

# Local Development Plan Update Newsletter



June  
2010

Welcome to the first Local Development Plan update. During the production of the Shetland Local Development Plan, we intend to publish an occasional newsletter to inform you of our progress which we hope that you will find useful. You can also visit [www.planshetland.org](http://www.planshetland.org) for the latest information.

The Development Plans Team would like to thank everyone who took the time to come along to one of our events and respond to the Main Issues Report Consultation.

## Main Issues

### Consultation

The Main Issues Report (MIR) was a discussion document aimed to stimulate debate as to the future direction of planning policy within Shetland over the next 20 years or so.

Many people and groups took a great deal of time formulating their views and thoughts on the issues and options presented in the MIR.

We received over eighty separate responses, so again we wish to thank all the organisations and individuals who took the time to respond.

One of the major themes to come out of the consultation was the opposition to the Issue B's preferred option: A Spatial Strategy for Shetland,

*To focus development within the central mainland, with supporting roles for Sandwick and Sullom Voe/Brae.*

Given the feedback received on this issue, we will be developing a plan that will **reinforce the current settlement patterns and existing communities throughout Shetland**, (alternative option 3 within the Main Issues Report).

In order to achieve the strengthening and growth of communities we intend to replace the current housing zoning policy with an allocations policy. More details can be found overleaf.

Some of the other issues were far less controversial; many people who responded liked the idea of setting maximum and minimum car parking standards for the Conservation Areas of Lerwick and Scalloway. The majority of respondents also agreed with the preferred options suggested in regard to furthering the conservation of Shetland and appropriate housing for an aging population.

Views were more mixed as to what should be done with the existing agricultural land policies and land at Stoney Hill, Ness of Sound and the Knab. It will therefore take time to develop appropriate policy responses.

Feedback to all the submitted questionnaires and responses will be published in a full schedule of responses, which will be available at [www.planshetland.org](http://www.planshetland.org) as soon as possible.



# Call for Proposed Development Sites



**The Council is looking for sites that may be suitable for housing, employment, retail or community uses. There is no limit on the size of the site that can be submitted.**

To make sure we can allocate sufficient sites within the new Shetland Local Development Plan we are asking landowners, developers and the public to tell us where land is both available and can be used for development within the next 5 years, 10 years, or 20 years.

## **What will happen when a potential site is submitted?**

In the new year we will consult local communities on the possible suitable development sites submitted in their areas. After this consultation we intend to produce

a Proposed Local Development Plan that replaces the current Local Plan and Structure Plan. Instead of housing zoning we are seeking to allocate land in the Plan, especially land accompanied with realistic and sustainable development proposals that could be brought forward in the near future to meet demand.

## **The small print.....**

Putting a site forward does not guarantee the Council will allocate it, or support its development in the future. All sites will be judged against relevant planning

policies and other considerations such as sustainability criteria, access to transport links and infrastructure etc. They will also be subject to community consultation. The planning merits and sustainability of one site will be weighed against those of others.

A Development Sites Proposal Form can be downloaded from [www.planshetland.org](http://www.planshetland.org), collected from: Grantfield Offices or by calling **01595 744841**. You can also e-mail: [sites@shetland.gov.uk](mailto:sites@shetland.gov.uk)

For the latest information visit: [www.planshetland.org](http://www.planshetland.org)

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