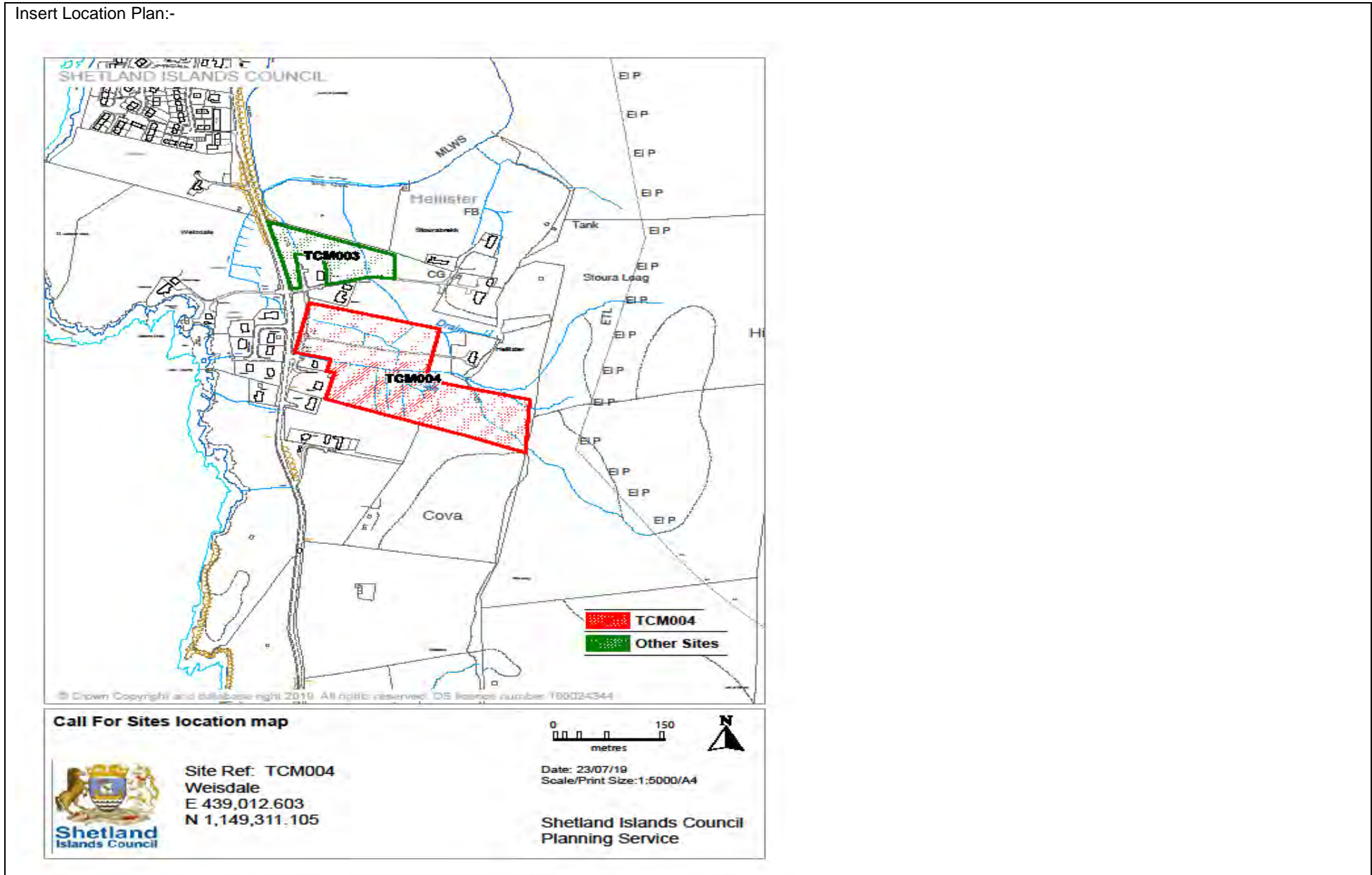
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Site 2		<b>Settlement / Locality:</b> Hellister, Weisdale	<b>Source of site suggestion:</b> AM Anderson c/o PJP Architects LLP	<b>MIR status:</b> <i>Partially Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU390493		<b>Draft LDP2 Ref:</b> <b>TBC</b>	<b>MIR Site Ref:</b> <b>TBC</b>	<b>Pre-MIR Site Ref:</b> TCM004
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:c</b> Residential – Approx 25 units  Private housing, aimed at first time buyer market		<b>In keeping with settlement pattern?</b> Yes, potentially	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Site is at foot of hill, on a flat site extending into existing settlement. Parts provide infill residential land use, with an extension outwith the settlement pattern to the east. Site is close to public transport, shop. Footpath into village.  Drainage, burns running through the site. Appears to be primary run-off route from hill.  Yes, potential for quality audit due to scale. Enhancing roadside footway along eastern edge of road. New access from main road required into site. Of a scale and site topography (with context of rest of settlement) whereby it may be appropriate for amenity space to be provided (especially as site exits onto 50mph main road)?				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  No planning history				
<b>Site Size (ha):</b> 3.89	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is partially suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- Western areas of this site respond well to the settlement pattern, would provide a logical extension to existing housing and has potential to accommodate the number of dwellings proposed.
- The eastern section of the site is likely to be unacceptable for development, as it is significantly beyond the existing settlement pattern and likely to lead to adverse landscape impact.

**Full site assessment matrix available on request.**

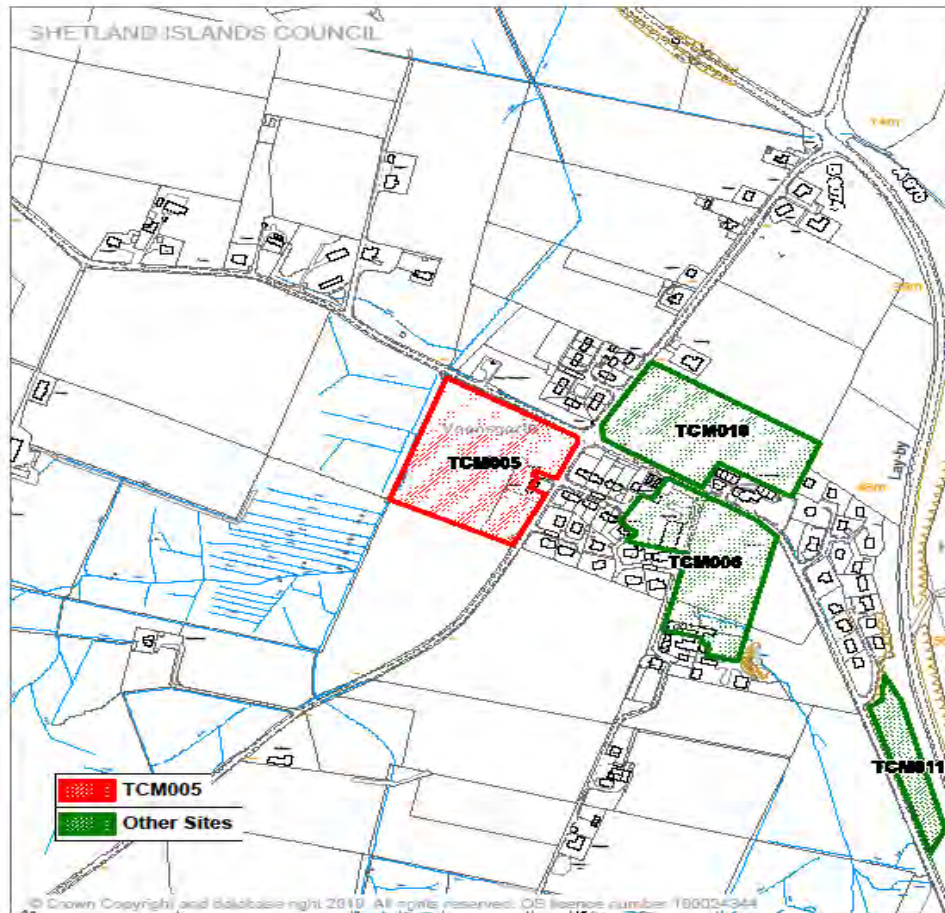
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Site 2		<b>Settlement / Locality:</b> Veensgarth, Tingwall	<b>Source of site suggestion:</b> GB & AM Anderson c/o PJP Architects LLP	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU426444		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM005
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, Private Housing – 16 Units		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This site comprises a flat roadside area, extending over an area of valley floor. It is in close proximity to the Church to some local services but not within a walking distance of the nearest shop. Additionally, the site is separated from the local school and public hall by the A970 main road. The bus stop is a very short distance to the north.</p> <p>The site adjoins existing residential land to the north and east and represents a potential extension of the existing settlement.</p> <p>The site is relatively flat and, if developed, the site could fit well into the surrounding landscape.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>No previous planning applications</p>				
<b>Site Size (ha):</b> 2.36	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

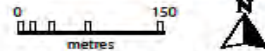
Location Plan:



Call For Sites location map



Site Ref: TCM005  
Veensgarth  
E 442,657.225  
N 1,144,481.44



Date: 23/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

This site has the potential to provide:

- Land to address the needs of this settlement, the locality and wider area
- A coherent extension to the existing settlement

However, development of the site will need to address:

- Issues regarding safe pedestrian crossing of the A970
- Flood risk
- Waste water capacity

**A full site assessment matrix is available on request.**



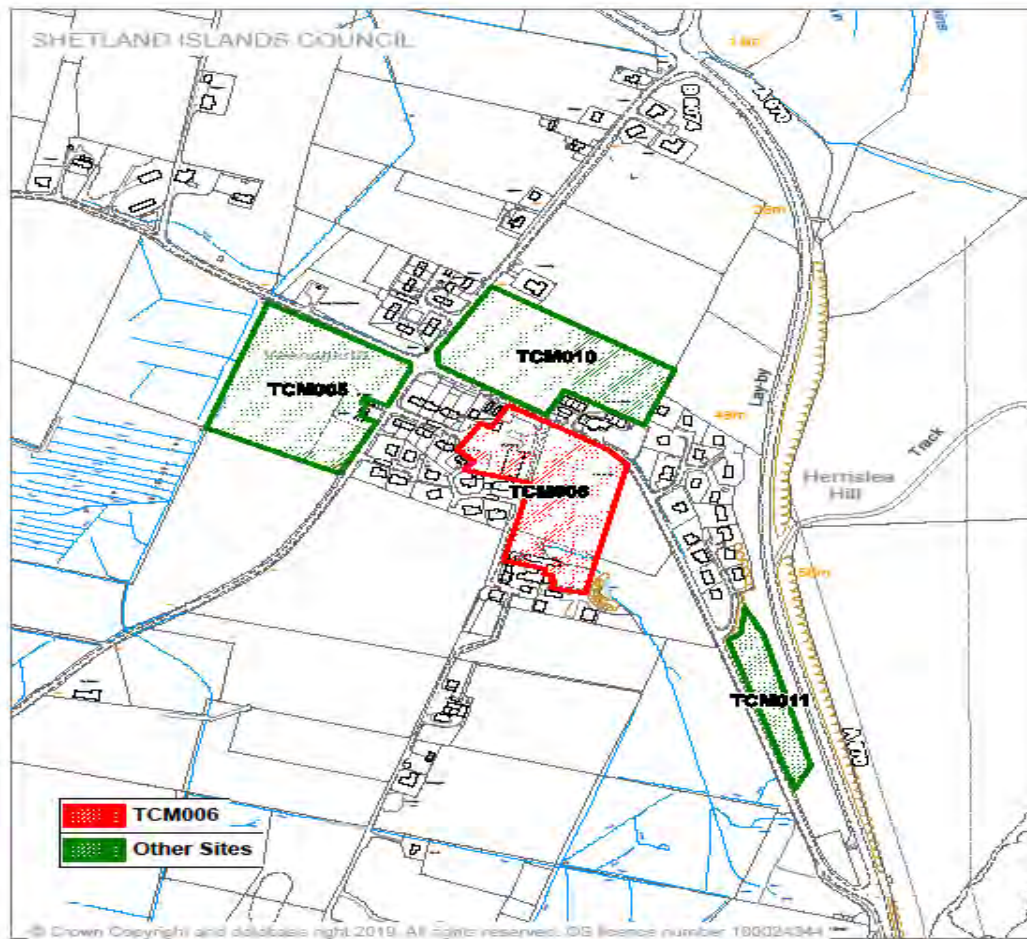
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Site 1		<b>Settlement / Locality:</b> Veensgarth, Tingwall	<b>Source of site suggestion:</b> GB & AM Anderson c/o PJP Architects LLP	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU428443		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM006
<b>Current Use<sup>1</sup>:</b> 3	<b>Proposed Use:</b> Residential, Private Housing – 13 Units		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This site comprises a sloping roadside area, extending over the valley floor. It is in close proximity to the Church to some local services but not within a walking distance of the nearest shop. Additionally, the site is separated from the local school and public hall by the A970 main road. The bus stop is a short distance to the north-east.</p> <p>The site adjoins existing residential and commercial land to the north, south and east and represents a potential infill of the existing settlement. There is a commercial garage directly to the east of the site and a hotel to the north.</p> <p>If developed, the site could fit well into the surrounding landscape.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2010/156/PCD            Planning Application 2010/161/PCO            Planning Application 2011/162/PCD            Planning Application 2004/396/ADV            Planning Application 2004/260/PCD            Planning Application 2018/084/PNT</p>				
<b>Site Size (ha):</b> 1.85	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

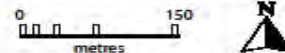
Location Plan:



## Call For Sites location map



Site Ref: TCM006  
Veensgarth  
E 442,883.044  
N 1,144,355.599



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## **SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST**

Photographs (if available):

### **Assessment Summary**

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

This site has the potential to provide:

- Land to address the needs of this settlement, the locality and wider area.
- A coherent extension to the existing settlement.

However, development of the site will need to address:

- Issues regarding safe pedestrian crossing of the A970
- Flood risk
- Waste water capacity

**A full site assessment matrix is available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

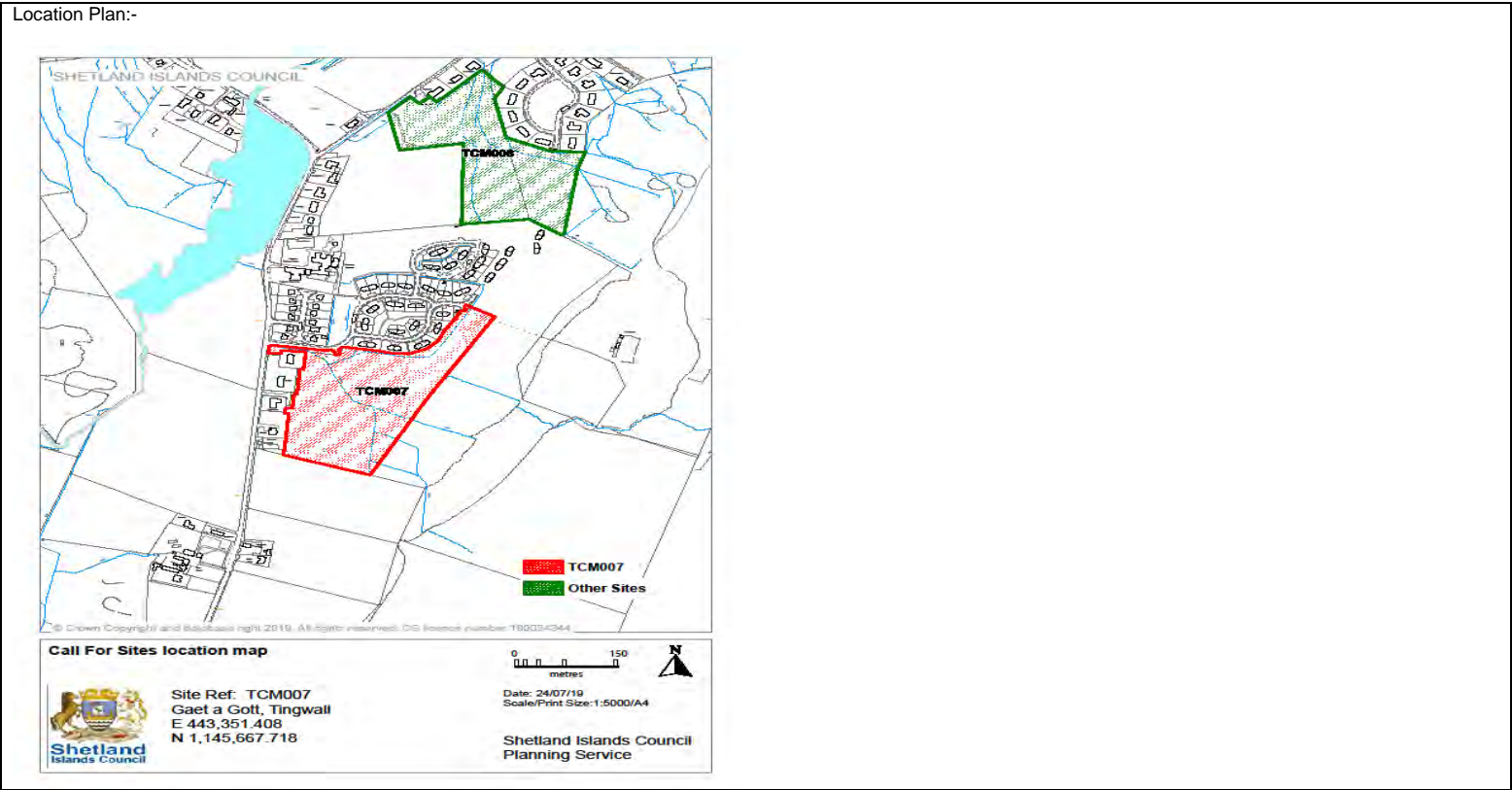
<b>Site Name:</b> Gaet-a-Gott, Phase 4		<b>Settlement / Locality:</b> Tingwall	<b>Source of site suggestion:</b> Scott Waldie (E&H Building Contractors)	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU443456		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM007
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> An approximate total of 80 units in a mixture of detached houses, semi-detached houses, and flats in blocks of 4 units.	<b>In keeping with settlement pattern?</b> Yes		
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Mixed tenure development between rented and private housing. Within existing residential area with mixed tenure. High density (urban) patterns. Development has been phased and phasing has been planned. Good green connectivity within the scheme near to bus routes. Good access to hall and school. Site is quite low lying – double check 5 m contour.  Good connectivity, safe & welcoming through the designs. Could look at possible masterplan for surrounding sites and make connections between all the sites especially to hall and school.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals) Planning Application 2004/257/PCD Planning Application 2013/016/PPF Planning Application 2013/257/VCON Planning Application 2013/264/VCON Planning Application 2018/223/PPF Planning Application 2016/395/PPF Planning Application 2017/084/PPF Planning Application 2018/223/DCON Planning Application 2015/011/PPF Planning Application 2011/48/PCD				
<b>Site Size (ha):</b> 4.79	Have all the landowners / interested parties been identified: <b>TBC</b>	Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>	

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land



# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Location Plan:-



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan, with appropriate mitigation. **This conclusion has been arrived at through review of stakeholder comments, desk based study, site visits by SIC Planning Service staff and information submitted by those proposing the site.** This assessment has been reached due to the following reasons:

Commented [PRPaH1]: Added to contextualise conclusion

- Though the site is very remote from some services, the site is well connected to the public transport network (with supporting bus stop infrastructure in close proximity to the site) and road network (though some upgrade in this provision may be required). It is in close proximity to some key services, such as primary school provision, a hall and leisure/open space (associated with the hall).
- Would contribute to fulfilling housing land supply for Central Mainland locality.
- Potential for phasing the site, especially in respect to the size of the site, expected development timescale of 0-5 years and HNSA figure of 85 over 5 year period for the whole locality. Some of this site may be appropriate for development over the longer term.
- The site would benefit from having an overarching plan for the entire allocation area, particularly if it is to be phased. Should both this site and TCM008 be included in the next LDP they should be planned in joint consideration, particularly in respect of connectivity and impact on infrastructure.
- This site would create pressure on infrastructure that would need mitigation. In particular, impact on waste water systems and road network have been highlighted in this assessment.
- This development has the potential to contribute to the overall placemaking aspirations of the settlement and as an extension contribute to it through good design. As infrastructure limitations have not been quantified prior to this assessment some specifics would need to be considered as they arise.
- Drains run through the area of this site. Given the overall context of surrounding land, development of this entire area may have impact on surface water flooding on land surrounding the site.

Proposed Mitigation Measures / Suggested Alterations:

- Appropriate SUDs, green and blue infrastructure being incorporated into any prospective site design. Developers would be required to complete a drainage capacity survey of the site and design development to ensure the site adequately manages surface flood risk provided by 1 in 10 year flooding events.
- Early engagement in respect of impact on community services (education, health, public transport).
- Design that incorporates the area into the existing settlement and adheres to good placemaking principles.

**A full site assessment matrix is available on request.**

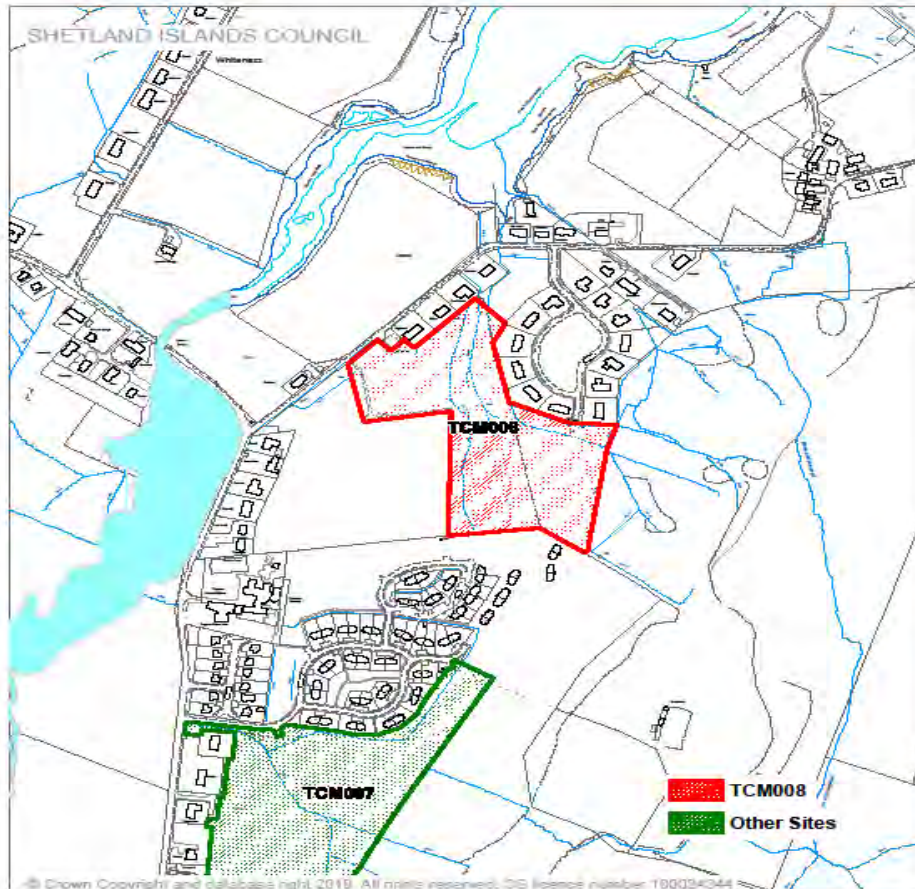
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Greenwell		<b>Settlement / Locality:</b> Greenwell	<b>Source of site suggestion:</b> Scott Waldie (E&H Building Contractors)	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU435461		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM008
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> An approximate total of 60 units in a mixture of detached houses, semi-detached houses, and flats in blocks of 4 units.  Mixed tenure development between rented and private housing.		<b>In keeping with settlement pattern?</b>  Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Natural growth to the surrounding area fits in well to the Gott area. Will provide opportunities to link existing schemes together.  Drainage, part of site below 5m contour.  Look at linking up the existing Greenwell site through to the whole of the Gaet-a-Gott scheme. It would provide safer pedestrian links to school and hall.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2006/331/PCD Planning Application 2017/084/PPF Planning Application 2019/141/PPF				
<b>Site Size (ha):</b> 4.23	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## Call For Sites location map



Site Ref: TCM008  
Greenwell, Tingwall  
E 443,503.771  
N 1,146,142.474



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
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Notr: Original pdf can be found at O:\Planning\Development Plans\LDP2\CALL FOR SITES\Site Assessments\TCM008 - Greenwell



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- This site would lead to a significant expansion of the existing settlement at Greenwell, linking it to housing at Gaet-a-Gott and forming one cohesive residential area.
- A development of this size, in this position, gives rise to significant placemaking opportunities both for proposed housing and existing adjoining residences.
- Consideration may need to be given to impact on the water environment, with potential requirement for management of flood risk presented by development of this scale at this location.

**Full site assessment matrix available on request.**

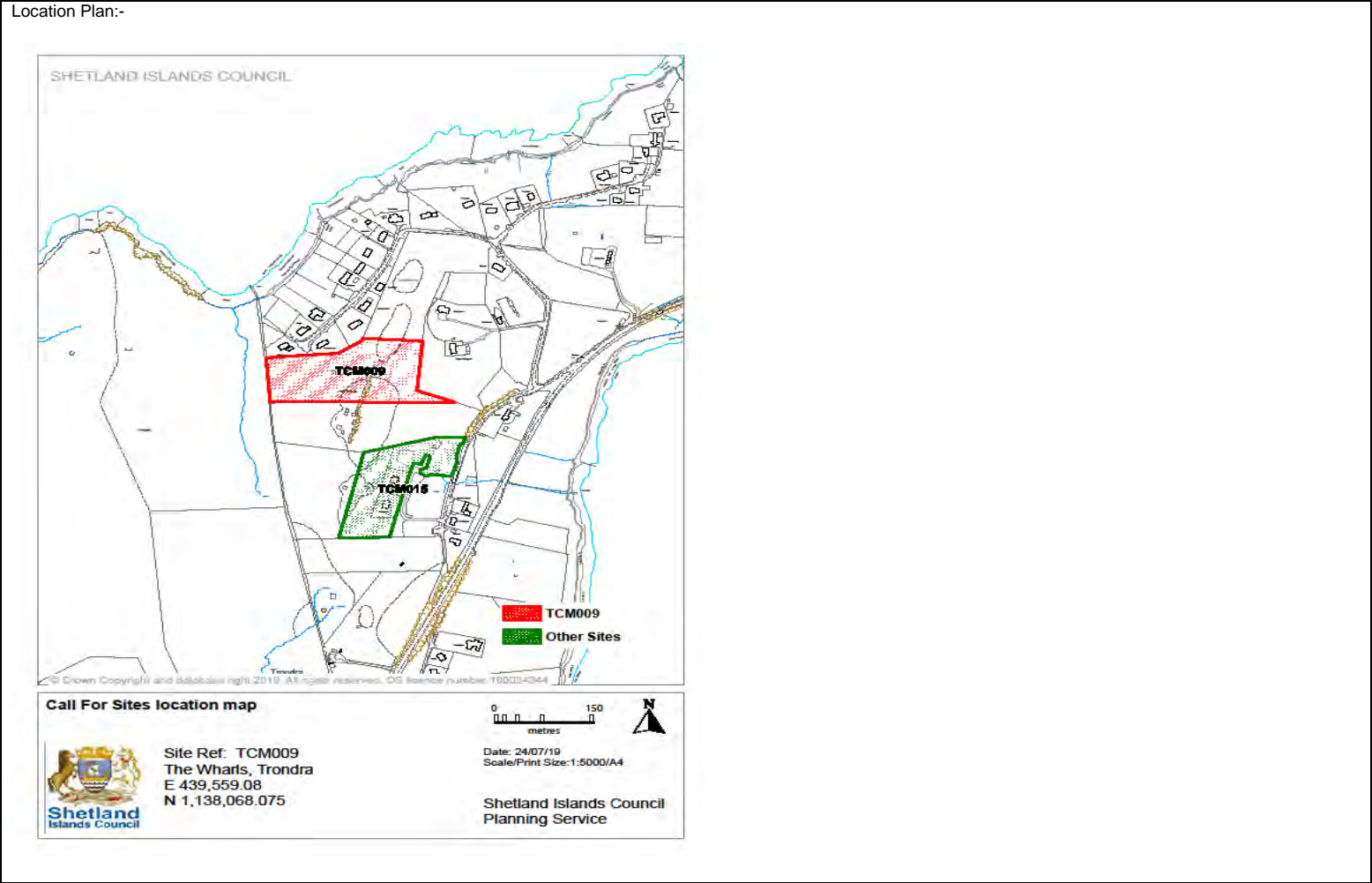
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Wharls		<b>Settlement / Locality:</b> Trondra	<b>Source of site suggestion:</b> Graham Sinclair	<b>MIR status:</b> <i>Partially Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU395380		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM009
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, possibly 3-5 units, most probably private housing		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>The site consists of a plot of relatively level, greenfield land to the south of existing housing. Access is likely to be viable by extending the existing road serving these properties.</p> <p>The site is distant from local services with the nearest public transport running along the B9704 to the south.</p> <p>There is a significant rock outcrop (The Wharls) running north south to the east of the site which is likely to restrict the amount of developable land within the site itself.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2013/202/RPP</p>				
<b>Site Size (ha):</b> 2.4	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Location Plan:-



**SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST**

Photographs (if available):



Shetland LDP2 Site Assessment CROPPED – January 2022



**SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST**



Shetland LDP2 Site Assessment CROPPED – January 2022

**SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST**



Shetland LDP2 Site Assessment CROPPED – January 2022

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Although somewhat distant from services, the proposal would provide housing at an appropriate scale for this area
- Given its scale, this proposal is unlikely to have any significant effect on service infrastructure
- Although the site lies within an NSA, sympathetic and appropriate design at this location and at this scale is likely to be acceptable

The eastern portion of the site is unsuitable for development.

However, cumulative impacts from this and nearby proposal TCM015 must be taken into account.

**Commented [MPPaH1]:** Needs rewording in keeping with the 'partially suitable' assessment...

**A full site assessment matrix is available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

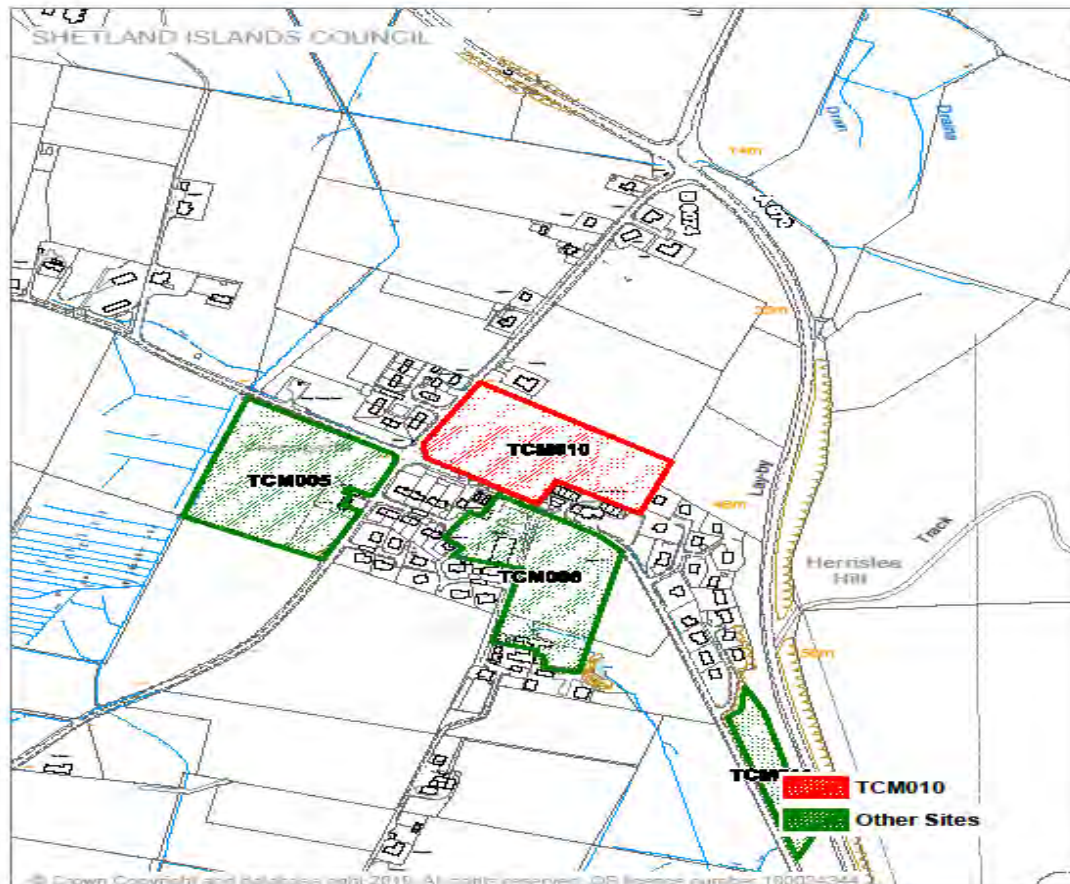
<b>Site Name:</b> Herrislea		<b>Settlement / Locality:</b> Veensgarth	<b>Source of site suggestion:</b> Cecil Eunson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU428445		<b>Draft LDP2 Ref:</b>	<b>MIR Site Ref:</b>	<b>Pre-MIR Site Ref:</b> TCM010
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 15 units per hectare, affordable housing		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Residential – 15 units per hectare (potentially up to approx 37), affordable housing</p> <p>Issues on connectivity to facilities at school and hall. Look over the growth pattern in 20 years, private vs affordable.</p> <p>Location of proposal is questionable in terms of connectivity to service provision (school and hall) – speak to EP</p> <p>In keeping with settlement pattern if kept to a low density development.</p> <p>Roads – await comments from roads about access to and from site. Pedestrian links to services such as school and hall made unsafe due to main road.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2009/213/PCD Planning Application 2010/424/PCD</p>				
<b>Site Size (ha):</b> 2.5	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	
			<b>Date Completed:</b> <b>IN PROGRESS</b>	

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land



# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

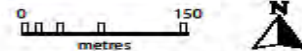
Insert Location Plan:-



## Call For Sites location map



Site Ref: TCM010  
Herrislea  
E 442,890.845  
N 1,144,521.908



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

Note: Original pdf can be found at O:\Planning\Development Plans\LDP2\CALL FOR SITES\Site Assessments\TCM010

## **SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST**

### **Assessment Summary**

The site is suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- This site provides a logical extension to the existing settlement cluster at Veensgarth.
- Any detailed proposal for development of this site would need to adequately address safe pedestrian crossing of the A970 and potential for flood risk.
- Waste water capacity in this area may also need increasing, particularly if several proposed residential sites are brought forward.

**Full site assessment matrix available on request.**

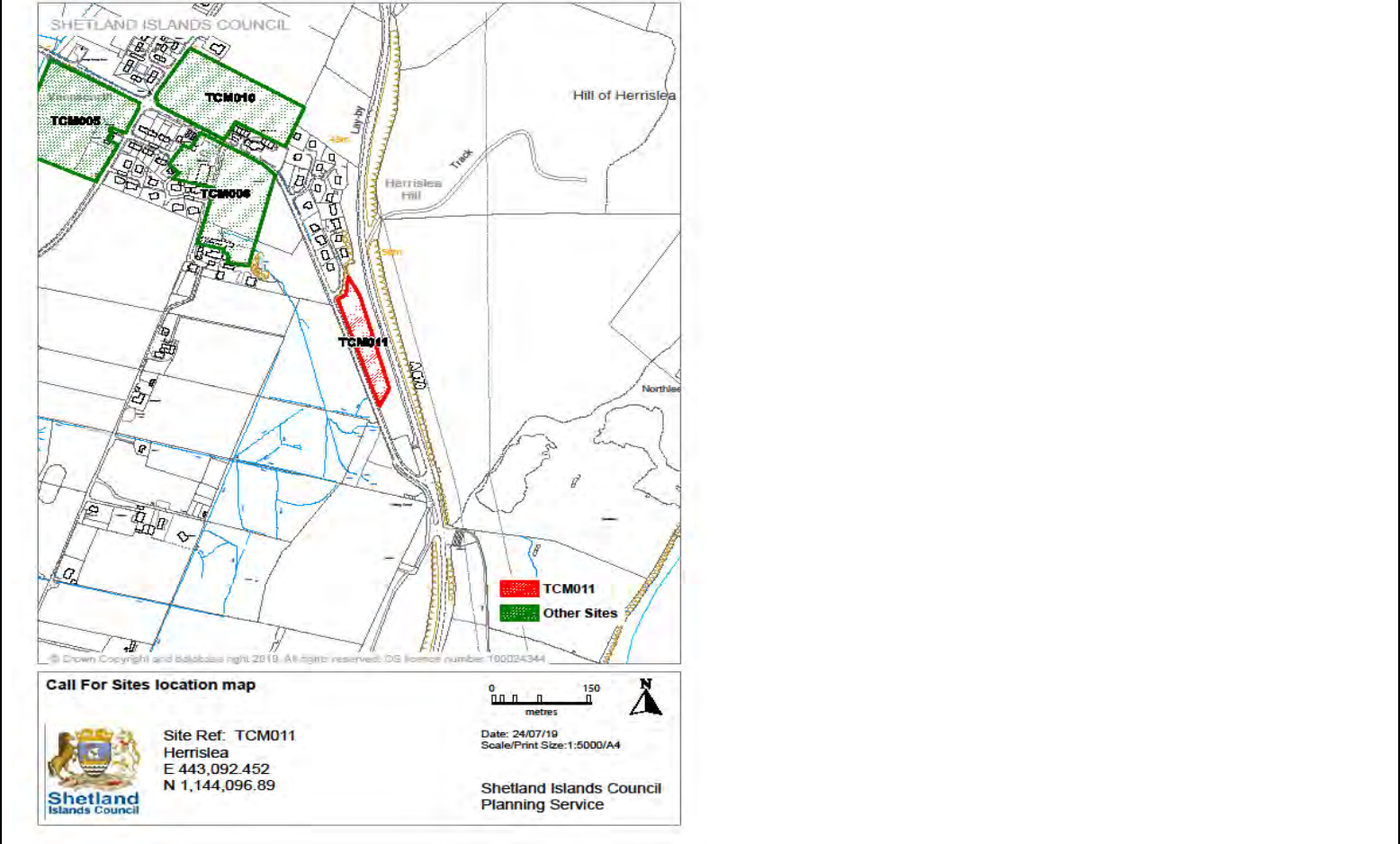
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Windy Grind		<b>Settlement / Locality:</b> Tingwall	<b>Source of site suggestion:</b> Cecil Eunson	<b>MIR status:</b> <i>Not Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU430440		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM011
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 15 units per hectare, affordable housing		<b>In keeping with settlement pattern?</b> No	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Long, narrow site on a steep gradient between minor road and main A970 to the extreme south of the settlement of Veensgarth.  The site is immediately adjacent to existing housing to the north.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  No planning history				
<b>Site Size (ha):</b> 2.5	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Location Plan:-





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):

### Assessment Summary

The site is not suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

Although the landscape in this area is not designated or noted for its sensitivity, construction on this site would:

- Constitute ribbon development
- Sit in a visually prominent area
- Extend development beyond the natural limit of the settlement

In addition, there are other more suitable sites within Veensgarth and Tingwall which would address land need in the locality.

**Commented [MPPaH1]:** Wording needs to be checked – especially as this is deemed to be an unsuitable site.

**A full site assessment matrix is available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Nesbister		<b>Settlement / Locality:</b> Whiteness	<b>Source of site suggestion:</b> Cecil Eunson	<b>MIR status:</b> <i>Partially Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU397454		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM012
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 7 units per hectare, private housing		<b>In keeping with settlement pattern?</b> No	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Close proximity for commuting to Lerwick and Scalloway. Within approx a mile to shop</p> <p>Topography of site will make it hard to develop. Proposal is for approx. 34 units, this seems too high for the current pattern and density in area. Might be able to look at reducing the number of units proposed to fit in better.</p> <p>Site is within a NSA – Design statement will be required. Look at connectivity within the site and to Whiteness where services are.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2006/118/PCO            Planning Application 2008/229/PCO            Planning Application 2008/49/PCO            Planning Application 2008/94/PCO            Planning Application 2009/165/PCD            Planning Application 2010/158/PCD            Planning Application 2010/229/VCON            Planning Application 2004/404/PCR            Planning Application 2005/169/PCR            Planning Application 2004/128/PCO            Planning Application 2004/130/PCO            Planning Application 2004/274/PCO            Planning Application 2012/060/PPP            Planning Application 2012/339/PPF            Planning Application 2013/133/PPF            Planning Application 2018/360/PPF            Planning Application 2018/170/PPF</p>				

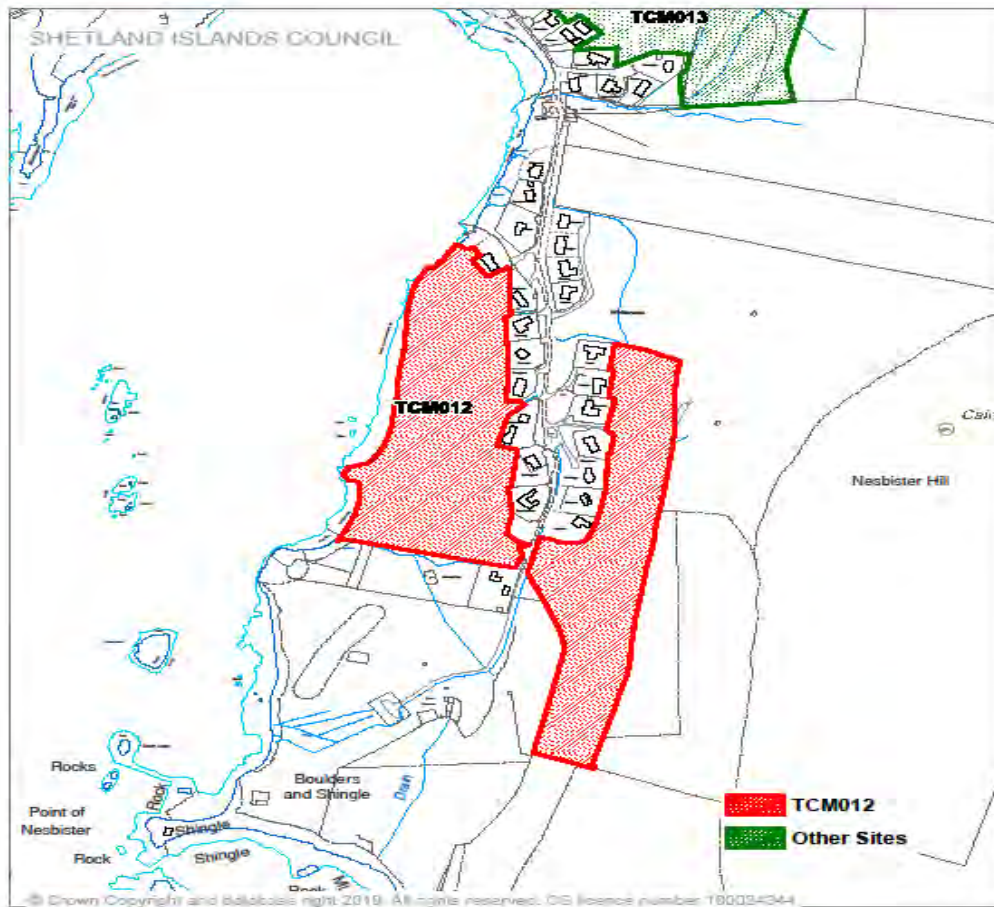
<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Size (ha):</b> 5.2	Have all the landowners / interested parties been identified:- <b>TBC</b>	Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>
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# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## Call For Sites location map



Site Ref: TCM012  
Nesbister & Wornadale  
E 439,733.541  
N 1,145,443.95



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



Shetland LDP2 Site Assessment CROPPED – January 2022



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



Shetland LDP2 Site Assessment CROPPED – January 2022



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is partially suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- Some areas of the proposed site would lead to appropriate expansion of existing housing clustered around the access road running through the area. However, where the site deviates to the east (up the hillside) and west (to the shore) it is unlikely that development would be appropriate and 7 units per hectare across entire the site is unlikely to be viable in terms of landscape, natural heritage and impact on the existing settlement.

**Full site assessment matrix available on request.**

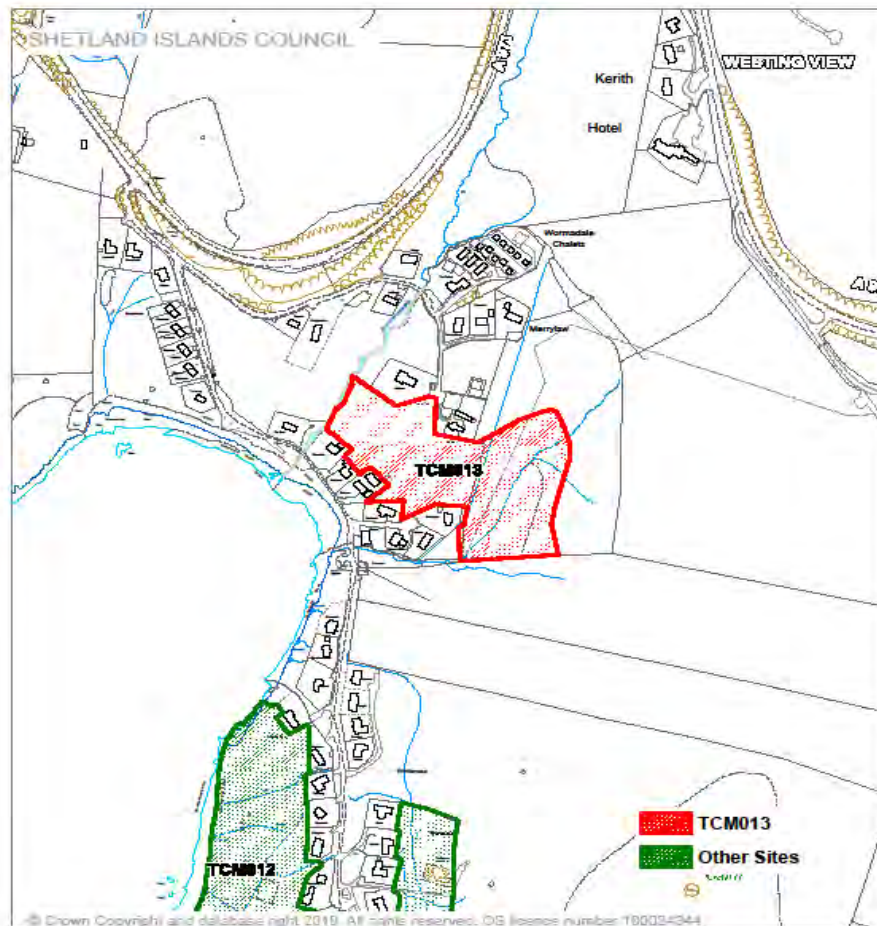
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Wormadale		<b>Settlement / Locality:</b> Whiteness	<b>Source of site suggestion:</b> Cecil Eunson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU399459		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM013
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 7 units per hectare, private housing (c25)		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Burn running through upper part of the site. Land form is sloping, both into burn valleys and towards the shore.  Small single track road to access site.  Close proximity for commuting to Lerwick and Scalloway. Within a mile of shop				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals) No planning history				
<b>Site Size (ha):</b> 3.6	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

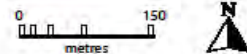
Location Plan:-



Call For Sites location map



Site Ref: TCM013  
Nesbister & Wormadale  
E 439,962.783  
N 1,145,943.052



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



Shetland LDP2 Site Assessment CROPPED - January



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Sympathetic and appropriate design and implementation of this site could lead to the suitable expansion of an existing settlement.
- The site has the potential to create a cohesive and complementary addition to existing development within this area of the locality.
- With appropriate design, the site could create a logical expansion of existing housing and potentially maximise the benefits of its semi-rural location by enhancing access to adjoining green and blue space for both the proposed, and existing, dwellings.

However, infrastructure, drainage, landscape and marine designation issues require further investigation. There is also a degree of unknown impact regarding some service provision. Partial site development may need to be considered.

**A full site assessment matrix is available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

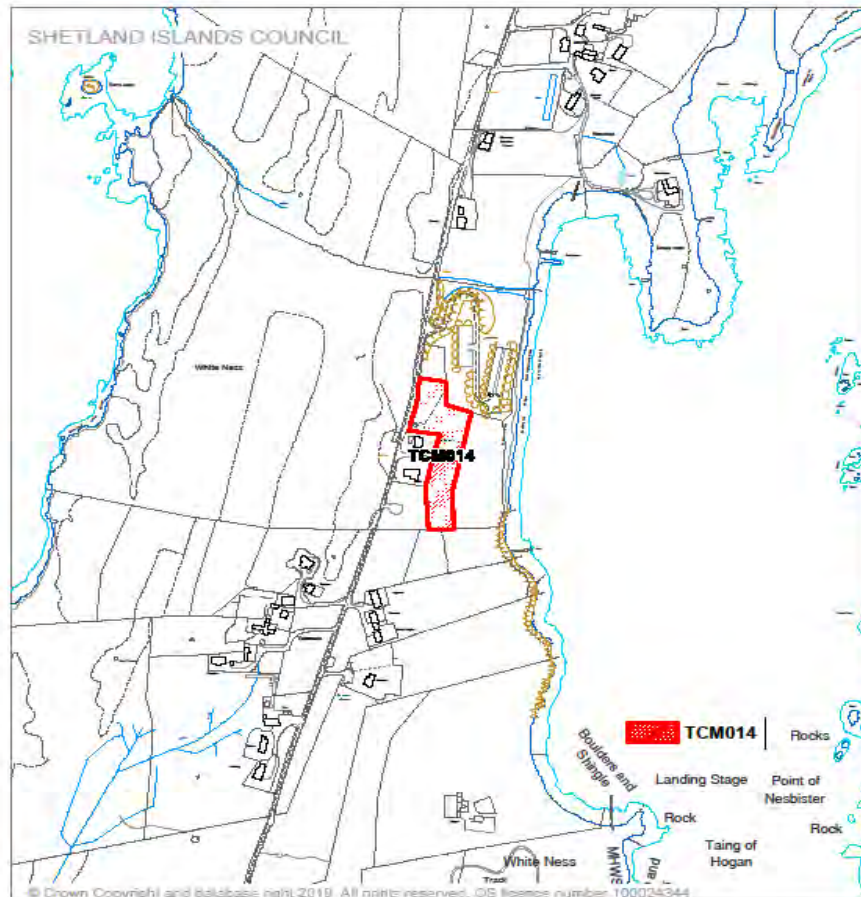
<b>Site Name:</b> Breck		<b>Settlement / Locality:</b> South Whiteness	<b>Source of site suggestion:</b> Cecil Eunson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU389453		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM014
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – 7 units per hectare, private housing		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Slight slopes gently from west to east.  Design statement would be required as site is in an NSA.  Limited placemaking opportunities as low number of dwellings.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2007/71/PCO Planning Application 2011/240/PPF Planning Application 2012/132/PPF Planning Application 2012/038/PPF				
<b>Site Size (ha):</b> 0.85	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed: IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land



# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

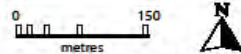
Location Plan:-



Call For Sites location map



Site Ref: TCM014  
Breck, South Whiteness  
E 438,964.885  
N 1,145,346.071



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Although the site lies within an NSA, sympathetic design at this location and at this scale is likely to be acceptable
- The proposal would provide housing at an appropriate scale for this area

The site is however, distant from most local services. A landscape assessment may be required together with further detail on the proposed timescale for development.

**A full site assessment matrix is available on request.**

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

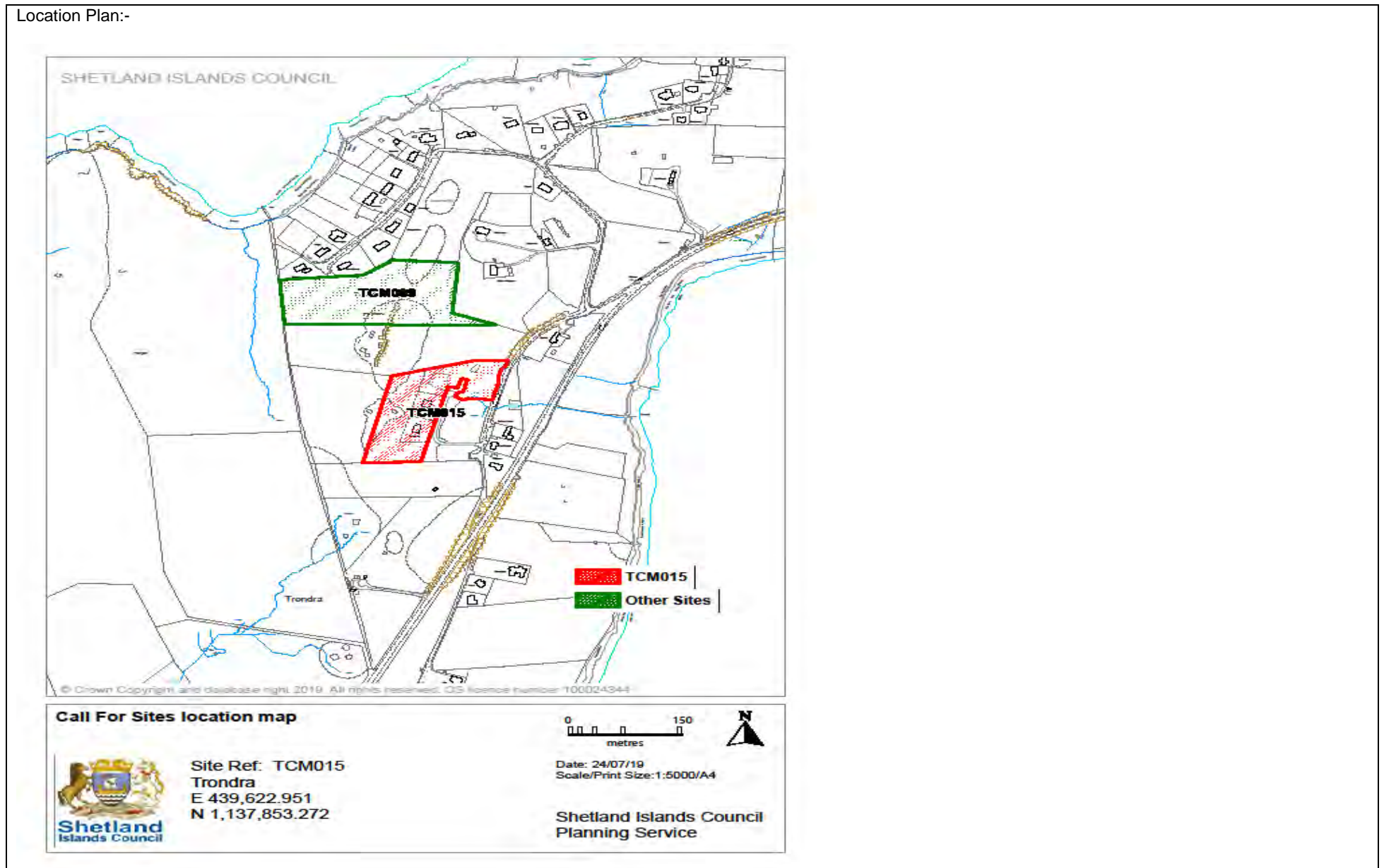
<b>Site Name:</b> Old School Road		<b>Settlement / Locality:</b>	<b>Source of site suggestion:</b> June Porter	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU396378		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM015
<b>Current Use<sup>1</sup>:</b> 5	<b>Proposed Use:</b> Residential – 3-5 units, private housing		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  The site is rocky and slopes gently from east to west.  There is road access to the south east and north east.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2007/71/PCO Planning Application 2011/240/PPF Planning Application 2012/132/PPF Planning Application 2012/038/PPF				
<b>Site Size (ha):</b> 1.67 (Estimated)	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed: IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land



# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Location Plan:-



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Although somewhat distant from services, the proposal would provide housing at an appropriate scale for this area
- Given its scale, this proposal is unlikely to have any significant effect on service infrastructure
- Although the site lies within an NSA, sympathetic and appropriate design at this location and at this scale is likely to be acceptable

However, development is likely to have significant impacts on peat and cumulative impacts from this and nearby proposal TCM009 must be taken into account.

**A full site assessment matrix is available on request.**



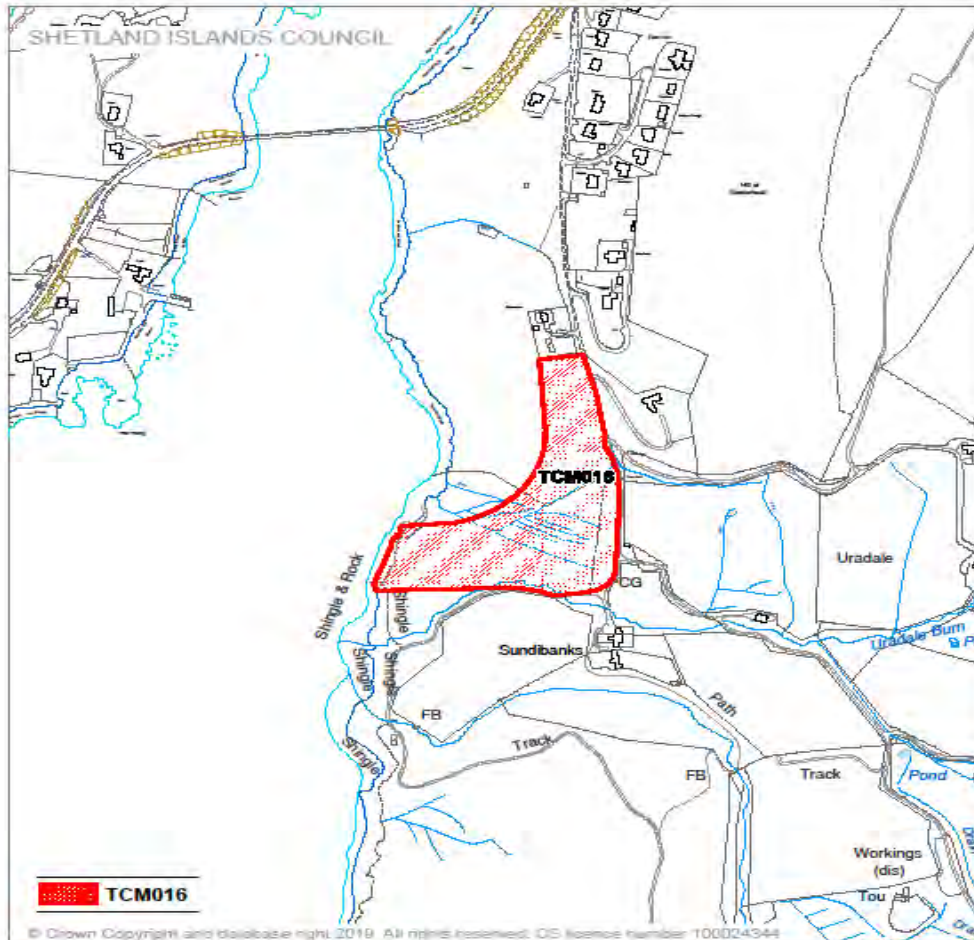
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Land at Sundibanks		<b>Settlement / Locality:</b> By Scalloway		<b>Source of site suggestion:</b> Nicholson Brothers		<b>MIR status:</b> <i>Preferred</i>	
<b>OS Grid Ref (Central Point):</b> HU407380		<b>Draft LDP2 Ref:</b> TBC		<b>MIR Site Ref:</b> TBC		<b>Pre-MIR Site Ref:</b> TCM016	
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential – Around 20 units (based on 7 units per hectare)  Mixed tenure development comprising both general market and affordable properties, in accordance with local need and Council policy.			<b>In keeping with settlement pattern?</b> No			
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  The western part of the site is low lying with associated flood risk.  There is a burn running through the middle of the site which will need to be crossed if the south and west parts of the site are to be developed.  The proposed density is high density in relation to site surrounding development.							
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2017/353/PAN Planning Application 2017/396/FORMB Planning Application 2017/354/SCR Planning Application 2014/352/PPF							
<b>Site Size (ha):</b> 3.3		Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>		<b>Date Completed:</b> <b>IN PROGRESS</b>	

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

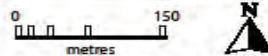
Location Plan:-



## Call For Sites location map



Site Ref: TCM016  
Sundibanks  
E 440,772.944  
N 1,138,086.006



Date: 24/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):

### Assessment Summary

The site is unsuitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- The location of this site would mean a large extension of settled areas into a relatively undeveloped valley area at some distance from services and the settlement core
- There are concerns as to how development of this area could be cohesive, both within the site itself without additional costs (due to physical barriers limiting north-south travel within the site) and the wider community due to the number of dwellings proposed at the very end of an access road

**A full site assessment matrix is available on request.**



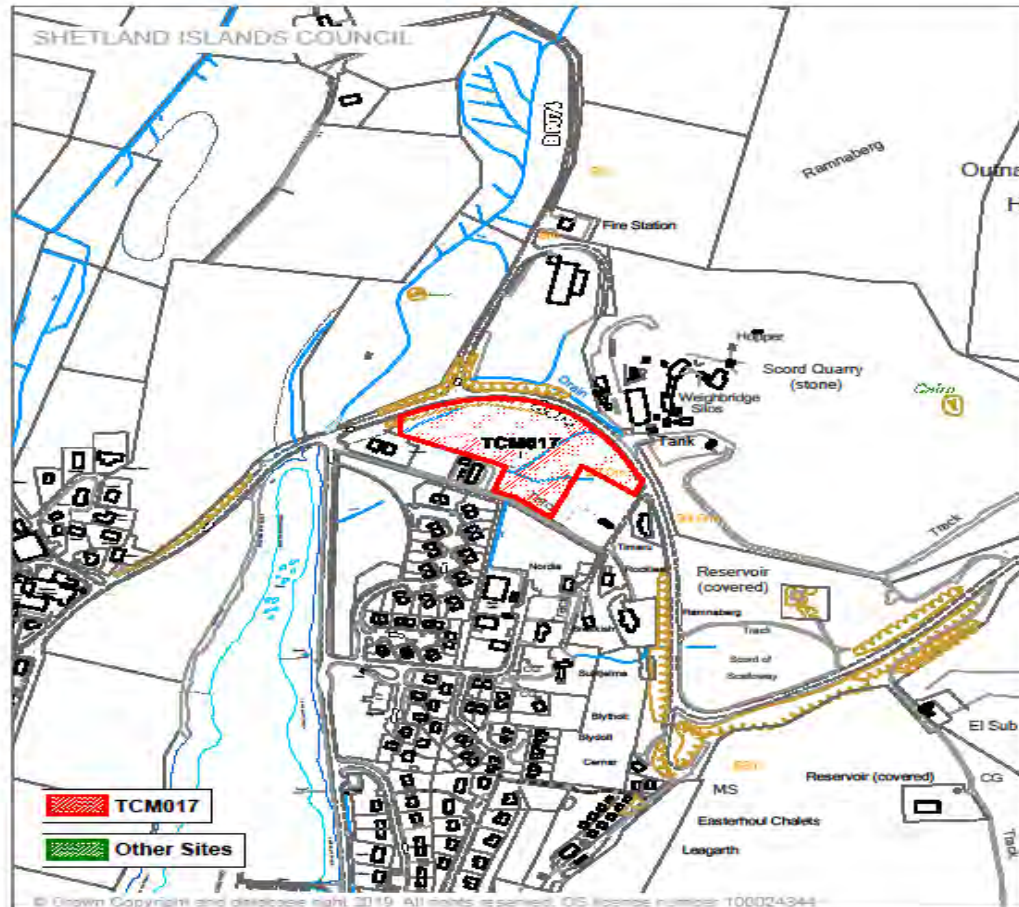
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Endavoe		<b>Settlement / Locality:</b> Scalloway	<b>Source of site suggestion:</b> Ewen Adamson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU410399		<b>Draft LDP2 Ref:</b> <b>TBC</b>	<b>MIR Site Ref:</b> <b>TBC</b>	<b>Pre-MIR Site Ref:</b> TCM017
<b>Current Use<sup>1</sup>:</b> 5	<b>Proposed Use:</b> Mixed Use Development - class 2, class 4, class 5, class 6 and class 9  Non-Residential		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Flood and burn – drainage need to design out. Near quarry but new development all around  More info needed on what is going on site.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2011/161/PCO Planning Application 2012/244/PPP Planning Application 2017/353/PAN Planning Application 2015/433/PPF Planning Application 2020/241/PPF (Adjoins the site)				
<b>Site Size (ha):</b> 1.81	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## Call For Sites location map



Site Ref: TCM017  
Endavoe, Scalloway  
E 441,004.007  
N 1,139,966.594



Date: 26/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site could be suitable as a potential allocated site for mixed use in the next Local Development Plan. This assessment has been reached due to the following reasons:

- The site could contribute strongly to the spread of sites in the next Local Development Plan. Its role in achieving this is accentuated by the limited amount of land proposed within Scalloway and East Voe.
- This site has been identified in the Scalloway Local Place Plan for housing. As an adopted Council policy document the identification of this area for housing in the SLPP should be considered if other uses comprise part of mixed development for this site.
- There are some potential technical issues with the site regarding access, the 5m contour and accommodating some uses with adjoining development. Further detail is needed to clarify the extent of these issues.

**Full site assessment matrix available on request.**



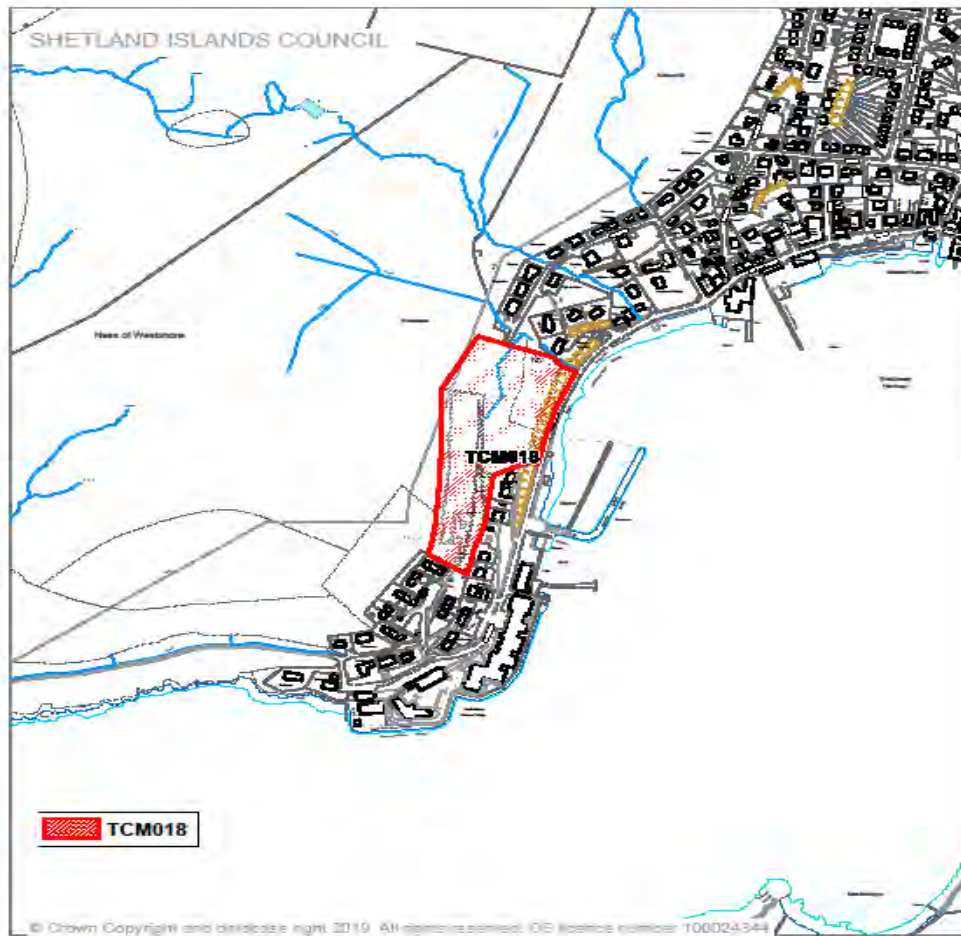
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Port Arthur		<b>Settlement / Locality:</b> Scalloway	<b>Source of site suggestion:</b>	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU397392		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM018
<b>Current Use<sup>1</sup>:</b> 3	<b>Proposed Use:</b> Class 9, Residential – Approximately 14 houses and a possible 24 flats		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Exiting road into site been established. Surrounded by existing residential development.</p> <p>Restriction on access from Port Arthur and Ladysmith Road. Existing part of the site seems acceptable with link towards Ladysmith road but topography of lower site may present issues.</p> <p>Due to size of site would limit placemaking, however promotion of placemaking and connectivity will be required. Design statement would be required.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2006/6/PCD Planning Application 2006/7/PCD</p>				
<b>Site Size (ha):</b> 2.19	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



## Call For Sites location map



Site Ref: TCM018  
Port Arthur, Scalloway  
E 439,749.8  
N 1,139,225



Date: 26/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached due to the following reasons:

- This partially cleared area of land would provide an appropriate extension to housing in the Scalloway area.
- There have been a low number of housing submissions for Scalloway in the LDP and an appropriate site such as this would help meet future community need. The site has already been identified as desirable for housing in the Scalloway Local Place Plan.
- At this location dwellings would be close to community services and facilities, meaning that travel by foot to meet residents' needs is possible in many cases.

**Full site assessment matrix available on request.**



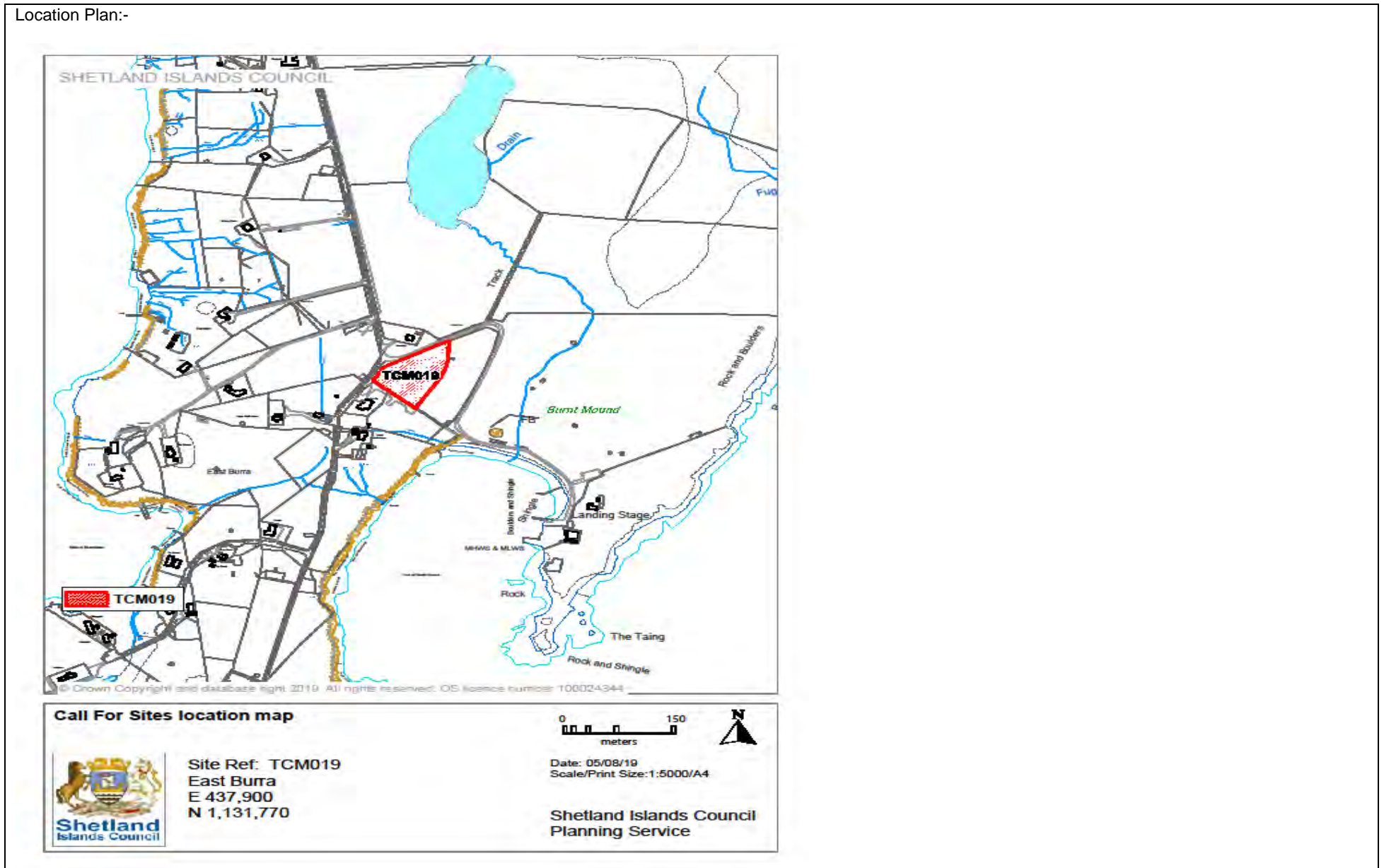
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Anna's Park, Below Annsbrae		<b>Settlement / Locality:</b> East Burra	<b>Source of site suggestion:</b> Elizabeth Fullerton	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU397317		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TCM019
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 9, Residential – Up to 3 units, private housing		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  Relatively flat, greenfield site within an NSA.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2015/285/PPP				
<b>Site Size (ha):</b> 0.5	Have all the landowners / interested parties been identified: <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed: IN PROGRESS</b>

<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Location Plan:-



## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Photographs (if available):





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST





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## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

### Assessment Summary

The site is suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Although the proposed site is remote and lies within an NSA, its scale and siting are in keeping with its rural and landscape context.
- If developed using appropriate design, it would complement the existing housing cluster and address housing demand in Burra in an appropriate manner.

This development however, may require the repositioning of some overhead cables.

**A full site assessment matrix is available on request.**