



LOCAL DEVELOPMENT PLAN

Main Issues Report



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Shetland Islands Council

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Introduction

What is the purpose of this document and why are we consulting on it?

The aim of the Main Issues Report is to stimulate debate and discussion on the main planning issues facing Shetland in both the long and short term. These include challenges such as ‘how we can provide for housing demand sustainably and create new economic opportunities throughout the islands?’ and ‘where new development should and should not go?’ Similarly the consultation is focused on examining the ways in which planning can best deliver the preservation of the natural and built environment of Shetland including its rich cultural and landscape heritage and way of life; whilst making sure we can continue to provide 21st century communications and infrastructure to communities that are growing and changing.

Options for future development in Shetland...

This report presents a number of options and alternatives for the direction of planning policy in Shetland. These options were formulated after meetings with infrastructure providers, other council services and Community Councils and provide a springboard for a conversation about Shetland’s future.

Therefore, when the terms “we” and “our” are used in this document, it is to indicate that these are not simply the views or opinions of planners; but that these are options which have arisen from much wider discussions with service providers, council colleagues, Community Councils and the wider development community. The options presented here have also been developed in conjunction with a number of other Shetland plans and strategies many of which have already been subject to public consultation.

Inviting your participation...

However, the options presented are not an exhaustive list, and during consultation anyone can submit new alternatives if they feel they provide a better solution to the issues discussed. If you or your organisation would like to make a comment or express a view after reading this document please turn to the section entitled “Get Involved” which describes how you can do so.

The Main Issues Report offers an opportunity for groups and individuals to comment early on in the process of creating the new Development Plan for Shetland, before any decisions have been taken. A key change as part of planning reform in Scotland under the new 2006 Planning Etc. (Scotland) Act is that individuals and organisations within the community can help to shape the new plan from inception and either support or object to policy proposals or directions. The role of the Local Planning Authority will be to weigh up all of the responses in order inform the development of the new plan.

We are keen to encourage everyone to examine critically and respond constructively to any of the ideas or proposals in this document. All of which are open to change or modification. The plan will, however, need to be written in such a way as to effectively respond to the requirements of Scottish Planning Policy and meet Shetland’s development needs.

The Main Issues Report and the Development Plan

The Main Issues Report is one of the first stages of producing a new Development Plan for Shetland under the 2006 Planning (Scotland) Act. When this new Local Development Plan is complete, it will replace both the current Shetland Structure Plan (2000) and Shetland Local Plan (2004).

Shaping policies

Since both of these previous plans are relatively recent, we are not required to unnecessarily rewrite policies that are achieving their aims, but rather examine where we feel policy has not been effective, where new challenges have arisen, and if legislation or local circumstances have changed.

Through monitoring the effectiveness of the current plans and in consultation with key agencies and a wide range of council colleagues we have set out current policies that the planning authority intends to carry forward into the new plan with only minor or no changes. Information on these policies is presented in Appendix 4.

However, if you feel that any of policies in this section need to be revisited, changed or deleted please let us know.

The role of monitoring

Monitoring has also highlighted topics within the current plan where further clarification of existing planning policy is necessary or more detailed consideration of an issue should take place. A distinction has been made in these cases between issues which can be addressed through Supplementary Guidance documents once the new Development Plan is published, and those where the direction of new policy is less clear and the debate is of greater strategic importance and therefore requires consideration within the Main Issues Report.

The monitoring table (Appendix 4) shows which issues we intend to address through Supplementary Guidance once the Development Plan is published. Currently we have consulted on and adopted two Interim Planning Policy Documents, which replace parts of the existing Development Plan. These are on the topics of: "Towards Sustainable Construction & Better Design" December 2009 and "Minerals" December 2009. We are also currently progressing Interim Planning Policy Documents on the topics of Aquaculture/Marine Spatial Planning and Wind Farm development. When the new Development Plan is adopted we would seek to automatically adopt all Interim Planning Policy Statements as Supplementary Guidance.

Do you agree with this approach? Are there any comments that you would like to make about our intended use of Supplementary Guidance? If so let us know

How the Main Issues Report was developed

The Main Issues Report and the options within it have been developed in conjunction with a number of key agencies both nationally and at a local level in Shetland. These include Scottish Water, Scottish Environment Protection Agency, Scottish National Heritage, NHS Shetland, ZetTrans, Historic Scotland, Highland and Islands Enterprise as well as numerous colleagues from services across the Shetland Islands Council and input from Community Councils.

Our workshop approach

We have held two workshop sessions during summer 2009, facilitated by an independent consultancy where the above organisations and other community stakeholders were invited to explore potential development plan options. This 'ground up' approach gave us more information as to where infrastructure delivery constraints would lie and which opportunities for streamlining and working in conjunction with other strategies would be available. These sessions were integral to this report and most of the options presented here stemmed from either the group outputs of these sessions or representations made to us afterward. The full reports for each of these sessions is available on the Shetland Islands Development Plan Website at: www.planshetland.org

The role of Strategic Environmental Assessment (SEA)

Shetland Islands Council is also required to undertake SEA and prepare an environmental report concurrently with the Local Development Plan to assess the potential impact of schemes and strategies on the environment. The first stage in the SEA process is the preparation of a scoping report that must be agreed by statutory consultees. These are the Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Scotland. An environmental report produced as a result of the SEA process accompanies this Main Issues Report that evaluates the environmental impact of the options presented within it.

Equalities Impact Assessment

An Equalities Impact Assessment has also been conducted for this report. This assessment is intended to ensure that the implications of the Main Issues Report will not have a disproportionate negative impact on any section of the community and that the report fulfils the requirements of anti-discrimination and equalities legislation.

The need for a vision

It is important that we define clear aims and objectives for Shetland so that we can use the Development Plan to achieve these. On the following pages we explain our vision for the development plan, as it applies to both the local and national context.

With the help of the community, including landowners, service and infrastructure providers we will need to define a vision of Shetland that will meet the Islands needs and aspirations over the next ten to twenty years. The vision must be achievable by linking with other strategies and plans, both within the council and from other service providers.

A vision for Shetland's planning role within Scotland – National Context

The Scottish Government in its 'National Planning Framework for Scotland 2' indicates that the primary development goals for Scottish Authorities to 2030 should be:

- To contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- To promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of the natural and built environments;
- To help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- To contribute to a smarter Scotland by supporting the development of the knowledge economy.

The role of Planning within Shetland's Strategic Vision

The Shetland Community Planning Partnership and the Scottish Government are working to achieve the above aims at a local level through annual Single Outcome Agreements throughout the life of the Development Plan to deliver measurable improvement on key social economic and environmental indicators. These include measures to tackle climate change, promote healthier lifestyles, regenerate disadvantaged communities and improve transport and telecommunications links.

The Single Outcome Agreement mechanism should be a powerful vehicle for change in the Islands because it brings together stakeholders and the Scottish Government to make sure undertakings are carried out. The Development Plan should therefore be consistent and effective in supporting the objectives of the Agreements and becoming a method for promoting their delivery in spatial planning terms.

Alongside the Single Outcome Agreement, the Shetland Islands Council has developed a strategic vision for the Islands in the 2008 – 2011 Corporate Plan. The targets in the Corporate Plan form part of the basis of our vision for the Development Plan which are discussed in the next section of the Main Issues Report.

More information on the Single Outcome Agreement and the Shetland Islands Council Corporate Plan Priorities and Targets can be found at:

www.shetland.gov.uk/communityplanning/

A vision for the Development Plan and its Implementation – Local Context

It is crucial that plans are owned locally so an important first step is to develop a locally based vision for the new development plan. Adapting the vision in the Shetland Resolution, we think that our mission statement for the Local Development Plan should therefore be to:

“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.”

To do this we seek to develop new and innovative ways of encouraging sustainable economic and residential development in the Islands through planning policy.

We seek to achieve a broader vision of:

- Encouraging tourism and supporting new economic opportunities
- Developing more connected and sustainable communities to encourage more individuals and families to stay, grow and thrive here, whilst making provision for an aging population
- Using land, buildings and infrastructure appropriately and to the full, minimising waste
- Conserving important historic and cultural assets; particularly Shetland's traditional crofting way of life and traditions
- Promoting the creative use of previously developed land where available
- Furthering the conservation of biodiversity
- Making sure that new development is environmentally sensitive and of good quality
- Protecting and enhancing areas for recreation and natural heritage;
- Supporting better access across the Islands by foot, cycle and public transport

Do you agree with this vision? Can you suggest any alternatives or additions to the objectives here? If so let us know

A Call for Information on Sites with Development Potential

Scottish Planning Policy requires the Council to identify sufficient land to support the provision of a range of housing in the right places. The Council is also required to ensure that there is a choice of suitable marketable sites and locations for businesses allocated in development plans.

At this stage of the plan making process key decisions about how land will be allocated or zoned for development have not yet been made. It is the role of the Main Issues Report to set the 'direction of travel' for the new Local Development Plan and direct how it should progress. However land for new housing and employment development will inevitably be needed; and it is important that as the plan progresses we are aware of where sites of larger than **0.5 of a hectare** are both available and deliverable for development within the **next 5 years, 10 years, or 20 years**.

It is our intention to maintain a database of these sites in a regular survey, which will be used to inform the development of the plan including site allocations/ zoning and the Local Housing Strategy as well as economic development plans. The information will also be fed back to SIC Transport Services to ensure that there will be integration with future transport planning.

Therefore agents, landowners, developers or members of the public who wish to promote particular sites for development of 0.5ha or larger in the forthcoming Shetland Local Development Plan should submit their proposals to the Development Plan team.

The Council are especially looking for sites that may be suitable for housing, employment, retail or community uses.

Putting a site forward does not guarantee that the Council will allocate it, or support its development in the future. All sites will need to be judged against relevant planning policies and other considerations including, but not limited to sustainability criteria, access to transport links and infrastructure.

All site plans, correspondence and documents or any other material submitted as part of the call for sites exercise will be a matter of public record and cannot be treated confidentially.

To read the submission requirements for the 'Call for Sites' exercise and to download the site information submission form, please visit our website www.planshetland.org or write for further information to the address included in the "Get Involved" section at the end of this Document.

An example of the Site Information Survey Response form is also included as Appendix 3 of this document.

The Main Issues

Where should new development take place, and where shouldn't it?



Issue A**A Spatial Strategy for Shetland's housing in the short to medium term**

How can planning policy promote a sustainable pattern of development that promotes the vitality and viability of existing settlements whilst meeting housing need in the next five years?

Context

The current housing zoning policy expressed in Structure Plan policy HOU2 has worked to encourage development of new housing in Shetland in broadly preferable areas. However development that has taken place over the past few years has been thinly spread, especially in Zone Two areas, rather than focused on sustaining and strengthening existing settlements. We need to ensure that the housing market is free to grow in Shetland and meet our housing need whilst ensuring that this new development does not make undue demands on the public purse. We must also ensure that communities have vibrant centres and that local business, schools and community facilities can thrive.

Support for raising this issue:

Workshop 1 pg.10, Workshop 2 pg. F5
Community Council Letters, Sandness & Walls, Sandwick
Monitoring Statement GDS 3

What is our Preferred Option for dealing with these Issues?

We think we should:

- Review those areas of Shetland that have current identified housing need and are capable of sustainably delivering large housing developments. This review would include developing a housing, employment and infrastructure capacity model to classify existing settlements.
- Develop a policy to allocate land for housing that is capable of supporting large developments. This will speed up the planning process for bigger schemes and ensure that developments are well planned and provide access to a good range of services and community assets.
- Maintain a current Land Information Survey throughout the life of the plan to appraise how much land on sites over 0.5ha is available in Shetland, over what timescale and for which proposed uses.
- For smaller developments we intend to retain the current system of zoning that planners and the community have developed over a number of years. We feel that an allocations system for larger developments would alleviate some of the pressures and shortfalls of the system, however we do intend to strengthen this by introducing a 'sustainability checklist' which can identify the degree to which a development proposal will contribute to the vitality and viability of the surrounding community.

What alternative options could we pursue?

- 1 We could continue with the current system of zoning as expressed in Structure Plan Policy HOU 2 as the primary mechanism for ensuring the vibrancy of communities and the delivery of housing demand.

Whilst continuing the existing policy might deliver our identified housing needs for Shetland overall, the development that occurs may be piecemeal and sporadic and not fully targeted in the areas of identified need. We may not be able to ensure the provision of community facilities in larger settlements and may miss opportunities to co-ordinate and streamline infrastructure costs. Also this option may not provide the certainty required by Scottish Government in relation to where new housing will and will not be encouraged.

- 2 We could delete the zoning policies currently in operation and replace them with a site allocations policy. A large number of housing sites would be allocated in a number of communities as with the preferred option, but these allocations would include even small sites with potential for only one or two houses. We would then seek to ensure all development comes from these allocated sites to ensure sustainability and settlement pattern coherence.

Although this system would provide greater certainty as to the likelihood planning permission would be granted for some sites, it would be very resource intensive to deal with so many small allocation sites. Furthermore it would be difficult to assess the deliverability of many small sites and therefore to assess to what extent such allocations would meet housing need and may be overly inflexible if circumstances change during the plan period.

Do you agree with the preferred option?

If not please tell us why...

Do you think any of the stated alternatives would be better?

Do you think that there are any other alternatives that should be considered?

Issue B

A Spatial Strategy for Shetland

Where should new development occur and not occur in Shetland?

Which areas would be best to direct new development towards and which should grow at a slower rate or stay the same over the next five to ten years? Would the answers change if we were to ask the question over a longer timescale, for example twenty years?

Context

National Planning Policy requires us to identify where key opportunities lie in developing Shetland over the next twenty years. All parts of Shetland are important for the future of the islands, but different areas have different characteristics and levels of existing infrastructure. The relationships and transport links between different settlements are also important when examining where capacities and opportunities for development exist; and this will be explored further if we pursue our Preferred Option (see Issue A) of creating a settlement capacity model during the next stage of the Development Plan process. We will also need to make sure that housing allocations meet needs identified in the Housing Needs and Demand Assessment and integrate well with the forthcoming Local Housing Strategy. Employment Development opportunities must also grow in the right places to ensure that communities remain vibrant. Issues F and G in this Report address new measures to protect and enhance economic growth.

The Climate Change (Scotland) Act 2009 has introduced a statutory target to reduce Scotland's greenhouse gas emissions by at least 80 per cent by 2050 with an interim target to cut emissions by 42% by 2020. In order to achieve this a year on year reduction of emissions will need to take place. This will mean that new housing and other development will need to be more energy efficient, seek to use cleaner or 'greener' forms of energy and be situated in locations which enable more sustainable forms of travel to be adopted. The SIC has a duty to help deliver the Scottish Government's climate change targets.

At this stage of the process we need to identify the preferred spatial strategy for Shetland. To do this we have taken into account the views expressed in the Shetland Islands Council Priorities and Targets and those of infrastructure and service providers during workshops and consultations in 2009. A number of different options were discussed during these sessions and these have been formulated into policy options that could be pursued. The options that we think would work best have been designated as preferred options, and we have explained why we think other options would work less well.

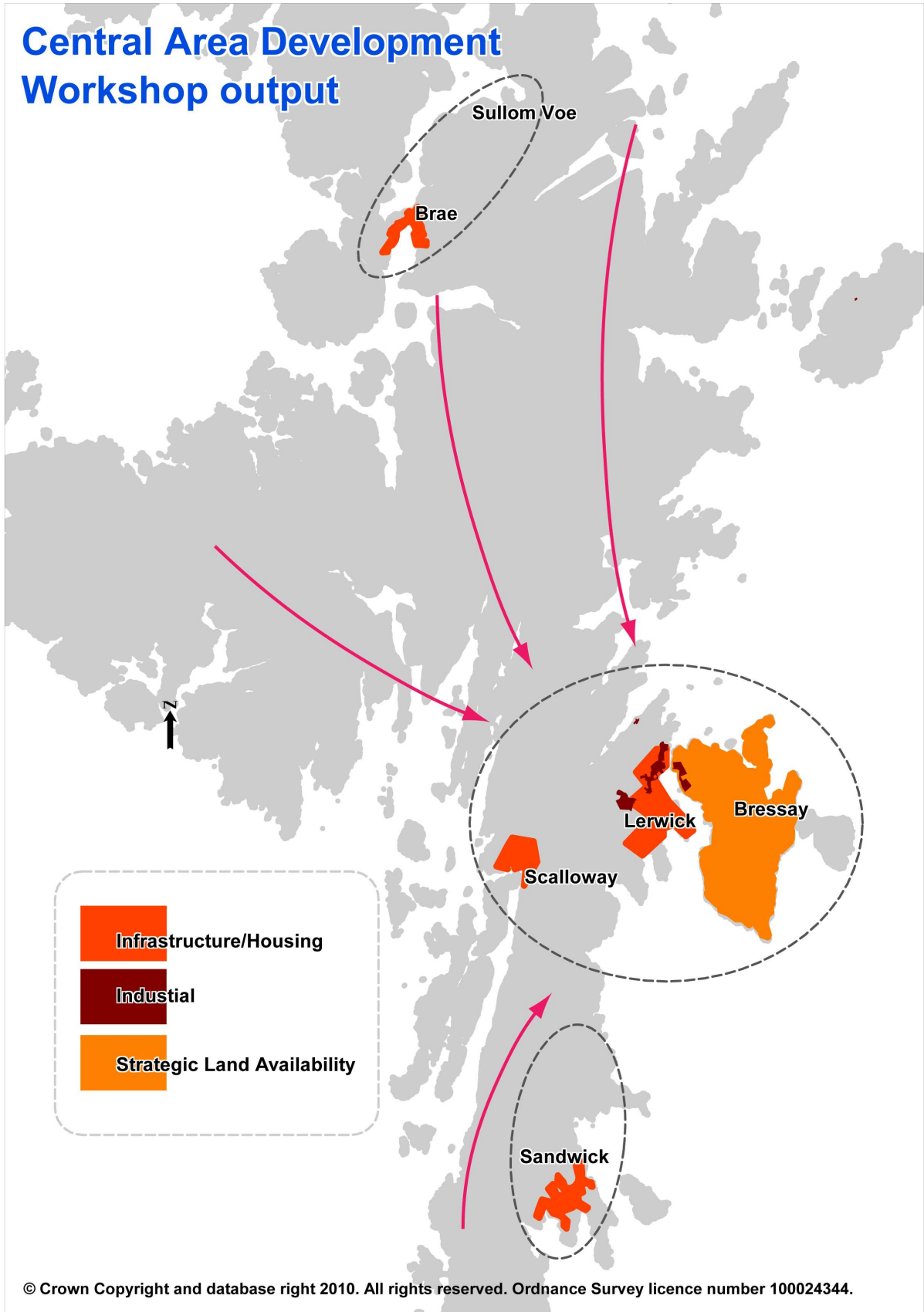
Support for raising this issue
SPP

What is our Preferred Spatial Strategy?

We think that the majority of development, especially large development, should take place where services and infrastructure can best supply and strengthen existing communities. We want to ensure that new large development does not become prohibitively expensive for either developers or the tax payer. We also want to ensure that Shetland's crofting way of life is preserved and that new communities have the best access to employment and social amenities possible.

We therefore think we should:

- Develop a policy that encourages larger new development on allocated sites within the **central mainland**. This does not mean that new development cannot occur outside of this area, but it will lend greater certainty to the planning process and direct new development to areas best suited to cater for it.
- Support the roles of **Sandwick** and **Sullom Voe / Brae** as secondary hubs with improved facilities and proven development potential, whilst acknowledging in policy the role all settlements throughout Shetland's Mainland and Islands have to play in maintaining the vibrancy of Shetland as a whole.



During the workshop sessions with community stakeholders, infrastructure and service providers (described in more detail on page 4 of this report) a number of possible Spatial Strategies for Shetland were discussed. We have collated and developed these into the following three alternative spatial options. All the options discussed at these events are included in the Workshop 1 and 2 reports which are available to view at: www.planshetland.org

What alternative spatial strategies could we pursue?

1. We could seek to decentralise new employment and residential development away from the central area by promoting the creation and development of a series of service hubs and specialist industries across the Islands.

Service hubs would build on existing facilities and specialist hubs could include those based on the new Geopark; renewable technologies, fishing, aquaculture, living history etc, and any other hubs that are identified. New development sites could be allocated in the relevant locations to promote growth.

We feel that these hubs are already beginning to evolve and would be more likely to prosper with a coherent central mainland weighted strategy in relation to major development. The preferred option would mean that local industries have space to grow and can innovate while the economy of Shetland as a whole will benefit from the increased commercial and development activity in the Central area. However, new employment development will be encouraged in other areas, particularly that which enhances localities' physical or social characteristics and links well with existing infrastructure.

In order to further Shetland's potential to develop in some of these sectors we intend to produce Interim Planning Policy on Aquaculture / Fisheries and Windfarms.

2. We could use land allocation policies to focus all significant new development in Lerwick, potentially utilising a physical link to Bressay and bringing key new industry such as decommissioning to the Town,

Focussing all new development on Lerwick would be likely to put significant strain on service provision and infrastructure in the short term. In the medium to long term, if land constraint and flood risk issues could be solved the increased employment potential of the Town and an inflow of workers from other parts of the UK might encourage new business start ups and investment from larger business. This option could produce additional carbon reduction benefits by reducing commuter travel. It might also be advantageous to an aging population less inclined to travel long distances and more used to amenities than previous generations.

However, it might be difficult to build enough residential and commercial units in and around Lerwick and it would be likely to weaken existing

settlements in other parts of Shetland at least until a stronger Lerwick could start to 'give back' wealth and facilities to outlying areas. It is hard to know if increased economic wealth in Lerwick would fully trickle down to other parts of the Shetland economy and such centralisation would change the makeup of parts of Shetland's society and traditional ways of life.

3. We could use an allocations model to reinforce the current settlement Pattern. Once we have identified the infrastructure and service capacity of each of Shetland's settlements we could use this information to set a housing and employment development target for each one. Larger settlements with more facilities and infrastructure would be more likely to gain allocated housing and employment sites.

Although the current settlement pattern is essential in maintaining the vitality and vibrancy of life in Shetland, and we feel that we should review the capacity of existing settlements (See Option A) we feel that especially for larger housing and employment developments the importance of the central area cannot be ignored.

Instead, by focussing on the Central Area we hope to increase the competitiveness of Shetland by reducing the cost of infrastructure development and gaining greater economies of scale.

We feel that by following the Preferred Option, we could re-enforce the settlement pattern for existing development and avoid uneven results across the islands. Simply adding large development across the existing settlement pattern could lead to some parts of the Islands struggling to provide enough infrastructure and social amenity whilst others suffering increased isolation and access deprivation.



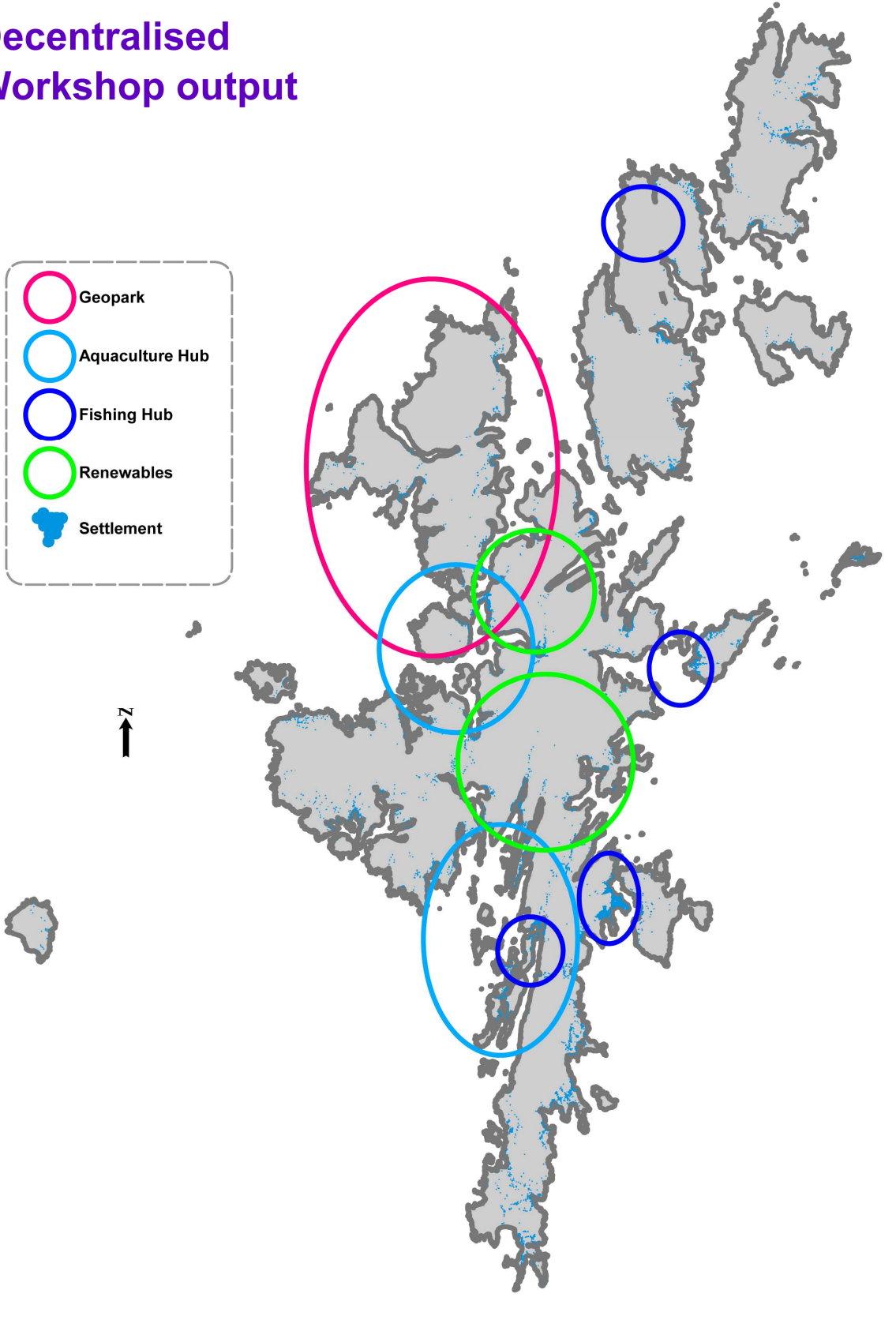
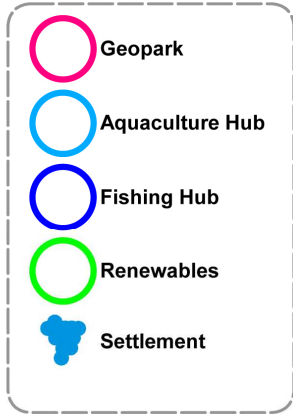
Do you agree with the preferred spatial strategy?

If not please tell us why...

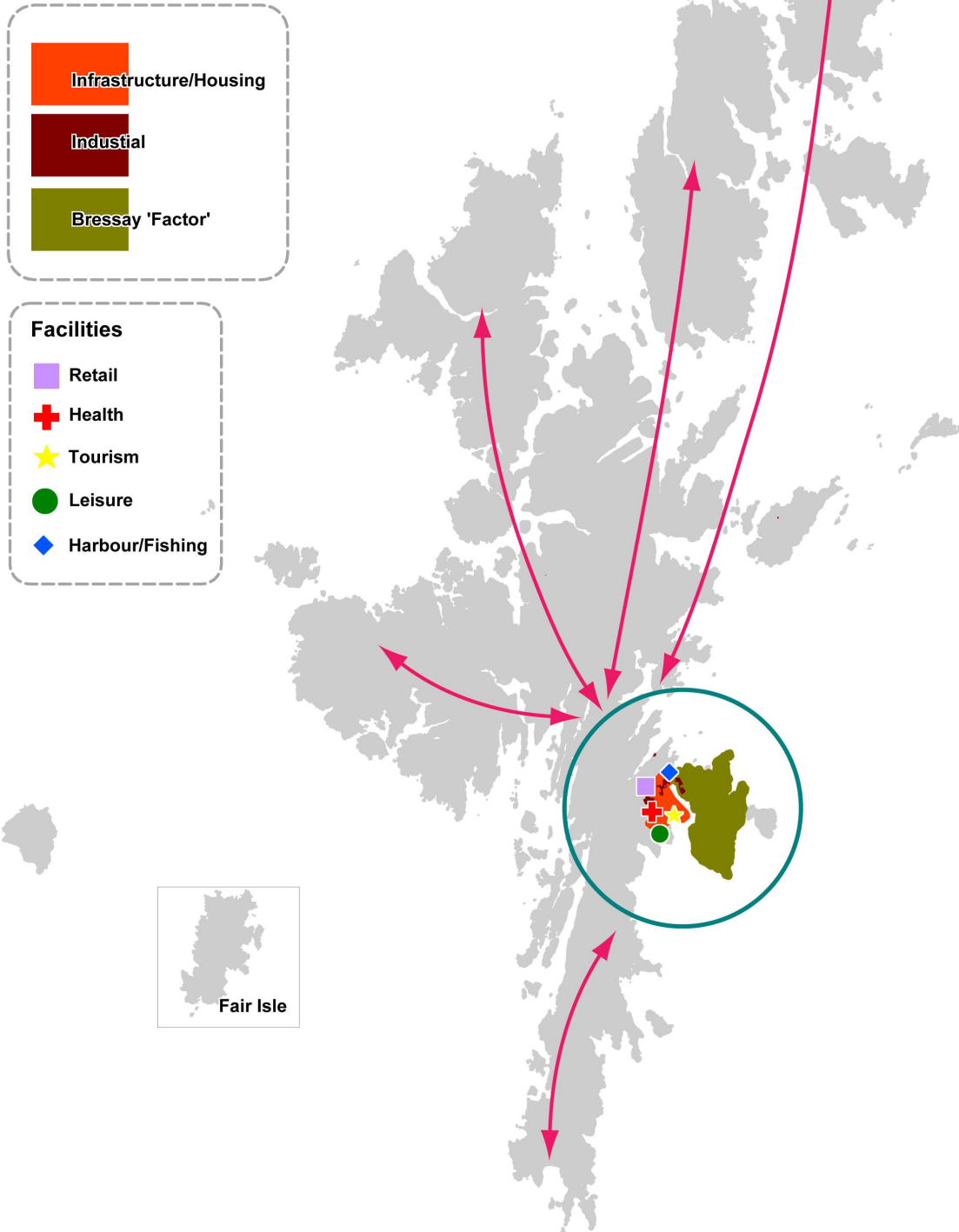
Do you think any of the stated alternatives would be better?

Do you think that there are any other alternatives that should be considered?

Decentralised Workshop output



Lerwick Centred Option Workshop output



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Issue C**The future use of key public sites in Lerwick**

Land at Staneyhill, the Knab and The Ness of Sound may be available for development within the next five years. What uses should we encourage for these three large publicly owned sites in Lerwick? Should we identify and protect these areas of land for a particular use or uses in the Development Plan?

Context

The Ness of Sound is a greenfield site to the South of Lerwick bought by the Council some years ago. The Knab is an area of Previously Developed Land that may shortly be vacated by Anderson High School. Staneyhill is a large site, some of which is currently in mixed use, and part of which is greenfield and publicly owned. The Development Plan should identify future uses for strategic sites which are currently underused and which could be beneficial for development due to their location.

We have not yet assessed the suitability of these sites for either housing, employment, retail or any other use; however Scottish Planning Policy requires us to identify and allocate sufficient land to meet housing need for at least five years, and Lerwick is historically one of the areas of Shetland in greatest housing need.

In order to ensure the vibrancy of Lerwick it is important to retain a mix of uses in the town and ensure that new housing development is built in conjunction with employment, leisure, retail and other facilities. New development might also create a need for increased open space, so part, any or all of the sites could be protected against development.

Therefore, we would seek views as to what the most appropriate use of the three sites should be: both from the community, the wider public, private developers and the public and third sectors.

Support for raising this issue

SPP

Circular 1 2009

Monitoring statement LP HOU5

Decision on AHS

What is our Preferred Option for dealing with these Issues?

We think we should:

- Ask for views now as to the future of these sites by responses to the Main Issues Report. If you would like to comment on this issue please respond in any of the ways listed in the “get involved” section at the end of this document.
- If any of the sites are to be developed, promote their development as major schemes rather than incremental advancement of smaller plots. This will ensure infrastructure and amenity provision through the master planning process.

What alternative options could we pursue?

1 We could allocate all the above sites for housing

It is difficult for us to envisage meeting national planning policy requirements without making some housing land allocations in Lerwick, and so clearly these sites could be candidates if they are deemed suitable. However since the Housing Need and Demand Assessment has not yet been agreed by the Scottish Government at the time of drafting this report and is subject to analysis / evaluation in order to develop the Housing Strategy it is difficult for us to know whether allocating all three would be appropriate.

Instead, we think that by consulting on the usage of these sites through the MIR and then pursuing our preferred option of gathering expressions of interest for sites in Lerwick we will be able to better assess housing land availability in the town.

2 We could simply allow the market to decide the use of the sites without allocating them for any use in the plan

By allocating the sites, even for mixed use, and requiring master plans to be developed it will be easier for us to ensure that both physical and service infrastructure will be provided at an affordable cost and with the maximum benefit to the local community. Also if some sites are to be retained as open space, protecting them in the plan will be essential to avoid development.

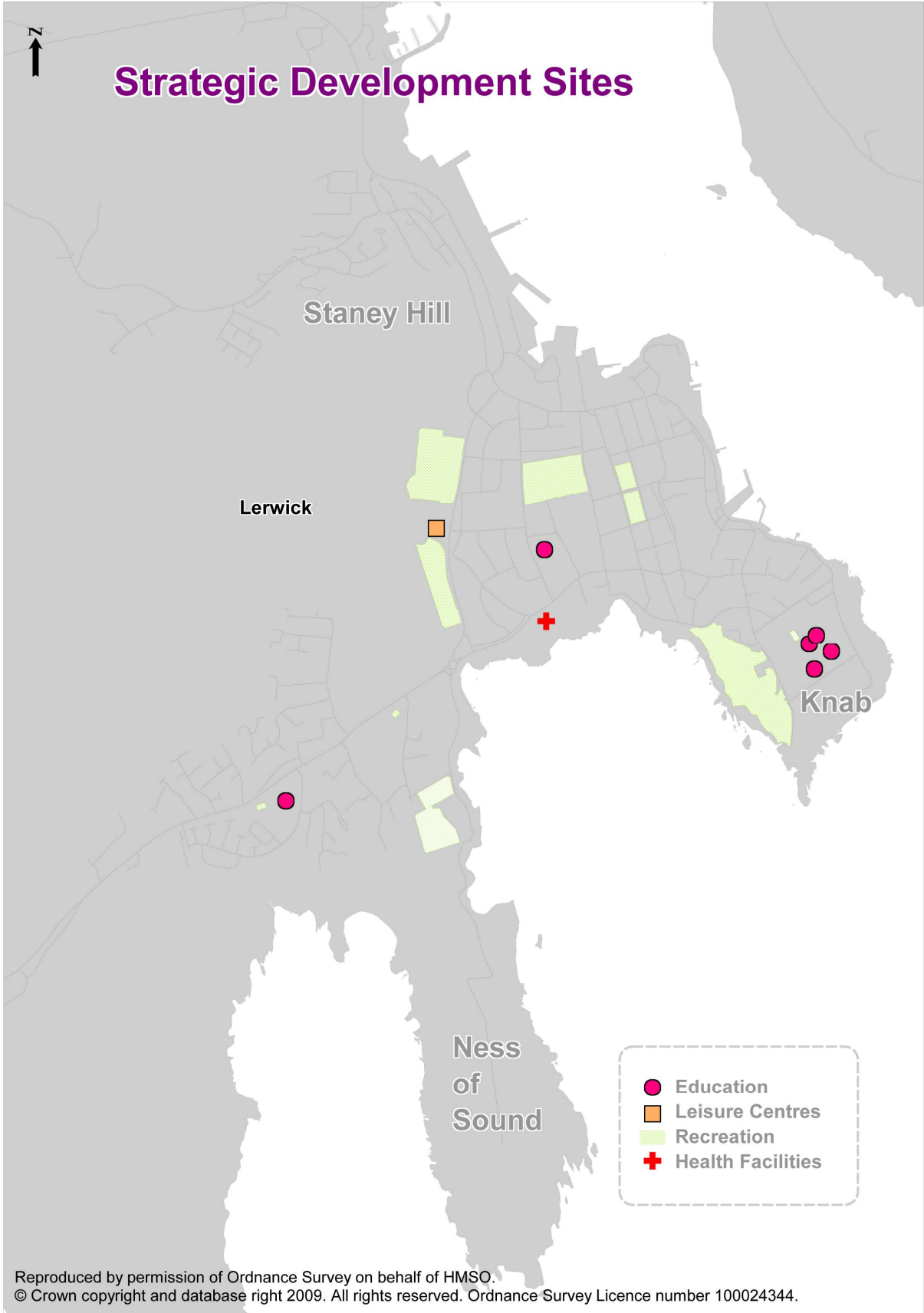


Do you agree with the preferred option?

If not please tell us why...

Do you think either of the stated alternatives would be better?

Do you think that there are any other alternatives that should be considered?



Issue D Providing for the Cost of Housing Development

How can we ensure that new development in Shetland is well serviced and connected to existing infrastructure? Also how can we make sure that the cost of providing these services does not fall unduly on the taxpayer whilst not discouraging development in sustainable locations?

Context

Most U.K local authorities require that when developments over a certain size are implemented set sums of money must be paid to the council to make improvements to local facilities and to ensure that large new development can be accommodated by public services. Developers make contributions for council provided services and schemes at certain 'trigger points'. There can also be a requirement to improve local open spaces and contribute towards the cost of local education. Shetland does not currently have a scheme of mandatory contributions of this kind but legislation exists to allow us to create one.

We think that if development puts pressure on infrastructure or services on areas outside the application site we should always seek some form of contribution to mitigate these impacts. This is especially true in areas where there is currently limited service and infrastructure provision.

Support for raising this issue
Workshop 2
SPP

What is our Preferred Option for dealing with these Issues?

We think we should:

- Develop, in consultation with the community and developers, a policy that would create a scale of mandatory development contributions for the development of housing. These charges would be likely to include payments for the provision of education, social care and community facilities.
- Develop a fair, consistent and transparent method for collecting, recording and using these contributions.
- Encourage other services within the council, Hjaltland Housing Association, charities and local groups to consider working together to create a proposal for one or more 'community land banks' that would be allocated within the new Local Development Plan. These land banks would have separate communal arrangements for the provision of infrastructure and would be exempt from the scale of charges proposed above.
- Continue to require 'Section 75' commitments from developers where the requirement for contributions falls outside the scope of the scheme of charges envisaged above.
- Continue to require individually tailored 'Section 75' commitments when employment, retail or other non housing uses are developed because development impacts will vary significantly depending on the nature of the scheme.

What alternative options could we pursue?

- 1 We could continue to react on a case-by-case basis to the need for developer contributions.

Whilst this means that we can tailor the level of contribution appropriate to each application, the creation of new legal agreements is resource intensive and can delay the planning process. Each agreement is also subject to appeal, and these appeals would be less likely to be successful if a scale of charges was adopted in the Local Development Plan. A scale of charges would also give developers more certainty as to the level of contribution that would be likely to be requested.

- 2 We could decide to implement the scale of charges envisioned in the preferred option, but only apply them to housing developments of three or more homes.

By not seeking contributions for individual houses we could ensure that individuals were not financially precluded from building houses for themselves in their home communities, especially when this supports crofting activity. However we feel that even individual homes have impacts on infrastructure and services, and these impacts are often made more significant if development takes place in more remote locations. We will ensure that the degree of contribution applicable to individual developments will be reasonable and that if the applicant can demonstrate that payment of the contribution would make the development financially unviable contributions may not be required.

Do you agree with the preferred option?

If not please tell us why...

Do you think either of the stated alternatives would be better?

Do you think that there are any other alternatives that should be considered?



Issue E**Parking Provision for New Development**

Should we set maximum numbers for parking spaces to be provided on new development sites to encourage other forms of transport use and avoid over or under provision of parking, especially in larger settlements?

Context

Recently published Scottish Planning Policy states; “Planning authorities should apply maximum parking standards to on-site parking at new development” This reflects a similar position in earlier Scottish Planning Policy documents. These policies are intended to encourage use of public transport and reducing the space given over to parking in the street scene. Currently Shetland has planning policies creating a minimum level of parking on new development, but not a maximum.

Shetland’s unique geography and its dispersed settlement pattern mean that access and transport poverty has been identified as a key policy challenge within the council. Planning policy cannot directly increase the provision of public transport; however we can encourage individuals to seek more sustainable forms of travel where available and parking standards are nationally seen as a key driver for doing so. There is also a concern that in some of Shetland’s larger settlements current policy is over providing parking on new developments, leading to a loss of land for future housing, industrial and retail provision.

Support for raising this issue

SPP : SPP17

TP12

What is our Preferred Option for dealing with these Issues?

We think that in more rural parts of Shetland there would be little advantage in imposing maximum parking space requirements for new development because land pressure is not as intense and access and transport deprivation issues are more acute. However within Lerwick and in Conservation Areas there is scope to develop both minimum and maximum levels of parking provision on new development to ensure that neither too much nor too little land is given over to parking.

We therefore think we should:

- Develop a policy to set both minimum and maximum standards for parking provision on new development in Lerwick and in Conservation Areas

What alternative option could we pursue?

1. We could continue to set only minimum parking standards for new developments on Shetland. We would be informed by advice from other council departments and through community consultation during the Draft Plan stage to review these standards. We would try to negotiate the right amount of parking provision for new development with applicants during the planning process.

This approach may be deemed unsound when the Plan is inspected because it does not meet the requirements of Scottish Planning Policy. However it may be possible that we can justify this deviation from national policy because of Shetland's particular transport and access needs. If we can make communities more sustainable through other housing and employment policies, a shift towards less reliance on private cars and a reduction in unnecessary car journeys may occur naturally. However, we believe that this approach will not produce the best balance of parking and other types of land use in the short term in Lerwick.

Do you agree with the preferred option?

If not please tell us why...

Do you think the stated alternative would be better?

Do you think that there are any other alternatives that should be considered?

Issue F**Protection and Enhancement of Economic Growth and Development Opportunities**

How can planning policy promote a sustainable pattern of development that promotes the vitality and viability of existing settlements, meeting housing need, but also developing employment opportunities and protecting existing businesses?

Context

There is no detailed zoning or allocations policy within the current Local Plan that deals with employment, retail, commercial, industrial or tourism development. Instead current policy is based on assessing each application by a range of criteria. This means that particularly within more rural areas, developers and businesses may lack certainty as to how likely they are to gain planning permission for new ventures or expansions. There is also a new legislative requirement to identify employment sites at sustainable locations within the new plan.

Support for raising this issue

Workshop 2
HIE Shetland Rural Land Use Study 2008
LP IND 4,5,6,7

What is our Preferred Option for dealing with these Issues?

We think we should:

- Develop a policy to allocate land for employment, retail, commercial, or tourism use.

What alternative option could we pursue?

- 1 We could simply follow national policy and only allocate land for 'Employment' uses, which in legislation relate only to class '4 ,5 and 6' uses in the Use Classes Order 1997.

Because Shetland is a small economy, to restrict allocations to these use classes may be too restrictive, and would not give certainty to the many business that fall outside this classification. Therefore we feel that new economic opportunities of all types should be considered for allocation within the new Development Plan if they meet the size and deliverability criteria above.

*Do you agree with the preferred option?
If not please tell us why...Do you think the stated alternative would be better?
Do you think that there are any other alternatives that should be considered?*



Issue G**Protection of Existing Employment and Retail Sites against change of use**

Should we protect key existing and proposed employment and retail sites in the plan by refusing proposals for significant change of use unless supported by strong economic evidence?

Context

Recently published Scottish Planning Policy states that town centres should be the focus for a range of employment and retail uses. It also supports a proactive planning approach to the re-use of buildings and previously developed land.

In Shetland land availability has traditionally been fairly good and prices low compared to the Scottish average over the past decade. However, across Shetland the value of land is increasing, especially if it has potential for housing development. Therefore we think it is important to identify key commercial and retail units and boundaries and designate these as protected employment or retail land. This means that change of use applications to non retail or commercial uses will need to be accompanied by a detailed financial and market assessment to justify the lack of potential in the existing use. We think this will help to protect the vitality of Lerwick centre particularly and ensure that as Shetland grows communities will remain sustainable with diverse housing, employment and shopping opportunities.

Support for raising this issue

SPP

Circular 1 2009

Monitoring statement LP COM3/4

What is our Preferred Option for dealing with these Issues?

We think we should:

- Monitor retail and employment uses throughout the life of the Plan to assess flows and trends
- Protect strategic employment and retail sites through restricting change of use
- Progress supplementary guidance to protect retail shop frontages and limiting the number of charity shops, particularly in Lerwick, to ensure a balanced and varied retail offer.

What alternative option could we pursue?

- 1 We could decide not to attempt to control changes of use on employment and retail sites further than is already in place in national policy.

This would mean that the market would be free to determine these issues and would allow greater entrepreneurship; however it might lead to a loss of retail and employment diversity in Lerwick, especially if the economic climate worsens or improves.

Do you agree with the preferred option?

If not please tell us why...

Do you think the stated alternative would be better?

Do you think that there are any other alternatives that should be considered?

Issue H Shetland's Agricultural Land

How can we develop planning policy to protect Shetland's crofting and farming way of life whilst utilising the most appropriate land for housing and employment development?

Context

The quality of the best agricultural land in Shetland falls well below that which would normally be granted special protection from development in the rest of Scotland. However the current Shetland Local Plan protects agricultural land that is assessed as falling within the Macaulay Land Use Institute Classes 4.2 and 5.1. In some communities in Shetland the protection of this land may mean that housing development that is close to existing settlements and can be developed sustainably with access to existing services and infrastructure is less likely to gain approval.

Support for raising this issue

Workshop 2 appendix F
Community Council Letter: Gulberwick, Quarff & Cunningsburgh
SP/LP NE 14
SPP / Shetland AGRI-BAP v.2

What is our Preferred Option for dealing with these Issues?

We think we should:

- Maintain protection for this land through the current policy with some changes detailed below.
- We should grant exemptions only for single dwelling sites, where housing need has been identified and the applicant could demonstrate that development couldn't be sited nearby on worse grade land.
- If approved, single dwellings on good agricultural land should be approved on large plots to preserve as much of the land as possible, with permitted development rights removed.
- A density calculation policy will need to be developed to ensure that any subsequently approved single dwellings do not increase the density of existing plots.
- We would exempt allocated housing sites from this policy, because retention of agricultural land would already have been considered during the allocation process.

What alternative options could we pursue?

- 1 We could delete the policy protecting this type of agricultural land.

Removing this protection would be consistent with planning policy in other Scottish authorities on this issue, and may help with easing housing demand around settlements. However it would reduce Shetland's potential for longer-term food security and might harm the farming and crofting traditions of Shetland where settlements are frequently clustered around this better quality land.

- 2 We could redraft the policy to distinguish between arable and grazing land, with a view to protecting the most economically viable crofts and farms.

The difficulty of this approach is that it may be difficult for the local planning authority to assess how economically viable agricultural land is. Although we could ask individual developers to submit economic justifications for bringing land out of agricultural use, it would be difficult to impartially determine the accuracy of these, and requiring economic assessments would mean additional expense for applicants. Another issue would be that although the agricultural land may not be viable for either arable or grazing purposes at today's prices, the policy is intended to safeguard land for future generations, and in the future both agricultural techniques and prices may change.

- 3 We could require all planning applications for new development to be assessed as to agricultural land quality and use this as a component of the decision making process.

To assess all planning applications to determine if any land on the application site fell into Macaulay Land Use Institute Classes 4.2 and 5.1 would be very resource intensive. Currently Shetland Council does not enough have specialists available to make these assessments and therefore at least one additional officer would be needed. The cost for this post could potentially be recovered by charging applicant fees for these assessments. However the need for these additional assessments has not been fully identified or explored.

Do you agree with the preferred option?

If not please tell us why...

Do you think any of the stated alternatives would be better?

Do you think that there are any other alternatives that should be considered?

Issue I Furthering the Conservation of Biodiversity

How can we develop planning policy to further protect and where appropriate enhance Shetland's rich Biodiversity?

Context

Shetland has a unique natural heritage with rich biodiversity, and is well known for its outstanding landscape that supports the hugely diverse mix of bird, plant and animal species. It is a statutory requirement that the council further the conservation of biodiversity, and we can use planning policy as an instrument to achieve this.

Support for raising this issue

Workshop 2 Appendix F
Biodiversity Policy NE13
SPP/ Shetland AGRI-BAP v.2

What is our Preferred Option for dealing with these Issues?

- Retain existing policy in the local plan on this issue (and)
- Provide a link both in planning policy and at planning application stage to the relevant national policy and legislation that provides more detailed guidance on these issues
- Develop a policy to encourage a positive and holistic approach to biodiversity by:
- Asking all developers to make a statement identifying and addressing any known species, habitat and geodiversity impacts of their development at planning application stage, both on and adjoining the development site
- Making sure that reasonable mitigation of any identified impacts is built into proposals if required
- Ensuring that opportunities to enhance biodiversity and geodiversity are also included where appropriate.
- For smaller developments measures would need to be designed that were not too complicated or onerous but effective in addressing any directly related biodiversity and geodiversity issues.

What alternative options could we pursue?

- 1 We could continue with the policy in the existing Local Plan (NE13) unchanged

This has been successful in addressing impacts from development on sensitive species, but may not be as effective in addressing wider questions of habitat and species loss. It seems likely that NE13 would meet minimum national standards for furthering biodiversity conservation. We have also restated the need for a commitment to biodiversity in projects in the Interim Planning Policy Document: Towards Sustainable Construction and Better Design in Shetland which will have the status of Supplementary Guidance in the new Local Development Plan

- 2 We could commission a number of wide ranging surveys across Shetland to identify and investigate key habitats for the most pressured species.

This would allow us to designate areas of high biodiversity and protect them from harmful development. Whilst this might initially produce good biodiversity outcomes it would be very expensive and resource intensive. Also it could suffer from being too broad a survey to be meaningful at site level and go out of date too quickly. Our preferred approach would put the emphasis on the developer to assess biodiversity impacts and mitigate or eliminate them and would highlight the extent of national legislation on this issue. We would also be retaining the requirement for more in-depth surveys for some sites funded by the developer as stated in Local Plan Policy NE13

Do you agree with the preferred option?

If not please tell us why...

Do you think either of the stated alternatives would be better?

Do you think that there are any other alternatives that should be considered?

Issue J Planning for an Ageing Population

Older People play a crucial role in Shetland's society and economy and are likely to make up an increasing proportion of the Islands' population. How can we use planning policy to improve the built environment and services to better meet their needs?

Context

Shetland's population has fallen by four percent over the last 25 years, an average of 35 people a year. Since 1991, the trend shows a gradual increase in the proportion of older people within the Shetland population, relative to younger people: the under 65 population has fallen by 6%, while the over 65 population has risen by 20%.

This is a trend replicated across Scotland, but because of the remoteness of some of Shetland's communities particular issues of accessibility and social exclusion may arise. A recent report by the Council found that a section of the Shetland community, namely those without easy access to private car use, have difficulty in accessing certain services and opportunities. This impacts peoples' ability to access employment, social events and to purchase healthy food at a reasonable cost. This is a particular problem for those with mobility difficulties or wider health issues.

Although many older people will be fit and active well into later life, the occurrence of disability increases with age. Therefore if we can use planning policy to encourage an increase in the number of specially adapted houses in locations that reduce or eliminate the need to travel by car and give good access to local infrastructure and services this should help to allow older people to live richer and more fulfilling lives. The provision of more specially adapted accessible houses should also help younger disabled people to find good accommodation on the Islands.

Support for raising this issue

Workshop 2 Appendix E

SPP3

All Our Futures 1

Structure Plan GDS 5

What is our Preferred Option for dealing with these Issues?

We think we should:

- Identify the need for housing suitable for older people with other services and agencies including the NHS and through the Local Housing Strategy.
- Develop a policy that will identify housing sites in locations that are particularly appropriate for accessibly designed housing schemes and encourage developers to build for this use.

What alternative option could we pursue?

- 1 We could rely on current planning policy advocating accessibility to deliver further homes for older people

We already have a policy (Structure Plan GDS3) which we intend to preserve into the new Local Development Plan advocating accessibility in new housing and promoting developments that make a positive contribution to the social wellbeing of the whole community. However since the number of people of pension age has increased rapidly, we may need to consider their needs as a separate group. Also currently the policy may not be proactive enough in encouraging this form of use in the right places so that it can be most effective.

Do you agree with the preferred option?

If not please tell us why...

Do you think the stated alternative would be better?

Do you think that there are any other alternatives that should be considered?

Other issues which are within the remit of Planning such as Communications, Open Space, Cultural Heritage, Waste Management, Minerals Etc.

We feel that these issues are sufficiently and effectively dealt with in existing policy, given that we can revisit these themes in Supplementary Guidance later on in the Plan.

Through consultation we feel we have established in this document the Main Issues that have arisen, changed or need to be looked at again from the existing Local and Structure Plans. The Monitoring Table, (Appendix 4) and The Monitoring Statement which accompanies this document, details which policies we intend to carry forward into the new plan either unchanged or with minor updating or by publishing Supplementary Guidance later on in the Plan.

However, if you feel that any of policies in this section need to be revisited, changed or deleted; or you can suggest better alternatives, please let us know.

Get Involved

This document sets out the main options for planning policy in Shetland for the next twenty years. We would like you to tell us what you think about each of the issues which we have outlined above and about how you have found the consultation on the Main Issues Report.

You may only wish to comment on some, not all, of the issues. You do not have to comment on the Main Issues Report to make a response to the Site Information Survey see page 7 and Appendix 3

A downloadable response form for this consultation will be available during the consultation period along with other information and materials about the Local Development Plan at:

www.planshetland.org

It would also be useful to indicate whether you think we have missed any key issues.

You can send us comments via e-mail: MIR@shetland.gov.uk

Or by letter to Philip Stephenson:

**FREEPOST SCO4317
LERWICK
ZE1 0BR**

Please send us your
comments and
representations to arrive
no later than the
7th of May 2010

Appendices

Appendix 1

Legislative Framework & National Guidance

There have been a significant number of changes in legislation since the preparation of the Structure Plan and Local Plans in 2001 and 2004. Following its re-establishment in July 1999, the Scottish Government has been working to establish strategic objectives to provide an integrated framework of policies and guidance to achieve a vision for Scotland to make Scotland; wealthier and fairer, healthier, safer and stronger, smarter and greener. The vision and policies in the Local Development Plan (LDP) will need to mesh with other Council Strategies and Plans e.g. Blueprint for Education, Housing Strategies, Corporate Plan, Cultural Strategy “On the Cusp”.

In particular, the planning system following the White Paper “Modernising the Planning System” has faced its most fundamental and comprehensive reform for 60 years.

The Planning etc. (Scotland) Act 2006 (the overarching legislation) is a landmark piece of legislation the changes it introduces to the Planning system are substantial.

Regulations for the preparation of future Local Development Plans:

Planning Circular 1/2009 - Development Planning were issued in mid February 2009, The new regulations place great weight on sustainable development with all new development plans and supplementary guidance being required to deliver sustainable development.

Environmental Assessment (Scotland) Act 2005 sets out the requirement to undertake environmental assessments on the Local Development Plan (LDP). An objective of SEA (Strategic Environmental Assessment) is to integrate environment and sustainable development into the planning processes. The process of preparing the SEA must be conducted in parallel with the preparation of the Local Development Plan requiring the publication of an environmental report, the results of which are used to inform policy choices.

The **Second National Planning Framework** (NPF2), published in June 2009, provides a long-term spatial vision for the whole of Scotland, including a spatial perspective for rural Scotland.

The Scottish Government’s Planning Vision **Scottish Planning Policy (SPP)** gives a clearer, more focused and consistent statement of national planning policy.

Appendix 2

Shetland Islands Council – Other Plans and Strategies

Corporate Plan 2008 - 2001

<http://www.sic.gov.uk/corporate/documents/CorporatePlan2008-11FINAL.doc>

Priorities and Targets

<http://www.shetland.gov.uk/communityplanning/documents/shetlandtargetsandpriorities.pdf>

Scottish Climate Change Declaration

<http://www.sic.gov.uk/environmentalissues/documents/climatedeclaration.pdf>

Sustainability Implementation Action Plan

<http://www.sic.gov.uk/environmentalissues/documents/ce51app1.doc>

Local Housing Strategy 2004 - 2009

<http://www.shetland.gov.uk/housing/documents/LHSMainDocument2005.pdf>

Deprivation and Social Exclusion in Shetland

<http://www.shetland.gov.uk/communityplanning/SocialExclusion.asp>

On the Cusp... Shetland's Cultural Strategy

<http://www.sic.gov.uk/noticeboard/documents/CulturalStrategy.pdf>

Community Health & Care Partnership Agreement 2008 – 2011

<http://www.shetland.gov.uk/socialwork-health/documents/CHandCPAgreement2008-2011.pdf>

Countryside Access Strategy 2005

<http://www.shetland.gov.uk/developmentplans/documents/accessstrategyIC0805.pdf>

<http://www.shetland.gov.uk/developmentplans/ShetlandCountrysideAccess.asp>

Core Path Plan

<http://www.shetland.gov.uk/developmentplans/documents/CPPIleafletnewJuly08.pdf>

Active Lives Strategy

<http://www.shetland.gov.uk/community/news/ActiveLivesStrategyConsultation.asp>

Community Safety Strategy

<http://www.shetland.gov.uk/communitysafety/default.asp>

Shetland Transport Strategy

<http://www.zettrans.org.uk/consultation/documents/ShetlandTransportStrategy050508.pdf>

Blueprint for Education - Consultation

<http://www.shetland.gov.uk/educationblueprint/default.asp>

Appendix 3



Site Information Survey Form

Important Information about this survey

Scottish Planning Policy requires the Council to identify sufficient land to support the provision of a range of housing in the right places. The Council is also required to ensure that there is a choice of suitable marketable sites and locations for businesses allocated in development plans.

At this stage of the plan making process key decisions about how land will be allocated or zoned for development have not yet been made. It is the role of the Main Issues Report to set the 'direction of travel' for the new Development Plan and direct how it should progress. However land for new housing and employment development will inevitably be needed; and it is important that as the plan progresses we are aware of where sites of larger than **0.5 of a hectare** are both available and deliverable for development within the **next 5 years, 10 years, or 20 years**.

It is our intention to maintain a database of these sites in a regular survey, which will be used to inform the development of the plan including site allocations/ zoning and the Local Housing Strategy as well as economic development plans.

Therefore agents, landowners, developers or members of the public who wish to promote particular sites for development in the forthcoming Shetland Local Development Plan should submit their proposals to the Development Plan team.

The Council are especially looking for sites that may be suitable for housing, employment, retail or community uses.

Putting a site forward does not guarantee that the Council will allocate it, or support its development in the future. All sites will need to be judged against relevant planning policies and other considerations including, but not limited to sustainability criteria, access to transport links and infrastructure.

All site plans, correspondence and documents or any other material submitted as part of the call for sites exercise will be a matter of public record and cannot be treated confidentially and may be disclosed or published.

Form Submission Requirements

- Please complete the form clearly and legibly, complete all fields, if the answer to a question is not known please write 'unknown' beside that question
- Only sites of 0.5 of a hectare or larger can be considered
- Please only use one form per site
- You must give your name and address for your comments to be considered
- **YOU MUST ATTACH A CLEAR, UP TO DATE SCALE 1:1250 MAP SHOWING THE PRECISE BOUNDARIES OF THE SITE.**

By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed or published.

YOUR DETAILS	
COMPANY / AGENT/ LANDOWNER / OTHER (please state)	<input type="text"/>
NAME:	<input type="text"/>
ADDRESS:	<input type="text"/>
POSTCODE:	<input type="text"/>
TELEPHONE:	<input type="text"/>
EMAIL:	<input type="text"/>
REPRESENTING:	<input type="text"/>

OWNERSHIP OF THE SITE	
NAME OF LANDOWNER:	<input type="text"/>
SOLE OR PART LANDOWNER:	<input type="text"/>
IF PART OWNER LIST OTHER OWNERS:	<input type="text"/>

SITE DETAILS	
SITE ADDRESS:	
SITE POSTCODE:	

PLEASE ATTACH A CLEAR, UP TO DATE MAP CLEARLY SHOWING THE BOUNDARIES OF THE SITE - SCALE 1:1250

CURRENT USE	
WHAT IS THE SITE USED FOR AT PRESENT?	
ARE THERE ANY CONSTRAINTS THAT MAY PREVENT DEVELOPMENT?	

POTENTIAL FUTURE USE	
WHAT POTENTIAL USES COULD THE SITE BE PUT TO?	
HOW QUICKLY COULD THE SITE BE AVAILABLE FOR DEVELOPMENT? (put X in appropriate box)	LESS THAN 5 YEARS <input type="checkbox"/> BETWEEN 5 TO 10 YEARS <input type="checkbox"/> 10 TO 20 YEARS <input type="checkbox"/>

IF YOU ARE THE LAND OWNER OR TENANT DOES THE COUNCIL HAVE PERMISSION TO ACCESS THE SITE?	
IF SO PLEASE PROVIDE THE BEST CONTACT DETAILS TO	

ARRANGE A VISIT FROM A MEMBER OF OUR TEAM.	
--	--

ARE THERE ANY ISSUES RELATING TO:	
ACCESS DIFFICULTIES:	
LEGAL ISSUES:	
OWNERSHIP / TENURE / CROFTING ISSUES:	
ANY OTHER ISSUES:	

Please return this form to arrive no later than the 7th of May 2010

You can e-mail us back the questionnaire: MIR@shetland.gov.uk

Or post to: Philip Stephenson

Shetland Islands Council
 Infrastructure Services Department
 FREEPOST SCO4317
 LERWICK
 ZE1 0BR

Tel. 01595 744800

This website gives further information on the Main Issues Report:

www.planshetland.org

Appendix 4

Policy Review Monitoring Table (From Monitoring Statement page 16 - 30)

POLICY REVIEW SUMMARY TABLE					
<p>Abbreviations used in this table: Sust. Con. IPP - Interim Planning Policy - "Towards Sustainable Construction and Better Design in Shetland" approved December 2009 Min IPP - Interim Planning Policy - "Minerals" approved December 2009 SSMEI - Scottish Sustainable Marine Environment Initiative LPZCD - "Reducing Carbon Emissions in New Developments" approved September 2008 STS - Shetland Transport Strategy</p>					
Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
GENERAL DEVELOPMENT STRATEGY					Issues A,B,C,D,E,F,G,H,I J
GDS1	Sustainable Development	YES			Issues A,B,D,F,G,H,I
GDS2	Economic Competitiveness	YES			
GDS3	Existing Settlements				YES also in Sust. Con. IPP Issue A,B
GDS4	Natural and Built Environment	YES also in Sust. Con. IPP			
GDS5	Social Inclusion	YES			
BUILT AND NATURAL ENVIRONMENT					Issues A,B,C,H,I
SP NE 1	Shetland Landscape and Design	YES also in Sust. Con. IPP			
SP NE 2	National Scenic Areas	YES also in Sust. Con. IPP			

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP NE 3	Agricultural Land - A finite Resource				YES also LP NE14 Issues A, B,H,I
SP NE 4	Nature Conservation	YES			
SP NE 5	Management and Conservation of sites	YES			
SP NE 6	Protection of Sites of Specific Scientific Interest (SSSI)	YES			
SP NE 7	Consideration of legislation, policies and conservation objectives for "protected species"	YES			
SP NE 8	Biodiversity	YES combine with LP NE13			Issue I
SP NE 9	Environment Enhancement		YES		
LP NE10	Development and the Environment	YES also in Sust. Con. IPP			
LP NE11	Local Protection Areas		Open Space Audit	YES	
LP NE12	Exploratory, Appraisal or Prototype Proposals	Yes			
LP NE13	Biodiversity	YES combine with SP NE8			Issue I
LP NE14	Agricultural Land				YES also SP NE3 Issues H & I
LP NE15	Protection of trees and woodland	YES			
SP BE1	Built Environment	YES also in Sust. Con. IPP			
SP BE2	Preservation of important archaeological remains	YES			
SP BE3	Regeneration of Existing Settlements	YES			
LP BE4	Preservation and Re-use of Disused Buildings	YES also in Sust. Con. IPP			

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
LP BE5	Protection and Enhancement of Buildings	YES also in Sust. Con. IPP			
LP BE6	Listed Buildings	YES			
LP BE7	Conservation Grants	YES			
LP BE8	Development in Conservation Areas	YES			
LP BE9	Demolition in the conservation area	YES			
LP BE10	Shopfronts in the Conservations Areas	YES			
LP BE11	Advertisements and Signs	YES			
LP BE12	Closure of Lanes and Clousses in Lerwick Town Centre	YES			
LP BE13	Design	YES also in Sust. Con. IPP			
COASTAL MANAGEMENT					Issues A,B,C,
SP CST1	Discourages development below the 5m contour, seeks to protect the undeveloped coastline from unnecessary development	YES also in Sust. Con. IPP combine with LP WD10			
SP CST2	Determining of works Licence Applications		YES		
SP CST3	Establish a Coastal Zone Management Plan		SSMEI	YES duplication	
SP CST4	Siting of Major oil and gas related development	YES			
SP CST5	Coastal Development at Sullom Voe, developed coast	YES			
SP CST6	Coastal Development outwith Sullom Voe and Lerwick	YES			
WATER AND DRAINAGE					Issues A,B,C,D,F,I

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP WD1	Maintaining the quality of Shetland's marine and freshwater resources	YES			
SP WD2	Encourage new developments to connect to existing drainage schemes	YES			
SP WD3	Encourage water authority investments plans when they comply with environmental and other development plan policies	YES			
LP WD4	Private Water Supplies	YES			
LP WD5	Ensuring no new development has a harmful effect on an existing water catchment area	YES			
LP WD6	Private Septic Tanks and Waste Water Systems	YES also in Sust. Con. IPP combine with other policies			
LP WD7	Septic tanks in Areas with Public Sewers	YES also in Sust. Con. IPP combine with other policies			
LP WD8	Development in Areas with over capacity wastewater schemes	YES also in Sust. Con. IPP combine with other policies			
LP WD9	Development near publicly operated wastewater treatment facilities	YES			
LP WD10	Flooding	YES combine with SP CST1			
LP WD11	Surface Water Drainage Standards	YES also in Sust. Con. IPP combine with other policies			
LP WD12	Sustainable Drainage Systems	YES also in Sust. Con. IPP combine with other policies			

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
WASTE MANAGEMENT					Issues A,B,C,D
SP WM1	Waste Management activities are encouraged to locate around Greenhead, Rova Head and Dales Voe.	YES			
SP WM2	Support for waste management facilities that fulfil national and local requirements and take account of the waste hierarchy by providing the best environmental outcome	YES			
SP WM3	Ensuring restoration, aftercare and minimum disturbance to local amenity through the imposition of conditions on waste management facilities	YES			
SP WM4	Control of new or extended waste disposal sites	YES			
SP WM5	Identification of potential and redundant waste management sites to be identified in the Shetland Local Plan	YES			
SP WM6	Proposals for the storage, processing or disposal of waste from the nuclear industry will be resisted	YES			
SP WM7	Opposition to any nuclear development that threatens employment or the Shetland environment	YES			
SP WM8	Identification of Waste Landfill Site at Hill of Gremista, Dales Voe			YES - site developed	
SP WM9	Special Waste; identification of the landfill site at Hill of Gremista as preferred location			YES	

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP WM10	Clinical Waste; treatment sites restricted to NHS Shetland premises or Lerwick's energy recovery plant	YES			
SP WM11	Closed Landfill Sites	YES			
SP WM12	Contaminated Land	YES			
ENERGY					Issues A,B,F
SP ENG1	Encouragement for the continues operation of Sullom Voe Oil Terminal	YES			
SP ENG2	Support for Scottish Hydro Electric proposals including sub-sea link to the Scottish Mainland	YES			
SP ENG3	Encourages proposals for the generation of power from renewable energy sources	YES			
SP ENG4	Commitment towards the objective and strategies contained in the Shetland Energy Plan	YES			
SP ENG5	Energy Efficiency	YES also in Sust. Con. IPP and LPZCD			
SP ENG6	Presumption in favour of renewable energy developments and their assessment in accordance with other Local Plan policies	YES			
SP ENG7	Policy to control potential nuisance from energy generators			YES superseded by LP ENG12 (Nov 2004)	

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP ENG8	Protection of designated sites in connection with commercial generation of power from renewable sources	YES			
SP ENG9	Domestic Scale Aerogenerators	YES also in Sust. Con. IPP			
SP ENG10	Safeguarding operational commercial Aerogenerators from other non-compatible developments in the vicinity that may disrupt the airflow	YES			
SP ENG11	Policy encouraging the use of underground cables to connect generating sources to the electricity grid	YES			
SP ENG12	Domestic Aerogenerators	YES also in Sust. Con. IPP			
SP ENG13	An extension of the policy requirements of LP ENG12 for Community and Non-Domestic Aerogenerators that directly benefit a community or community resource	YES also in Sust. Con. IPP			
SP ENG14	Solar Energy	YES also in Sust. Con. IPP			
LPZCD Policy 1	Reducing Carbon Emissions in New Development	YES also in Sust. Con. IPP			
LPZCD Policy 2	Where technical constraints prevent a development meeting the carbon reduction target, exceptionally it may be possible to off set the carbon reduction at another site, if sufficient justification is submitted	YES also in Sust. Con. IPP			
LPZCD Policy 3	Installation of Zero or Low Carbon Development Equipment	YES also in Sust. Con. IPP			

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
MINERALS					
SP MIN1	Safeguarding Mineral Deposits	YES combined with MIN 2 & 3 in Minerals IPP			
SP MIN2	Protection of the Natural, Built and Human Environment	YES combined with MIN 1 & 3 in Minerals IPP			
SP MIN3	Disturbance Conditions	YES combined with MIN 1 & 2 in Minerals IPP			
SP MIN4	Location of Quarries and Mines			YES superseded by IPP	
SP MIN5	Establishing the Need for a New Quarry or an Extension	YES also in Minerals IPP			
SP MIN6	Re-opening of Abandoned Workings	YES also in Minerals IPP			
SP MIN7	Borrow Pits	YES also in Minerals IPP			
SP MIN8	Use of Former Quarries for Other Uses	YES also in Minerals IPP			
SP MIN9	Extraction of Sand and Shingle	YES also in Minerals IPP			
SP MIN10	Commercial Peat Extraction	YES also in Minerals IPP			
SP MIN11	Coastal Export Quarry Proposals	YES also in Minerals IPP			
SP MIN12	Development of Pier Facilities and Stockpiles for Export Quarries	YES also in Minerals IPP			

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
BUSINESS AND INDUSTRY					Issue A,B,C,E,F,G,H,I,J
SP IND1	Creating Employment Opportunity	YES			
SP IND2	Encouragement and support for the development of value adding enterprises	YES			
SP IND3	Sets out criteria for telecommunication development, e.g. masts and other structures	YES			
SP IND4	Sets out criteria for the development of new, or extensions to existing industrial and business premises within existing rural settlements		YES combine with LP IND8		
SP IND5	Criteria for the development of business and industry in the open countryside		YES		
SP IND6	Criteria for Class 4 business proposals within Lerwick		YES		
SP IND7	This policy directs general industrial, storage and distribution uses to named existing industrial areas within Lerwick		YES		
SP IND8	Criteria based policy for the location of buildings and plant relating to industrial and business operations		YES duplicates SP IND4		
SP IND9	Policy listing the information service infrastructure providers are required to submit at the time of lodging an application	YES			
TOURISM					Issues A,B,F,G,H,I
Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP COM8	Permitted Office Use in the Holmesgarth/Grantfield Area		YES		YES Issues F, G
SP COM9	Criteria for the provision of local neighbourhood shops and other services in Lerwick outside the established centres		YES		YES Issues F, G
SP COM10	Policy listing criteria for the development of new large scale (gross floor area over 100sq m) food shops and supermarkets		YES		YES Issues F, G
SP COM11	Criteria for the extension of large-scale (gross floor area over 100sq m) Food Shops		YES		
SP COM12	Criteria for the development of car showrooms or petrol filling stations		YES		
SP COM13	Proposals to extend or provide new retail floorspace in Rural Areas must take account of existing provision		YES		Issues B,G
SP COM14	Bad Neighbour Developments	YES			
SP COM15	Temporary use of Land or Buildings for Retailing and the control of unacceptable impacts		YES		
SP COM16	Policy setting out criteria for approval of applications for Home-Based Offices in Rural Areas	YES			Issues A, B
Appendix B	Definitions of Use Classes and Personal Goods and Services Sector			YES	
TRANSPORT					Issues A,B,C,D,E,F,G

(See next page for transport policies)

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP TR9	Support for inter-island ferry services and protection of their long-term operation from inappropriate developments	YES combine with SP TP3			
SP TR10	Protection of the landfall sites and approach lines for future fixed links between islands	YES			
SP TR11	Refusal of developments that would constrain the operation of existing airstrips and airports	YES combine with SP TP 4 add Scatsta SP TP5			
SP TR12	Policy supporting the use of car parking standards set out in Appendix D				YES Issue E
SP TR13	Policy seeking to ensure access to buildings for the less mobile	YES			
SP TR14	Public Access Rights of Way	YES			
SP TR15	Action Plan for Roads Infrastructure with local dimension to encourage local communities to include minor local schemes in the Local Plan Community Statements			YES topic covered in STS	
POPULATION AND HOUSING					Issues A,B,C,D,E,F,G,H,I,J
SP HOU1	Commitment to work in partnership with other housing organisations to provide affordable housing	YES policy updated July 2007 also Sust. Con. IPP			
SP HOU2	Establishment of the housing zone structure seeking to maintain the viability and vitality of existing settlements	Replicated as poicy LDP4 in Sust. Con. IPP	For site selection		YES Issues A & B
SP HOU3	Allocation of three 'large' housing sites in Lerwick				YES Issue C

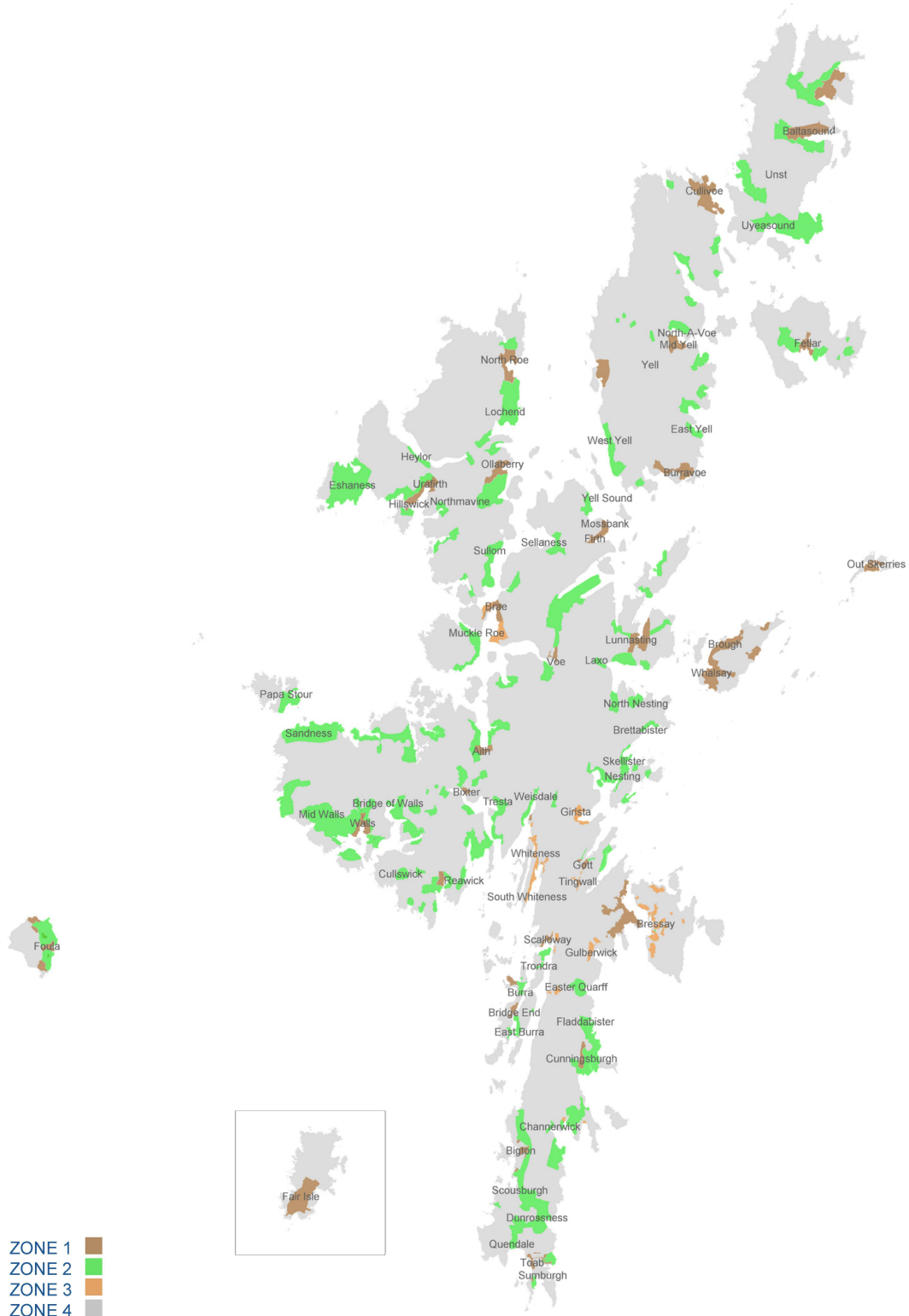
Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP HOU4	Sets out General Requirements for all dwellinghouses and the criteria for developing in each of the four housing zones identified in the Structure Plan	Revisions set out in several policies in Sust. Con. IPP			YES Issues A & B
SP HOU5	Identification of three allocated housing sites in Lerwick; Quoys, North Staneyhill and Brown's Road	Duplicates SP HOU3			YES Issue C
SP HOU6	Green Space in Housing Developments				YES Issues A & B
SP HOU7	Applications for the siting of residential caravans and other temporary residential structures will be subject to the same criteria and policies as apply to new dwellinghouses i.e. housing zone criteria (LP HOU4)	YES			
SP HOU8	Re-population of uninhabited islands	YES			
COMMUNITY SERVICES AND FACILITIES					Issues A,B,C,D,E,J
SP CFS1	Support for the education network, maintaining vitality and viability of rural areas and contributing to social and economic development	see Blueprint for Education			Issues A,B,C,G,J
SP CFS2	Protection of public open spaces that contribute to the local area		YES		Issues A,B,C,D
SP CFS3	Protection of community facilities	YES			
SP CFS4	Policy outlining the criteria that will be used to access applications for the provision of community facilities	YES			

Policy Number	Subject	Policy to be Retained and Updated	Policy to be included in Supplementary Guidance	Policy to be Deleted (see main table for more information)	Policy to be discussed within Main Issues Report
SP CFS5	Encouragement to developers to include public art in developments	YES			Issue D
SP CFS6	Protection of land surrounding operational burial grounds to allow for future expansion	YES			
Appendix A	Tourist signposting policy			YES	
Appendix B	Definitions of Use Classes and Personal Goods and Services Sector		YES	YES	
Appendix C	Shopfront Design Guidelines		YES		
Appendix D	Parking Standards				Issue E
Appendix E	Residential Access Requirements	YES			
Appendix F	Siting and Design guidance and Principles	YES also see Sust. Con. IPP			

Appendix 5

Supporting Graphics and Illustrations

(The .pdf version of this document allows these graphics to be enlarged)



- ZONE 1 ■
- ZONE 2 ■
- ZONE 3 ■
- ZONE 4 ■

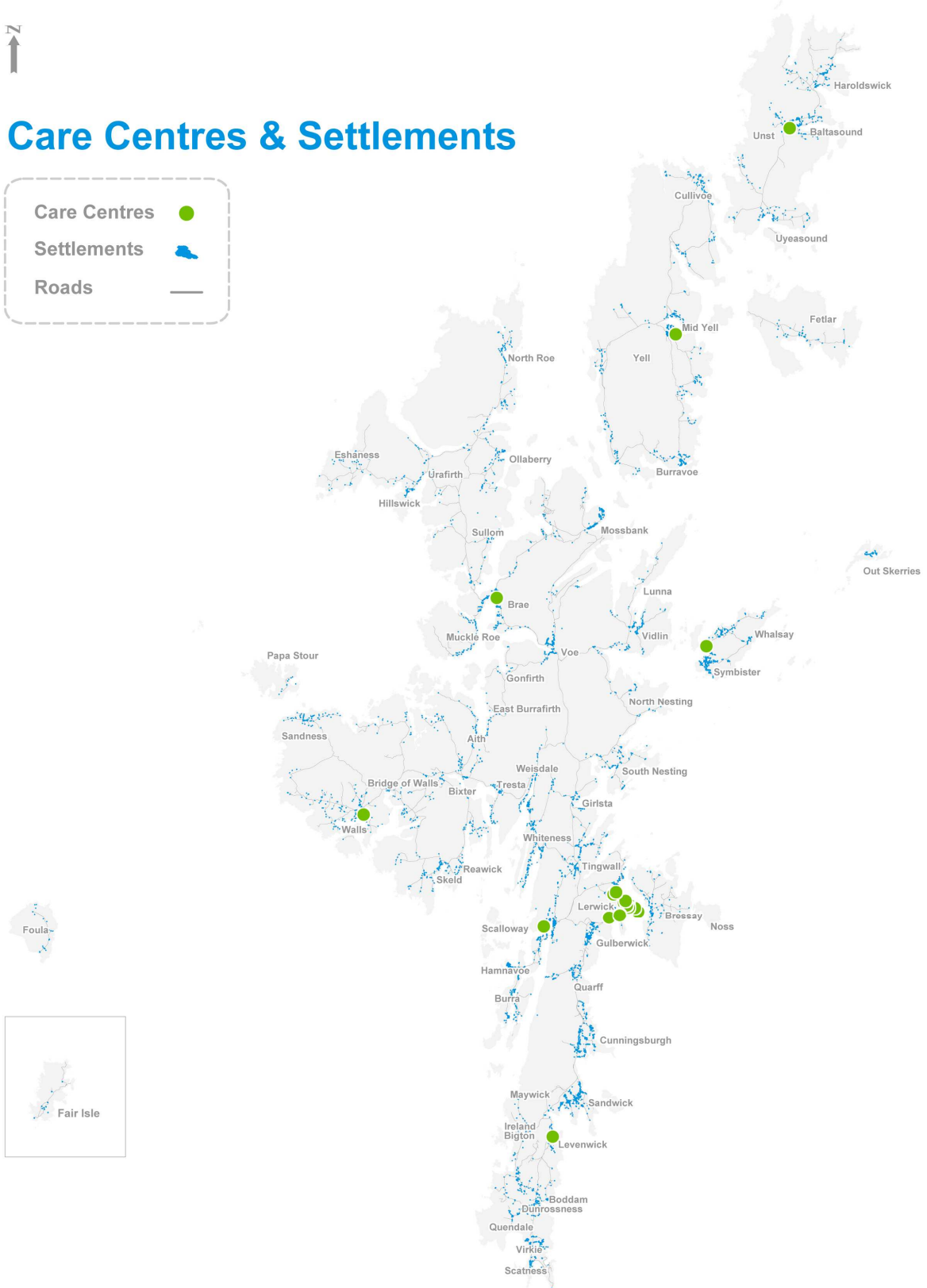
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Existing Housing Zones
LPHOU4














Care Centres & Settlements

Care Centres ●
Settlements ■
Roads —

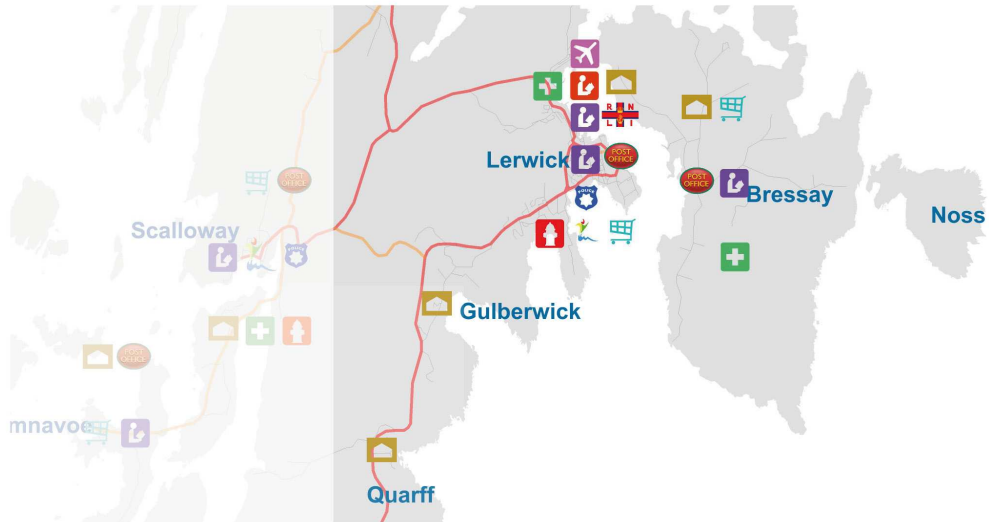


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Facilities by Locality

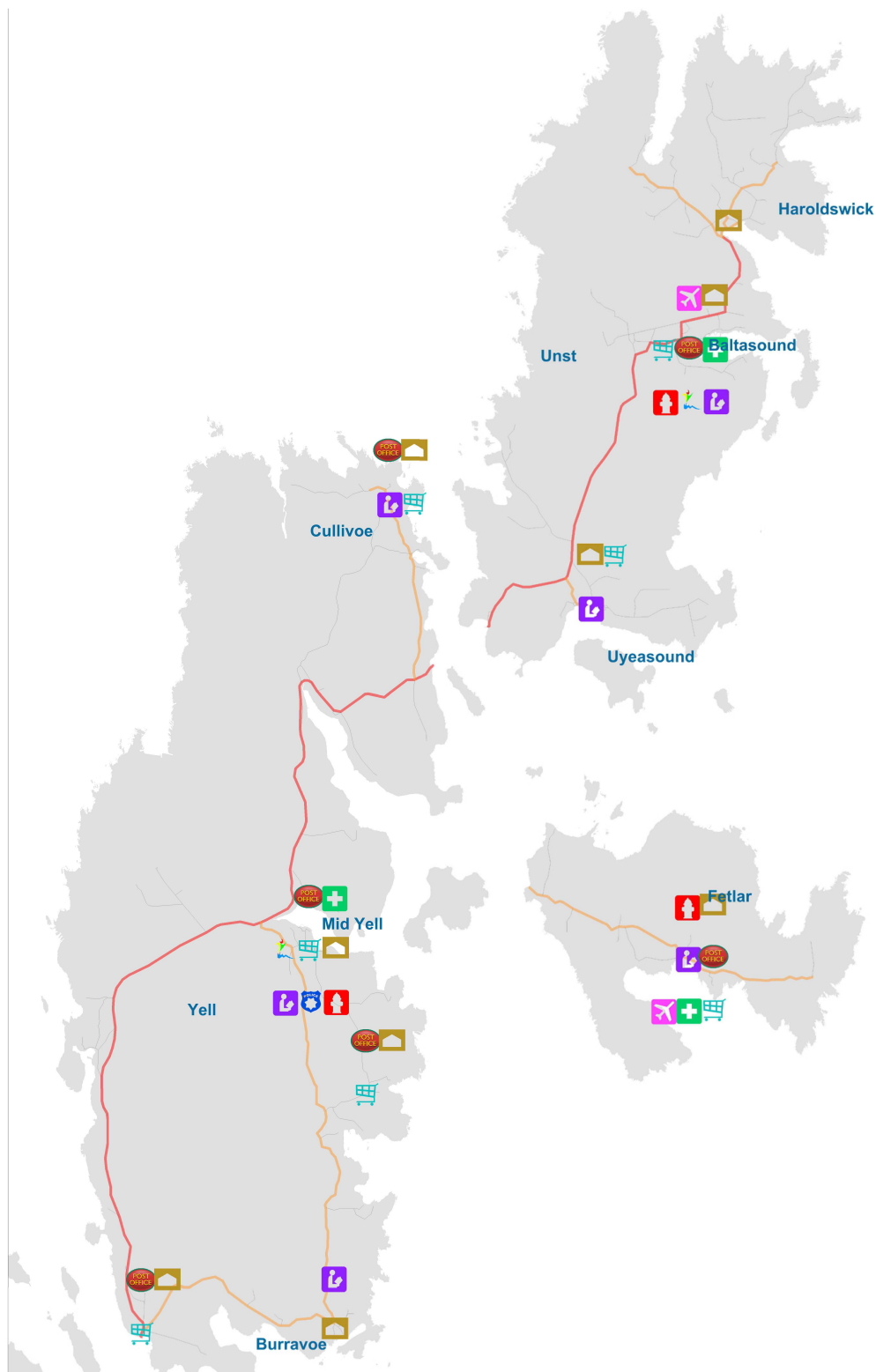
-  Post Office
-  Community Hall/Centre
-  General Store/Shop
-  Leisure Centre/Swimming Pool
-  Fire Brigade/Appliance
-  Health Centre/GP/Nurse
-  Police
-  Airport/Airstrip/Landing Site
-  Lifeboat Station
-  School
-  College

Community Facilities KEY TO FACILITIES



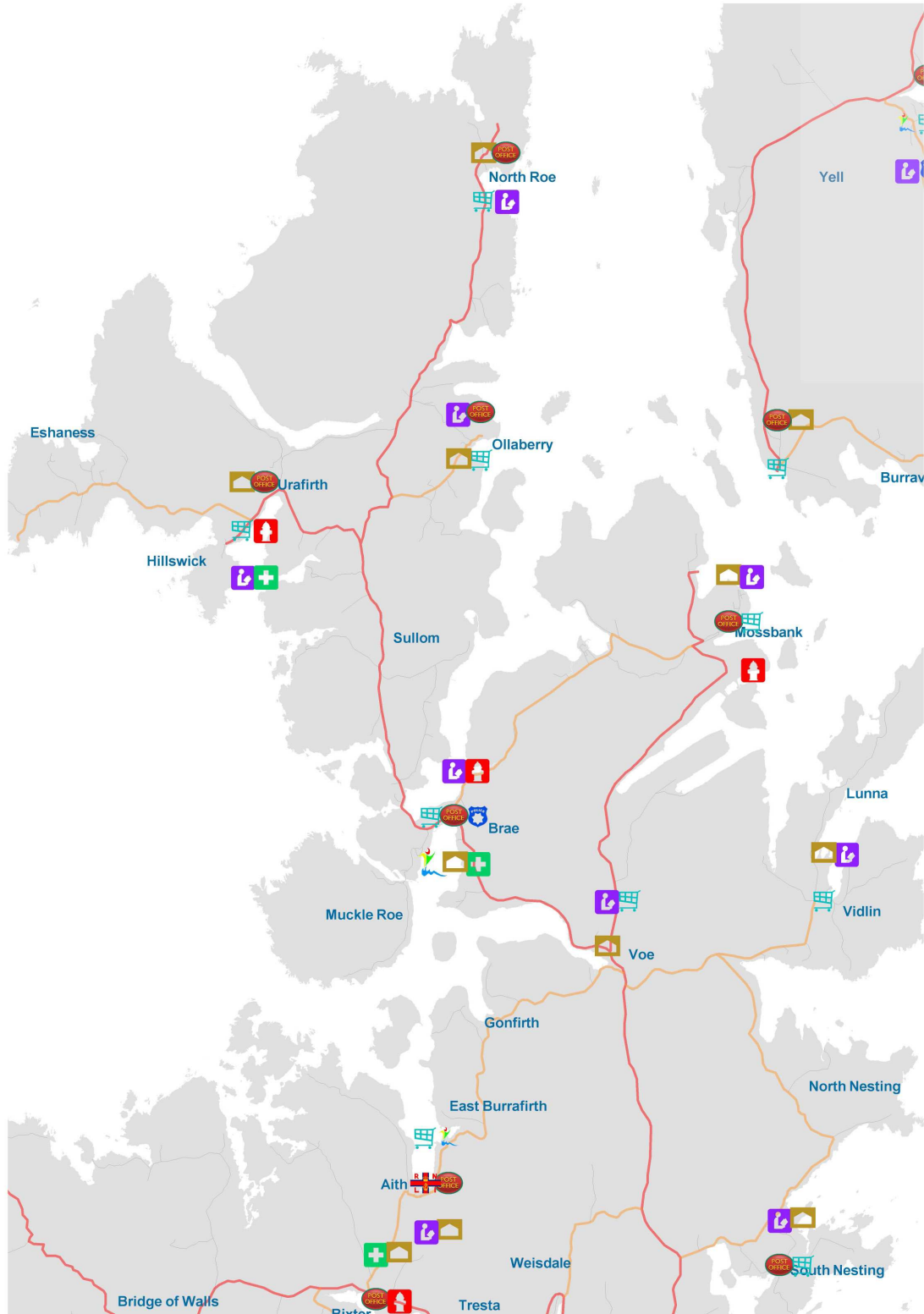
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Community Facilities LERWICK AND BRESSAY



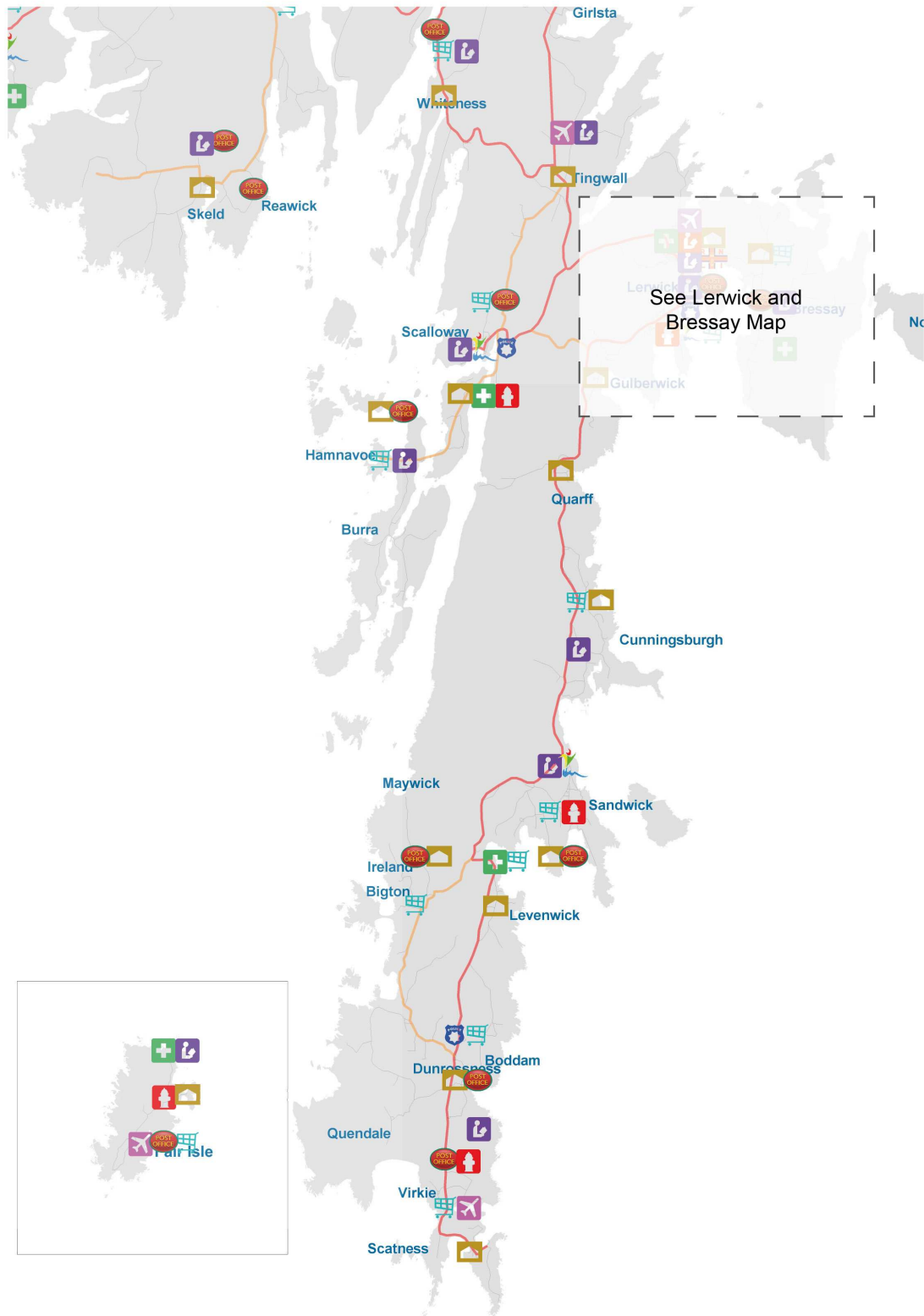
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Community Facilities NORTH ISLES



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Community Facilities NORTH MAINLAND



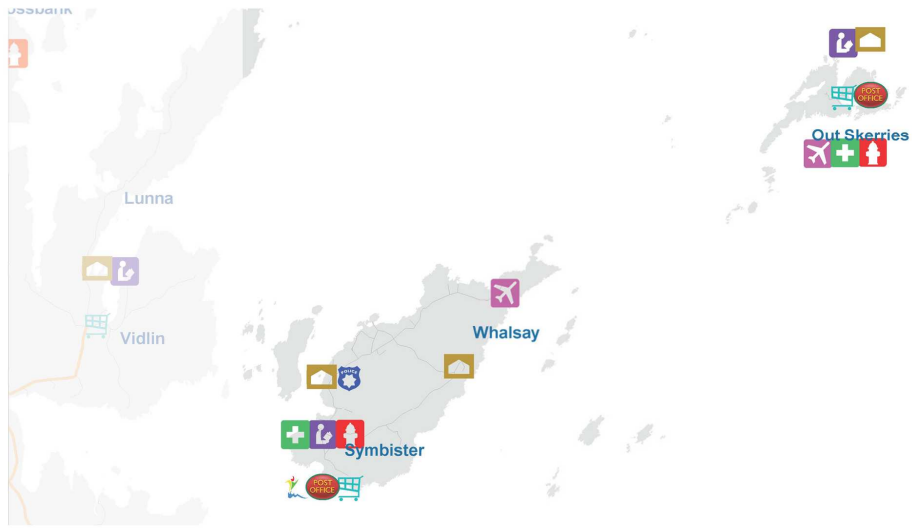
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Community Facilities
CENTRAL AND SOUTH MAINLAND



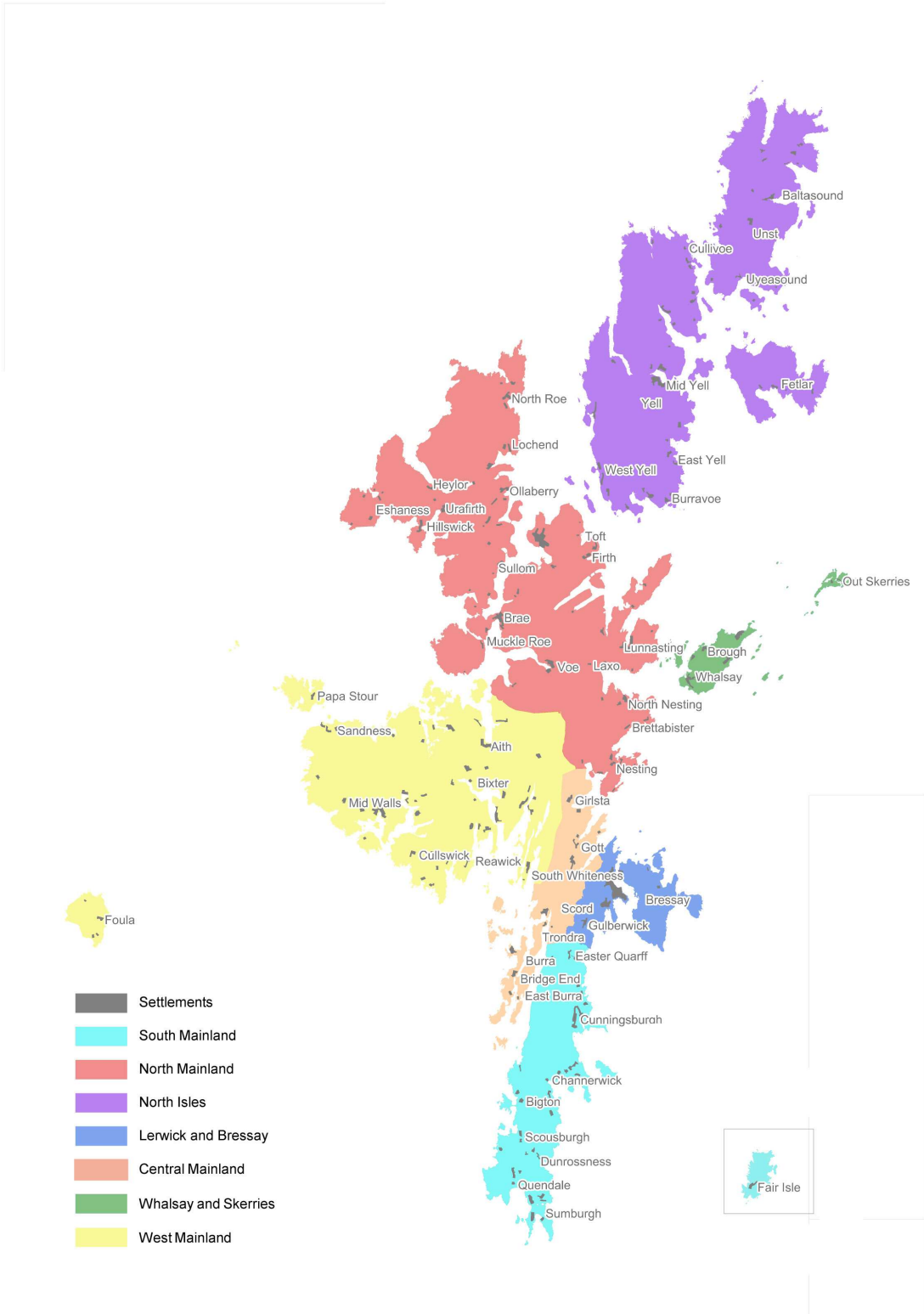
**Community Facilities
WEST MAINLAND**

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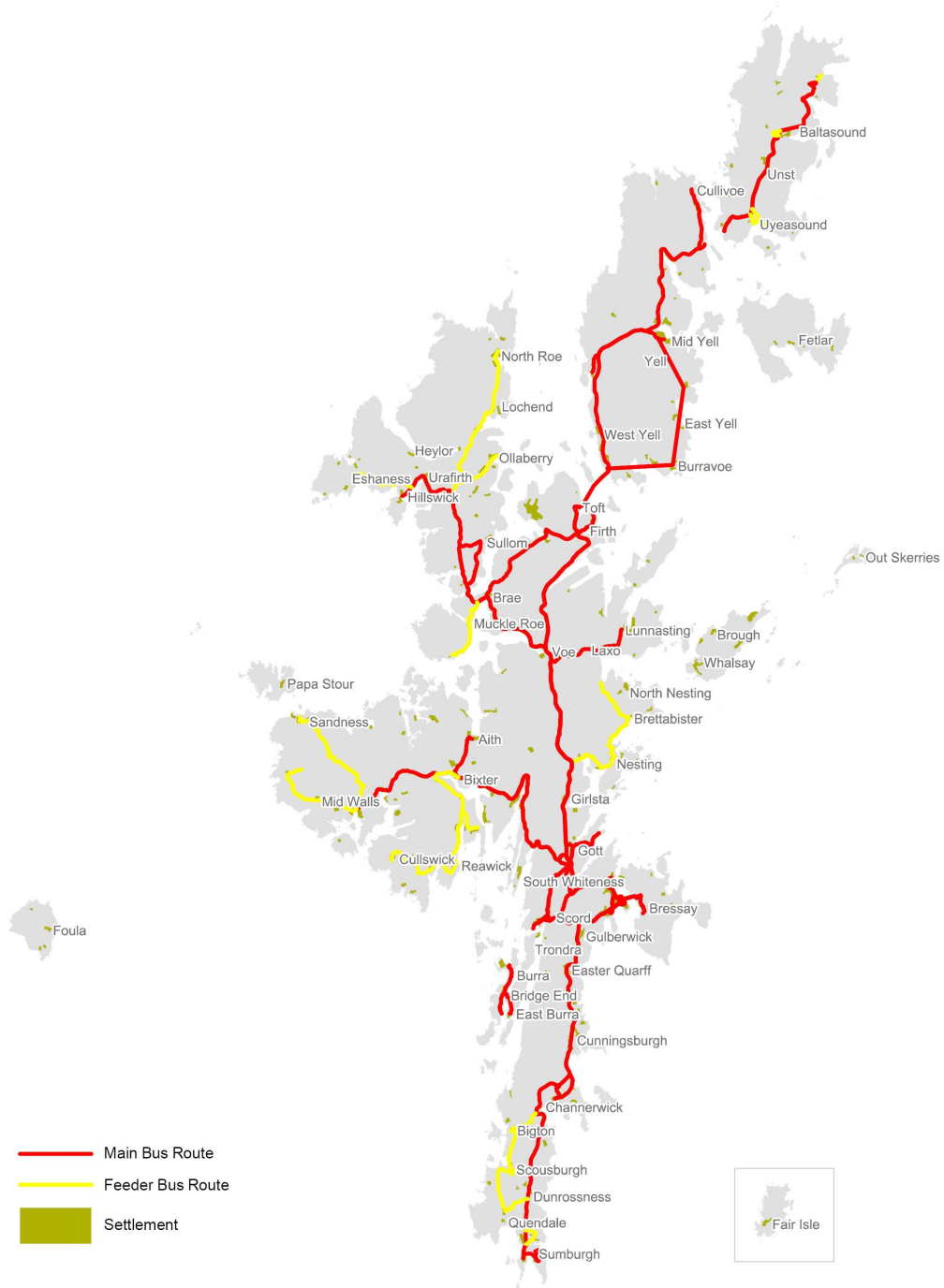
Community Facilities WHALSAY AND SKERRIES



- Settlements
- South Mainland
- North Mainland
- North Isles
- Lerwick and Bressay
- Central Mainland
- Whalsay and Skerries
- West Mainland

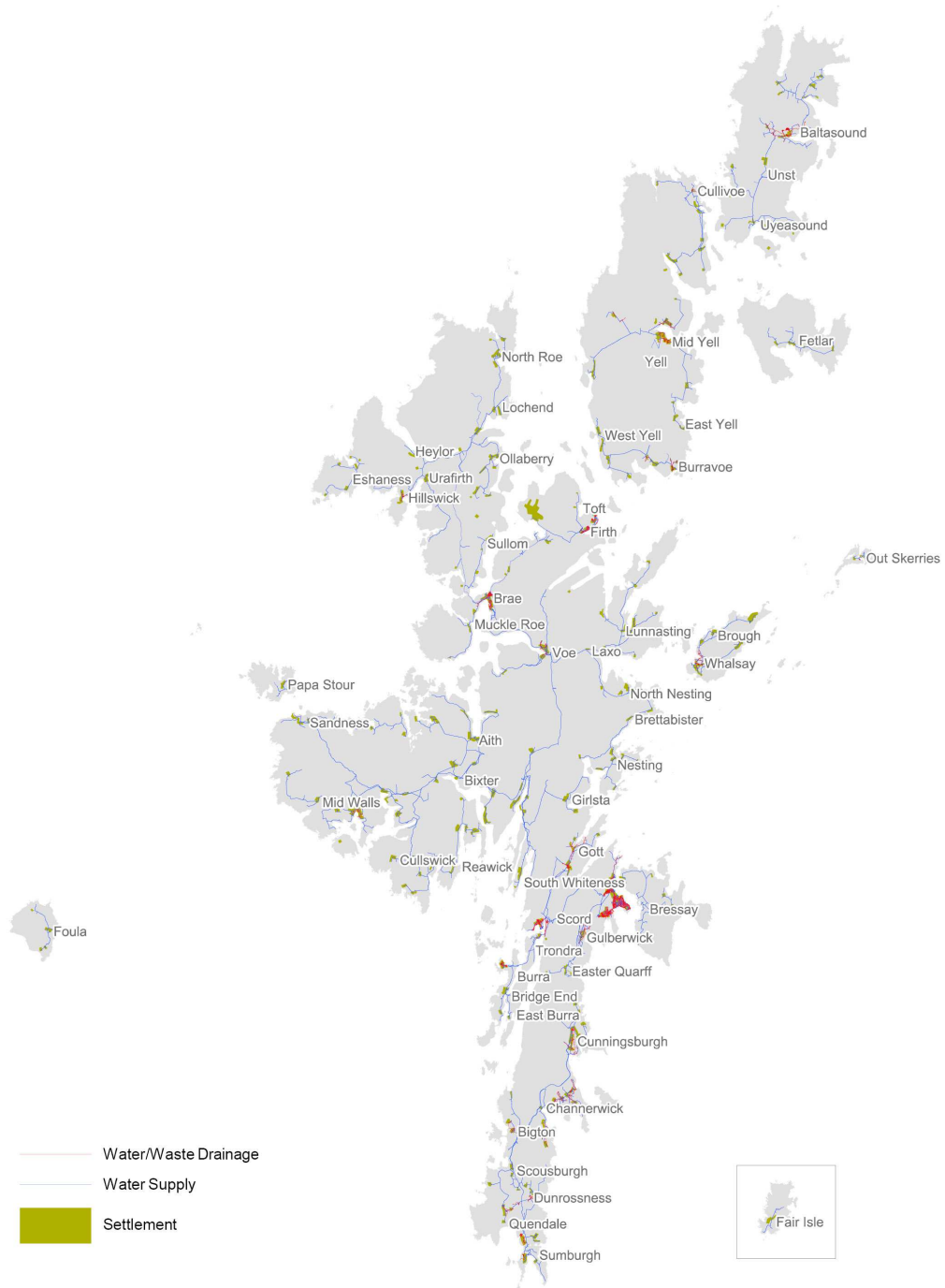
Localities and Settlements

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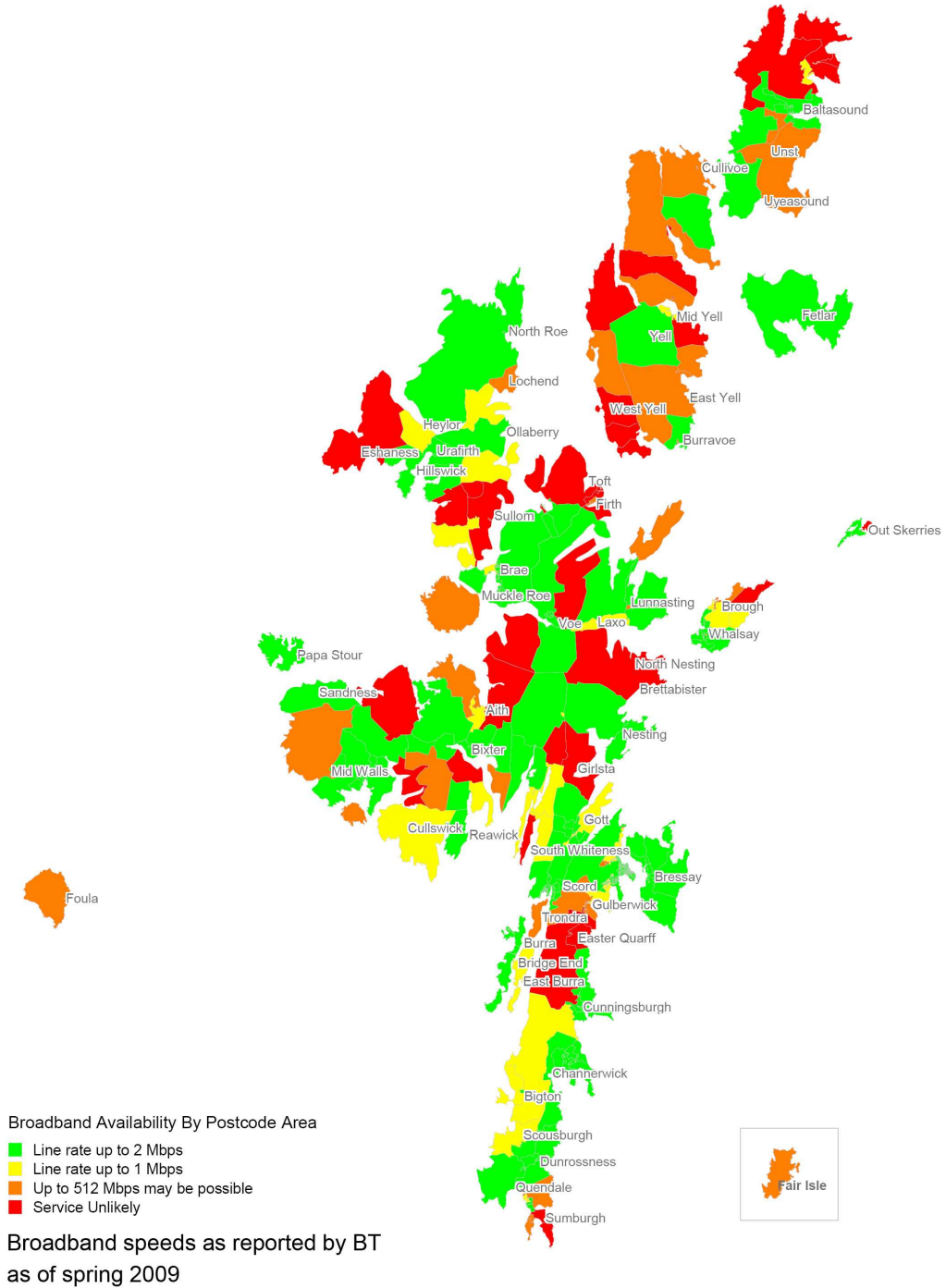
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Public Bus Routes



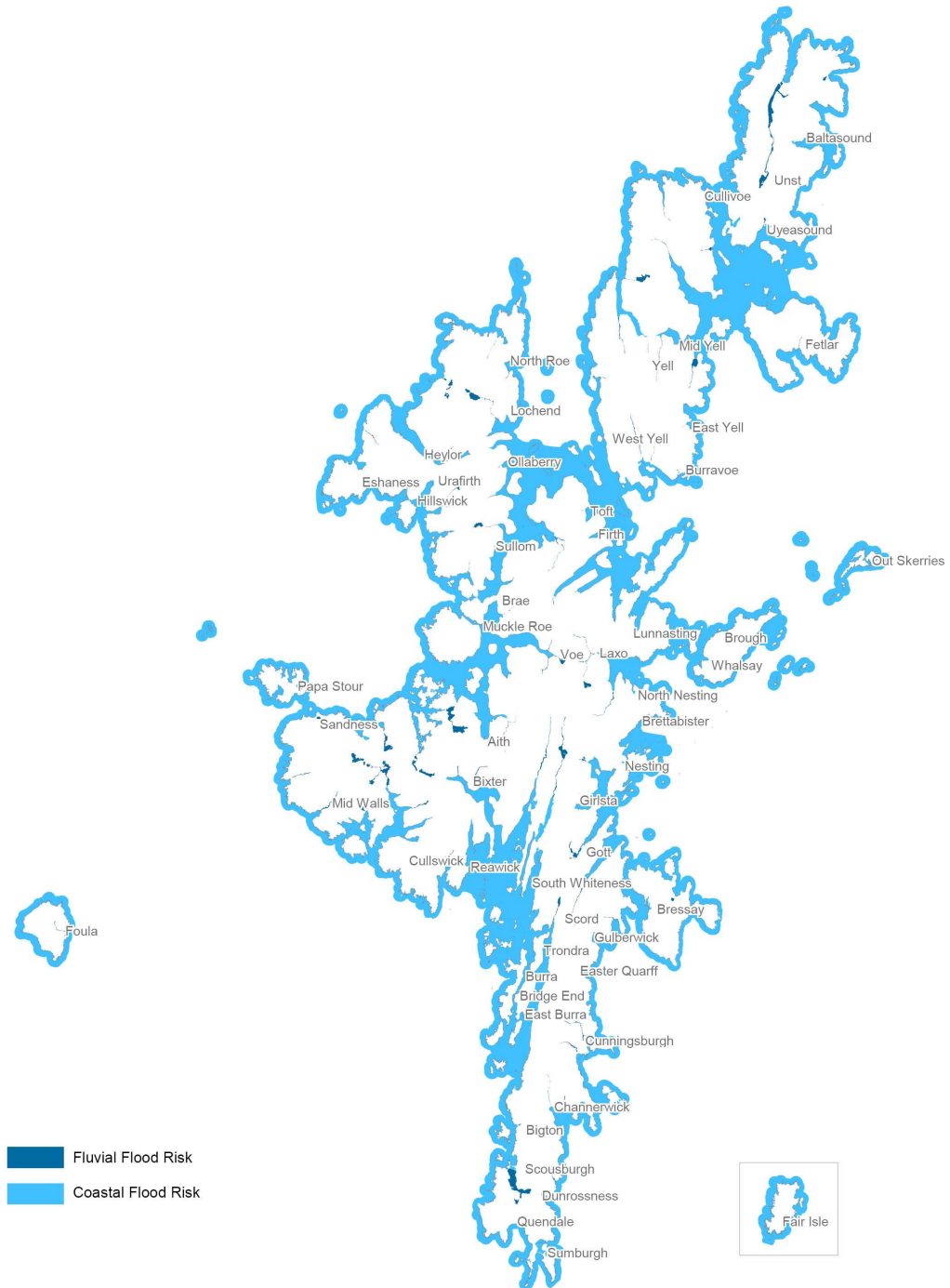
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**Water Supply and Drainage Network
 2004 data**



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Broadband Availability



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Flood Risk



Shetland Islands Council – Planning Service
Department of Infrastructure

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