

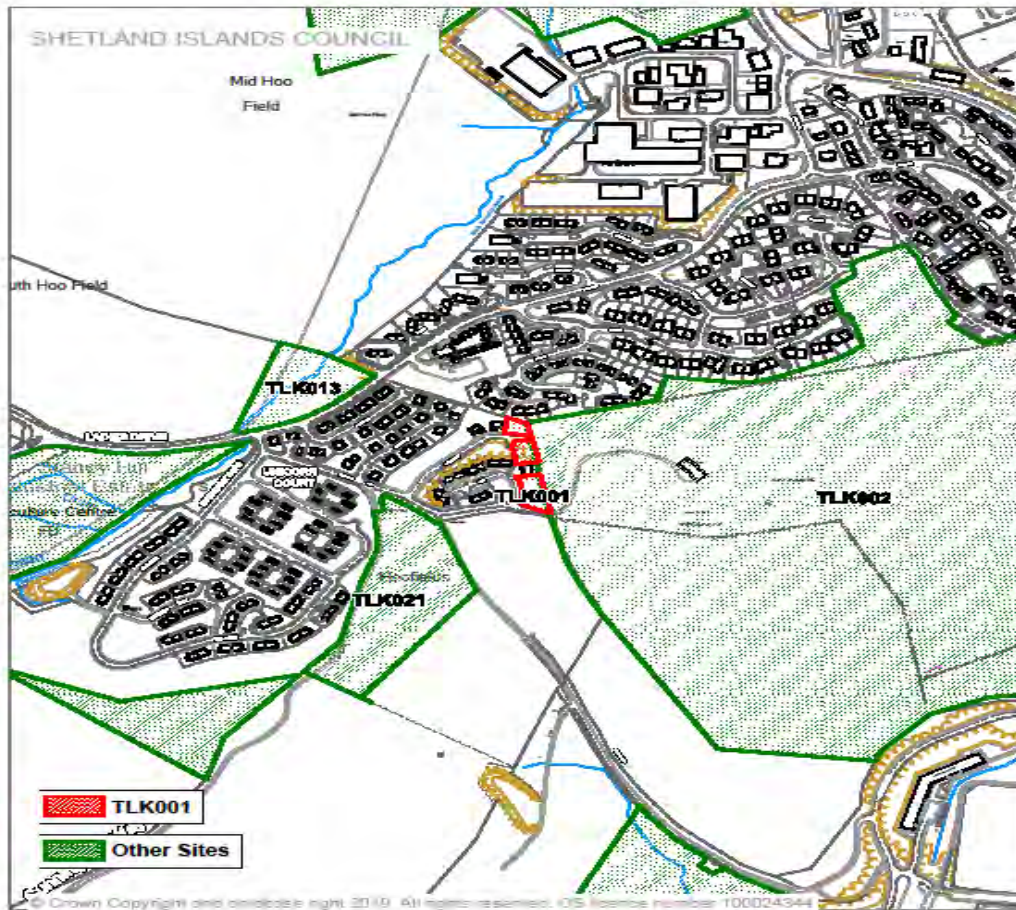
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Wista		Settlement / Locality: Lerwick	Source of site suggestion: Hjaltland Housing Association	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU461420		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK001
Current Use¹: 5	Proposed Use: Class 9, Residential – Potential for six units, affordable housing		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p> <p>The site comprises three sections, all of which adjoin the existing suburban road network.</p> <p>The site adjoins residential areas to its west and north and the area of the Staneyhill masterplan to the east.</p> <p>The site is mainly flat and consists of partial greenfield and partial hard standing.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2006/296/PCO Planning Application 2008/390/PCD Planning Application 2009/163/PCD Planning Application 2014/039/PAN Planning Application 2014/040/SCR Planning Application 2014/197/PPP Planning Application 2015/076/PPF</p>				
Site Size (ha): 0.21884	Have all the landowners / interested parties been identified: TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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

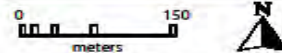
Location Plan:-



Call For Sites location map



Site Ref: TLK001
Wista, Lerwick
E 446,190.439
N 1,142,000.756



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

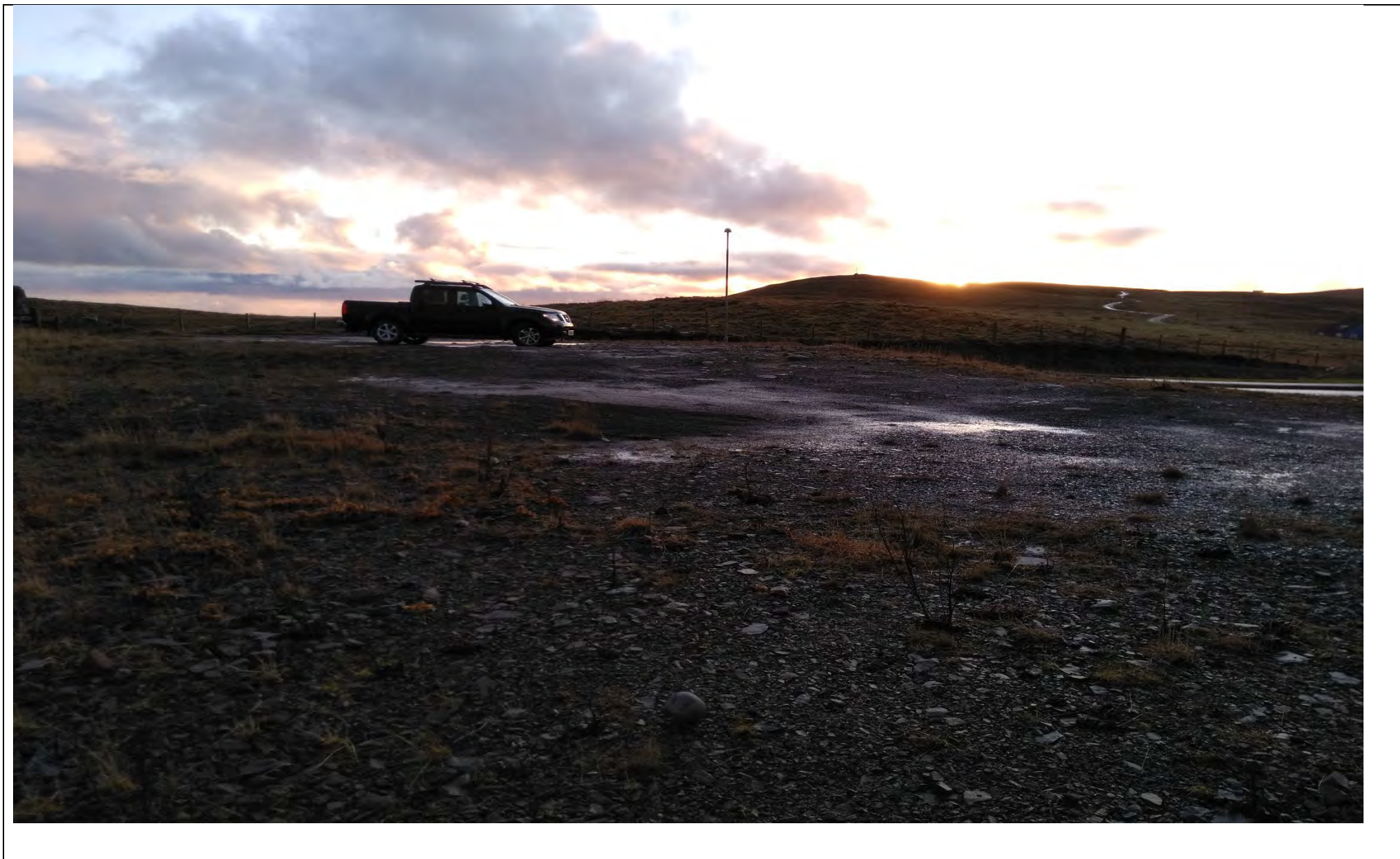
Shetland Islands Council
Planning Service

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

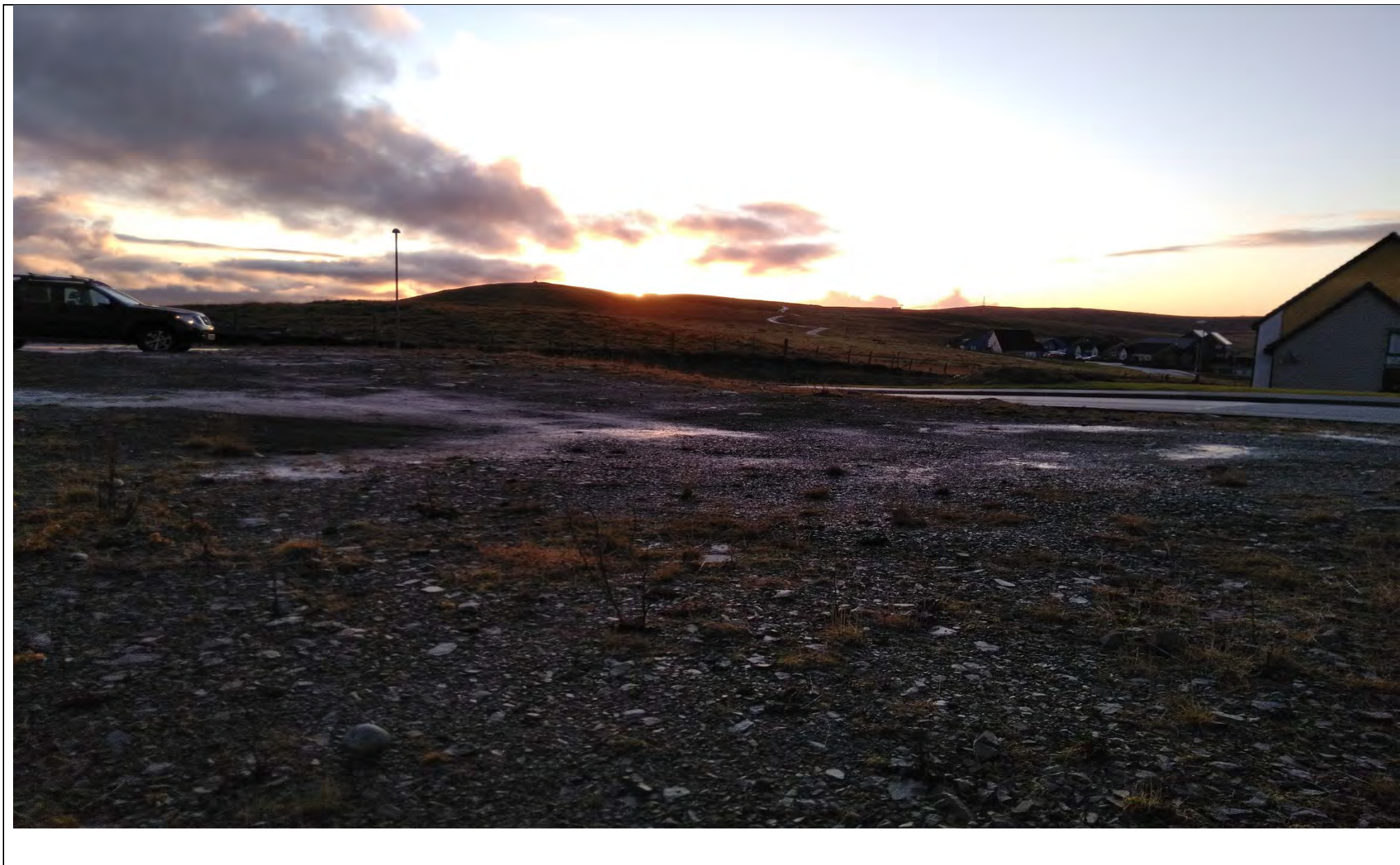
Photographs (if available):



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:

With sympathetic design, the site could:

- Contribute to meeting affordable housing needs in the area
- Be compatible with existing, and proposed, adjacent development

Care will be needed however, to ensure the site is compatible with the surrounding landscape

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Staneyhill		Settlement / Locality: Lerwick	Source of site suggestion: Hjaltland Housing Association Ltd	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU464419		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK002
Current Use¹: 4	Proposed Use: Class 9 and Class 4 – Residential, 320 units, mixed development – affordable housing, rented housing		In keeping with settlement pattern? Yes, as an extension as per masterplan	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Large site to the north-west of Lerwick. It adjoins areas of existing housing to the south-east, east and north (with other housing at Hoofields in close proximity to the site's west). It represents a large open hillside area between these housing areas. Beyond housing to the west is a small industrial estate. This is a large complex site for a significant extension to housing, incorporating together housing along Ladies Drive and the built up area of Lerwick to the south-east. It is subject to a detailed masterplan indicating how the development is intended to leave central prominent areas of the hill as open space and develop around this area on Staneyhill's enclosing slopes to the north, east and south.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2006/296/PCO Planning Application 2008/388/PCD Planning Application 2009/163/PCD Planning Application 2010/38/PCD Planning Application 2005/18/PCD Planning Application 2004/208/PCD Planning Application 2012/349/PPF Planning Application 2013/345/SCR Planning Application 2013/205/PAN Planning Application 2015/147/SCR Planning Application 2019/062/PPP Planning Application 2014/117/PPF Planning Application 2014/039/PAN Planning Application 2014/040/SCR Planning Application 2018/094/PPP Planning Application 2014/197/PPP				

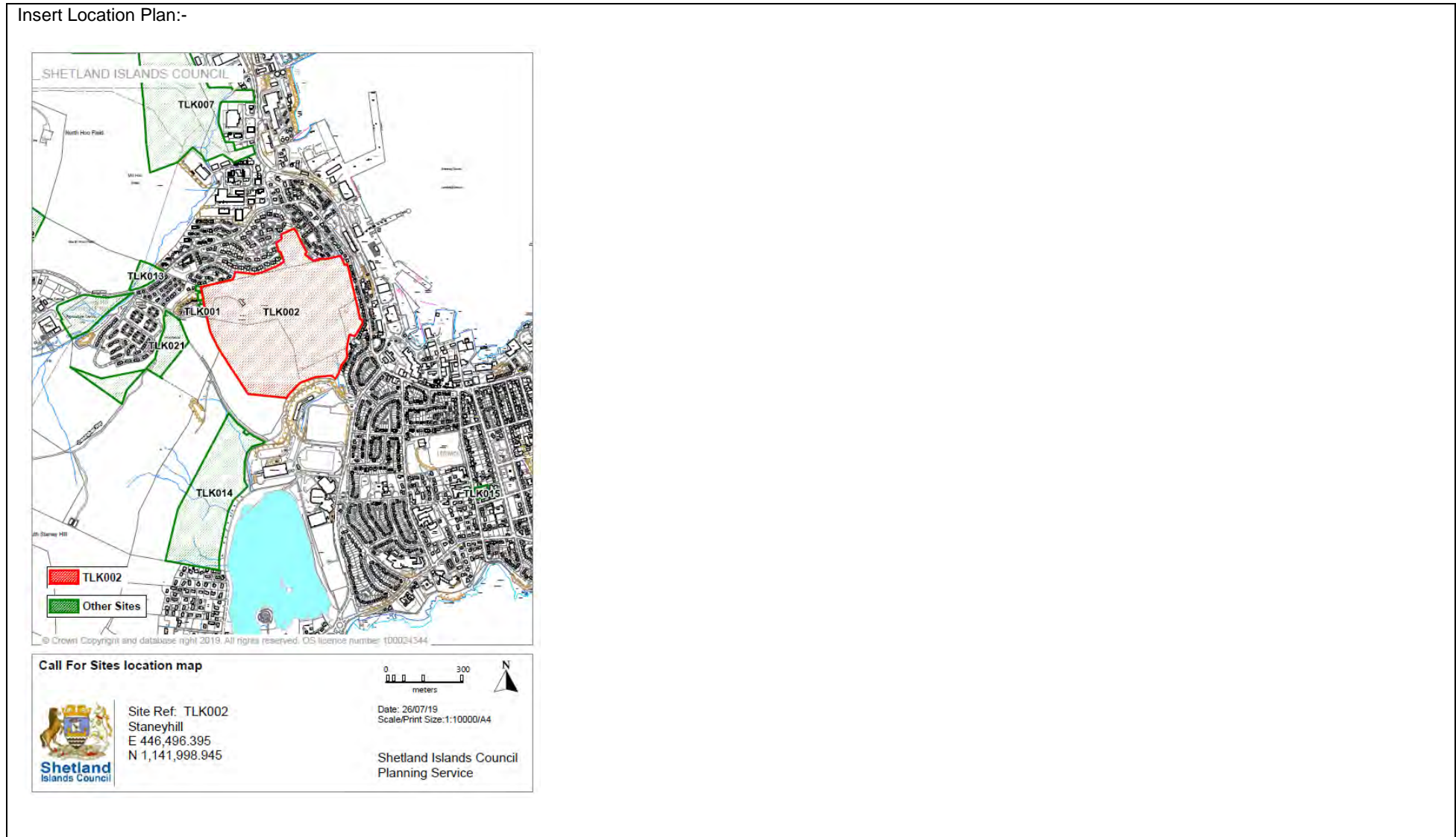
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Planning Application 2019/091/PPF			
Site Size (ha): 25.2533	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



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:

- Development of this site would have a significant positive impact on spatial planning and the next LDP's delivery.
- With good design, in line with the adopted masterplan, it provides a large amount of housing phased over the next LDP period and beyond, in a location in keeping with the wider settlement and retaining open areas in the centre of the site.

Full site assessment matrix available on request.

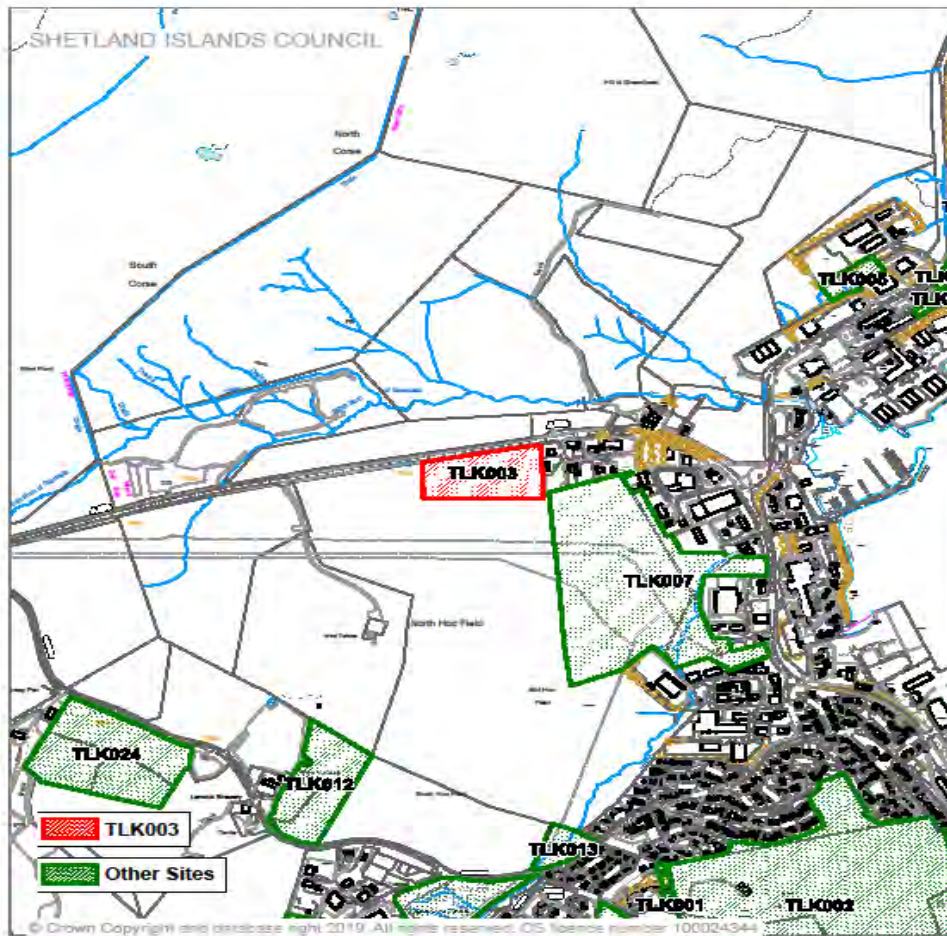
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Black Hill Industrial Estate		Settlement / Locality: Lerwick		Source of site suggestion: Lerwick Port Authority		MIR status: <i>Preferred</i>	
OS Grid Ref (Central Point): HU458430		Draft LDP2 Ref: TBC		MIR Site Ref: TBC		Pre-MIR Site Ref: TLK003	
Current Use¹: 4	Proposed Use: Class 5 – General Industrial. Non-residential			In keeping with settlement pattern? Yes			
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p> <p>The site is on a hill rising to the west, running alongside the A970. It adjoins existing industrial/business land use to the east. The site and surrounding land to the west, north and south is undeveloped greenfield land.</p> <p>No restrictions apparent, though depending on the design this site may lead to slightly increased landscape impact over current development in the area.</p> <p>Placemaking opportunities are limited due to the site size and development type.</p> <p>Would fit in to established settlement pattern, though it would represent an extension beyond the current extent of the industrial estate.</p> <p>Could fit in to the landscape, as the landscape already features industrial and business development of prominence to the east and south-east.</p> <p>Good location for the proposal as it would group industrial use together.</p> <p>Neighbouring uses are of an industrial nature and therefore there may be the potential for conflict with more sensitive business uses.</p> <p>Could adversely affect neighbouring uses as should adjoining land contain more sensitive business or industrial uses, it may restrict certain types of industrial development.</p> <p>Would enhance the community by providing industrial and business land in an appropriate location.</p>							
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2017/353/PAN Planning Application 2017/354/SCR</p>							
Site Size (ha): Around 2.65 hectares		Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC		Date Completed: IN PROGRESS	

¹ 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

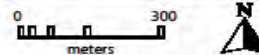
Insert Location Plan:-



Call For Sites location map



Site Ref: TLK003
Black Hill Industrial Estate
E 445,806.516
N 1,143,068.286



Date: 26/07/19
Scale/Print Size: 1:10000/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 industry in the next Local Development Plan for the following reasons:

- Development in this location would provide an appropriate extension to existing business/light industrial use to the south.
- The site's potential for containing peat of value may require assessment and SNH have expressed concerns about landscape impact, particularly in respect of the setting of the approach of Lerwick. However, when viewed in the wider context of significant pre-existing industrial development within the area, development of this smaller site would not have an unacceptable impact on a landscape of value.

Full site assessment matrix available on request.

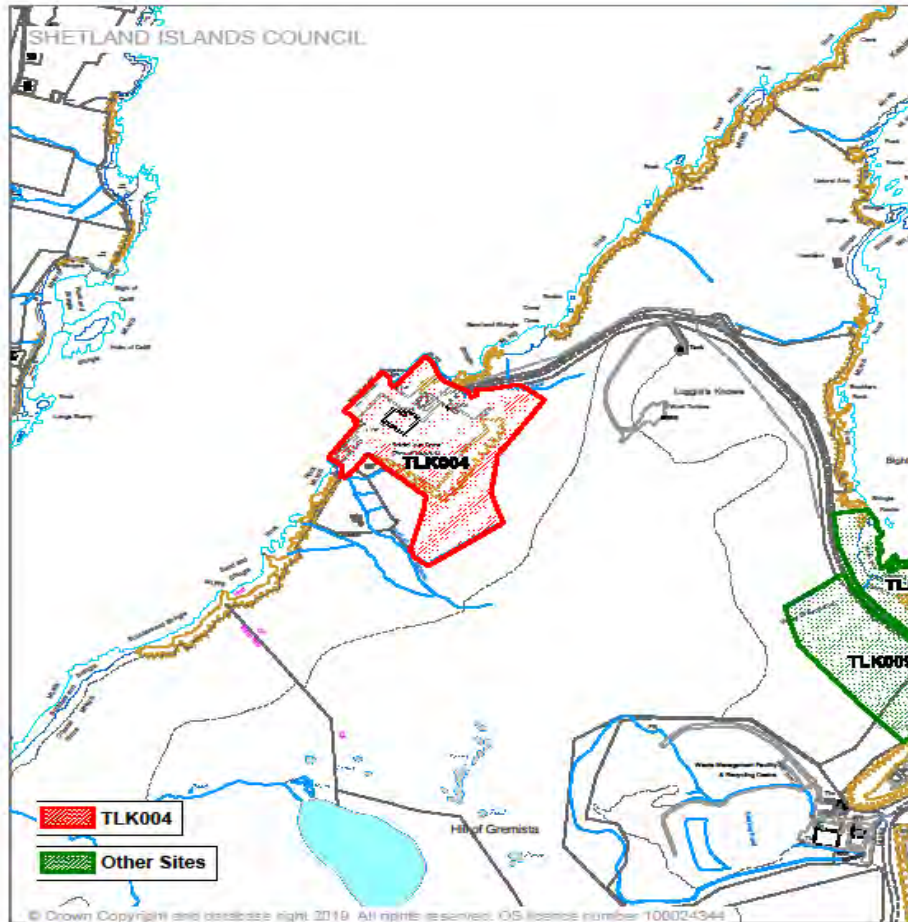
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Dales Voe		Settlement / Locality: Gremista, Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU458455		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK004
Current Use¹: 5	Proposed Use: Class 5 General Industrial. Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p> <p>Much of this site is already being used for industrial/employment use. The landscape has been extensively altered by ground levelling works connected to existing operations on areas of the site and areas adjoining it.</p> <p>The site is approximately 350m to the west of a turbine. A scheduled monument lies to the west of the site. No identified neighbouring uses that could be significantly impacted. The site is a coastal area (adjoining the shore to the west and north), with land rising to the south and east.</p> <p>A road suitable for HGV traffic connects directly to the site. Much of the site area has already been developed, associated with the active deep-water decommissioning site. To the south-west of the site there appears to have been some extent of cutting excavation into the hillside in order to provide a flat open storage area. The gradient of land to the west and south may have some impact on the site's drainage.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2009/115/PCD Planning Application 2007/479/PCD Planning Application 2013/265/PPF Planning Application 2013/261/PPF Planning Application 2013/259/PPF Planning Application 2014/063/PPF Planning Application 2015/110/PPF Planning Application 2018/038/PPF</p>				
Site Size (ha): Around 10.5	Have all the landowners / interested parties been identified: TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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

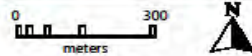
Location Plan:-



Call For Sites location map



Site Ref: TLK004
Dales Voe, Gremista, Lerwick
E 445,845.598
N 1,145,502.188



Date: 26/07/19
Scale/Print Size: 1:10000/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



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 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 industry in the next Local Development Plan. This assessment has been reached for the following reasons:

- This site has been established as suitable and sustainable for its current use
- The proposed site is appropriate for continued industrial use

Notwithstanding that the principle of industrial use of this site is well-established and acceptable, any change to its current industrial use would require appropriate consideration and approval.

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Gremista		Settlement / Locality: Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU465435		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK005
Current Use¹: 4	Proposed Use: Class 5, General Industrial. Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.)</p> <ul style="list-style-type: none"> - The site adjoins areas that are currently used for industrial/commercial use to the north, east and south. - The proposed site fits into a landscape already accommodating industrial development in surrounding areas. - Use of this site for industrial purposes is a logical infill area on an industrial estate. - Depending on the types of neighbouring industrial use and the proposal for this site, there may be the potential for neighbouring uses to not be compatible. - By providing suitable land for employment/industrial use this site would support economic growth. <p>The site comprises a fairly flat piece of land, with a couple of drainage channels running through it, one of which (along its northern edge) is visible on viewing the site. Nearby areas are used for similar use and there is good access onto a well maintained road.</p> <p>Water drainage through the site may be a limitation.</p> <p>Placemaking - unsure of whether anything would be practical for this development type on a site of this size.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2008/152/PCD Planning Application 2004/255/NID Planning Application 2017/260/PPF</p>				
Site Size (ha): 0.56	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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: TLK005
Gremista 1, Lerwick
E 446,563.83
N 1,143,547.316



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

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 business and industry in the next Local Development Plan. This assessment has been reached due to the following reasons:

- The site is an undeveloped area within the Gremista Industrial Estate, grouped with other employment uses.
- Compatibility with surrounding land uses would depend on the precise nature of proposed use.
- Some infrastructure arrangements would need to be detailed further, such as road access and water network connections. Electricity pylons may need to be relocated.

How infrastructure arrangements and relationship with neighbouring uses could be managed would therefore depend on the exact nature of business/industry use for this site.

Full site assessment matrix available on request.

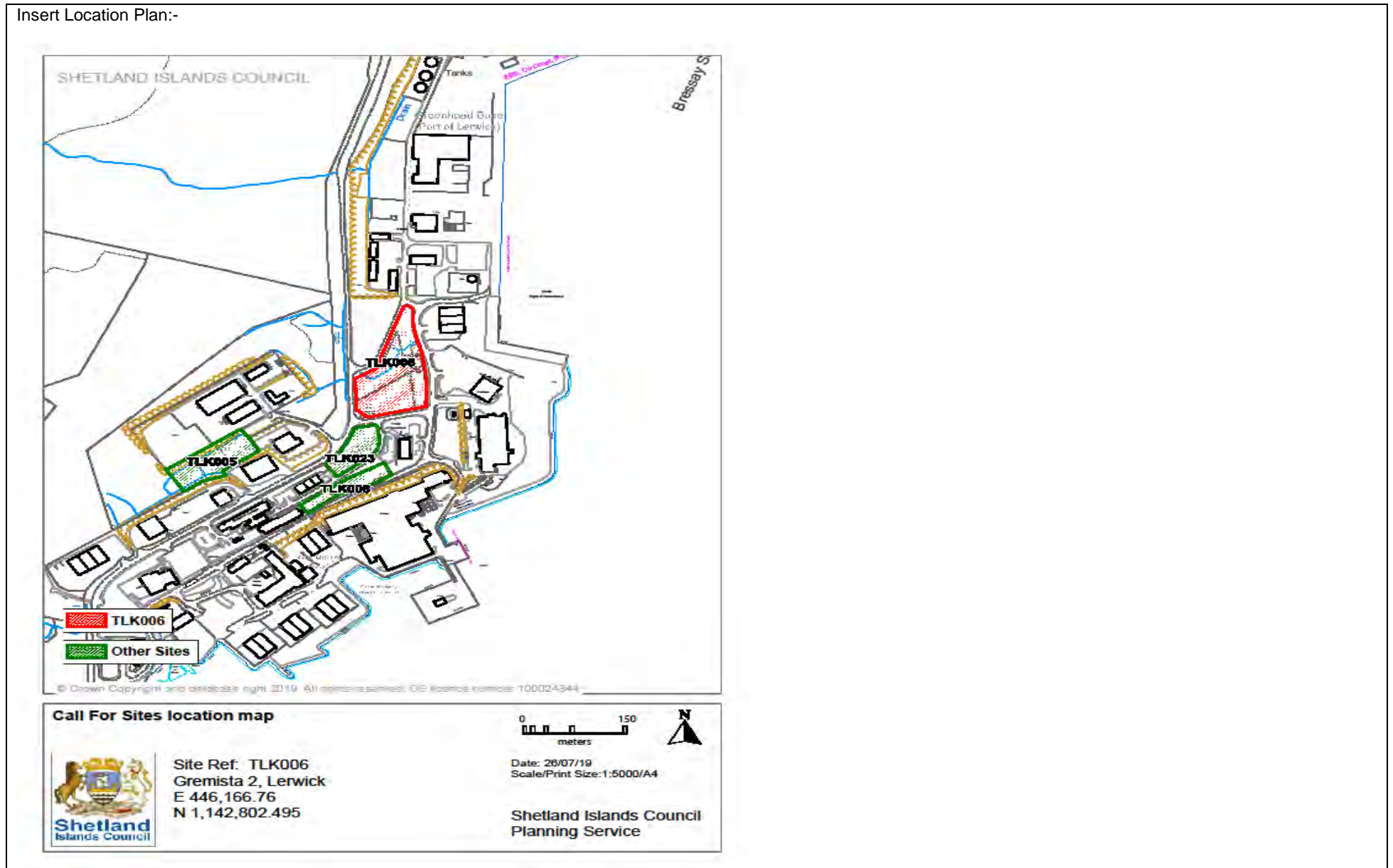
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Gremista (2)		Settlement / Locality: Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU461428		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK006
Current Use¹: 4	Proposed Use: Class 5 – General Industrial. Non-residential		In keeping with settlement pattern? Yes, as extension to industrial land.	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <ul style="list-style-type: none"> - The site is a large area, but is within an environment where surrounding areas contain extensive areas of industrial/employment land use. - The site is on a slope, falling to the north. However, given the surrounding areas of extensive industrial use, the development of this site would not add adverse impact significantly above that in existence for the area. - Good location for the proposal, as an area within an industrial estate. - Depending on the types of neighbouring industrial use and the proposal for this site, there may be the potential for neighbouring uses to not be compatible. - By providing suitable land for employment/industrial use this site would support economic growth. <p>The site comprises a grassy and rocky slope within surrounding areas used for industrial and employment use.</p> <p>Nearby areas are used for similar use and there is good access onto a well maintained road.</p> <p>The site may contain a drain running through it, flowing to the east (down the hill)</p> <p>Due to the size of the site there is potential for arrangement of uses on site to be considered.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2004/255/NID</p>				
Site Size (ha): 1.21	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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 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 business and industry in the next Local Development Plan. This assessment has been reached due to the following reasons:

- The site is an undeveloped area within the Gremista Industrial Estate, grouped with other employment uses.
- Compatibility with surrounding land uses would depend on the precise nature of proposed use.
- Some infrastructure arrangements would need to be detailed further, such as road access, road safety measures and water network connections.
- The site is on a gradient and therefore there may need to be consideration and accommodation of this as part of design.
- Given the site's size there is potential for significant contribution to employment land needs, though this may be limited by the site's gradient.

How infrastructure arrangements and relationship with neighbouring uses could be managed would therefore depend on the exact nature of business/industry use for this site.

Full site assessment matrix available on request.

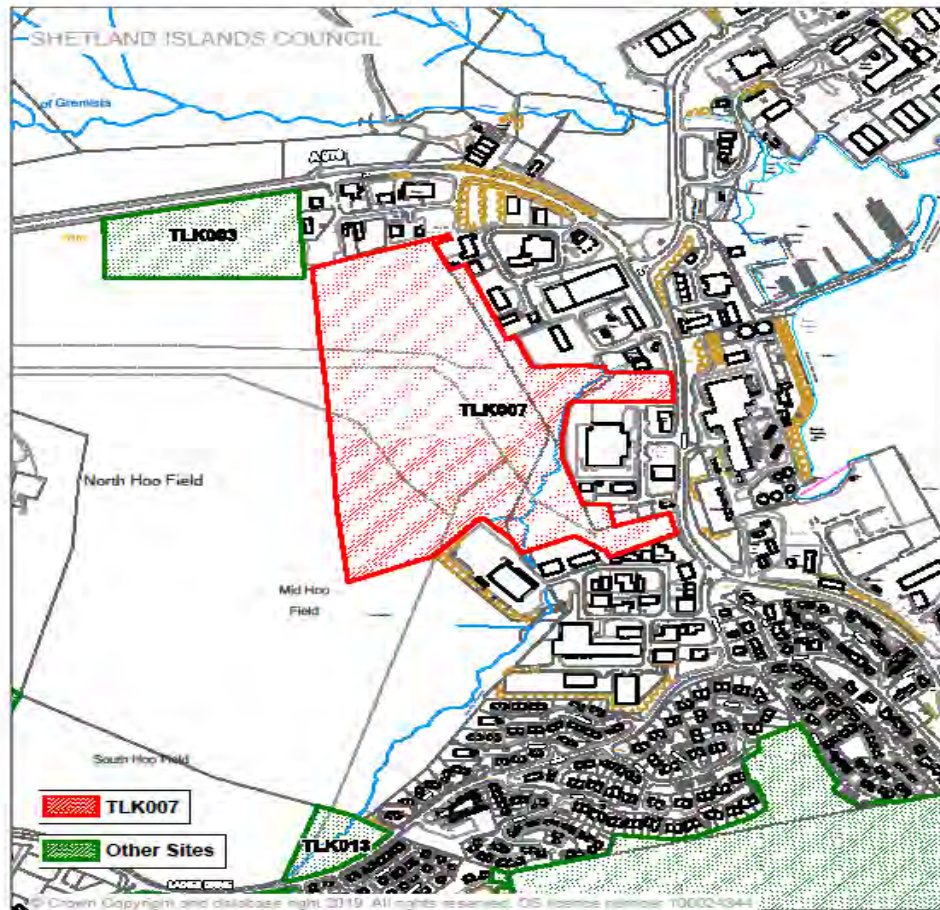
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Gremista (3)		Settlement / Locality: Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU461428		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK007
Current Use¹: 4	Proposed Use: Class 5 – General Industrial. Non-residential		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc):				
<p>The proposed site would infill between, and extend, existing industrial areas. The site is located at the foot of a hill to its west, on a gentle gradient. It is surrounded by areas of industrial and business use to its south, east and north. It is in close proximity to the A970 to the site's north and east. Across the A970 to the east are the Power station and SHEAP Energy Recovery Plant.</p> <p>The South Burn of Gremista (to the site's south/south-east) and several drainage channels run through the site, which may require consideration. The site's topography should not represent a restriction, but drainage from the hill to the west and along watercourses within the site is likely to be consideration. New through routes providing space for an adequate standard of access and vehicle circulation on the industrial estate may be required. There may be a need for improved connection to the road network and consideration of internal configuration of the site's road network and potential uses.</p>				
Site History: (previous planning applications, existing LDP policies and proposals)				
Planning Application 2010/437/PCD Planning Application 2009/23/ADV Planning Application 2005/303/PCD Planning Application 2011/309/PPF Planning Application 2011/89/PCD Planning Application 2012/148/VCON Planning Application 2012/197/PPP Planning Application 2009/22/PCD Planning Application 2016/341/PPF Planning Application 2017/353/PAN Planning Application 2014/092/PPF Planning Application 2014/069/PPF Planning Application 2017/090/PPF Planning Application 2017/354/SCR Planning Application 2016/432/PPF Planning Application 2016/251/PPF Planning Application 2014/304/PPF				
Site Size (ha): 13.03	Have all the landowners / interested parties been identified: TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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. TLK007
Gremista 3, Lerwick
E 446,166.76
N 1,142,802.495



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

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

Although the proposal does not fall within the next LDP timeframe, its allocation will serve to safeguard a significant area of land for future industrial and employment needs. The site is suitable as a potential allocated site for business and industry.

It should be noted however, that eventual design will need to accommodate:

- Existing natural features (South Burn of Gremista)
- Significant vehicular and pedestrian access improvements
- Existing substantive electricity supply infrastructure

The above will need to be achieved in a way which remains in keeping with the surrounding land use and landscape.

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Gremista (4)		Settlement / Locality: Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU467434		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK008
Current Use¹: 5	Proposed Use: Class 5 – General Industrial. Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>The site is surrounded by areas used for industrial and employment use on an industrial estate.</p> <p>Development of this site would be in-keeping with surrounding uses.</p> <p>It is an appropriate site for industrial/employment use, being within a wider area established for employment use (Gremista Industrial Estate).</p> <p>Depending on the types of neighbouring industrial use and the proposal for this site, there may be the potential for neighbouring uses to not be compatible.</p> <p>By providing suitable land for employment/industrial use this site would support economic development.</p> <p>The site comprises a thin strip of land, gently sloping in areas, levelled out in others, that is situated between two access roads.</p> <p>Areas to the north of the site are occupied by offices and another vacant site. Areas to the south are covered by large industrial/employment use buildings.</p> <p>Access to the site area is possible via the road to its immediate north, or its immediate south.</p> <p>Heavier industrial uses may be limited by their proximity to offices to the north of the site. In addition, depending on what the land use may be to the south of the site, the use of this site should not sterilise existing surrounding uses.</p> <p>Placemaking opportunities are limited due to the size of the site and its potential for employment use.</p>				

¹ 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

Site History: (previous planning applications, existing LDP policies and proposals)			
Planning Application 2007/520/PCD Planning Application 2010/284/PCD Planning Application 2004/255/NID			
Site Size (ha): 0.286	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

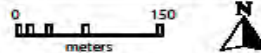
Insert Location Plan:-



Call For Sites location map



Site Ref: TLK008
Gremista 4, Lerwick
E 446,754.6
N 1,143,498.667



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

Insert Photographs (if available):



SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Assessment Summary

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

- The site is an undeveloped area within the Gremista Industrial Estate, grouped with other employment uses.
- Compatibility with surrounding land uses would depend on the precise nature of proposed use. Some adjoining uses (offices and food processing) may not be compatible within employment uses emitting certain environmental pollutants (for example, air, noise, dust, light pollution).
- Water network connections and management of existing water infrastructure within the site may need to be clarified.

Full site assessment matrix available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Rova Head		Settlement / Locality: Gremista, Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU467450		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK009
Current Use¹: 4	Proposed Use: Class 5 – General Industrial. Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>The site comprises lower, flatter areas adjoining the road to the east and steeper areas to its west. Areas to the north-east of the site are in close proximity to the sea. The site has good access to the road, which is of a standard appropriate for HGV access. The areas closer to the road are at a lower level and would therefore be less likely to require the more extensive levelling works required for areas to the west.</p> <p>The site is large and incorporates an area of hillside that is prominent from the east in what appears to be an area of open countryside. In the site's wider surrounding area there are large waste management sites. These are located to the north-east (historic landfill) to the south-west (active landfill and recycling centre) and to the south (waste incinerator and sewage treatment works).</p> <p>This large site presents opportunity for a range of industrial or employment uses, potentially for uses that should be distanced from dwellings and more sensitive uses.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2012/214/SCO Planning Application 2007/219/PCD Planning Application 2013/339/ECUCON Planning Application 2015/067/PPF Planning Application 2014/089/PPF Planning Application 2014/097/CLUEX</p>				
Site Size (ha): 7.6	Have all the landowners / interested parties been identified: TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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

Photographs (if available):

Assessment Summary

Although the proposal does not fall within the next LDP timeframe, its allocation will serve to safeguard a significant area of land for future industrial and employment needs. The site is suitable as a potential allocated site for business and industry.

Notwithstanding eventual use and design, the site is detached from more sensitive uses as well as being remote from residential areas. This is therefore an appropriate area for certain industrial uses.

There are positive aspects to the continued provision of employment land on this site. Eventual development will however, need to be mindful of the following issues:

- Impacts on air quality will be dependent on eventual uses on the site
- There is likely to be a significant adverse impact on soils

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Rova Head (2)		Settlement / Locality: Gremista, Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU470447		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: LK010
Current Use¹: 5	Proposed Use: Class 5 – General Industrial. Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? - Yes This flat, low-lying site comprises a large coastal area, adjoining vehicle scrappage site to the north (beyond which lies a historic landfill site) and industrial estate to the south. Areas of it are covered in hardstanding and are currently being used for storage.</p> <p>Could the site/proposal fit into the landscape? - Yes This site's wider impact is minimal due to it's low-lying location and adjoining uses.</p> <p>Is this a good location for this proposal? - Yes It adjoins existing similar uses and it's coastal location may provide development opportunities for development related to port operations or offshore industry/transport.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - Yes The site is in close proximity to waste handling facilities to the north (historic) and west.</p> <p>Could the proposal adversely affect neighbouring uses? - Yes Depending on the proposal, use of this site could pose a sterilisation risk for the waste facilities.</p> <p>Would the proposal help enhance the community? - Yes Could assist economic development by providing a large site for employment/industrial development with access by sea.</p> <p>The site is flat, low-lying and has a large area of the site boundary to the east adjoining the sea. Access to the site is possible via access roads to the north and south-west, or the primary road running to Dales Voe.</p> <p>May be the need for environmental control on uses with the potential to pollute the marine environment. Some areas may be prone to sea flooding.</p> <p>Placemaking opportunities - Unknown.</p>				

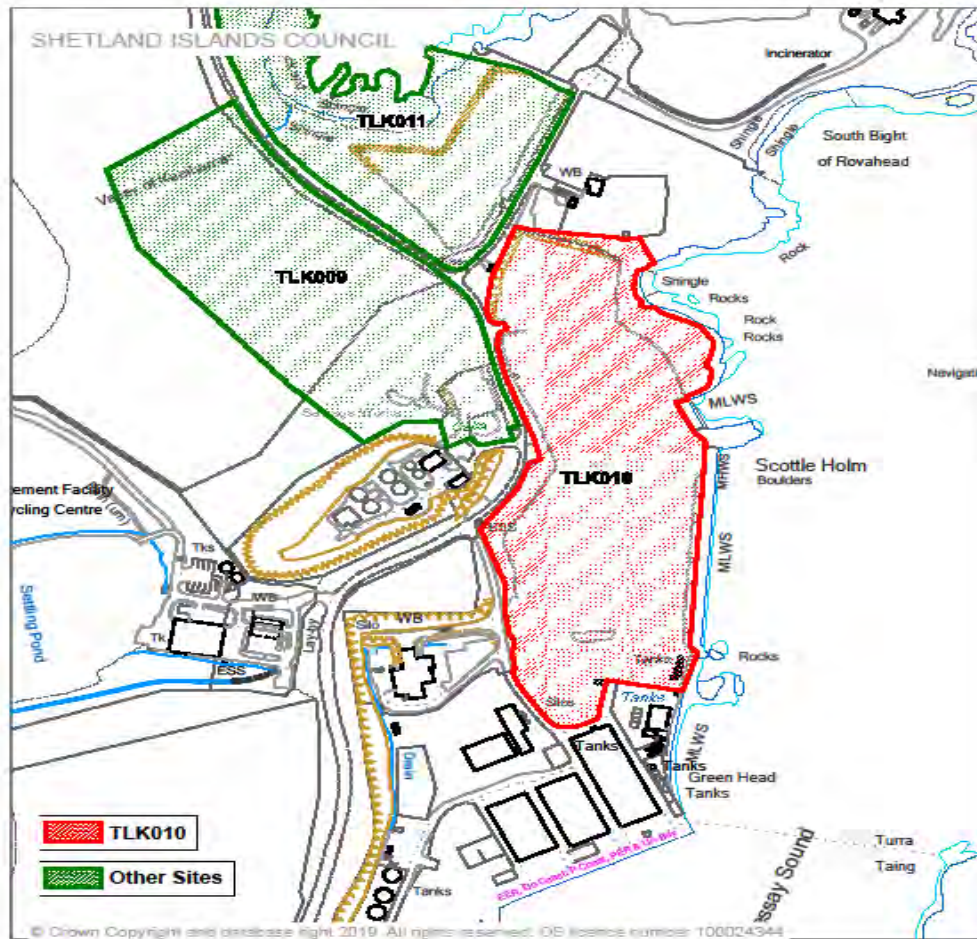
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site History: (previous planning applications, existing LDP policies and proposals)			
Planning Application 2004/446/PCD Planning Application 2012/047/SCR Planning Application 2012/031/PAN Planning Application 2012/214/SCO Planning Application 2012/198/PPF Planning Application 2013/137/PPF Planning Application 2013/339/ECUCON Planning Application 2014/089/PPF			
Site Size (ha): 10.22	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

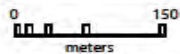
Insert Location Plan:-



Call For Sites location map



Site Ref: TLK010
 Rova Head 2, Gremista
 E 447,080.412
 N 1,144,757.575



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

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 LDP2 Site Assessment CROPPED – January 2022

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 industry in the next Local Development Plan for the following reasons:

- Much of this site has already been cleared and treated for forms of light business and industrial use. Therefore its continuation as an area of similar use would be acceptable. Any change to its current use would require appropriate consideration and approval.
- There may also be a need to consider the interrelationship with any proposed use of this site with the water environment, as it adjoins the shore.

Full site assessment matrix available on request.

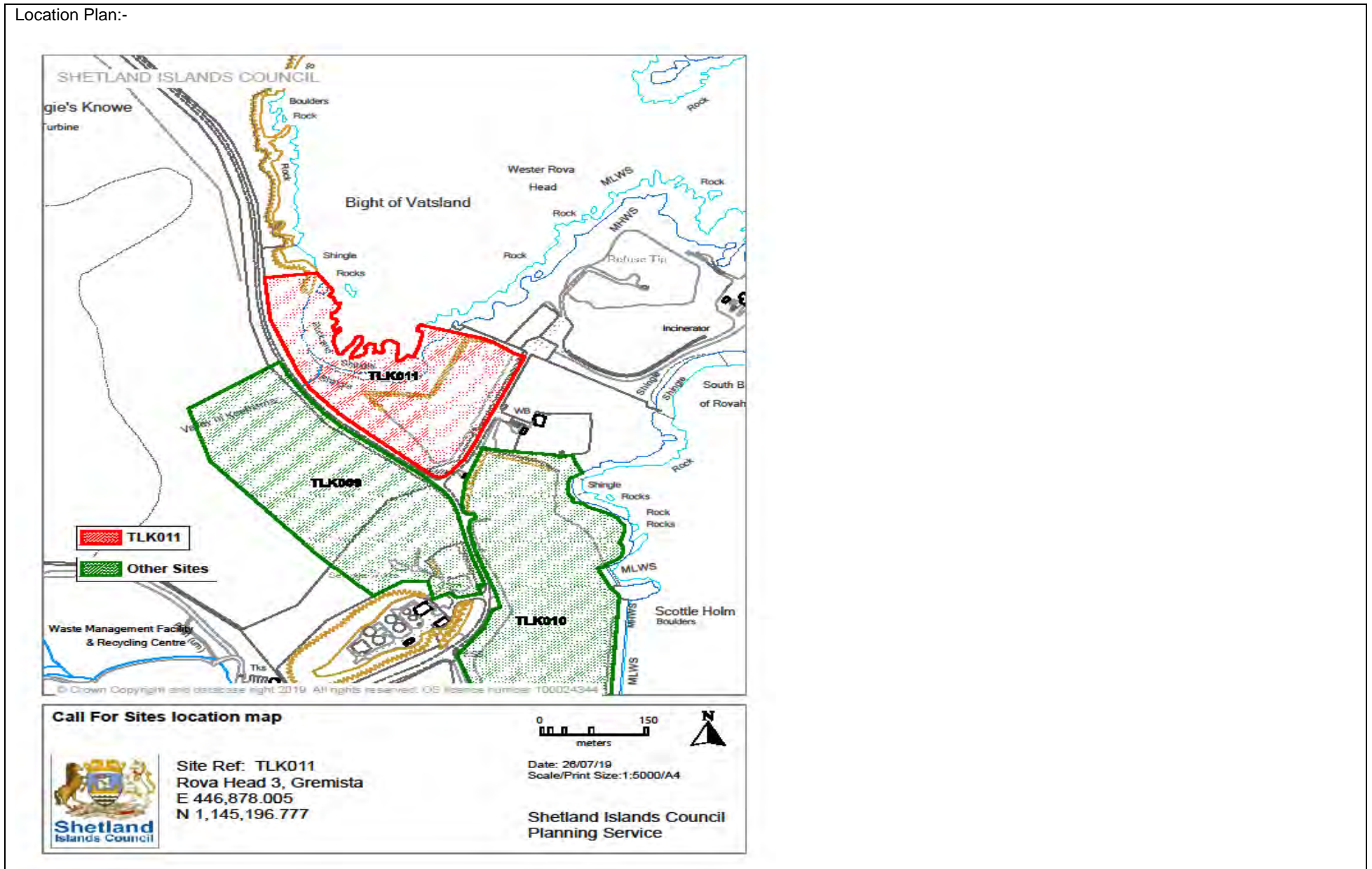
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Rova Head (3)		Settlement / Locality: Gremista, Lerwick	Source of site suggestion: Lerwick Port Authority	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU468451		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK011
Current Use¹: 5	Proposed Use: Class 5 – General Industrial. Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This site is positioned alongside a historic landfill site to the north-east (where landfill operations have been completed), set-down areas to the east and other waste land use and set down areas within a short distance to the south of the site. There is also a vehicle scrappage site to the site's east.</p> <p>The site is not in a prominent position regarding the landscape and is grouped with other employment and waste land uses.</p> <p>Part of the site lies along the shore and may be subject to coastal flooding.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2012/047/SCR Planning Application 2012/031/PAN Planning Application 2012/214/SCO Planning Application 2012/198/PPF Planning Application 2013/339/ECUCON</p>				
Site Size (ha): 5.78	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- YES / NO	Date Completed: IN PROGRESS

¹ 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

Assessment Summary

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

- Notwithstanding eventual use and design, the site is detached from more sensitive uses as well as being remote from residential areas. This is therefore an appropriate area for certain industrial uses.

However, careful management of its coastal location, and proximity to the proposed East Coast SPA will be required.

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land Adjoining Decca Station		Settlement / Locality: Lerwick	Source of site suggestion: GB & AM Anderson	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU454422		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK012
Current Use¹: 4	Proposed Use: Class 4 – Business Class 5 – General Industrial Class 6 – Storage and Distribution Non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? - Yes Yes, if appropriately designed. Areas to the west of the site's boundary have already been prepared as a hardstanding area for the parking of HGV trailers and/or fuel storage. There is an existing industrial estate to the south and brewery complex to the west. However, as there is some form of self-catering accommodation facility immediately adjoining the site, part or all of this site may be inappropriate for Class 5 Industrial use.</p> <p>Could the site/proposal fit into the landscape? - Yes Yes, depending on how the proposal is designed. The site is in a high prominent position, but at ground level is not particularly prominent in the wider landscape.</p> <p>Is this a good location for this proposal? - Yes The site is appropriate for business/commercial use and general storage. However, it may be inappropriate for industrial use, particularly uses which would have environmental impact on the self-catering accommodation adjoin the site's western boundary.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - No There is a turbine just outside the area proposed for this development, which may interfere with more sensitive uses. However, for the use classes being proposed this is not anticipated to be a problem.</p> <p>Could the proposal adversely affect neighbouring uses? - Yes Self-catering accommodation to the south-east of the site is likely to limit the type of development acceptable on this site. This is particularly the case for industrial development.</p> <p>Would the proposal help enhance the community? - Yes The site has potential to group business and storage uses together (with existing adjoining use) with good access to the wider road network for distribution.</p>				

¹ 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

The site is a relatively level area of land, albeit with a slight gradient to the north-east. It has a high prominent position in the wider landscape. To the west of the site is a large hardstanding area, with a self-catering accommodation business in its south-eastern corner. A turbine is present in adjoining the proposed site's western boundary.

The site is accessed by Ladies Drive to the south-west and south, beyond which is a brewery business to the west and further to the south an existing industrial estate.

The site's topography, being in an area of relatively high elevation may make land uses over a certain height visible in the wider landscape. However, there are no apparent protective landscape designations for the site.

With there being a consented and operational self-catering accommodation business to the site's immediate south-west, industrial uses may be inappropriate on this site, with it being better suited to storage and commercial use.

Limited placemaking opportunities due to the proposed development type and location.

Site History: (previous planning applications, existing LDP policies and proposals)

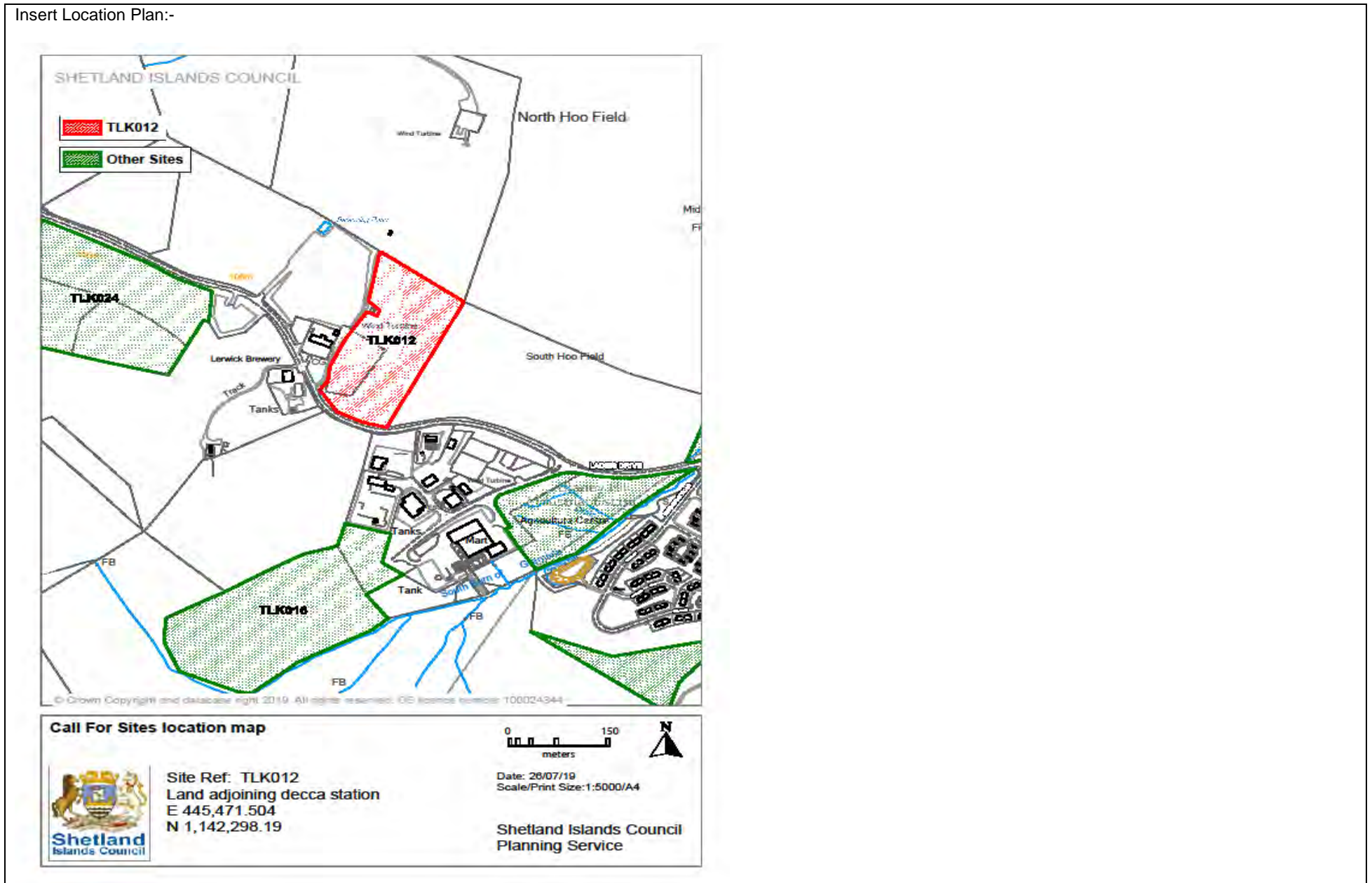
Planning Application 2013/077/PPF

Planning Application 2013/094/PPF

Site Size (ha): 3.3	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS
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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 LDP2 Site Assessment CROPPED – January 2022

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

Assessment Summary

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

- The site adjoins existing business land use and would be accommodated as part of a wider area containing industrial use along Ladies Drive.
- The type of industrial use appropriate for this site would depend on it being able to coexist with adjacent land uses.
- SNH have expressed concern in respect of landscape impact, however officers have noted on site that while the site is prominent within the wider landscape, it is not designated for any particular landscape value and appropriate development could be accommodated on the site with consideration for wider landscape impact.

Full site assessment matrix available on request.

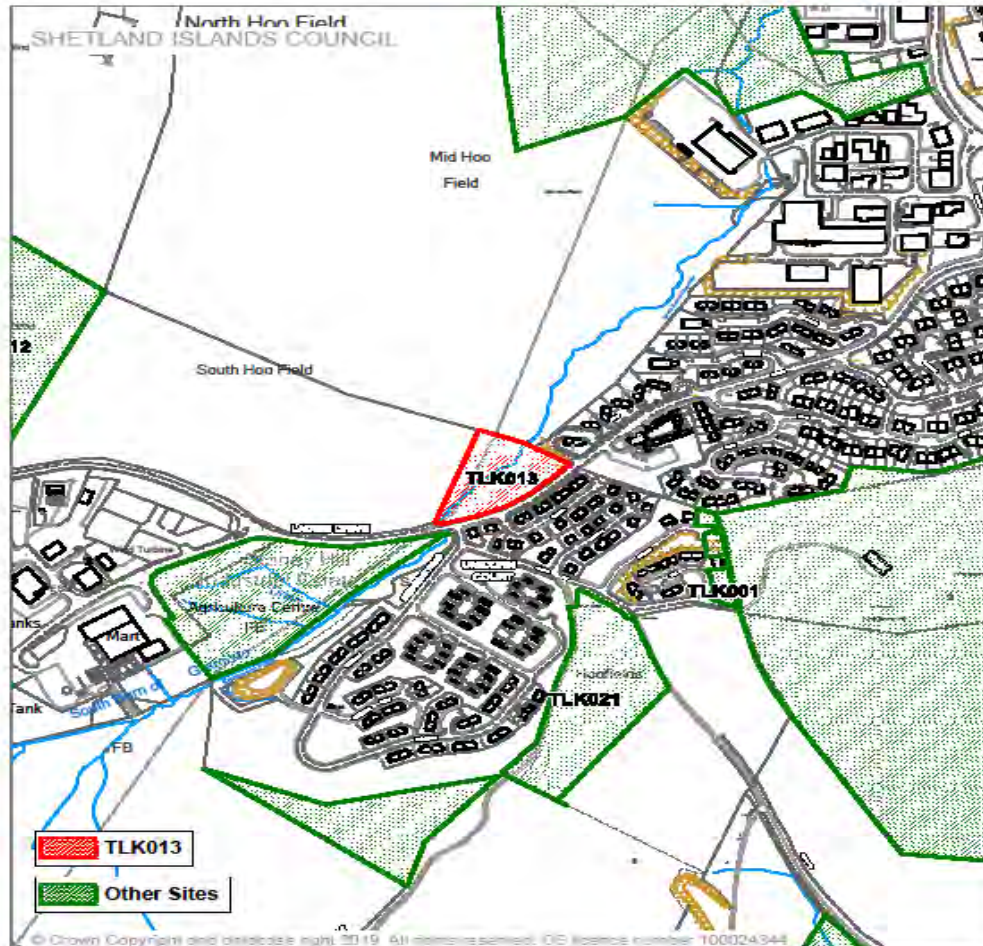
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land at South Hoofields		Settlement / Locality: Ladies Drive, Lerwick		Source of site suggestion: GB & AM Anderson		MIR status: <i>Preferred</i>	
OS Grid Ref (Central Point): HU459421		Draft LDP2 Ref: TBC		MIR Site Ref: TBC		Pre-MIR Site Ref: TLK013	
Current Use¹: 4	Proposed Use: Class 9 – Residential. Up to 12 units (based on 18 units per hectare in Lerwick as per guidance note). However, the detailed layout will be informed by site features such as gradient and the burn that runs through the site etc. Private market housing, but could also be for affordable properties.			In keeping with settlement pattern? Yes			
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) The proposed site sits adjacent to two large housing estates and is also adjacent to the Staney Hill industrial estate. Development could be hampered by the south Gremista burn's flooding area/safeguarding. Across the burn, the landscape appears too steep and its development would likely involve a burn crossing. There is a nearby shop and the site lies within walking distance of further retail areas and the town centre.							
Site History: (previous planning applications, existing LDP policies and proposals) No planning history							
Site Size (ha): 0.7		Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC		Date Completed: IN PROGRESS	

¹ 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

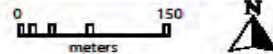
Location Plan:-



Call For Sites location map



Site Ref: TLK013
South Hoopfields
E 445,971.447
N 1,142,137.867



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

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. This assessment has been reached for the following reasons:

- As a minor extension to existing housing within the settlement pattern, the site is likely to have a minor positive impact with regard to spatial planning
- Sensitive design of the site could lead to some positive placemaking benefits

However, sensitive design will be essential in order to accommodate:

- The South Burn of Gremista
- Assets of potential historic interest
- Drainage issues associated with the site's gradient

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land at Lochside	Settlement / Locality: Staney Hill Road, Lerwick	Source of site suggestion: GB & AM Anderson	MIR status: <i>Not Preferred</i>
OS Grid Ref (Central Point): HU462412	Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK014
Current Use¹: 4	Proposed Use: Class 9 – Residential Possibly up to 180 houses (based on 18 units per hectare in Lerwick, as per guidance note). However, the detailed site layout will be informed by site features such as topography, watercourse routes etc. Mixed tenure development comprising both general market and affordable properties, in accordance with local need and Council policy.	In keeping with settlement pattern? No	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? - No On paper/map, the site would appear to follow on from existing housing to the southwest of the Clickimin loch and would be a continuation of residential use up to the new AHS. However, this area is a site that has been kept clear of housing for several reasons.</p> <p>Firstly it is the green lung of the sound area of Lerwick, and has historically been a popular walking route around the loch. This popularity has increase immeasurably by the installation of the hugely popular path and cycle lane. It is now part of a widely used walking and cycling route that gives users a small urban-free experience for healthy activities.</p> <p>Secondly for aesthetic reasons, the housing at Andrewston has been a visual and physical stopper for further development that would seek to erode this important community facility. It also stops important uninterrupted views onto the Broch from its main south viewing point, being spoilt by residential development. This was an important part of the assessment of the siting of the new AHS and subsequent Staney Hill residential development, which is currently underway with the lower first phase.</p> <p>Could the site/proposal fit into the landscape? - Yes Physically the site would be able to be built on based on the topography of the Staney Hill development currently being developed. However, for the reasons stated above, the landscape lends itself better to being open hillside free from urban expansion.</p>			

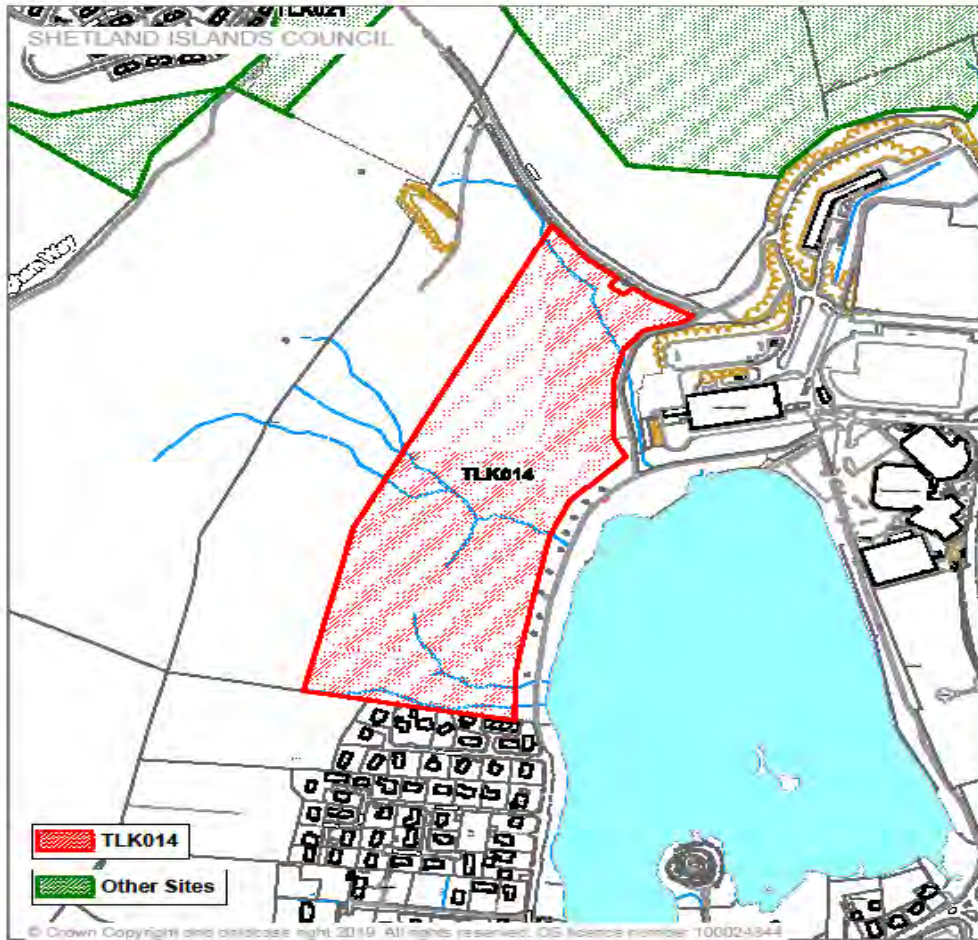
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<p>Is this a good location for this proposal? - No No; the site should be kept free from urban expansion due to it being an important green lung for the Sound area, and an important walking/cycling route that offers a residential free experience to users of the pathway. It is also the last development free aspect that frames the rear of the Clickimin Broch from the south viewing point.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - No</p> <p>Could the proposal adversely affect neighbouring uses? - No</p> <p>Would the proposal help enhance the community? – No</p> <p>The site lies close to the Clickimin Loch, and would be subject to a full flood-risk assessment. Also, it lies within the setting of the Broch - an ancient monument – and would be subject to full assessment.</p> <p>The site as described above, lies in a very prominent part of Lerwick’s sound area. It forms part of an important green area or urban free zone, for residents and visitors who use the waking/cycling path for recreational purposes or for connection purposes. It is the last section of Staney Hill which surrounds the loch, which is undeveloped and free from development. It would not be good placemaking to permanently remove an important green area and an important area for the health and wellbeing of residents.</p>			
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2013/345/SCR Planning Application 2013/205/PAN Planning Application 2015/147/SCR Planning Application 2014/117/PPF Planning Application 2015/063/VCON</p>			
<p>Site Size (ha): 10.3</p>	<p>Have all the landowners / interested parties been identified:- TBC</p>	<p>Are they aware of and agreeable to site disposal / development:- TBC</p>	<p>Date Completed: IN PROGRESS</p>

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

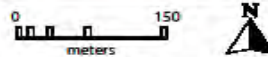
Insert Location Plan:-



Call For Sites location map



Site Ref: TLK014
Lochside
E 446,237.624
N 1,141,298.485



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

- There is concern in respect of Clickimin Loch and the development of the last remaining area of dry heathland associated with it. Development at this site is likely to have a significant impact on a LNCS and other habitats of conservation interest.
- There would be significant adverse impact on an area of public amenity.
- Development of this site is likely to have a serious adverse impact on the last remaining segment of a scheduled monument's setting (Clickimin Broch), which makes it of particular value.
- It is uncertain as to whether this site would contribute to the aspirations of the next Local Development Plan, as phased development with an unspecified timescale.

Full site assessment matrix available on request.

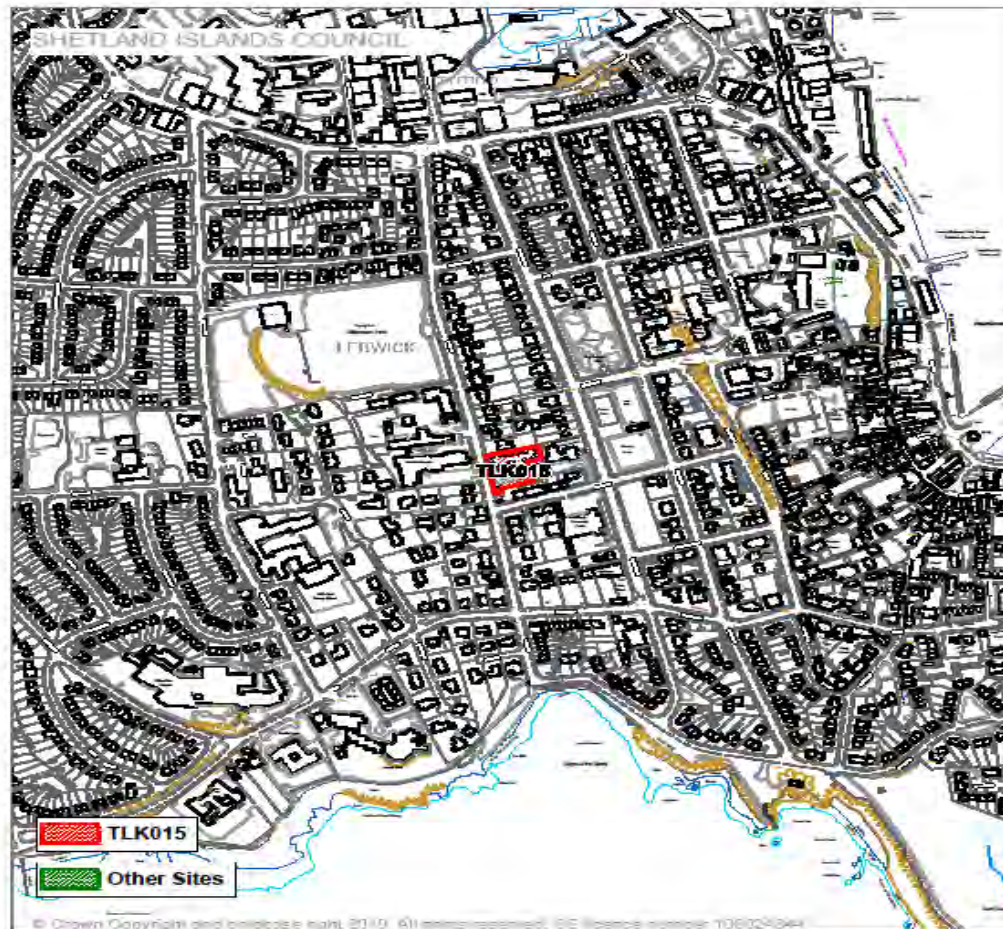
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Viewforth		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU472412		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK015
Current Use¹: 3	Proposed Use: Possible Class 9, Residential Possibly 3 units Possibly private housing		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) Notwithstanding the proposer's uncertainty regarding the type of development being proposed, this assessment has been made on the assumption that any development proceeds as Class 9, residential, private housing. A small, level, brownfield site within an existing residential area of Lerwick. Parking will be a key issue to be addressed by the design of any development.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2018/233/PPF Planning Application 2015/241/PPF Planning Application 2016/092/PPF				
Site Size (ha): 0.18	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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

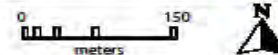
Location Plan:-



Call For Sites location map



Site Ref: TLK015
Viewforth
E 447,272.316
N 1,141,295.237



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

Photographs (if available):



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 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:

As a small scale extension to existing housing within the settlement pattern, the site is likely to have a minor positive impact with regard to :

- Spatial planning.
- Service infrastructure
- Settlement cohesion

To maximise these benefits however, the site will need to:

- Conform to Class 9 residential use
- Be developed within the next LDP 0-5 year timeframe
- Fully address car use and active travel priorities

A full site assessment matrix is available on request.

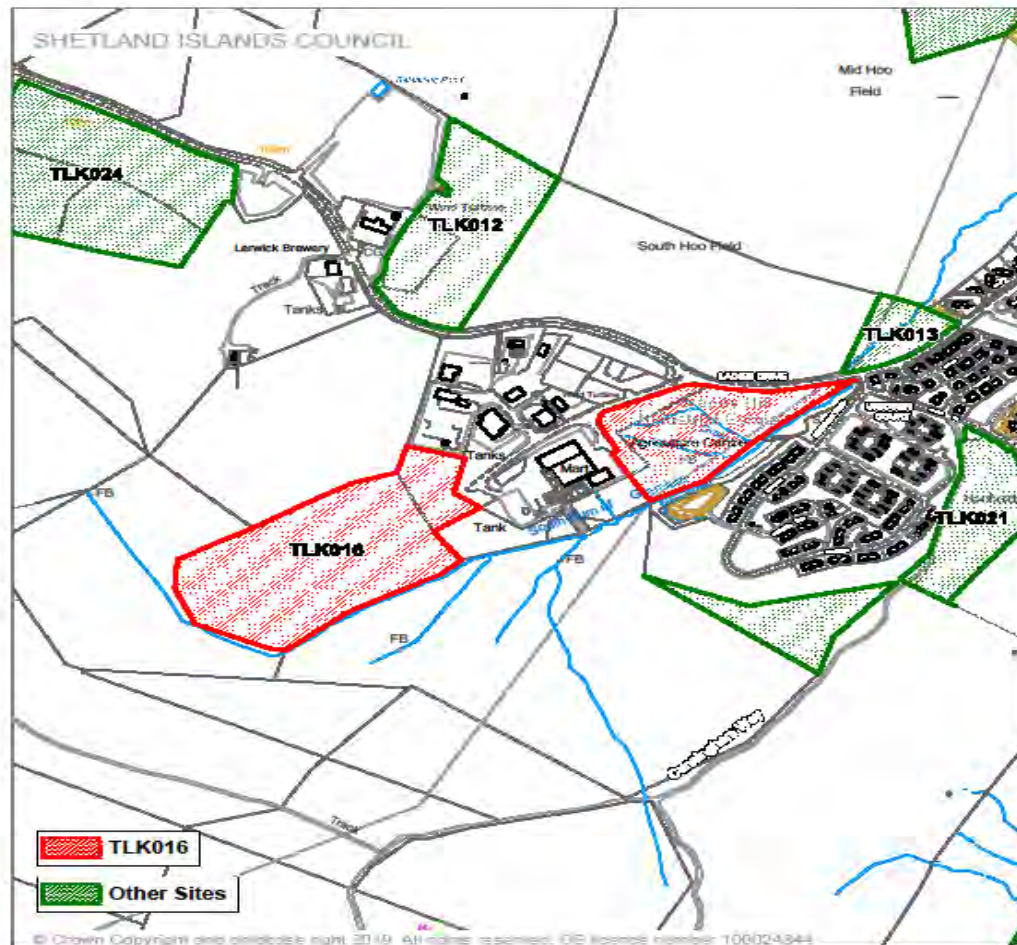
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Staneyhill Industrial Estate (South Parks)		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU453418		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK016
Current Use¹: 4	Proposed Use: Class 5 – General Industrial. Industrial Unit		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) The site is split into two distinct halves and consists of uneven but relatively level land. The western section is bounded to the south and west by waterways, while the eastern section contains several courses. The two halves are separated by a central, existing industrial section. Existing housing lies to the south of the eastern portion of this site.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2005/67/PCD Planning Application 2006/458/PCD Planning Application 2008/157/PCD Planning Application 2010/95/PCD Planning Application 2004/438/PCO Planning Application 2004/278/PCD Planning Application 2015/411/PPF				
Site Size (ha): 7.9	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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: TLK016
Staneyhill Industrial Estate
(South Parks)
E 445,312.242
N 1,141,822.166



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

Photographs (if available):



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 business and industry in the next Local Development Plan. This assessment has been reached for the following reasons:

- Notwithstanding the eventual precise use of the site, as proposed business and/or industrial development in an appropriate area, this site would have an overall positive impact on the delivery of the next LDP
- The site has the potential to incorporate minor improvements to blue and green network assets and active travel infrastructure

Particular care will need to be paid however to:

- The design of the western portion of the site with regard to its forming a new settlement edge
- Drainage in relation to the existing capacity of the South Burn of Gremista downstream from the proposed site

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Sands of Sound and Ness of Sound Fields		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU465399		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK017
Current Use¹: 4	Proposed Use: Class 9 – Residential 80 units Possibly a mix of different types of housing		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
<p>Could the site/proposal fit into the established settlement pattern? - Yes Yes very much so. All parts of the submitted site if developed, would fit in very well and would complement the established settlement pattern of the sound area. The pattern of development within the area has seen residential development slowly move south, with the Sands of Sound and the Ness of Sound being obvious areas still left to develop.</p> <p>Could the site/proposal fit into the landscape? - Yes The landscape could easily absorb development within the sites submission area. The natural topography and underlying site conditions (sand) of the site may dictate the overall density and layout, as it the case with any site.</p> <p>A well designed scheme would fit in well on the site.</p> <p>Is this a good location for this proposal? - Yes The site is a good location for additional residential development, and is a natural progression of hosing sites within the sound area. The natural low-lying site at the west, has burns running through it and based on anecdotal information from the existing house sites to its north, would experience very sandy site conditions. Andy development would be subject to flood risk assessments.</p> <p>It should be noted that the west parts of the site may be earmarked for possible road access into the east part of the site and onwards towards the Ness of Sound. This road access would play a vital part in opening up the rest of the Ness of Sound development, and may be taken off the upper sound road past the School, through site No. TLK022.</p> <p>Protection within the next Plan should be given to any vital access point into the Ness of Sound, namely the western part of this site TLK017.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - No</p> <p>Could the proposal adversely affect neighbouring uses? - No</p>				

¹ 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

Would the proposal help enhance the community? - Yes

Very much so. This site could potentially open up further development into the Ness of Sound and a major residential development for Lerwick.

The site is ideal in terms of location and follows on from existing private and council owned residential development to its north. With easy walking access to a supermarket, shop, takeaway, laundry, primary and secondary school etc etc.

Access into the site is the main issue and blockage to its development, with access options open for assessment by Road Services. Mention of access in from the Sound Hall area (site TLK022) has been discussed, that crosses the western part of the submitted site. Therefore the importance of protecting this access point, cannot be overstated.

The western part of the site is very low-lying (nearly sea level) and is prone to flooding (hence the field drains) and is exacerbated by the sandy site conditions. Any infrastructure be it housing or road access, would be subject to flood risk assessment.

Excellent placemaking opportunities; as discussed above, the potential for a well-designed scheme of private and social housing is feasible. Good connections onwards to adjacent housing, retail or schools, and to public transport routes.

Site History: (previous planning applications, existing LDP policies and proposals)

Planning Application 2006/453/PCO
 Planning Application 2007/186/PCO
 Planning Application 2007/272/PCD
 Planning Application 2007/285/LBC
 Planning Application 2009/257/LBC
 Planning Application 2009/258/PCD
 Planning Application 2011/291/VCON
 Planning Application 2011/359/PPF
 Planning Application 2012/331/PPF
 Planning Application 2018/371/PPF
 Planning Application 2015/185/VCON
 Planning Application 2016/192/LBC
 Planning Application 2016/193/PPF
 Planning Application 2018/007/LBC
 Planning Application 2013/376/PPF
 Planning Application 2014/076/PPF

Site Size (ha):

6.1

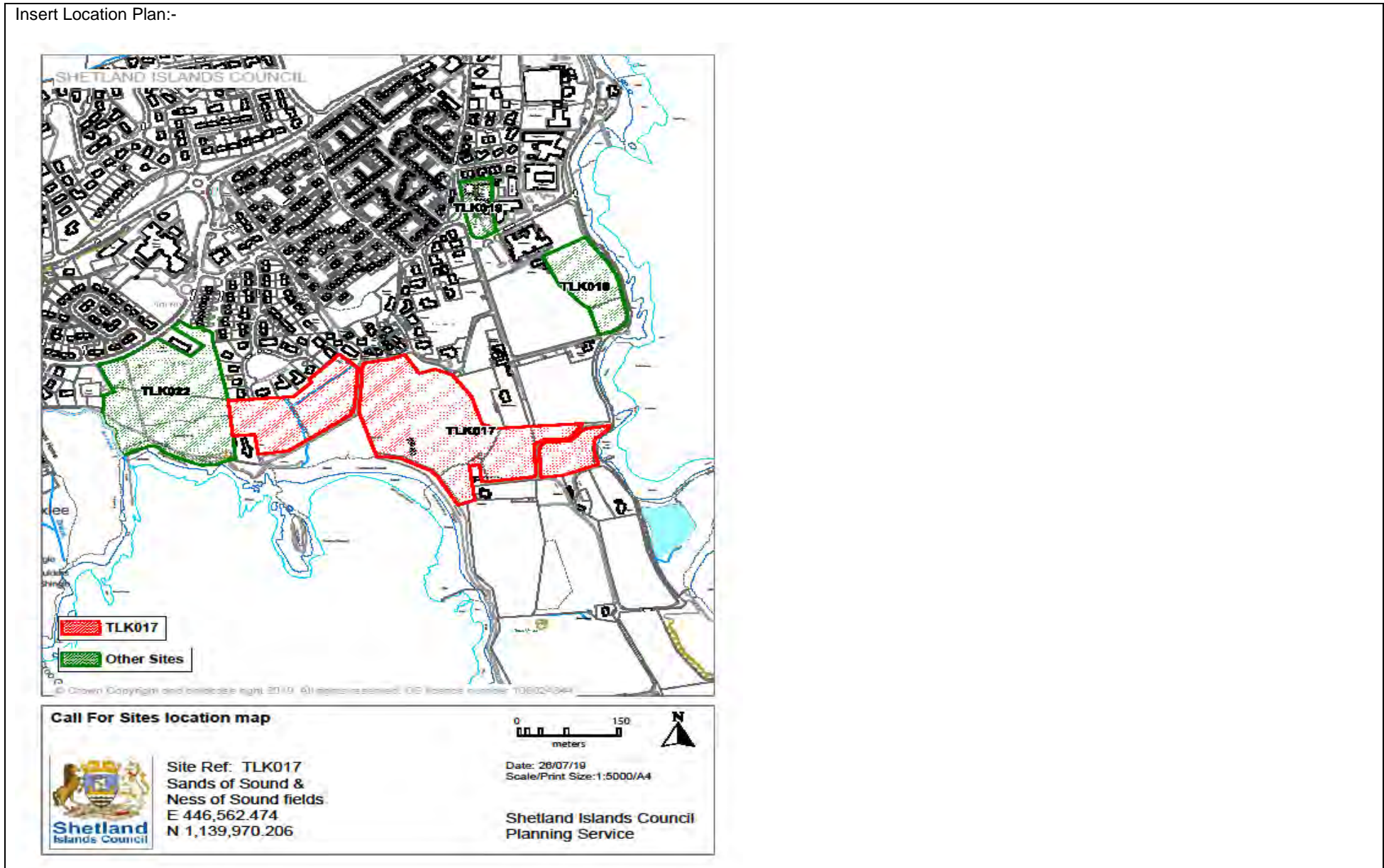
Have all the landowners / interested parties been identified:-
TBC

Are they aware of and agreeable to site disposal / development:- **TBC**

Date Completed:
IN PROGRESS

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

- This site provides safeguarding for long term housing extension to the built up area of Sound.
- There would need to be protection of a strip along coastal areas along with adequate access at two different points going into the site.
- SNH have expressed concern in respect of landscape impact, which would need to be considered as part of more detailed proposals for the site.
- Otter protection measures and archaeological assessment may also be required.
- Routes through this site may need to be considered in combination with site TLK022.

Full site assessment matrix available on request.

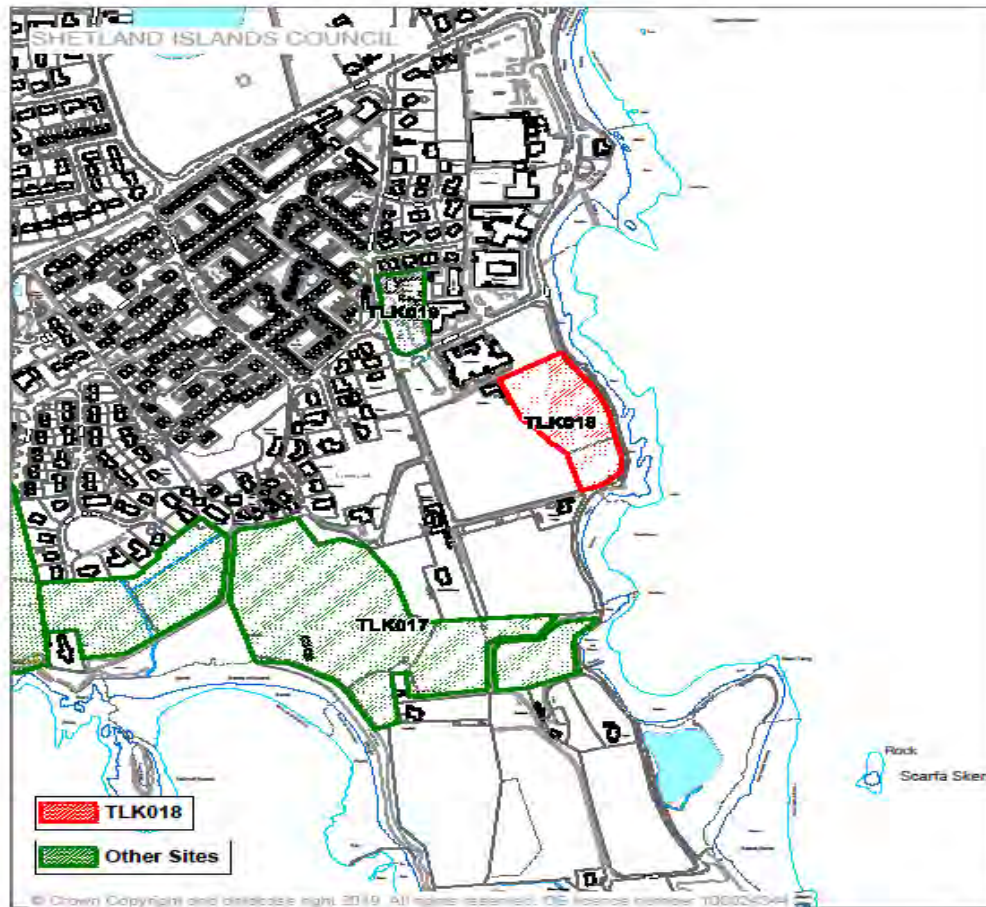
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land Next to Seafield Football Pitch		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU467402		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK018
Current Use¹: 4	Proposed Use: Class 10 – Residential 15-18 Units		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) This is a level, greenfield site which almost directly borders the shore, being separated only by the narrow north-south access road to the east. The north west corner of the site borders the new Eric Grey centre and road access may be physically possible from there.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2007/75/PCD Planning Application 2011/278/PPF Planning Application 2014/363/PPF Planning Application 2014/364/AMSC				
Site Size (ha): 1	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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: TLK018
Land next to Seafield football pitch
E 446,727.441
N 1,140,228.392



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

Photographs (if available):



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

Although not submitted for the next Local Development Plan period, the site is suitable as a potential allocated site for longer term supply. This assessment has been reached for the following reasons:

- The site could provide a positive contribution for spatial planning in Lerwick
- At this location, the site has the potential to deliver placemaking benefits

However, road upgrading and substantive flood prevention measures are likely to be required to provide suitable access.

A full site assessment matrix is available on request.

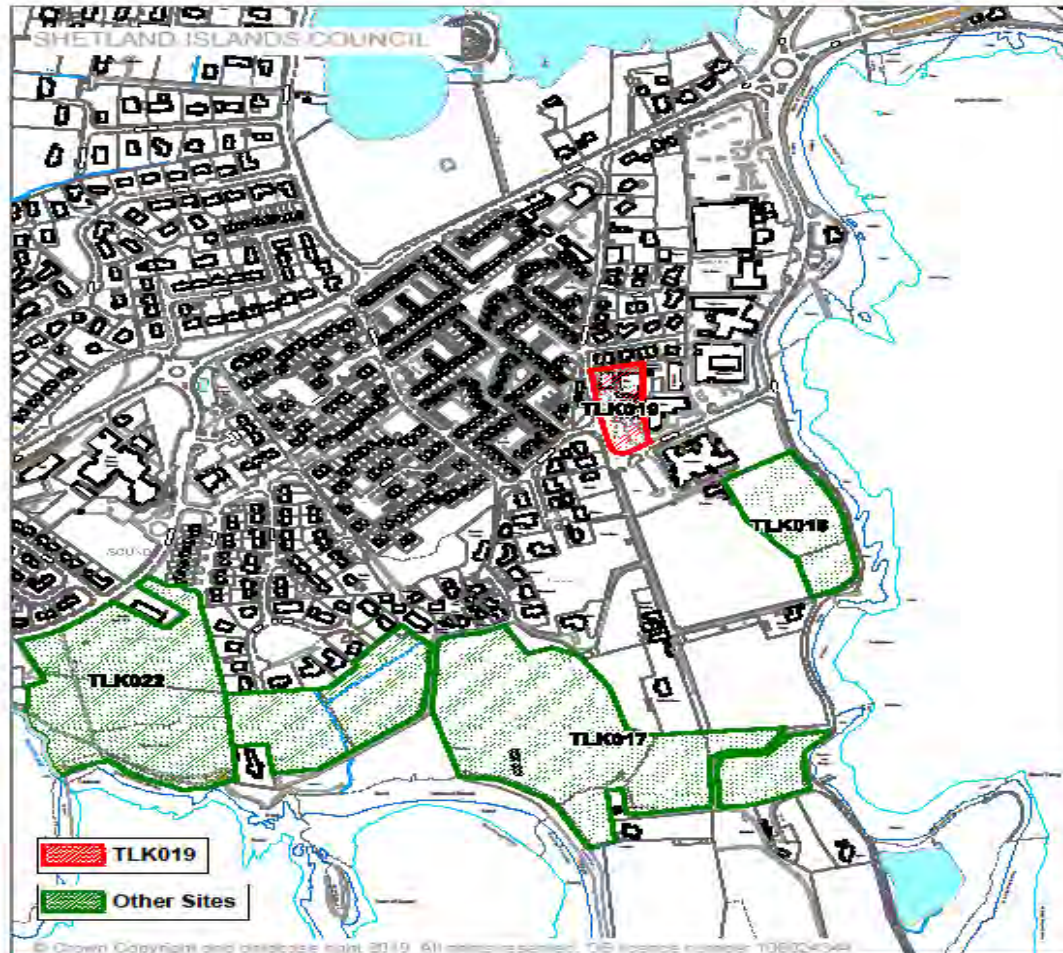
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Old Eric Gray Site		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU465403		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK019
Current Use¹: 3	Proposed Use: Possibly Class 9 – Residential Possibly 5 units of mixed housing types		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) Brownfield site surrounded by existing residential properties. Close proximity to New Craigilea .				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2004/15/NID Planning Application 2014/363/PPF Planning Application 2014/083/PPF				
Site Size (ha): 0.4	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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: TLK019
Old Eric Gray Site
E 446,572.895
N 1,140,368.712



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

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. This assessment has been reached due to the following reasons:

As an extension to existing housing within the settlement pattern, the site is likely to have a minor positive impact with regard to:

- Spatial planning
- Service infrastructure
- Settlement cohesion

To maximise these benefits however, the site will need to:

- Be developed within the next LDP 0-5 year timeframe
- Fully address car use and active travel priorities

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Knab Site		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU480408		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK020
Current Use¹: 1/3	Proposed Use: Class 9 Residential – Approximately 120 units. Mostly social housing, possibly mixed		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
<p>Could the site/proposal fit into the established settlement pattern? – Yes _____</p> <p>The site adjoins residential land use on all sides (apart from a small section of its southern corner. It is therefore within the built up area of Lerwick.</p> <p>Could the site/proposal fit into the landscape? – Yes _____</p> <p>Though the site is in a prominent position, it has already been developed, with a number of large buildings being on the site, remaining from the former school. Suitable development of this site would fit in with surrounding uses and landscape.</p> <p>Is this a good location for this proposal? – Yes _____</p> <p>The site surrounded by existing residential uses, is within walking distance of central Lerwick and connected to the road network. It also does not adjoin land use which may pose any land uses which may conflict with this site being used for housing. It is therefore a good location for residential development.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) – No _____</p> <p>No identifiable land use conflicts.</p> <p>Could the proposal adversely affect neighbouring uses? – No _____</p> <p>None identified.</p> <p>Would the proposal help enhance the community? – Yes _____</p> <p>By providing supply of housing in a sustainable location.</p> <p>Describe any particular qualities and features of the site e.g setting, character, nearby facilities. _____</p> <p>The site comprises the central areas of the Knab peninsula, primarily occupied by the vacant buildings left by the former Anderson High School. From a high point to the south-west of the site, the land falls gradually to the north and also falls in level on a steeper gradient to the east. It currently comprises a series of terraces facing eastwards as a result of the previous development of the site as a school.</p> <p>The site is a 5-10 minute walk from central areas of Lerwick, a 10-15 walk (or short vehicle journey) from leisure and retail facilities to the west of Lerwick.</p> <p>Describe any particular restrictions and issues of this site, such as drainage, setting, topography etc _____</p>				

¹ 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

There do not appear to be any restrictions to the site, other than its gradient and its prominence leading to the requirement for appropriate design. Three buildings on the site are listed. The Masterplan for the site (adopted by Shetland Islands Council in June 2019) indicates that these structures would be retained and integrated into the development of the site (p.29).

~~What placemaking opportunities could be provided for the site and surrounds? —~~

~~There are extensive placemaking opportunities for a site of this size and a development of this scale. These are detailed in the masterplan document for the site.~~

Site History: (previous planning applications, existing LDP policies and proposals)

Planning Application 2006/153/LBC
 Planning Application 2006/178/NID
 Planning Application 2008/399/SS
 Planning Application 2010/181/LBC
 Planning Application 2011/141/LBC
 Planning Application 2009/62/LBC
 Planning Application 2009/63/PCD
 Planning Application 2010/179/PCD
 Planning Application 2012/267/PPF
 Planning Application 2018/059/CLUP
 Planning Application 2018/061/PPF

Site Size (ha): 6.4	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS
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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 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



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



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 ~~due to~~ for the following reasons:

Development of this site would have a significant positive impact on spatial planning and the next LDP's delivery.

With good design, in line with the adopted ~~and~~ master-planning, it could deliver further specific benefits by enabling ~~the~~:

- ~~Delivery of p~~Placemaking priorities
- Enhancement of active travel infrastructure and other material assets
- Prioritisation of active travel and public transport

Care would be required however to maximise the potential benefits which can be accrued by redeveloping a brownfield site of this scale.

SEA Commentary:

To be added

Proposed Mitigation Measures / Suggested Alterations:

To be added

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A full site assessment matrix is available on request.

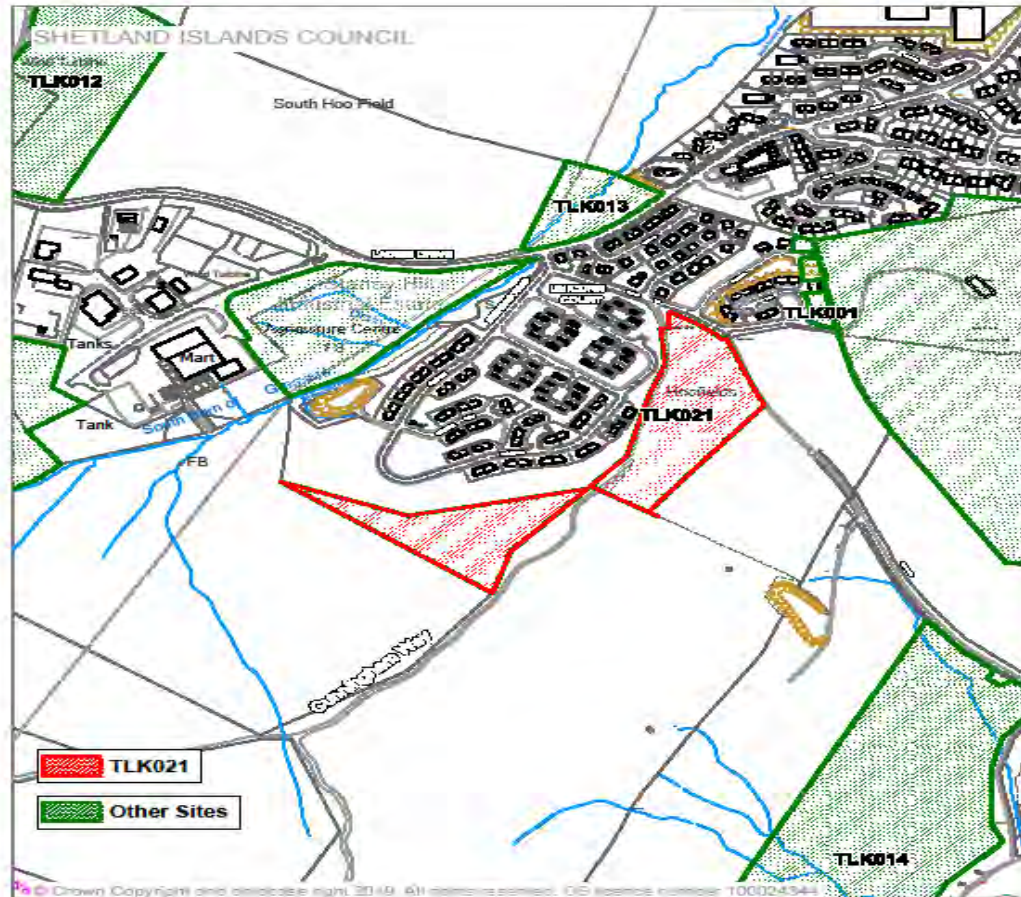
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land Adjacent to Hillgrind and Hoofields		Settlement / Locality: Staneyhill, Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU460418		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK021
Current Use¹: 4	Proposed Use: Class 9, Residential. 50 Units. Mix of social and private		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) The site is split into two separate parts which join in the centre. The land is uneven but relatively level and is boarded by a road to the north-east and south-west. Established housing lies to the north of both portions of this site.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2010/358/PCD Planning Application 2010/209/PCD Planning Application 2019/062/PPP Planning Application 2018/094/PPP				
Site Size (ha): 3.2	Have all the landowners / interested parties been identified:-		Are they aware of and agreeable to site disposal / development:- YES / NO	Date Completed:

¹ 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

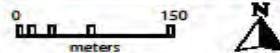
Location Plan:-



Call For Sites location map



Site Ref: TLK021
Land adjacent to Hillgrind
and Hoofields
E 446,053.094
N 1,141,868.893



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

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

Although not submitted for the next Local Development Plan, the site is suitable as a potential allocated site for longer term supply. This assessment has been reached for the following reasons:

Dependent on actual timescales, development of this site could have a significant positive impact on spatial planning and the next LDP's delivery.

With good design, it could deliver further specific benefits by enabling the:

- Placemaking benefits
- Creation of new green infrastructure
- Potential prioritisation of active travel and public transport

Care would be required however to maximise the potential benefits which can be accrued by developing a greenfield site of this scale.

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land Adjacent to Gospel Hall		Settlement / Locality: Lerwick	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU461400		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK022
Current Use¹: 4	Proposed Use: Class 9, Residential. 60 units, mixed housing		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? - Yes Yes, the proposal complies with the established settlement pattern of residential development, and would be a natural site to develop.</p> <p>Could the site/proposal fit into the landscape? - Yes With a small hill at the sites middle to north area, development would be pushed around the base of the hill. A well designed scheme would fit in quite nicely, however room for potential access into the sands of sound/ness of sound area, should be part of the site investigation. Should this prove to be the only way into the aforementioned areas, then protection of this site from any development that would sterilise this access road, should be given the highest priority.</p> <p>Is this a good location for this proposal? - Yes This is a good location for proposed housing units, bearing in mind the possibility for an access point into the sands of sound and ness of sound.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) – No</p> <p>Could the proposal adversely affect neighbouring uses? - No</p> <p>Would the proposal help enhance the community? - No Yes very much so; it would bring much needed housing and a natural continuation of residential development to the area. Also, it could provide a vital access point into the sands of sound and ness of sound area.</p> <p>Describe any particular qualities and features of the site e.g setting, character, nearby facilities. The site is a walkable distance to shops, supermarket, schools etc etc. With well established connections and a bus stop located at the site's northern point on the public road.</p>				

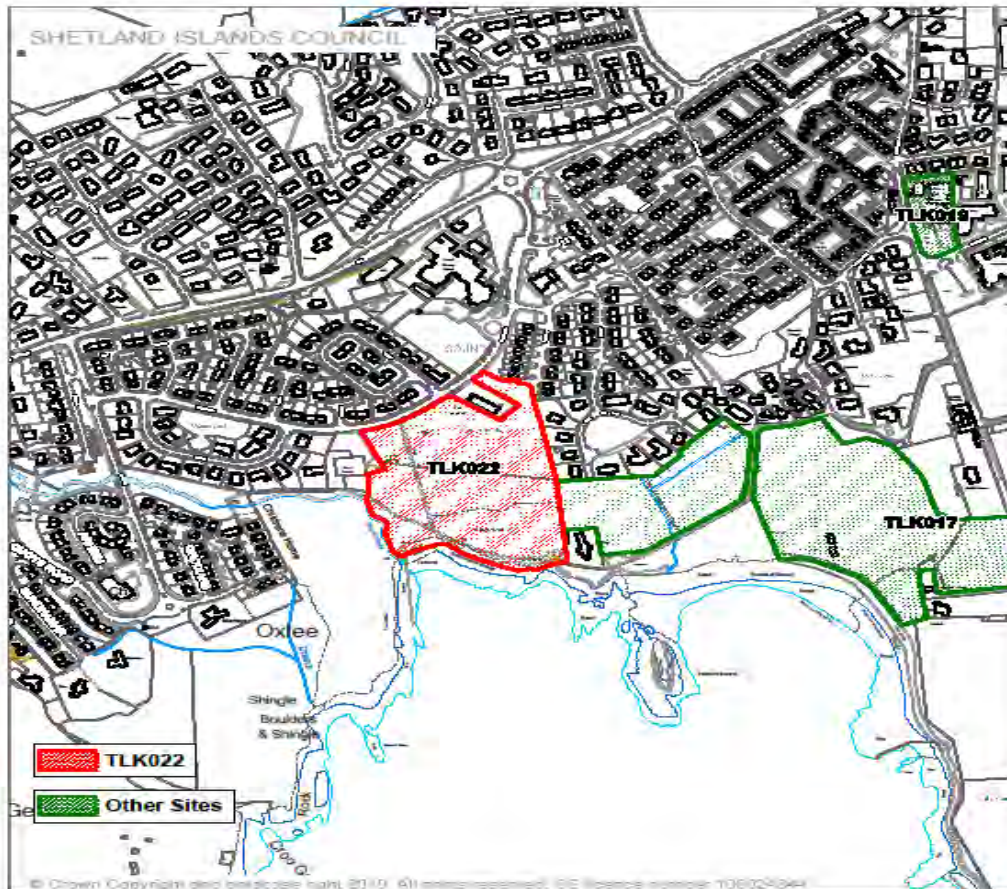
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<p>Describe any particular restrictions and issues of this site, such as drainage, setting, topography etc There are two issues that would dictate layout and density, and have both been stated above. The site has a small hill from its centre to the northern part of the site that would force development around its base. Also, and as mentioned, the site could provide a vital access point that releases the potential for a major housing development at the Ness of Sound.</p>			
<p>What placemaking opportunities could be provided for the site and surrounds? Any housing or mixed use development on this site could provide excellent placemaking opportunities, with excellent connections and access to services. The provision of a well-designed scheme would be welcomed.</p>			
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2004/476/PCD</p>			
<p>Site Size (ha): 3.9</p>	<p>Have all the landowners / interested parties been identified:- TBC</p>	<p>Are they aware of and agreeable to site disposal / development:- TBC</p>	<p>Date Completed: IN PROGRESS</p>

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



Call For Sites location map



Site Ref: TLK022
Land Adjacent to Gospel Hall Sound
E 446,123.045
N 1,140,040.756



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 for the following reasons

- This site provides safeguarding for long term housing extension to the built up area of Sound.
- SNH have expressed concern in respect of landscape impact, which would need to be considered as part of more detailed proposals for the site.
- Otter protection measures and archaeological assessment may also be required.
- Routes through this site may need to be considered in combination with site TLK017.

Full site assessment matrix available on request.

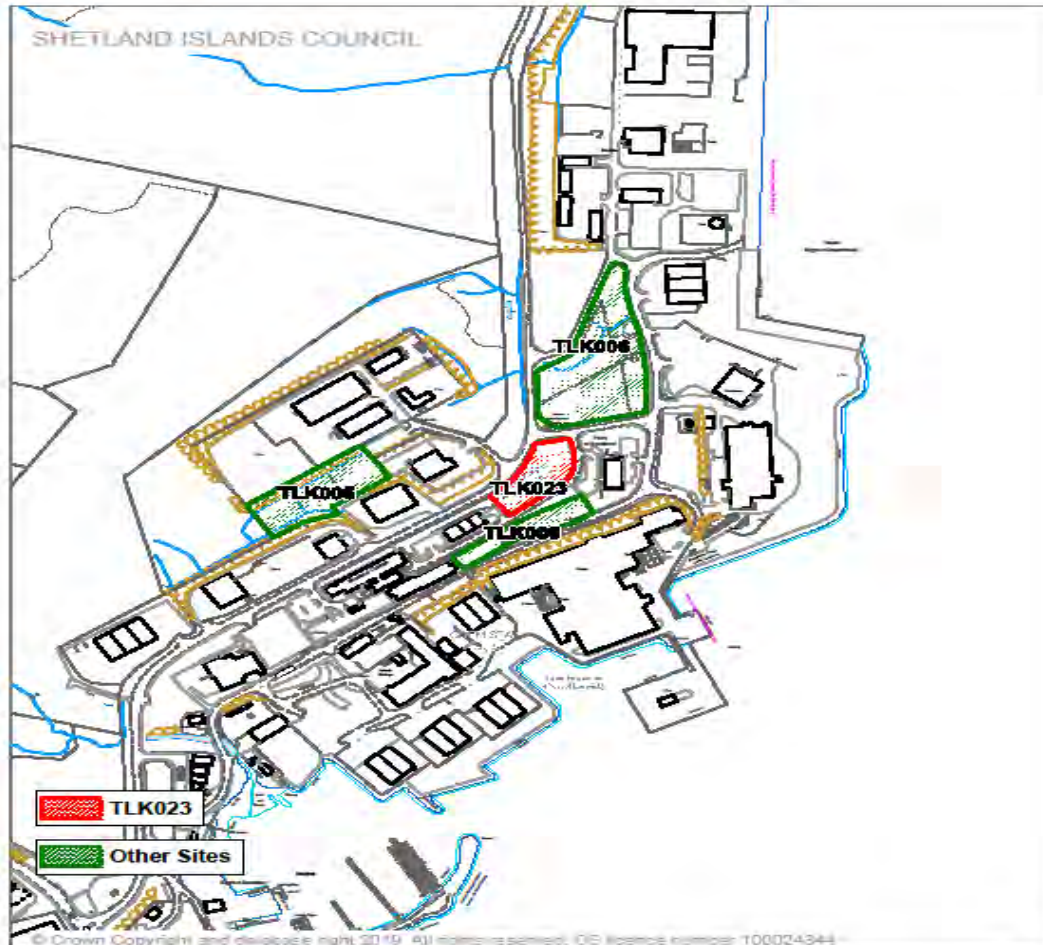
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Land Adjacent to College		Settlement / Locality: Gremista	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU467435		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TLK023
Current Use¹: 1	Proposed Use: Class 5, General Industrial		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
<p>The site is an area within an industrial estate.</p> <p>The site forms part of a slope to the east and south. Though the site's level is only just above that of the road to the west, on its south-western, southern and eastern edges it is at a considerably higher level than surrounding areas. Located to the east and south-west of the site are officer buildings, a vacant site lies to the north and industrial uses are situated in the wider area.</p> <p>Surrounding uses may have the potential to limit how this site is used, for example, certain uses may not be appropriate in such close proximity to office buildings.</p>				
Site History: (previous planning applications, existing LDP policies and proposals)				
<p>Planning Application 2004/255/NID Planning Application 2014/186/ADV</p>				
Site Size (ha): 0.35	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

¹ 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: TLK023
Land Adjacent to College,
Gremista
E 446,761.138
N 1,143,553.47



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

Photographs (if available):



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Assessment Summary

Although not submitted for the next Local Development Plan, the site is suitable as a potential allocated site for longer term supply. This assessment has been reached for the following reasons:

- The site is an undeveloped area within the Gremista Industrial Estate, grouped with other employment uses.
- Compatibility with surrounding land uses would depend on the precise nature of proposed use.

Some infrastructure arrangements would need to be **detailed** further, such as road access, road safety measures, surface drainage and water network connections.

- The site is on a gradient and therefore there may need to be consideration and accommodation of this as part of design.

How infrastructure arrangements and relationship with neighbouring uses could be managed would therefore depend on the exact nature of business/industry use for this site. In addition, the development of the wider area, will put increasing strain on the surrounding road network.

A full site assessment matrix is available on request.

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Site Name: Land adjacent to Quarry		Settlement / Locality: Staneyhill (North Park), Lerwick		Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)		MIR status: <i>Preferred</i>	
OS Grid Ref (Central Point): HU450423		Draft LDP2 Ref: TBC		MIR Site Ref: TBC		Pre-MIR Site Ref: TLK024	
Current Use¹: 4	Proposed Use: Class 5, General Industrial			In keeping with settlement pattern? Yes – as extension to industrial land use in surrounding area			
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? Yes, as a proposed industrial area grouped with other similar uses, at an appropriate distance from residential areas.</p> <p>Could the site/proposal fit into the landscape? Yes, depending on what is proposed it would fit in with the landscape and wider dispersed pattern of industrial development within it.</p> <p>Is this a good location for this proposal? Yes, as it is situated in an area used for similar purposes.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) The quarry could have an impact on some uses.</p> <p>Could the proposal adversely affect neighbouring uses? Some uses may not be appropriate at this proximity from the brewery and hotel.</p> <p>Would the proposal help enhance the community? Yes by providing additional employment land in an area commutable from Lerwick.</p> <p>Describe any particular qualities and features of the site e.g setting, character, nearby facilities. The site represents a gradual hillside situated just off Ladies Drive, providing decent access. It is within a cluster of existing industrial land uses.</p>							
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2006/360/PCD Planning Application 2006/411/PCO Planning Application 2013/222/PPF</p>							

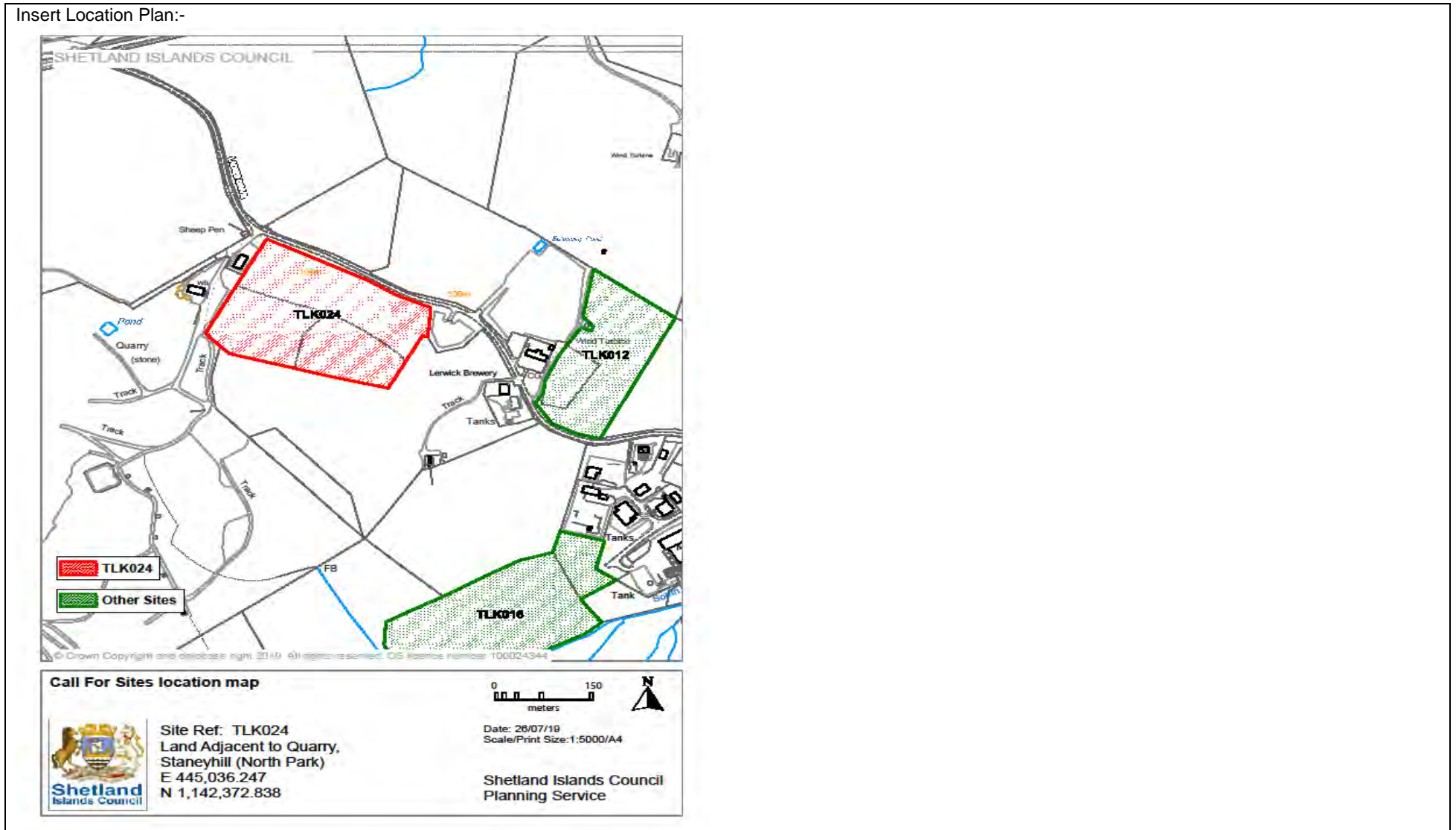
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

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Planning Application 2017/088/MIN Planning Application 2014/087/PPF			
Site Size (ha): 5.55	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

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Insert Location Plan:-



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Assessment Summary

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

- The site adjoins existing business land use and land associated with a quarry to the west of the site.
- It would be accommodated as part of a wider area containing industrial use along Ladies Drive.
- The type of industrial use appropriate for this site would depend on it being able to coexist with adjacent and neighbouring land uses, including the quarry.
- SNH have expressed concern in respect of landscape impact, however officers have noted on site that while the site is prominent within the wider landscape, it is not designated for any particular landscape value and appropriate development could be accommodated on the site with consideration for wider landscape impact.

Full site assessment matrix available on request.