



**SHETLAND ISLANDS COUNCIL**

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**DEVELOPMENT PLAN  
MONITORING STATEMENT**

Structure and Local Plan Policy Appraisal



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**Produced by Shetland Islands Council**

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# Development Plan – Monitoring Statement (February 2010)

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## Monitoring Statement

### Introduction

The Planning etc. (Scotland) Act 2006 introduced a new framework for the preparation of land-use Plans. The new Local Development Plan (LDP) will supersede the existing approved and adopted Structure and Local Plans (2001 and 2004). The legislation makes clear that the new Local Development Plan will only address issues that have changed, rather than inviting comment on settled issues. The Monitoring Statement and Background Paper (to be published to accompany the Main Issues Report (MIR)), identify changes in the principal physical, economic, social and environmental characteristics and also changed and revised legislation impacting on the currently approved and adopted policies and proposals.

### Format of this Report

The Monitoring Statement is divided into four sections;

Section 1 – Headline Facts and Figures (Detailed Statistical Data and Other Monitoring Information is contained in the Background Paper)

Section 2 – Legislation, Strategies and Guidance Summary

Section 3 – Commentary on the Review of the Development Plan Policies

Section 4 – Policy Review Summary Table (a Full Policy Review in the Background Paper)

## Section 1: Factual Information, Indicators and Statistics

Much of the data presented in the Monitoring Report and Background Paper is extracts from “Sustaining Shetland” a document used to measure amongst other things the outcomes for the Shetland Single Outcome Agreement.

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

Information published in Shetland in Statistics

<http://www.shetland.gov.uk/documents/sins2008.pdf>

and from various other sources is also used.

Further information, statistics and analysis of Shetland’s Population, Economy and Housing are presented in the Shetland Housing Need and Demand assessment;

<http://www.shetland.gov.uk/HNDA/>

## **POPULATION**

### **Headline Statistics**

- Over the last 20 years, the population of Shetland has declined by 3%. Estimates show that the Shetland resident population is fairly stable, falling from 21,988 in 2001<sup>1</sup> to 21,940 in 2004, rising to 22,000 in 2005<sup>2</sup>, falling again to 21,880 in 2006 and current estimates stating 21,950.
- Shetland's population is estimated to decline by around 6% in 2031.
- The trend towards centralisation of the population towards Lerwick and a 15-20 minute commute of Lerwick continues. Around 41% of the population now lives in Lerwick area.
- By 2031, a decrease of 20% is predicted for Shetland's working age (16-64) population.
- In the 10 years between 1996 and 2006 there was a net emigration from Shetland of 1,333 people, but the number of National Insurance registrations has steadily increased, particularly for individuals from EU accession and EEA states.
- The birth rate has been consistently higher than the death rate, which is quite the opposite to that of mainland Scotland.
- The estimated population of Shetland in 2007 is estimated to be 21,950<sup>5</sup>
- The NHS Shetland figure for registered patients shows the population in mid 2009 to be 22,471.

### **Population Density**

- Shetland has a fairly consistent population density of 15 people per square kilometre, substantially lower than that of Scotland as a whole (65).
- The density of population within Shetland varies from 1,571 people per square kilometre in Scalloway and 1,328 in Lerwick to 5 in the North Isles, 6 in the North Mainland and 7 people per hectare in the West Side<sup>7</sup>.

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<sup>1</sup> Census, 2001

<sup>2</sup> GROS mid year estimates, 2006

<sup>5</sup> GROS mid year 2007 estimates

<sup>7</sup> GROS estimates, 2006

### **Shetland's Population by Area**

- It is currently estimated that approximately 40% of Shetland's population now live in Lerwick, and 59% of Shetlands' jobs are located in Lerwick.<sup>8</sup>
- The centralisation of the population continues.
- Broadly there has been a shift in overall population from outlying areas (particularly the North Isles of Yell, Unst and Fetlar) to the areas within commuting distance of Lerwick.
- These population shifts have had an impact on the primary school rolls within different areas. For example the primary school rolls in Lerwick have dropped by around 155 since 2001.

### **Age Breakdown of the Shetland Population**

- Since 1991 there has been a gradual increase in the proportion of older people relative to younger people within the Shetland population; a trend that is replicated across Scotland<sup>10</sup>.
- By 2031, an increase of 50% is predicted for Shetland's pensionable (65+) population.
- The ageing population is a considerable challenge for the Shetland, as communities with a large proportion of inhabitants over retirement age tend to generate lower levels of economic activity and, indeed, the confidence of communities and the sustainability of services can be negatively affected.<sup>17</sup>
- There appears to be a higher proportion of older people moving into the North and West of Mainland and an ageing profile among the existing population.
- By 2031, a decrease of -31% is predicted for Shetland's 0-15 aged population.
- The population group predicted to decrease by the greatest amount by 2031 is females aged 30-49; raising concerns about longer term population and future birth rates.
- Shetland's service planners will be looking at a very different demographic population structure for the future, which will potentially have marked policy implications and place increasing demands on service providers.

### **Gender breakdown of the Shetland population**

- The 2007 GROS mid year estimates state that there are currently a total of 11,037 males and 10,913 females in Shetland.<sup>21</sup>

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<sup>8</sup> Community Profile, Lerwick/Bressay

<sup>10</sup> GROS, 2006

<sup>17</sup> HIE, 2007, p2

<sup>21</sup> GROS, 2007

- Birth rates are determined by the fertility rate and the number of women who are of childbearing age (15 to 44), within the population.

### **Migration**

- In the 10 years between 1996 and 2006 there has been a net emigration from Shetland of 1,333 people. 2004-05 was the only year of net immigration, of 32. 2005-06 saw a net emigration of 166.<sup>24</sup>
- GROS estimates a decline in population to 19,783 by 2031 (GROS, 2006-based population projections). These projections assume both negative natural change (-2.7%) and negative migration (-6.9%).

### **Further Information can be found at;**

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

## **HOUSING**

### **Headline Statistics**

- The Census shows that there were 9111 households (with residents) in Shetland in 2001.
- In 2007 there were 10,279 dwellings in Shetland; 2211 were Council or Housing Association properties, 8068 were privately owned.<sup>2</sup>
- Shetland's average household size is projected to decrease from an average of 2.33 people per home (2004) to 1.84 in 2031.
- An increase of around 1,200 homes will be required by 2031 to meet the predicted change in household size, equating to an annual average of 57 homes, despite overall projected population decreases.
- By 2031, an estimated 86% of homes in Shetland will be occupied by one or two adults and no children; this is an increase of 22% since 2004.

### **Social Housing Market**

- Shetland's social rented stock has decreased by 5% between 2002/03 and 2008/09. During this time the SIC stock decreased by 13% (largely attributed to an average annual loss of 40 homes through the Right to Buy) and Hjalftland Housing Association stock increased by over 32%.
- At September 2009 the total number of applications on the joint SIC and Hjalftland Housing Association housing register is currently over 1,100 – an increase of over 14% between November 2007 and September 2009.
- The number of homeless applications has increased by 30% since 2002/03. (166 in 2002/03 compared to 260 in 2008/09).

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<sup>24</sup> GROS, 2006

<sup>2</sup> Shetland in Statistics 2008

## Private Housing Market

- Between 1999 and 2008 most house sales within Shetland were in the Lerwick area followed by the Central, South and North Mainland.
- Between 2006 and 2008, less than 1 in 4 private housing sales were considered affordable for those seeking to enter the private housing market (using the lower quartile range) in both Lerwick and Scalloway.

## Housing Monitoring

- In the year 2007/08 planning consent was granted for 285 houses on sites of four houses or fewer. In the year 2008/09 the number was 144 houses.

## Past Completions

New house completions and the trends in house building have been monitored annually as part of the Development Plan monitoring since 1990. The full monitoring report for July 2007 to June 2008 is available at; <http://www.shetland.gov.uk/developmentplans/Monitoring.asp>

The Shetland Structure Plan policy for housing seeks to maintain the viability and vitality of existing settlements through the establishment of Housing Zones with the Local Plan identifying the policy criteria. The policy encourages new houses in Housing Zone 1 areas where facilities and services are present, favourably considers new houses in Housing Zone 2, which are identified as areas of population decline or instability. In Housing Zone 3; areas close to Lerwick, new houses are also encouraged where they strengthen an existing building group, and finally in Housing Zone 4 areas the policy seeks to strictly control new houses in the open countryside. In the period October 2006 to 2009 the number of houses built in each zone were; Zone 1 - 296, Zone 2 - 286, Zone 3 - 120, Zone 4 - 27 and one in a Local Protection Area (LPA).

## THE ECONOMY

### Headline Statistics

- The Gross Regional Domestic Product per capita of Shetland is lower than the rest of the UK. Fisheries output, oil and the Council remain the three largest sectors in the economy, considerably higher than agriculture, tourism and knitwear.
- 88.1% of the working age population is currently in employment with the public Sector dominating.
- 59% of Shetlands' jobs are located in Lerwick.<sup>8</sup>

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<sup>8</sup> Community Profile, Lerwick/Bressay



- Shetland has a job density of 1.17 compared to 0.84 in Scotland. The density figures represent the ratio of total jobs to working-age population.
- Shetland continues to have one of the lowest unemployment rates in the country.

### **Economic activity**

- The key sectors within the Shetland economy were combined fisheries output and the Shetland Islands Council<sup>3</sup>

### **Employment**

- 8.5% employed in transport and communications sector
- Overall 75.4% are employed in the Services industry in Shetland.<sup>4</sup>

### **Sectors**

- **Oil**<sup>5</sup>
  - The 2007 employment survey found 19% of FTE jobs in the private sector are directly dependent on Shetland's Oil Industry.<sup>6</sup>
  - In 2005 Sullom Voe handled 8.2% of all foreign and domestic oil & gas traffic in the UK.
- **Fishing**<sup>7</sup>
  - The 2007 Shetland Employment Survey found that 34% of private sector full time equivalent jobs are directly dependent on the fishing industry.<sup>8</sup>
- **Agriculture**<sup>9</sup>
  - In 2006 there were 1,972 holdings in Shetland.
- **Tourism**
  - Shetland Visitor survey recorded a total of 104,241 visitors to Shetland in 2006 and estimates direct expenditure of £16.43 million<sup>10</sup>.
- **Other industries**
  - Those employed and self-employed in the knitwear sector fell by 33% between 1999 and 2004, from 128 to 86, while the number of home knitters fell from 960 to 750.

## **EDUCATION**

### **Headline Statistics**

- For those without suitable skills for employment, barriers to learning include access, lack of childcare and cost.

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<sup>3</sup> Fraser of Allander Institute and Shetland in Statistics (AB Associates and Economic Development Unit, SIC)

<sup>4</sup> Nomis, Official Labour Market Statistics, 2006 (See Figure 19)

<sup>5</sup> Economic policies 2003-07

<sup>6</sup> 2007 employment survey. Economic Development SIC

<sup>7</sup> Economic policies 2003-07

<sup>8</sup> 2007 employment survey, Economic Development SIC

<sup>9</sup> Economic report on agriculture, 2007

<sup>10</sup> Shetland visitors survey, 2005/06

- Access to Childcare is a relevant issue for many parents within Shetland; this has an impact on employment opportunities.

### **Primary Rolls**

- The primary school roll in Shetland has seen an overall fall since its peak of 2,730 in 1981. The roll fell from 1,941 in 2005 to 1,846 in 2006 and has continued to decline to its current level of 1,809 pupils in 2009.<sup>29</sup>
- In 2006, there was an average of 9.9 pupils per primary teacher, which is well below the Scottish average of 16.3 pupils per teacher.
- The primary rolls in Lerwick and Bressay remained fairly steady at approximately 750 to 800 up until 2001, but have declined sharply since then to around 600 in 2009.

### **Secondary Rolls**

- In 1971 the secondary school role was less than 900, rising to a peak of 1690 in 1986.
- The secondary school roll remained relatively stable at around 1600 over the next 20 years, however the roll has started to fall back to the level of the late 1970s and is 1550 pupils in September 2009.<sup>30</sup>

### **Further Education**

- There are two further education colleges, Shetland College and the North Atlantic Marine Centre.
- The total student enrolment at the Shetland College has positively increased over the past 5 years, with the highest enrolment figures showing in the part time further education courses.

## **TRANSPORT**

- The number of all vehicle types continues to rise with a 20.7% increase since 2000
- Bus usage continues to increase, except in the town and to the North Mainland. Within Lerwick there was a 13.6% drop in passengers and to the North Mainland the drop was 7% between 2001 and 2007. The largest increases in passenger numbers between 2001 and 2007 was to Burra/Scalloway and the South Mainland service.

Transport related data from the SIMD Scottish Index of Multiple Deprivation provides the following information on transport and access to facilities and services.

- Current data suggests that Shetland has one of the highest numbers and percentage of the total population living in the 15% most 'access deprived' areas (data zones) in Scotland.
- **74.5%** of the Shetland population lives in the most 'access deprived' areas in Scotland.<sup>34</sup> This equates to 16, 343 people.

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<sup>29</sup> SIC Education and Social Care

<sup>30</sup> SIC Education and Social Care

## Shetland's Consumption Of Global Resources

- Shetland's ecological footprint is currently 5.39 global hectares per capita<sup>36</sup>.
- **If everyone on the planet consumed as much as an average Shetland resident, an additional 1.8 Earths would be required to sustainably support global resource consumption.**

## WASTE AND RECYCLING

- Marine litter is considered a significant problem in Shetland waters and its beaches.
- From April 2005 - March 2006, Shetland Islands Council recycled/composted 10.9 % of municipal waste.
- There are approximately 40 recycling points in Shetland, giving a ratio of 1 per 150 households, well over the 1/250 set as the original aim. However, these points tend to be concentrated in more densely populated areas making recycling more awkward for those living in remote areas.

## ENERGY

- The local electricity grid is supplied by Scottish and Southern Energy from the oil fired Gremista Power Station from excess energy produced by gas turbines at the Sullom Voe Terminal and the Burradale wind turbines.
- Shetland relies on oil and waste gas for 93% of its energy production.
- The Energy Recovery Plant in Lerwick generates hot water by burning waste for the Lerwick District Heating Scheme which is operated by [Shetland Heat Energy and Power Ltd](#) (SHEAP).<sup>37</sup>
- The estimated total CO<sub>2</sub> emissions for the housing stock in Shetland are an average of 14 tonnes per property per year.<sup>39</sup>

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<sup>34</sup> CHP Health and Well being profiles, 2008-ref SIMD

<sup>36</sup> This measures the amount of nature's resources Shetland consumes in a given year SIC energy, 2007

<sup>37</sup> Infrastructure 2008

<sup>39</sup> SIC, Local House Condition Survey, 2005/06

## Section 2 - 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.

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

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### Some Related Legislation and Guidance

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The **Climate Change (Scotland) Act 2009**.

**The Flood Risk Management (Scotland) Act 2009**

**Nature Conservation (Scotland) Act 2004**

[http://www.opsi.gov.uk/legislation/scotland/acts2004/pdf/asp\\_20040006\\_en.pdf](http://www.opsi.gov.uk/legislation/scotland/acts2004/pdf/asp_20040006_en.pdf)

**Housing (Scotland) Act 2006**

[http://www.opsi.gov.uk/legislation/scotland/acts2006/asp\\_20060001\\_en\\_1](http://www.opsi.gov.uk/legislation/scotland/acts2006/asp_20060001_en_1)

**Firm Foundations – The Future of Housing in Scotland**

<http://www.scotland.gov.uk/Resource/Doc/201716/0053780.pdf>

**Designing Places: A Policy Statement for Scotland**

<http://www.scotland.gov.uk/library3/planning/dpps-00.asp>

**All Our Futures- Planning for a Scotland with an Ageing Population**

<http://www.scotland.gov.uk/Topics/People/Equality/18501/Experience>

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## **SIC – Selected Strategies and Other Plans**

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**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>

## **Section 3 - Review of Current Development Plan Policy**

In the mid to late 1990s, an in depth Review of all the existing Local Plans and the Shetland Structure Plan and their data sources was undertaken. The result was a series of Development Plan Review Working Papers and Supplements on key topics. The working papers contained survey information, analysis and policies. The contents of these papers ultimately appeared in the Council's Structure Plan (approved 2001), Report of Survey and the Shetland Local Plan (adopted June 2004).

### **Shetland Structure Plan Policies**

The Shetland Structure Plan adopted by the Council in July 2000 and approved by Scottish Ministers in February 2001, replaced the previous Plan adopted in 1980. Sustainable development was one of the Plan's main aims. All the policies in the Structure Plan sought to maintain and develop viable and vibrant settlements and communities, whilst still encouraging sustainability and protecting the environment. The Structure Plan was ahead of its time as far as the sustainability agenda is concerned, so many of the policies are in line with current Government advice and guidance and will remain unchanged apart from some minor updating.

### **Shetland Local Plan (2004) Policies**

The Local Plan, which put the flesh on the bones of the Structure Plan framework was adopted in June 2004. The Local Plan also pursued a strategy based on the principles of sustainable development. The policies were designed to be flexible and adaptable, but also striking the correct balance between, on the one hand, encouraging development that will meet the present and future economic and social needs of the people of Shetland and, on the other, protecting, conserving and enhancing the environment on which life depends, both locally and globally. The policies, proposals and recommendations contained in the Local Plan were intended to stimulate, co-ordinate and provide appropriate, sympathetic and sustainable future development throughout Shetland. However, because most of the policies are criteria based, no settlement strategy was developed. The result being that no clear guidance on the pattern of future development was provided by the Local Plan and no indication of where development would take place nor where infrastructure would be required.

### **Conclusion**

The Scottish Government's vision, the Council's commitment to the Climate Change Declaration and the fulfilment of the Council's Priorities and Targets can only be achieved by embracing the principles of sustainability. The non-locational, pro-development, criteria based style of the 2004 Shetland Local Plan policies has meant that the strategic vision set out in the Shetland Structure Plan 2001, has not been achieved. Development that has

taken place over the past few years has been thinly spread, rather than focused on particular areas. The housing zoning system, in theory promotes the Structure Plan's aims of sustainability and the maintenance and development of viable and vibrant settlements. However in reality, although the majority of houses have been built in the favoured zones, i.e. housing zones 1 and 2, the way the housing zone boundaries were drawn on the maps and how the policy has been interpreted, has permitted some new houses to be approved in unsustainable locations and has failed to positively direct housing to build viable and vibrant communities.

### **The Way Forward**

Future policies will require to provide a much more focused framework for development, if sustainable, vibrant communities are going to survive and prosper.

Without a clear idea of where development is likely to take place, it is impossible to plan the future provision of infrastructure, employment, services and community facilities.

## **Section 4 - Assessing the Existing Development Plan Policies**

Given that the Development Plan Regulations (Circular 1/2009) only requires the existing Plan policies to be reviewed, in light of changing circumstances rather than the Plans totally rewritten, an assessment of the existing Plan policies has been made by Planning Officers. The following review of the approved and adopted Structure and Local Plan Policies is set out in tabular form, showing which policies are to be;

- Retained with minor non significant alteration
- Developed further through Supplementary Guidance
- Deleted
- To be raised for discussion in the Main Issues Report

A professional assessment of the Recommended Action is given and the Planning Policy Issues (if any) are identified;  
The Issues identified will feed into the Main Issues Report (MIR).

The full table can be found in the Monitoring Statement Background Paper [www.planshetland.org](http://www.planshetland.org)

**POLICY REVIEW SUMMARY TABLE****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

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
<b>GENERAL DEVELOPMENT STRATEGY</b>					<b>Issues A,B,C,D,E,F,G,H,I J</b>
GDS1	Sustainable Development	YES			<b>Issues A,B,D,F,G,H,I</b>
GDS2	Economic Competitiveness	YES			
GDS3	Existing Settlements				YES also in Sust. Con. IPP <b>Issue A,B</b>
GDS4	Natural and Built Environment	YES also in Sust. Con. IPP			
GDS5	Social Inclusion	YES			
<b>BUILT AND NATURAL ENVIRONMENT</b>					<b>Issues A,B,C,H,I</b>
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 <b>Issues A, B,H,I</b>
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			<b>Issue I</b>
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			<b>Issue I</b>
LP NE14	Agricultural Land				YES also SP NE3 <b>Issues H &amp; I</b>
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			
<b>COASTAL MANAGEMENT</b>					<b>Issues A,B,C,</b>
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			
<b>WATER AND DRAINAGE</b>					<b>Issues A,B,C,D,F,I</b>

<b>Policy Number</b>	<b>Subject</b>	<b>Policy to be Retained and Updated</b>	<b>Policy to be included in Supplementary Guidance</b>	<b>Policy to be Deleted (see main table for more information)</b>	<b>Policy to be discussed within Main Issues Report</b>
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			

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<b>WASTE MANAGEMENT</b>					<b>Issues A,B,C,D</b>
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	

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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			
<b>ENERGY</b>					<b>Issues A,B,F</b>
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)	

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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			

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<b>MINERALS</b>					
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			

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<b>BUSINESS AND INDUSTRY</b>					<b>Issue A,B,C,E,F,G,H,I,J</b>
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			
<b>TOURISM</b>					<b>Issues A,B,F,G,H,I</b>



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SP TOU1	Support for high quality tourism development proposals that fulfil specified locational criteria	YES			
SP TOU2	Support for visitor accommodation proposals if they comply with a number of other environment protection policies in the Local Plan, are compatible with the local area and avoid creating highway and pedestrian safety hazards				YES <b>Issues G &amp; A</b>
<b>COMMERCIAL DEVELOPMENT</b>					<b>Issues B,C,E,F,G</b>
SP COM1	Sets out the strategic aims for the polices to be contained in the Local Plan	YES			
SP COM2	Lerwick Town Centre Permitted Uses	YES			
SP COM3	Restriction of uses and identification of Primary Shopping Frontage within Lerwick Town Centre		YES		YES <b>Issues F,G</b>
SP COM4	Permitted Uses within Lerwick Mixed Uses Area - restrictions on uses within the areas fringing Lerwick Town Centre		YES		
SP COM5	Permitted Uses in Lerwick's Central Residential Area		YES		
SP COM6	Lerwick Town Centre Strategy sets out the Council's commitment to Lerwick Town Centre	YES			
SP COM7	Lerwick out-of-centre Developments		YES		YES <b>Issues F, G</b>

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SP COM8	Permitted Office Use in the Holmesgarth/Grantfield Area		YES		YES <b>Issues F, G</b>
SP COM9	Criteria for the provision of local neighbourhood shops and other services in Lerwick outside the established centres		YES		YES <b>Issues F, G</b>
SP COM10	Policy listing criteria for the development of new large scale (gross floor area over 100sq m) food shops and supermarkets		YES		YES <b>Issues F, G</b>
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		<b>Issues B,G</b>
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			<b>Issues A, B</b>
Appendix B	Definitions of Use Classes and Personal Goods and Services Sector			YES	
<b>TRANSPORT</b>					<b>Issues A,B,C,D,E,F,G</b>

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SP TR1	Identifying the requirement to prepare a Local Transport Strategy and setting out all the aspects of transport such a strategy would be required to cover	YES			
SP TR2	Continued provision and improvement of public transport services across Shetland and the relationship to development plan Locational policies	YES			
SP TR3	Undertaking that the Local Plan would contain policies to safeguard Shetland's ports, harbours, terminals etc from inappropriate development	YES combine with LP TP9			
SP TR4	Commitment that the Local Plan would contain policies to safeguard Shetland's inter-island airstrips from inappropriate development	YES combine with LP TP11 include Scatsta from SP TP5			
SP TR5	Support for measures to improve the range and quality of air services at Sumburgh and Scasta airports			YES	
SP TR6	Commitment to maintaining and enhancing the local road network for economic and safety reasons			YES topic covered in STS	
SP TR7	Commitment to the implementation of general car parking standards through the development management process	YES combine with LP TP12 also see Sust. Con IPP			
SP TR8	Support for the development of oil pipelines from the West of Shetland within environmental and safety limits	YES			

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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				<b>YES Issue E</b>
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	
<b>POPULATION AND HOUSING</b>					<b>Issues A,B,C,D,E,F,G,H,I,J</b>
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		<b>YES Issues A &amp; B</b>
SP HOU3	Allocation of three 'large' housing sites in Lerwick				<b>YES Issue C</b>

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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 <b>Issues A &amp; B</b>
SP HOU5	Identification of three allocated housing sites in Lerwick; Quoys, North Staneyhill and Brown's Road	Duplicates SP HOU3			YES <b>Issue C</b>
SP HOU6	Green Space in Housing Developments				YES <b>Issues A &amp; B</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			
<b>COMMUNITY SERVICES AND FACILITIES</b>					<b>Issues A,B,C,D,E,J</b>
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			<b>Issues A,B,C,G,J</b>
SP CFS2	Protection of public open spaces that contribute to the local area		YES		<b>Issues A,B,C,D</b>
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			

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SP CFS5	Encouragement to developers to include public art in developments	YES			<b>Issue D</b>
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				<b>Issue E</b>
Appendix E	Residential Access Requirements	YES			
Appendix F	Siting and Design guidance and Principles	YES also see Sust. Con. IPP			