

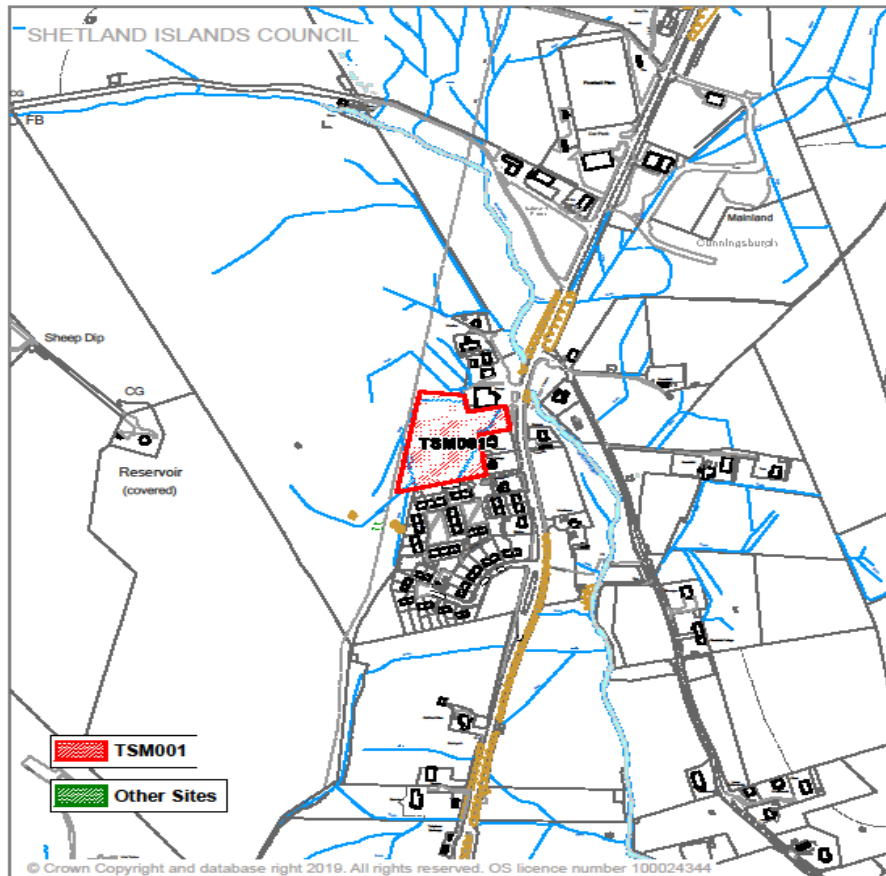
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Pundsta Place		<b>Settlement / Locality:</b> Cunningsburgh	<b>Source of site suggestion:</b> Stephen Johnston	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU431302		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM001
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 9, Residential. 22 units, mixed development.		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>The site forms an area of low, flat land at the foot of a hill to the west, within the basin of a wide shallow valley. The site is situated within an existing built up cluster of dwellings and commercial premises. The site is currently covered by scrub grassland which may be boggy in places due to apparent flora and drainage channels.</p> <p>The land rises beyond the overhead power lines to the west of the site, providing a definable extent to the growth of the built up area.</p> <p>The proposal would cover areas that are on a similar level to existing residential development, with landscape impact being limited by the extent of existing built up areas.</p> <p>Bus stops appear to be easily accessible along well maintained footways.</p> <p>The site is low lying and water appears to drain along areas close to the site. Alongside burn buffers being identified in desk based assessment, there may be a need for land drainage works to alleviate potential flooding or run-off issues.</p> <p>Current Pundsta Place access onto A970 is approximately 50m beyond a blind crest/bend. Proposed new access may reduce risk associated with junction.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>No applications received/approved/rejected within or directly adjacent to the site. Preapp and quality audit process conducted for residential development on the proposed site.</p> <p>Permission granted in 2014 for 7 no. dwellinghouses to the east of the site, beyond the A970.</p>				
<b>Site Size (ha):</b> 0.98	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

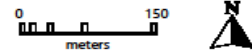
Location Plan:-



## Call For Sites location map



Site Ref: TSM001  
Pundsta, Cunningsburgh  
E 443,136.31  
N 1,130,268.188



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

At this scale, development this site would represent a sustainable and positive extension to existing land use in the area within the next LDP. It would provide:

- Development close to local services and within a 20 minute commute from Lerwick, Scalloway and Sandwick
- A possible Shetland exemplar of placemaking – especially given the Quality Audit process adopted for its design

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

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

<b>Site Name:</b> South Hoswick		<b>Settlement / Locality:</b> Sandwick	<b>Source of site suggestion:</b> Stephen Johnston	<b>MIR status:</b> <i>Partially Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU414236		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM002
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 9, Residential. 12 units, private housing.		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p><b>Could the site/proposal fit into the established settlement pattern? - Yes</b> Yes the site could fit into the existing settlement patter, however, the proposed density would not. The site is capably of accommodating housing, but fewer in number and fewer in density. The proposal would need to follow the loosely sited housing along the public road. Also, access into the site may be challenging.</p> <p><b>Could the site/proposal fit into the landscape? - Yes</b> Yes but fewer houses. Currently the 12 housing proposed would be too many and too urban in scale and density.</p> <p><b>Is this a good location for this proposal? - Yes</b> Yes the proposed site follows on from the emerging settlement pattern in the area.</p> <p><b>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - Yes</b> The public road access into and through Hoswick may be suffering from overdevelopment in terms of traffic numbers. Assessment by Road Services may be required.</p> <p><b>Could the proposal adversely affect neighbouring uses? - No</b></p> <p><b>Would the proposal help enhance the community? - Yes</b></p> <p><b>Describe any particular qualities and features of the site e.g setting, character, nearby facilities.</b> Follows on and emulates the existing settlement but only if fewer sites were developed. A short commute into Sandwick to the nearest services. Helps support the health and vitality of the Hoswick settlement.</p> <p><b>Describe any particular restrictions and issues of this site, such as drainage, ,setting, topography etc</b> Access into the site both through Hoswick and the lower part of the site.</p>				

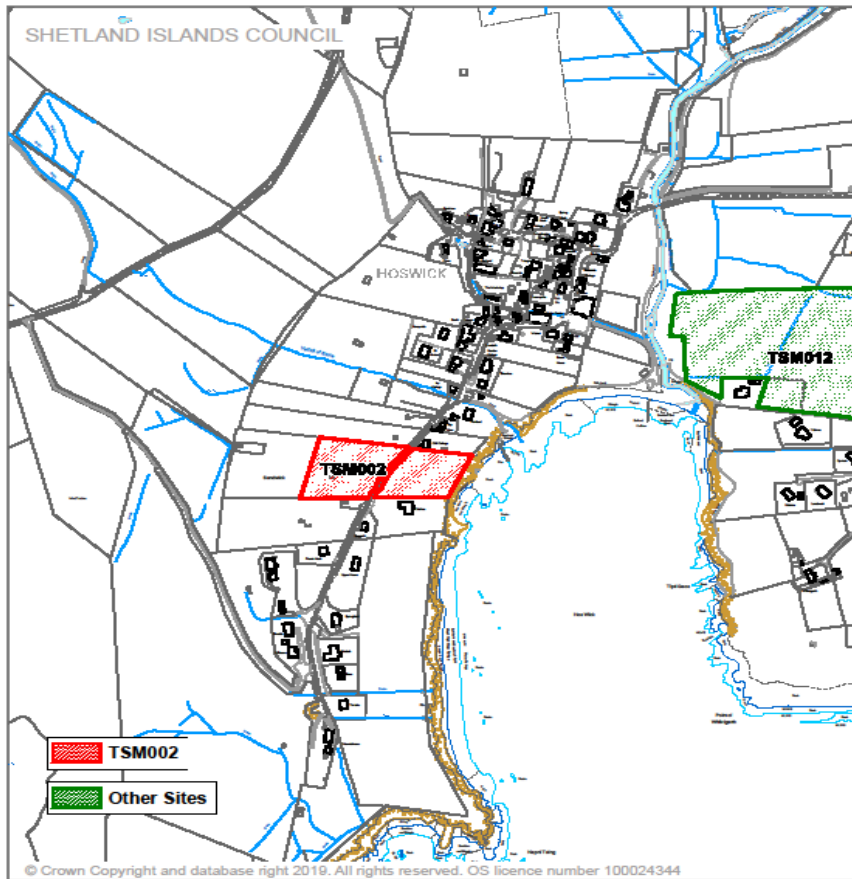
<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

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

<p><b>What placemaking opportunities could be provided for the site and surrounds?</b>                  Adequate placemaking opportunities should the opportunity for a designed group of houses exist. Access to services by foot may not be achievable, but access to public transport may be.</p>			
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2008/230/PCD                  Planning Application 2007/478/PCO                  Planning Application 2011/41/PCO                  Planning Application 2012/323/PPF                  Planning Application 2012/370/PPF                  Planning Application 2013/439/PPP                  Planning Application 2015/169/PPP                  Planning Application 2018/122/DCON1                  Planning Application 2017/222/PPF                  Planning Application 2015/405/AMSC                  Planning Application 2017/404/PPF                  Planning Application 2017/403/PPF                  Planning Application 2018/122/PPF                  Planning Application 2014/128/PPF</p>			
<p><b>Site Size (ha):</b> 1.214</p>	<p>Have all the landowners / interested parties been identified:- <b>TBC</b></p>	<p>Are they aware of and agreeable to site disposal / development:- <b>TBC</b></p>	<p><b>Date Completed:</b> <b>IN PROGRESS</b></p>

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

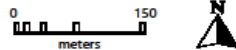
Insert Location Plan:-



## Call For Sites location map



Site Ref: TSM002  
South Hoswick  
E 441,413.009  
N 1,123,683.645



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 has some limited potential as allocated site for housing in the next Local Development Plan, for the following reasons:

- Some areas of this site would be potentially suitable for housing, however 12 units on this site is unlikely to be appropriate.
- Access to the site from the north is narrow in places and has limited scope for upgrade.
- Areas likely to be appropriate for limited additional housing would follow the line of the existing settlement pattern in the area.
- Access route ARS02 would also need to be accommodated.

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

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

<b>Site Name:</b> A970		<b>Settlement / Locality:</b> Cunningsburgh	<b>Source of site suggestion:</b> Carina McLatchie	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU429290		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM003
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> From Residential and agriculture to hard standing and stable for equestrian use Residential 4 x 0.25 acre sites dependant or 2 x 0.5 acre sites, depends upon developer.		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p><b>Could the site/proposal fit into the established settlement pattern? - Yes</b> Proposal site is an area of made up land formerly containing a residential structure. The site is within the wider residential area of Cunningsburgh, just outside a cluster of higher density housing to the north.</p> <p><b>Could the site/proposal fit into the landscape? - Yes</b> Yes, as the site is already partially used and levelled. There would not be wider landscape impact.</p> <p><b>Is this a good location for this proposal? - Yes</b> Yes, access from the A970 is good, and it is within close proximity of other dwellings, both to the site's south-east (beyond the road) and in larger numbers to the north. It is approximately 150m to the south of a bus stop, 150-200m to the south of the Primary School and associated sport facilities.</p> <p><b>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - No</b> None apparent.</p> <p><b>Could the proposal adversely affect neighbouring uses? - No</b> None apparent.</p> <p><b>Would the proposal help enhance the community? - Yes</b> Yes, by providing housing in an area currently well served by facilities and access arrangements.</p> <p><b>Describe any particular qualities and features of the site e.g setting, character, nearby facilities.</b> The site sits on a slope rising from the road to the east, becoming steeper beyond the site's boundary to the south and west. The level of the site has been altered by previous development. The site is within close proximity of a bus stop, Primary School, sport facilities (outdoor court).</p>				

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

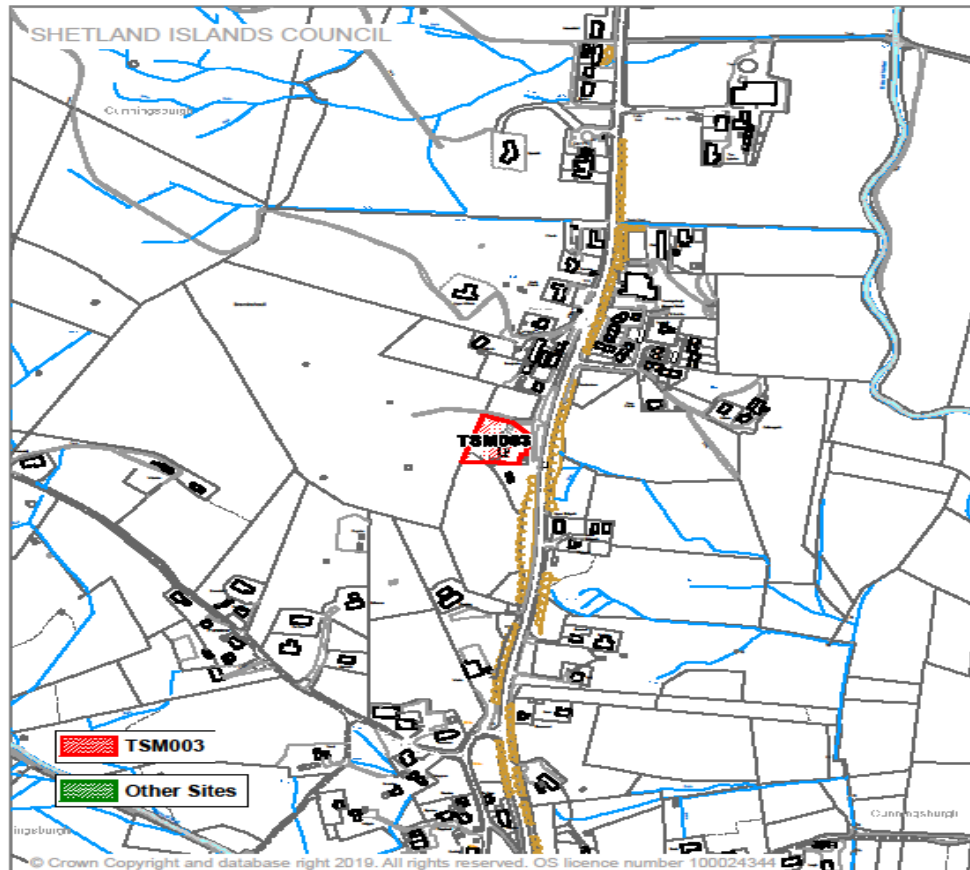


## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<p><b>Describe any particular restrictions and issues of this site, such as drainage, ,setting, topography etc</b> None apparent.</p>			
<p><b>What placemaking opportunities could be provided for the site and surrounds?</b> Due to scale of development and location, placemaking opportunities are limited.</p>			
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2017/374/PPF</p>			
<p><b>Site Size (ha):</b> 0.3</p>	<p>Have all the landowners / interested parties been identified:- <b>TBC</b></p>	<p>Are they aware of and agreeable to site disposal / development:- <b>TBC</b></p>	<p><b>Date Completed:</b> <b>IN PROGRESS</b></p>

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

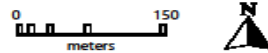
Insert Location Plan:-



## Call For Sites location map



Site Ref: TSM003  
South Vaxter  
E 442,995.412  
N 1,129,036.046



Date: 28/07/19  
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:

- There are no specific issues in relation to this site and housing at the proposed density and scale would fit into the existing settlement pattern.

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

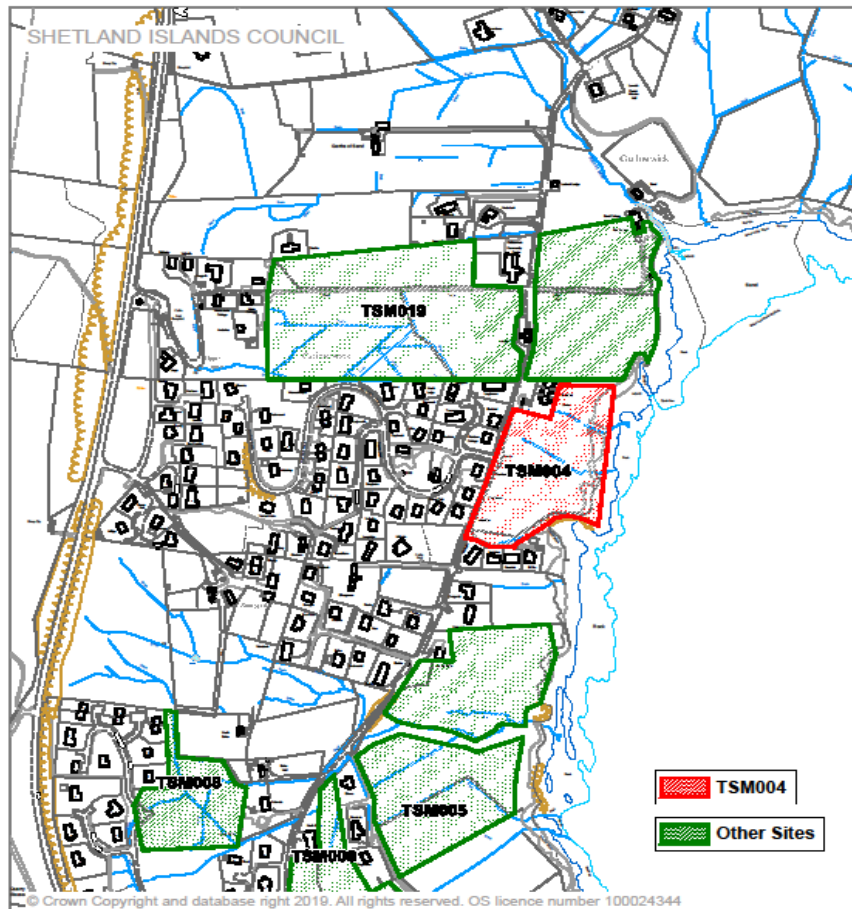
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Area 1	<b>Settlement / Locality:</b> Lower Hillside, Gulberwick	<b>Source of site suggestion:</b> Dennis Leask	<b>MIR status:</b> <i>Preferred – with a limit on the number of units</i>
<b>OS Grid Ref (Central Point):</b> HU441384	<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM004
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class, Residential. 15 units, private housing.	<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)			
<p>The site is bordered to the north, south and west by existing, low density housing – to its east, it directly borders the shore. Lying within the settlement of Gulberwick, the site contains some small water courses which drain into the sea.</p> <p>The site is relatively even with a gentle slope towards the shoreline to the east and an existing, single track public road to the west.</p>			
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)			
Planning Application 2017/217/ADV			
<b>Site Size (ha):</b> 2.047	Have all the landowners / interested parties been identified:- <b>TBC</b>	Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed: IN PROGRESS</b>

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

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

Location Plan:-



Call For Sites location map



Site Ref: TSM004  
Lower Hillside (Gulberwick Area 1)  
E 444,175.197  
N 1,138,427.374



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):

### 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:

- Moderate in scale, this site would provide suitable housing land within an emerging settlement over the next LDP period.
- However, if allocated in conjunction with other proposals in the settlement of Gulberwick, upgrading of road and water infrastructure will be required.
- Such upgrading would, in turn, provide opportunities for improving blue and green networks, placemaking aspirations, active travel and public transport infrastructure.

Both the potential advantages and disadvantages of the site's location directly adjacent to the shore would need to be fully and sensitively incorporated into both the design and delivery of this development.

The proposed density of development however, is not suitable. A limit of 3 to 4 units should be applied.

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

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

<b>Site Name:</b> Area 2		<b>Settlement / Locality:</b> Lower Setter, Gulberwick	<b>Source of site suggestion:</b> Dennis Leask	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU440379		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM005
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 9, residential. 33 units, mixed development.		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? - Yes As an extension to the existing settlement at Gulberwick and cluster of housing within this settlement to the south-east of the road running through the settlement.</p> <p>Could the site/proposal fit into the landscape? - Yes Yes, providing that development is in keeping with current density level in Gulberwick and development does not extend too close to the shore.</p> <p>Is this a good location for this proposal? - Yes It adjoins existing similar uses and access looks to be possible. Unsure as to road's ability to accommodate all additional traffic, upgrade may be required?</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - Yes None identified</p> <p>Could the proposal adversely affect neighbouring uses? - Yes None identified.</p> <p>Would the proposal help enhance the community? - Yes Yes, by grouping residential development together as part of a cohesive settlement</p> <p>Placemaking opportunities – Yes, additional residential development of the scale proposed for Gulberwick could, both in isolation and combination provide extensive placemaking opportunities for the settlement.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2015/130/PPP Planning Application 2015/364/AMSC</p>				

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

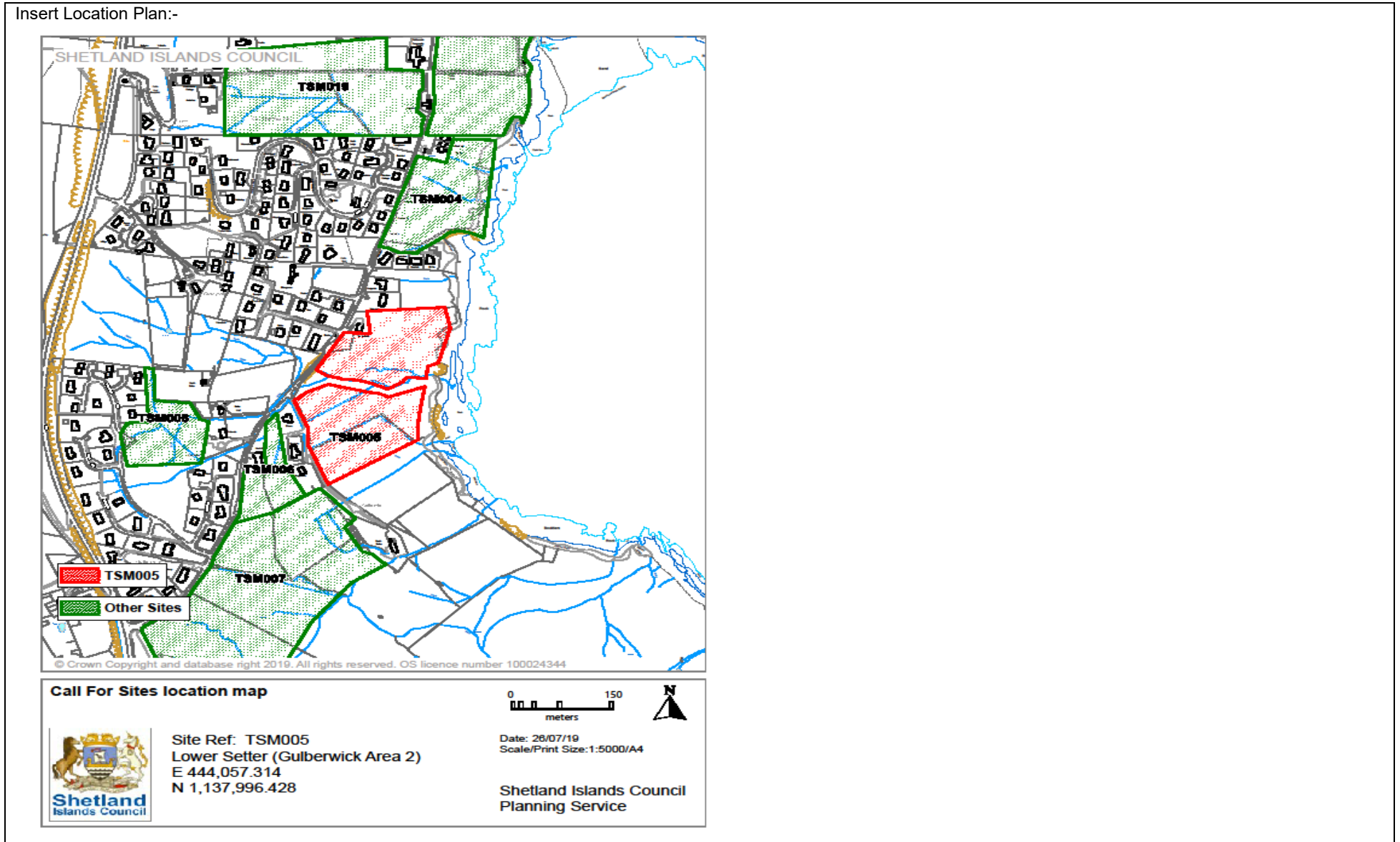
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Size (ha):</b> 4.668	Have all the landowners / interested parties been identified:- <b>TBC</b>	Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>
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# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan:-



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

### Assessment Summary

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

- It provides housing within an existing settlement at an appropriate scale and density.
- Areas to the east of the site, towards the shore are unlikely to be appropriate for housing, and development may have to be concentrated in other areas of the site.
- All proposed sites in Gulberwick are likely to have a cumulative impact, particularly in relation to road infrastructure, which may require upgrade to accommodate developments in the settlement.

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

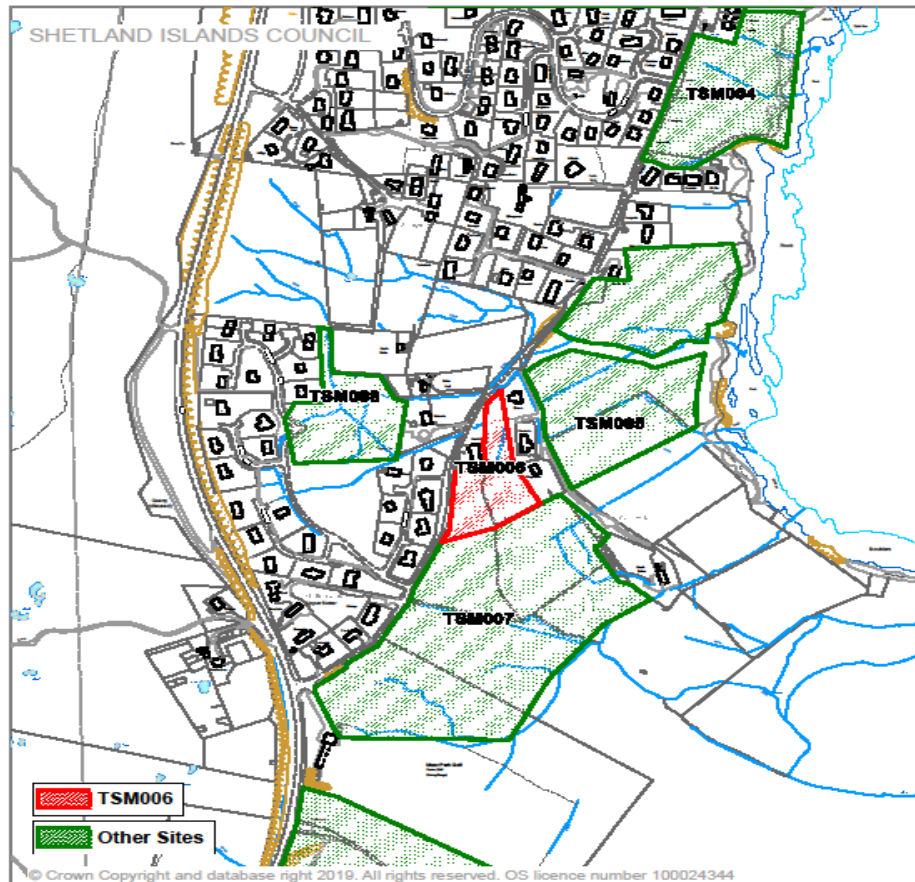
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Area 3		<b>Settlement / Locality:</b> Mid Setter, Gulberwick	<b>Source of site suggestion:</b> Dennis Leask	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU439379		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM006
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 9, residential. 6 units, private housing		<b>In keeping with settlement pattern?</b> Not noted on Site Assessment Sheet	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>The site lies within the settlement of Gulberwick and is bordered to the west and north by existing, low density housing. The site is also bordered to the east and west by existing, single track, public roads.</p> <p>The site lies on gradients falling to both the east and the south. There is an existing water course in the northern portion of the site.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2013/203/PPF          Planning Application 2015/130/PPP          Planning Application 2015/364/AMSC          Planning Application 2016/051/PPF</p>				
<b>Site Size (ha):</b> 0.826	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

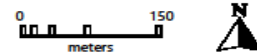
Location Plan:-



## Call For Sites location map



Site Ref: TSM006  
Midsetter (Gulberwick Area 3)  
E 443,931.001  
N 1,137,938.71



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

- Although small in scale, this site would provide suitable housing land within an emerging settlement over the next LDP period.
- However, if allocated in conjunction with other proposals in the settlement of Gulberwick, upgrading of road and water infrastructure will be required.
- Such upgrading would, in turn, provide opportunities for improving blue and green networks, placemaking aspirations, active travel and public transport infrastructure.

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

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

<b>Site Name:</b> Area 4		<b>Settlement / Locality:</b> Upper Setter, Gulberwick	<b>Source of site suggestion:</b> Dennis Leask	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU439377		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM007
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 9, residential. 44 units, mixed development		<b>In keeping with settlement pattern?</b> Yes – as settlement extension	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Could the site/proposal fit into the established settlement pattern? - Yes As an extension to the existing settlement at Gulberwick, extending the settlement south of the existing road junction.</p> <p>Could the site/proposal fit into the landscape? - Yes Yes, providing that development is in keeping with current density level in Gulberwick, sympathetically designed for the landscape and phased through the site appropriately.</p> <p>Is this a good location for this proposal? - Yes It adjoins existing similar uses and access looks to be possible. May add pressure on the road running through Gulberwick and junction to A970.</p> <p>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - Yes Appropriate buffer to the quarry would be required to avoid sterilising workable areas.</p> <p>Could the proposal adversely affect neighbouring uses? - Yes None identified.</p> <p>Would the proposal help enhance the community? - Yes Yes, by extending the settlement to the north.</p> <p>Placemaking opportunities – Yes, additional residential development of the scale proposed for Gulberwick could, both in isolation and combination provide extensive placemaking opportunities for the settlement.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2017/177/PPF</p>				

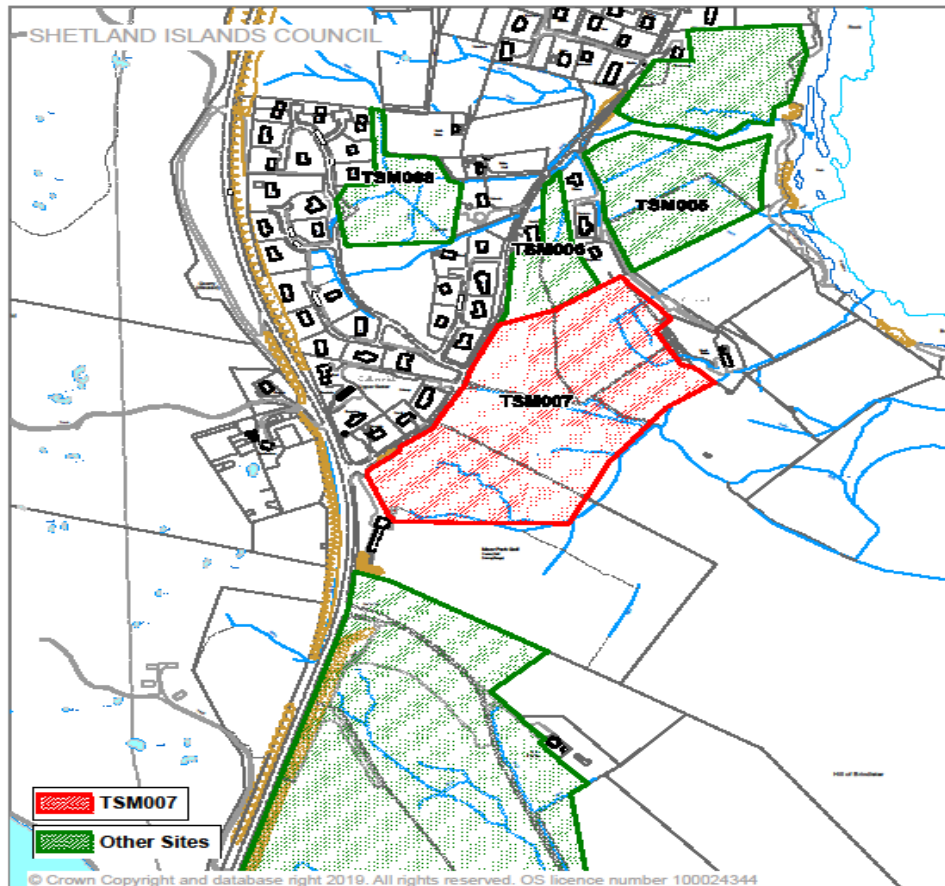
<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

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

<b>Site Size (ha):</b> 6.134	Have all the landowners / interested parties been identified:- <b>TBC</b>	Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>
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# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

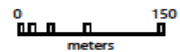
Insert Location Plan:-



Call For Sites location map



Site Ref: TSM007  
Upper Setter (Gulberwick Area 4)  
E 443,918.839  
N 1,137,741.071



Date: 25/07/19  
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:

- The site provides an extension to an existing settlement at a suitable scale and density.
- Consideration may have to be given to the junction with the A970 adjoining the site as part of design.
- All proposed sites in Gulberwick are likely to have a cumulative impact, particularly in relation to road infrastructure, which may require upgrade to accommodate developments in the settlement.
- The quarry to the south of the site would also need to be considered as part of design to avoid unnecessary sterilisation of working areas.

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

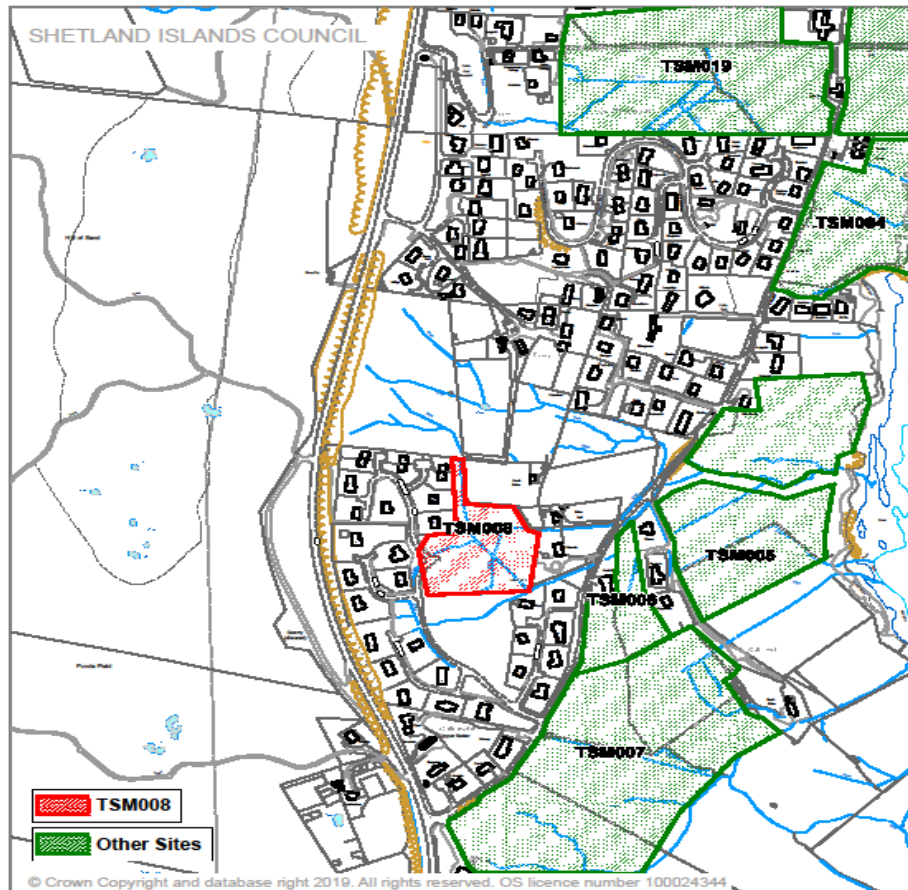
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Area 5		<b>Settlement / Locality:</b> Heathery Park, Gulberwick	<b>Source of site suggestion:</b> Dennis Leask	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU437380		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM008
<b>Current Use<sup>1</sup>:</b> 5	<b>Proposed Use:</b> Class 9, residential. 9 units, private and affordable housing.		<b>In keeping with settlement pattern?</b> Not noted on Site Assessment Sheet	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
The site lies within the settlement of Gulberwick and is relatively even and level, with a slight gradient falling to the east.				
The site is bordered to the east by an existing public road and to the east and west by existing, low density housing. The site contains several small watercourses.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)				
Planning Application 2008/11/PCR Planning Application 2008/12/PCR Planning Application 2008/13/PCR Planning Application 2006/325/PCO Planning Application 2008/14/PCR Planning Application 2008/15/PCR Planning Application 2008/16/PCR Planning Application 2008/17/PCR Planning Application 2008/18/PCR Planning Application 2010/19/PCD Planning Application 2012/364/PPF Planning Application 2013/203/PPF Planning Application 2016/300/DCON2 Planning Application 2016/139/VCON Planning Application 2016/300/DCON3 Planning Application 2016/300/PPF Planning Application 2016/300/DCON1				
<b>Site Size (ha):</b> 1.233	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

Location Plan:-



## Call For Sites location map



Site Ref: TSM008  
Heathery Park (Gulberwick Area 5)  
E 443,776.913  
N 1,138,031.729



Date: 25/07/19  
Scale/Print Size: 1:5000/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:

- Although relatively small in scale, this site would provide suitable housing land within an emerging settlement over the next LDP period.
- However, if allocated in conjunction with other proposals in the settlement of Gulberwick, upgrading of road and water infrastructure will be required.
- Such upgrading would, in turn, provide opportunities for improving blue and green networks, placemaking aspirations, active travel and public transport infrastructure.

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

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

<b>Site Name:</b> Muggator	<b>Settlement / Locality:</b> Easter Quarff	<b>Source of site suggestion:</b> Hunter and Morrisons	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU430347	<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM009
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Class 3 dwelling houses, residential.  Site 10B = 1 unit, Site 11B = 6 units Site 9 = 6 units Site 12 = 8 units Site 13 = (B+C) = 15 units	<b>In keeping with settlement pattern?</b> No	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p><b>Could the site/proposal fit into the established settlement pattern? - No</b> Given the settlement density in this locality (South Mainland), this is a comparatively large development, situated in a settlement comprising a few small clusters of dwellinghouses. The proposed site is in a prominent position and would represent a disproportionately large development, given that in its immediately surrounding area there are a few dispersed houses and one development of around a dozen houses to the north-east of the site.</p> <p><b>Could the site/proposal fit into the landscape? - No</b> It is unlikely, given the extent of proposed development, the size of the site and its position in the landscape that this proposal would adequately fit into its surrounding landscape.</p> <p><b>Is this a good location for this proposal? - No</b> Access to the site would have to be established and extended into the site from the A970 from the south, or upgrades would need to be made to the road to the north of the site. This is along with potential works to the site's gradient to accommodate the stated density for the site.</p> <p><b>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - No</b> None apparent.</p> <p><b>Could the proposal adversely affect neighbouring uses? - No</b> None apparent.</p> <p><b>Would the proposal help enhance the community? - No</b> The proposal would represent a large extension to the existing settlement in a visually prominent location, that may require extensive access and site levelling work.</p>			

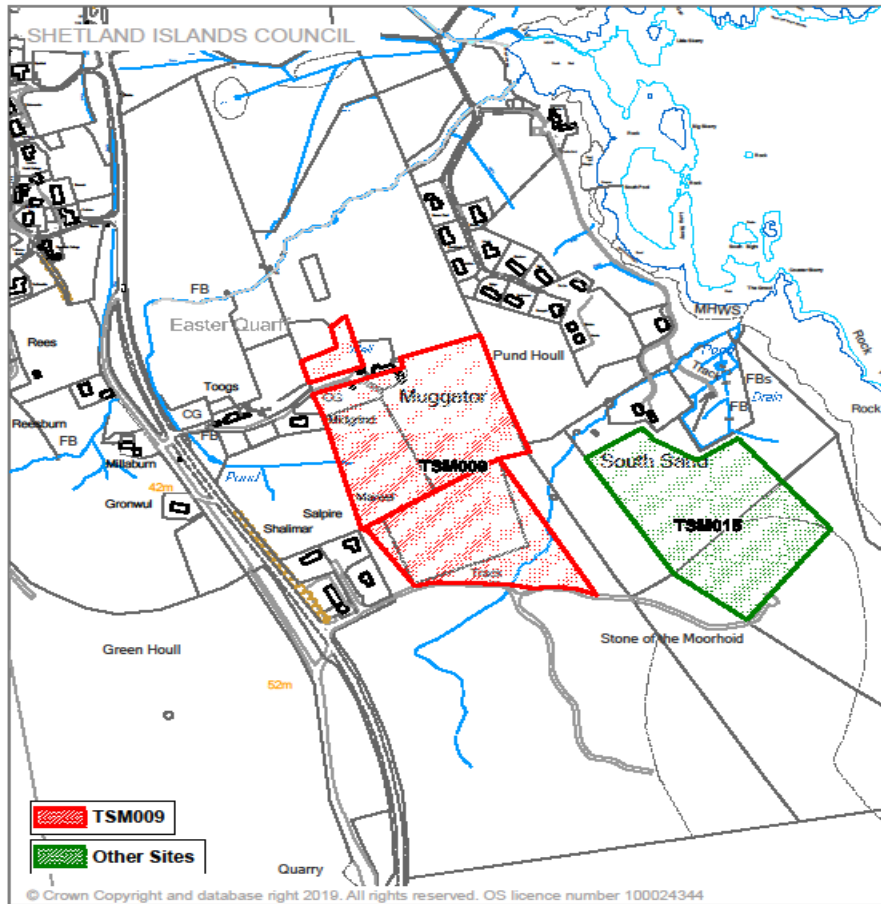
<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

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

<p><b>Describe any particular qualities and features of the site e.g setting, character, nearby facilities.</b>                  The site covers the northern slope of a hill, within the Quarff Valley. It is highly visible from the north and is situated in a prominent position. The site adjoins a small cluster of buildings to its south-west and another to its north. The site is accessed either by a single track road to its north (which at present terminates at a dwelling and turning head) and a partially made agricultural track to its south.</p> <p><b>Describe any particular restrictions and issues of this site, such as drainage, ,setting, topography etc</b>                  The site would require upgraded access to either or both of access points to the north and south, along their route through to the A970. Given the prominence of this site it is likely that the density of development possible may be limited due to visual impact.</p> <p><b>What placemaking opportunities could be provided for the site and surrounds?</b>                  There is potential for this site and the surrounding dwellings to benefit from improved access to the A970 and improved pedestrian access to the bus stops on the road in these areas of Quarff, as at present there is no footway along the road to the bus shelters.                  The extent of this site also raises the potential for additional placemaking measures to be considered as part of the internal configuration of the site.</p>			
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2005/48/PCR                  Planning Application 2005/71/PCR                  Planning Application 2017/279/PPF                  Planning Application 2017/235/PPP                  Planning Application 2016/006/FORMB                  Planning Application 2016/296/PPF</p>			
<p><b>Site Size (ha):</b> 5.65</p>	<p>Have all the landowners / interested parties been identified:- <b>TBC</b></p>	<p>Are they aware of and agreeable to site disposal / development:- <b>TBC</b></p>	<p><b>Date Completed:</b> <b>IN PROGRESS</b></p>

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

Insert Location Plan:-

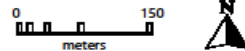


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## Call For Sites location map



Site Ref: TSM009  
 Easter Quarr  
 E 443,079.657  
 N 1,134,791.439



Date: 25/07/19  
 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:

- Housing on this site would adjoin and be in close proximity to, existing residential land use, within an existing settlement.
- The burn to the south of the site may need consideration as part of design.
- It is uncertain as to whether 36 dwellings on this site is appropriate, or whether a lower number of dwellings for such a site area and settlement may be better accommodated.

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



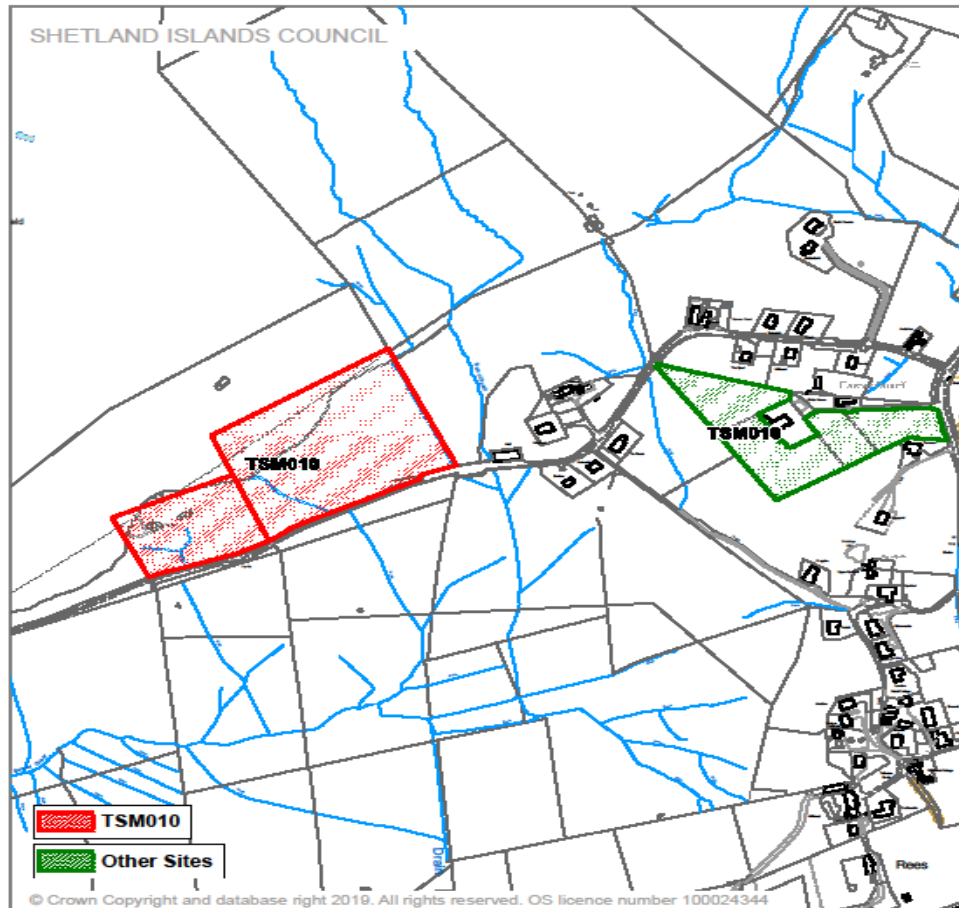
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Megston		<b>Settlement / Locality:</b> Wester Quarff		<b>Source of site suggestion:</b> Hunter and Morrisons		<b>MIR status:</b> <i>Not preferred</i>	
<b>OS Grid Ref (Central Point):</b> HU419354		<b>Draft LDP2 Ref:</b> TBC		<b>MIR Site Ref:</b> TBC		<b>Pre-MIR Site Ref:</b> TSM010	
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, class 3 dwelling houses.  Site 2B = 1 unit Site 2C = 12 units (13B) Site to join with applicants land once bought to create a larger site (13B & 13C) which will contain 15 units			<b>In keeping with settlement pattern?</b> No			
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  The site comprises a hillside in an area of open countryside to the west of the existing settlement which is currently an undeveloped area of landscape.  The site is accessible from the road running east to west through the valley connecting Easter Quarff and Wester Quarff. The surrounding areas are uninhabited, with the closest residential buildings being approximately 100m to the east and no development to the north, south and west (aside from the remnants of a small historic structure within the western area of the site).  Quarff Public Hall is approximately 50m to the east of the site's boundary.  Though the gradient of the site does vary, it is not likely to be a barrier to development.							
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  None							
<b>Site Size (ha):</b> 4.44		Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>		<b>Date Completed:</b> <b>IN PROGRESS</b>	

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

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

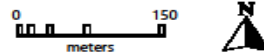
Location Plan:-



Call For Sites location map



Site Ref: TSM010  
Wester Quarff  
E 441,987.968  
N 1,135,461.313



Date: 25/07/19  
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 not suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Development of this site would create housing in a prominent position in the landscape, isolated from the nearest settlement
- Although additional housing may respond to community need, other more sustainable sites should be investigated prior to consideration of land in this area

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

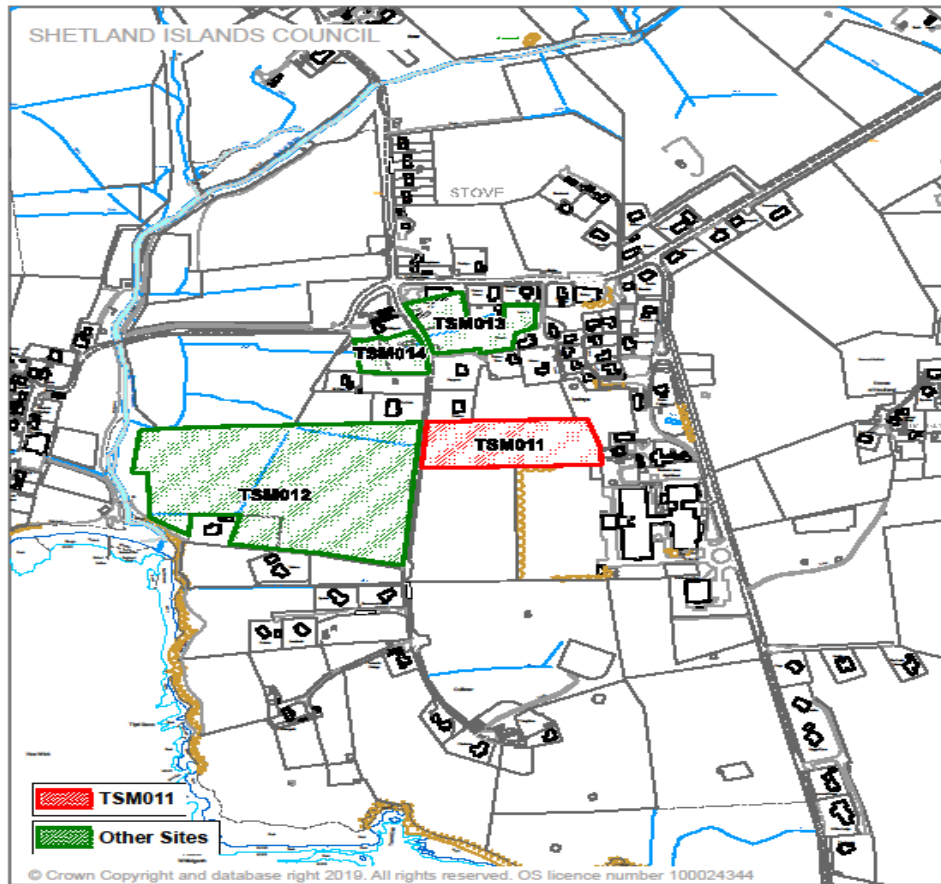
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Brakefield		<b>Settlement / Locality:</b> Sandwick	<b>Source of site suggestion:</b> Caroline Thomson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU421238		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM011
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential. 7 units, mixed		<b>In keeping with settlement pattern?</b>  Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This area of land represents a central area of the dispersed settlement pattern of Sandwick. It adjoins or is within close proximity to existing residential land use to the east and north. Development of this site would respond well not only to surrounding land use, but the open and flat topography of the area and be of limited landscape impact.</p> <p>Other adjoining land use include the school and leisure centre. If appropriately designed this should not pose a land use conflict, indeed TSM011 presents a good placemaking opportunity for Sandwick, with potential through routes from the road to the west to the public facilities to the east and provide housing within walkable distance of facilities.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2004/443/PCD Planning Application 2004/275/PCD</p>				
<b>Site Size (ha):</b> 1.1	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

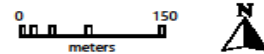
Insert Location Plan:-



## Call For Sites location map



Site Ref: TSM011  
Brakefield, Sandwick  
E 442,164.097  
N 1,123,895.638



Date: 25/07/19  
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:

- It is within a settlement cluster and within walkable distance of facilities that support residential land use (school and leisure centre).
- The number of dwellings proposed on this site is both in keeping with the settlement pattern and not of cause for concern.
- Consideration may need to be given for surrounding residential land use as part of design.

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

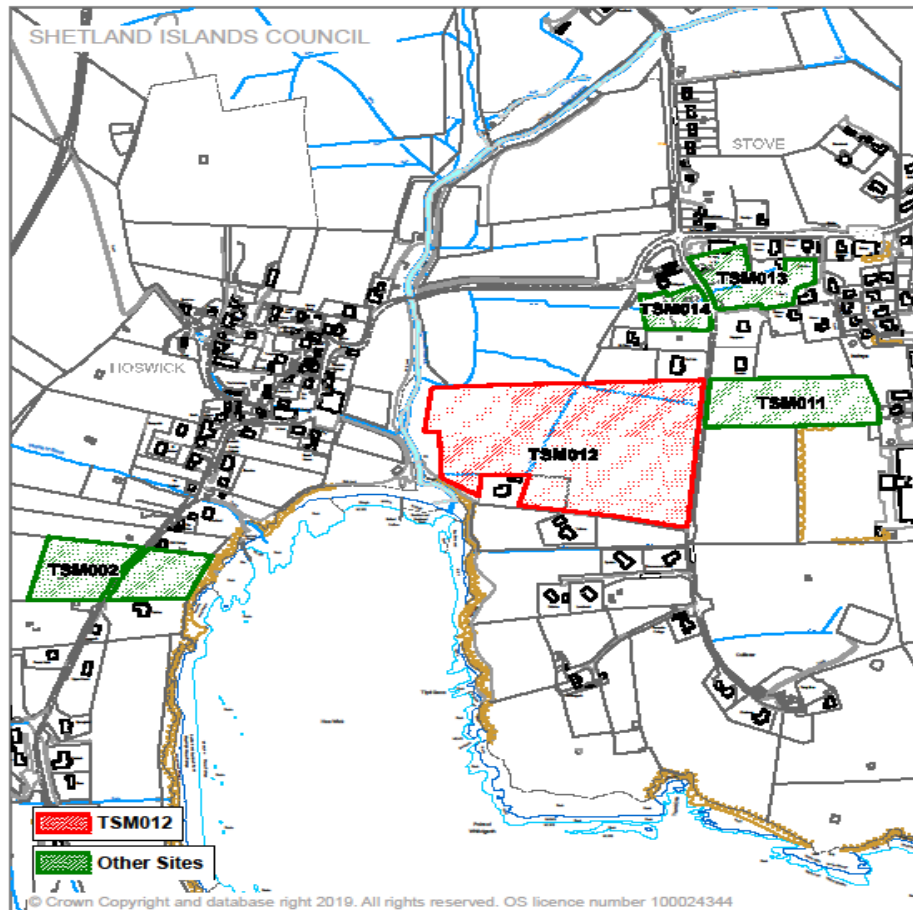
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Stove		<b>Settlement / Locality:</b> Sandwick	<b>Source of site suggestion:</b> Caroline Thomson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU419238		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM012
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, 28 units. Mixed		<b>In keeping with settlement pattern?</b> Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This relatively large site lies between the settlements of Hoswick and Sandwick. It is bordered to the south by existing, low density housing, to the west by a burn and to the east by an existing public road.</p> <p>The site is generally level and contains 3 watercourses, one of which runs north to south, dividing the site roughly in half.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2004/443/PCD Planning Application 2004/275/PCD</p>				
<b>Site Size (ha):</b> 4.2	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

Location Plan:-



## Call For Sites location map



Site Ref: TSM012  
Mid Stove Sandwick  
E 441,921.7  
N 1,123,830.012



Date: 25/07/19  
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

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:

- Sympathetically designed, the proposal has the potential to be a suitable extension to adjacent, existing housing
- The development has the potential to provide improved active travel connections between Hoswick and Sandwick

However, the following obstacles will need to be satisfactorily addressed:

- Upgrading of road and water infrastructure
- Development in keeping with surrounding landscape features and existing settlement pattern
- The increased sensitivity of the western portion of the site may preclude development of the whole site

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

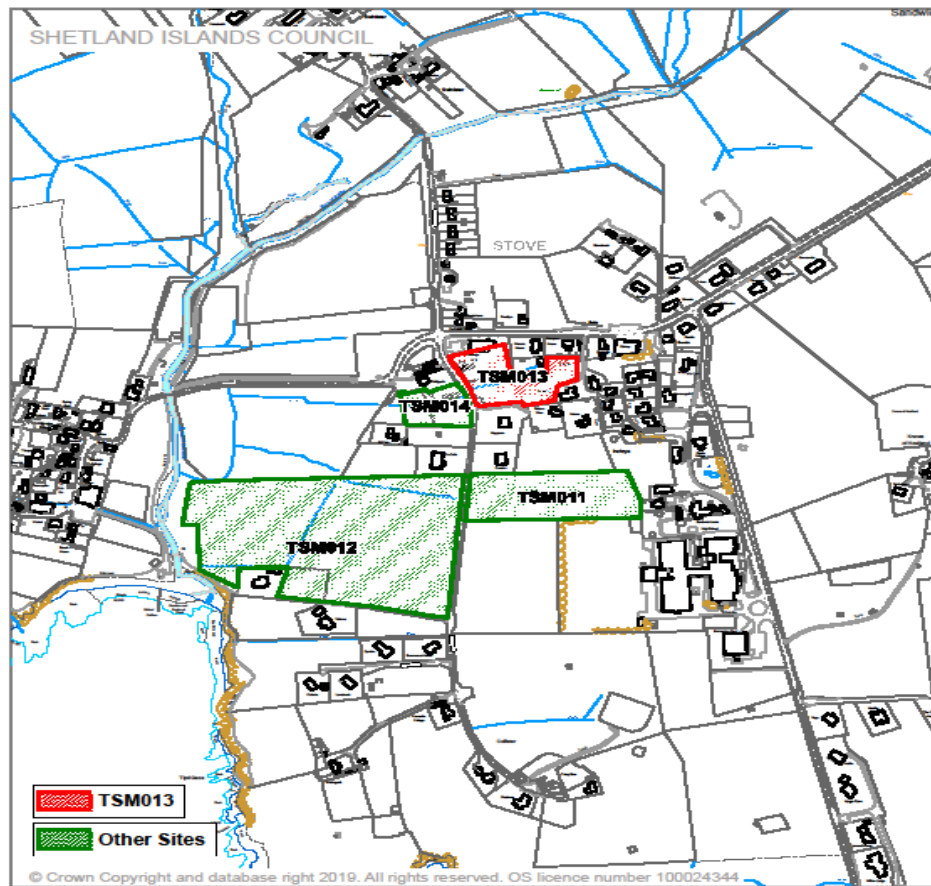
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Stove		<b>Settlement / Locality:</b> Sandwick	<b>Source of site suggestion:</b> Caroline Thomson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU421240		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM013
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential. 5 units, private housing		<b>In keeping with settlement pattern?</b>  Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This site resides in the centre of an area of housing and would be infill within a residential area. The landscape impact above that posed by existing housing would be negligible and the flat character of the site lends itself to being a deliverable site. Consideration as part of design would have to be given to the existing housing in the immediate surroundings of the site.</p> <p>This site is within walking distance of a shop, bus route, school and leisure centre, complimenting the location of additional residential housing in this area, making it within walkable distance from services.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2008/61/PCO          Planning Application 2008/62/PCO          Planning Application 2008/72/PCO          Planning Application 2008/73/PCO</p>				
<b>Site Size (ha):</b> 0.7	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

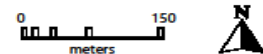
Insert Location Plan:-



## Call For Sites location map



Site Ref: TSM013  
Stove Sandwick  
E 442,121.676  
N 1,124,053.817



Date: 25/07/19  
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:

- It is within a settlement cluster and within walkable distance of facilities that support residential land use (school and leisure centre).
- The number of dwellings proposed on this site is both in keeping with the settlement pattern and not of cause for concern.
- Consideration may need to be given for surrounding residential land use as part of design.

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

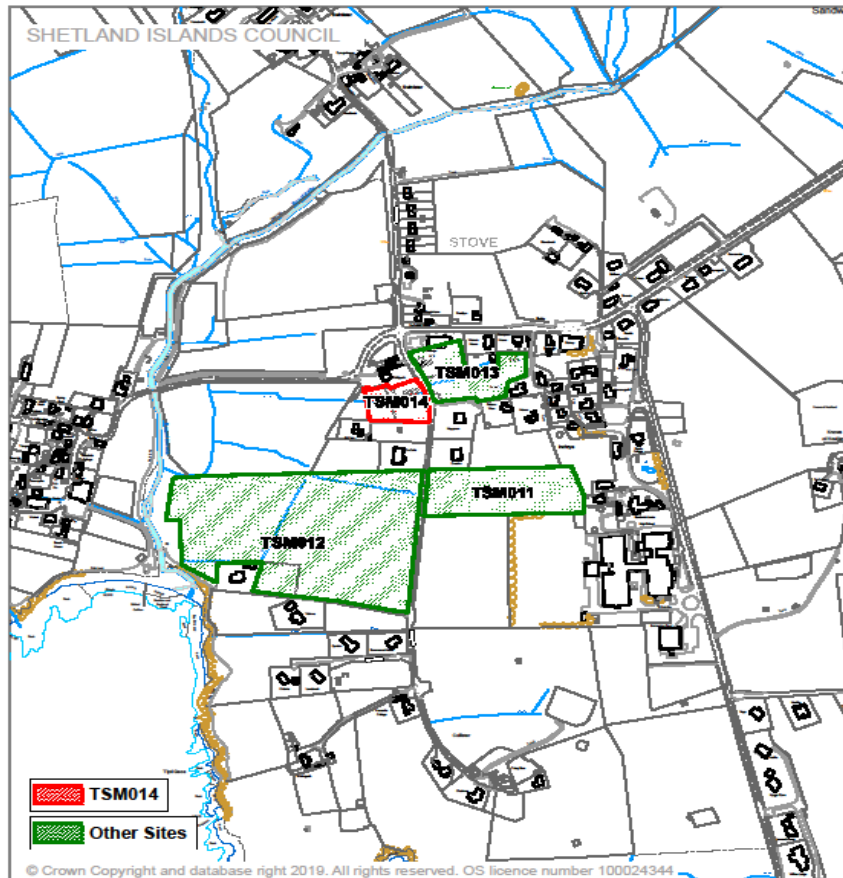
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Whirliegarth		<b>Settlement / Locality:</b> Sandwick	<b>Source of site suggestion:</b> Caroline Thomson	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU420240		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM014
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential. 3 units, private housing		<b>In keeping with settlement pattern?</b> Not noted on Site Assessment Sheet	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  A small site on the western edge of the settlement of Sandwick containing a small, derelict, single story building.  The settlement is level and bordered to its east by an existing, single track public road.  Existing, low density housing borders the site to the north, east and west.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  Planning Application 2008/74/PCO				
<b>Site Size (ha):</b> 0.4	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

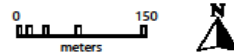
Location Plan:-



Call For Sites location map



Site Ref: TSM014  
Whirligarth, Sandwick  
E 442,040.045  
N 1,124,015.124



Date: 25/07/19  
Scale/Print Size: 1:5000/A4

Shetland Islands Council  
Planning Service

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

Photographs (if available):

### **Assessment Summary**

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

Although small in scale, development of this site would provide:

- Suitable housing land within growing settlement over the next LDP period
- A logical, infill extension to the existing settlement

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

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

<b>Site Name:</b> Quarff House		<b>Settlement / Locality:</b> Quarff	<b>Source of site suggestion:</b> Ian Shewan	<b>MIR status:</b> <i>Partially Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU433347		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM015
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential. 20+ units		<b>In keeping with settlement pattern?</b> Maybe	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p><b>Could the site/proposal fit into the established settlement pattern? - Maybe</b> Some areas are potentially suitable. The three northern areas of the site are likely to comprise reasonable extensions to the settlement pattern, as these small areas are clustered with other existing residential land use. The larger area to the south is unlikely to be appropriate as it would represent a significant extension to the existing area of settlement, with access to this area likely to require extensive upgrade.</p> <p><b>Could the site/proposal fit into the landscape? - Yes</b> 20 units spread across these four areas would represent an appropriate level of housing density, in-keeping with the surrounding landscape and present levels of development.</p> <p><b>Is this a good location for this proposal? – Maybe</b> Some areas are potentially suitable. The three areas identified to the north are likely to be appropriate extensions the existing settlement, connected to existing areas of residential land use and partially infilling areas between housing. They are also well connected to the existing road network. The area to the south would require considerable upgrade to the surrounding road network, it is currently not connected to any adequate road and in order to do so would require extension of single track roads to the site's north or new access being provided from the A970 to the west.</p> <p><b>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - No</b> None apparent.</p> <p><b>Could the proposal adversely affect neighbouring uses? - No</b> No apparent issues.</p> <p><b>Would the proposal help enhance the community? - Yes</b> Yes, regarding some areas. Three areas to the north provide a reasonable extension to the settlement through provision of housing close to the existing road network and grouped with areas of existing residential settlement.</p>				

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



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

The area identified to the south may present issues regarding site access and need to significantly extent the road network. This area would also extend the area of the settlement southwards, while infill in other areas may be more appropriate.

**Describe any particular qualities and features of the site e.g setting, character, nearby facilities.**

Three areas to the north: The sites are located on a south-facing hillside around a small residential road a short distance from the A970. The sites adjoin existing housing areas or represent infill between housing sites.

The sites are on a bus route, however they are approximately 400m from the closest bus shelter.

Area to the south: Represents a low lying area close to the shore, especially at the site's easternmost extent. The land on which the site is located rises to the south and west. The site is at a distance from the primary road network (around 800m from the closest point of access to the road network). However once the A970 is reached there are bus stops in the immediate area of access to the main road.

**Describe any particular restrictions and issues of this site, such as drainage, ,setting, topography etc**

All areas are on a gradient, but not to the extent whereby development could be seen to be limited. The extent of the road network and its current composition could pose issues.

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

Both areas are limited by site size and the number of proposed total number of dwellings. Areas to the north could include improved access to the closest bus shelter and additional pedestrian access routes through the current housing cluster in this area.

The area to the south would require improvements in the road network and with this adequate pedestrian provision to access public transport infrastructure could be accommodated.

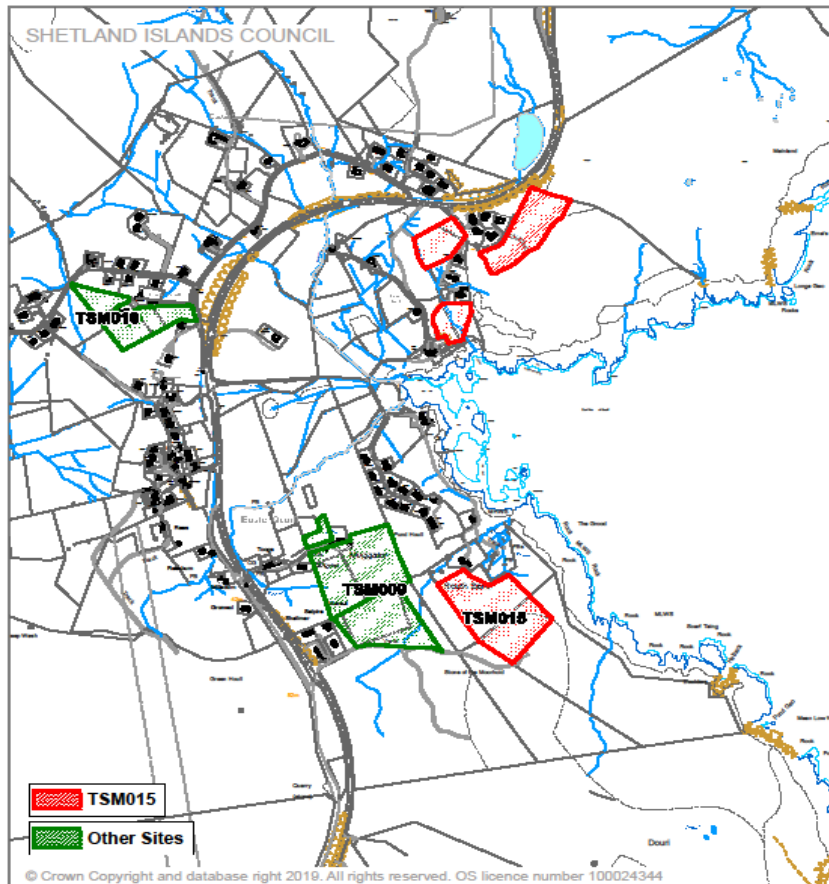
**Site History:** (previous planning applications, existing LDP policies and proposals)

Planning Application 2006/395/PCD  
 Planning Application 2007/95/PCD

<b>Site Size (ha):</b> 6.94	Have all the landowners / interested parties been identified:- <b>TBC</b>	Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>
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# SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

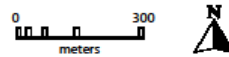
Insert Location Plan:-



## Call For Sites location map



Site Ref: TSM015  
Easter Quarff  
E 443,359.987  
N 1,134,715.812



Date: 25/07/19  
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 has some limited potential as allocated site for housing in the next Local Development Plan, for the following reasons:

- Some areas of this site would be potentially suitable for housing, with others presenting issues that may impact on their ability to be delivered.
- SNH has raised concern in respect of the landscape impact of development in the north-eastern section of the site, this would need to be addressed by appropriate design.
- The other north-western section is likely to be suitable. The two southern sections of the site pose significant issues in respect of access and SNH has also raised concern about landscape impact in these areas.
- The exact number of dwellings proposed for each area would also need to be clarified.

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

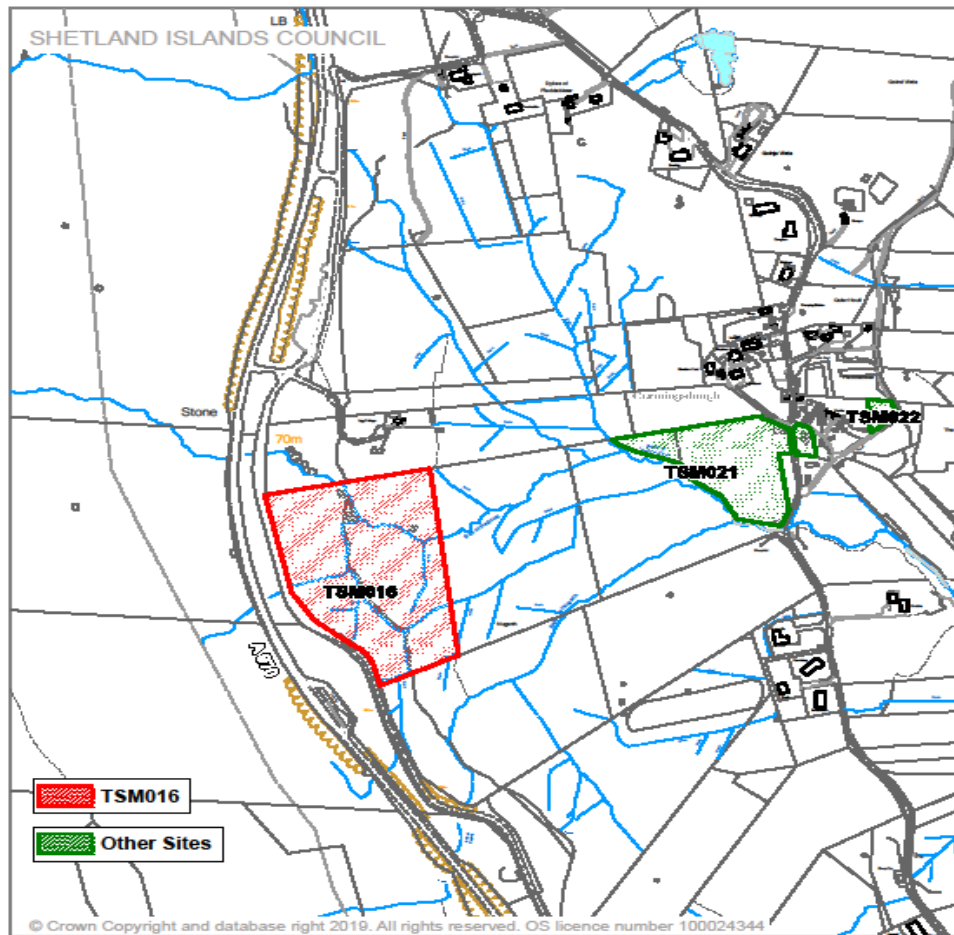
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Westside		<b>Settlement / Locality:</b> Fladdabister, Cunningsburgh	<b>Source of site suggestion:</b> Irene Bray	<b>MIR status:</b> <i>Not preferred</i>
<b>OS Grid Ref (Central Point):</b> HU430321		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM016
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, 6 units.		<b>In keeping with settlement pattern?</b> No	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>The site comprises an area of land separated from existing settlements. Though a single cottage lies 60m to the north of the site, other clusters of housing are at a distance for 300m to the east downhill, with no immediate connection to the site.</p> <p>The proposal represents an isolated cluster of dwellings, which would present development separated away from existing dwelling groups in lower lying areas to the east.</p> <p>The site is currently not served by a section of the maintained roads network, requiring upgrade of an unmaintained road or new access onto the A970. Given the low number of housing units, this is a significant infrastructure requirement.</p> <p>The site comprises a hillside rising to the west. The site is to the east of the A970 and an unadopted road (the latter adjoining the site's western boundary). At present the site is undeveloped grazing land. To the land's east, the land falls away to lower lying areas, within which there are small isolated clusters of housing. There is currently no maintained road linking the site to the network. There are no evident community facilities within close proximity of the site.</p> <p>Given the sloping nature of the site, there may be drainage implications further downhill, through both surface run-off and the potential for disruption to the courses of drains/burns running through the site.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>None</p>				
<b>Site Size (ha):</b> 3	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

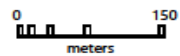
Location Plan:-



## Call For Sites location map



Site Ref: TSM016  
Fladdabister  
E 443,039.9  
N 1,132,188.5



Date: 27/08/19  
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 not suitable as a potential allocated site for housing in the next Local Development Plan. This assessment has been reached for the following reasons:

- Development of this site would create housing in a prominent position in the landscape, isolated from the nearest settlement
- Its development would however, create limited opportunities to improve public transport and active travel infrastructure

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

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

<b>Site Name:</b> Land at Brindister Quarry	<b>Settlement / Locality:</b> Brindister	<b>Source of site suggestion:</b> Nicholson Brothers	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU437370	<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM017
<b>Current Use<sup>1</sup>:</b> 3	<b>Proposed Use:</b> Class 4 – Business Class 5 – General Industrial and Class 6 – Storage and Distribution (within the quarry void)	<b>In keeping with settlement pattern?</b>  Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p><b>Could the site/proposal fit into the established settlement pattern? - Yes</b> Yes, as an allocation for its current, consented use as a quarry.</p> <p><b>Could the site/proposal fit into the landscape? - Yes</b> Yes, as according to the restoration proposals for the quarry once extraction operations have been completed.</p> <p><b>Is this a good location for this proposal? - Yes</b> Yes, as it is an existing quarry site.</p> <p><b>Could the site be adversely affected by neighbouring uses (e.g industry, wind turbines) - Yes</b> Yes, new residential development within a certain distance may risk the sterilisation of areas of this site, safeguarding distances for the quarry facility should be maintained.</p> <p><b>Could the proposal adversely affect neighbouring uses? - Yes</b> Yes, however the quarry should be at a distance and be subject to controlling conditions whereby there should be adverse impact on sensitive receptors.</p> <p><b>Would the proposal help enhance the community? - Yes</b> Yes, by providing a consistent and local supply of aggregates.</p> <p><b>Describe any particular qualities and features of the site e.g setting, character, nearby facilities.</b> The site comprises the existing quarry void and surrounding areas. The haul road into the extraction areas of the site runs along its southern edge, with site offices in its south eastern corner. Material sorting bays are situated to the site's east. The site is on a gradient falling to the east from the A970, with a visual screening bund in place between the quarry and road. To the site's south-east is a settlement lagoon. Across the A970 to the west is the Loch of Brindister and hillsides rising to the west.</p>			

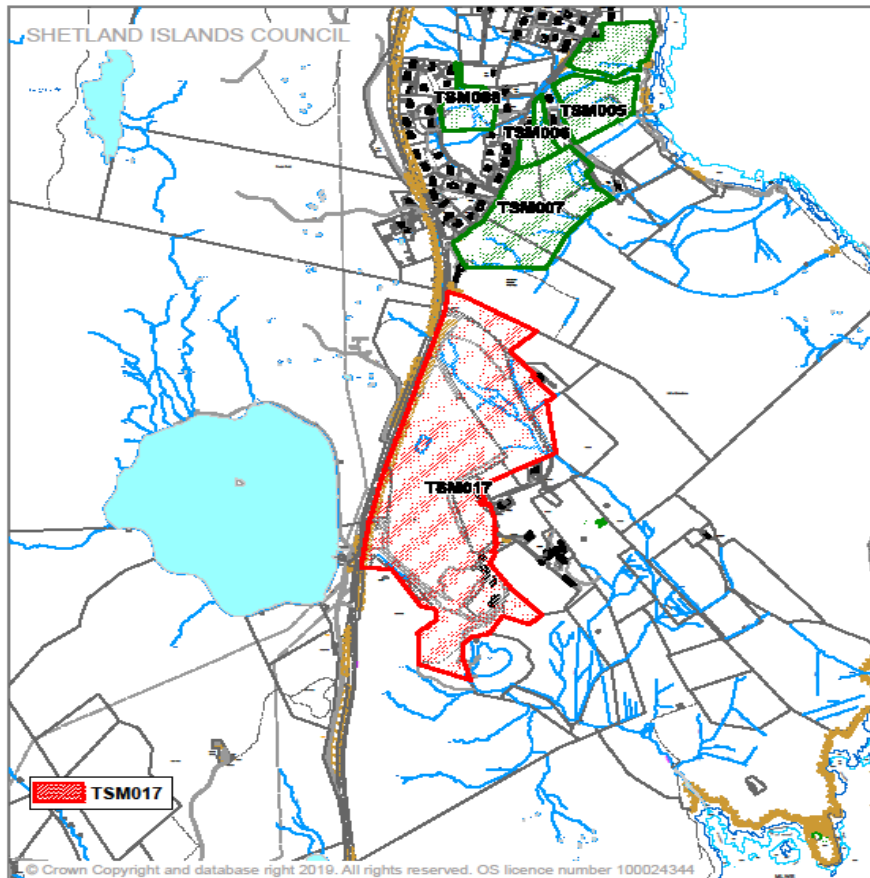
<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

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

<p><b>Describe any particular restrictions and issues of this site, such as drainage, setting, topography etc</b>                  As an existing quarry there are no restrictions on the site above those of its current use as a mineral extraction site.</p>			
<p><b>What placemaking opportunities could be provided for the site and surrounds?</b>                  Not many, though there may be potential for the holder of the site's consent to seek a revision to the site's restoration plan to seek improved public amenity benefit.</p>			
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2011/87/PCD                  Planning Application 2017/177/PPF</p>			
<p><b>Site Size (ha):</b>                  Total site area is 23.5 hectares however the quarry void is estimated to be around 12 hectares.</p>	<p>Have all the landowners / interested parties been identified:-  <b>TBC</b></p>	<p>Are they aware of and agreeable to site disposal / development:- <b>TBC</b></p>	<p><b>Date Completed:</b>  <b>IN PROGRESS</b></p>

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

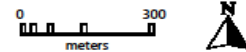
Insert Location Plan:-



## Call For Sites location map



Site Ref: TSM017  
Brindister  
E 443,756.05  
N 1,137,004.965



Date: 25/07/19  
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 business and industry in the next Local Development Plan for the following reasons:

- As a quarry site, the area is subject to extensive development, which has not yet been subject to restoration. Therefore its continued use as a quarry, or for use compatible with quarrying operations, is likely to be appropriate.

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

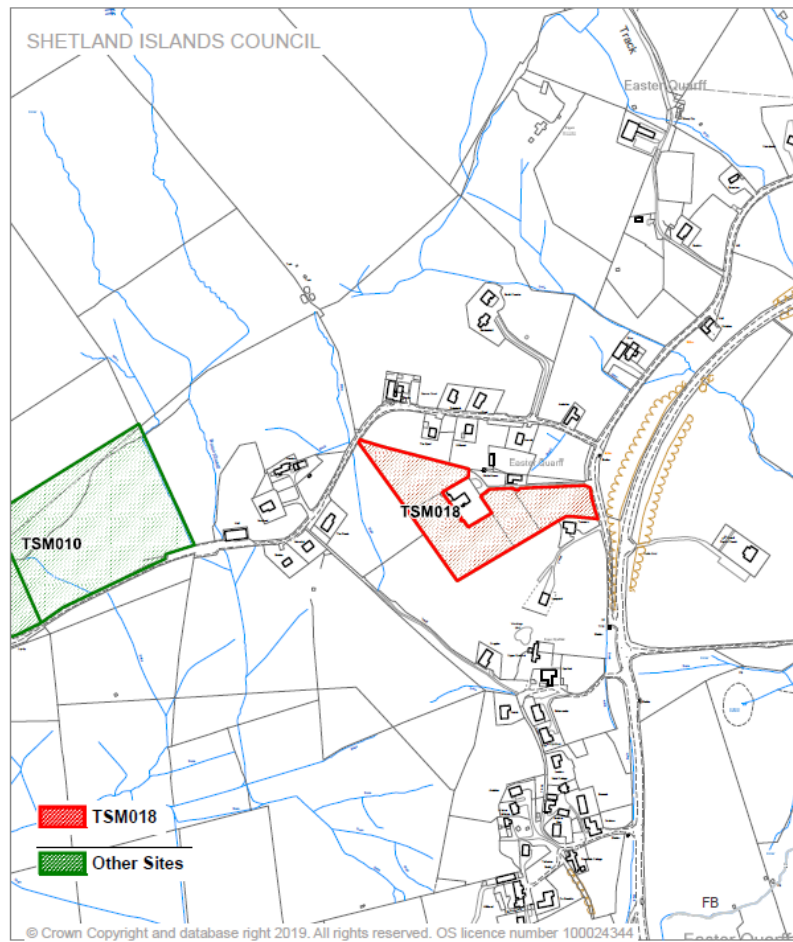
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Land at Glebe Park		<b>Settlement / Locality:</b> Quarff	<b>Source of site suggestion:</b> Nicholson Brothers	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU424354		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM018
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, 12 Units		<b>In keeping with settlement pattern?</b> Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  This relatively large site appears rocky in places and has both rising and falling gradients in relation to the summit of the hillock at its centre.  There is existing, low density housing to the north and a short road frontage at its eastern boundary. There is also potential road access at the point of its extreme western boundary.				
<b>Site History:</b> (previous planning applications, existing LDP policies and propos  2016/358/ppf				
<b>Site Size (ha):</b> 1.8	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

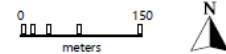
Location Plan:-



Call For Sites location map



Site Ref: TSM018  
Gleb Park, Quarff  
E 442,453.964  
N 1,135,500.661



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

Shetland Islands Council  
Planning Service

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

Photographs (if available):

### Assessment Summary

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

- Sympathetically designed, development of this site could create suitable extension to the existing settlement within the next LDP

Three key issues will need to be addressed if this development comes forward:

- Design sympathetic to the site's topography
- Satisfactory access to and within the site
- Robust and sustainable solution to sewage arrangements

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



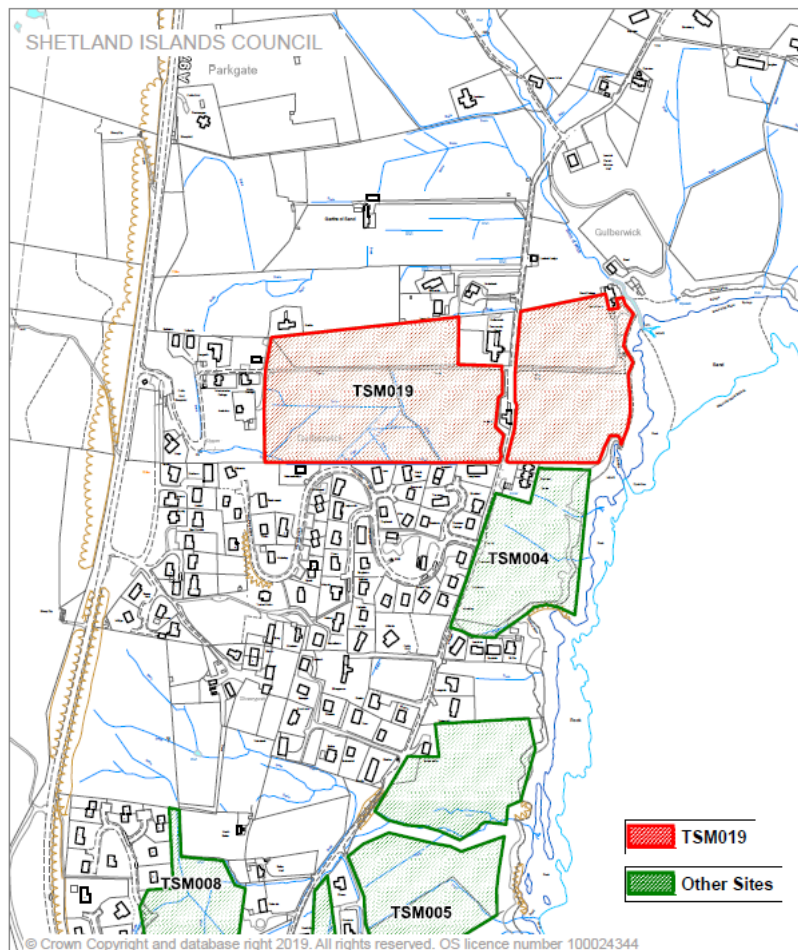
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Land at Gulberwick		<b>Settlement / Locality:</b> Gulberwick	<b>Source of site suggestion:</b> Nicholson Brothers	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU439386		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM019
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, approx. 45 units.		<b>In keeping with settlement pattern?</b>  Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  The site proposed comprises area to the immediate north of the more built up section of Gulberwick. To the north of this site the settlement pattern becomes more dispersed, however to this site's south and west the settlement pattern would be in-keeping with development of this density. The section land to the west of the hall and road may be more deliverable than that to the east, especially where it starts to extend towards the burn to the north-east and the shore.  Housing on this area of land (providing the aforementioned buffer to the shore is maintained) would be accommodated by the surrounding landscape as part of the existing settlement.  Should all (or a number) of developments come forward in Gulberwick there may be an accumulative impact on infrastructure, especially the road running through the settlement, which runs through the middle of this site.  There are no land uses (turbines, industrial development) identified that this proposal would negatively interact with.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  No previous planning applications within this site on record.				
<b>Site Size (ha):</b> 7	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

Insert Location Plan:-

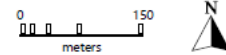


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## Call For Sites location map



Site Ref: TSM019  
Gulberwick  
E 444,010.657  
N 1,138,630.92



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

Shetland Islands Council  
Planning Service

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

### Assessment Summary

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

- It provides housing within an existing settlement at an appropriate scale and density, with the western section of the site providing an appropriate extension to housing in the settlement.
- Eastern areas of the eastern section of the site (beyond the road), sloping towards the shore (and below the 5m contour) are unlikely to be appropriate for housing, and development may have to be concentrated in other areas of the site.
- All proposed sites in Gulberwick are likely to have a cumulative impact, particularly in relation to road infrastructure, which may require upgrade to accommodate developments in the settlement.

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


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

<b>Site Name:</b> Old Main Road		<b>Settlement / Locality:</b> Cunningsburgh	<b>Source of site suggestion:</b> Elizabeth Fullerton	<b>MIR status:</b> <i>Not preferred</i>
<b>OS Grid Ref (Central Point):</b> HU433316		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM020
<b>Current Use<sup>1</sup>:</b>  4	<b>Proposed Use:</b>  Residential, 3 units		<b>In keeping with settlement pattern?</b> No	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  The site is on uneven ground which slopes to the east and is bordered to the west by a private, gated, single-track road.  The site is remote from other dwellings and is separated from the main A970 by a cutting.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  2005/207/pco 2005/209/pco 2012/134/ppp				
<b>Site Size (ha):</b> 0.6	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

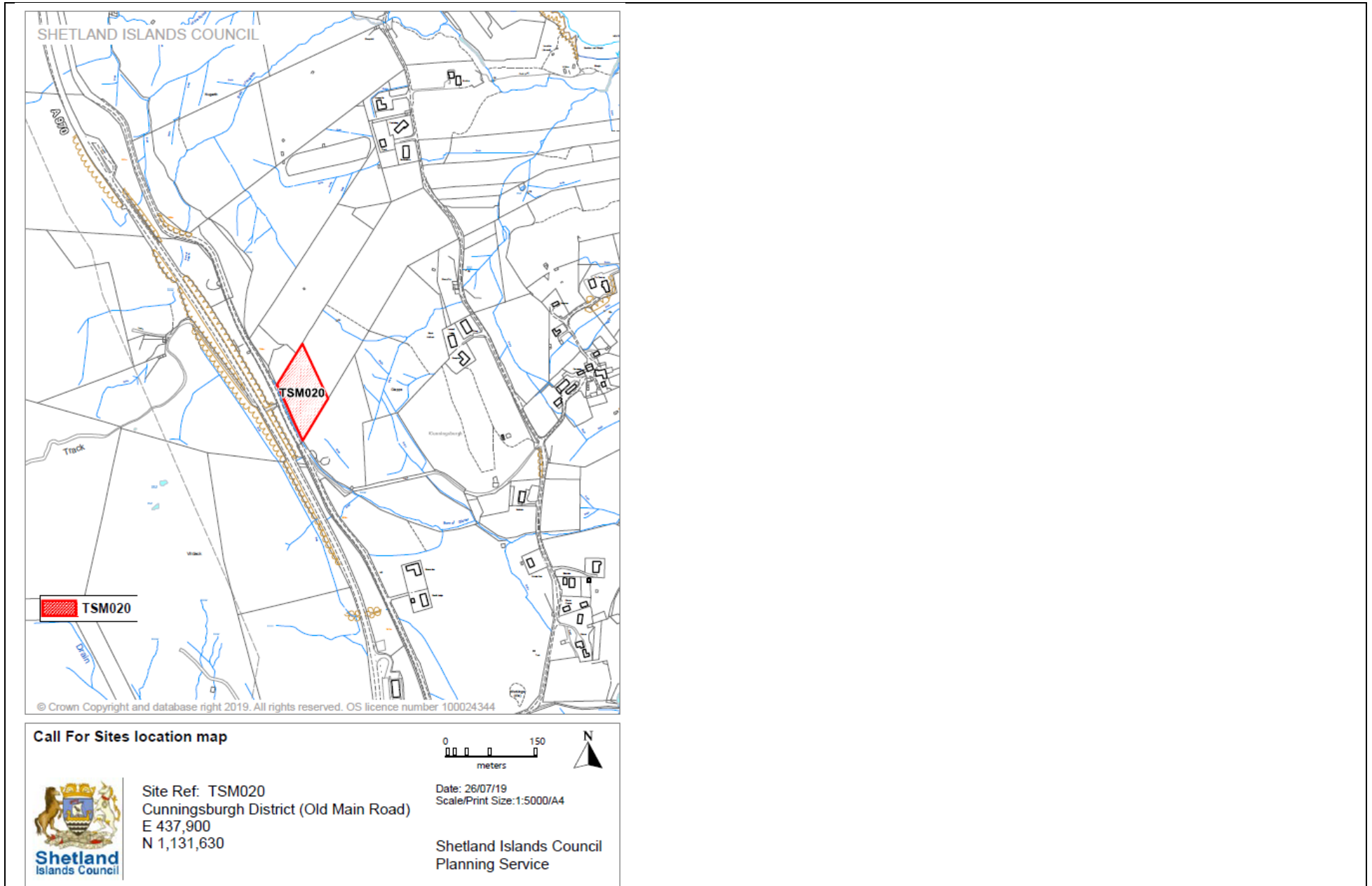
<sup>1</sup> 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

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

Location Plan:-



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



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

Photographs (if available):

### Assessment Summary

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

- Development of this site would create housing in a prominent position in the landscape, isolated from the nearest settlement
- Given the small number of housing units, development of this site would require significant infrastructure upgrading

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

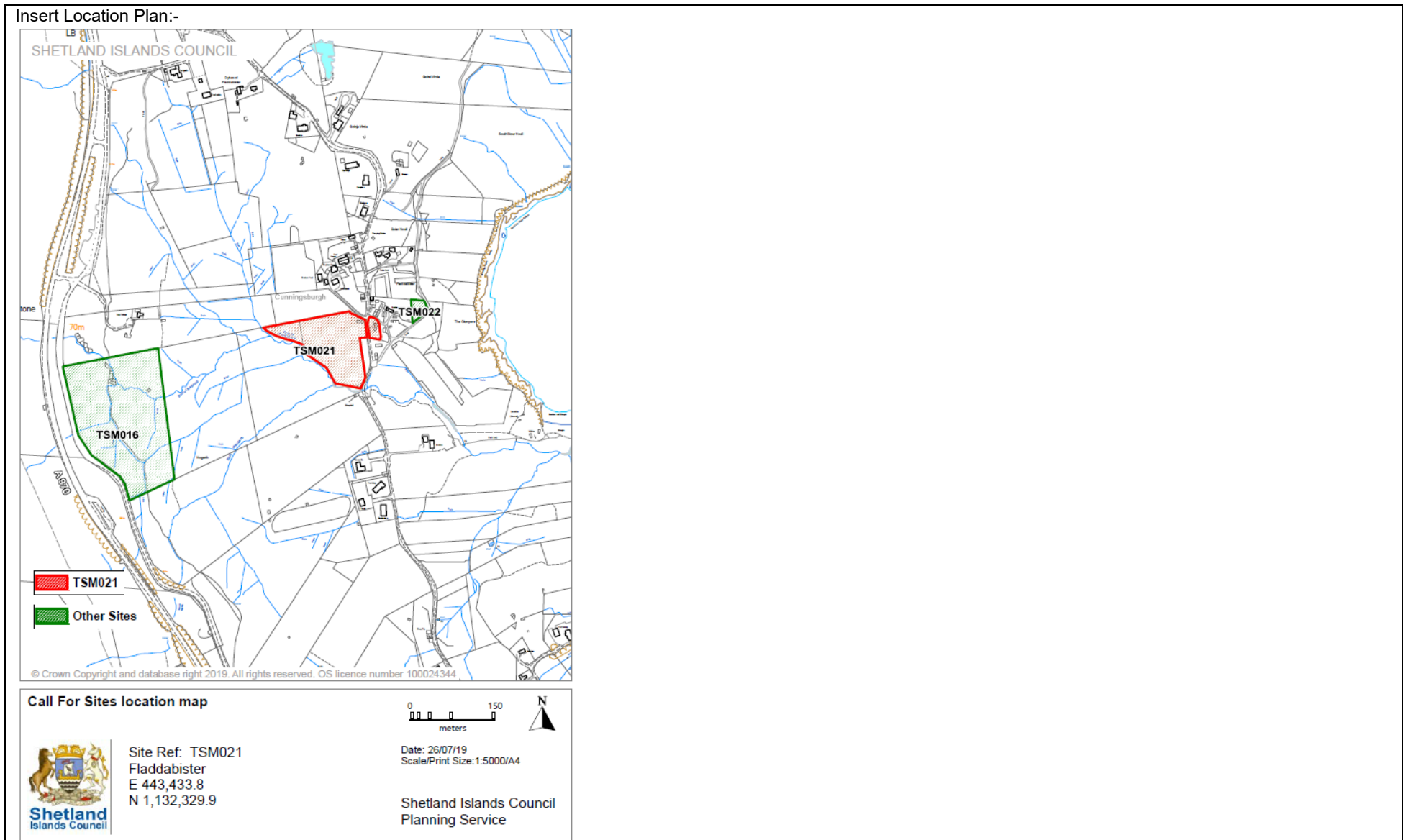
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Westside, Fladdabister		<b>Settlement / Locality:</b> Cunningsburgh	<b>Source of site suggestion:</b> Irene Bray	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU434323		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM021
<b>Current Use<sup>1</sup>:</b> 4	<b>Proposed Use:</b> Residential, 5 units		<b>In keeping with settlement pattern?</b>  Yes	
<p><b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>This area of land sits astride the road running through this housing cluster, with the larger section of the site to the west. Though on a gradient falling to the south it represents an area of lower lying land, in comparison to higher land its west. The proposed housing for this site would be a suitable extension to the existing settlement and would respond well to the surrounding landscape at the proposed scale (subject to suitable design).</p> <p>In the eastern area of the site there appears to be some ruined structures, which do not appear to have any protective status or designation attached to them. The western edge of the site would be determined by the buffer applied to the burn running west to south of the site. There doesn't appear to be any land use within close proximity to this site that would negatively interact with residential land use.</p>				
<p><b>Site History:</b> (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2013/290/PPP Planning Application 2014/173/PPF</p>				
<b>Site Size (ha):</b> 2.2	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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



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



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

### Assessment Summary

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

- It provides appropriate extension to housing in Fladdabister, at an appropriate scale and density (5 dwellings).
- A distance and buffer to the burn running along western and southern areas of the site would need to be maintained.
- SAT have noted the potential of this area of Fladdabister as a Conservation Area, however currently it is not subject to any designation.

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

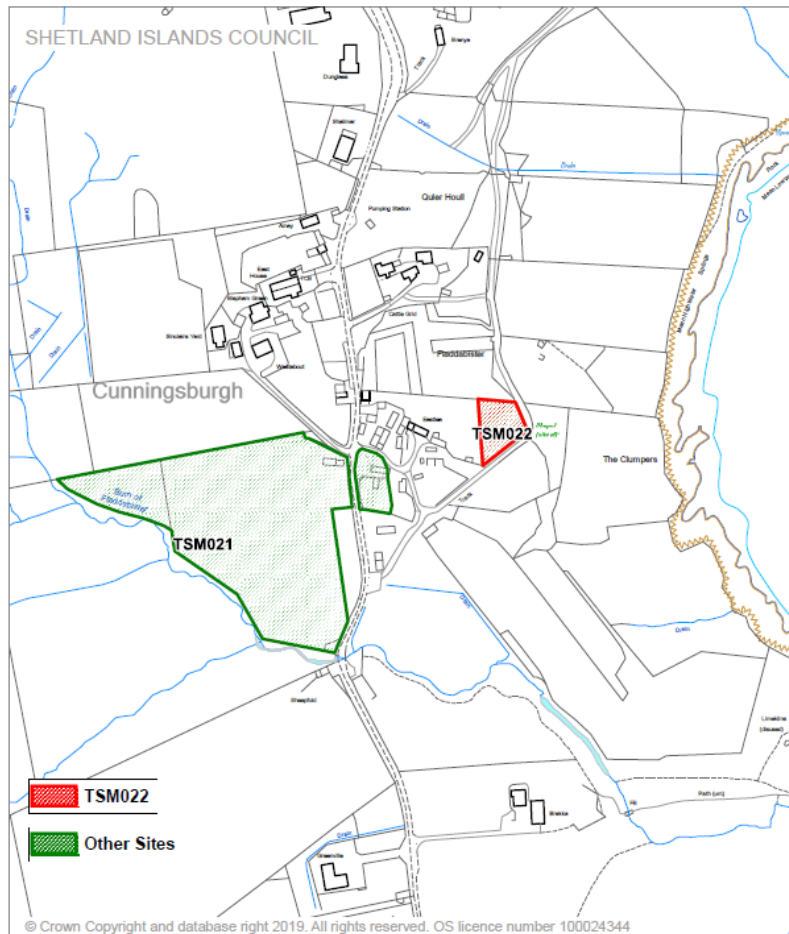
## SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

<b>Site Name:</b> Westside, Fladdabister		<b>Settlement / Locality:</b> Cunningsburgh	<b>Source of site suggestion:</b> Irene Bray	<b>MIR status:</b> <i>Preferred</i>
<b>OS Grid Ref (Central Point):</b> HU435323		<b>Draft LDP2 Ref:</b> TBC	<b>MIR Site Ref:</b> TBC	<b>Pre-MIR Site Ref:</b> TSM022
<b>Current Use<sup>1</sup>:</b>  4	<b>Proposed Use:</b>  Residential, 3 units		<b>In keeping with settlement pattern?</b>  Yes	
<b>Summary Description:</b> (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)  The site lies to the east of a collection of derelict buildings and is currently accessed by a rough track.  The site is relatively level and lies adjacent to historic crofting dwellings and associated buildings.				
<b>Site History:</b> (previous planning applications, existing LDP policies and proposals)  No planning history				
<b>Site Size (ha):</b> 0.5	Have all the landowners / interested parties been identified:- <b>TBC</b>		Are they aware of and agreeable to site disposal / development:- <b>TBC</b>	<b>Date Completed:</b> <b>IN PROGRESS</b>

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

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

Location Plan:-



## Call For Sites location map



Site Ref: TSM022  
Fladdabister  
E 443,558.11  
N 1,132,384.3



Date: 26/07/19  
Scale/Print Size: 1:2500/A4

Shetland Islands Council  
Planning Service

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

Photographs (if available):

### Assessment Summary

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

- Although small in scale, with sympathetic design, development of this site would provide a sustainable extension to the existing settlement

However, access issues would need to be adequately addressed.

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