



SHETLAND ISLANDS COUNCIL

**DEVELOPMENT PLAN
MONITORING STATEMENT
BACKGROUND PAPER**

Structure and Local Plan Policy Appraisal



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Produced by Shetland Islands Council

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Development Plan - Monitoring Statement Background Paper

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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 (to be published to accompany the Main Issues Report (MIR)), identifies 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. The Monitoring Statement is published in two parts; the Statement identifies the information mentioned above and the longer Background Paper provides additional statistical data, charts and graphs. In the interests of completeness, much of the information in the Monitoring Statement is repeated in the Background Paper.

Format of this Report

The Background Paper like the Monitoring Statement is divided into four sections:-

Section 1 – Statistical Data and Other Monitoring Information

Section 2 – Legislation, Strategies and Guidance

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

Section 4 – Full Policy Review Table

Section 1: Factual Information, Indicators and Statistics

Much of the data presented in this Section 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 is also used.

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

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

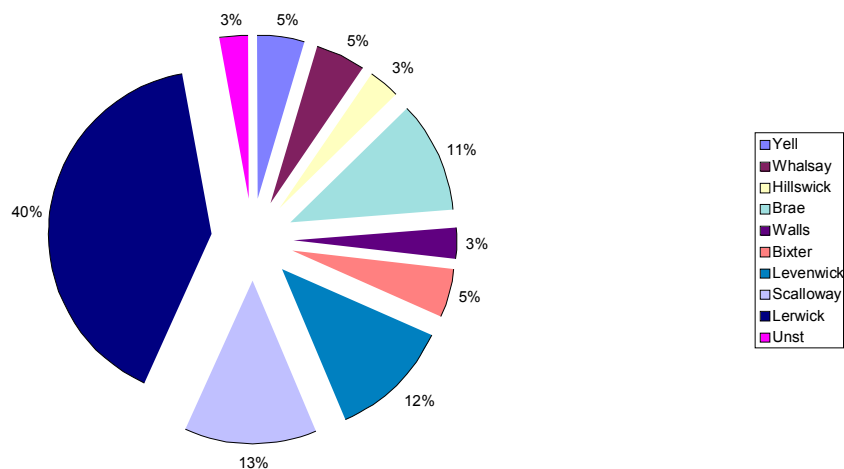
<http://www.shetland.gov.uk/HNDA/>

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 2001¹ to 21,940 in 2004, rising to 22,000 in 2005², falling again to 21,880 in 2006 and current estimates stating 21,950.
- 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.
- In the next 25 years, Shetland will experience a 50.7% increase in the number of islanders of pensionable age, while the working-age population will decrease by 20.7%.³ This is due to increasing life expectancy and older people moving to Shetland
- 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 21,950⁵
- The NHS Shetland figure for registered patients shows the population in mid 2009 to be 22471.

Figure 1: shows the distribution of the population by GP Practice patient registrations.

Figure 1 Population Distribution mid 2009

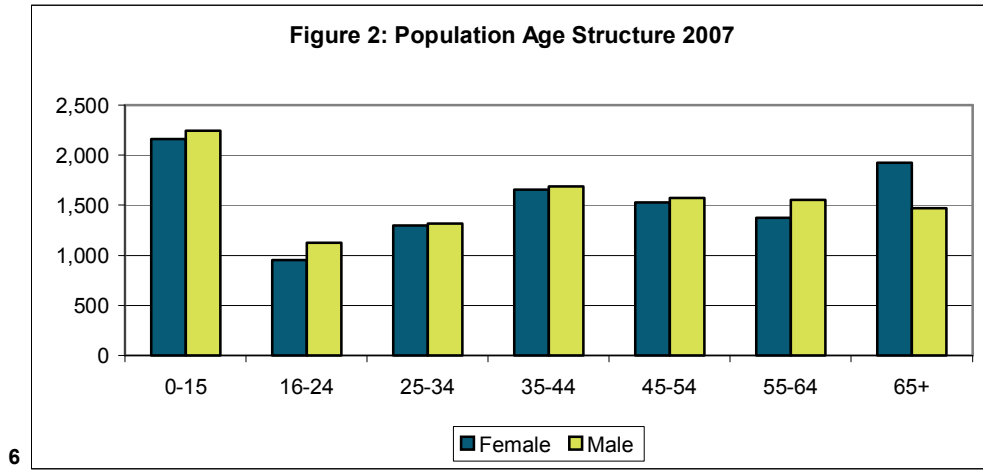


¹ Census, 2001

² GROS mid year estimates, 2006

³ GROS, 2006-base population projections

⁵ GROS mid year 2007 estimates



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Figure 2: Shetland Population Structure 2007 by Age and Sex

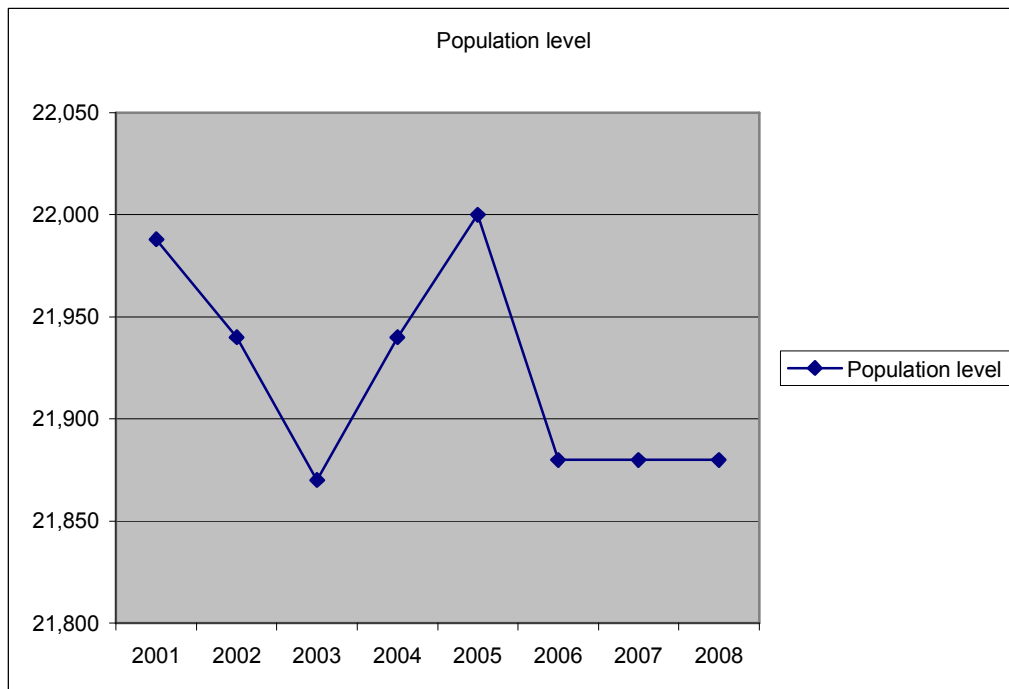


Figure 3: Shetland Population Trend 2001-2008

As you can see from **Figure 3**, there was a slight population increases in 2001 and 2005 (0.2%)

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).

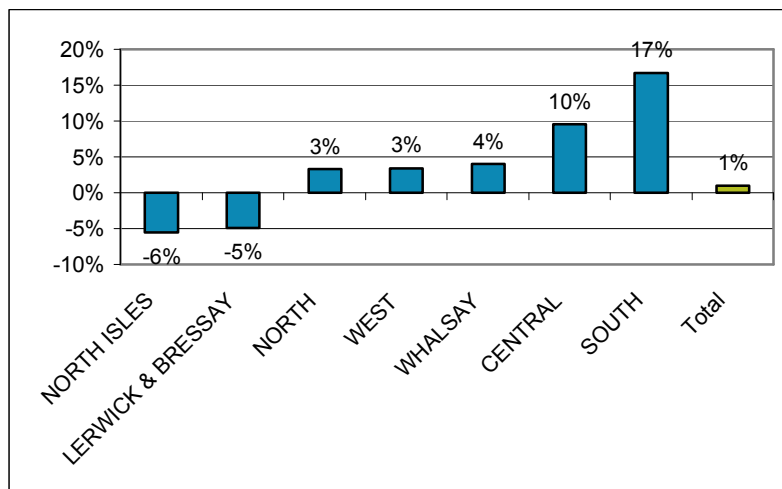
⁶ Hall Aitken, 2008

- 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 Side⁷.

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.⁸
- 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.
 - Whalsay & Skerries is the only locality that has seen an increase in the numbers of primary age children since 2001. This increase is due to Whalsay rather than Skerries.

Figure 4: Estimated % Population Change 2001 to 2007 by area⁹



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 Scotland¹⁰.

⁷ GROS estimates, 2006

⁸ Community Profile, Lerwick/Bressay

⁹ Source: Derived from NHS Registration and School Rolls data (SIC, 2007)

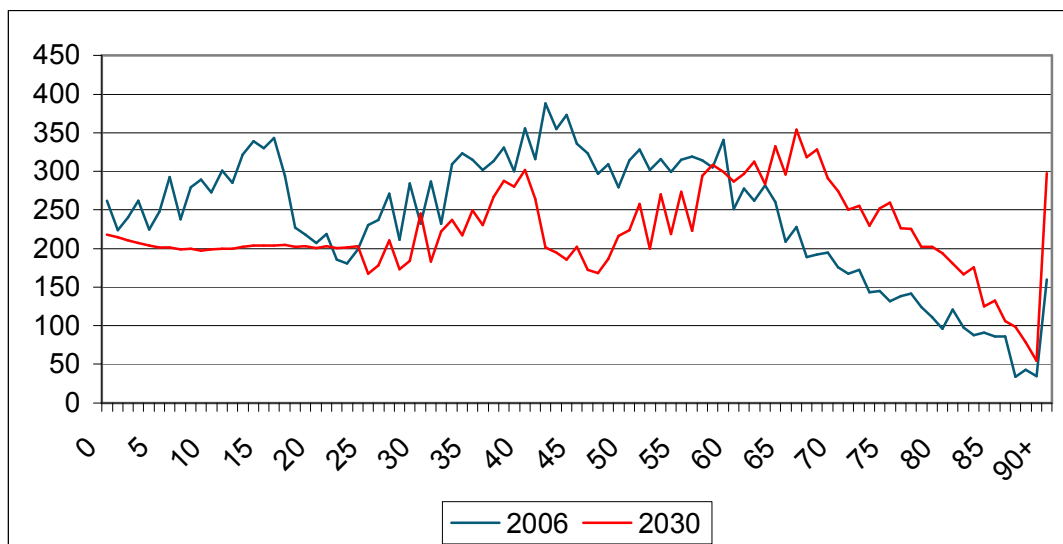
¹⁰ GROS, 2006

- The 2007 estimates for age breakdown of the Shetland Population show that,¹¹
 1. 19% of the population is made up of 0-15 year olds
 2. 10.5% of the population is made up of 16 – 24 year olds
 3. 10.7% of the population is made up of 25-37 year olds
 4. 17% of the population is made up of 35 - 44 year olds
 5. 14.6% of the population is made up of 45 - 54 year olds
 6. 13.6% of the population is made up of 55 - 64 year olds
 7. 14.6% of the population is made up of over 65's

It is quite clear to see that the lowest proportion of Shetland's population is in the 16 – 37 age grouping.

- It has been estimated that, in the next 25 years, Shetland will experience a 50.7% increase in the number of islanders of pensionable age, while the working-age population will decrease by 20.7%.¹² This is due to increasing life expectancy and older people moving to Shetland¹³.
- There is an imbalance by gender in Shetland as a whole, with a much greater proportion of females than males over the age of 65.¹⁴
- 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.¹⁷

• **Figure 5: Population Age Profile at 2006 and 2030¹⁸**



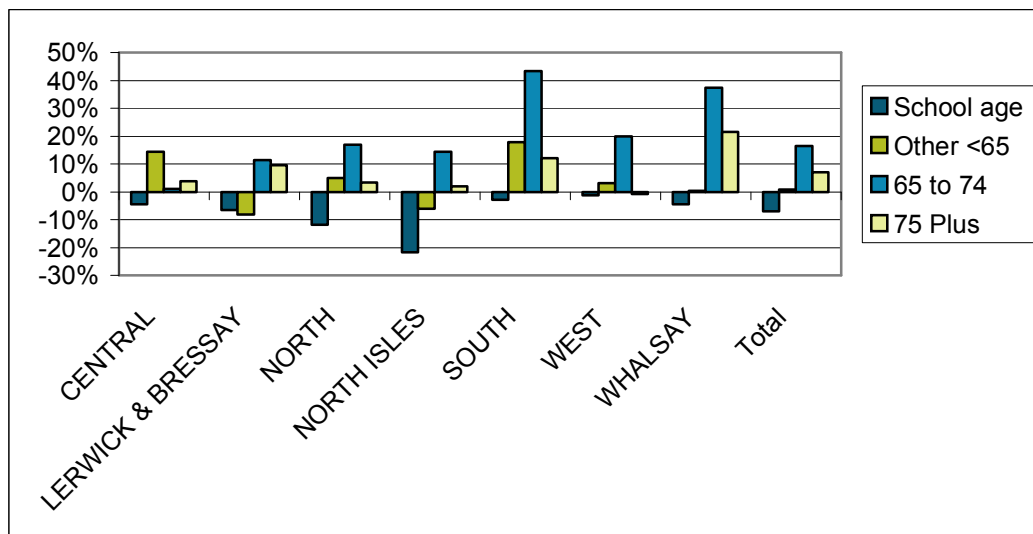
¹¹ GROS 2007 mid year estimates
¹² GROS, 2006-base population projections
¹³ SIC, 2006b, p10
¹⁴ Lerwick and Bressay Community Profile, SIC
¹⁷ HIE, 2007, p2
¹⁸ Hall Aitkin

- The age patterns of population changes suggest that people of working age are moving mainly into the South and Central areas of Mainland Shetland. Both anecdotal evidence from the population and migration study and recent house-building data supports this.
- However, 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 see **Figure 6**.
- As can be seen from **Figures 5 and 6**, Shetland service planners will be looking at a very different demographic population structure for the future, which will potentially have marked policy and resource 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.²¹
- From the age of 70, females make up 62% of the population, generally because females are living longer than males.

Figure 6: Population changes 2001 to 2007 by Service Planning Locality¹⁹

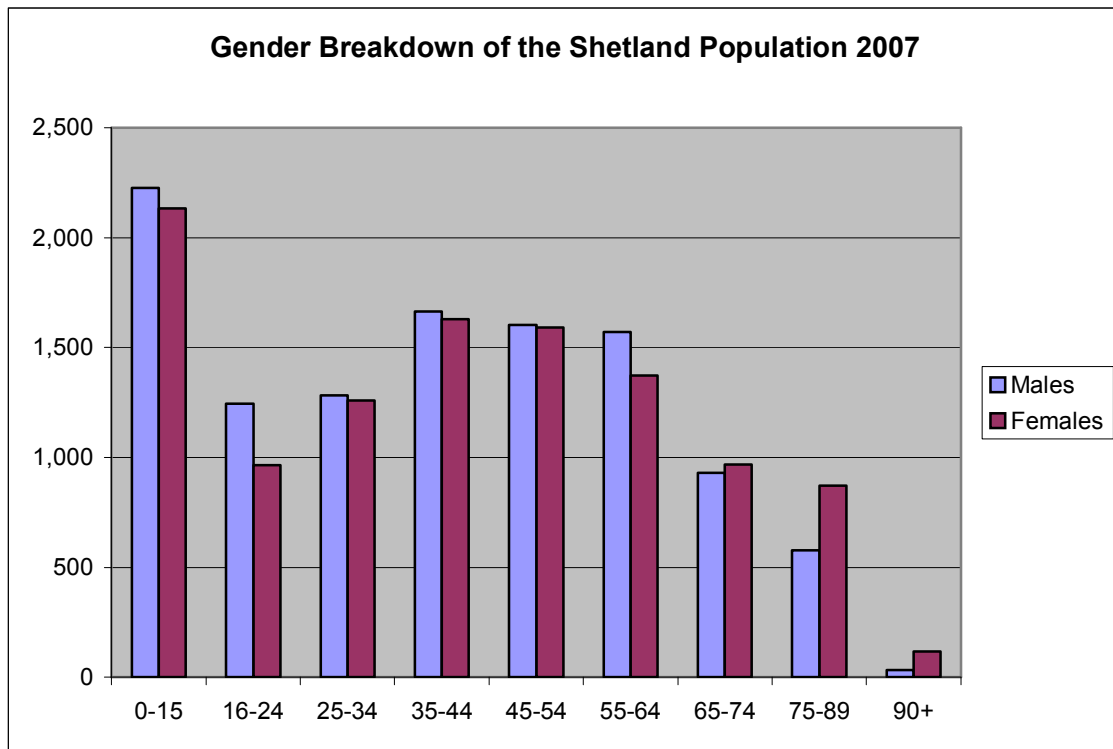


- There is a higher proportion of males in Shetland between the ages 0-64.
- Birth rates are determined by the fertility rate and the number of women who are of childbearing age (15 to 44), within the population.

²¹ GROS, 2007

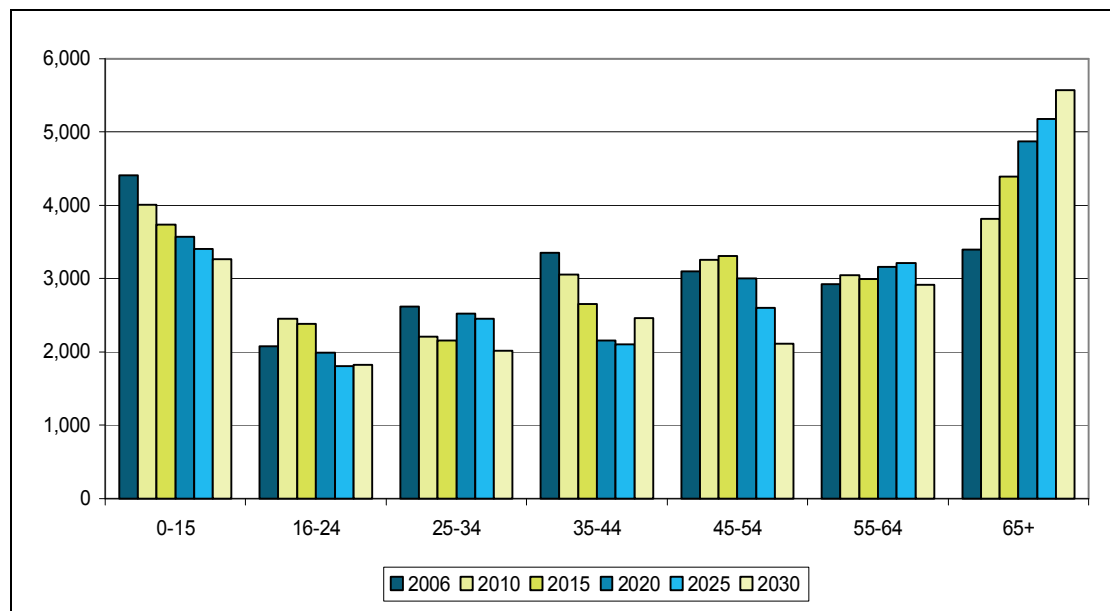
¹⁹ Hall Aitkin, 2008

Figure 7: Gender Breakdown of Population 2007²³



- As **Figure 8** shows the birth-rate is forecast to fall sharply until 2020 and then to level off at around 3,400 between 2020 and 2030. This will have a direct affect on the number of births and on the natural population change.

Figure 8: Baseline population projections to 2030 by age band²⁵



²³ GROS 2007, mid year population estimates

²⁵ Hall, Aitken, 2008

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 166.²⁴
- 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.²
- Shetland's average household size is projected to decrease from an average of 2.33 people per home (2004) to 1.84 in 2031.
- By 2031, (GROS)³ project a 12% increase in the number of households in Shetland. This demographic change alone represents an increase of around 50 households each year and is forecast despite overall projected population decreases.

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 Hjalmland Housing Association stock increased by over 32%. It is this increase that has helped to stabilise overall social rented stock levels and minimise overall decreases in social rented stock. Shared Ownership homes represents 0.5% of Shetland's total housing stock, and 2.6% of the social rented stock.

Low demand housing in the social rented sector has significantly decreased - at March 2008, there were a total of 23 properties recorded as being in low demand and only 3 of these were general needs properties (located in the North Isles).

²⁴ GROS, 2006

² Shetland in Statistics 2008

³ GROS Household Projections for Scotland (2006 based)

At September 2009 the total number of applications on the joint SIC and Hjalmland Housing Association housing register is currently over 1,100 – an increase of over 14% between November 2007 and September 2009.

There have been increases in the number of applicants on the Housing Register who have points awarded for a specific housing need – including under occupation, overcrowding, sharing amenities or lacking amenities as well as those who have been independently awarded points for a medical or social need.

The number of homeless applications has increased by 30% since 2002/03. (166 in 2002/03 compared to 260 in 2008/09).

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. An overall increase in the number of transactions is evident, with a 30% increase in sales in the seven-year period between 1999 and 2006 in Lerwick and the Central and South 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.

Entry-level housing⁴ is calculated to be unaffordable for two income households in four of the seven locality areas (Whalsay & Skerries; North Mainland; Central Mainland and South Mainland). Single person households are calculated to be able to afford properties in the lower quartile range in 6 out of 7 of the localities, with only the North Mainland emerging unaffordable – this is largely due to a combination of lower than average incomes in the area alongside a higher than average lower quartile house sale value.

Increases in lower quartile house prices of only 10% would mean that single person households (2006 based) would not be able to afford a home in up to 50% of the Community Council Areas in Shetland. For two person households a 10% price increase would make 33% of all Community Council Areas. The Community Council Areas most affected are Nesting & Lunnasting; Sandness & Walls; Tingwall Whiteness Weisdale; Lerwick; Scalloway; Gulberwick Quarff Cunningsburgh and Dunrossness.

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.

⁴ based on 2006 incomes (sources from CACI Paycheck) and actual lower quartile sales figures using standard mortgage calculation of 2.9 times income (for two income households) and 3.5 times income (for one income households).

The Scottish Government has provided an analysis of small site completions (i.e. sites of fewer than five houses) for the period 2003/04 to 2007/08, as shown below.

Table 1 - Small Site Completions Financial Years 2003/04 to 2007/08

Number of Sites			% Of Sites	
Large Site (5 houses or more)	Small Site (4 or fewer houses)	Total	Large Sites	Small Sites
11	318	329	3%	97%

Number of Completions			% Of Completions	
Large Sites	Small Sites	Total	Large	Small
139	331	470	30%	70%

**Table 2:
Analysis of Single House Sites, Financial Years 2003/04 to 2007/08**

Number of single houses	% Of small sites that are single houses	% Of all sites that are single houses	% Of all new houses built on single unit sites
310	97%	94%	66%

Together with Orkney and the Western Isles, Shetland has the highest rates of small and single houses developments in Scotland. However, this position is changing with a marked increase in the number of applications for large housing sites (more than 5 units) being submitted in the last ten years, as shown below.

**Table 3:
Number of Application Submitted for Sites of 5 or more Houses by Year**

YEAR	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Applications	1	2	3	3	2	4	7	8	9	8

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>

Figure 9: Mid Year Completions 1994 - 2008

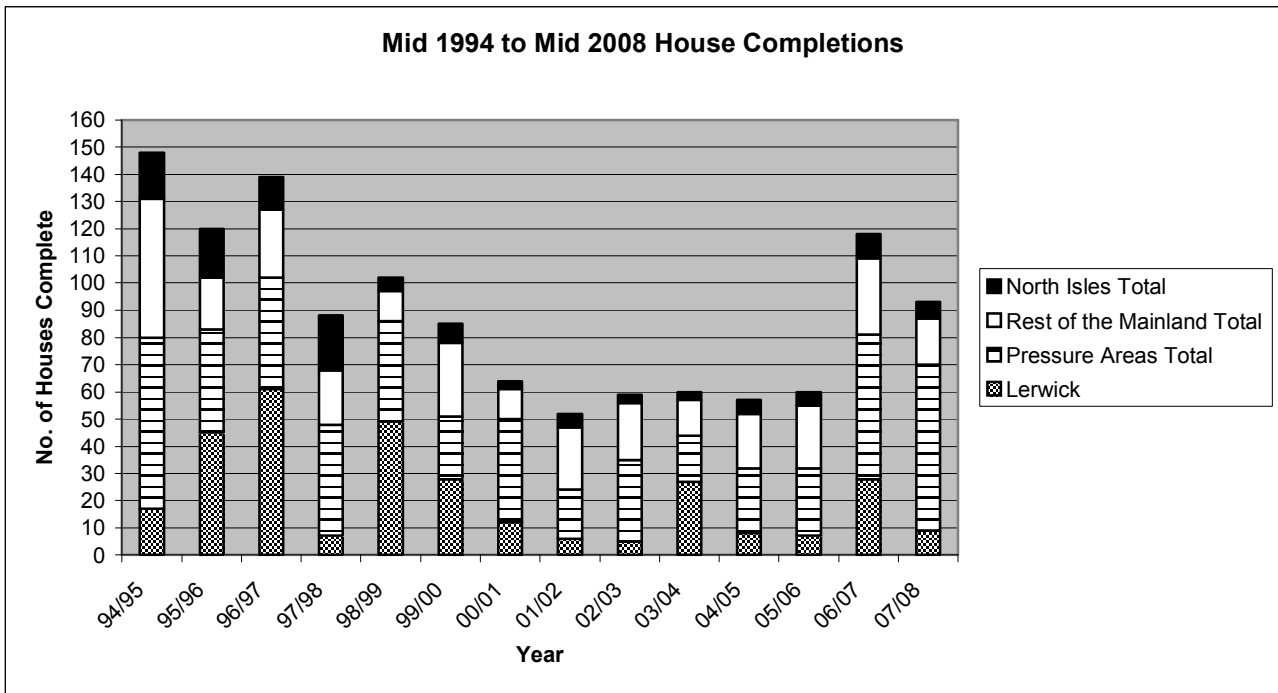
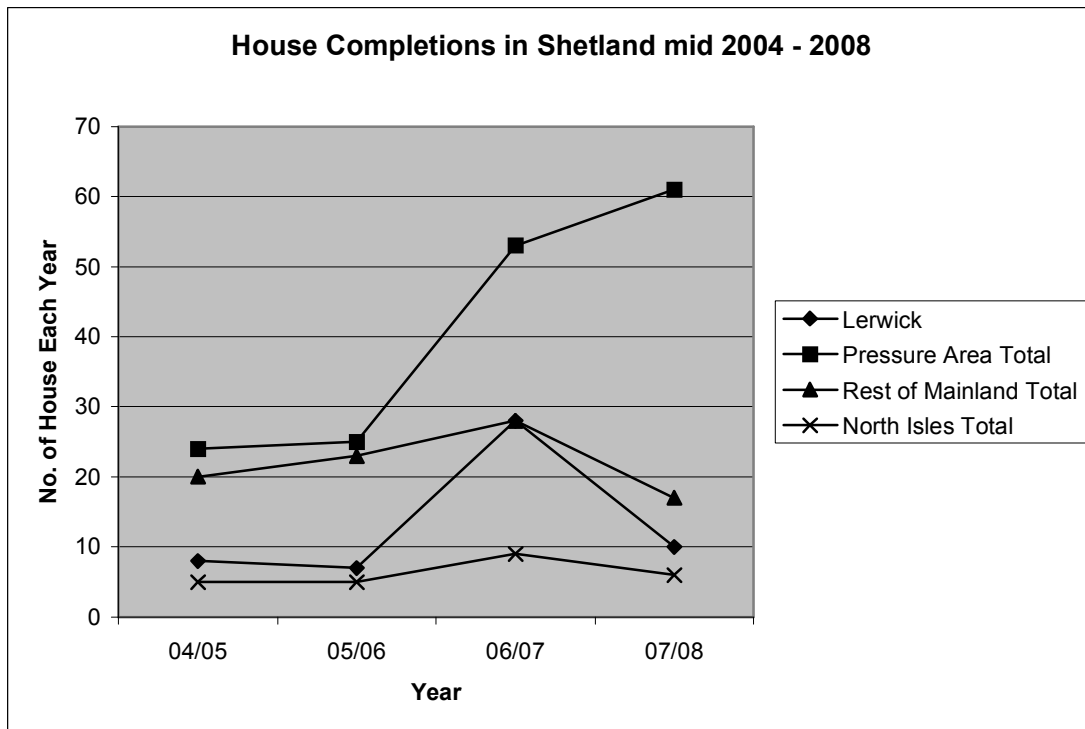


Figure 10: House Completion Trends mid 2004 - 2008



The graphs **Figures 9 & 10** above, show an increase in house completions over the past two years, this is due mainly to Hjaltland Housing Association's increased building programme. Both Figures show that the level of new house building in the North Isles is lower in recent years, but steady overall. Development in the Mainland outwith the pressured areas close to Lerwick

remains steady, with the highest number of new houses being built in the areas close to Lerwick.

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 house in a Local Protection Area (LPA).

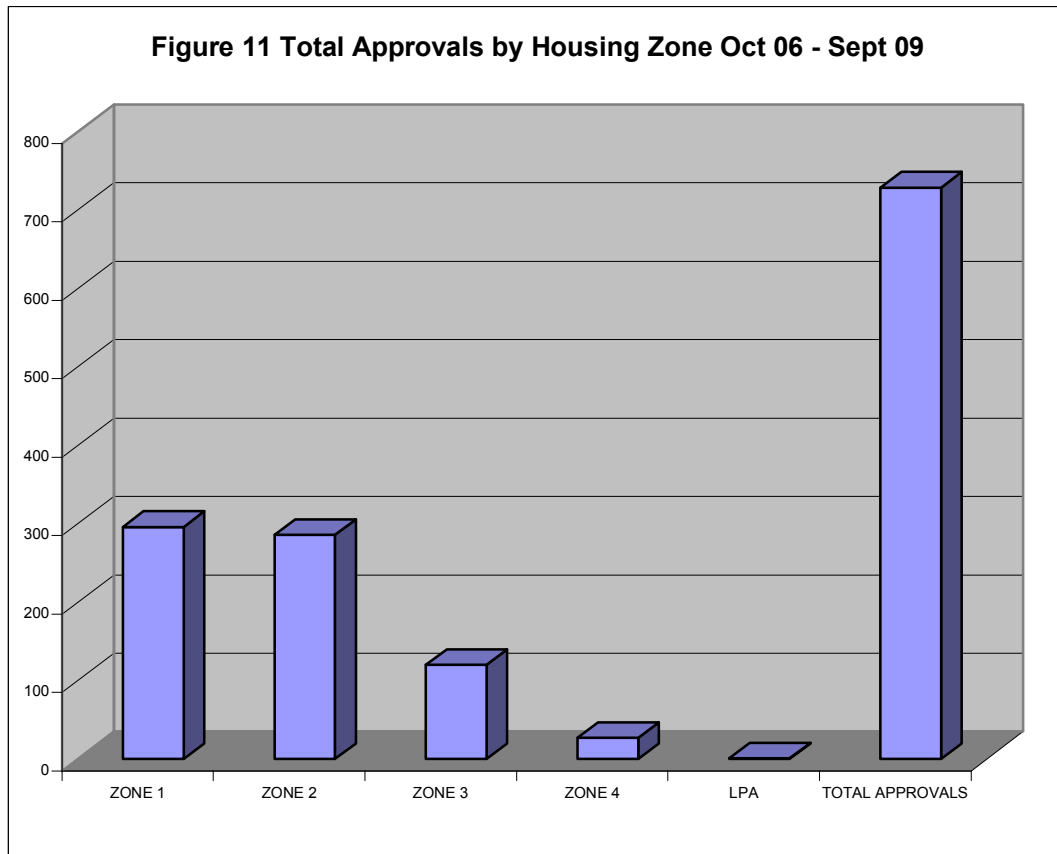


Figure 11, new house completions for the past three years show that the aims of the policy have partially been met, however, because the housing zone policy is criteria based, no settlement strategy has developed.

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 Shetland's jobs are located in Lerwick.⁸
- 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 Council⁵
- The economic output of traditional sectors agriculture and knitwear are much lower but did see a small increase between 2003 and 2006. Agriculture increased from £13.1million to £16.7million and knitwear increased from £2.5 million to £3 million.
- The value of tourism has also been fairly stable at £12million between 1996-2006.
- A recent report into the Economic Value of the Childcare sector in Shetland estimated that it contributed 10.4 million to the Shetland economy each year.⁶

- **Employment**

- Shetland has 11.1% of self-employed people, which is 3.5% above the Scottish average.⁷
- Of the 12,500 individuals who are economically active, 6,800 male and are 5,700 female.⁸
- 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.
- 8.5% employed in transport and communications sector
- Overall 75.4% are employed in the Services industry in Shetland.⁹

⁸ Community Profile, Lerwick/Bressay

⁵ Fraser of Allander Institute and Shetland in Statistics (AB Associates and Economic Development Unit, SIC

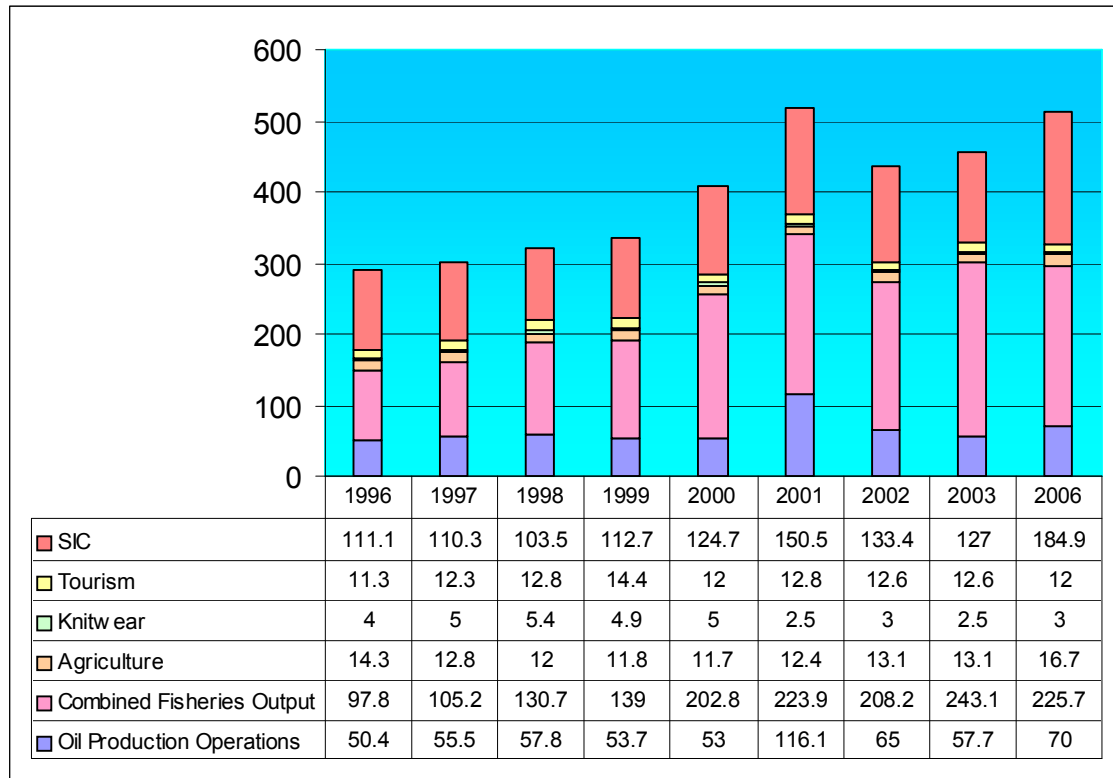
⁶ Economic Impact of Childcare Services – Anderson Solutions 2008

⁷ Nomis, Official Labour Market Statistics

⁸ Nomis, Official Labour Market Statistics

⁹ Nomis, Official Labour Market Statistics, 2006 (See Figure 19)

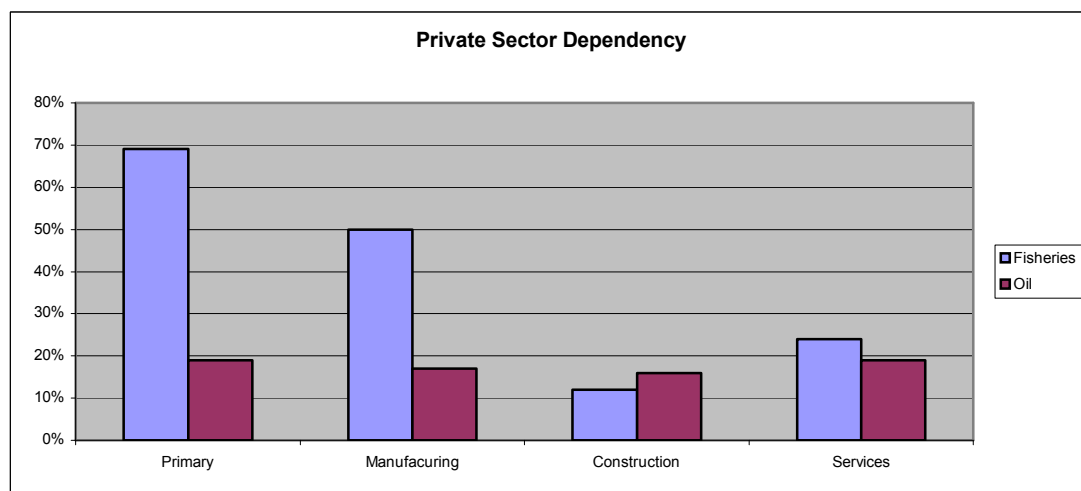
Figure 12: Value of key sectors of the Shetland Economy (£m), 1996-2006¹⁰



Sectors

- The 2007 Shetland employment survey indicates that 53% of FTE (2,807 FTE) jobs in Shetland’s private sector are directly dependent on either oil or fisheries activity.

Figure 13: Private Sector dependency on the Fish and Oil sectors¹¹



¹⁰ Fraser of Allander Institute and Shetland in Statistics (AB Associates and Economic Development Unit, SIC

¹¹ 2007 employment survey: Economic Development SIC

Oil¹²

- The 2007 employment survey found 19% of FTE jobs in the private sector are directly dependent on Shetland's Oil Industry.¹³
- In 2005 Sullom Voe handled 8.2% of all foreign and domestic oil & gas traffic in the UK.

Fishing¹⁴

- In July 2008 178 fishing vessels were registered and licensed and have Lerwick as the administrative port¹⁵
- The 2007 Shetland Employment Survey found that 34% of private sector full time equivalent jobs are directly dependent on the fishing industry.¹⁶

Agriculture¹⁷

- 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 million¹⁸.

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

- Attainment levels in schools are high and well above the Scottish average, with 47% of pupils going on to higher or further education and a similar number into employment and training.
- For primary schools - in 2005 the overall primary school roll, dropped below the 1971 figure. The secondary school role has remained relatively stable over the last 20 years, however for the first it has dropped below the 1981 figure of 1583 pupils to 1550 in September 2009.²⁶
- For those without suitable skills for employment, barriers to learning include access, lack of childcare and cost.
- There are 29 pre-school centres, providing places for all 3 and 4 year olds.

¹² Economic policies 2003-07

¹³ 2007 employment survey, Economic Development SIC

¹⁴ Economic policies 2003-07

¹⁵ Marine and Fisheries agency 2008

¹⁶ 2007 employment survey, Economic Development SIC

¹⁷ Economic report on agriculture, 2007

¹⁸ Shetland visitors survey, 2005/06

²⁶ SIC, Education and Social Care

- In 2007/08 there were 29 registered Childminders and 21 Nursery Classes.²⁸
- Access to Childcare is a relevant issue for many parents within Shetland; this has an impact on employment opportunities.

Primary Rolls

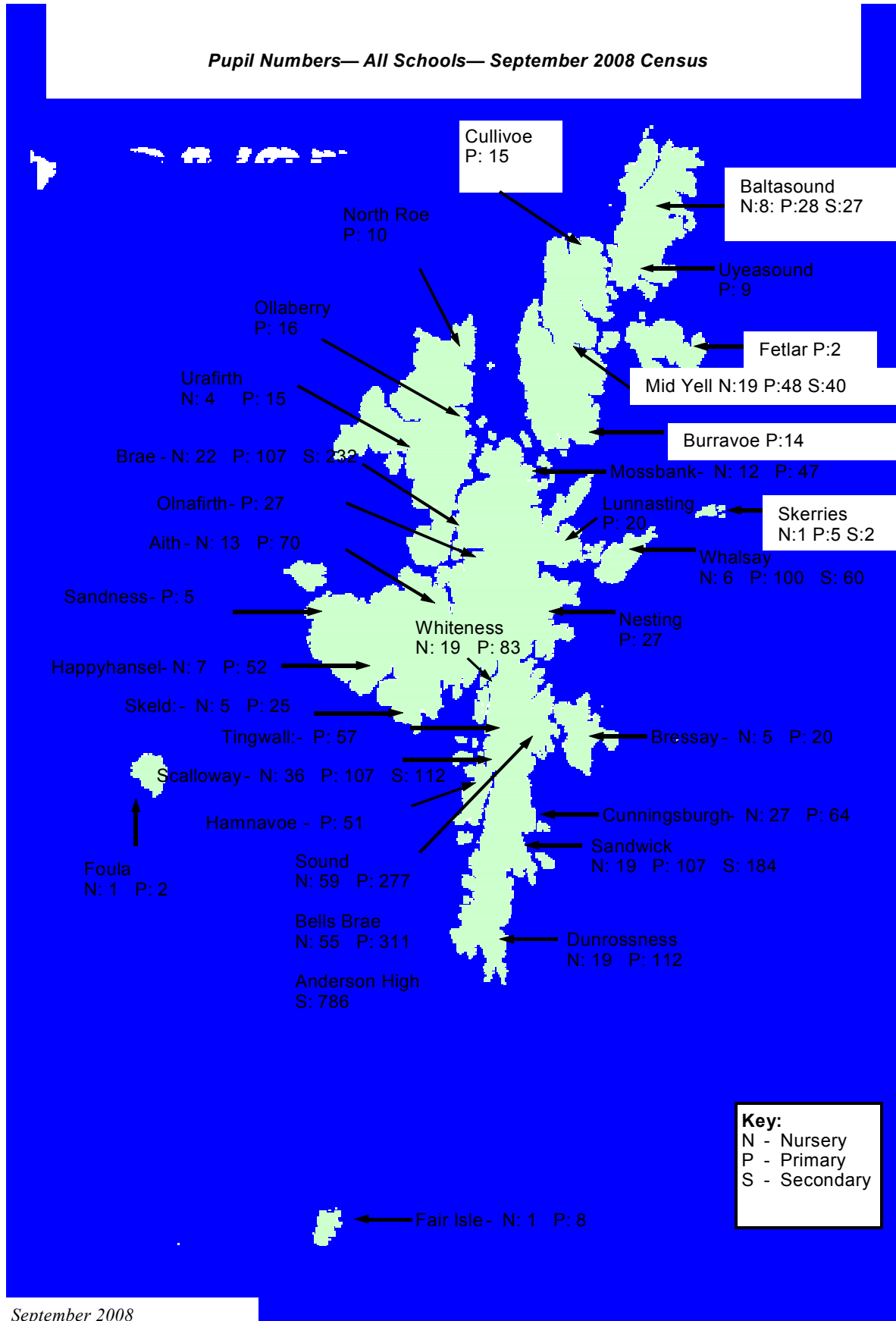
- The primary school roll in Shetland has seen an overall fall since 1981. The roll fell from 1,941 in 2005 to 1,846 in 2006 and 1809 in September 2009.
- In 2006 there was an average of 9.9 pupils per primary teacher, which is well below the Scottish average of 16.3 pupils per teacher.
- In the North Mainland, the primary roll dipped substantially between 1981 and 1991. However it went from having the second lowest primary roll in 1971 to having the second highest roll in 2006; approximately double the 1971 roll.
- 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.
- As **Figure 14** shows, after major growth in the late 1970's primarily due to the oil developments at Sullom Voe, Primary school rolls have declined in most parts of Shetland.
- The overall primary school roll peaked at 2,738 in 1980 and has declined slowly to its present level of 1,809 in September 2009.²⁹

The map on the following page shows details of pupil numbers in all Shetland schools - September 2008

²⁸ Shetland Family Services 2008

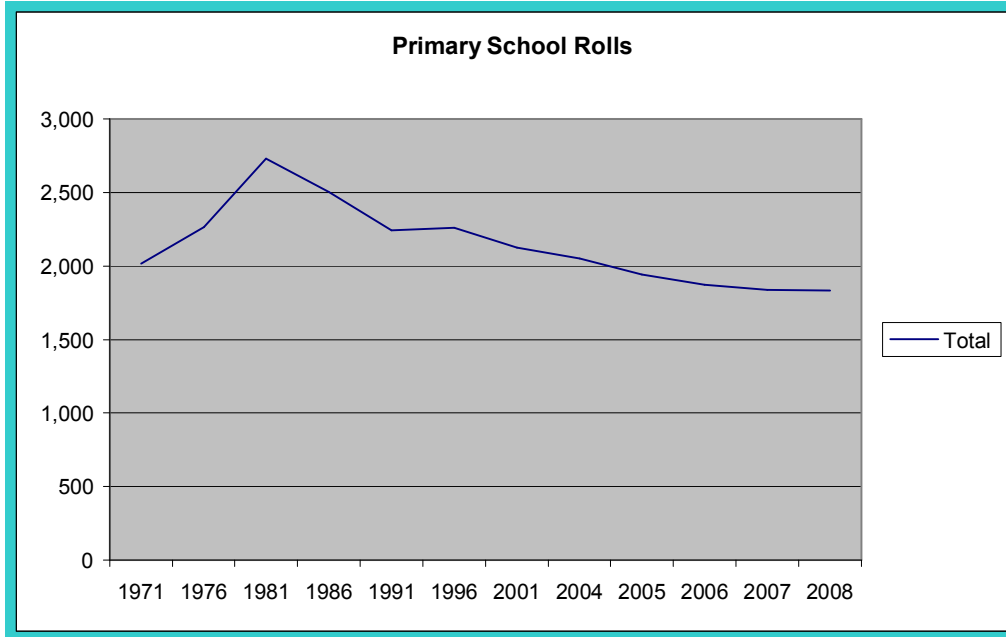
²⁹ SIC Education and Social Care

Pupil Numbers— All Schools— September 2008 Census



September 2008

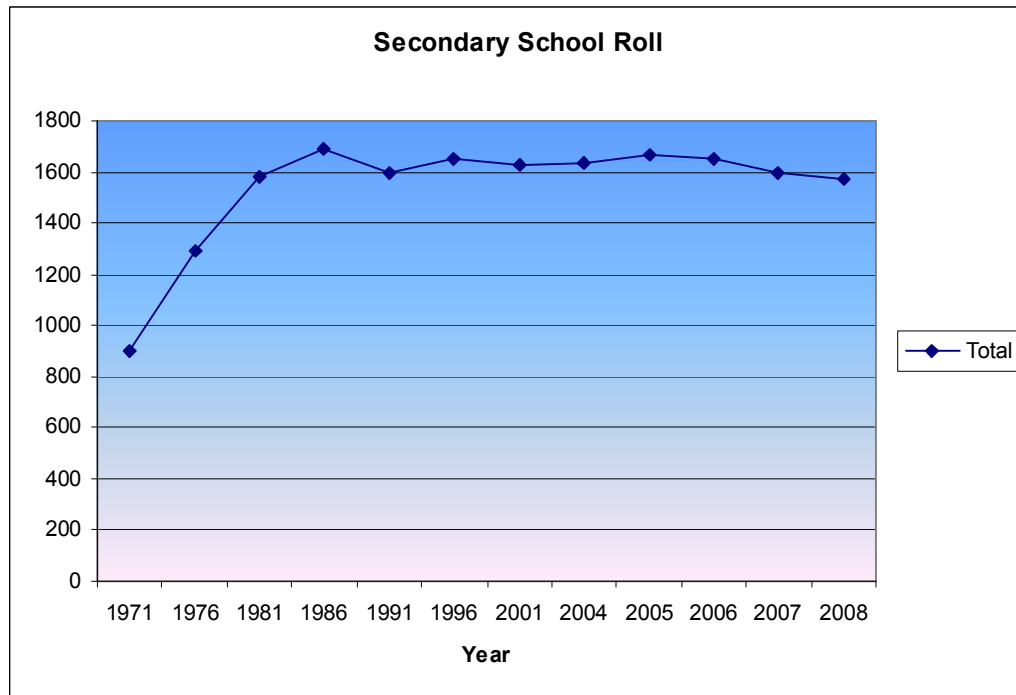
Figure 14: Total Primary School Rolls



Secondary Rolls

- As you can see from **Figure 15** below, the secondary school role has 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 standing at 1550 pupils in September 2009.³⁰

Figure 15: Secondary School Roll, 1971-2008³¹



³⁰ SIC Education and Social Care

³¹ SIC Education and Social Care

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 the year 2000.

Table 4: Number of vehicles licensed in the Shetland Islands on 31st December³²

	2000	2001	2002	2003	2004	2005	2006
Private Cars and Light Goods	10,378	10,806	11,135	11,430	11,697	12,114	12,467
Public Transport Vehicles	81	81	74	73	75	83	90
Others	1,473	1,514	1,626	1,688	1,754	1,753	1,846
Total	11,932	12,401	12,835	13,191	13,526	13,950	14,403

- 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.

Table 5: Bus services usage³³

Route	2001	2003	2005	2006	2007
South Mainland	92758	93797	98770	110804	117294
North Mainland	73240	71116	70997	68125	68417
Laxo/ Vidlin	6977	7881	6770	7189	7345
West Mainland	44018	41982	48612	50121	50355
Scalloway/ Burra	42154	54302	60738	56243	54489
Lerwick Town Service	117639	113039	106781	105858	103539
Yell	4936	4653	7062	9780	10153
Unst	1638	1950	2159	3085	3949
Total	383360	388720	401889	411205	415541

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

³² Shetland in Statistics, 2007

³³ SIC Transport, 2006

- 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.³⁴ This equates to 16, 343 people.

Shetland's Consumption Of Global Resources

The ecological footprint is a sustainability indicator, which expresses the relationship between humans and the natural environment. The ecological footprint accounts for the use of natural resources by a region's population. It is a 'snapshot' measure and typically refers to average annual consumption. To indicate environmental sustainability, the ecological footprint (demand) is compared with the global availability of resources (supply). Results are usually presented on a per capita basis using a standardised unit of area - the global hectare (gha).

The average resources available per capita is known as an 'earthshare'. To calculate an earthshare, the total available land and sea area of the planet is divided equally among the current global population.

It is estimated that the current earthshare is 1.9 gha.

If everyone lived within their earthshare, we would achieve One Planet Living with an equitable sharing of resources.

- Shetland's ecological footprint is currently 5.39 global hectares per capita³⁶.
- **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

- Shetland is involved with various projects to clean up waste, such as 'Fishing for Litter' and the Voar Redd Up.
- 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 to 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

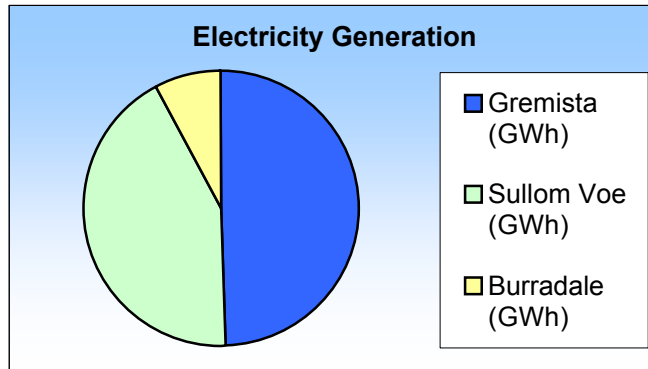
- The local electricity grid is supplied by Scottish and Southern Energy from the oil fired Gremista Power Station from excess energy produced by gas turbines at the Sullom Voe Terminal and the Burradale wind turbines.

³⁴ CHP Health and Well being profiles, 2008-ref SIMD

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

- 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 \(SHEAP\)](#).³⁷

Figure 16: Breakdown of electricity generation in 2006/07³⁸



- The estimated total CO₂ emissions for the housing stock in Shetland are an average of 14 tonnes per property per year.³⁹

³⁷ Infrastructure 2008

³⁸ Gremista PowerStation/Burradale/Sullom Voe, 2007

³⁹ 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 December 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.

Related Legislation and Guidance

The **Climate Change (Scotland) Act 2009** creates the statutory framework for greenhouse gas emission reductions in Scotland, setting targets and placing three climate change duties on public bodies.

Nature Conservation (Scotland) Act 2004

http://www.opsi.gov.uk/legislation/scotland/acts2004/pdf/asp_20040006_en.pdf

This Act places a duty on all public bodies to further the conservation of biodiversity so far as it is consistent with the proper exercise of those functions. This means that when considering and determining all planning applications, biodiversity is a material consideration.

Scottish Historic Environment Policy

<http://www.historic-scotland.gov.uk/index/heritage/policy/shep.htm>

The Scottish Historic Environment Policy sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.

Water Environment and Water Services (Scotland) Act 2003

http://www.opsi.gov.uk/legislation/scotland/acts2003/asp_20030003_en_1

The Act sets out new arrangements for the protection of the water environment and changes how new connections to the public water and sewerage infrastructure are to be funded.

The Flood Risk Management (Scotland) Act 2009 introduces a more sustainable and modern approach to flood risk management, suited to the needs of the 21st century and to the impact of climate change. It also creates a more joined up and coordinated process to manage flood risk at a national and local level.

EU Water Framework Directive 2000

<http://www.defra.gov.uk/environment/quality/water/wfd/index.htm>

The Water Framework Directive (2000/60/E) is the most substantial piece of water legislation ever produced by the European Commission, and will provide the major driver for achieving sustainable management of water in the UK and the other Member States for many years to come.

River Basin Management Plan

http://www.sepa.org.uk/water/river_basin_planning.aspx

A key component of the Water Framework Directive is the development of a *river basin management plan* which is reviewed on a six yearly basis and which set out the actions required within each river basin to achieve set environmental quality objectives.

The Water Environment (Controlled Activities) (Scotland) Regulations

<http://www.scotland.gov.uk/Publications/2005/05/0995747/57495>

This document relates to the Water Environment (Controlled Activities) (Scotland) Regulations 2005. The purpose of the Regulations which implement the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), introduce controls over a range of activities which can have an adverse impact upon the water environment.

Marine (Scotland) Bill (Spring 2009)

<http://www.scottish.parliament.uk/s3/bills/25-MarineScot/b25s3-introd.pdf>

A Bill relating to provision functions and activities in the Scottish marine area, including provision about marine plans, licensing of marine activities and the protection of the area and its wildlife including seals; and for connected purposes.

The Town and Country Planning (Marine Fish Farming) (Scotland) Order 2007

http://www.opsi.gov.uk/legislation/scotland/ssi2007/draft/en/sdsien_9780110716558_en.pdf

The purpose of this Order is to make provision to apply to extend statutory planning controls to marine fish farms out to the territorial limit i.e. 12 nautical miles. This is the first time that local authority planning powers have been extended into the marine environment.

Environmental Impact Assessment (Scotland) Regulations 1999

<http://www.opsi.gov.uk/legislation/scotland/ssi1999/19990001.htm>

These Regulations require projects which are likely to have significant affects on the environment by virtue of their nature, size or location shall be subject to an assessment of those effects. These regulations are well bedded into the current planning system.

Housing (Scotland) Act 2006

http://www.opsi.gov.uk/legislation/scotland/acts2006/asp_20060001_en_1

The Act gives local authorities a new set of tools it represents the biggest change in national policy regarding the existing private housing sector in 30 years.

Firm Foundations – The Future of Housing in Scotland

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

A discussion document issued in October 2007, setting out the Scottish Ministers' vision for the future of housing in Scotland. The increased housing supply must be delivered on the basis of higher environmental and design standards that create sustainable homes in places where people wish to live and work.

Designing Places: A Policy Statement for Scotland

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

This is the first policy statement on designing places in Scotland and marks the Scottish Government's determination to raise standards of urban and rural development. The document identifies six qualities considered to be at the heart of good design for urban and rural development.

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

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

This strategy sets the vision for a future Scotland, which will value and benefit from the talents and experience of its older people.

Shetland Islands Council – Other Plans and Strategies

Corporate Plan 2008 - 2011

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

Recently approved (April 2008), the Corporate Plan places sustainable development at the heart of everything the Council does.

Priorities and Targets

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

On 27 March 2007, the Council and the Community Planning Board both agreed the long-term priorities and targets to increase the quality of life for Shetland. The existing Development Plan policies were prepared in the late 1990s and do not incorporate these long-term priorities and targets. The review of the Development Plan should take account of these agreed Priorities and Targets.

Scottish Climate Change Declaration

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

The Council signed up to the Scottish Climate Change Declaration in January 2006, This pledge will need to be integrated into the Local Development Plan Review with policies reflecting the requirement to address climate change by ensuring development progresses in a sustainable manner and resources are protected.

Sustainability Implementation Action Plan

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

This plan contains actions to ensure implementation of the Council's commitment the Climate Change Declaration.

Scottish Sustainable Marine Environment Initiative SSMEI – Pilot Document

<http://nafc.ac.uk/ssmei.aspx>

The Scottish Sustainable Marine Environment Initiative (SSMEI) Shetland project is one of four pilots in Scotland testing the concept of Marine Spatial Planning as a mechanism to achieve sustainable management of the marine environment. The Plan provides guidance for the placement of different marine activities for the betterment of marine management and reflects extensive public involvement, consultation and consensus.

SIC Works Licence Policy (June 2007)

<http://nafc.ac.uk/Portals/0/Files/SIC%20Works%20Licence%20Policy%202006%20June%202007.doc>

Shetland is unique in UK terms in that it has local control over marine waters from Mean High Water Springs out to 12 miles through powers vested in the Shetland Islands Council by the Zetland County Council Act 1974. Originally introduced to control oil related developments this legislation has subsequently been utilised to both promote and regulate all marine development through the issuing of works licences.

Landscape Character Assessment for Shetland

<http://www.snh.org.uk/pdfs/publications/review/093.pdf>

This study prepared by Gillespies for Scottish Natural Heritage (SNH) provides a detailed assessment of the landscape character of Shetland, considers likely pressures, sensitivity and opportunities.

Orkney and Shetland Area Waste Plan

www.sepa.org.uk/waste/waste_publications/waste_plans

A National Waste Strategy for Scotland has been produced to help us meet the new standards and outline what we can do to move towards a more sustainable waste management culture. In Orkney & Shetland, the strategy will be implemented through the local Area Waste Plan

Local Housing Strategy 2004 - 2009

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

The Local Housing Strategy (LHS) does not focus solely on the housing stock owned by the Council; the strategy is overarching and is designed to provide information on housing of all tenures across Shetland. The strategy is intended to help housing providers in Shetland provide homes. The preparation of the next LHS is coordinated and is being prepared on the same time scale as the Local Development Plan.

Deprivation and Social Exclusion in Shetland

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

This research document develops an understanding of social exclusion and deprivation in Shetland, and other remote rural areas.

Shetland Transport Strategy (STS) (July 2008)

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

The Shetland Transport Strategy is a statutory document, approved by the Scottish Government in July 2008. It is supported by an accompanying Delivery Plan document, which outlines the specific actions and policies that ZetTrans will implement.

Countryside Access Strategy 2005

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

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

Shetland Countryside Access Strategy sets out the priorities for the provision and development of access to the countryside in Shetland.

Core Path Plan

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

Part 1 of the Land Reform (Scotland) Act 2003 introduced Core Paths Plans. The purpose of the Plan is to designate a system of paths to provide the basic framework of routes linking into and supporting wider networks of other paths and routes.

Shetland Islands Council Blueprint for Education 2009

<http://www.shetland.gov.uk/education/BlueprintforEducation.asp>

The “blueprint” will consider the educational and financial viability levels for schools across Shetland for ten years’ time, taking account of the projected substantial reduction in pupil numbers.

On the Cusp... Shetland’s Cultural Strategy

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

This Strategy seeks to offer a shared view of the way in which Shetland’s citizens would like life on the Islands to develop. The strategy sets out objectives for developing cultural facilities, services and activities for the benefit of the Shetland community.

Community Health & Care Partnership Agreement 2008 – 2011

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

This agreement builds on the good joint working between the Council and NHS Shetland. Future planning of settlements is an integral part of health care provision.

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 (see Figure 11), 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.

The table identifies;

- the policy number followed by a brief description of each policy (the full policy wording can be found in the Structure and Local Plans themselves);
- the Main Drivers for Change e.g. new legislation and other guidance are identified;
- an assessment of the policy's impact on the Council's Priorities and Targets is also made;
- a professional assessment of the Recommended Action is given and the Planning Policy Issues (if any) are identified;
- the Issues identified are feed into the Main Issues Report (MIR).

Detailed Review of Current Structure and Local Plan Policies

GENERAL DEVELOPMENT STRATEGY

Policy Number; GDS1
<p>Policy Description; Sustainable Development Sets out the requirement for all development to follow the principles of sustainable development</p>
<p>Main Drivers of Policy Review; Increased weight given to sustainable development in all government legislation and guidance e.g.</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Nature Conservation (Scotland) Act 2004 • EU Water Framework Directive 2000 • Stern Review 2006 • Changing Our Ways: Scotland’s Climate Change Programme 2006 • The Statutory Guidance on Planning and Sustainable Development (Statutory Guidance) 2007 • National Planning Framework 2 2008 (NPF2) • Scottish Planning Policy (SPP) October 2008 • Choosing Our Future: Scotland’s Sustainable Development Strategy 2005
<p>Impact on Council’s Priorities and Targets; Major impact; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland. Supports the Council’s Priorities and Targets and supports the Scottish Climate Change Declaration</p>
<p>Recommended Action; Very minor rewording may be required to update existing policy in light of new legislation</p>
<p>Planning Policy Issues; None</p>

Policy Number; GDS2
<p>Policy Description; Economic Competitiveness Aims to maximise the competitiveness of the Shetland economy</p>
<p>Main Drivers of Policy Review;</p>

<ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 2 (Economic Development) • PAN 73 (Rural Diversification) • Scottish Planning Policy (SPP) October 2008
<p>Impact on Council's Priorities and Targets; Major impact - Policy foundation on which to pursue the Priorities and Targets, particularly; to increase employment opportunities by 1,000 full-time equivalents by 2025 and placing more effort on stimulating demand for living in the remoter areas of Shetland by ensuring that the ratio of jobs to people and housing is the same</p>
<p>Recommended Action; Minor updating to reflect new guidance and Local Development Plan (LDP)</p>
<p>Planning Policy Issues; None</p>

Policy Number; GDS3
<p>Policy Description; Existing Settlements Seeks to protect and promote the vitality and viability of existing settlements</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • The Scottish Government's SPP3, SPP20 and the raft of new guidance based around Designing Places (a policy statement on design) and focusing on building communities that are well designed, strong, sustainable and vibrant. • The Council's commitment to the Scottish Climate Change Declaration • Scottish Planning Policy (SPP) October 2008
<p>Impact on Council's Priorities and Targets; Major Impact; The Council is committed to increasing employment opportunities, increasing the supply of housing and stimulating demand for living in the remoter area. These actions are seen as support for existing rural communities</p>
<p>Recommended Action; Amend existing policy to place greater emphasis on sustainable development and the inter-relationship between relevant legislation and policy guidance to promote sustainable communities and quality environments. Amended policy included in Policies LDP 1 (All Development) and LDP 3 (All Development; Location) in the Interim Planning Policy document "Towards Sustainable Construction and Better Design in Shetland" (approved December 2009)</p>
<p>Planning Policy Issues; How a sustainable pattern of development that promotes the vitality and</p>

viability of existing settlements can be promoted

Policy Number; GDS4
<p>Policy Description; Natural and Built Environment Ensuring new development conserves and where possible improves the environment and quality of life.</p> <ul style="list-style-type: none"> • control the location, scale and design of new development to respect, protect and conserve the natural and built environment <p>minimise water, air and land pollution and waste generation consider all opportunities for the re-use of land and buildings</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Nature Conservation (Scotland) Act 2004 • EU Water Framework Directive 2000 • SPP 20 promoting architecture and design, (not in SPP review) • Designing Places (2001) identifies the six qualities at the heart of making successful places, • SPP23 archaeology ensures the past is valued • Scottish Planning Policy (SPP) October 2008
<p>Impact on Council’s Priorities and Targets; Major Impact; The priority is to make Shetland an outstanding place in which to live and work, the quality of the built and natural environment are the foundation</p>
<p>Recommended Action;</p> <ul style="list-style-type: none"> • Amend existing policy to place greater emphasis on sustainable development and the inter-relationship between relevant legislation and policy guidance to promote quality environments. • “Towards Sustainable Construction and Better Design in Shetland” - An amended policy combining alterations to GDS4 and SP NE1 has been included as Policy LDP2 (All Development; Layout and Design) in this Interim Planning Policy document (approved December 2009) • “Public Safety and Safeguarding Consultation Zones within Shetland” - three new policies which provide an interpretation of Policy SP GDS4 are included in this interim policy document (consultation complete interim policy approved – October 2008)
<p>Planning Policy Issues; None</p>

Policy Number; GDS5
<p>Policy Description; Social Inclusion New development is accessible and required to make a positive contribution to the social well being of the whole community.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (SPP) October 2008

<ul style="list-style-type: none"> • SPP3 - Planning for Homes • SPP11 – Open space and physical activity • SPP15 – Planning for rural development • SPP17 – Planning for Transport
<p>Impact on Council’s Priorities and Targets; Major impact; The Priorities and Targets seek to decrease social inequalities and ensure equal opportunities for all.</p>
<p>Recommended Action; Latest government guidance supports, extends and reinforces this policy by placing greater emphasis on the development of quality places which are accessible to all</p>
<p>Planning Policy Issues; None</p>

BUILT AND NATURAL ENVIRONMENT

<p>Policy Number; SP NE 1</p>
<p>Policy Description; Shetland Landscape and Design Encourages high standard of design in terms of siting, scale, colour, materials and form for all new developments.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Nature Conservation (Scotland) Act 2004 • EU Water Framework Directive 2000 • Scottish Planning Policy • SPP 20 promoting architecture and design, (not in SPP Review) • Designing Places (2001) identifies the six qualities at the heart of making successful places, • SPP23 archaeology ensures the past is valued
<p>Impact on Council’s Priorities and Targets; The priority is to make Shetland an outstanding place to live and work, the quality of the built and natural environment are the foundation</p>
<p>Recommended Action; Adjustment to incorporate design qualities and for best practice, updated by policy SPG1, (All Development: Layout and Design) in “Towards Sustainable Construction and Better Design in Shetland” Interim Planning Policy approved (approved December 2009)</p>
<p>Planning Policy Issues; None</p>

<p>Policy Number; SP NE2</p>
<p>Policy Description; National Scenic Areas; commitment to conserve and enhance the landscape. Specific policies were to be contained in the Local Plan</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006

<ul style="list-style-type: none"> • Scottish Planning Policy SPP 2009 • Landscape Character Assessment for Shetland
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Amend policy as appropriate in light of Scottish Planning Policy. Landscape considerations Incorporated into proposed policies LDP2 and SPG6 in "Towards Sustainable Construction and Better Design in Shetland" Interim Planning Policy (approved December 2009).</p>
<p>Planning Policy Issues; none</p>

Policy Number; SP NE3
<p>Policy Description; Agricultural Land – A finite Resource; Protection of the best and most versatile agricultural land in Shetland</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Sustainability of food production – self sufficiency • Scottish Climate Change Declaration • Scottish Planning Policy SPP 2009 • SPP 11 – Open Space and Physical Activity
<p>Impact on Council's Priorities and Targets; Increasing and maintaining employment in rural areas</p>
<p>Recommended Action; Examine whether retaining a planning policy for the protection of the best agricultural land is desirable. Duplicates LP NE 14</p>
<p>Planning Policy Issues; The quality of the agricultural land in Shetland falls well outside that which is protected at national level. It may be beneficial to discuss with agencies and the Shetland public, whether or not the protection of the best agricultural land is a decision for the Council or the local farmer/crofter</p>

Policy Number; SP NE 4
<p>Policy Description; Nature Conservation Control of development on sites of European importance i.e. Natura 2000 sites, Ramsar sites and priority species</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Nature Conservation (Scotland) Act 2004 • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy SPP 2009 • Commitment to the Scottish Climate Change Declaration
<p>Impact on Council's Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>

Recommended Action; Amend policy as necessary in the light of legislative change
Planning Policy Issues; None

Policy Number; SP NE5
Policy Description; Management and conservation of sites and features that are of importance for wild flora and fauna
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Nature Conservation (Scotland) Act 2004 • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy SPP 2009 • Commitment to the Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; To maintain and improve the quality of life experienced by people in Shetland is closely connected with protection and management of the natural environment
Recommended Action; Update policy as necessary in the light of legislative change
Planning Policy Issues; None

Policy Number; SP NE6
Policy Description; Protection of Sites of Special Scientific Interest (SSSI)
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Nature Conservation (Scotland) Act 2004 • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy SPP 2009 • Commitment to the Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; No action
Planning Policy Issues; None

Policy Number; SP NE 7
Policy Description; Consideration of legislation, policies and conservation objectives for “protected species”
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Nature Conservation (Scotland) Act 2004 • Planning Etc. (Scotland) Act 2006

<ul style="list-style-type: none"> • Scottish Planning Policy SPP 2009
Impact on Council’s Priorities and Targets; The presence of “protected species” impacts on the quality of life experienced by people in Shetland
Recommended Action; Update to reflect current legislation
Planning Policy Issues; None

Policy Number; SP NE8
Policy Description; Biodiversity; Requires reasonable attention to be paid to Biodiversity
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Nature Conservation (Scotland) Act 2004 • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy SPP 2009
Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Ensure the duty to further the conservation of biodiversity placed on the Council by the Nature Conservation (Scotland) Act 2004 is reflected in appropriate Local Development Plan policies. This policy also duplicates policy LP NE13.
Planning Policy Issues; Need to promote new duty

Policy Number; SP NE9
Policy Description; Environmental Enhancement; Through joint working with agencies and the public, enhancement projects were to be identified in the Local Plan
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP11 – Open Space and Physical Activity
Impact on Council’s Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Environmental enhancement projects to be included in Supplementary Guidance following discussion with agencies and the Shetland community
Planning Policy Issues; None

Policy Number;

LP NE10
<p>Policy Description; Development and the Environment General policy protecting the environment and resources</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Nature Conservation (Scotland) Act 2004 • EU Water Framework Directive • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update policy in light of new legislation and incorporate relevant criteria to specific development types The principles of this policy are reworded and included as Policy SPG26 (General Requirements for All New Developments) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009) New policies SPG MIN15 and SPG MIN16 in Interim Planning Policy - Minerals (approved December 2009) contain elements from this policy</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP NE11
<p>Policy Description; Local Protection Areas Identification of land regarded by the local community as being worthy of protection from development except that which is for the benefit of the community as a whole.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning etc. (Scotland) Act • SPP11 – Open Space and Physical Activity
<p>Impact on Council’s Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; SPP 11 and the new Planning Act require the preparation of an open space audit and a Local Development Plan which shows clearly where development will and will not be permitted. Conduct Open Space Audit and identify areas of land to be reserved as open space in Supplementary Guidance</p>
<p>Planning Policy Issues; The current Local Plan policy is open to legal challenge and has been criticised in the planning appeal process because it has no factual foundation. This policy should be deleted or replaced by some other form of protected area designation following the Open Space Audit.</p>

Policy Number; LP NE12
<p>Policy Description; Exploratory, Appraisal or Prototype Proposals Subject to certain criteria exploratory equipment will be granted temporary planning consent</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006
<p>Impact on Council's Priorities and Targets; Little impact, as only temporary planning permission is considered</p>
<p>Recommended Action; Update as necessary in line with new legislation</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP NE13
<p>Policy Description; Biodiversity Policy encouraging developers to consider biodiversity in their proposals</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Nature Conservation (Scotland) Act 2004 • Planning Etc. (Scotland) Act 2006 • EU Water Framework Direction 2000 • Stern Review 2006 • Scottish Climate Change Declaration • Changing Our Ways: Scotland's Climate Change Programme 2006 • The Statutory Guidance on Planning and Sustainable Development (Statutory Guidance) 2007 • National Planning Framework 2 2008 (NPF2) • Scottish Planning Policy (SPP) October 2008 • Choosing Our Future: Scotland's Sustainable Development Strategy 2005
<p>Impact on Council's Priorities and Targets; Biodiversity is at the heart of the Council commitment to sustainability and the natural environment</p>
<p>Recommended Action; The Conservation (Scotland) Act 2004 places a duty on the Council to promote biodiversity. The emphasis of all policies should be altered to reflect this new Council duty. Policy duplicates policy SP NE8.</p>
<p>Planning Policy Issues; Need to promote new duty</p>

Policy Number; LP NE14
<p>Policy Description; Agricultural Land Details of how policy SP NE3 will be applied</p>
<p>Main Drivers of Policy Review;</p>

<ul style="list-style-type: none"> • Sustainability of food production – self sufficiency • Scottish Climate Change Declaration • Planning Etc. (Scotland) Act 2006 • SPP 11 – Open Space and Physical Activity
Impact on Council’s Priorities and Targets; Increasing and maintaining employment in remoter areas
Recommended Action; Examine whether retaining a planning policy for the protection of the best agricultural land is desirable. Duplicates SP NE3 (new land classification maps from McAulay Land Use Institute may assist)
Planning Policy Issues; The quality of the agricultural land in Shetland falls well outside that which is protected at national level. It may be beneficial to discuss with agencies and the Shetland public, whether or not the protection of the best agricultural land is a decision for the Council or for the local farmer/crofter

Policy Number; LP NE15
Policy Description; Protection of trees and woodland
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy 2009
Impact on Council’s Priorities and Targets; To maintain and improve the quality of life experienced by people in Shetland is closely connected with protection of the natural environment
Recommended Action; Update in light of new legislation
Planning Policy Issues; None

Built Environment

Policy Number; SP BE1
Policy Description; Built Environment; Presumption against development that would damage built heritage resources
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; This policy is presented in an amended format as Policy LDP 5 (All Development: Historic Built Environment) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland”

(Approved December 2009). Model policies included in SPP 23 should be considered
Planning Policy Issues; None

Policy Number; SP BE2
Policy Description; Preservation of important archaeological remains
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council’s Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update as necessary in line with latest legislation. Model policies included in SPP 23 should be considered
Planning Policy Issues; None

Policy Number; SP BE3
Policy Description; Regeneration of Existing Settlements; commitment to work with others to bring forward restoration and enhancement opportunities
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (SPP)
Impact on Council’s Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland. May also increase employment opportunities and encourage development in the remoter areas
Recommended Action; Update as necessary in line with latest legislation
Planning Policy Issues; None

Policy Number; LP BE4
Policy Description; Preservation and Re-use of Disused Buildings
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council’s Priorities and Targets; May impact on the overall objective, which is to maintain and improve the

quality of life experienced by people in Shetland
Recommended Action; This policy is presented in a revised format as Policy LDP 5 (All Development: Historic Built Environment) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009)
Planning Policy Issues; None

Policy Number; LP BE5
Policy Description; Protection and Enhancement of Buildings Mainly for historic and architectural reasons
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; This policy is presented in a revised format as Policy SPG 11 (All Development: Preservation and Re-use of Disused Buildings) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009). Model policies included in SPP 23 should be considered
Planning Policy Issues; None

Policy Number; LP BE6
Policy Description; Listed Buildings; Protection for Listed Buildings in accordance with current guidance and legislation
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update as necessary in line with latest legislation. Model policies included in SPP 23 should be considered.
Planning Policy Issues; None

Policy Number; LP BE7
<p>Policy Description; Conservation Grants; A Council grant scheme designed to help with the extra costs of carrying out work using traditional methods and materials, and participation in the Lerwick Town Scheme</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Town Schemes have been withdrawn by Historic Scotland, update policy in line with current position</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP BE8
<p>Policy Description; Development in Conservation Areas; policy requiring new development in Conservation Areas to be of the highest quality</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
<p>Impact on Council's Priorities and Targets; The priority is to make Shetland an outstanding place to live and work, the need for high quality design within the historic environment is an important factor</p>
<p>Recommended Action; Update as necessary in line with latest legislation. Model policies included on Scottish Government website should be considered.</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP BE9
<p>Policy Description; Demolition in the conservation Areas</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action;</p>

Update as necessary in line with latest legislation. Model policies included on Scottish Government website should be considered.
Planning Policy Issues; None

Policy Number; LP BE10
Policy Description; Shopfronts in Conservation Areas; policy presuming against the removal of 19 th and early 20 th century shopfronts
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update as necessary in line with latest legislation. Model policies included in SPP 23 should be considered.
Planning Policy Issues; None

Policy Number; LP BE11
Policy Description; Advertisements and signs; Policy encouraging the display of well-designed and well made signs, which are in sympathy with the character of the area and building where they are located'
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment • Scottish Historic Environment Policy
Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update as necessary in line with latest legislation.
Planning Policy Issues; None

Policy Number; LP BE12
Policy Description; Closure of Lanes and Clousses in Lerwick Town Centre; protection of these routes which provide access and character within the Town Centre
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 23 – Planning and the Historic Environment

<ul style="list-style-type: none"> • Scottish Historic Environment Policy • SPP11- Open Space and Physical Activity • Designing Places
<p>Impact on Council’s Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update as necessary in line with latest legislation.</p>
<p>Planning Policy Issues; none</p>

Policy Number; LP BE13
<p>Policy Description; Design; Encourages a high standard of appropriate design in terms of siting, layout, scale, colour, materials and form in accordance with Appendix F</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 20 promoting architecture and design, • Designing Places (2001) identifies the six qualities at the heart of making successful places.
<p>Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update as necessary in line with latest legislation. An amended policy combining alterations to GDS4 and SP NE1 has been included as Policy LDP2 (All Development; Layout and Design) in Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009)</p>
<p>Planning Policy Issues; None</p>

COASTAL MANAGEMENT

Policy Number; SP CST1
<p>Policy Description; Discourages development below the 5m contour, seeks to protect the undeveloped coastline from unnecessary development.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP7 (Planning and Flooding) • Scottish Climate Change Declaration
<p>Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment</p>
<p>Recommended Action; Reword policy to bring policy in line with current advice.</p>

<p>Merge with LP WD10 to remove duplication. Amended policy combined with LP HOU4 and included as Policy LDP 7 (All Development; Development below the 5 metre contour) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009), extends this policy to include all areas at risk of flooding.</p>
<p>Planning Policy Issues; None</p>

<p>Policy Number; SP CST2</p>
<p>Policy Description; Determining of Works Licence Applications</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • WEWS Act 2003 • Town and Country Planning (Marine Fish Farming) (Scotland) Order 2007 • Planning Circular 1/2007 • Marine (Scotland) Bill (Spring 2009) • SPP22 (Planning for fish farming) • Scottish Climate Change Declaration • NPF/SPP (2009) • SIC Interim Policy for Marine Aquaculture (June 2007) • Scottish Sustainable Marine Environment Initiative Pilot Document • EU Marine Strategy Framework Directive (2010 – 2020)
<p>Impact of Council’s Priorities and Targets; Corporate Plan: Sustainable economy, encourage sustainable management of Shetland’s coastal waters; Protection and enhancement of our natural environment; increased employment opportunities in remoter areas of Shetland.</p>
<p>Recommended Action; Seek clarification of the status of current SIC interim policy for aquaculture before incorporating into LDP. Consider if SSMEI Marine Spatial Plan could become IPP or Supplementary Guidance. Also consider new policy relating to planning applications for marine aquaculture developments now that these have been incorporated into Planning Legislation.</p>
<p>Planning Policy Issues; None</p>

<p>Policy Number; SP CST3</p>
<p>Policy Description; Establish a Coastal Zone Management Plan</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • WEWS Act 2003 • Marine (Scotland) Bill (Spring 2009)

<ul style="list-style-type: none"> • Scottish Climate Change Declaration • EU Marine Strategy Framework Directive • EU Integrated Maritime Policy
<p>Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Sustainable Economy. Sustainable development and management in the coastal waters around Shetland. May assist to increase employment opportunities and stimulate demand for living in the remoter areas</p>
<p>Recommended Action; Delete policy to avoid duplicating policies in SSMEI Pilot Document – or consider making SSMEI part of LDP as Supplementary Guidance or Interim Planning Policy, re-title Developing a Marine Spatial Plan for Shetland.</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP CST4
<p>Policy Description; Siting of Major oil and gas related development</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration
<p>Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Sustainable Economy May assist to increase employment opportunities and stimulates demand for living in the remoter areas</p>
<p>Recommended Action; Update policy as necessary in line with current legislation and guidance</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP CST5
<p>Policy Description; Coastal Development at Sullom Voe, developed coast</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Scottish Climate Change Declaration
<p>Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Sustainable Economy May assist to increase employment opportunities and stimulates demand for living in the remoter areas</p>
<p>Recommended Action; Update policy as necessary in line with current legislation and guidance</p>
<p>Planning Policy Issues;</p>

None

Policy Number; LP CST6
Policy Description; Coastal Development outwith Sullom Voe and Lerwick
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy • Scottish Climate Change Declaration
Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Sustainable Economy May assist to increase employment opportunities and stimulates demand for living in the remoter areas
Recommended Action; Update policy as necessary in line with current legislation and guidance
Planning Policy Issues; None

WATER AND DRAINAGE

Policy Number; SP WD1
Policy Description; Maintaining the quality of Shetland's marine and freshwater resources
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP1 (The Planning System) • SPP7 (Planning and Flooding) • EC Water Framework Directive • River Basin Management Plan
Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Wording needs to be updated to make reference to the River Basin Management Plan.
Planning Policy Issues; None

Policy Number; SP WD2
Policy Description; Encourage new developments to connect to existing drainage schemes
Main Drivers of Policy Review;

<ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP7 (Planning and Flooding) • SPP10 (Planning for Waste Management)
<p>Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Sustainable use of resources Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Reword policy to reflect LDP and include comments from Scottish Water</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP WD3
<p>Policy Description; Encourage water authority investments plans when they comply with environmental and other development plan policies</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP1 (The Planning System) • Scottish Climate Change Declaration
<p>Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Sustainable use of resources Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update policy to reflect new water authority and LDP and include comments from Scottish Water</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP WD4
<p>Policy Description; Private Water Supplies, policy ensuring that where no public water supply is available, any private supply is fit for human consumption</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • EC Water Framework Directive • Scottish Planning Policy (2009)
<p>Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality</p>

of life experienced by people in Shetland
Recommended Action; Update policy to reflect current regulatory authority. Consider enlarging policy to include protection of existing private water supplies
Planning Policy Issues; None

Policy Number; LP WD5
Policy Description; Ensuring no new development has a harmful effect on an existing drinking water catchment area
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • EC Water Framework Directive • Scottish Planning Policy (2009)
Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Consult Scottish Water to update list of water sources especially drinking water, no policy change
Planning Policy Issues; None

Policy Number; LP WD6
Policy Description; Private Septic Tanks and Waste Water Systems
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 (Planning for Waste Management) • Scottish Climate Change Declaration
Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; An amended policy is set out in policy SPG13 (All Development; Water Supply, Water Supply, Waste Water Disposal and Surface Water Drainage) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009), the interim policy is a single policy, which combines detail from LP WD6, LP WD7, LP WD8, LP WD 11 and LP WD 12 into a single waste water policy. Seek further advice from SEPA and Scottish Water as necessary
Planning Policy Issues; None

Policy Number; LP WD7
Policy Description; Septic tanks in Areas with Public Sewers
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 (Planning for Waste Management) • Scottish Climate Change Declaration
Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; An amended policy is set out in policy SPG13 (All Development; Water Supply, Water Supply, Waste Water Disposal and Surface Water Drainage) in the Interim Planning Policy document "Towards Sustainable Construction and Better Design in Shetland" (Approved December 2009), the interim policy is a single policy, which combines detail from LP WD6, LP WD7, LP WD8, LP WD 11 and LP WD 12 into a single waste water policy. Seek further advice from SEPA and Scottish Water as necessary
Planning Policy Issues; None

Policy Number; LP WD8
Policy Description; Development in Areas with over capacity wastewater schemes
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 (Planning for Waste Management) • Scottish Climate Change Declaration
Impact of Council's Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; An amended policy is set out in policy SPG13 (All Development; Water Supply, Water Supply, Waste Water Disposal and Surface Water Drainage) in the Interim Planning Policy document "Towards Sustainable Construction and Better Design in Shetland" (Approved December 2009), the interim policy is a single policy, which combines detail from LP WD6, LP WD7, LP WD8, LP WD 11 and LP WD 12 into a single waste water policy. Seek further advice from SEPA and Scottish Water as necessary
Planning Policy Issues; None

Policy Number; LP WD9

Policy Description; Development near publicly operated wastewater treatment facilities
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 (Planning for Waste Management)
Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; No policy change. Check prescribed distance with Scottish Water
Planning Policy Issues; None

Policy Number; LP WD10
Policy Description; Flooding
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP7 (Planning and Flooding) • Scottish Climate Change Declaration
Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Combine with policy SP CST 1 to give clear statement of what is required and when applications will be refused – need to avoid development on the functional flood plain
Planning Policy Issues; None

Policy Number; LP WD11
Policy Description; Surface Water Drainage Standards
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP7 (Planning and Flooding) • The Water Environment (Controlled Activities) (Scotland) Regulations • Scottish Climate Change Declaration
Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; An amended policy is set out in policy SPG13 (All Development; Water Supply, Water Supply, Waste Water Disposal and Surface Water Drainage) in

the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009), the interim policy is a single policy, which combines detail from LP WD6, LP WD7, LP WD8, LP WD 11 and LP WD 12 into a single waste water policy. Seek further advice from SEPA and Scottish Water as necessary
Planning Policy Issues; None

Policy Number; LP WD12
Policy Description; Sustainable Drainage Systems
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP7 (Planning and Flooding) • Scottish Climate Change Declaration • The Water Environment (Controlled Activities) (Scotland) Regulations
Impact of Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; An amended policy is set out in policy SPG13 (All Development; Water Supply, Water Supply, Waste Water Disposal and Surface Water Drainage) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009), the interim policy is a single policy, which combines detail from LP WD6, LP WD7, LP WD8, LP WD 11 and LP WD 12 into a single waste water policy. Seek further advice from SEPA and Scottish Water as necessary
Planning Policy Issues; None

WASTE MANAGEMENT

Policy Number; SP WM1
Policy Description; Waste Management activities are encouraged to locate around Greenhead, Rova Head and Dales Voe
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Orkney and Shetland Area Waste Plan • Scottish Governments Zero Waste Plan
Impact on Council’s Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; None would be a good idea to show the area on a map
Planning Policy Issues;

None

Policy Number; SP WM2
Policy Description; Support for waste management facilities that fulfil national and local requirements and take account of the waste hierarchy by providing the best environmental outcome
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan • Scottish Governments Zero Waste Plan
Impact on Council’s Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update policy as necessary to reflect current position
Planning Policy Issues; None

Policy Number; SP WM3
Policy Description; Ensuring restoration, aftercare and minimum disturbance to local amenity through the imposition of conditions on waste management facilities
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Orkney and Shetland Area Waste Plan • Scottish Governments Zero Waste Plan
Impact on Council’s Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; None
Planning Policy Issues; None

Policy Number; SP WM4
Policy Description; Control of new or extended waste disposal sites
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan

<ul style="list-style-type: none"> • Scottish Governments Zero Waste Plan
Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Need to ensure new sites conform to SPP requirements
Planning Policy Issues; None

Policy Number; SP WM5
Policy Description; Identification of potential and redundant waste management sites to be identified in the Shetland Local Plan
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan • Scottish Governments Zero Waste Plan
Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update policy to reflect present position. Seek guidance from Waste Management Services for site identification for inclusion in LDP
Planning Policy Issues; None

Policy Number; SP WM6
Policy Description; Proposals for the storage, processing or disposal of waste from the nuclear industry will be resisted
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan
Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update policy as necessary to take account of advice from Waste Management Services
Planning Policy Issues; None

Policy Number;

SP WM7
<p>Policy Description; Opposition to any nuclear development that threatens employment or the Shetland environment</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan
<p>Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; None</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP WM8
<p>Policy Description; Identification of Waste Landfill Site at Hill of Gremista, Dales Voe</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan • Scottish Governments Zero Waste Plan
<p>Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Delete policy, landfill site developed</p>
<p>Planning Policy Issues; None within this Plan period; future plans and proposals will be considered and flagged-up in the Orkney and Shetland Waste Plan</p>

Policy Number; LP WM9
<p>Policy Description; Special Waste; identification of the landfill site at Hill of Gremista as preferred location</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan • Scottish Governments Zero Waste Plan
<p>Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality</p>

of life experienced by people in Shetland
Recommended Action; Delete policy Special Waste is being processed at the preferred site
Planning Policy Issues; None within this Plan period; future plans and proposals will be considered and flagged-up in the Orkney and Shetland Waste Plan

Policy Number; LP WM10
Policy Description; Clinical Waste; treatment sites restricted to NHS Shetland premises or Lerwick's energy recovery plant
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Orkney and Shetland Area Waste Plan
Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; None
Planning Policy Issues; None within this Plan period; future plans and proposals will be considered and flagged-up in the Orkney and Shetland Waste Plan

Policy Number; LP WM11
Policy Description; Closed Landfill Sites; Encouragement for proposals supporting biodiversity, discouragement for the construction of buildings for occupation by animals or humans
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Nature Conservation (Scotland) Act 2004 • Scottish Climate Change Declaration • Orkney and Shetland Area Waste Plan
Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; None
Planning Policy Issues; None

Policy Number; LP WM12
Policy Description; Contaminated Land;

Sets out the requirement for developers to undertake remediation measures before developing contaminated or potentially contaminated sites.
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP10 – Planning for Waste Management • Orkney and Shetland Area Waste Plan
Impact on Council’s Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; None
Planning Policy Issues; None

Stephen Cooper and Jim Grant additional comments;

we also need to discuss best environmental outcome, government’s 25% ambition, zero waste policy and how we address this in the development plan.

Self sufficiency, best practicable environmental option and sustainability principles being followed by Waste Management Services

Just a note NORM (Naturally Occurring Radio-active Material, not nuclear and may need to highlight this somewhere in the Plan

ENERGY

Policy Number; SP ENG1
Policy Description; Encouragement for the continued operation of Sullom Voe Oil Terminal
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; May assist in the target to increase employment and also stimulate jobs in the remoter areas
Recommended Action; No change
Planning Policy Issues; None

Policy Number; SP ENG2
Policy Description; Support for Scottish Hydro Electric proposals including sub-sea link to the Scottish Mainland

<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; Update policy as necessary</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP ENG3
<p>Policy Description; Encourages proposals for the generation of power from renewable energy sources</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Orkney and Shetland Area Waste Plan • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; Update policy to reflect Local Development Plan</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP ENG4
<p>Policy Description; Commitment towards the objectives and strategies contained in the Shetland Energy Plan</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; Update policy to reflect introduction of the Carbon Management Plan</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP ENG5
<p>Policy Description; Energy Efficiency Encourages proposals which seek to minimise energy consumption by means</p>

of location, layout, design, construction and alternative technology
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 - Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council's Priorities and Targets; Assist in achieving the Target “to be World renowned for being clean and green islands, decreasing CO₂ emissions by 30% by 2020.”</p>
<p>Recommended Action; In the light of national guidance issued by the Scottish Government in SPP6, this policy has been updated by interim policy LPZCD Policy 1 in the publication “Reducing Carbon Emissions in New Developments” -. Approved in September 2008. Policy LDP 6 (All Development; Energy Efficiency) and Policy SPG2 in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009) also addresses this issue. Both are regarded as latest statements of Council Policy.</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP ENG6
<p>Policy Description; Presumption in favour of renewable energy developments and their assessment in accordance with other Local Plan policies</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council's Priorities and Targets; Help towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; Update policy as necessary to reflect revised policy numbering and to take account of changing circumstances. Consider adding specific reference to need to support Lerwick's district heating and the energy recovery plant</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP ENG7
<p>Policy Description; Policy to control potential nuisance from energy generators.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council's Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality</p>

of life experienced by people in Shetland
Recommended Action; This policy has been superseded by Interim Policy LP ENG12 (November 2004), consider deletion
Planning Policy Issues; None

Policy Number; LP ENG8
Policy Description; Protection of designated sites in connection with commercial generation of power from renewable sources
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; Corporate Plan: Protection and enhancement of our natural environment Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update policy in light of current legislation
Planning Policy Issues; None

Policy Number; LP ENG9
Policy Description; Domestic Scale Wind Turbines General presumption in favour provided appropriately designed, located and sited, safely and technically possible and does not have an unacceptable adverse impact on adjacent residents and occupiers
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO ₂ emissions by 30%
Recommended Action; This policy is superseded by interim policies LP ENG12, LP ENG13, and LP ENG14 (Nov. 2004). Also amended by policy SPG6 (Housing Development – Domestic Wind Turbines) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009)
Planning Policy Issues; None

Policy Number;

LP ENG10
<p>Policy Description; Safeguarding operational commercial wind Turbines from other non-compatible developments in the vicinity that may disrupt the airflow.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; Update to reflect latest developments in aero generator technology</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP ENG11
<p>Policy Description; Policy encouraging the use of underground cables to connect generating sources to the electricity grid</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; To maintain and improve the quality of life experienced by people in Shetland is closely connected with protection and management of the natural environment</p>
<p>Recommended Action; Update to reflect latest legislation</p>
<p>Planning Policy Issues; None</p>

Interim Policy Nov 2004; LP ENG12
<p>Policy Description; Domestic Wind Turbines; policy criteria for their location and construction. Generally permits wind turbines provided they are suitable for the location and do not unnecessarily dominate nearby buildings or the landscape and have no other unacceptable impacts. Further guidance on issues to be taken into consideration are included in the Interim Planning Policy Guidance “Domestic and Community Wind Turbines and Solar Energy” approved November 2004.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; To maintain and improve the quality of life experienced by people in Shetland is closely connected with protection and management of the natural</p>

environment Help towards achieving the target for reducing CO ₂ emissions by 30%
Recommended Action; Update as necessary to reflect latest technology, replaced by Policy SPG 6 (Housing Development: Domestic Wind Turbines) in “Towards Sustainable Construction and Better Design in Shetland” Interim Planning Policy (approved December 2009).
Planning Policy Issues; None

Interim Policy Nov 2004; LP ENG13
Policy Description; An extension of the policy requirements of LP ENG12 for Community and Non-Domestic Wind Turbines that directly benefit a community or community resource.
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO ₂ emissions by 30%
Recommended Action; Updated to reflect latest technology, policy included as Policy SPG 7 (All Development: Community and Non-Domestic Wind Turbines) in Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009).
Planning Policy Issues; None

Interim Policy Nov 2004; LP ENG14
Policy Description; Solar Energy Criteria for the installation of solar or photovoltaic energy panels or units
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; Help towards achieving the target for reducing CO ₂ emissions by 30%
Recommended Action; Update in accordance with General Permitted Development (Scotland) Order Amendment 2009 (Domestic Microgeneration) Included as policy SPG 8 in Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009). Policy SPG 9 covers heat pumps and SPG 10 Hybrid Systems
Planning Policy Issues; None

Policy Number; LPZCD Policy 1
<p>Policy Description; Reducing Carbon Emissions in New Development; Policy requires at least an extra 15% reduction in CO₂ emissions beyond the 2007 Building Regulations Carbon Dioxide Emissions Standard.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Major contribution towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; This policy was approved in September 2008 and incorporated into Policy SPG 3 (All Development: Reducing Carbon Emissions in New Development) in Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009).– no action proposed</p>
<p>Planning Policy Issues; None</p>

Policy Number; LPZCD Policy 2
<p>Policy Description; 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</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
<p>Impact on Council’s Priorities and Targets; Major contribution towards achieving the target for reducing CO₂ emissions by 30%</p>
<p>Recommended Action; This policy was approved in September 2008 and incorporated into Policy SPG 4 (Reducing Carbon Emissions in New Development: Technical Constraints) in Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009) – no action proposed</p>
<p>Planning Policy Issues; None</p>

Policy Number; LPZCD Policy 3
<p>Policy Description; Installation of Zero or Low Carbon Development Equipment; applicants are</p>

required to clearly identify the zero or low carbon development equipment or the methods being incorporated in their planning application
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP6 – Renewable Energy • Scottish Climate Change Declaration
Impact on Council’s Priorities and Targets; Major contribution towards achieving the target for reducing CO ₂ emissions by 30%
Recommended Action; This policy was approved in September 2008 and incorporated into Policy SPG 5 (Reducing Carbon Emissions in New Development: Installation of Equipment) in Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009) – no action proposed
Planning Policy Issues; None

Note – At present Energy technology and national policy are changing. To keep the SIC policies up-to-date, consider rationalising existing policies and preparing Supplementary Guidance.

MINERALS

Policy Number; SP MIN1
Policy Description; Safeguarding Mineral Deposits Seeks to safeguard significant aggregate sources and commercially viable sites
Main Drivers of Policy Review; <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
Impact on Council’s Priorities and Targets; Promoting an economy where traditional industries thrive achieving this in sustainable ways that protect or enhance Shetland’s environment and strengthen Shetland’s society
Recommended Action; This policy has been incorporated as policy LDP MIN 1 in the Interim Planning Policy Minerals approved December 2009.
Planning Policy Issues; None

Policy Number; SP MIN2
Policy Description; Protection of the Natural, Built and Human Environment Implies general presumption for mineral and aggregate extraction where it

does not result in adverse impact on local residents, the landscape, the best and most versatile agricultural land; water courses; nature conservation; the historic environment and the visual amenity of the area.
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; Promoting an economy where traditional industries thrive. Achieving this in sustainable ways that protect or enhance Shetland's environment and strengthen Shetland's society</p>
<p>Recommended Action; This policy has been reviewed and combined with SP MIN3 as policy LDP MIN2 in the Minerals Interim Planning Policy approved December 2009.</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP MIN3
<p>Policy Description; Disturbance Conditions Seeks to minimise disturbance by use of appropriate conditions</p>
<p>Main Drivers of Policy Review; SPP4 (Planning for Minerals) Environmental Impact Assessment (Scotland) Regulations 1999 Scottish Climate Change Declaration The Corporate Plan 2008 - 2011</p>
<p>Impact on Council's Priorities and Targets; Quality of life and protection of the environment</p>
<p>Recommended Action; This policy has been reviewed and combined with policy SP MIN2 as policy LDP MIN 2 in the Interim Planning Policy Minerals approved December 2009.</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN4
<p>Policy Description; Location of Quarries and Mines Implies a general presumption against new, or extensions to existing quarries within 800 meters of occupied schools or permanently occupied houses.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; Quality of life and protection of the environment</p>

<p>Recommended Action; Delete this policy because the current criteria based policy has been superseded by the more focused policies proposed in the Minerals Interim Planning Policy approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN5
<p>Policy Description; Establishing the Need for a New Quarry or an Extension Presumption against new or extended quarry developments where adequate permitted reserves already exist in order to control proliferation of quarries.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; Quality of life and protection of the environment</p>
<p>Recommended Action; This policy has been reviewed and is presented in an amended form as policies SPG MIN2, SPG MIN3 SPG MIN14 in the Interim Planning Policy Minerals approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN6
<p>Policy Description; Re-opening of Abandoned Workings Clarifies that proposals to re-establish mineral workings that are disused or abandoned and do not have planning permission will be considered as applications for new workings in policy terms.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; Promoting an economy where traditional industries thrive. Achieving this in sustainable ways that protect or enhance Shetland's environment and strengthen Shetland's society</p>
<p>Recommended Action; Policy renumbered as SPG MIN7 in the Minerals Interim Planning Policy approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN7
<p>Policy Description; Borrow Pits Seeks to control the proliferation of “borrow pits” in terms of size, location, limiting extraction and ensuring restoration.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council’s Priorities and Targets; The protection and maintenance of the natural resources, as well as enhancement of the built and natural environment, are regarded as priority areas.</p>
<p>Recommended Action; Policy renumbered as SPG MIN 11, in the Minerals Interim Planning Policy approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN8
<p>Policy Description; Use of Former Quarries for Other Uses Seeks to encourage the re-use of former quarries for other uses for temporary uses only as restoration of all worked out or abandoned quarries is the ultimate aim.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council’s Priorities and Targets; The protection and maintenance of the natural resources, as well as enhancement of the built and natural environment, are regarded as priority areas.</p>
<p>Recommended Action; Retain policy renumbered as SPG MIN 8 in the Minerals Interim Planning Policy approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN9
<p>Policy Description; Extraction of Sand and Shingle Seeks to protect the coastline from damaging extraction of sand and shingle.</p>
<p>Main Drivers of Policy Review;</p>

<ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; The protection and maintenance of the natural resources, as well as enhancement of the built and natural environment, are regarded as priority areas.</p>
<p>Recommended Action; This policy has been reviewed and is presented in an amended form as policy SPG MIN5, in the Interim Planning Policy Minerals approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN10
<p>Policy Description; Commercial Peat Extraction Implies a general presumption for commercial peat extraction provided criteria are met in terms of protection of water flows, areas of active blanket bog and bog orchid sites and which support otters and other wildlife and breeding birds.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; The protection and maintenance of the natural resources, as well as enhancement of the built and natural environment, are regarded as priority areas.</p>
<p>Recommended Action; This policy has been reviewed and is presented in an amended form as policy SPG MIN4, in the Interim Planning Policy Minerals approved December 2009</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP MIN11
<p>Policy Description; Coastal Export Quarry Proposals Relates to proposals for coastal export quarries, which will only be permitted where the proposal fully complies with relevant Shetland Structure Plan and Local Plan Policies.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011

<p>Impact on Council's Priorities and Targets; Promoting an economy where traditional industries thrive. Achieving this in sustainable ways that protect or enhance Shetland's environment and strengthen Shetland's society</p>
<p>Recommended Action; This policy has been reviewed and is presented in an amended form as policy SPG MIN 8, in the Interim Planning Policy Minerals approved December 2009</p>
<p>Planning Policy Issues; None</p>

<p>Policy Number; LP MIN12</p>
<p>Policy Description; Development of Pier Facilities and Stockpiles for Export Quarries Seeks to control stockpiles or the development or use of new and existing pier head facilities as transshipment terminals associated with export based coastal quarries.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • SPP4 (Planning for Minerals) • Environmental Impact Assessment (Scotland) Regulations 1999 • Scottish Climate Change Declaration • The Corporate Plan 2008 - 2011
<p>Impact on Council's Priorities and Targets; Quality of life and protection of the environment</p>
<p>Recommended Action; Retain policy re-number as SPG MIN 10 in the Interim Planning Policy Minerals approved December 2009</p>
<p>Planning Policy Issues; None</p>

BUSINESS AND INDUSTRY

<p>Policy Number; SP IND1</p>
<p>Policy Description; Creating Employment Opportunity; promoting an integrated and sustainable approach to the development of the Shetland economy</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
<p>Impact on Council's Priorities and Targets; Will impact on the target to increase employment opportunities and assist in stimulating demand for living in the remoter areas by ensuring that the ratio of job to people and housing are the same</p>
<p>Recommended Action; Minor amendment to update policy</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP IND2
Policy Description; Encouragement and support for the development of value adding enterprises
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
Impact on Council's Priorities and Targets; Will impact on the target to increase employment opportunities and may assist in stimulating demand for living in the remoter areas by ensuring that the ratio of job to people and housing are the same
Recommended Action; Consider altering the policy make it land use based and to promote and direct such development to sustainable locations
Planning Policy Issues; None

Policy Number; SP IND3
Policy Description; Sets out criteria for telecommunications development, e.g. masts and other structures
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • NPPG 19 - Telecommunications
Impact on Council's Priorities and Targets; Telecommunications will underpin new employment opportunities, simulate demand for living in the remoter areas and improve the quality of life for residents
Recommended Action; None
Planning Policy Issues; None

Policy Number; LP IND4
Policy Description; Sets out criteria for the development of new, or extensions to existing industrial and business premises within existing rural settlements
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
Impact on Council's Priorities and Targets; Will impact on the target to increase employment opportunities and may assist

in stimulating demand for living in the remoter areas by ensuring that the ratio of job to people and housing are the same
Recommended Action; New legislation and guidance requires development to be sites specific. Requirement to develop Supplementary Guidance to identify development sites within sustainable locations
Planning Policy Issues; Need to develop Supplementary Guidance to identify employment sites at sustainable locations

Policy Number; LP IND5
Policy Description; Criteria for the development of business and industry in the open countryside
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
Impact on Council’s Priorities and Targets; May stimulate demand for living in the remoter areas but is contrary to the principles of sustainability
Recommended Action; Delete policy New legislation and guidance requires development to be at locations that support sustainable communities. Requirement to develop Supplementary Guidance to identify development sites at sustainable locations
Planning Policy Issues; Need to develop Supplementary Guidance to identify employment sites at sustainable locations

Policy Number; LP IND6
Policy Description; Criteria for Class 4 business proposals within Lerwick
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
Impact on Council’s Priorities and Targets; May assist in meeting the target to increase employment opportunities
Recommended Action; New legislation and guidance requires development to be sites specific, therefore criteria based policies are inappropriate. Requirement to develop Supplementary Guidance to identify development sites within sustainable locations
Planning Policy Issues;

Need to develop Supplementary Guidance to identify business sites

Policy Number; LP IND7
<p>Policy Description; This policy directs general industrial, storage and distribution uses to named existing industrial areas within Lerwick</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
<p>Impact on Council’s Priorities and Targets; May assist in meeting the target to increase employment opportunities</p>
<p>Recommended Action; Consider making the policy more site specific by identifying particular sites for particular uses using Supplementary Guidance</p>
<p>Planning Policy Issues; Need to develop Supplementary Guidance to identify sites</p>

Policy Number; LP IND8
<p>Policy Description; Criteria based policy for the location of buildings and plant relating to industrial and business operations</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development
<p>Impact on Council’s Priorities and Targets; Little direct impact although poorly sited buildings and plant can detract from the quality of life for affected residents</p>
<p>Recommended Action; It is likely that these criteria will be combined into the Supplementary Guidance proposed when reviewing policy LP IND4</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP IND9
<p>Policy Description; Policy listing the information service infrastructure providers are required to submit at the time of lodging an application</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 15 – Planning for Rural Development

Impact on Council's Priorities and Targets; Minimal direct impact
Recommended Action; Update as necessary in accordance with current legislation
Planning Policy Issues; None

TOURISM

Policy Number; SP TOU1
Policy Description; Support for high quality tourism development proposals that fulfil specified vocational criteria
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 2 – Economic Development • SPP 11 – Open Space and Physical Activity • SPP 15 – Planning for Rural Development • SPP 17 – Planning for Transport
Impact on Council's Priorities and Targets; May stimulate demand for living and working in the remoter rural areas of Shetland
Recommended Action; None
Planning Policy Issues; None

Policy Number; LP TOU2
Policy Description; Support for visitor accommodation proposals if they comply with a number of other environmental protection policies in the Local Plan, are compatible with the local area and avoid creating highway and pedestrian safety hazards.
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 15 – Planning for Rural Development
Impact on Council's Priorities and Targets; May stimulate demand for living and working in the remoter rural areas of Shetland
Recommended Action; Update in line with alterations to other policies as part of the Policy Review
Planning Policy Issues; Visitor accommodation sites should be identified in Supplementary Guidance. It may be considered appropriate to include the protection of visitor accommodation with an amendment to SP CFS3.

COMMERCIAL DEVELOPMENT

Policy Number; SP COM1
<p>Policy Description; Sets out the strategic aims for the policies to be contained in the Local Plan; i.e. convenient access, protect and enhance Lerwick Town Centre, viability of rural shops and Post Offices, promotion of commercial employment opportunities in existing rural settlements</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 8 – Town Centres and Retailing
<p>Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Incorporate policy aims into the Local Development Plan format, update policy in line with latest legislation and guidance</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP COM2
<p>Policy Description; Lerwick Town Centre Permitted Uses</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing
<p>Impact on Council’s Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update policy in line with latest legislation and guidance</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP COM3
<p>Policy Description; Restriction of uses and identification of Primary Shopping Frontage within Lerwick Town Centre</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing
<p>Impact on Council’s Priorities and Targets; Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update policy as necessary in line with latest legislation</p>

There may be a case for considering limiting the number of charity shops on the primary shopping frontage. Check other Authorities Local Plans with IDOX

Planning Policy Issues;

The number of charity shops on the primary shopping frontage may need to be explored as an issue in Supplementary Guidance

**Policy Number;
LP COM4**

Policy Description;

Permitted Uses within Lerwick Mixed Uses Area – restrictions on uses within the areas fringing Lerwick Town Centre

Main Drivers of Policy Review;

- Planning Etc. (Scotland) Act 2006
- SPP 8 – Town Centres and Retailing

Impact on Council's Priorities and Targets;

Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland

Recommended Action;

This policy may have to be amended to allow the introduction of a shopping network or hierarchy as required by SPP8.

Planning Policy Issues;

Supplementary Guidance will be required to develop retail hierarchy

**Policy Number;
LP COM5**

Policy Description;

Permitted Uses in Lerwick's Central Residential Area; policy to protect this residential area from the encroachment of non-residential uses

Main Drivers of Policy Review;

- Planning Etc. (Scotland) Act 2006
- SPP 8 – Town Centres and Retailing

Impact on Council's Priorities and Targets;

Impacts on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland

Recommended Action;

Amend policy to take account of changes to the housing zoning policy and the requirement of the new Planning etc. (Scotland) Act 2006 to identify specific proposals

Planning Policy Issues;

Supplementary Guidance required to identify uses for the redevelopment of derelict or vacant sites within this area

**Policy Number;
LP COM6**

Policy Description;

Lerwick Town Centre Strategy sets out the Council's commitment to Lerwick Town Centre

Main Drivers of Policy Review;

<ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 8 – Town Centres and Retailing • Planning Appeal Decision PPA-360-39 – Judane, Blackhill, Lerwick
<p>Impact on Council's Priorities and Targets; Will impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Update policy to incorporate 2007 – 2011 Strategy and the Old Town Development Association which has replaced the Lerwick Town Centre Management Group</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP COM7
<p>Policy Description; Lerwick out-of-centre Developments; permitted shops Grantfield/Holmsgarth and Sound; restrictions on the proportion of floorspace selling personal goods and services to 10% of the total floorspace</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 8 – Town Centres and Retailing • Planning Appeal Decision PPA-360-39 – Judane, Blackhill, Lerwick
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Requirement to amend this policy to allow the introduction and development of a shopping network or hierarchy as required by SPP8.</p>
<p>Planning Policy Issues; Supplementary Guidance will be required to develop retail hierarchy</p>

Policy Number; LP COM8
<p>Policy Description; Permitted Office Use in the Holmsgarth/Grantfield Area; policy permitting additional Class 2 offices (financial and professional services) in this area subject to certain criteria</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Requirement to amend this policy to allow the introduction and development of a shopping/office network or hierarchy as required by SPP8.</p>

Planning Policy Issues;
 Supplementary Guidance will be required to develop retail/office hierarchy in Lerwick

Policy Number; LP COM9
<p>Policy Description; Criteria for the provision of local neighbourhood shops and other services in Lerwick outside the established centres</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 8 – Town Centres and Retailing • Planning Appeal Decision PPA-360-39 – Judane, Blackhill, Lerwick
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Requirement to amend this policy to allow the introduction and development of a shopping/office network or hierarchy as required by SPP8</p>
<p>Planning Policy Issues; Supplementary Guidance will be required to develop retail/office hierarchy in Lerwick</p>

Policy Number; LP COM10
<p>Policy Description; Policy listing criteria for the development of new large scale (gross floor area over 100 sq m) food shops and supermarkets</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing • Planning Appeal Decision PPA-360-39 – Judane, Blackhill, Lerwick
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Requirement to amend this policy to allow the introduction and development of a shopping/office network or hierarchy as required by SPP8</p>
<p>Planning Policy Issues; Supplementary Guidance will be required to develop retail/office hierarchy</p>

Policy Number; LP COM11
<p>Policy Description; Criteria for the extension of large-scale (gross floor area over 100 sq m) Food Shops</p>
<p>Main Drivers of Policy Review;</p>

<ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing • Planning Appeal Decision PPA-360-39 – Judane, Blackhill, Lerwick
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Requirement to amend this policy to allow the introduction and development of a shopping/office network or hierarchy as required by SPP8</p>
<p>Planning Policy Issues; Supplementary Guidance will be required to develop retail/office hierarchy</p>

Policy Number; LP COM12
<p>Policy Description; Criteria for the development of car showrooms or petrol filling stations</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Requirement to amend this policy to allow the introduction and development of a retail network or hierarchy as required by SPP8</p>
<p>Planning Policy Issues; Supplementary Guidance will be required to develop retail hierarchy</p>

Policy Number; LP COM13
<p>Policy Description; Proposals to extend or provide new retail floorspace in Rural Areas must take account of existing provision</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing • SPP 15 – Planning for Rural Development
<p>Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland and may also stimulate demand for living in the remoter rural areas</p>
<p>Recommended Action; Amend existing policy to place greater emphasis on sustainable development and promote sustainable communities as part of the requirement to amend the policy to allow for the introduction and development of a shopping/office network or hierarchy as required by SPP8</p>
<p>Planning Policy Issues; Supplementary Guidance will be required to develop retail/office hierarchy in Lerwick</p>

Policy Number; LP COM14
Policy Description; Bad Neighbour Developments
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006
Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update as necessary in light of revised legislation
Planning Policy Issues; None

Policy Number; LP COM15
Policy Description; Temporary use of Land or Buildings for Retailing and the control of unacceptable impacts
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing
Impact on Council's Priorities and Targets; May impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Requirement to amend this policy to take account of the introduction and development of a shopping/office network or hierarchy as required by SPP.
Planning Policy Issues; Supplementary Guidance will be required to develop retail/office hierarchy in Lerwick

Policy Number; LP COM16
Policy Description; Policy setting out criteria for approval of applications for Home-Based Offices in Rural Areas
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • SPP 15 – Planning for Rural Development
Impact on Council's Priorities and Targets; Will stimulate demand for living in the remoter rural areas and may impact on the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland
Recommended Action; Update policy in line with latest guidance and legislation
Planning Policy Issues;

None

Policy Number; Appendix B
Policy Description; Definitions of Use Classes and Personal Goods and Services Sector
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • SPP 8 – Town Centres and Retailing • Planning appeal Decision P/PPA/360/39
Impact on Council’s Priorities and Targets; Central to the Plan’s retail policies
Recommended Action; The contents of this Appendix were criticised by an Inquiry Reporter as “appearing so extensive as to make its implementation impractical”. This Appendix should be thoroughly reviewed in parallel with the other commercial policies
Planning Policy Issues; If a retail/office hierarchy of policies is developed, this appendix could be deleted

TRANSPORT

Policy Number; SP TP1
Policy Description; 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
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy (2009) • Shetland Transport Strategy (STS) (July 2008)
Impact on Council’s Priorities and Targets; Will impact on the target to decrease our CO ₂ emissions by 30% by 2020 and will also meet the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Update and amend policy to support Shetland’s Transport Strategy
Planning Policy Issues; None

Policy Number; SP TP2
Policy Description; Continued provision and improvement of public transport services across Shetland and the relationship to development plan locational policies
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009)

<ul style="list-style-type: none"> • Shetland Transport Strategy (July 2008)
<p>Impact on Council's Priorities and Targets; Will impact on the target to decrease our CO₂ emissions by 30% by 2020 and will also meet the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; Update policy to include reference to Shetland Transport Strategy (STS) and guidance documents e.g. 'Towards Better Design'</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP TP3
<p>Policy Description; Undertaking that the Local Plan would contain policies to safeguard Shetland's ports, harbours, terminals etc from inappropriate development</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
<p>Impact on Council's Priorities and Targets; May help meet the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; Update to reflect STS and LDP framework combining with LP TP9 to limit duplication</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP TP4
<p>Policy Description; Commitment that the Local Plan would contain policies to safeguard Shetland's inter-island airstrips from inappropriate development</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
<p>Impact on Council's Priorities and Targets; May help meet the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; Update to reflect STS and combine with, LP TP 11 to remove duplication, add reference to Scatsta from SP TP5.</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP TP5

<p>Policy Description; Support for measures to improve the range and quality of air services at Sumburgh and Scatsta airports</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
<p>Impact on Council's Priorities and Targets; May help meet the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; Delete policy as it is not related to land-use and it duplicates STS. Make reference to safeguarding Scatsta in the revised/combined policy SP TP4 with LP TP 11.</p>
<p>Planning Policy Issues; None</p>

<p>Policy Number; SP TP6</p>
<p>Policy Description; Commitment to maintaining and enhancing the local road network for economic and safety reasons</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Shetland Transport Strategy (July 2008)
<p>Impact on Council's Priorities and Targets; May help meet the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; Delete policy as this topic is covered by the STS. This policy is not related specifically to land-use planning</p>
<p>Planning Policy Issues; None</p>

<p>Policy Number; SP TP7</p>
<p>Policy Description; Commitment to the implementation of general car parking standards through the development management process</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
<p>Impact on Council's Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; Combine with LP TP 12 as necessary. Policy SPG12 in "Towards Sustainable</p>

Construction and Better Design in Shetland” replaces both policies
Planning Policy Issues; None

Policy Number; SP TP8
Policy Description; Support for the development of oil pipelines from the West of Shetland within environmental and safety limits
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Shetland Transport Strategy (July 2008)
Impact on Council’s Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Update policy to include Gas pipelines
Planning Policy Issues; None

Policy Number; LP TP9
Policy Description; Support for inter-island ferry services and protection of their long-term operation from inappropriate developments
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
Impact on Council’s Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Update to reflect STS and combine with SP TP3 to remove duplication
Planning Policy Issues; None

Policy Number; LP TP10
Policy Description; Protection of the landfall sites and approach lines for future fixed links between islands
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
Impact on Council’s Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve

the quality of life experienced by people in Shetland.
Recommended Action; Update to reflect STS and STAG process to identify locations
Planning Policy Issues; None

Policy Number; LP TP11
Policy Description; Refusal of developments that would constrain the operation of existing airstrips and airports
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
Impact on Council's Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Combine with SP TP 4 to avoid duplication, include Scatsta airport (SP TP5)
Planning Policy Issues; None

Policy Number; LP TP12
Policy Description; Policy supporting the use of car parking standards set out in Appendix D
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy (2009) • Shetland Transport Strategy (July 2008)
Impact on Council's Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; This policy combined with SP TP7, is presented in a revised format as Policy SPG 12 (All Development: Safety – Appendices 2 & 3) in the Interim Planning Policy document "Towards Sustainable Construction and Better Design in Shetland" (approved December 2009)
Planning Policy Issues; Need to prepare robust justification for retaining and using minimum parking standards rather than the maximum standards required in SPP Does there need to be a new policy to encourage use of travel modes other than the private car?

Policy Number; LP TP13
Policy Description;

Policy seeking to ensure access to buildings for the less mobile
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Building (Scotland) Act 2003 • Shetland Transport Strategy (July 2008) • Disability Discrimination Act 2005
Impact on Council's Priorities and Targets; Ensuring equal opportunities exist for all
Recommended Action; Minor amendment to make it clear that access to buildings rather than 'public places' is regulated by the Building (Scotland) Regulations 2004.
Planning Policy Issues; None

Policy Number; LP TP14
Policy Description; Public Access and Rights of Way; policy supporting improved public access or the provision of new routes for public access
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Part 1 of Land Reform (Scotland) Act 2003 • Shetland Transport Strategy (July 2008)
Impact on Council's Priorities and Targets; Will impact on the target to decrease our CO ₂ emissions by 30% by 2020
Recommended Action; Update policy to include reference to the Core Paths Plan and the Access Strategy
Planning Policy Issues; None

Policy Number; LP TP15
Policy Description; Action Plan for Roads Infrastructure with local dimension to encourage local communities to include minor local schemes in the Local Plan Community Statements
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Shetland Transport Strategy (July 2008)
Impact on Council's Priorities and Targets; May assist in meeting the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Delete policy; Roads Service consider that this policy would be better placed in the STS, as the STS gives an overview of the Council's long-term aspirations and policies.

Planning Policy Issues;
None

POPULATION AND HOUSING

Policy Number; SP HOU1
<p>Policy Description; Commitment to work in partnership with other housing organisation to provide affordable housing</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy 2009
<p>Impact on Council’s Priorities and Targets; Will assist in meeting the target to increase the supply of housing</p>
<p>Recommended Action; The Council approved an Affordable housing Policy in July 2007. Also see SPG 16 (Housing Development: Schemes Affordable Housing) in the Interim Planning Policy document “Towards Sustainable Construction and Better Design in Shetland” (Approved December 2009).</p>
<p>Planning Policy Issues; None</p>

Policy Number; SP HOU2
<p>Policy Description; Establishment of the housing zone structure seeking to maintain the viability and vitality of existing settlements. Four zones established to; encourage new houses in areas where facilities and services exist, favourably consider new houses in areas of population decline or where they strengthen and reinforce existing building groups in areas surrounding Lerwick and finally to strictly control new houses in open countryside. The details of the policy criteria were to be developed in the Local Plan.</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009
<p>Impact on Council’s Priorities and Targets; Will impact on target to increase housing supply, stimulate development in remoter areas and generally achieve to overall objective to maintain and improve the quality of life experienced by people in Shetland.</p>
<p>Recommended Action; The Scottish Government’s commitment to build strong sustainable communities focusing on enabling the development of well designed, energy efficient, good quality housing in the right place, points to the need to reappraise this policy and its implementation. The new Planning Etc (Scotland) Act 2006 requires a much more site-specific approach to housing site selection. A Housing Need and Demand Assessment is required, this will provide the evidence base for defining housing supply targets in the Local Housing Strategy and allocating land for</p>

housing in the Local Development Plan. Supplementary Guidance including infrastructure and service provision will be used to identify preferred housing sites/areas.

Policy LDP4 (All Housing Development: Location), within Interim Planning Policy “Towards Sustainable Construction and Better Design in Shetland” (approved December 2009) replicates this policy

Planning Policy Issues;

The way this policy has been interpreted in the Local Plan has not fulfilled the policy aim of maintaining the viability and vitality of existing settlements. 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 a number of new houses to be approved in unsustainable locations.

**Policy Number;
SP HOU3**

Policy Description;

Allocation of three ‘large’ housing sites in Lerwick

Main Drivers of Policy Review;

- Planning Etc. (Scotland) Act 2006
- Scottish Planning Policy 2009

Impact on Council’s Priorities and Targets;

Has helped to increase the housing supply

Recommended Action;

Use Housing Need and Demand Assessment and Supplementary Guidance to identify further housing sites as necessary
Duplicates LP HOU5

Planning Policy Issues;

New Act requires housing sites to be identified

**Policy Number;
LP HOU4**

Policy Description;

Sets out the General planning Requirements for all dwellinghouses and the criteria for developing in each of the four housing zones identified in the Structure Plan. The boundaries of the Housing Zones are shown on the Local Plan Proposals Map

Main Drivers of Policy Review;

- Planning Etc. (Scotland) Act 2006
- Scottish Climate Change Declaration
- Scottish Planning Policy 2009

Impact on Council’s Priorities and Targets;

Has helped to increase the housing supply

Recommended Action;

This policy has been amended and reviewed with the following policies incorporated into Interim Planning Policies document “Towards Sustainable Construction and Better Design in Shetland”

LDP4 - All Housing Development: Location

LDP7 - All Development: Development below the 5 metre contour

SPG12 - All Development: Access/Visibility Splay/Car Parking
SPG13 - All Development: Water supply/Waste Water Disposal and Surface Water Drainage
SPG14 - General Requirements for All New Dwellinghouses (Individual or Scheme Developments)
SPG 21 - Housing Development: Materials and Use of colour
SPG 26 - Other Developments: General Requirements for All New Developments

Planning Policy Issues;

Maintain the General Requirements element of the policy as reviewed and revised in IPP above.

Consider replacement for Housing Zones in line with Government guidance on sustainability

**Policy Number;
LP HOU5**

Policy Description;

Identification of three allocated housing sites in Lerwick; Quoys, North Staneyhill and Brown's Road

Main Drivers of Policy Review;

- Planning Etc. (Scotland) Act 2006
- Scottish Planning Policy 2009

Impact on Council's Priorities and Targets;

Has helped to increase the housing supply

Recommended Action;

Use Housing Need and Demand Assessment and Supplementary Guidance to identify further housing sites as necessary
 Duplicates SP HOU3

Planning Policy Issues;

New Act requires housing sites to be identified

**Policy Number;
LP HOU6**

Policy Description;

Green Space in Housing Developments

Requirement for a minimum area of informal communal space for developments.

Main Drivers of Policy Review;

- Planning Etc. (Scotland) Act 2006
- Scottish Climate Change Declaration
- Scottish Planning Policy 2009

Impact on Council's Priorities and Targets;

Will assist with the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland.

Recommended Action;

Undertake Open Space Audit as required and update policy accordingly

Planning Policy Issues;

The issues of open space provision needs to be considered as part of the whole issue of building and maintaining strong sustainable communities

Policy Number; LP HOU7
<p>Policy Description; 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)</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009
<p>Impact on Council's Priorities and Targets; May assist to increase housing supply</p>
<p>Recommended Action; This policy will need to be amended in line with Housing Need and Demand Assessment, and amendments made to the overall locational housing policies</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP HOU8
<p>Policy Description; Re-population of uninhabited islands</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009
<p>Impact on Council's Priorities and Targets; Ensuring Council finances are sustainable – spending on providing services to currently uninhabited islands is not financially sustainable</p>
<p>Recommended Action; None</p>
<p>Planning Policy Issues; None</p>

COMMUNITY SERVICES AND FACILITIES

Policy Number; SP CSF1
<p>Policy Description; Support for the education network, maintaining vitality and viability of rural areas and contributing to social and economic development</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009 • Shetland Islands Council Blueprint for Education 2009
<p>Impact on Council's Priorities and Targets; Assists in achieving the overall objective, which is to maintain and improve the quality of life experienced by people in Shetland. Also creating employment</p>

and helping to encourage development in the remoter areas.
Recommended Action; Amend policy in line with the Council's approved Blueprint for Education 2009 and in line with building sustainable communities
Planning Policy Issues; It will be necessary to relate any amended policy to land-use

Policy Number; SP CSF2
Policy Description; Protection of public open spaces that contribute to the local area
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009
Impact on Council's Priorities and Targets; Supports the overall objective to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Carry-out Open Space Audit as required by Scottish Planning Policy and amend policy as necessary
Planning Policy Issues; It will be necessary to prepare Supplementary Guidance which identifies open spaces which contribute to the development of strong, vibrant, sustainable communities

Policy Number; SP CSF3
Policy Description; Protection of community facilities
Main Drivers of Policy Review; <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009
Impact on Council's Priorities and Targets; Supports the overall objective to maintain and improve the quality of life experienced by people in Shetland.
Recommended Action; Amend policy as necessary following consultation with DM, also consider adding safeguarding of visitor accommodation to the policy
Planning Policy Issues; None

Policy Number; LP CSF4
Policy Description; Policy outlining the criteria that will be used to assess applications for the provision of community facilities
Main Drivers of Policy Review;

<ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Climate Change Declaration • Scottish Planning Policy 2009
<p>Impact on Council's Priorities and Targets; Supports the overall objective to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Amend as necessary in light of new legislation and consultation with DM</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP CSF5
<p>Policy Description; Encouragement to developers to include public art in developments</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy 2009 • Towards Better Horizons
<p>Impact on Council's Priorities and Targets; Supports the overall objective to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; Amend policy as necessary in line with Towards Better Horizons and consideration of possible developer contributions</p>
<p>Planning Policy Issues; None</p>

Policy Number; LP CSF6
<p>Policy Description; Protection of land surrounding operational burial grounds to allow for future expansion</p>
<p>Main Drivers of Policy Review;</p> <ul style="list-style-type: none"> • Planning Etc. (Scotland) Act 2006 • Scottish Planning Policy 2009
<p>Impact on Council's Priorities and Targets; Supports the overall objective to maintain and improve the quality of life experienced by people in Shetland</p>
<p>Recommended Action; No change to policy. Check with Jim Grant (Waste Service Manager) about current burial ground expansion plans.</p>
<p>Planning Policy Issues; None</p>

Appendix A
<p>Policy Description; Tourist signposting policy</p>

Recommended Action; Delete of little or no relevance to LDP
Planning Policy Issues; None

Appendix B
Policy Description; Definitions of Use Classes and Personal Goods and Services Sector
Recommended Action; Delete Appendix
Planning Policy Issues; Need to prepare Retail supplementary Guidance

Appendix C
Policy Description; Shopfront Design Guidelines
Recommended Action; Develop information in this Appendix into Supplementary guidance
Planning Policy Issues; None

Appendix D
Policy Description; Parking Standards
Recommended Action; Consult with Roads and update as required
Planning Policy Issues; Scottish Government propose maximum car parking standards, the case will have to be made if we retain minimum standards

Appendix E
Policy Description; Residential Access Requirements
Recommended Action; Consult with Roads and update as necessary
Planning Policy Issues; None

Appendix F
Policy Description; Siting and Design guidance and Principles
Recommended Action; Promote the policies (SPG 17, SPG 18, SPG19, SPG 20, SPG22, SPG23, SPG24) contained in Interim Planning Policy “Towards Sustainable

Construction and Better Design in Shetland” (approved December 2009) which are derived from this Appendix
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Planning Policy Issues; None
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