

Local Development Plan 2 - Call for Sites FAQs for Landowners & Developers

We are preparing a new Local Development Plan (LDP2) for Shetland. This will replace the current [Local Development Plan](#) (LDP) that was adopted in 2014. Once adopted LDP2 will guide future development and the use of land in Shetland for the next 10-15 years.

To encourage people to come forward and help us identify suitable sites for development we are running a **call for sites process** for LDP2.

What is the Call for Sites?

Shetland Islands Council is required by the Scottish Government to identify sufficient land within LDP2 to meet housing, business and industry requirements. The call for sites process provides an opportunity for developers and landowners to submit sites that they believe are suitable for inclusion in LDP2.

What are the benefits of using the call for Sites process?

Using the call for sites process has a number of benefits. Here are 4 reasons to use it:

1. By submitting sites through this process you are helping the Council take a strategic approach to planning for new development so that we can achieve the right development in the right location. It also helps us identify and plan for the infrastructure required, such as upgrades to roads, schools and community facilities.
2. We will consult council services and consultees, such as Scottish Water and Historic Environment Scotland, to get their views on your proposal and whether it is suitable. This helps us to assess the benefits and impacts at an early stage.
3. Using the call for sites will help provide more certainty. If the Council consider that the site should be taken forward into LDP2 as a preferred option, and it is allocated for development, then this shows that we support the principle of your development. This should help speed up the planning process when you apply for planning permission for the site.
4. The call for sites is free, although we ask that you provide us with sufficient information to make an informed decision on your site.

What kind of proposals can I submit?

The call for sites process should be used to submit proposals for developments of **3 or more housing units**, industrial sites, business sites, retail developments, mixed-use developments, community facilities and the development of community assets.

Who can submit a site?

Sites can be submitted by landowners, developers, community groups and other interested parties. You can submit a site if you do not own the land, although we will ask for landownership details and will also contact the landowner to confirm they are content for the site to be promoted for development.

Can I discuss my proposal before I submit my site?

Yes, and we would encourage you to do so. You can do this by email, phone or by contacting us to arrange a meeting with a member of our development plans team.

Email us at: development.plans@shetland.gov.uk

Phone us on: 01595 744840.

Write to us at: Development Plans, North Gremista Industrial Estate, Gremista Rd, Lerwick, Shetland ZE1 0PX

How do I submit a site?

You should use the [Online Form](#) to submit sites to the Council's Planning Service. Further information can be accessed from the [call for sites section of our website](#). If you have any difficulty filling out the form please contact us.

Please be aware that the submission of a site through the call for sites process only places the site before the Council for consideration as a potential site for future allocation in LDP2. It does not guarantee its allocation, nor does it prejudice any decision the Council may wish to take should a planning application for any site be forthcoming.

I have an undeveloped site in the current LDP, will this be included in LDP2?

No. If you have a site in the current Local Development Plan (2014) that you still intend to develop, you must resubmit this during the call for sites process using the online form.

Are there areas where the Council are seeking new development?

We are required by the Scottish Government to produce a 'Spatial Strategy' for LDP2. A spatial strategy is a statement of proposals on the development and use of land in Shetland and sets out locations where demand for housing is high (*pressure areas*) and where development is sought to help sustain the future of our settlements, including rural areas, the North Isles and Outer Isles. This has been informed by the [LDP2 Vision Statement](#) which has been developed around the four key themes of Economy, Community, Connectivity and Environment/Heritage.

The spatial strategy is also closely aligned with a number of Council strategies such as the Shetland Partnership Plan, the 'Economic Development Strategy' and the '10 Year Plan'. These set out to improve the lives of everyone in Shetland and aim to attract people to live, work, study and invest in the isles. To enable this to happen we need to identify an effective supply of land in LDP2 to meet the demands of housing, business and industry.

In addition to this, evidence on housing need and demand (HNDA), past completions, land audits and discussions with stakeholders have also informed the spatial strategy.

Are there particular areas within settlements which are more suitable?

We have identified on a [Call for Sites Story Map](#) areas in 21 settlements called '*preferred areas for growth*'. These areas are in close proximity to services such as shops, schools and community facilities and are served by public transport. The purpose is to promote sustainable economic growth and encourage development in locations where people have access to services. Within these areas we have identified the type of development the land could be suitable for, including housing, industry, business and mixed-use.

Will all 'preferred areas for growth' be developed?

No. Just because land has been identified as a 'preferred area for growth' does not mean that it will be developed. It will be up to landowners and developers to submit land in these areas through the call for sites process.

Do I have to submit sites within the 'Preferred Areas for Growth'?

No. Whilst we are encouraging submissions for sites to come forward in these areas we will also welcome submissions outwith these areas and throughout Shetland.

Can I submit proposals for individual house sites?

No. Only proposals for 3 or more houses should be submitted through the call for sites process. This is because we are seeking to identify and plan for larger sites to help meet the housing need and demand in Shetland. If you are looking to develop individual sites for housing you should refer to our current LDP policies and submit a planning application.

How many sites can I submit?

You can submit as many sites as required.

What type of information do I need to provide?

We are seeking as much information as possible to be submitted via the [Online Form](#) as this will help us make informed decisions about whether your site can be developed and whether it should go forward to the next stage of LDP2. Providing more information should help speed up the process as we may need to request further details if you don't provide enough. If you are unsure about how to answer any of the questions in the online form, please contact us.

What happens after I submit my site?

The call for sites process will be open for a period of 6 months until 31st March 2019. All of the sites submitted in this timeframe will be assessed by the Council for inclusion in the Main Issues Report, which is the next stage in preparing LDP2. As part of this process we will also seek comments on your site(s) from other departments of the Council and agencies such as SNH, SEPA and Scottish Water.

We shall then provide you with a copy of the site assessment and inform you of whether or not your site has been taken forward into the Main Issues Report. At the Main Issues Report stage members of the public and other parties will be able to make representations on your site(s). The Main Issues Report will also be accompanied by the Strategic Environmental Assessment Scoping Report for scrutiny by SEA Consultation Authorities. This will include environmental issues, baseline data, SEA objectives, SEA methodology, proposed SEA assessment matrices, and consultation timescales.

How can I view the sites that are submitted?

All of the sites submitted through the call for sites process will be shown on our website in due course. We shall also publish the site assessments.

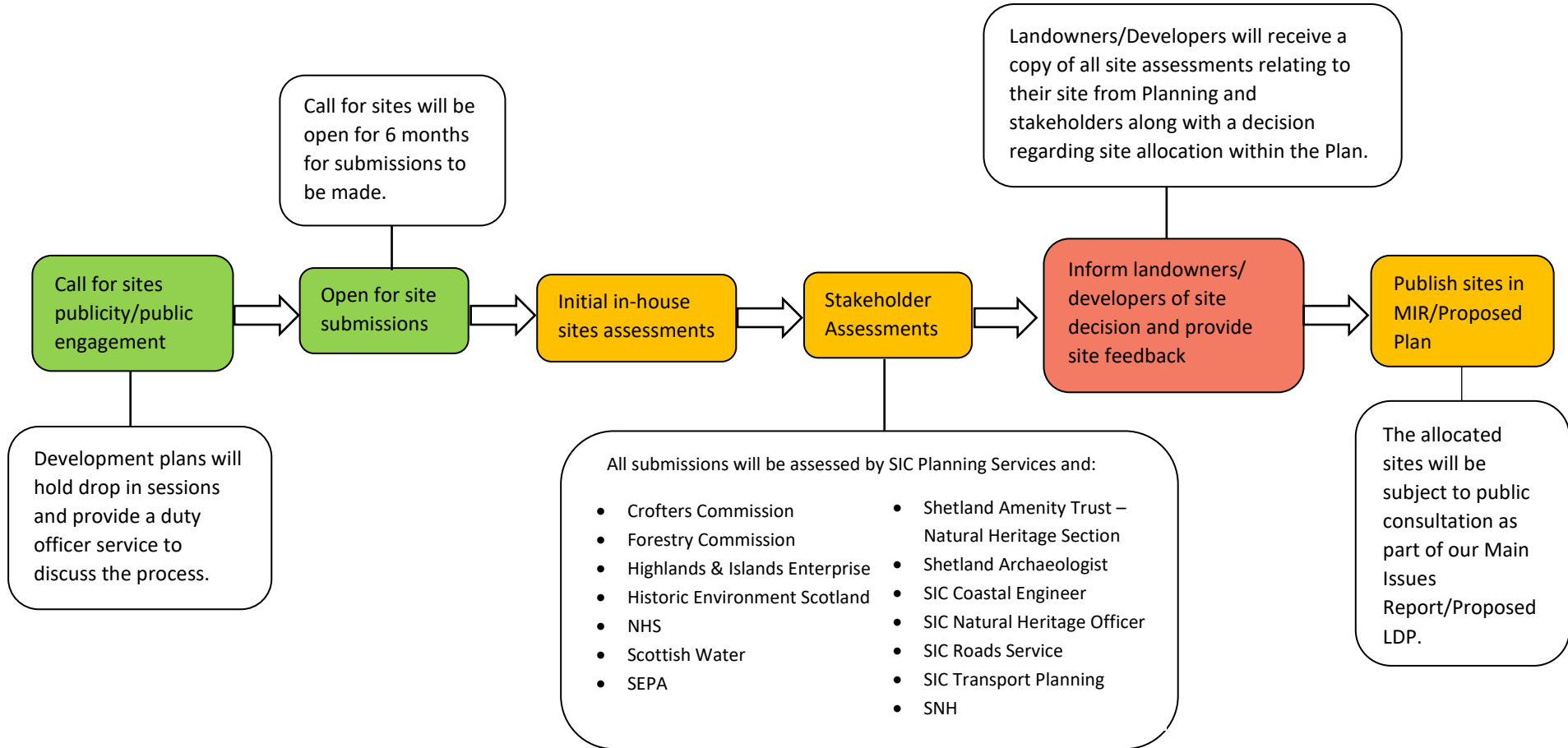
Where can I find more information on the next stages of LDP2?

Our [Development Plan Scheme](#) is updated annually and provides details on the timescales and programme for preparing LDP2. It also contains information on how to get involved in the process. Further information on development plans is also available on the [PAS website](#).

How will the Council raise awareness about the Call for Sites?

We will notify developers, housebuilders and inform community councils of the process. We also intend to do press releases and provide information and guidance on our website.

Call for Sites Process



Key	
Engagement	We will be engaging with you at these stages. Your input and engagement will help inform and shape the next LDP.
Consultation	We will be carrying out consultations at these stages.
Informing	We will be informing you of the status of the plan throughout these stages.