

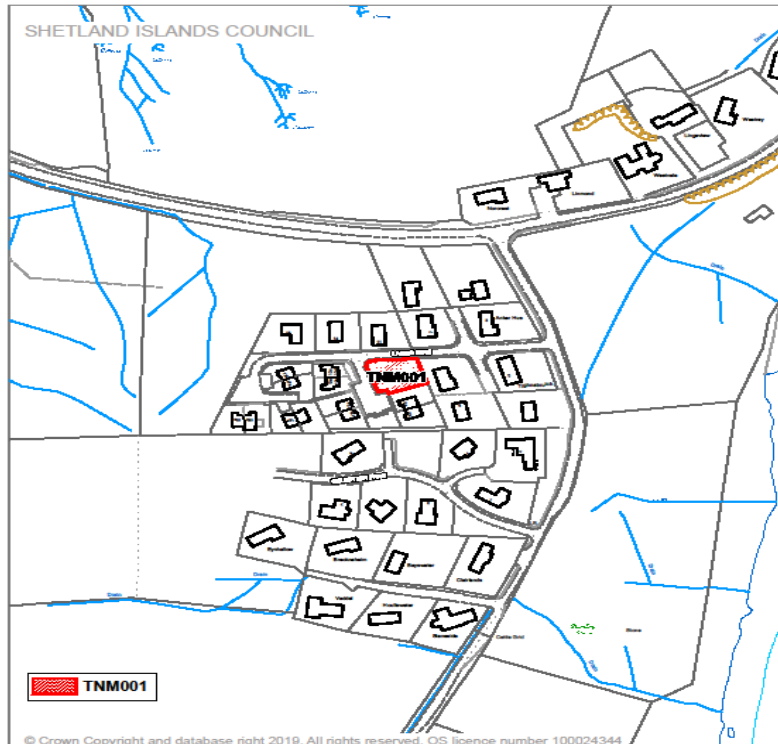
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Ladies Mire		Settlement / Locality: Brae	Source of site suggestion: Hjaltland Housing Association	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU347675		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TNM001
Current Use¹: 2	Proposed Use: Residential – potential for a block of four flats, affordable housing		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) Small, level, in-fill site within the existing scheme, fits in well to settlement pattern Ensure development is inkeeping with existing design of scheme.				
Site History: (previous planning applications, existing LDP policies and proposals) Planning Application 2009/12/PCD Planning Application 2004/288/PCD Planning Application 2012/211/DCON Planning Application 2019/138/PPF				
Site Size (ha): 0.069	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

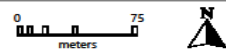
Location Plan:-



Call For Sites location map



Site Ref: TNM001
Ladies Mire
E 434,742.086
N 1,167,590.97



Date: 26/07/19
Scale/Print Size: 1:10000/A4

Shetland Islands Council
Planning Service

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

Sympathetically designed development of this site would:

- Respond well to existing, established housing
- Expand the range of housing available – if developed as flats

However:

- Options for providing future community amenity land within the Ladies Mire and Cullister Park area should be considered
- Waste water capacity will need further investigation

A full site assessment matrix is available on request.

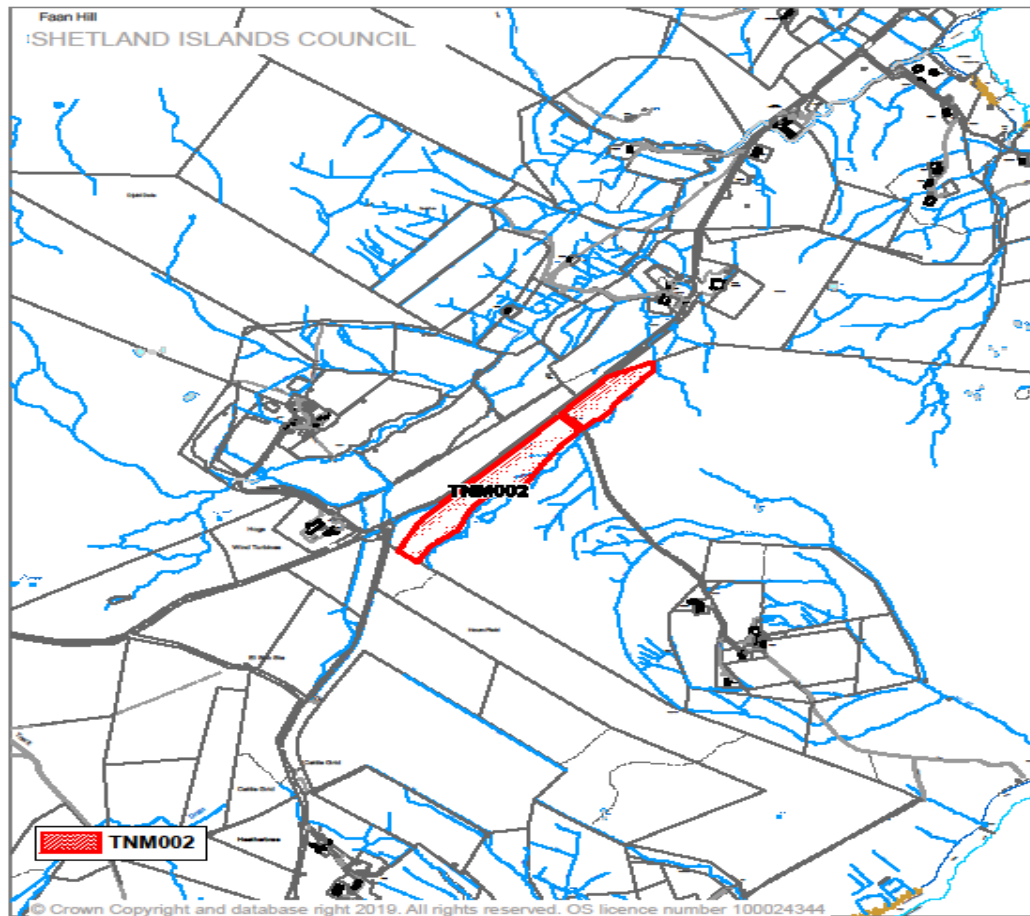
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Fiblister		Settlement / Locality: Ollaberry	Source of site suggestion: Erik Robertson	MIR status: <i>Not Preferred</i>
OS Grid Ref (Central Point): HU353790		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TNM002
Current Use¹: 4	Proposed Use: Residential – 12 Units		In keeping with settlement pattern? No	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p> <p>The intention of this development is to provide an area where those wishing to build their own house can do so. The idea is to develop a master plan for the whole development - which the housing plots would fit into, whilst reducing the costs such as access and services as much as possible by sharing costs. As the future of funding for social housing for rural areas such as Northmavine is becoming increasingly unlikely, developments such as this would be the next best thing to increase and improve the housing stock in the area."</p> <p>Site is located on outskirts on Ollaberry and existing settlement</p> <p>Growth within this community would be encouraged and welcomed. Would support the vitality and health of community.</p> <p>Site is within walking distance to the school and the shop and public hall.</p> <p>Site is site just outwith the main settlement, single track road at 60mph so would require connectivity to services.</p> <p>Ollaberry is a loosely scattered settlement, 12 dwellings may be too dense for this site. Could look at possibly part of site with lower unit numbers.</p> <p>Look at connectivity and design of site to comply with the key qualities.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>No Planning History</p>				
Site Size (ha): 3.67	Have all the landowners / interested parties been identified:- Sole Owner		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

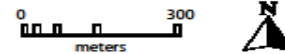
Insert Location Plan:-



Call For Sites location map



Site Ref: TNM002
Fislister, Ollaberry
E 435,304.625
N 1,179,002.91



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 not suitable as a potential allocated site for housing in the next Local Development Plan for the following reasons:

- Development of this site would lead to isolated residential development, distanced from facilities and other residential areas, forming ribbon development and not contributing positively to placemaking aspirations. Its positioning would also lead to significant adverse landscape impact.

Full site assessment matrix available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Sellaness		Settlement / Locality:		Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)		MIR status: <i>Preferred</i>	
OS Grid Ref (Central Point): HU400735		Draft LDP2 Ref: TBC		MIR Site Ref: TBC		Pre-MIR Site Ref: TNM003	
Current Use¹: 3	Proposed Use: General Industrial			In keeping with settlement pattern? Yes			
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Development of this site would constitute the expansion of existing industrial estate with existing services and infrastructure.</p> <p>This large, brownfield site is level and adjacent to relevant services and infrastructure.</p> <p>Treatment of any pollutants, surface water etc arising from the eventual design, would need to be treated in such a way as not to cause environmental damage to the surrounding SAC</p>							
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2005/415/PCD Planning Application 2005/84/SS Planning Application 2006/137/PCD Planning Application 2006/026/NC Planning Application 2010/256/PCD Planning Application 2011/187/PCD Planning Application 2011/2/PCD Planning Application 2011/3/PCD Planning Application 2009/293/PCD Planning Application 2009/70/PCD Planning Application 2011/85/PCD Planning Application 2012/137/PPP Planning Application 2011/031/WL Planning Application 2012/121/VCON Planning Application 2013/012/PPF Planning Application 2012/366/PPF Planning Application 2006/001/NC</p>							

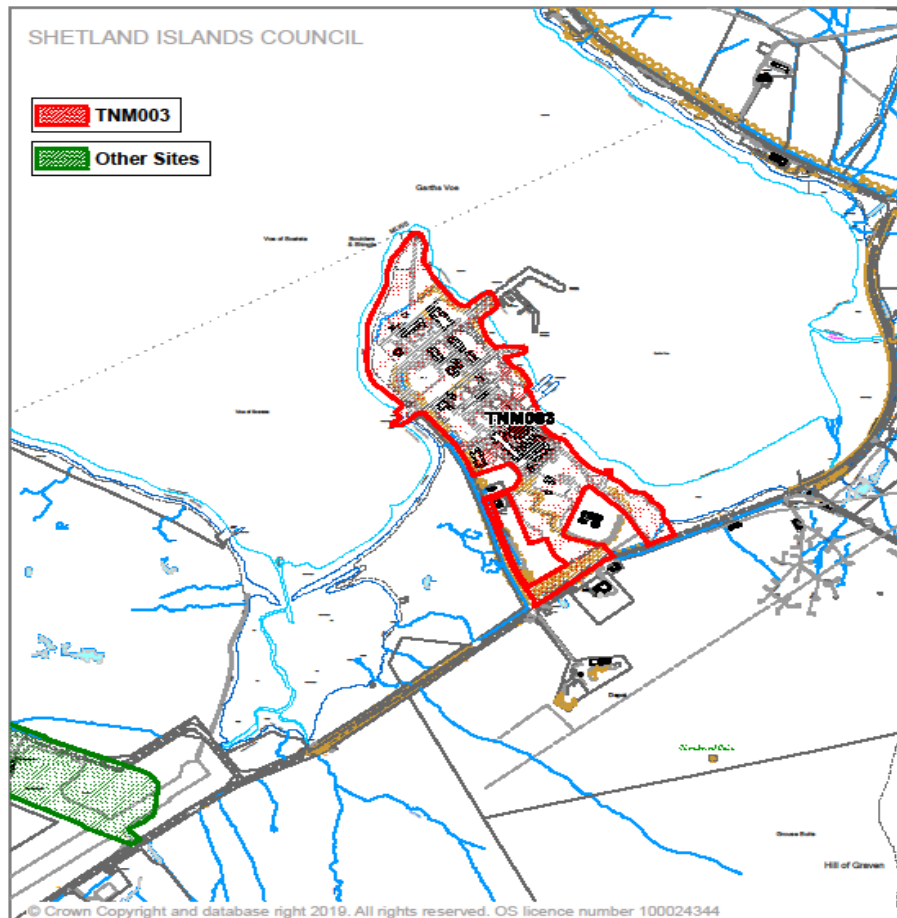
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Planning Application 2011/150/VCON Planning Application 2013/215/PPF Planning Application 2013/223/PPF Planning Application 2018/329/PPF Planning Application 2014/220/PPF Planning Application 2015/163/PPF Planning Application 2017/406/DCON Planning Application 2018/328/VCON Planning Application 2017/207/PPF Planning Application 2017/406/PPF Planning Application 2014/109/VCON Planning Application 2014/205/PPF Planning Application 2016/215/VCON Planning Application 2015/424/PPF			
Site Size (ha): 18.3	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

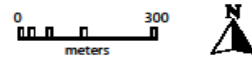
Location Plan:-



Call For Sites location map



Site Ref: TNM003
Sellaness
E 440,085.805
N 1,173,577.176



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):

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:

Dependent on eventual use and design, development of the proposed site:

- Is appropriate for continued industrial use
- Would contribute to employment and economic development opportunities in the area
- Would provide opportunities to restore contaminated land and re-use materials

However:

- Extreme care will be required to protect coastal processes and the neighbouring marine SAC
- Waste water and road infrastructure will need careful consideration

A full site assessment matrix is available on request.

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Scatsta		Settlement / Locality: Brae	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU385729		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TNM004
Current Use¹: 3	Proposed Use: General Industrial		In keeping with settlement pattern? Yes – as extension to industrial land use in the area.	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
<p>This large site incorporates areas of the Scatsta airport site and access to the quarry, roughly 1km to the south-west of Sella Ness Industrial Estate. It is served by a well maintained access road (B9076). Therefore, as a site for industrial development this area has potential, it is partially brownfield within an area suitable for this type of development and at a distance from residential areas.</p> <p>There may be a need to consider residents of Sullom (2km to the west), with some larger and heavier industrial uses may have to consider mitigation measures.</p> <p>It would be appropriate and be in keeping with the overall settlement pattern to extend appropriate industrial use in this area.</p>				
Site History: (previous planning applications, existing LDP policies and proposals)				
Planning Application 2008/111/PCD Planning Application 2007/419/PCD Planning Application 2010/88/PCD Planning Application 2010/94/PCD Planning Application 2011/93/PCD Planning Application 2010/206/PCD Planning Application 2011/377/CLEUD Planning Application 2012/182/PPF Planning Application 2012/225/PPF Planning Application 2013/172/PPF Planning Application 2015/126/PPF Planning Application 2017/400/PPF Planning Application 2014/175/PPF Planning Application 2014/093/PAN Planning Application 2014/079/SCR Planning Application 2014/382/PPF				

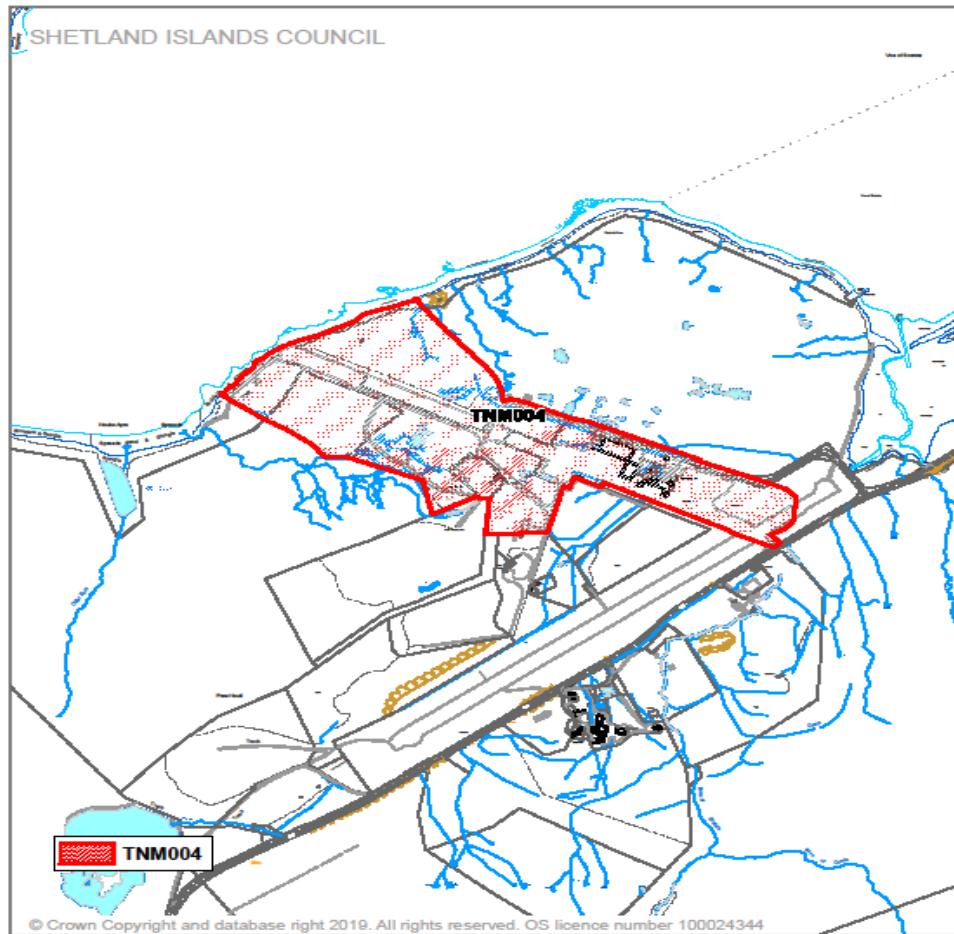
¹ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Planning Application 2018/128/PPF Planning Application 2017/140/PPF Planning Application 2014/020/PPF			
Site Size (ha): 43.6	Have all the landowners / interested parties been identified:- TBC	Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

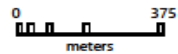
Insert Location Plan:-



Call For Sites location map



Site Ref: TNM004
Scasta, Brae
E 438,569.868
N 1,172,913.206



Date: 26/07/19
Scale/Print Size: 1:12000/A4

Shetland Islands Council
Planning Service

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):



SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Assessment Summary

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

- The site adjoins areas of existing and former business land use.
- Areas of this site have already been subject to some development in the past and providing the proposed uses for the site are compatible with any adjoining uses on the Scatsta Airport site and at the quarry, development at this site is suitable.
- Consideration may need to be given to the SAC and associated natural heritage features in order to make development of this site acceptable.

Full site assessment matrix available on request.

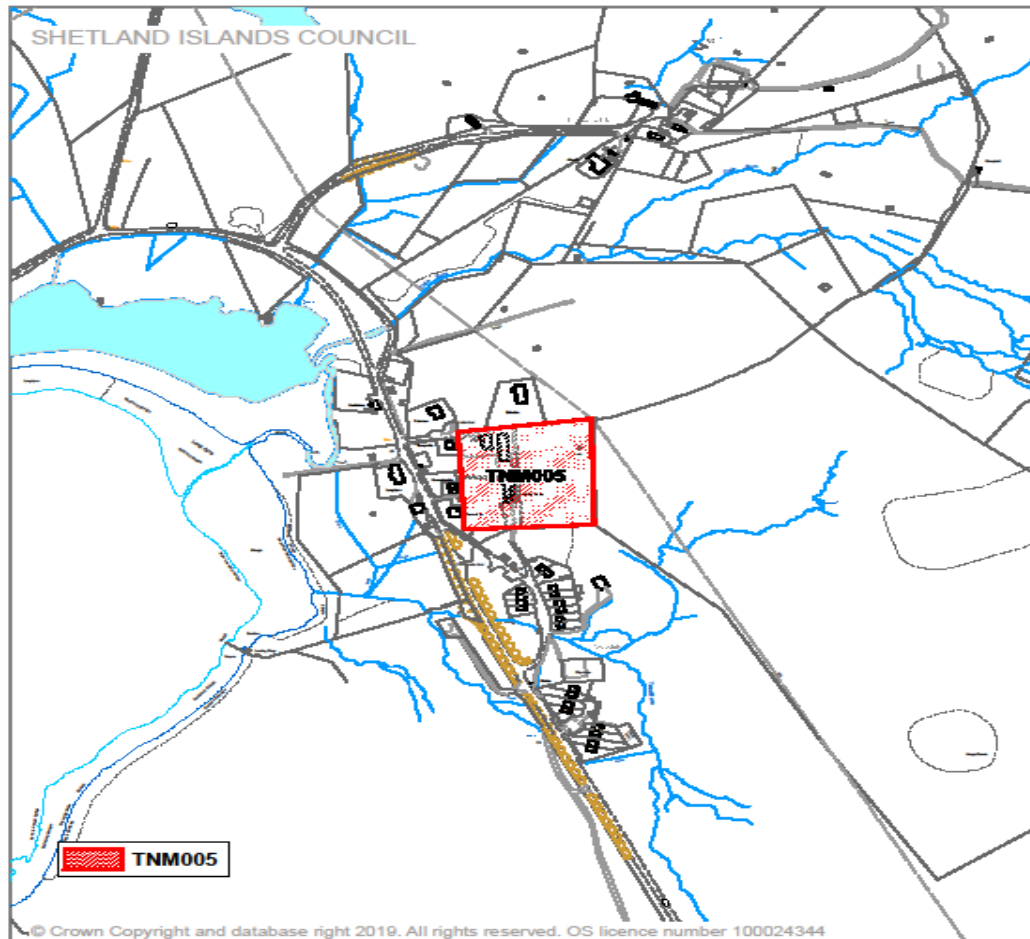
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Old School		Settlement / Locality: Urafirth	Source of site suggestion: Shetland Island Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU303785		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TNM005
Current Use¹: 3	Proposed Use: Possible non-residential		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Should the site be identified for industrial purposes, residential compatible uses should only be supported due to the close proximity to the nearby residential houses.</p> <p>Heavy industrial uses may have negative effect on adjacent residential buildings.</p> <p>The site is located within an existing settlement with access to services (school, shop) albeit by a short car journey. The removal of the old dilapidated and unsightly HORSAs buildings would enhance the aesthetics of the site.</p> <p>No issues other than adjacent residential uses to be considered as described previously.</p> <p>The site once cleared, has the opportunity to provide residential and/or a mixed use of class 4 business units. A small group of well-designed houses would be a welcome feature within this settlement.</p> <p>The site would have access to services such as a school (2.5km) and a shop (3km).</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>No planning history</p>				
Site Size (ha): 1.5	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

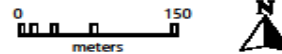
Insert Location Plan:-



Call For Sites location map



Site Ref: TNM005
Urafirh Old School
E 430,341.685
N 1,178,538.736



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



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 is brownfield and therefore appropriate for redevelopment, dependent on the proposed use being compatible with its surroundings.
- As smaller scale business land in a settlement there are opportunities presented for smaller business uses that may not be appropriate on larger industrial sites.
- The site is not appropriate for larger or more intensive industrial uses.

Full site assessment matrix available on request.