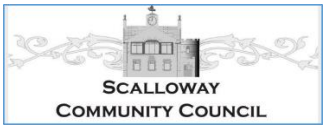
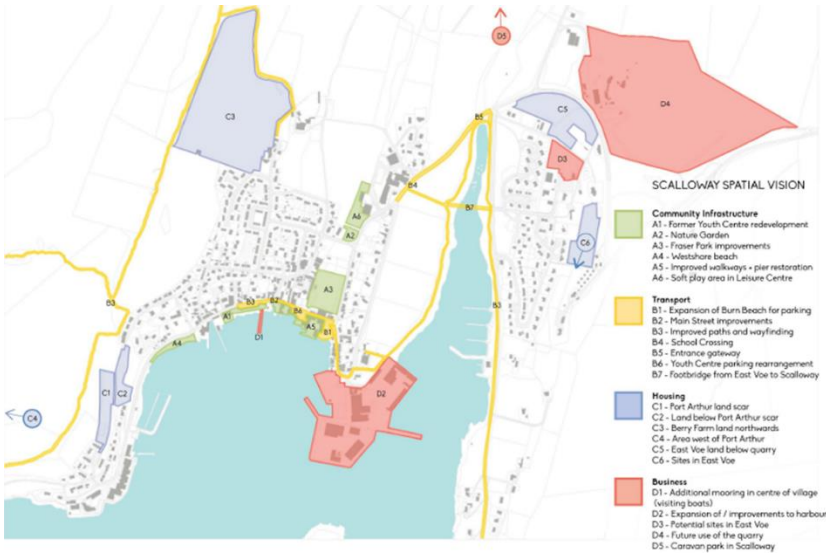


# Scalloway Local Place Plan



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## **1. Foreword**

I am pleased to present the first Local Place Plan to be prepared in Shetland. This is the outcome of hard work and commitment by the Scalloway Community Council working alongside their community, Council services and all those with an interest in the future of Scalloway.

The Scalloway Local Place Plan has been prepared by Scalloway Community Council following the outcomes of the 'Re-Create Scalloway' consultation and workshops that took place during 2018.

The Scalloway Community has been the driver behind this work and this is very much a plan for the people of Scalloway. Their involvement in Re-Create Scalloway has helped guide how the village can develop in the future and ensure that it continues to be an attractive place to live, work, study, play and invest.

To help achieve this, the Scalloway Local Place Plan sets out a future vision for how the village could be improved and the actions required to help achieve this.

The community working together has been the key to success so far and I hope this continues to act as a benchmark for future engagement in planning and community planning in Shetland.

Alastair Cooper

## 2. Executive Summary

Local Place Plans are a new type of plan giving people an opportunity to develop proposals for the development and use of land in the place where they live.

The Scalloway Local Place Plan is a result of Scalloway Community Council working in partnership with Shetland Islands Council's planning and community planning & development services to develop a future vision for Scalloway. It will be used by the Council's Planning Service as non-statutory planning guidance when considering planning applications and taking forward the Council's next Local Development Plan (LDP2). It will also provide an evidence base to support the Council and Scalloway Community Council and others when applying for funding to deliver on the community's priorities for change.

It brings together the outputs of the [Re-Create Scalloway](#) public engagement events and workshops that took place during 2018. It is supported by two key documents that were produced from the Re-Create Scalloway public engagement:

### [Re-Create Scalloway Spatial Vision – May 2019](#)

The Spatial Vision identifies priority areas in Scalloway highlighted for improvement by the community. It also includes a report into the outcomes of the community engagement events and workshops that were held during 2018.



### [Re-Create Scalloway Action Plan – May 2019](#)

The Action Plan sets out the actions required to deliver the priorities identified in the Spatial Vision. It also contains a list of partners/organisations required to help drive forward the priorities, the steps required to achieve the actions and potential sources of funding.



### 3. The Role of Scalloway Community Council



Scalloway Community Council strives to empower people, including those suffering disadvantage and inequality, to make Scalloway a better place to live, work, study and invest. Key to this is promoting active citizenship, equality and inclusiveness to help improve the quality of our community for present and future generations.

We are made up of 9 of elected volunteers who work to express the views of our community to the local authority and other public bodies. We work collaboratively with other organisations to deliver our service and projects.

Members of the Scalloway Community Council are also involved in the Scalloway Community Development Company, which is a charitable company limited by guarantee. We shall work in partnership with them and Shetland Islands Council to:

- Help deliver the projects and priorities identified in the Re-Create Scalloway Spatial Vision and Action Plan.
- Provide opportunities for people and community groups to be involved in delivering the projects and priorities.
- Keep the community updated on the progress that is being achieved.
- Help to oversee the projects and secure funding to improve areas of the village.

*We wish to thank all the people who have been involved in Re-Create Scalloway to date. Their assistance and input has been vital to its success so far and we hope this continues well into the future.*

## 4. Our Vision for Scalloway

**Scalloway's People** – we shall work together to deliver the priorities of the Spatial Vision and Action Plan. Key to this is the active participation of members of the Scalloway community, community groups, volunteers, and community services all contributing to a thriving, healthy and happy community.



**Scalloway and Place** – the Scalloway Local Place Plan creates the important link between land use planning and community planning. Scalloway Community Council will work alongside Shetland Islands Council to seek funding opportunities to deliver the Spatial Vision and Action Plan.

We shall aim to develop a connected waterfront and enhance the Main Street area of the village centre to promote a distinctive, safer and attractive place for residents, visitors and businesses. Ensuring that our community has pride of place and is involved in how Scalloway changes is central to this.





**Community Participation** – we shall continue to involve all of the community, and work with our young people to provide them with the opportunity to help shape Scalloway’s future. To achieve this we will listen to everyone, use local knowledge and skills and promote and encourage active participation.



**Ensuring Equality and Accessibility for All** – we shall continue to facilitate community-led involvement in the future planning of homes and businesses in the village. Providing accessibility to our public spaces, services and facilities by creating a well-connected community will be crucial to our success.



## 5. The Background to Re-Create Scalloway



To get to where we are now has taken a lot of hard work and commitment. Most importantly, it has been dependent on the Scalloway community engaging about the future of their village. Below are some of the key milestones that have led to the production of the Scalloway Local Place Plan:

### **Making Places Funding Application – October 2017**

In October 2017 following discussions with Scalloway residents, business owners and Scalloway Community Council, Shetland Islands Council Planning and Community Planning & Development Services applied for funding to the Scottish Government's 'Making Places Initiative'.

The intention was to seek funding to develop a future vision for Scalloway. At the heart of this was ensuring engagement through workshops and events to enable the community to identify areas in the village that could be changed and improved for the benefit of current and future residents, businesses and visitors. The outcomes would then be used to support the Council's planning and community planning processes by developing a Local Place Plan with deliverable actions.

To assist the funding application we used the findings of the Council's [Place Standard consultation](#), which took place during summer 2016. The Place Standard's top four priority areas to address in Scalloway were used as the starting point for community engagement at the workshops and events. These were:

- Work and local economy
- Traffic and parking
- Facilities and amenities
- Housing and community

### **Funding Awarded – January 2018**

In January 2018, it was announced that we had been successful in gaining funding to take forward a future vision for Scalloway. To help coordinate actions a Working Group was established. This consisted of all members of Scalloway Community Council, representatives from the community and staff from the Council's Planning and Community Planning & Development Services. The Working Group oversaw the project through to completion.



## **Consultants appointed to lead on Engagement – March 2018**

Following a tender process, planning and design consultants GL Hearn and Iglu Studio were appointed by the Council to deliver the engagement events. They would use the feedback to draft the spatial vision and action plan.



A competition at the Scalloway Youth Centre was held for young people to name the project and the name 'Re-Create Scalloway' was chosen.

## **Engagement Events and Workshops - May, June & November 2018**

The first Re-Create Scalloway event was held in May when initial ideas for improvements were put forward by the community. In June 2018 these were developed further and a follow-up event was held in November 2018 when the public voted on the priorities to take forward into the Spatial Vision and Action Plan.

## **The Outcomes – May 2019**

In May 2019 the consultants finalised the [Spatial Vision](#) and [Action Plan](#) and they were published on the Council's planning website.

On 23 June 2019 a public drop-in session was held at the Scalloway Youth Centre. This provided the community with the opportunity to see the outcomes to date and hear about the next steps in the process. This included the drafting of the Local Place Plan by Scalloway Community Council and the Council.

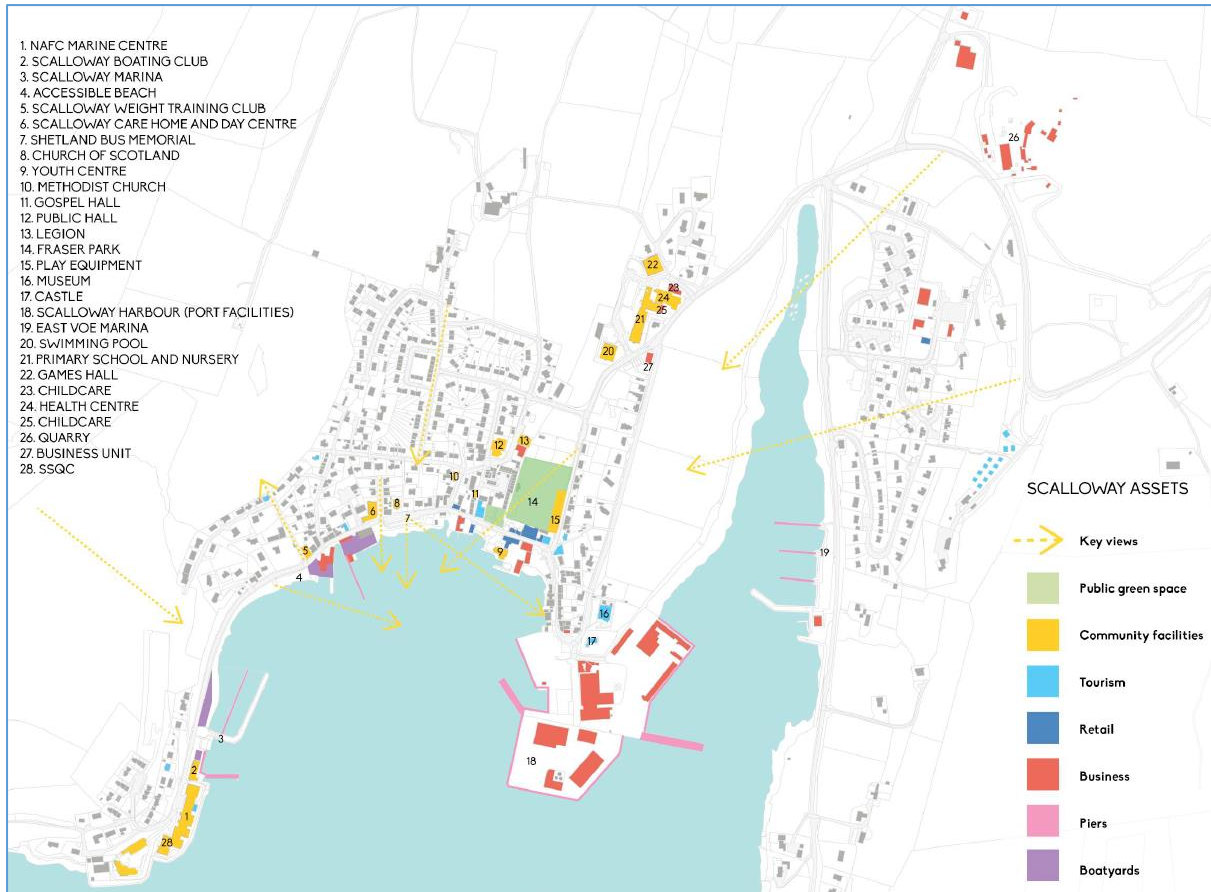
## 6. Scalloway Today



Scalloway is an attractive and thriving village with a number of amenities and facilities. This includes its busy port and harbour, shops and businesses, college, primary school, swimming pool, health centre and youth centre.

It has a rich history, with its Castle, Conservation Area and museum being key assets to the village, which attract visitors and tourists from near and far. Scalloway also has strongly developed cultural ties with Scandinavian countries, in particular Norway, with Scalloway acting as the base of the Shetland Bus resistance operations during World War II.





**Scalloway's Assets (taken from the Spatial Vision)**

In the main core of the village, mostly along the waterfront, previous regeneration projects have resulted in an improved environment, which has attracted new business. However, this has brought related issues of increased traffic, congestion and road safety along the village's narrow streets. Parking and accessibility are now key issues to address.



The village also has a number of vacant buildings, underused buildings and potential sites to redevelop and improve. The possibility of gaining land through coastal



reclamation along with the impacts of climate change on coastal protection work from flooding also need to be considered.

With regard to housing, there has been little expansion within the central parts of the village as no development sites were promoted or identified in the current Local Development Plan (adopted 2014). In the last 15 years, 44 dwellings have been completed in Scalloway. The majority of these (22) were part of a single development at East Voe in 2008/2009.



This is set to change in the near future. During the course of the Re-Create Scalloway process a planning application by Hjaltland Housing Association was submitted for the development of 36 residential dwellings at Utnabrake. This was considered to be in line with Local Development Plan policy on housing development and was approved by Shetland Islands Council on 11 July 2019.

The Council also ran a Call for Sites process for the [next Local Development Plan](#) (LDP2) in 2019. The information gathered will be used to consider potential future sites for housing, business and industry in Scalloway.



Scalloway's population of 1479 residents (based on the 2011 Census) has grown over the last 20 years with a number of new houses being built in the East Voe area of the village, and this will continue to grow based on recent housing completions. Scalloway remains a desirable place to live and this is evidenced by figures provided by the Council's housing service which show that there are 583 housing applicants on the Council's housing register, of which 238 have included Scalloway as one of their preferred areas of choice to live.

Figures supplied by SIC Children's Service in September 2019 show that Scalloway Primary School currently has 22 pupils on the nursery roll and 140 pupils in primary education. Nursery provision is also delivered by a partner provider, Scalloway Pre School who have 29 children on their roll. During 2018/19 a total of 1,315 students were enrolled at the NAFC Marine Centre on short, part-time and full-time courses. This included 132 students in full-time education.



One of Scalloway's greatest strengths is its people. Scalloway has an active community, with a number of groups and organisations. We see their involvement as being crucial to the success of delivering the priorities of the Spatial Vision. The Re-Create Scalloway events further demonstrated this with a high level of public engagement:

- 214 people attended the workshops held in May, June and November.
- 296 young people engaged at the Primary School and Anderson High School.
- 166 pre-consultation surveys were completed and returned to the Community Council.

We will continue to provide opportunities for everyone to be involved in shaping the future of Scalloway and keep them informed of the progress being made.



## 7. Summary of the Public Consultation Events

The Re-Create Scalloway Spatial Vision provides a full report on the outcomes of the public consultation events and workshops. Below is a summary of the process:

### Pre-Consultation – April & May 2018



- Following a competition at the Scalloway Youth Centre, Aileen Cumming's suggestion of 'Re-Create Scalloway' was chosen as the name for the project.
- A website was set up to include information on the project.
- Members of the Scalloway Community Council and Working Group hand delivered questionnaires to every household and business in the village.
- People were asked to rate the importance of issues such as community facilities, housing, walking routes and accessibility, traffic and parking. They were also asked to highlight what they like about the village and the main improvements they would like to see.
- A separate questionnaire was issued to businesses and a leisure survey was available for people who did not live in the village.
- 166 people responded to the questionnaires.

### Information Gathering - May 2018



- At the initial engagement events the public provided feedback on the issues and problems facing the village. They were then asked to identify potential solutions and improvements to include in the future vision.
- Workshops in the Scalloway public hall focused on the themes of community facilities, transport and housing.
- Young people at the Scalloway Youth Centre took part in a walk of the village to test accessibility for the less-abled and people with disabilities. This found that there could be a number of improvements made to the village, especially along Main Street.

## Identifying Priorities – June 2018



- The events used the results of the May workshops to focus ideas, discussion and solutions on areas of the village to improve.
- Following feedback from the May workshops the theme of 'business opportunities' was included for discussion.
- Over 100 young people were engaged in workshops at the Scalloway Primary School, Anderson High School and NAFC Marine Centre.
- 77 members of the community attended workshops at the Scalloway public hall and a 60+ session was held at the Scalloway Youth and Community Centre.
- Sketch plans were used to develop ideas further and identify a number of priorities in the village under different themes.

## November 2018 - Voting for Priorities

- Upon completion of the June events it was decided that an additional event should be held to let the community vote for their priorities to take forward into the Spatial Vision and Action Plan.
- This voting event was held on 24 November in the Scalloway Youth and Community Centre. People also used the Re-Create Scalloway website to vote. 157 people took part.
- Of the 24 options that people could vote on, 18 were taken forward into the Action Plan.



The Top 3 Priorities identified from the November event were:

### 1. Demolition and Redevelopment of the former Scalloway Youth Centre.



This was identified as the number one priority for Scalloway. It will involve demolition of the building with a suitable replacement going in its place.

### 2. Expansion of Burn Beach for Parking.



This priority focuses on the re-configuration of parking arrangements and the potential to provide more land for parking through coastal reclamation.

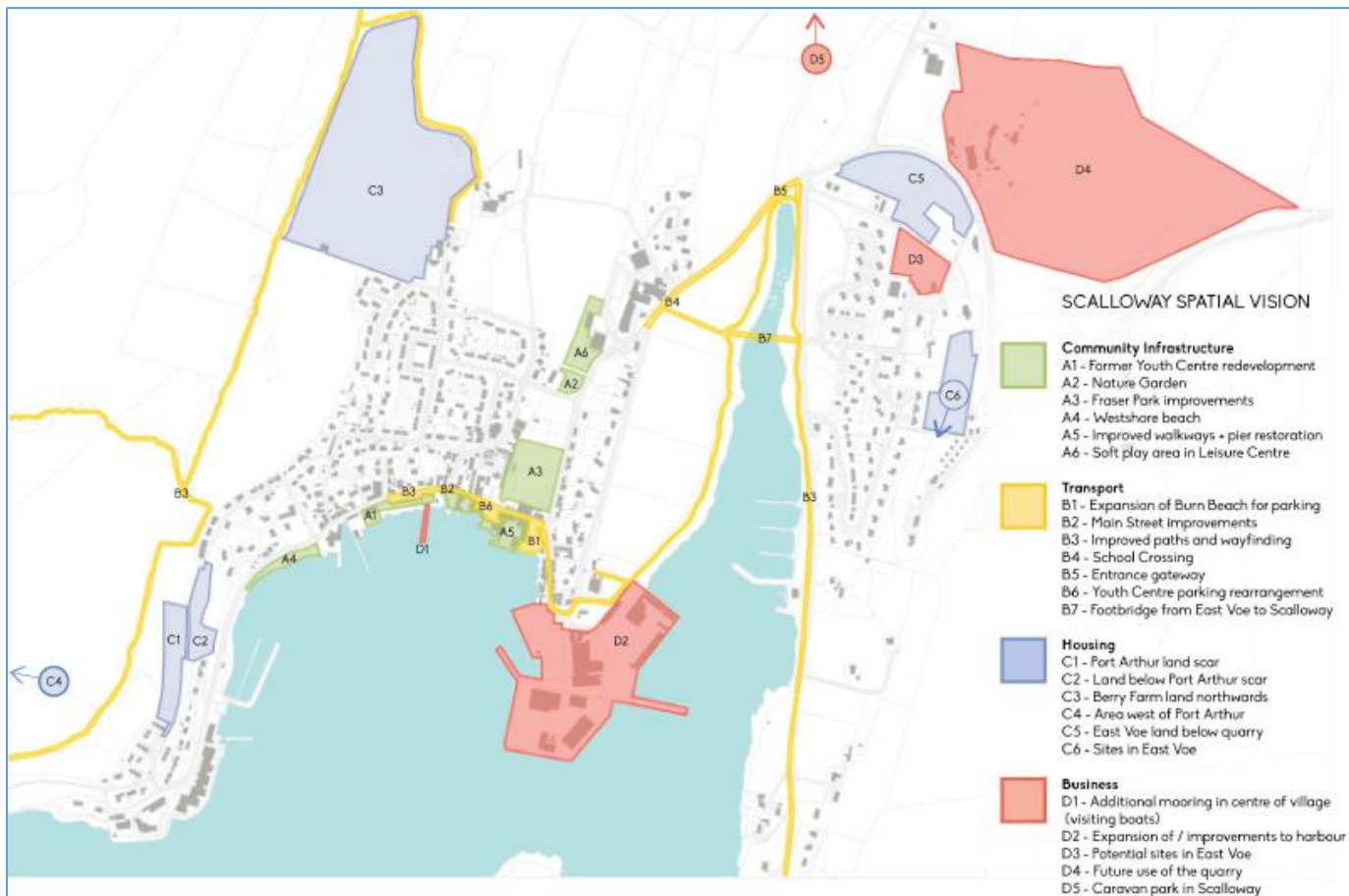
### 3. Improved walkways along the waterfront.



This priority aims to reconnect the village to the waterfront by providing improved access for all. It also provides the opportunity to link into the expansion of Burn Beach and install moorings for visiting yachts/boats in the centre of the village.



The [Scalloway Spatial Vision](#) shows the priorities identified by the community. Some are more achievable than others and have been identified in the Action Plan. Some will require more long term thinking and will be dependent upon collaborative working, reaching agreements with landowners and obtaining funding.



**Scalloway Spatial Vision**

The [Re-Create Scalloway Action Plan](#) contains 18 priority projects based on the voting at the November 2018 event. These are categorised into 4 themes.



## **Identity**

1. Old Youth Centre
2. Reconfigure Main Street
3. Youth Centre Parking Re-Arrangement

## **Movement**

1. Expansion of Burn Beach for Parking
2. Improve waterfront walkways
3. Incorporate a safe crossing to the Scalloway Primary School
4. Examine the option for a new footbridge from East Voe
5. Improve paths and wayfinding across Scalloway

## **Environment and Facilities for Young People**

1. Improve facilities at Fraser Park for young people
2. Examine the potential for a sandy beach at mid-shore
3. Identify a site for a nature garden

## **Planning for Investment**

1. Explore options for a soft play facilities
2. Promote sites at previously developed Port Arthur site for housing in LDP2
3. Promote sites below the previously developed Port Arthur site
4. Promote sites on land to the West of Port Arthur
5. Explore options to promote tourism through moorings in the village centre
6. Explore options for a caravan/camp site
7. Implement the harbour masterplan



## 8. Our Priorities for Action

We are committed to delivering the priorities of the Spatial Vision as set out in the Action Plan. Below is an example of how a number of priorities could be achieved through one project.

Please refer to the implementation and delivery section and the Action Plan for more information on how we intend to deliver our priorities.

### Burn Beach Expansion & Waterfront Improvements



Our vision for Scalloway sets out to enhance Main Street and the waterfront area to promote a distinctive, safer and attractive place for residents, businesses and visitors. A number of priorities in the Spatial Vision are closely related and could link together to have a greater chance of securing funding and being delivered. This is highlighted in the Action Plan.

The three highest priorities for improvements are located in the centre of the village and relate to the Old Youth Centre demolition, additional parking at Burn Beach and improved waterfront walkways and piers. Five other priorities in the Spatial Vision could be considered alongside these improvements:

- Reconfiguring Main Street to reduce congestion
- Reconfiguring the Scalloway Youth and Community Centre parking arrangements to create a public realm
- Exploring options for boats moorings in the village centre.
- Improving paths and wayfinding across Scalloway
- Improvements to Fraser Park





Taking a coordinated approach ensures that we don't consider improvements in isolation and that we are aware that changes in one area of the village could impact upon another area. For example, if some parking was to be lost along Main Street to reduce congestion, improve safety and create more space for public realm improvements then it would need to be accommodated elsewhere. The expansion of Burn Beach through coastal reclamation could be one potential way of doing this.

If coastal reclamation is to be considered as an option then we should also look at the potential to incorporate new waterfront walkways, public realm areas, boat moorings and alternative walking routes. This would make the village more attractive and help promote health benefits for visitors and residents.

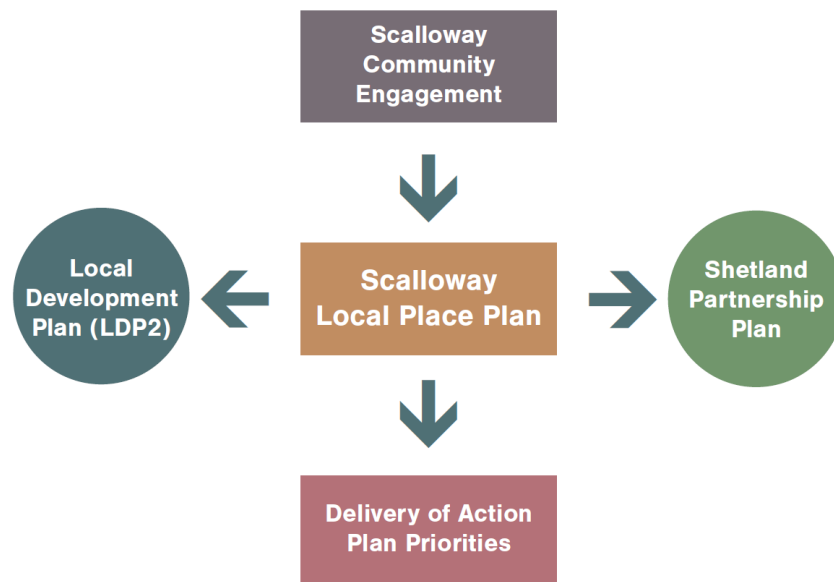
Additionally the waterfront walkways could incorporate flood prevention measures to reduce the impacts of flooding through climate change and sea-level rise in the centre of the Village.



**Recent Flooding on Main Street**

## 9. Bringing the Local Place Plan Together

Scalloway's active community are keen to see their village develop in a sustainable way for the benefit of current and future residents. To enable this to happen we need to ensure that all stakeholders including the planning and community planning & development services of the Council are committed to working together to achieve our goals.



We shall work together to take forward the Local Place Plan by engaging with the following Planning and Community Planning processes:

### 1. The Shetland Local Development Plan (LDP2)



The Scalloway Local Place Plan will be used to inform the production of the Council's next Local Development Plan (LDP2). LDP2 will identify future areas for development and include policies that are used to consider planning applications.

In preparing the Scalloway Local Place Plan we have taken account of the current Local Development Plan (2014) and the National Planning Framework. In particular, we wish to ensure that Scalloway:

- Makes the best use of its assets to build a sustainable future. The Local Place Plan can assist this by helping to create high quality, diverse and sustainable places that promote well-being and attract investment.

- Encourages sustainable economic development to create strong, healthy, vibrant communities where diversity is recognised and celebrated, ensuring it remains an attractive and inclusive places to live, work, play and study.
- Conserves and promotes its historic environment, culture and quality of life of its people.
- Encourages new development that is environmentally sensitive and accessible to all.
- Supports better access. In particular active travel by foot, cycle and public transport.
- Has measures in place to reduce carbon emissions and includes proposals to mitigate and protect against the effects of climate change, in particular sea level rise and coastal flooding.

## 2. The Shetland Partnership Plan (2018-2028)



The [Shetland Partnership Plan](#) is a plan for all communities and community planning partners in Shetland. It identifies a shared vision and priorities for all of us to work towards, both individually and collectively, to improve the lives of everyone in Shetland. A key focus of the plan is to reduce inequalities.

The Plan is based on 4 shared priorities: Participation, People, Place and Money.



The Local Place Plan along with the Spatial Vision and Action Plan will contribute towards these priorities and we have incorporated them into our vision for Scalloway.

### **3. The ‘Place Principle’**

Re-Create Scalloway has focused on how Scalloway can be a better place. A village that is more welcoming, accessible, safer, active, connected and adventurous. We shall adopt the Scottish Government’s ‘Place Principle’ in taking forward our Local Place Plan:

- Place is where people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of our communities.
- Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them.
- A more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors will enable better outcomes for everyone and increased opportunities for people and communities to shape their own lives.

When the Shetland Islands Council undertakes future public consultation on the Shetland Place Standard we shall use the findings for Scalloway to help us gauge future areas to address.



## **10. Implementation and Delivery**

Scalloway Community Council recognises that we must take the following steps to make the Local Place Plan a success:

### 1. Working Together

- The Local Place Plan, Spatial Vision and Action Plan are the product of Scalloway residents, Scalloway Community Council, schools, youth groups, businesses, organisations and Council services working together. Collectively these documents provide the future vision for Scalloway which sets out how the village can change and develop over the next 5 to 15 years. They should be seen and used as 'living' documents, which are flexible to future changes.
- We shall continue to work together to ensure that the priorities for the village remain relevant and achievable. We will work alongside Council Services and other stakeholders to implement, deliver and update the Action Plan on a regular basis.

### 2. Engagement in Planning and Community Planning Processes

- On behalf of the community, we shall actively engage, influence and contribute to the Shetland Local Development Plan (LDP2) and the Shetland Partnership Plan.

### 3. Leadership

- The Community Council, Scalloway Community Development Company and Shetland Islands Council will provide the leadership to drive forward the Local Place Plan.
- Support will be provided by the Council's Planning and Community Planning & Development Services, and we shall work closely with other Council services, community planning partners, agencies and other stakeholders.

### 4. Making a Difference

- It is important that we show what is being achieved throughout the lifetime of the Local Place Plan. We shall keep the community regularly informed the progress we make and our successes.
- A number of priorities and actions have been identified as being achievable in the short term. We shall work hard to ensure this happens,

### 5. The Continued Involvement of our Community

- Active public participation is key to our success and we require the help of the community to make Scalloway the best place it can be. We shall therefore ask people what projects they would like to be involved in, assist them and provide opportunities to be involved.

## 11. Summary of Progress to Date

In the period since the publication of the Spatial Vision and Action Plan Scalloway Community Council and Council Services have been busy applying for funding to help deliver the priorities for the village.

In November 2019 we were successful in obtaining a share of £205,000 from the Scottish Government's Town Centre Fund. This money will be used towards delivering some of the priorities in the Action Plan, including:

1. The proposed demolition of the old youth centre.
2. The installation of improved signage and wayfinding throughout the village.
3. The reconfiguration of parking arrangements by the Scalloway Youth and Community Centre.

We shall work alongside our partners (see Appendix) to seek out funding opportunities to deliver the priorities.



## Appendix – Local Place Plan List of Partners

### Scalloway

Scalloway Community Council  
Scalloway Community Development Company  
The Scalloway Community  
The Scalloway Business Community (shop owners, business and industry)  
Local Councillors  
NAFC Marine Centre  
Scalloway Youth and Community Centre  
Scalloway Primary School  
Fraser Park Trust  
The Scalloway Museum & Shetland Bus Friendship Society  
Scalloway Boating Club  
Scalloway Churches  
Royal British Legion (Scalloway Branch)

### Shetland Islands Council

Development Services  
Infrastructure Services  
Community Health and Social Care  
Children's Services  
Corporate Services

### Key Agencies

NHS Shetland  
Highlands and Islands Enterprise  
Historic Environment Scotland (HES)  
Scottish Environment Protection Agency (SEPA)  
Scottish Natural Heritage (NatureScot from 1<sup>st</sup> May 2020)  
Scottish Water  
ZetTrans  
Crofters Commission  
Sport Scotland

### Others

Hjaltland Housing Association  
Voluntary Action Shetland

