

Appendix 11 - HRA Policy Screening Assessment

Screening Assessment – Assessment of Significant Effects						
Element of Plan or Policy Number	Policy Description / Approach	Name of European Site affected	Significant Effects		Comments and Recommendations	Appropriate Assessment? (Yes / No)
			Likely significant effect using policy screening criteria (Refer to detailed criteria outlined in Appendix X)			
			No significant effect (1 – 6)			
			Potential for negative effect (7)			
			Potential for a negative effect / effects uncertain (8 - 9)			
Likely significant effect (10)						
Local Development Plan Vision and Spatial Strategy						
Vision	<i>“Work together for a future that is better and brighter. In particular, we aim to create a secure livelihood, look after our stunning environment and care well for our people and our culture”</i>	None	1	No significant effect	The vision is not a policy in itself but reflects the aspirations of the Council for the Local Development Plan. The vision is delivered by the policies contained in the main Plan and it is therefore considered that the vision will not have any direct effects on a European site	No
Supporting Objectives	<ul style="list-style-type: none"> <i>Enhancing existing communities throughout Shetland by encouraging sustainable economic development to create strong, healthy, vibrant communities where diversity is recognised and celebrated, ensuring they are attractive and</i> 	None	1	No significant effect	<p>The vision is described above and is supported by a series of strategic objectives. These will not have direct effects on a European site.</p> <p>The objectives may lead to development in the long-term however the objectives are general in nature. There is no mention of specific locations of development. Any development will be determined in lower tier plans and also as planning applications arise on a case by case basis. Project level assessment would apply.</p> <p>The objectives include commitments to further the conservation of biodiversity and geodiversity throughout Shetland. Other commitments are to protect natural heritage and ensure that land use</p>	No

	<p><i>inclusive places to live.</i></p> <ul style="list-style-type: none"> • <i>Supporting new and existing sustainable economic opportunities, including employment, housing, transport, communications and community facilities.</i> • <i>Promoting the efficient and sustainable use of natural resources and material assets such as land, soil, water buildings and infrastructure whilst minimising waste.</i> • <i>Conserving and promoting Shetland's historic environment and cultural traditions, recognising their contribution to Shetland's sustainable economic growth, and the quality of life of its people.</i> • <i>Furthering the conservation of biodiversity and geodiversity throughout Shetland including landscapes and</i> 			<p>policies reflect the Council's commitment to the Scottish Climate Change Declaration.</p> <p>For the reasons outlined above it is considered that there will be no likely effects on the qualifying features of European sites</p>	
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	<p>seascapes.</p> <ul style="list-style-type: none"> • Encouraging new development of good quality, is environmentally sensitive, accessible to all, utilises sustainable design techniques and low carbon or renewable energy technologies. • Supporting better access across the Islands, in particular supporting sustainable and active transport solutions, such as by foot, cycle and public transport, and enabling people to access services, employment and other opportunities. • Protecting and enhancing areas for recreation. • Ensuring policies reflect the Council's commitment to the Climate Change (Scotland) Act 2009 through encouraging measures to maintain good air quality, reduce carbon emissions and mitigate against or 					
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	<i>anticipate the effects of global climate change.</i>					
Spatial Strategy						
Proposed Development Sites and Allocations	<p>To meet the sustainable economic and social needs of Shetland's dispersed settlement pattern, the Plan identifies, allocated land, sites with development potential and Areas of Best Fit.</p> <p>A function of the Shetland Local Development Plan (SLDP) is to meet the requirements of the Local Housing Strategy (LHS) in providing a generous and developable land supply for housing. The SLDP has identified sufficient land throughout Shetland to meet the requirements of the LHS. The SLDP is also required to identify land suitable for other uses such as industry.</p>	None	1	No significant effect	<p><u>Sets overarching / Strategic Framework for development</u></p> <p>The policy sets out the Spatial Strategy for the LDP, including the distribution of growth using allocated land, sites with development potential and Areas of Best Fit. This includes a focus on the provision of land for housing and industry development purposes.</p> <p>The spatial strategy aims to steer development away from European sites by distributing growth and development in line with the sustainable development agenda. Initially effects cannot be completely discounted because the Strategy dictates where additional land take will occur and the distribution of development in Shetland. The extent of any impacts will depend on the allocation of specific sites and other policies contained in the LDP. The plan does not include specific site allocations, nor does it any site allocations relating to wind turbine development projects.</p> <p>To prevent any likely negative effects the LDP's Natural Heritage policies (NH1 to NH5) describe below the importance of protecting the integrity of European sites under the Habitats Regulations.</p> <p>Any of the Spatial Strategy's proposed development sites and allocations would have to meet the requirements of these Policies which specify criteria intended to conserve and enhance the natural environment. Any specific developments permitted in the Spatial Strategy hierarchy would be assessed on a project level basis.</p>	No
Areas of Best Fit	<p>In 2004, the Community Planning Board agreed on seven localities for Shetland:</p> <ul style="list-style-type: none"> • North Isles • Whalsay & Skerries • North Mainland • West Mainland 	None	3	No significant effect	<p><u>Sets overarching / Strategic Framework for development</u></p> <p>The specific location of development activities within the localities and Areas of Best Fit are unknown, however impacts cannot be completely discounted because the Strategy will dictate where additional land take will occur and the distribution of development in Shetland.</p> <p>To prevent any likely negative effects the LDP's Natural Heritage</p>	No

	<ul style="list-style-type: none"> • Central • Lerwick & Bressay • South <p>The localities provide a basis for service planning at a local community level. The Areas of Best Fit (AoBF) have been identified to provide a focus for growth within and adjacent to the largest community in each locality and the large islands in Shetland, whilst recognising the dispersed settlement pattern of Shetland.</p> <p>Each locality has an AoBF and these have been identified as;</p> <ol style="list-style-type: none"> 1. Baltasound 2. Mid Yell 3. Symbister 4. Brae 5. Aith 6. Scalloway 7. Lerwick 8. Sandwick <p>Within Areas of Best Fit amenities such as schools, shops, employment and essential infrastructure are all readily available through a range of transport options; and will support large, medium and small scale developments.</p>			<p>No significant effect</p>	<p>policies (NH1 to NH5) describe below the importance of protecting the integrity of European sites under the Habitats Regulations.</p> <p>Any development within the Spatial Strategy's AoBF would have to meet the requirements of these Policies which specify criteria intended to conserve and enhance the natural environment. Any specific developments permitted in the Spatial Strategy hierarchy would be assessed on a project level basis.</p> <p>AoBF are discussed in more detail under Housing Policy H2 in the Policy Screening below.</p>	
Outwith	The policies and proposals of	None	3	No significant effect	Outside Areas of Best Fit the Plan allows for the consideration of	No

<p>Areas of Best Fit</p>	<p>the Plan seek to balance community and environmental considerations and benefits, enabling opportunities for sustainable development in established settlements outwith AoBF.</p> <p>Planning applications can still be submitted at any time and will be assessed against the relevant policies. Proposals that do not support, or are remote from established communities are unlikely to be permitted.</p>				<p>proposals which will contribute to sustaining rural communities. It is unlikely that many of the allocations will be made in rural areas and any development will likely be small scale and close to existing settlements. Given the low level of growth anticipated, it is unlikely that significant effects on European sites will result.</p> <p>As the policy can apply to all development types, it is difficult to analyse what significant effects might occur. To prevent any likely negative effects the LDP's Natural Heritage policies (NH1 to NH5) describe the importance of protecting the integrity of European sites under the Habitats Regulations and outline criteria to avoid any potential impacts on European sites. Any specific developments would be subject to a project level assessment.</p>	
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Screening Assessment – Assessment of Significant Effects						
Element of Plan or Policy Number	Policy Description	Name of European Site affected	Significant Effects		Comments and Recommendations	Appropriate Assessment? (Yes / No / Not Applicable)
			Likely significant effect using policy screening criteria (Refer to detailed criteria outlined in Appendix X)			
			No significant effect (1 – 6)			
			Potential for negative effect (7)			
			Potential for a negative effect / effects uncertain (8 - 9)			
Likely significant effect (10)						
Local Development General Policies						
GP1.	<p><u>Sustainable Development</u></p> <p>Development will be planned to meet the economic and social needs of Shetland in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the area's high quality environment. Tackling climate change and associated risks is a major consideration for all development proposals.</p> <p>New residential, employment, cultural, educational and community developments should be in or adjacent to existing settlements that have basic services and infrastructure in order to enhance their viability and vitality. This will be achieved through Allocations, Sites with Development Potential and</p>	None	1, 2, 3,	No significant effect	<p>This is a broad policy that will lead to development in the long term. However, the policy refers to development in general terms only but sets principles for all new development to help secure more sustainable development.</p> <p>The policy does not directly lead to development but sets out broad sustainability issues that development proposals should meet. The policy outlines types of development that will be encouraged in or adjacent to existing settlements.</p> <p>The plan identifies Areas of Best Fit and sites of development potential that will provide focus for growth within or adjacent to concentrated communities in certain localities across Shetland.</p> <p>Developments or allocations will be encouraged based on the most sustainable option. All development proposals must demonstrate how positive economic and social impacts will be achieved and adverse environmental impacts minimised.</p> <p>To ensure no significant effects development proposals will be subject to a project level assessment. They would be appraised under the following policies EH1 to EH5 to ensure the integrity a European site is not compromised</p>	No

	Areas of Best Fit.					
GP2.	<p><u>General Requirements for All Developments</u></p> <p>Applications for new buildings or the conversion of a building should meet all of the following General Requirements:</p> <p>1. Developments should not adversely affect the integrity or viability of sites designated for their landscape and natural heritage value.</p> <p>2. Development should not occur any lower than 5 metres AOD (Newlyn) unless the development meets the requirements of Policy LDP7 in IPP Sustainable Construction;</p> <p>3. Suitable water, waste water and surface water drainage must be provided in compliance with SPG 13 in IPP Sustainable Construction;</p> <p>4. In relation to energy, the development must include the use of low and zero carbon generating technology (LZCGT); buildings which are designed so that the energy necessary is integral to the structure requiring minimal additional mechanisation (the</p>	None	2, 4,	No significant effect	<p>The policy does not specifically propose any development but sets a framework for the assessment of all development proposals. No specific locations or quanta for development are provided within the policy. Criteria are outlined in the form of general requirements that take account of the location of sensitive sites of landscape and natural heritage value, water (waste and drainage), flooding, low carbon energy production, sustainable construction and sustainable use of finite resources or sites consistent with good practice guidance or current local and national policies.</p> <p>This policy is unlikely to have an affect any European sites and contains a safeguarding requirement that any development should not adversely affect the integrity or viability of designated sites and natural heritage value.</p> <p>To ensure no significant effects all development proposals will be subject to a project level assessment. These would have to meet the requirements set out in the Natural Heritage policies NH1 to EH5 to ensure the integrity a European site is not compromised.</p>	No

	<p><i>passive house concept)</i></p> <p>5. Suitable access, car parking and turning should be provided in compliance with SPG 12 in IPP Sustainable Construction</p> <p>6. Development should not adversely affect areas, buildings or structures of archaeological, architectural or historic interest;</p> <p>7. Development should not prejudice mineral reserves;</p> <p>8. Development should not sterilise allocated sites as identified within the Shetland Local Development Plan;</p> <p>9. Development should not have a significant adverse effect on existing uses;</p> <p>10. Development should not compromise acceptable health and safety standards or levels;</p> <p>11. Development should be consistent with other Local Development Plan policies, Supplementary Guidance and/or National Planning Policy.</p>					
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<p>GP3.</p>	<p><u>All Development: Layout and Design</u></p> <p>A forward-looking, visionary and ambitious Local Development Plan will guide future development. This Plan provides potential developers and investors with guidance and the opportunity to participate in shaping the future of Shetland's communities; and give a structure within which decisions can be made with confidence. The Shetland Local Development Plan will lead and guide change.</p> <p>The General Requirements set out in this policy enable the following to be achieved:</p> <ul style="list-style-type: none"> • protect Shetland's natural and manmade resources; • maintain and enhance the landscape character of Shetland; • maintain and enhance the vitality and viability of existing settlements; • reflect the established settlement pattern; • support the rural 	<p>None</p>	<p>2, 4,</p>	<p>No significant effect</p>	<p>The policy sets out general requirements to ensure that development is of high quality sustainable design and layout. The policy does not determine the location or scale of development. It is not envisaged that development would be large scale and as such the level of impact is considered low</p> <p>This policy is unlikely to affect any European sites and contains a general safeguarding requirements that all developments must ensure protection of Shetland's natural resources, maintenance and enhancement the landscape character of Shetland and support and implement the requirements of the Climate Change (Scotland) Act 2009</p>	<p>No</p>
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	<p>population and reduce rural depopulation;</p> <ul style="list-style-type: none"> • reinforce existing development patterns; • reduce servicing costs • promote well ordered, sustainable and safe development; • support and implement the requirements of the Climate Change (Scotland) Act 2009; • make best use of existing infrastructure and services; • build safe, pleasant and successful communities 					
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			Likely significant effect using policy screening criteria (Refer to detailed criteria outlined in Appendix X)			
			No significant effect (1 – 6)			
			Potential for negative effect (7)			
			Potential for a negative effect / effects uncertain (8 - 9)			
Likely significant effect (10)						
Topic Specific Policies						
Natural Heritage Policies						
NH1	<p><u>Natural Heritage</u></p> <p>Any development proposal that is likely to have a significant effect on an internationally important site, (Special Area of Conservation (SAC), Special Protection Areas (SPA) or Ramsar Sites) and is not directly connected with or necessary to the conservation management of that site will be subject to an assessment of the implications for the site's conservation objectives. Development that could have a significant effect on a site will only be permitted where:</p>	None	4, 5,	No significant effect	<p>The policy is intended to protect the natural heritage of Shetland (including in European sites) through criteria that has to be met before planning permission for development will be granted. The policy aims to prevent or mitigate significant effects resulting from any development proposal. In particular it makes reference to protecting the following types of sites: Special Area of Conservation (SAC), Special Protection Areas (SPA) or Ramsar Sites).</p> <p>The policy requires any proposed development to undergo appropriate assessment under the Habitat Regulations to prove that there will be no likely significant effects on European sites and there will be no adverse effects on a species protected under the Wildlife and Countryside Act 1981.</p> <p>The policy will safeguard European sites and prevent significant effects.</p>	No

	<ul style="list-style-type: none"> • An appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or • There are no alternative solutions, and • There are imperative reasons of overriding public interest that may, for sites not hosting a priority habitat type and/or priority species, be of a social or economic nature. <p>Development that affects a National Scenic Area (NSA) or a Site of Special Scientific Interest (SSSI) will only be permitted where:</p> <ul style="list-style-type: none"> • It will not adversely affect the integrity of the area or the qualities or protected features for which it has been designated, or • Any such adverse effects are clearly outweighed by social, environmental or economic benefits 					
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	<p style="text-align: center;">of national importance.</p> <p>Planning permission will not be granted for development that would be likely to have an adverse effect on a European Protected Species unless the Council is satisfied that:</p> <ul style="list-style-type: none"> • There is no satisfactory alternative, and • The development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment. • The development will not compromise favourable conservation status of the species. <p>Where there is good reason to suggest that a species listed on Schedule 1, 5 or 8 of the Wildlife and Countryside Act (1981) as amended, is present</p>					
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	<p>on site, or may be affected by a proposed development, the Council will require any such presence to be established. If such a species is present a mitigation plan should be provided to avoid or mitigate any adverse impacts on the species, prior to determining the application.</p> <p>Planning permission will not be granted for development that would be likely to have an adverse effect on a species listed on Schedule 1, 5 or 8 of the Wildlife and Countryside Act (1981) as amended, unless the development is required for preserving public health or public safety. For development affecting the habitat of a Schedule 1 species of bird there must also be no other satisfactory solution.</p> <p>Applicants should submit supporting evidence for any development meeting these criteria, demonstrating both the need for the development and that a full range of possible alternative courses of action have been properly examined and none found to acceptably meet the need identified.</p>					
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	Further guidance can be found in Supplementary Guidance – Natural Heritage.					
NH2	<p><u>Furthering the Conservation of Biodiversity</u></p> <p>Where development has the potential to further the conservation of biodiversity it will only be permitted where appropriate measures are identified to conserve and enhance biodiversity and the ecosystem services it delivers to an extent that is considered relevant and proportionate to the scale of the development.</p> <p>Proposals for development that would have a significant adverse effect on habitats or species identified in the Shetland Local Biodiversity Action Plan, Scottish Biodiversity List, UK Biodiversity Action Plan, or on the ecosystem services of biodiversity, including any cumulative impact, will only be permitted where it has been demonstrated by the developer that;</p> <ol style="list-style-type: none"> 1. The development will have benefits of overriding public 	None	4, 5,	No significant effect	<p>The policy does not lead to development and is intended to further the conservation of biodiversity in Shetland by ensuring that habitats and species outlined in Shetland Local Biodiversity Action Plan, Scottish Biodiversity List, UK Biodiversity Action Plan, including any cumulative impacts are not subject to significant adverse effects from development proposals through meeting stipulated criteria.</p> <p>The policy will safeguard European sites and prevent significant effects.</p>	No

	<p>interest including those of a social or economic nature that outweigh the local, national or international contribution of the affected area in terms of habitat or populations of species; and</p> <p>2. Any harm or disturbance to the ecosystem services, continuity and integrity of the habitats or species is avoided, or reduced to acceptable levels by mitigation.</p> <p>Further guidance is provided in Supplementary Guidance - Natural Heritage.</p>					
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<p>NH3</p>	<p><u>Local Designations</u></p> <p>Development that affects a Local Nature Conservation Site or Local Landscape Area will only be permitted where:</p> <ul style="list-style-type: none"> • It will not adversely affect the integrity of the area or the qualities for which it has been identified; and • Any such effects are clearly outweighed by social, environmental or economic benefits. <p>More information and guidance can be found in: Supplementary Guidance – Local Nature Conservation Sites Supplementary Guidance – Local Landscape Areas</p>		<p>4, 5,</p>	<p>No significant effect</p>	<p>The policy does not lead to development and is intended to protect Local Nature Conservation Sites or Local Landscape Areas by ensuring that development will only be permitted where development proposals meet the criteria contained in the policy.</p>	<p>No</p>
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<p>NH4</p>	<p><u>Soils</u></p> <p>Development will only be permitted where appropriate measures are taken to maintain soil resources and functions to an extent that is considered relevant and proportionate to the scale of the development.</p> <p>Proposals that will have an unacceptable effect on soil resources and functions will only be permitted where it has been demonstrated that:</p> <ol style="list-style-type: none"> 1. The development will have benefits of overriding public interest including those of a social or economic nature that outweigh the local, national or international contribution of the affected area in terms of its soil functions; 2. Any harm or disturbance to the soil resources and functions is avoided or reduced to acceptable levels by suitable mitigation. 		<p>4, 5,</p>	<p>No significant effect</p>	<p>The policy is intended to protect soils in Shetland. The policy does not lead to development and emphasises that appropriate measures are taken to maintain soil functions to an extent that is considered relevant and proportionate to the scale of the development. Any development proposal must meet the criteria outlined in the policy before planning consent will be granted.</p> <p>The policy will safeguard European sites and prevent significant effects.</p>	<p>No</p>
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	<p>Evidence of the adoption of best practice in the movement of, storage, management, reuse and reinstatement of soils must be submitted along with any planning application. For certain scales of development a soil management plan will be required. This should demonstrate that risks to soils, such as unnecessary disturbance, degradation and erosion have been avoided</p> <p>Further guidance is provided in Supplementary Guidance – Natural Heritage</p>					
NH5	<p><u>Geodiversity</u></p> <p>Development will only be permitted where appropriate measures are taken to protect important geological resources and sites including those of educational or research value.</p> <p>Proposals that will have an unavoidable effect on geodiversity will only be permitted where it has been demonstrated that:</p> <ol style="list-style-type: none"> 1. The development will have benefits of overriding public interest including 	None	4, 6,	No significant Effect	<p>The policy does not lead to development and is intended to further the conservation of geodiversity in Shetland</p> <p>The policy will prevent significant effects and helps protects sites from the effects of new development proposals.</p>	No

	<p>those of a social or economic nature that outweigh the local, national or international contribution of the affected area in terms of its geodiversity;</p> <p>2. Any loss of geodiversity is reduced to acceptable levels by mitigation.</p> <p>For certain scales of development where a soil management plan is required, reference should also be made to geodiversity on site.</p> <p>Further guidance is provided in Supplementary Guidance – Natural Heritage</p>					
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<p>NH6</p>	<p><u>Water Environment</u></p> <p>New development should not have a negative impact on Shetland’s marine and freshwater resources, and should seek to improve it wherever possible.</p> <p>Any development proposals involving engineering works adjacent to any watercourse or water body must be accompanied by sufficient information to enable a full assessment to be made of the likely effects.</p> <ul style="list-style-type: none"> • Where there is potential for the development to have an adverse impact the applicant/developer must demonstrate: • That there is no deterioration in the ecological status of any water body and, for any water body not currently achieving good status, it will not prevent it from being able to achieve good ecological status in the future. • That it does not encroach on any existing buffer strips and that access to these buffer strips has 	<p>None</p>	<p>1, 2, 3,</p>	<p>No significant Effect</p>	<p>This general policy seeks to ensure that there is no negative impact on Shetland’s marine and freshwater resources and to improve it if possible.</p> <p>It contains a special criterion for all developments proposals involving engineering work adjacent to any watercourse or water body.</p> <p>Typically large project proposals could create impacts such as e.g. erosion, sedimentation, increased flood risk, land claim, disturbance, water quality issues, effects on natural river processes, sedimentation, water over abstraction, peat bog hydrology issues etc.</p> <p>The policy does specify any locations or lead directly to development.</p> <p>No significant pressures on the water environmental can be identified. Any proposals would be subject to a project level assessment before any planning approval would be granted.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	<p>No</p>
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	<p>been maintained.</p> <ul style="list-style-type: none"> • That both during the construction phase and after completion it would not significantly affect: • Water quality, ecology or flows in adjacent water bodies or areas downstream <p>Natural flow patterns and sediment transport processes in all water bodies</p>					
Historic Environment Policies						
HE 1	<p><u>Historic Environment</u></p> <p>The Council should presume in favour of the protection, conservation and enhancement of all elements of Shetland’s historic environment, which includes buildings, monuments, landscapes and areas.</p>	None	2, 6,	No significant effect	<p>The policy does not lead directly to development and aims to mitigate development that affects the historical environment. If development was to be permitted within historical environments it will have been subject to a project level assessment.</p> <p>The policy is intended to conserve and enhance Shetland’ heritage assets therefore protecting the built and historic environment of the Islands. Enhancement through this policy will not result in any significant effects on European sites.</p>	No

HE2	<p>Listed Buildings</p> <p>Development affecting a listed building, or its setting, should preserve the building, its setting, and any features of special architectural or historic interest that it possesses.</p> <p>The layout, design, materials, scale, siting and use of any development should be appropriate to the character and appearance of the listed building and its setting.</p> <p>Proposals for the total or substantial demolition of a listed building should only be supported where it can be clearly demonstrated that every effort has been made to retain it.</p>	None	2, 6,	No Significant effect	<p>The policy does not lead directly to development and aims to mitigate development that affects the historical environment. If development was to be permitted within historical environments it will have been subject to a project level assessment.</p> <p>The policy is intended to conserve and enhance Shetland' heritage assets therefore protecting the built and historic environment of the Islands. Enhancement through this policy will not result in any significant effects on European sites.</p>	No
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<p>HE3</p>	<p><u>Conservation Areas</u></p> <p>Development within a conservation area or affecting its setting should preserve or enhance its character. The design, materials, scale, siting and use of any development should be appropriate to the character of the conservation area and its setting.</p> <p>Where an existing building contributes positively to the character of the conservation area, proposals for total or substantial demolition should only be supported where it can be clearly demonstrated that every effort has been made to retain it.</p> <p>The planning authority should preserve the amenity value of trees in conservation areas.</p>	<p>None</p>	<p>2, 6,</p>	<p>No significant effect</p>	<p>The policy does not lead directly to development and aims to mitigate development that affects the historical environment. If development was to be permitted within historical environments it will have been subject to a project level assessment.</p> <p>The policy is intended to conserve and enhance Shetland' heritage assets therefore protecting the built and historic environment of the Islands. Enhancement through this policy will not result in any significant effects on European sites.</p>	<p>No</p>
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<p>HE4</p>	<p>Archaeology Scheduled monuments, designated wrecks and other identified nationally important archaeological resources should be preserved in situ, and within an appropriate setting. Developments that have an adverse effect on scheduled monuments and designated wrecks or the integrity of their settings should not be permitted unless there are exceptional circumstances.</p> <p>All other significant archaeological resources should be preserved in situ wherever feasible. Where preservation in situ is not possible the planning authority should ensure that developers undertake appropriate archaeological excavation, recording, analysis, publication and archiving in advance of and / or during development.</p>	<p>None</p>	<p>2, 6,</p>	<p>No significant effect</p>	<p>The policy does not lead directly to development and aims to mitigate development that affects the historical environment. If development was to be permitted within historical environments it will have been subject to a project level assessment.</p> <p>The policy is intended to conserve and enhance Shetland' heritage assets therefore protecting the built and historic environment of the Islands. Enhancement through this policy will not result in any significant effects on European sites.</p>	<p>No</p>
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HE5	<p><u>Gardens and Designed Landscapes</u></p> <p>Development affecting gardens and designed landscapes should protect, preserve and enhance such places and should not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.</p>	None	2, 6,	No significant effect	<p>The policy does not lead directly to development and aims to mitigate development that affects the historical environment. If development was to be permitted within historical environments it will have been subject to a project level assessment.</p> <p>The policy is intended to conserve and enhance Shetland' heritage assets therefore protecting the built and historic environment of the Islands. Enhancement through this policy will not result in any significant effects on European sites.</p>	No
HE6	<p><u>Trees and Woodland</u></p> <p>The planning authority should protect trees, groups of trees and areas of woodland by making Tree Preservation Orders where this appears expedient in the interests of amenity and / or that the trees, groups of trees or woodlands are of cultural or historical significance.</p> <p>The planning authority should ensure that, through the development management process, adequate provision is made for the preservation and planting of trees.</p>	None	2, 6,	No significant effect	<p>The policy does not lead directly to development and aims to mitigate development that affects trees and woodland. If development was to be permitted within trees o woodland environments it will have been subject to a project level assessment.</p> <p>The policy is intended to conserve and enhance Shetland' heritage assets therefore protecting the built and historic environment of the Islands. Enhancement through this policy will not result in any significant effects on European sites.</p> <p>The Plan also incorporates Heritage Policies NH1 to EH5 to contribute positively to biodiversity or mitigate against any potential impacts.</p>	No

Coastal Development						
CST 1	<p>Coastal Development</p> <p>Proposals for developments and infrastructure in the coastal zone (Mean High Water Springs out to 12 nautical miles) will only be permitted where the proposal can demonstrate that:</p> <ul style="list-style-type: none"> • It will not have a significant impact, either individually or cumulatively, on the natural and built heritage, including cultural heritage, resources either in the sea or on land; • The location, scale and design are such that it will not have an impact individually or cumulatively on the character of the coast; • It does not result in any deterioration in ecological status or potential for any water body or prevent it from achieving good ecological status in the future; • There is no significant adverse impact on other users of marine resources 	None	2, 3	No significant effect	<p>This general policy seeks to ensure that there is no negative impact from coastal development or infrastructure in the coastal zone (Mean High Water Springs out to 12 nautical miles).</p> <p>The policy does specify any locations or lead directly to development. Any proposals would be subject to a project level assessment before any planning approval would be granted.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No

	<p>in the area of the proposed development, including neighbouring land.</p> <p>Proposals for marine aquaculture developments or amendments to existing fish farm developments will be assessed against the Supplementary Guidance Policy for Aquaculture which forms part of the Development Plan and provides the relevant policy framework.</p> <p>For all other new marine developments or variations to existing marine infrastructure proposals will be assessed against the Council's Works Licence Policy that details the policy framework for determination of applications.</p> <p>All proposals will be assessed against the Shetland Marine Spatial Plan that sets out a spatial strategy and policy framework to guide marine developments in the coastal waters around Shetland. The Marine Spatial Plan identifies the constraints developers are required to consider when contemplating development in the coastal area and will for supplementary guidance to this plan.</p>					
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H1	<p><u>Effective Land Supply</u></p> <p>The Council will through the provision of Allocations and Sites with Development Potential seek to identify an effective land supply to meet the housing needs of Shetland for the lifetime of this Plan and beyond.</p> <p>If planning permission is granted on Allocated Sites or Sites with Development Potential and development has commenced for a use or layout not in accordance with the allocation description in the SLDP the remainder of the site will be re-assessed and may be withdrawn.</p>	None	1, 3,	No significant effect	<p>This policy sets out the Council aspiration to have an effective land supply to meet the housing needs of Shetland.</p> <p>The policy will lead to development through provision of allocations and sites of development potential. No specific locations are made at this stage.</p> <p>This policy could lead to development which may potentially have an impact on a European site. These impacts will depend on the exact location of a new development and will need to be assessed at project level and be subject to other policies designed to ensure no adverse effects on any sites.</p> <p>There is no large housing scheme developments envisaged in Shetland and housing construction is likely to be individual projects or quantities in small clusters e.g. through the local housing association. Typically housing can lead to loss of land, physical disturbance, non native species introduction, air quality concerns, water abstraction, changes in hydrology, pressure on sewerage and water infrastructure, noise,</p>	No

					<p>recreational pressure issues and water quality concerns through abstraction or impacts on watercourses etc. To safeguard against any negative effects on European sites the LDP has various safeguarding policies with criteria that would have to be met as part of a project level assessment. These include:</p> <ul style="list-style-type: none"> • Natural Heritage policies NH1 to EH5 to ensure the integrity a European site is not compromised • Housing Policy 2 (Areas of Best Fit) identifies eight areas in Shetland for residential development to provide a focus for growth within and adjacent to the largest communities with facilities and existing infrastructure. Major Developments (developments in excess of 50 units or 2 Hectares) should only occur within Areas of Best Fit unless the applicant can provide evidence of demand in an alternative area or that no land is available for development within the best fit area. • Housing policy H8 ensures no repopulation of uninhabited islands 	
H2	<p><u>Areas of Best Fit</u></p> <p>This plan identifies 8 areas of Best Fit throughout Shetland in order to promote sustainable locations for residential or residentially compatible development in every locality.</p> <p>The 8 Areas of Best Fit identified are:</p> <ul style="list-style-type: none"> • Baltasound • Mid Yell 	See Comments	3,	No significant effect	<p>The specific locations of development activities within the Areas of Best Fit are unknown however any potential effects on European sites have to be taken into consideration.</p> <p>Small potential vulnerabilities or pathways on European sites could occur although the Plan has taken into consideration the location of European sites across Shetland and their proximity to AoBF.</p> <p>The majority of European sites can be ruled out due to lack of clear pathways. Adopting the precautionary principle the SEA Draft Environmental Report Section 2.8, Table 2.6 highlights potentially affected sites. The close proximity of Brae to Sullom Voe SAC, Lerwick to Noss SPA and Sandwick to Mousa SAC and</p>	No

	<ul style="list-style-type: none"> • Symbister • Brae • Aith • Scalloway • Lerwick • Sandwick <p>Major Developments (developments in excess of 50 units or 2 Hectares) should only occur within Areas of Best Fit unless the applicant can provide evidence of demand in an alternative area or that no land is available for development within the best fit area.</p> <p>Areas of Best Fit (AoBF) have been identified to provide a focus for growth within and adjacent to the largest community in each of the seven localities in Shetland. In the North Isles, Areas of Best Fit have been identified at both Baltasound and Mid Yell, this means there are eight Areas of Best Fit.</p> <p>Within Areas of Best Fit amenities such as schools,</p>			<p>SPA were all highlighted. The likelihood of significant effects on the qualifying interests of these sites will depend on the nature and exact location of any proposed development.</p> <p>The potential for the Plan’s Spatial Strategy to act in combination with other higher or lower plans plans, programmes and projects is considered in Appendix 16</p> <p>To prevent any likely negative effects the LDP’s Natural Heritage policies (NH1 to NH5) described below ensure the importance of protecting the integrity of European sites under the Habitats Regulations.</p> <p>Any development within the Spatial Strategy’s AoBF would have to meet the requirements of these policies which specify criteria intended to conserve and enhance the natural environment. Any specific developments would be assessed on a project level assessment basis.</p> <p>The safeguarding policies within the Plan will ensure no significant effects on the European sites in close proximity to Brae, Lerwick or Sandwick.</p>	
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	<p>shops, employment and essential infrastructure are readily available through a range of transport options.</p> <p>All areas identified as Areas of Best Fit;</p> <ul style="list-style-type: none"> • Can connect to the main sewer • Are within 800 m (walking distance) of two of the following; convenience store/post office (only one in any count), GP surgery, primary school, public hall, play park • No part of any of the Shetland Mainland Areas of Best Fit is more than 400 metres from a public bus service (either feeder buses or primary routes) • No part of any AoBF is below the 5m contour or shown on the SEPA flood maps. • Low likelihood of having significant impacts on biodiversity including European or locally designated nature 					
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	conservation sites					
H3	<p><u>All Housing Development</u></p> <p>New residential development should take place in Allocated Sites, Sites with Development Potential, Areas of Best Fit on Brownfield Land or on Undeveloped Land within existing settlements in that order of desirability.</p> <p>Isolated residential development in the open countryside will not be supported.</p>	None	3	No significant effect	<p>This policy governs the location for housing development in Shetland. Housing will be distributed in accordance with the principles of the settlement hierarchy described in the Spatial Strategy. This policy will be supported by local development General Policies GP1 to GP3. Any housing developments will be expected to deliver in terms of sustainable development, green infrastructure and design techniques. Any housing that has a detrimental impact on the environmental quality of an area will not be supported. The Plan commits to protecting important European sites through Natural Heritage Policies Policy NH1 to EH5 to ensure the integrity a European site is not compromised Any proposed development that could have an adverse effect on the integrity of a European site alone or in-combination with other projects or plans will not be permitted unless it can be demonstrated that the legislative provisions to protect such sites are fully met.</p> <p>The potential for the Plan’s Spatial Strategy to act in-combination with other higher or lower plans, programmes and projects is considered in Appendix 16</p>	No
H4	<p><u>Affordable Housing</u></p> <p>The Council will work in partnership with private developers, other housing organisations and agencies to ensure the provision of affordable and social rented housing to meet need throughout Shetland.</p>	Nonr	3,	No significant effect	<p>This policy will lead to development in the long term. However, there is no mention of specific locations of development and no details of housing numbers provided. The location of any future development will determined in lower tier plans e.g. Housing Need Demand Assessment and the Local Housing Strategy</p> <p>Given the protection measures in the Plan and the distances between settlements and European sites it is unlikely that significant impacts would occur.</p>	No

	New housing developments should provide for the needs of those seeking housing in the area.					
H5	<p><u>Siting and Design</u></p> <p>a) Development will be supported if it fits well into the surrounding landscape and settlement pattern. For example, where the settlement pattern dictates, dwellings should be sited within or adjoining a group of at least two or more buildings of domestic scale.</p> <p>b) The proposed dwellings would not result in linear development, a road safety problem that may require remedial works or would sterilise future development opportunities.</p> <p>c) All new residential development should</p>	None	2,	No significant effect	<p>This policy seeks to encourage good siting and through qualitative criteria for development proposals. No specific sites are identified and It will not have any significant effects on European sites.</p> <p>The policy aims to improve siting and design of new development. The policy actively seeks mitigation measures e.g. Sustainable Drainage Systems (SuDS), landscaping, protection of existing features, natural assets etc.</p>	No

	meet the requirements of the residential Design Policy as set out in Supplementary Guidance.					
H6	<p><u>Amenity Space in Housing Development</u></p> <p>All new residential development should provide an appropriate amount of private amenity space. New residential development proposals of 20 dwellings or more should incorporate a minimum of 0.12 acres (0.05ha.) of informal communal space.</p> <p>Developments, which result in a significant loss of outdoor privacy of existing residents, will not be permitted.</p> <p>In making provision for open space in developments, opportunities should be taken where appropriate, to landscape areas in order to promote and enhance local biodiversity and encourage active lifestyles, recognising the health benefits of both.</p>	None	2,	No significant effect	<p>The policy will not lead to development. It relates to design and other qualitative criteria for development only. While some amount of land take is likely, it is not likely to have any significant effects on European sites. The policy also stipulates that for open space development landscaped areas should promote and enhance local biodiversity where appropriate.</p> <p>Furthermore safeguarding the Plan's Natural Heritage (NH1 – NH5) policies would be applied as part of a project level assessment.</p>	No
H7	<p><u>Residential Caravans and other Temporary Residential Structures</u></p>	None	2,	No significant effect	<p>This policy relates to qualitative criteria for Residential Caravans and other Temporary Residential Structures. Any applications will be subject to the same criteria and policies</p>	No

	Applications for the siting of residential caravans and other temporary structures for residential purposes, or proposals for the blocking-in of existing structures, will be subject to the same criteria and policies that apply to applications for new dwellings. Proposals for residential caravans will be granted temporary planning permission only. Site restoration conditions will be applied.				that apply to applications for new dwellings. It is not expected that any European sites would be affected due to various safeguarding policies included in the Plan	
H8	Uninhabited Islands The Council will not support the re-population of uninhabited islands.	None	1, 4,	No significant effect	This Policy protects European sites on uninhabited islands	No
Economic Development						
ED1	Support for Business and Industry The Council encourages the creation of sustainable economic development opportunities and business developments in accordance with General requirements policies (GP1, GP2, and GP3). Areas for Business and Industrial Uses have been identified through the Local Development Plan process and are contained within	None	3,	No significant effect	This policy will lead to development in the long-term. The policy allows for the provision of sustainable economic development and business development through Areas for Business and Industrial Use. Residential compatible development will also be allowed within settlements. Typically development of this nature could potentially lead to uptake of land, increased demand for water abstraction or treatment, noise, vibration air and light pollution during construction, interruption of hydrological regimes due to increased demand for water, water abstraction, waste water treatment or physical loss / damage to the local environment. The Plan does not specifically detail locations for business and industry. All development proposals will be assessed against	No

	<i>Supplementary Guidance – Location of Industry. Residentially compatible development will be encouraged within settlements throughout Shetland in order to contribute to the development of strong, healthy, vibrant and sustainable rural communities.</i>				General requirement policies (GP1, GP2 and GP3) and Natural Heritage Policies Policy NH1 to EH5 to ensure the integrity a European site is not compromised Individual proposals will go through a project level assessment as part of the planning application process.	
ED2	<u>Commercial and Business Developments</u> The Council will support proposals for retail and commercial and business developments, which promote employment opportunities, community benefits, rural diversification and tourism related ventures and contribute to the viability of existing settlements where they comply with general requirements policies (GP1, GP2, and GP3) and do not conflict with residential amenity.	None	3,	No significant effect	This policy focuses on commercial and business developments but does not detail specific locations. Rural diversification could result in effects on European sites and would be subject to Heritage Policies Policy NH1 to NH5 to ensure the integrity a European site is not compromised Tourism has the potential to cause an impact on a European site. It could lead to development, recreational or visitor pressures that has the potential to impact on habitats or species. No locations are specified and proposals would be assessed on a project level basis. The Plan has incorporated Heritage Policies NH1 to EH5 to contribute positively to biodiversity or mitigate any potential impacts. Individual proposals will go through a project level assessment as part of the planning application process.	No
ED3	<u>Lerwick Town Centre</u> The Council supports the ongoing regeneration and development of the Lerwick town centre to ensure the future vibrancy, vitality and	None	3,	No significant effect	The policy may lead to development, however the policy does not state exact details of development, nor when it might take place. Development is likely to come forward on a case by case basis. The policy outlines support for ongoing regeneration and development to ensure the future vibrancy, vitality and sustainability of the town centre. The main focus for development is likely to be in the existing urban areas of the town and the closest European site	No

	<p>sustainability of the area.</p> <p><i>Supplementary Guidance – Lerwick Town Centre outlines priorities for the Town Centre and provides detailed guidance on town centre developments.</i></p>				<p>to Lerwick Town Centre is Noss SPA off the Island of Bressay. This policy is unlikely to affect this European site which is about 5km away.</p>	
Transport						
TRANS 1	<p><u>Council Support for Transport Proposals</u></p> <p>The relationship between transport and land use strongly influences the pattern of development. The Shetland Local Development Plan and the Shetland Transport Strategy in partnership (ZETRANS) with external agencies, operators and providers should integrate different modes of transport to support sustainable economic growth, social well-being and healthy communities. The Council will support proposals that;</p> <ol style="list-style-type: none"> 1. sustain the economy of Shetland through maintaining an appropriate level of accessibility by road, sea and air; 2. support the provision and improvement of 	None	3,	No significant effect	<p>The policy supports the integration of different modes of transport to support sustainable economic growth, social well-being and healthy communities.</p> <p>Typically development of transport modes, routes, improvements and associated infrastructure have the potential to result in impacts on; air quality, water quality, water supply and hydrology, Biodiversity, landscape, geodiversity, soils etc. Other impacts include, disturbance, land take, fragmentation, non native species, people’s quality of life etc.</p> <p>The plan contains Natural Heritage Policies NH1 to EH5 to ensure the integrity a European site is not compromised Individual proposals will go through a project level assessment</p> <p>The policy is not specific in terms of development proposals however any projects may lead to development of transport infrastructure that could have the potential to affect European sites. Depending on the type and location of transport infrastructure to be developed effects from noise, vibration, light and air pollution is possible although their significance is not likely to be high. In addition, even with local transport network improvements in Shetland, this may encourage car use around the islands which has the potential to affect air quality, however significant effects are unlikely.</p>	No

	<p>public transport services and information across Shetland in accordance with the approved spatial strategy;</p> <ol style="list-style-type: none"> 3. reduce the need to travel through decentralisation of development opportunities, thereby reducing commuting; 4. promote awareness of travel options in order to limit traffic growth; 5. develop public transport corridors and promote innovative/flexible public transport usage; 6. develop facilities for walking and cycling as an alternative means of transport; 7. support an improved footpath network within and between settlements; 8. improve the human environment by promoting road design that meets the six qualities of successful places as set out in Designing 				<p>The potential for the Plan's transport policy to act in-combination with other higher or lower plans, programmes and projects is considered in Appendix 16</p>	
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	<p>Places¹;</p> <p>9. undertake selected road improvement, bridge or tunnel building or reconstruction projects where these can be justified by gains in terms of ; long-term funding, economic growth, safety, environment, accessibility and integration;</p> <p>10. improve and enhance access to Lerwick town centre and other existing settlements by all forms of transport;</p> <p>11. improve facilities for access by disabled people.</p>					
TRANS 2	<p><u>Inter-Island Links</u></p> <p>The Council is committed to supporting and safeguarding Shetland’s air services, ferry services and associated infrastructure. Development proposals that prejudice the present or future operation of transport routes including fixed link approach routes and services should not be</p>	None	1, 3,	No significant effect	<p>This is a policy statement with general intentions to safeguard inter-island links</p> <p>No development proposals, locations or fixed link approaches are identified in the LDP.</p> <p>This policy is unlikely to have any in-combination effects or significant effects any European sites. The Plan contains a general safeguarding Natural Heritage polices. Individual proposals will go through a project level assessment as part of the planning application process.</p>	No

¹ Designing Places: A Policy Statement for Scotland – Scottish Government April 2008

	permitted.					
TRANS 3	<p><u>Access and Parking Standards</u></p> <p>All developments should provide:</p> <ul style="list-style-type: none"> • A safe and adequate access, visibility splay and turning area in accordance with the standards set out in Supplementary Guidance – Parking and Access Standards. • Adequate car parking and service facilities in accordance with the Council’s current standards, which are set out in Supplementary Guidance – Parking and Access Standards. 	None	1, 2, 3,	No significant effect	<p>This is a policy statement with general intentions to ensure parking and access standards.</p> <p>This policy does not specify development sites and is unlikely to have an affect any European sites.</p> <p>It contains general criteria that all developments proposals must ensure that access and parking standards are upheld.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites. The Plan contains a general safeguarding Natural Heritage polices. Any proposals will go through a project level assessment as part of the planning application process.</p>	No
Energy						
E1	<p><u>Renewable Energy</u></p> <p>In response to the Climate Change (Scotland) Act 2009 the Scottish Government has set targets of generating 30% of all Scottish energy needs including 11% of heat demand to be met by renewable sources by 2020.</p>	None	1, 3, 4,	No significant effect	<p>This is a general policy relating to renewable energy developments. No specific locations for sites are identified.</p> <p>Typically renewable energy developments could cause impacts Examples include;</p> <ul style="list-style-type: none"> • Habitat fragmentation • Disturbance of species • Collision risk/increased mortality in birds and marine mammals • Water quality and hydrogeology issues 	No

	<p>The success of renewable energy developments is a key mechanism for delivering the ongoing efforts for climate change mitigation and the move towards a low carbon society.</p> <p>Shetland is well placed to make a positive contribution to these national targets through the development of the outstanding renewable resource available such as wind, wave and tidal. The Council is committed to harnessing the benefits from renewable energy for the good of the community at large.</p> <p>This Plan has a key role in supporting development of the diverse range of renewable energy technologies in order to maximise the associated social and economic opportunities whilst protecting the environment. Appropriately targeted renewable energy development has the</p>				<ul style="list-style-type: none"> • Land claim • Construction impacts • Impacts on coastline • Water column impacts <p>Any proposals up to 50MW would be subject to a project level assessment before any planning approval would be granted. Developments of more than 0.5 ha, more than 0.5MW hydro generation, more than 2 wind turbines or turbines more than 15m to hub will be subject to EIA. Any development likely to affect a European site would probably require an EIA.</p> <p>Any proposals must respect Shetland’s natural and water environment. The Plan commits to protecting important European sites through Natural Heritage Policies NH1 to EH5 and states that development proposals will not be permitted that would have adverse impacts on sites. This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	
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	<p>potential to reduce Shetland's reliance on fossil fuels, thus offering protection against rising oil and gas prices.</p> <p>The Council is committed to delivering renewable energy developments that contribute to the sustainable development of Shetland.</p> <p>Proposals for renewable energy developments will be supported where it can be demonstrated that there are no unacceptable impacts on <i>people</i> (benefits and disbenefits for communities) the natural and water environment, landscape, historic environment and the built and cultural heritage of Shetland.</p> <p>All proposals for renewable energy developments will be assessed with consideration to their cumulative impacts.</p>					
Minerals						
M1	<p><u>Minerals</u></p> <p>The Council seeks to conserve aggregate sources and mineral deposits, to ensure where possible, Shetland's requirements can be met using local resources. Commercial</p>	None	1, 3,	No significant effect	<p>The policy will not lead directly to development. The policy itself will not lead to development, However any proposals would be subject to a project level assessment before any planning approval would be granted.</p> <p>This policy is unlikely to have any in-combination effects or</p>	No

	extraction will be allowed in suitable locations in accordance with Supplementary Guidance – Minerals.				significant effects on any European sites.	
Waste						
W1	<p><u>Waste Hierarchy</u></p> <p>The Council will support proposals for waste management facilities which fulfil the requirements of national and local waste strategies, or plans, and take account of the waste hierarchy and the best practicable environmental option (BPEO), recognising the difficulties of remote geographical localities, transportation costs and the impact this has on the potential to recycle low-value materials.</p>	None	3, 4,	No significant effect	<p>The policy may lead to development in the long term, however the policy does not provide any information about scale ,when or where waste developments may take place.</p> <p>The policy supports waste management facilities which meet local and national waste plans and incorporate best practicable environmental option (BPEO).</p> <p>There is potential for impacts, however these are uncertain and any development would be subject to a project level assessment and subject to Natural Heritage Policies NH1 to EH5 to ensure the integrity a European site is not compromised</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No
W2	<p><u>Waste Management Facilities</u></p> <p>Waste management activities and waste related industries, including those dealing with special waste or Naturally Occurring Radioactive Material (NORM) waste, will be encouraged to locate in the</p>	None	1, 3,	No significant effect	<p>This is a policy with general intentions to ensure the provision of waste management facilities.</p> <p>The policy sets out the requirement for any proposals relating to waste management facilities. This may lead to development in the long term, but is not expected to result in significant effects on European sites.</p> <p>Proposals will be encouraged to be centred at Greenhead, Rova Head and Dales Voe. New or extended sites will only be allowed</p>	No

	<p>area around Greenhead, Rova Head and Dales Voe.</p> <p>Applications will also be supported in other areas identified for industrial or storage and distribution uses.</p> <p>Proposals for new or extended waste management sites outwith these allocations will only be approved where it is clearly demonstrated that there is no acceptable allocated alternative sites or preferable disposal options available.</p> <p>Existing waste management sites will be safeguarded from development that would sterilise or prevent their future development or extension.</p>				<p>if there are no alternatives or disposal options available.</p> <p>Existing sites will be protected from development to allow for future development or expansion.</p> <p>The plan is committed to protecting European sites and any proposal would have to undertake a project level assessment and demonstrate that it has met Natural Heritage Policies NH1 to EH5 to ensure the integrity a European site is not compromised.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	
W3	<p><u>Closed Landfill Sites</u></p> <p>Proposals for new buildings intended for either human and animal occupation on closed and disused landfill sites should not be permitted, however proposals for the re-use of landfill sites, which exploit opportunities for habitat creation, enhancement and management, should be supported.</p>	None	1, 3,	No significant effect	<p>This is a policy with general intentions relating to closed landfill sites.</p> <p>The policy will not lead directly to development. Proposals for new buildings for either human or animal occupation on closed and disused landfill sites will not be permitted, however any proposals for the re-use of landfill sites for habitat creation will be supported.</p> <p>Any proposals would be subject to a project level assessment before any planning approval would be granted.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No

W4	<p><u>Contaminated Land</u></p> <p>Where development is proposed at a site known to be contaminated, or at a site where there is a reasonable expectation of contamination, the applicant will be required to undertake suitable remediation measures before the commencement of any new use.</p>	None	1, 3,	No significant effect	<p>This is a policy with general intentions relating to contaminated land.</p> <p>The policy will not lead directly to development. The policy itself will not lead to development, however it stipulates that any contaminated land site must undergo suitable remediation measures to protect the wider environment before it can be used for a new purpose.</p> <p>Any proposals would be subject to a project level assessment before any planning approval would be granted.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No
W5	<p><u>Waste management plans and facilities in all new developments</u></p> <p>Developers must submit an appropriate Site Waste Management Plan (SWMP), which demonstrates how the waste generated by the development during the construction phase will be dealt with, including how the materials will be reused, recycled and how any remaining waste will be disposed of, in accordance with the waste hierarchy.</p> <p>Adequate space must be provided for storage and</p>	None	1, 3	No significant effect	<p>This is a policy with general intentions relating to contaminated land.</p> <p>Any proposals would be subject to a project level assessment before any planning approval would be granted. This would involve consultation with SEPA and the implementation of any guidance or recommendations.</p>	No

	collection of all waste and appropriate recycling facilities within the completed development.					
Water and Drainage						
WD1	<p>Flooding Avoidance</p> <p>Proposals for development below the 5 metre contour (5 metres above Ordnance Datum, Newlyn) or in other areas shown to be at risk of flooding or coastal erosion, will not be permitted unless the development:</p> <ul style="list-style-type: none"> • The location is essential for operations, such as harbours, piers, offshore energy and fisheries related activities: • Does not increase flood risk to surrounding properties and/ or land • Will have no significant adverse impact on the natural and built 	None	1, 2, 3,	No significant effect	<p>This general policy seeks to ensure that there is no negative impact from flooding.</p> <p>The policy stipulates criteria in relation to project proposals below the 5 metre contour (5 metres above Ordnance Datum, Newlyn) or in other areas shown to be at risk of flooding from any source or from coastal erosion.</p> <p>The policy does specify any locations or lead directly to development. Any proposals would be subject to a project level assessment before any planning approval would be granted.</p> <p>This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No

	<p>environment as well as cultural heritage</p> <p>AND, in cases where the location is not essential for operations:</p> <p>Appropriate acceptable mitigation measures can be undertaken to ensure the development itself will not be subject to flooding]</p> <p>If there is any doubt the precautionary principle will apply. Further policy and guidance on undertaking a Flood Risk Assessment can be found in Supplementary Guidance Flooding and Drainage.</p>					
<p>WD2</p>	<p><u>Waste Water</u></p> <p>New developments which require waste water disposal are expected to connect to the public sewer.</p> <p>The development of private septic tanks and wastewater systems should only be permitted if a public wastewater system is not present within or adjacent to the associated settlement.</p>	<p>None</p>	<p>1, 2, 3,</p>	<p>No significant effect</p>	<p>This general policy seeks waste water disposal to connect to the public sewer and only use private septic tanks and waste water systems if a sewer connection is not possible. No locations are identified, however It outlines criteria and standards for development proposals that must be met.</p> <p>No specific sites are identified and It will not have any significant or in-combination effects on European sites.</p>	<p>No</p>

	<p>Where a connection to the public sewer is not achievable and a wastewater system such as a private septic tank is proposed the developer should demonstrate that:</p> <ul style="list-style-type: none"> • The necessary requirements specified by Building Standards and SEPA can be met; • There should be no detrimental effect, including cumulative effect, on the surrounding uses, natural, built environment and cultural heritage. <p>Further policy guidance can be found in Supplementary Guidance Flooding and Drainage</p>					
WD3	<p><u>SuDs (Sustainable Urban Drainage Systems)</u></p> <p>All development proposals that will give rise to surface water run-off should incorporate Sustainable Drainage Systems (SuDS). Further policy and guidance on the design and implementation of SuDS can be found in Supplementary Guidance Flooding and Drainage.</p>	None	1, 2,	No significant effect	<p>This general policy seeks to reduce surface water run-off by encouraging Sustainable Drainage Systems (SuDS) through qualitative criteria for development proposals.</p> <p>The policy aims to improve siting and design of new developments by incorporating (SuDS) as a mitigation measure.</p> <p>No specific sites are identified and It will not have any significant or in-combination effects on European sites.</p>	No

Community Facilities						
CFS 1	<p><u>Community Facilities and Services</u></p> <p>Proposals for the provision of community facilities and services infrastructure, (e.g. health care, education, sport and recreation, heritage, arts, tourism, entertainment), which respect Shetland's natural and cultural heritage and contribute to the building of well-designed, inclusive, strong, vibrant, energy efficient and sustainable communities, will be supported.</p> <p>Proposals should relate sympathetically to the landscape of which they are a part and to the scale and existing level of activity in the locality. Proposals should also meet the General Requirements for All Development (policy GP2).</p>	None	1, 3,	No significant effect	<p>This is a policy with general intentions to ensure provision of community facilities and services.</p> <p>The policy may lead to development in the long term, however it does not provide any specific information about when or where any development might take place. Any proposals must respect Shetland's natural heritage. The Plan commits to protecting important European sites through Natural Heritage Policies NH1 to EH5 and states that development proposals will not be permitted that would have adverse impacts on sites. This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No
CFS 2	<p><u>Open Space</u></p> <p>The SLDP will protect from inappropriate development, established recreation areas identified in the Open Space Audit and Strategy and important open spaces that contribute to the recreational amenity or environmental</p>	None	1, 3,	No significant effect	<p>This is a policy with general intentions to ensure provision of open space. The policy aims to provide protection of recreation areas and important open spaces of recreational amenity or environmental quality. The policy does not lead to development but does promote protection of environmental quality. This policy is unlikely to have any in-combination effects or significant effects on any European sites.</p>	No

	quality of the area. Details of the identified areas are included in Supplementary Guidance – Open Space.					
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