

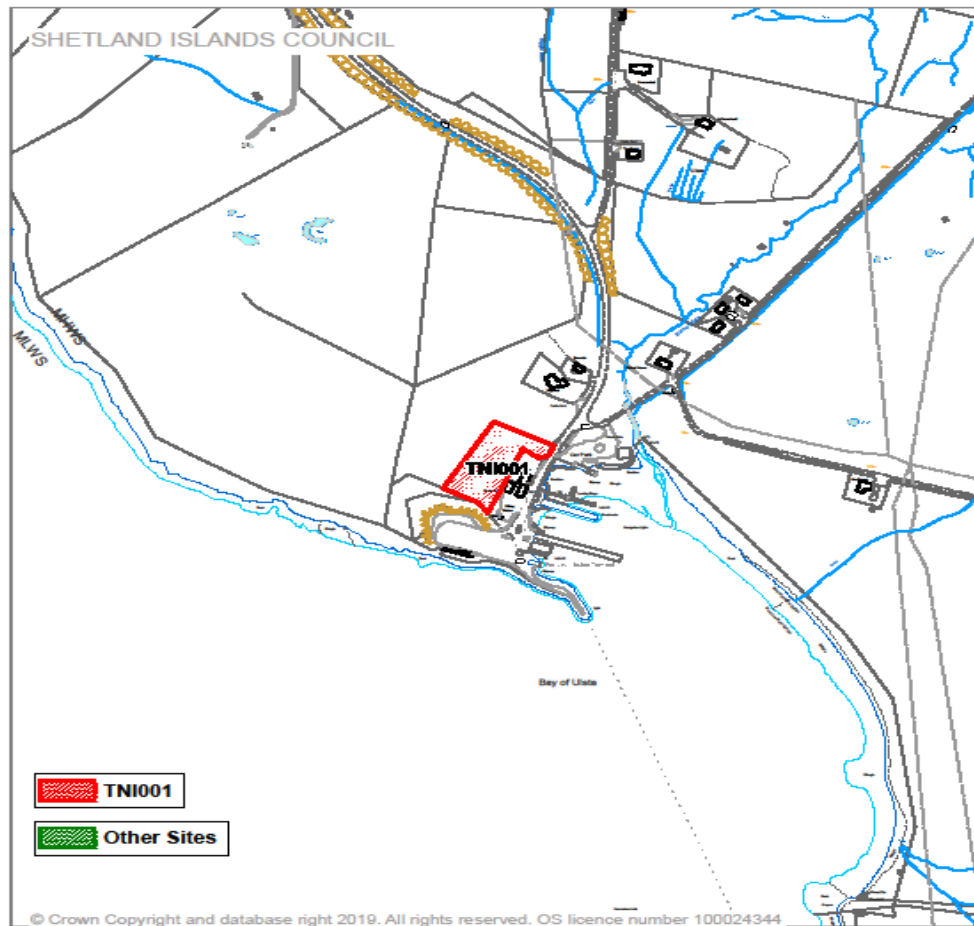
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Field Rear of Bankend, Pierhead		Settlement / Locality: Ulsta, Yell	Source of site suggestion: Ian Cunynghame	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU462795		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TNI001
Current Use¹: 4	Proposed Use: Residential – 3 units		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) The site lies directly adjacent (behind) to the Ulsta shop with good access to existing infrastructure including the public road. The site is well serviced by existing public transport - occupants of the houses could potentially commute by bus and live car-free. The site has a gentle rise to its rear, but overall the site is level.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2007/201/ADV Planning Application 2019/146/PPF Planning Application 2016/083/LBC				
Site Size (ha): Not known	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

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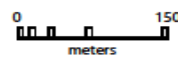
Location Plan:-



Call For Sites location map



Site Ref: TNI001
Uista, Yell
E 446,270
N 1,179,590



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

Shetland Islands Council
Planning Service

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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 housing for longer term supply. This assessment has been reached due to the following reasons:

Although small, the site is:

- Close to local services and facilities
- Particularly well connected to transport services

Efforts should be made to:

- Minimise disruption to soils
- Maximise active travel options

A full site assessment matrix is available on request.