

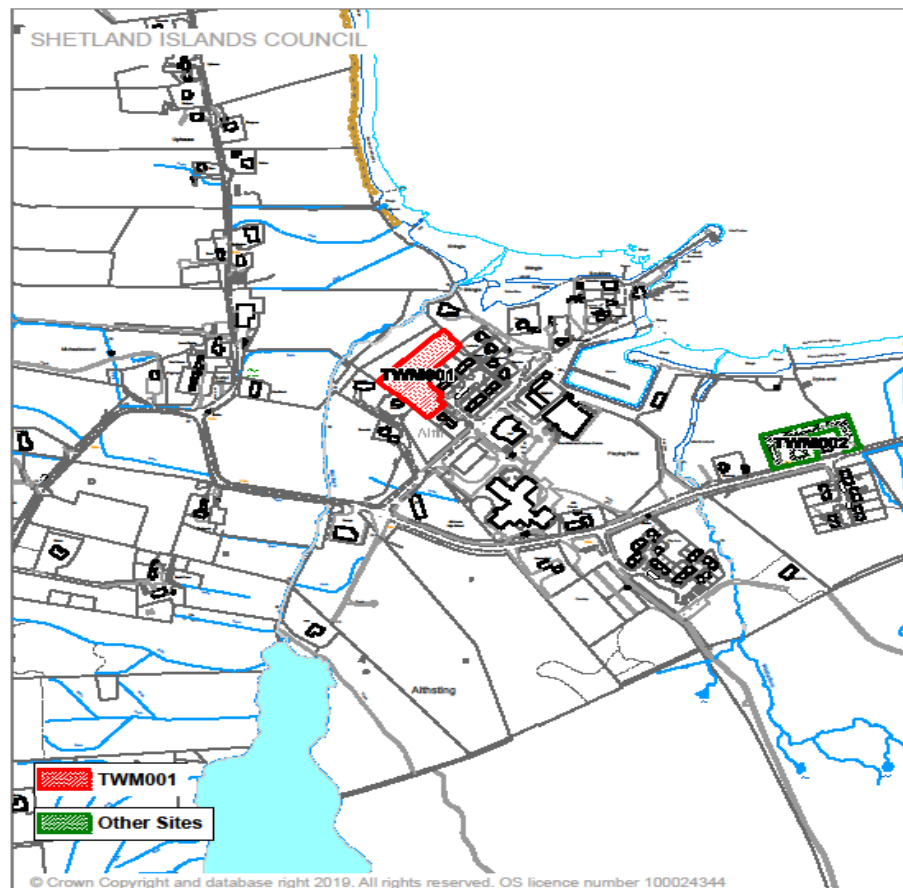
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Marthastoon		Settlement / Locality: Aith	Source of site suggestion: Hjaltland Housing Association	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU344558		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TWM001
Current Use¹: 4	Proposed Use: Residential – Potential for 8 units of affordable housing		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>. 60% of the site is flat but slopes down to the northwest side. This site is in an excellent location to provide a continuation of the existing Marthastoon scheme. Walking distance to existing services.</p> <p>None other than part of the site being below the 5 metre contour, however this could be designed out.</p> <p>Excellent opportunities to continue high standard at Marthastoon scheme, with excellent connectivity opportunities and replication of home zoning.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>Planning Application 2006/59/PCO Planning Application 2007/268/PCR Planning Application 2014/014/PPF Planning Application 2019/198/PPF</p>				
Site Size (ha): 0.3274		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: TWM001
Marthastoon, Aith
E 434,408.695
N 1,155,849.426



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

Shetland Islands Council
Planning Service

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Insert Photographs (if available):



SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



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Assessment Summary

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

- As an appropriate extension to existing residential areas in an existing settlement. It is also levelled, reducing implementation costs.
- There are no identified issues at this stage of the process with this site.

Full site assessment matrix available on request.

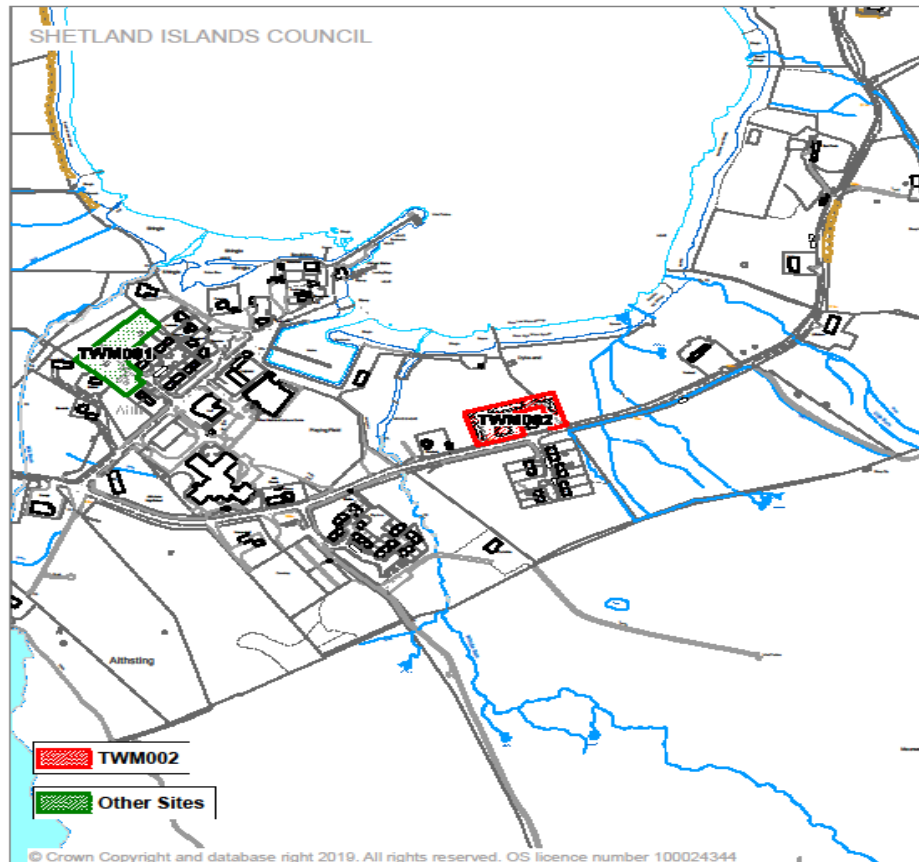
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Old School		Settlement / Locality: Aith	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU348557		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TWM002
Current Use¹: 3	Proposed Use: Residential – 3 units of affordable housing		In keeping with settlement pattern? Yes	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc) A small, level brownfield site within walking distances to all local services overlooking greenfield/park areas and on to shore.				
Site History: (previous planning applications, existing LDP policies and proposals) Nothing noted Area checked against Council's land contamination GIS layer and no know contamination				
Site Size (ha): 0.36	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

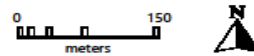
Location Plan:-



Call For Sites location map



Site Ref: TWM002
Old Aith School Site
E 434,830.148
N 1,155,760.906



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

Shetland Islands Council
Planning Service

Photographs (if available):

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



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SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST



SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Assessment Summary

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

With sympathetic design, development of this small scale, brownfield site would:

- Provide an extension to existing housing within the settlement pattern
- Complement existing, adjacent housing and its surrounding landscape

Care will need to be taken to:

- Maximise the reuse of materials
- Complement the existing property which this proposed site surrounds on 3 sides

A full site assessment matrix is available on request.

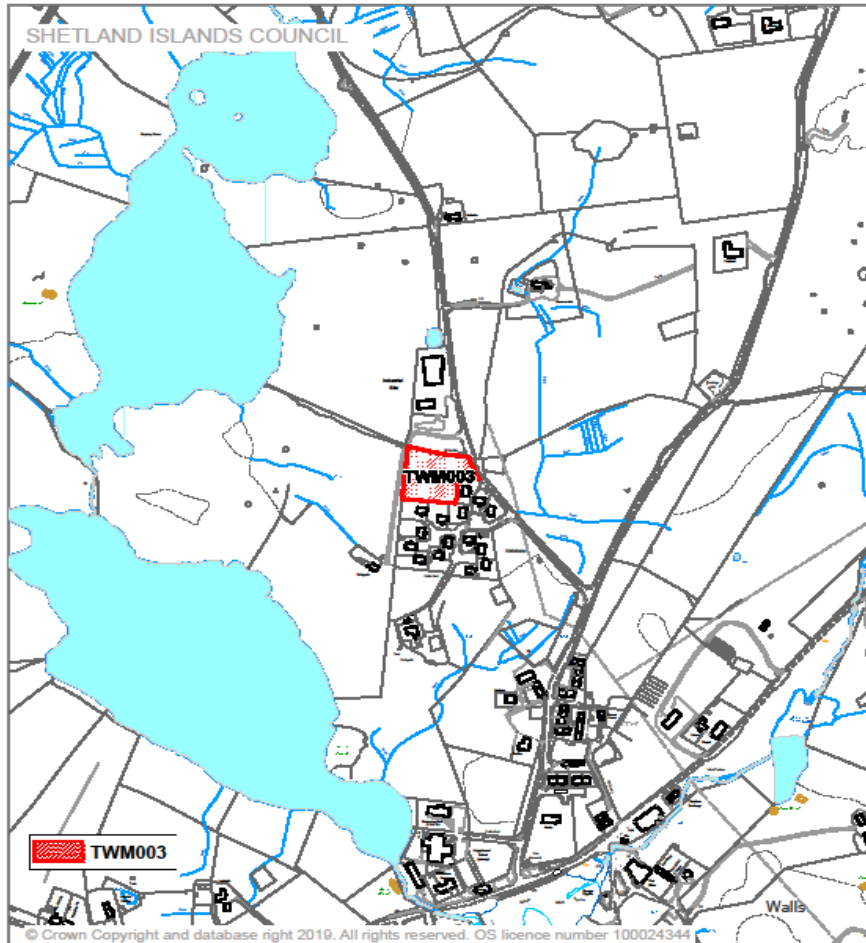
SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Site Name: Adjacent to Kirkside		Settlement / Locality: Walls	Source of site suggestion: Shetland Islands Council (Tracey-Anne Anderson)	MIR status: <i>Preferred</i>
OS Grid Ref (Central Point): HU240499		Draft LDP2 Ref: TBC	MIR Site Ref: TBC	Pre-MIR Site Ref: TWM003
Current Use¹: 4	Proposed Use: Residential – 4-6 units of affordable housing		In keeping with settlement pattern? Yes	
<p>Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)</p> <p>Consideration should be assessed regarding proximity to existing industrial estate. Check distances and whether the site can be used for heavy industry. Would the new houses be too close?</p> <p>Could adversely affect neighbouring uses due to house proximity to the existing industrial estate</p> <p>Next to existing settlement/scheme; within close proximity to existing services/walking distances to shop/school etc. Complies with existing settlement pattern.</p> <p>No restrictions on the site in terms of safeguarding</p> <p>Site topography is a hill on roadside part of site but not a showstopper in terms of site levels.</p> <p>Well connected and can be connected to existing Kirkdale scheme. Design statement should be conditioned as part of application approval. Plenty of opportunities for welcoming, safe and pleasant design, using locally distinctive materials.</p>				
<p>Site History: (previous planning applications, existing LDP policies and proposals)</p> <p>None noted</p> <p>Area checked against Council's land contamination GIS layer and no know contamination</p>				
Site Size (ha): 0.4	Have all the landowners / interested parties been identified:- TBC		Are they aware of and agreeable to site disposal / development:- TBC	Date Completed: IN PROGRESS

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

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

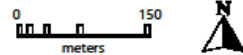
Insert Location Plan:-



Call For Sites location map



Site Ref: TWM003
Kirkidale, Walls
E 424,074.861
N 1,149,947.41



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

Shetland Islands Council
Planning Service

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Insert Photographs (if available):



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SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT and SEA CHECKLIST

Assessment Summary

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

- As an appropriate extension to existing residential areas in an existing settlement.
- Housing on this site would need to be compatible with any pre-existing or consented business use to the north of the site.

Full site assessment matrix available on request.