



**SHETLAND
Local Development Plan 2
Main Issues Report**

**Strategic Environmental
Assessment -
Environmental Report
2022**



SHETLAND
ISLANDS COUNCIL

**LDP2 MIR SEA ENVIRONMENTAL REPORT
COVER NOTE**

Shetland Islands Council Local Development Plan 2 –
Main Issues Report

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An SEA Environmental Report is attached for the plan entitled:
Local Development Plan 2 – Main Issues Report

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The Responsible Authority is:
Shetlands Islands Council

Date: January 2022

The above Local Development Plan Main Issues Report falls under
the scope of Section 5(3) of the Environmental Assessment
(Scotland) Act 2005 (“the 2005 Act”) Act and requires an SEA.

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Contents

1. Non-Technical Summary.....	3	SEA Objectives	27
Introduction	3	Compatibility of Objectives	30
LDP2 – Summary of Process.....	3	Likely Changes to the Environment in the Absence of LDP2.....	32
SEA – Summary of Process.....	3	Existing Local Plan Review	33
SEA Objectives – Summary	4	LDP2 Vision and Objectives compatibility with the SEA Assessment Objectives	36
Assessment – Summary	4	Environmental Assessment for the Preferred Options and Alternatives for the Main Issues	39
Next Steps – Summary.....	5	Call for Sites Assessment	41
2. Introduction.....	6	Habitats Regulations Appraisal	42
LDP2 - MIR	6	5 Conclusion	43
What is SEA?	7	Influence of Environmental Assessment on the production of the MIR.....	43
What is an ‘Environmental Report’?	8	Vision and Objectives	43
Relationship with other relevant plans, programmes and strategies (PPS)	11	Main Issues	44
Shetland Spatial Strategy.....	14	Site Assessment.....	47
3. Environmental Baseline.....	15	Next Steps.....	48
State of the Environment.....	15	6 Monitoring.....	50
Environmental Considerations for LDP2	22	Glossary	55
Data Gaps and Limitations	26	Appendix I: Consultation Authorities Response to Scoping Report.....	56
4. Environmental Assessment	27	Appendix II: Relevant Legislation, Plans, Policies and Strategies and related Environmental Objectives	62
Assessment Methodology.....	27	Appendix III: Environmental Baseline	78

Appendix IV: Environmental Assessment of Main Issues 79

**Appendix V: Local Development Plan: Site Assessment Pro Forma
and Scoring Matrix 80**

Appendix VI: Site Assessment 121

1. Non-Technical Summary

Introduction

- 1.1 This Environmental Report is part of the Strategic Environmental Assessment (SEA) undertaken by Shetland Islands Council (SIC) as part of the preparation of Shetland's second Local Development Plan (LDP2).
- 1.2 SEA is a requirement of Scottish Legislation that place a responsibility on public agencies (responsible Authorities) to assess the environmental impacts of certain plans, programmes or strategies, of which the LDP2 is one.
- 1.3 This Environmental Report accompanies the LDP2 Main Issues Report (MIR) and follows the Scoping stage, which included the production of an Environmental Baseline.
- 1.4 The Environmental Report is a key consultation document and major output of the SEA process; taking into consideration the MIR and identifies and evaluates the likely significant (positive and negative) environmental effects of the issues identified and any reasonable alternatives. It also provides an early and effective opportunity for Consultation Authorities and the public to offer views on any aspect of LDP2 MIR and this report.
- 1.5 The Environmental Report includes:
 - A description of the current state of Shetland's Environment (with minor amendments from the Environmental Baseline presented in the Scoping Report)
 - The environmental characteristics that could be affected if LDP2 was not implemented

- Wider strategic environmental objectives
- An assessment of the MIR proposals, preferred options and alternatives
- An assessment of all potential development sites submitted during the Call for Sites exercise.
- Consultation and engagement activities
- Comprehensive monitoring

LDP2 – Summary of Process

- 1.6 LDP2 will provide the principle local land use planning tool. The aim of LDP2 is to guide future land uses, provide a framework for planning policies and land allocations, to provide guidance on the location, design and assessment of development proposals, and contribute to sustainable development within Shetland.
- 1.7 LDP2 has been developed based on a review and assessment of evidence and assessment to identify land use policy requirements that are required in Shetland to support sustainable development.
- 1.8 The process also includes an assessment of potential development sites which were proposed by third parties as part of a 'call for sites' process. Identification of sites to be included in LDP2 is a key part of the SEA process.

SEA – Summary of Process

- 1.9 SEA is a means to judge the likely impact of a public plan on the environment and seek ways to minimise any effects, which are likely to be significant. When undertaken in an effective and proportionate way SEA can help address

environmental problems, or enhance positive or beneficial effects of plans. It can be an important mechanism to allow both the public and interested professionals to understand the environmental issues and engage positively with the assessment process. Additionally it is a practical tool, setting out how the environmental effects are to be dealt with when the plan is being implemented.

- 1.10 The SEA process is divided into six main stages:
1. Screening – determining if an SEA is required;
 2. Scoping – setting the context and objectives, establishing the baseline and deciding on the scope;
 3. Appraisal – developing and refining alternatives and assessing effects;
 4. Reporting – preparing the Environmental Report
 5. Consultation – consulting on the MIR and its Environmental Report with a second round of consultation on the proposed LDP2 and its updated Environmental Report; and ,
 6. Monitoring – Implementation of LDP2.
- 1.11 This is the Environmental Report for the SEA of Shetland’s MIR for LDP2. The Environment Report (Stage 4) outlines the findings of the environmental assessment (Stage 3). The environmental assessment establishes the likely significant (positive and negative) effects of implementing the policies proposed within the MIR and development of sites proposed for land use allocations.
- 1.12 During this stage, the effects of proposals within the MIR and any potential reasonable alternatives were considered, along with viable mitigation measures to avoid, reduce or offset adverse impacts.

- 1.13 During Stage the consultation stage, SIC must seek the views of the Consultation Authorities (HES, NatureScot, SEPA) on the full environmental assessment and this report.

SEA Objectives – Summary

- 1.14 SEA Objectives have been developed as a result of the review of Plans, programmes and Strategies (PPS, Appendix II) and baseline information (Appendix III).
- 1.15 The Objectives have been used as the primary tool for assessing the potential environmental effects of the MIR for LDP2 to ensure it will not result in any significant negative environmental effects (indeed deliver positive or more positive effects).
- 1.16 The SEA Objectives can be viewed in Table 4.1 of this report (page).

Assessment – Summary

- 1.17 Generally the Vision, Priorities and associated outcomes and targets scored well in the assessment. None of the assessments predicted a potentially significant adverse effect. This assessment has demonstrated that Vision and associated outcomes are compatible with the SEA objectives.
- 1.18 An assessment of both the preferred and alternative options identified within the Main Issues Report has been undertaken against the SEA objectives to identify the most

sustainable solution has been undertaken. In all cases this has provided further support for the preferred rather than the alternative option.

1.19 Measures have been designed into the policies and allocated sites with the specific aim of mitigating any adverse environmental impacts. The requirement to mitigate against adverse climate impacts from new development has been identified as a key requirement in the MIR.

1.20 The sites submitted under the call for sites assessment have been through an environmental and planning assessment process which has resulted in the selection of preferred sites, partially preferred sites and not preferred sites to put forward as allocated sites.

1.24 It will be necessary for SIC to monitor significant effects following the adoption of LDP2.

Next Steps – Summary

1.21 This SEA Environmental Report will be consulted on for a period of 6 weeks alongside the consultation of the MIR until 04/03/22. The proposed LDP2 will then be drafted based on the feedback received during the consultation. This process will also be subject to Environmental Assessment.

1.22 The proposed LDP2 and updated Environmental Report will then be consulted on for a minimum 6-week period.

1.23 The final LDP2 will then be formally adopted by SIC prior to final sign off by the Scottish Government. Once approved a Post-Adoption statement will be published.

2. Introduction

LDP2 - MIR

- 2.1 LDP2 will be the second Local Development Plan for Shetland and will replace the existing LDP. It will apply National planning policies at a local level and inform the general public, statutory agencies, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within Shetland for the next 5 years.
- 2.2 The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006, requires Councils to prepare a development plan for their respective area. These plans must be updated every five years.
- 2.3 There is no alternative other than to produce an LDP to fulfil this requirement in SEA terms.
- 2.4 The current LDP was adopted in 2014 and was based on information gathered around 2010. For LDP2 to provide sound and comprehensive policies for development over the next 5 years it is important that this reflects up-to-date information and legislation.
- 2.5 The process of preparing LDP2 commenced in 2019. In conjunction with preparation of this Environmental Report the SIC Planning Service have produced a Monitoring Statement and MIR which will be published at the same time.
- 2.6 The MIR presents a number of options and alternatives for the direction of planning policy in Shetland. The MIR sets out a series of options for the future direction of land use planning policy and development allocations across Shetland. The MIR options include a description of 'preferred options' and, if applicable, a number of 'alternative' options.
- 2.7 The MIR is the primary consultation document in the preparation of LDP2, and it aims to stimulate debate on the future planning of Shetland.
- 2.8 Prior to the preparation of the MIR the Council launched a "Call for Sites" inviting landowners, developers and members of the public to submit details of land that they planned to develop over the next 5 years. This closed on the 30/06/2019 and 74 sites were submitted for consideration. The assessment of these sites is a critical part of this Environmental Report.
- 2.9 The Monitoring Statement was produced to accompany the MIR. It identifies changes in the principal physical, economic, social and environmental characteristics of Shetland. It also examined changed and revised legislation impacting on the existing LDP policies and proposals.
- 2.10 The Key facts about LDP2 are set out in **Table 2.1**. LDP2 will supersede (and replace the existing LDP once adopted) but principally build upon the policies, programmes and actions within the existing LDP (adopted in September 2014) and all its associated supplementary guidance. LDP2 will focus on the most significant elements of change from the adopted LDP which require a specific policy response.
- 2.11 LDP2 will guide how and where places can be developed and improved across Shetland by setting out policies and site allocations that contain more detailed

guidance and additional Supplementary Guidance, in some instances policy, on specific issues or places will also be provided.

What is SEA?

2.12 The Environmental Assessment (Scotland) Act 2005 (the 2005 Act) is the statutory mechanism requiring the assessment of the effects of certain plans and programmes on the environment is delivered in Scotland.

2.13 The purpose of the 2005 Act is twofold. Firstly it aims to provide for a high level of protection of the environment and secondly ensures that secondly ensure that environmental considerations are taken into account in the preparation and adoption of plans. This should promote sustainable development as part of the planning process.

2.14 The term ‘Strategic Environmental Assessment’ is not actively used in the legislation but is actively used and understood to mean environmental assessment, which complies with the 2005 Act.

2.15 SEA is a means to judge the likely impact of a public plan on the environment and seek ways to minimise any effects, which are likely to be significant. When undertaken in an effective and proportionate way SEA can help address environmental problems, or enhance positive or beneficial effects of plans. It can be an important mechanism to allow both the public and interested professionals to understand the environmental issues and engage positively with the assessment process. Additionally it is a practical tool, setting out how the environmental effects are to be dealt with when the plan is being implemented.

2.16 The SEA process is generally divided into six main stages:

1. Screening – determining if an SEA is required;
2. Scoping – setting the context and objectives, establishing the baseline and deciding on the scope;
3. Appraisal – developing and refining alternatives and assessing effects;
4. Reporting – preparing the Environmental Report
5. Consultation – consulting on the MIR and its draft Environmental Report with a second round of consultation on the draft LDP2 and its updated Environmental Report; and ,
6. Monitoring – Implementation of LDP2.

2.17 LDP’s by their nature are considered likely to have significant environmental effects and are therefore qualifying plans under Section 1 and 5(3) of the 2005 Act. Screening was not therefore required and the SEA for LDP2 commenced with scoping.

2.18 The SEA is the process of appraisal, not a product, through which strategic aspects of environmental protection may be considered, and factored into all levels of decisions regarding a public agency’s plans and programmes (including those of SIC). The SEA requires plan and policy makers to justify their choices made in formulating the LDP. The SEA process contributes to more transparent planning by involving the public and by clearly demonstrating how environmental considerations have been assessed and balanced against other factors and integrated into the planning process. The main objective of SEA is to

incorporate environmental sustainability into strategic decision making.

2.19 Through the evaluation of the environmental effects of LDP2 the SEA process has improved the final LDP2 through promoting effective and sustainable environmental practice. It also increases public participation in decision making through facilitating openness and transparency.

2.20 This report has been undertaken in accordance with the requirements of the 2005 Act.

2.21 The approach to the SEA has followed a series of defined stages:

- review of relevant plans and programmes which both underpin the MIR and LDP and which provide direction for the SEA of the MIR (see Chapter *, Table 3.2 and Appendix II);
- identification and review of relevant aspects of the current state of the environment that relate to development planning in Shetland and that could be influenced by the implementation LDP2 following the options set out in the MIR (see **);
- identification of existing and potential future environmental issues which may influence or be influenced by the MIR (see Section **);
- identification of SEA objectives to guide the MIR appraisal taking account of the objectives in other plans and programmes, the identified issues and the current baseline (see Section **);
- scoping of environmental issues to be appraised in the SEA (see Section 2.5);
- environmental assessment of the options presented within the MIR (see Section ** and Annex E);

- a full assessment of sites identified through the call for sites process; and
- establishing any appropriate mitigation proposals for monitoring the implementation of the LDP2 (see Section 6).

What is an ‘Environmental Report’?

2.22 SEA Guidance states that *“the purpose of environmental assessment is to identify the likely effects of a plan, and to avoid any adverse environmental effects occurring. Assessment findings are used to populate an Environmental Report, which is then used as a key tool for public engagement in the main consultation”*.

2.23 A Scoping Report was submitted for consultation through the SEA Gateway at the Scottish Government in June 2021. The outcomes of the Scoping Report at Stage 2 are summarised in **Appendix I**. In summary it was concluded that no SEA issue should be scoped out and so all the SEA objectives will be taken forward for assessment against the Main Issues preferred options and alternatives.

2.24 This is the Environmental Report for the SEA of the MIR for LDP2. It represents Stages 3, 4 and 5 in section 2.16 and outlines the findings from the environmental assessment. In accordance with Part 2 of the 2005 Act, this draft Environmental Report identifies, describes and evaluates the likely significant effects on the environment of taking forward any of the various options presented in the MIR.

2.25 The environmental assessment establishes the likely significant (positive and negative) environmental effects during the implementation of LDP2.

2.26 During this stage, the effects of LDP2 and any potential reasonable alternatives are considered, along with viable mitigation measures to avoid, reduce or offset adverse effects. During stages 4 and 5, SIC must seek the views of the Consultation Authorities on the assessment and report.

2.27 To ensure effectiveness of the SEA process, it is important that the MIR and SEA are fully integrated and enable the SEA to influence, and can be influenced by, the LDP at different stages of its development.

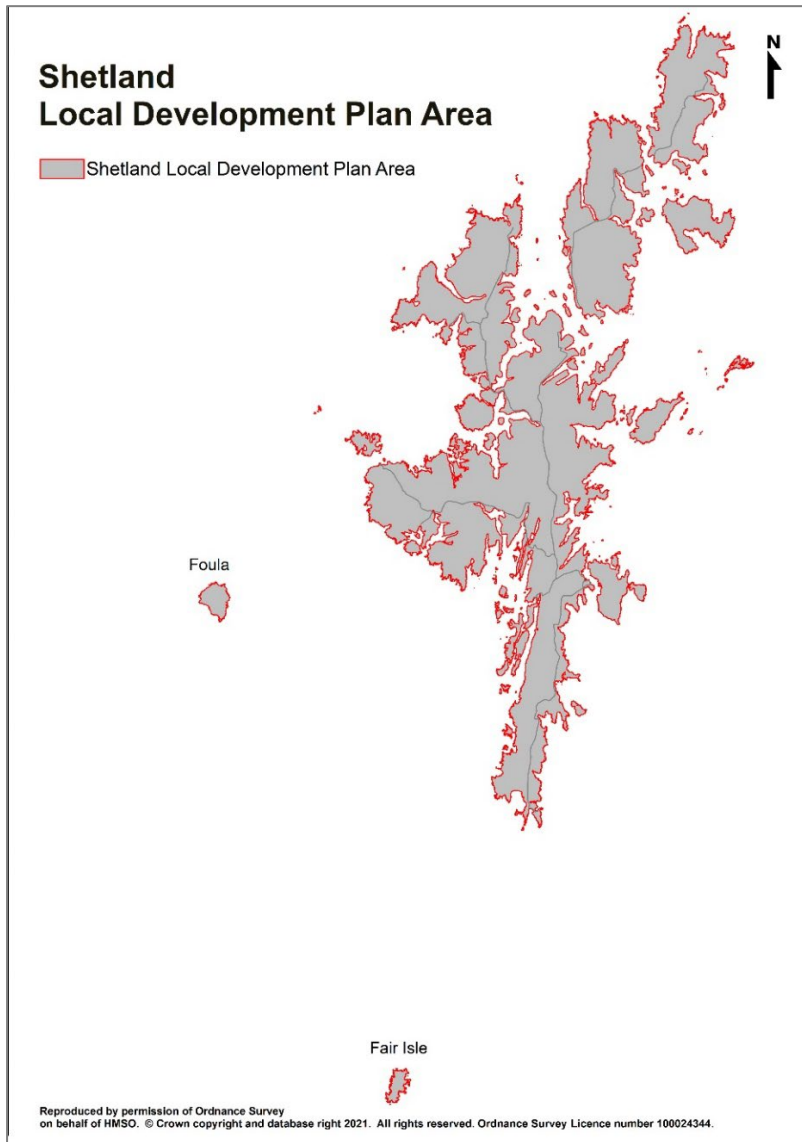
2.28 Full integration (as stipulated in the 2005 Act), aids decision making, raises awareness of potential environmental issues and ensures that environmental considerations are thoroughly taken into account in the development of the plan.

2.29 The key decision and output stages of both LDP and SEA processes must coincide in order to be successful and that is how they have been ordered as part of this process.

Table 2.1 – Shetland Islands Council Local Development Plan 2: Key Facts

Responsible Authority:	Shetland Islands Council
Title of Plan:	Shetland Islands Council Local Development Plan 2
Requirement for the Plan:	Legislative requirement under Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 and The Planning etc. (Scotland) Act 2006.
Plan Subject:	Land use planning
Period Covered by Plan:	2022 – 2027
Frequency of Plan Updates:	Within a 5-year cycle
Area covered by the Plan:	<p>The whole of Shetland, an archipelago of over 100 islands, covering a total area of 1,468 square kilometres. The plan includes the area down to mean low water springs.</p> <p>The location of Shetland with regards to the rest of Scotland is shown on Figure 1 on page 4 while the administrative area of Shetland that will be covered by LDP2 is shown on Figure 2 on page 5.</p>
Purpose and Objectives of the Plan	The purpose of LDP2 is to guide future land uses, provide a framework for planning policies and land allocations, to provide guidance on the location, design and assessment of development proposals, and contribute to sustainable development within Shetland.
Contact:	<p>Martin Schofield Natural Heritage Officer Shetland Islands Council</p>

Figure 2.1



2.30 LDP 2 must have regard to a wide range of national and international laws, policy and strategy. A review of Plans, Programmes and Strategies (PPS) has been conducted in accordance with the Scottish Government’s SEA Guidance (2013).

2.31 This review, focusing on the most relevant PPS, ensures that LDP2 is consistent with up to date policy, is informed by robust information and also helps in the process of identifying environmental issues.

2.32 A review of all PPS’s considered is presented in **Appendix II** categorised according to national and local scales. Any PPS above Scottish level has generally been excluded from the list as it is considered that all relevant international and UK environment legislation has been incorporated into national and local strategy and guidance. The review also provides information on their purpose, relationship with LDP2 and the SEA issues they relate to.

2.33 The position of LDP2 in relation to other PPS is shown below in **Figure 2.2**.

Figure 2.2 – LDP2 in Relation to Other PPS

International and UK Legislation –
 e.g. Convention on Biological Diversity, Conservation
 (Natural Habitats, &c.) Regulations 1994 and the Wildlife and
 Countryside Act 1981 (as amended)



National (Scottish) – e.g. National Planning Framework and
 Scottish Planning Policy



Local – e.g. **Shetland Islands Council LDP2**
 Shetland Islands Regional Marine Plan



Sub-Local – e.g. Scalloway Local Place Plan

National

National Planning Framework (NPF3) and Scottish Planning Policy (SPP)

2.34 The Scottish Government approved both NPF and SPP in 2014 and these document share a vision, which is;
 “We live in a Scotland with a growing, low carbon economy with progressively narrowing disparities in well-being and

opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing equalities between our regions. We live in sustainable, well-designed places and homes which meet our needs

2.35 NPF3 provides the strategy for Scotland’s development and it should be taken into account in all development plan and development management decisions. NPF3 sets out a long-term vision for development and investment across Scotland over the next 20 to 30 years.

2.36 In line with the requirements of SPP the MIR have focussed on the delivery of four specific outcomes:

- Create successful sustainable places
- Low carbon places
- Natural resilient places; and
- More connected places.

2.37 The current LDP was developed under the requirements of the previous NPF and SPP. The MIR is required to consider the key policy changes and implications that this will have for LDP2 and these include; green and blue infrastructure, planning for zero waste, policies for increased digital connectivity and a presumption in favour of sustainable development.

Regional

2.38 Due to its isolated geographic location Shetland does not form part of any wider region, therefore there is no regional PPS to consider. While there is reference to the Shetland Region in some instances this only refers to the

Shetland Local Authority area (including inshore waters to 12 Nautical Miles).

Local

Shetland Islands Regional Marine Plan

2.39 LDP2 will align with the Shetland Islands Regional Marine Plan which aims to ensure that use of the marine and coastal environment of Shetland is sustainable. This is due to be the first marine plan in Scotland and is expected to be adopted by the end of 2021.

Shetland Islands Council Corporate Plan 2021 – 2026

2.40 The plan provides strategic political direction to help Shetland Islands Council focus on the things that can help most to create opportunities and achieve long term sustainability for Shetland.

2.41 The vision statement for Shetland as set out in the corporate plan is “‘Our Ambition 2021-2026’ is a based on a vision of working together to create a positive, confident and sustainable future for Shetland. A Shetland where the community’s opportunities attract people of all ages to live, work, study and invest in our islands.”

2.42 The plan sets out an ambitious set of priorities for the council over the next 5 years set out across 10 key themes

- Shetland’s Population Balance
- Covid-19 – Recovery and Renewal
- UK Withdrawal from the European Union
- Climate Change
- Sustaining Current Jobs and Creating New Ones
- Skills and Learning

- Digital Connectivity
- Caring for Our Community
- Fairer Shetland
- Transport.

2.43 The MIR will ensure that LDP2 support the Council’s vision as set out above.

Shetland’s Partnership Plan 2018 - 2028

2.44 The Partnership Plan is the ‘Local Outcomes Improvement Plan’ for Shetland, a statutory requirement under the Community Empowerment (Scotland) act 2015. The plan is for all partners and communities in Shetland.

2.45 The shared vision of the Shetland Partnership Plan is that “Shetland is a place where everyone is able to thrive; living well in strong, resilient communities; and where people and communities are able to help plan and deliver solutions to future challenges”. With a key focus of the plan to reduce inequality of outcomes in Shetland.

2.46 The shared priorities of the plan are;

- Participation – people participate and influence decisions on services and use of resources.
- People – individuals and families thrive and reach their full potential.
- Place – Shetland is an attractive place to live, work, study and invest.
- Money – all households can afford to have a good standard of living.

2.47 The MIR will ensure that LDP2 also supports the vision and priorities of the Shetland Partnership Plan.

Shetland Spatial Strategy

2.48 Shetland's LDP2 will contain a spatial strategy which will set out proposals for land use zoning and site specific proposals which will be implemented during the lifetime of the plan.

2.49 The spatial strategy has evolved from the Spatial Strategy that supported the existing LDP with the key differences being the inclusion of allocated sites and preferred areas of growth.

2.50 In LDP1 there were no allocated sites only sites with development potential. No sites with development potential will be automatically carried forward into LDP2, with all allocated sites having gone through the same 'call for sites' submission and assessment process.

2.51 A proactive and planned approach has been taken to identify land for development within our settlements based on levels of housing demand and past completion rates. The Housing Needs and Demands Assessment provides a robust and credible evidence base for Housing Demand.

2.52 The Spatial Strategy reinforces the hierarchy of development with growth either directed towards allocated sites or preferred areas of growth. While the importance of windfall development in a Shetland context is recognised it must be demonstrated that it is 'the right development in the right place'.

3. Environmental Baseline

- 3.1 The Environmental Assessment (Scotland) Act 2005 requires that information is provided on the current state of the environment and how this might evolve if LDP2 was not implemented.
- 3.2 Baseline data helps to identify issues on which SEA should focus and provides a benchmark against which to assess performance.
- 3.3 An Environmental Baseline for Shetland has been produced to support this report (**Appendix III**). The baseline is presented using a topic based approach, which reflects the issues set out within Schedule 3 of the Act:
1. Biodiversity, Flora and Fauna
 2. Human Health
 3. Soil
 4. Water
 5. Air
 6. Material Assets
 7. Climatic Factors
 8. Cultural Heritage (including archaeological and architectural heritage)
 9. Landscape and Seascape
- 3.4 The report also highlights important interrelationships between the topics.

State of the Environment

- 3.5 A summary of environmental baseline and key issues which are being taken into consideration for LDP2 are set out below (see **Appendix III** for full Environmental Baseline).
- 3.6 Shetland is an archipelago of over 100 islands – of which, 15 are inhabited – that stretch around 112 kilometres from North to South. Shetland lies in the North Atlantic between the Faroe Islands and Norway on a latitude between 59^o and 61^o north, 476 kilometres north of Edinburgh and 640 kilometres south of the Arctic Circle. The land area of Shetland extends to about 1,468 kilometres² with a coastline of approximately 2,702 kilometres.

Biodiversity, Flora and Fauna

- 3.7 The relatively isolated and exposed location of Shetland – Orkney, its nearest neighbour lies 80 kilometres to the south-west – means that Shetland is a wild and special place. There are large areas of moorland and low intensity farmland which is important for a range of ground nesting species as well as towering sea cliffs which support internationally important numbers of breeding seabirds and for which Shetland is internationally renowned. Over 750,000 seabirds (from 22 species), around 10% of the total UK population nest in Shetland.
- 3.8 Many islands are famous for their endemics – plants or animals that are found nowhere else. Shetland was only colonised in the last 12,000 years, since the end of the last ice age. This is a relatively short time for speciation to occur and means that endemism is relatively rare in Shetland. There are however a range of dandelion-like plants including

Shetland Mouse-ear Hawkweed, 3 species of Dandelion and 18 species of Hawkweed which are only found in Shetland. The only none dandelion-like endemic plant is Shetland Mouse-ear ('Edmondston's Chickweed') *Cerastium nigrescens* which only grows on and around the Keen of Hamar on Unst. There are no endemic species of vertebrate but there are three known subspecies of wood mouse (*Apodemus sylvaticus granti*, *A.s. thuleo* & *A.s. fridariensis*), two subspecies of wren (*Troglodytes troglodytes zetlandicus*, *T.t. fridariensis*) and one subspecies of starling (*Sturnus vulgaris zetlandicus*). There are also several subspecies or varieties of moth and two endemic or semi-endemic subspecies of bumblebee¹.

3.9 The quality and importance of these habitats is reflected in the range of international, national and local conservation designations present across large areas of the region and which are afforded (statutory and non-statutory) protection. There are 12 Special Areas of Conservation 15 Special Protection Areas (including 3 recently designated marine sites), 1 Ramsar site, 2 National Nature Reserves and 78 Sites of Special Scientific Interest. There are also 2 Nature Conservation Marine Protected Areas and a Demonstration and Research Marine Protected Area.

3.10 A number of species found across Shetland (both within and outside of designated areas) are also afforded statutory protection, the otter (*Lutra lutra*) being one of the most iconic. While 12 species listed in Annex I of the EU Birds Directive nest in Shetland and several others occur as rare / occasional breeders, migrant or wintering visitors. For species such as red-necked phalarope and whimbrel

(*Numenius Phaeopus*) around 90% of UK breeding populations are found in Shetland. Although the directive no longer applies the Habitats Regulations require the UK to achieve the aims of the directives. There are also a range of species which are listed on either Schedule 1 – breeding birds, Schedule 5 – other animals or Schedule 8 – plants of the Wildlife and Countryside Act 1981 (as amended).

3.11 The State of Nature Scotland report 2019 shows that from 1994 to 2016, 49% of species in Scotland have decreased while only 28% have increased in abundance. This is also the situation globally where biodiversity is in decline. This situation is likely to be mirrored in Shetland where species and habitats are known to be under increasing pressure. Some, such as a number of seabird species have suffered significant population declines. However, there is evidence that the Shetland in-bye wader populations seems to be faring better than on mainland Scotland, with the curlew (*Numenius arquata*), a red listed species, population in particular appearing to be stable.

3.12 While data is generally limited at this time there are a number of monitoring projects either ongoing or in preparation which should provide further information on a number of these species. New development can have a significant impact on habitats and species.

3.13 Islands are extremely susceptible to the impacts of non-native invasive species. While relatively few may be presently established in Shetland this could become a more significant issue with climate change. Ground nesting birds such as waders and seabirds can be very vulnerable to

¹ <https://www.nature-shetland.co.uk/shetland-endemics>

predation from alien mammals and plants can rapidly establish themselves to the exclusion of local flora. It is critical that good biosecurity is maintained to prevent the spread or introduction of invasive alien species.

Population and Human Health

- 3.14 The population of Shetland in 2019 was 22,920, an increase of 0.5% since 2009, with the majority of people living on Mainland². Approximately 40% of the population live in Lerwick, the capital and it is the only settlement larger than 2,000 people.
- 3.15 Shetland has an aging population with the 65 and over age group increasing much faster than the national average and the 16 – 65 and under 16 age groups both shrinking over the last ten years.
- 3.16 The most recent population figures estimate that 20.4% of people living in Shetland are aged 65 or over, which is up from 16% in 2009. This was below the national average in 2009 but is now above it
- 3.17 Shetland's working age demographic is shrinking, with the proportion of working age residents reducing from 64.3% in 2009 to 61.2% in 2019 and net migration having been negative for the last few years (-3.93 per 1,000 residents in 2019).
- 3.18 The percentage of the population in Shetland aged under 16 has reduced from 19.5% in 2009 to 18.5% in 2019.

This is the opposite of the trend nationally where this age group has increased from 17.5% in 2009 to 19% in 2019.

- 3.19 The population density of 16 people per sq. km is significantly lower than the Scottish average of 70 people per sq. km.
- 3.20 While the cost of living is high and fuel poverty is a longstanding issue it is recognised that unemployment levels are low, educational achievement, median income, life expectancy are all above the Scottish average. However, the healthy life expectancy for women is below the national average.
- 3.21 There are also low levels of deprivation with no areas among the 20% most deprived in Scotland, although, this does not mean there are no people experiencing deprivation living in Shetland. Rural and dispersed communities typically have a different pattern of deprivation, where it can exist in all communities and tends not to be clustered in specific areas.
- 3.22 There is a comprehensive public ferry service meaning that there is generally good inter-island connectivity. While car ownership in Shetland is one of the highest in the UK Shetland also retains a good bus network. The transport network in Shetland responds well to the Hierarchy of Transport Need despite it necessarily being constrained in its extent by long distances and low population levels.
- 3.23 Shetland is one of only two administrative regions in Scotland with no significant Gaelic heritage and there is a

² Mainland is the main island of Shetland.

strong Norse heritage with strong traditions in music, crofting and fishing.

Soil

- 3.24 There is no land within Shetland that is considered to be prime agricultural land (James Hutton Institute land capability for agriculture 1, 2 and 3.1) and over 70% of the land is classified as rough grazing while less than 5% is classified as mixed agriculture.
- 3.25 Around half of Shetland has been mapped as peat, however, over three quarters of this shows dominant erosion features. Soil erosion is a significant risk to peat and other carbon rich soil. Consideration should be given to the principal aim of Scotland's National Peatland Plan which is to "protect, manage and restore peatlands to maintain their natural functions, biodiversity and benefits".
- 3.26 The irregular shape of Shetland means that there is over 2,700 km of coast. Although coastal erosion is not currently a significant issue although sea level rise could lead to more erosion and / or inundation issues.

Water

- 3.27 The River Basin Management Plans for the Scotland river basin district, which includes Shetland sets out the route map for protecting and improving the water environment across the river basin district.
- 3.28 The state of the water environment in Shetland is generally good with the condition of all individual bodies of

ground water recorded as high and more than 95% (83 out of 87 sites) of surface waters identified in good or high condition. The remaining 4 sites have been identified as being in moderate condition due to issues relating to access for fish migration.

- 3.29 Point source pollution from septic tanks and small treatment works is, however, a specific issue for Shetland.
- 3.30 Public water supply is from 18 raw water sources that supply 10 treatment works.
- 3.31 Recent research by NatureScot has identified that Scotland is likely to face an increase in the risk of extreme drought due to climate change with Shetland identified as one of the 'hotspot' areas where droughts are likely to become more common and severe³ which could have implications for wildlife and public water supplies.
- 3.32 Historically, inundation from the sea has been the main cause of flooding, however, heavy rainfall is now the cause of most incidents. With the predicted impacts of climate change including sea level rise and increased severity of storm events all forms of flooding are likely to become an increasing issue.

Air

- 3.33 There are no significant issues as air quality in Shetland is generally high in terms of National Air Quality objectives. There are no Air Quality Management Areas within Shetland.

³ <https://www.nature.scot/risk-extreme-droughts-likely-increase-scotland>

3.34 Most air pollution in Shetland is associated with the main industrial areas of Gremista and Green Head Industrial Estates and the Sullom Voe Oil Terminal.

3.35 There are also emissions associated with transport including air, sea and road.

Material Assets

3.36 There is a high demand for heating energy which is due to the generally cool and windy maritime climate and the poor energy efficiency of many dwellings. There is no mains gas so Shetland relies on electricity and oil for energy. Electricity is currently provided principally from a diesel fired power station. Although Lerwick is served by a district heating scheme produced by incinerating rubbish this is currently at capacity so there is limited opportunity to expand the system at this time.

3.37 An undersea link connecting Shetland to the National Grid for the first time was approved earlier this year and has allowed development to commence on some of the consented onshore wind farms. The Lerwick Power Station is expected to cease operations no later than 2025 and therefore an alternative energy solution needs to be in place before this time. The capacity of already consented onshore wind power in Shetland is already significantly in excess of local energy requirements.

3.38 The Council has recently introduced household recycling collection which has reduced the amount of waste going to landfill or incineration. Although because of the remote location and small community of Shetland recycling is

transported to Aberdeen by boat and then onwards by road meaning that there is high environmental and financial cost associated with this. In 2019 17% of household waste was recycled and increase of 6.5% on 2018 but it is still the lowest rate in Scotland.

3.39 The lack of broadband connectivity is an ongoing issue the impacts of which were starkly illustrated during the recent Covid-19 lockdown.

3.40 Mineral extraction can provide economic benefits through the creation of jobs although supporting this type of development must be balanced with the need to protect local communities and the environment. The high carbon footprint of importing materials to Shetland must also be considered.

Climatic Factors

3.41 Across Scotland there is a continuing recorded increase in minimum and maximum temperatures and rainfall. While there is a reduction in the number of days of frost and snow cover.

3.42 Current climate predictions are for a mean increase of both summer and winter temperature with increasingly wetter winters and drier summers. While overall summer rainfall is predicted to decrease it is expected to be increasingly concentrated into intense rainfall events.

3.43 For a variety of reasons, the greenhouse gas emissions when considered on a per capita basis are significantly higher than the Scottish average.

3.44 In 2018 the carbon impact was 10.0 tonnes of carbon dioxide equivalent per person. This is one of the highest in Scotland and almost twice the national average. Although Carbon Dioxide emissions are decreasing it is at a similar rate to the rest of Scotland meaning that there has been no closure of the gap in emissions for Shetland compared to the Scottish average.

3.45 The isolated island geography of the region means that there are high greenhouse gas emissions associated with the air and sea transport links both between the inhabited islands and with the Scottish mainland. The rural nature of the region means the population is generally heavily dependent on their own transport which further contributes to greenhouse gas emissions. Around 50% of the SIC Greenhouse Gas emissions are from the running of the internal ferry fleet.

3.46 The Council is supporting, through its existing LDP, more sustainable building practices and design for new developments along with the promotion of renewable energy sources of all types and scales. As well as several large scale on shore wind energy developments the region has seen reasonable uptake in the development of smaller turbines with approval granted for 57 turbines <15kw capacity during the first LDP. Air Source heat pump technology is popular with 184 approvals for residential development and 10 for non-residential over the last LDP period. There has been significantly less adoption of solar / photo-voltaic panels with only 2 approvals for this type of technology, one domestic and one 40kWp PV development by the Fair Isle Electricity Company.

3.47 Orion – Clean Energy Project

This is a very ambitious project with potential significant local and national benefits. The main objectives are:

- To supply 32TWh of low carbon hydrogen annually (12% of the expected UK total requirement) by 2050.
- To produce green hydrogen, utilizing wind and tidal energy, to fuel domestic heating, road, and marine transport
- To provide more than 3GW of wind generated electrical power to Shetland, to produce green hydrogen, supply the UK grid, electrification of onshore and the offshore oil and gas sector
- To enable all West of Shetland hydrocarbon assets to be net zero by 2030 and abet 8Mt/year CO2 by 2050
- To generate £5bn in annual revenue by 2050 and contribute significantly to the UK Exchequer
- And to provide sustainable employment for 1,750 people, both regionally and locally, whilst maintain a pristine environment

Cultural Heritage

3.48 The region has a rich and diverse cultural heritage and is home to many sites of historical value including Viking settlements, brochs, standing stones, ancient crofts and ruined chapels. A number of these areas and features have been designated due to their historical importance. There are 365 scheduled monuments, 490 listed buildings (26 of which are category 'A' listed), 4 sites listed on the Inventory of Gardens and Designed Landscapes, 4 areas with tree preservation orders and 3 conservation areas. However, some of these historic buildings are in need of repair and improvement with 33 buildings being on the Buildings at Risk Register. There are also 2 historic Marine Protected Areas and another going through the designation process.

3.49 The Royal Society for the Arts Heritage Index ranked Shetland as the 3rd best place in Scotland to experience

heritage in 2020, up from 4th in 2016. The index considers assets such as landscape, the natural and built environment but also the activities that people participate in such as music events, community traditions, accents, food, sport, industries, volunteering and how these support and build passion, pride and a unique place. These assets and activities, both separately and together, improve wellbeing of individuals and are part of what makes Shetland distinctive and a great place to live.

Landscape

3.50 Shetland is a subarctic archipelago of over 100 islands covering a total area of 1,468 kilometres² and with over 2,702 kilometres of coastline. It is the most northerly county in the UK and is over 320 kilometres north of Aberdeen.

3.51 Shetland is more geologically diverse than any similarly sized area in Europe and was established as a UNESCO Geopark in 2009.

3.52 Shetland's landscape has been shaped over millions of years by rain, wind, ice and waves and the geology that underlies its landscape is some of the most complex and diverse in the UK. Shetland carries some of Scotland's oldest rocks. A sliver of deep ocean crust and a host of unusual minerals has been sculpted from this diverse geology by rivers, glaciers and the sea over the past few million years. Major landforms survive from before the Ice Age, notably Ronas Hill. While the ice cap, being less thick than on the Scottish mainland, scoured a landscape of low hills and shallow lochs. While the characteristics voes were formed by the drowning of valleys caused by sea level rise at the end of the last ice age. Shetland's outer coast displays some

spectacular cliff scenery whilst her inner coast is dotted with numerous sandy beaches and ayres.

3.53 NatureScot, in conjunction with partner councils has undertaken a detailed review and classification of the various landscape areas and types in Scotland, this was updated in 2019. The landscape character assessment of Shetland has identified seven primary landscape types and it has been identified that historic land use practices particularly crofting and peat cutting have helped to create the diverse landscape.

3.54 The region has a high quality and diverse landscape. Especially valued landscapes within the region are identified through designations either at the national level as National Scenic Areas (NSAs) of which there is one covering seven separate areas of coastal landscape in Shetland. NSAs are areas that are nationally important for their scenic quality, and represent some of Scotland's finest scenery.

3.55 At the regional level there are 17 proposed Local Landscape Areas. These will be locally approved and their purpose is to ensure sympathetic siting and design of new development in these areas. These were approved by the Council for consultation with the public and stakeholders as part of the draft Supplementary Guidance (SG) in 2012; that SG has not been adopted yet. They help protect and enhance some of Shetland's unique environment and may provide direction for access and tourism. It is proposed that they are adopted as part of the LDP2 process.

3.56 A single area within the region has been identified by NatureScot as a Wild Land area, while not a statutory designation they describe the most extensive areas of high

wildness and are considered to be a nationally important asset.

3.57 Shetland is predominantly treeless and the vegetation is dominated by peatland, heather moorland and montane habitats.

Environmental Considerations for LDP2

3.58 Schedule 3 of the Scottish Act requires that the Environmental Report includes a description of existing environmental problems, especially those relating to any areas of particular environmental importance.

3.59 Schedule 3 paragraph 4 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental

problems will affect or will be affected by the LDP2 and whether it is likely to aggravate, reduce or otherwise affect existing environmental problems.

3.60 The key facts and the baseline information collated for this Environmental Report has helped us to identify some environmental problems which are applicable to Shetland. These Environmental problems are set out below in Table 3.8. Some of the issues highlighted in this table are likely to continue if LDP2 is not brought forward.

3.61 The purpose of this section is to explore the key environmental issues that are relevant to SIC and the LDP. Many of these were identified during the development of the current LDP but are included below as they remain relevant.

3.62 A summary of the key findings of the review of the environmental baseline is set out in the table below.

Table 3.8 SEA Topics and the Identified Issues and Problems and Potential for LDP2 to Address

SEA Topic	Identified Issues and Problems	Potential for LDP2 to Address
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • Direct and indirect impacts of development on protected sites. • Direct and indirect impacts of development on protected species. • Loss of habitats and species (especially those on the Scottish Biodiversity List or Priority Marine Features). • Increased disturbance from human activities. • Possible fragmentation and severance of habitat. • Negative impacts from invasive non-native species which can be introduced or spread by works associated with development. • Increasing influence of climate change e.g. sea temperature and impacts on sand eel numbers. • Opportunity to provide greater protection for the natural environment and encourage the delivery of positive effects on biodiversity through development. • Requirement to encourage nature-based solutions. 	<ul style="list-style-type: none"> • Minimisation of development impacts on designated sites, protected species and non-designated features of natural heritage through the spatial strategy and plan policies which continue to protect designated sites and protected species. • Ensure development delivers no net biodiversity loss, mitigates impacts and seeks to deliver enhancement for biodiversity through appropriate site selection, adoption of Placemaking and Masterplanning, delivering outdoor access routes and blue / green networks.
Population and Human Health	<ul style="list-style-type: none"> • Need for a Green recovery from Covid-19. • It is necessary to support a 'just transition' to a green economy. • Requirement to consider service and facilities provision for an increasingly ageing population. • Provision of housing and infrastructure services to support Corporate Plan vision. • Supporting a low density rural and remote population and avoiding 'over-centralisation' on Lerwick. • High levels of fuel poverty. • Delivering 20 minutes neighbourhoods. • Encouraging Active Travel and use of public transport. • Deliver access links to existing access route network. 	<ul style="list-style-type: none"> • Provides the framework to direct sustainable development and economic growth across Shetland. • Sets the housing allocation across Shetland. • Through the adoption of Placemaking and Masterplanning will support the development of healthy vibrant places to life, including the provision of open space, sporting facilities and active travel routes. • Support the transition away from fossil fuels and the reliance on private vehicles. • Maintain air quality and minimise noise pollution. • Delivery of green and blue networks.

SEA Topic	Identified Issues and Problems	Potential for LDP2 to Address
	<ul style="list-style-type: none"> • Access to green space and the wider countryside. • Support sustainable economic growth. • Addressing the reducing working age demographic. 	
Soil	<ul style="list-style-type: none"> • Ongoing development pressure, especially from renewable energy projects on carbon rich soils. • Protection and recognition of Shetland's unique geology. • Protection and restoration of blanket bog and carbon rich soils. • Understanding and responding to the requirements of the agricultural sector following Brexit. • Requirement to encourage the use of previously developed land. 	<ul style="list-style-type: none"> • Provide a framework for the protection of soils, especially peatlands and other carbon rich soils. It will also minimise soil erosion and protect the wider biodiversity interests of soils. • Encourage the reuse of derelict land, e.g. through the hierarchy of development. • Provide protection to soils from contamination.
Water	<ul style="list-style-type: none"> • Protection and management of public water supply. • Protection from flooding and sea level rise. • Maintenance of and potential to improve water quality and good ecological status. • Potential impacts of private foul drainage. • Promote the sustainable use of water. • Opportunity for multiple benefits through the delivery of a high class blue network. • Increase efficiency of water use. 	<ul style="list-style-type: none"> • Ensure that any adverse impacts of development on the water environment is minimised and ideally lead to enhancement. • Through the adoption and implementation of suitable policies management of flood risk should be improved. • Ensure that developments do not lead to a decrease but ideally lead to an increase in water quality and effectively regulate and manage site runoff. • Undertake Strategic Flood Risk.
Air	<ul style="list-style-type: none"> • Maintain high air quality. • Measures to reduce high dependency on private cars. • Cumulative traffic impacts form various developments. 	<ul style="list-style-type: none"> • Ensure that development does not lead to any decrease in air quality. • Encourage active and public travel use with a subsequent decrease in private car use.
Material Assets	<ul style="list-style-type: none"> • Requirement to reduce greenhouse gas emissions and support our route to net zero. • Sustainable waste management and transition to a circular economy. • Reduction of reliance upon virgin materials. 	<ul style="list-style-type: none"> • Mineral reserves should be safeguarded for extraction. • Promotion of renewable energy development, a green recovery and a just-transition.

SEA Topic	Identified Issues and Problems	Potential for LDP2 to Address
	<ul style="list-style-type: none"> • Lack of fast, reliable internet. • Due to lack of engagement unknown requirements for new schools and hospitals. 	<ul style="list-style-type: none"> • Support and encourage the waste hierarchy and reuse of existing structures and materials.
Climatic Factors	<ul style="list-style-type: none"> • Vulnerability to the effects of climate change. • Requirement for all activity to limit, reduce or offset emissions of greenhouse gas. 	<ul style="list-style-type: none"> • LDP2 should contribute towards a net zero future for Shetland, with a focus on climate change and sustainable development. • There should be a focus on low carbon construction, energy efficient developments • Provide protection for peat and other carbon rich soils • Encourage the development of active travel networks and reduce the reliance upon private vehicles. • Seek to reduce waste and support the development of renewable energy sources.
Cultural Heritage	<ul style="list-style-type: none"> • Direct and indirect impacts of development on statutory and non-statutory designated sites or listed buildings and impacts on their settings. • Protection of the significant archaeological resource in Shetland, including recognition that not all of this is known. • Maintain the strong identity and 'sense of place' of Shetland. • Opportunity to increase awareness of and access to cultural heritage resource. 	<ul style="list-style-type: none"> • Ensure settlement form is respected and that local identity and distinctiveness is protected across Shetland. • Will mean that cultural heritage assets and their settings are fully considered when planning development and during the development of the Spatial Strategy. • Retain cultural heritage assets as key interest features for tourism and as part of a wider access network for local enjoyment.
Landscape	<ul style="list-style-type: none"> • Direct and indirect impacts of development on statutory and non-statutory designated landscapes. • Impacts of large scale developments on the environment and consideration of landscape sensitivity. • Opportunity to encourage appropriate siting, design and scale of development. Ensuring that development enhances settlement character. 	<ul style="list-style-type: none"> • Ensure landscape form is respected and that local identity and distinctiveness is protected across Shetland. • Will mean that landscape character is fully considered when planning development and during the development of the Spatial Strategy. • Encourage high standards of design of the built environment, green space provision and the development of blue / green

SEA Topic	Identified Issues and Problems	Potential for LDP2 to Address
	<ul style="list-style-type: none"> Requirement to protect landscape character maintain local distinctiveness. 	networks through the implementation of Placemaking and Masterplanning.

Data Gaps and Limitations

3.63 The Act requires an assessment to identify any issues or gaps in the data encountered when compiling the environmental baseline.

3.64 To establish an environmental baseline of current conditions that relate to the SEA and SIC objectives existing environmental and sustainability data were reviewed from a range of sources that included the following:

- Scotland’s Environment (<https://www.environment.gov.scot/>);
- Shetland Islands Council (internal documents and reports);
- SEPA reports and data, including information on water quality;
- Historic Environment Scotland data, including information from PASTMAP;
- NatureScot reports and data, including information from SiteLink (<https://sitelink.nature.scot/home>) and
- Shetland Biological Records Centre

3.65 In Shetland some of the environmental baseline factors reported have been studied more widely than others. Therefore, the quality, accuracy and validity of data for some areas will be greater than for others;

3.66 The data relevant to this Report is held in different forms. If information is held in databases and Geographic Information Systems it can be more easily accessed and

interrogated than information which is only in printed form in reports, books or websites.

3.67 The issues set out below show where specific baseline gaps were identified.

- The Local Biodiversity Action Plan (LBAP) has never been formally adopted and it has never been updated.
- It is important to review existing geological information to ensure that designation of local sites reflects the recognition of Shetland as UNESCO European Geopark. There are currently 9 LNCS designated for geological reasons and a long list of potential local Geosites. The geosites register should be reviewed to determine if more sites should be designated as geological LNCS.
- There is a lack of information on minerals extraction, supply and demand requirements.
- There are 17 proposed Local Landscape Areas (pLLAs) in Shetland. These sites were approved by the Council for public consultation but this has not been undertaken. The pLLAs should be reviewed, consulted on and formally adopted to support the protection of the landscape as part of LDP2.
- Requirement to undertake an updated Landscape Sensitivity Assessment.

4. Environmental Assessment

Assessment Methodology

- 4.1 The methodology adopted to assess the likely environmental effects of LDP2 in Shetland is set out in this section.
- 4.2 This SEA Environmental Report includes; the identification of the SEA Objectives; an assessment of the compatibility of those Objectives; an assessment of the likely impacts on the environment of not producing LDP2; a review of the environmental assessment of the current Shetland LDP; and the environmental assessment of the Shetland LDP2 Main Issues Report which includes the updated vision and objectives for the LDP, preferred and alternative options assessments for the Main Issues (including the revised Spatial Plan) and the Site Assessments for locations proposed during the 'Call for Sites' process.

SEA Objectives

- 4.3 A series of SEA Objectives have been developed based on the review of PPS (**Appendix II**) and baseline information (**Appendix III**).

- 4.4 The MIR has been assessed against these objectives. These objectives are the key tool in ensuring that LDP2 will not result in any significant negative effects and can maximise any opportunities for positive effects.
- 4.5 The SEA Objectives are based on all the SEA topics as they were all scoped into the assessment by the Scoping exercise. The objectives have been designed to cover all the environmental assets that LDP2 could potentially affect. SEA Sub-objectives have been identified to inform the assessment.
- 4.6 The SEA Objectives represent the scope of the assessment that has been undertaken to identify potential environmental effects of LDP2 in Shetland. In order to keep the assessment proportionate the assessment will be undertaken against the main objectives rather than the sub-objectives.
- 4.7 The objectives and sub-objectives are outlined in **Table 4.1** below.

Table 4.1 SEA Objectives

SEA Topic	No.	SEA Objective	SEA Sub-Objectives
Biodiversity, Flora and Fauna	1	To protect, conserve, restore and enhance the biodiversity of Shetland.	<ul style="list-style-type: none"> • Protect and enhance the integrity of designated sites • Protect and enhance native habitats and species • Conserve, protect and enhance biodiversity, including non-designated features and habitat connectivity. • Promote the use of Nature-Based Solutions • Raise public awareness and understanding about biodiversity • Control of Invasive Non-Native Species
Population and Human Health	2	To improve the quality of life, human health, well-being and equality for all people and communities across Shetland.	<ul style="list-style-type: none"> • Promote and enhance opportunities for people to enjoy physical recreation and lead healthy lifestyles including the protection of open space • Encourage 'active' travel, where appropriate. • Encourage blue and green corridors. • Ensure all development is accommodated in sustainable and appropriate locations. • Promotes the design of developments that improve social fabric by removing barriers and creating opportunities for positive interactions. • Ensure access to high quality and sustainable facilities and services.
Soil	3a	Safeguard the soil quality and geodiversity in Shetland, particularly of peat and other carbon rich soils.	<ul style="list-style-type: none"> • Protect Shetland's soil resources • Encourage the use of Shetland's soil resources in a sustainable manner • Protect and where appropriate restore peat and other carbon rich soils
	3b	Minimise soil and coastal erosion.	<ul style="list-style-type: none"> • Maintain diversity of geology, natural landforms and processes
	3c	Reduce the extent of contaminated, vacant or derelict land.	<ul style="list-style-type: none"> • Encourage the suitable reuse of contaminated, vacant or derelict land
Water	4a	To protect and enhance the water environment of Shetland.	<ul style="list-style-type: none"> • Ensure future development does not adversely impact the water environment. • Encourage opportunities to enhance the state of the water environment.
	4b	Ensure that Shetland's water resources are used sustainably	<ul style="list-style-type: none"> • Conserve public supplies, reduce demand and minimise unnecessary use

	4c	To reduce or manage flood risk and to support opportunities to do so through sustainable flood management.	<ul style="list-style-type: none"> • Not increase the risk or likelihood of flooding of any property, planned or existing. • Ensure that other assets are not put at risk from flooding
Air	5	To maintain air quality and reduce levels of nuisance throughout Shetland.	<ul style="list-style-type: none"> • Not pose any risks to air quality
Material Assets	6a	To promote the sustainable use of Shetland's natural resources.	<ul style="list-style-type: none"> • Encourage the sustainable use of natural resources and minimise the consumption of finite natural resources as far as possible • Encourage the use of local over imported materials where appropriate • Promote and enable greater reuse of existing assets and materials
	6b	To provide opportunities for sustainable waste management.	<ul style="list-style-type: none"> • Encourage greater recycling
Climatic Factors	7a	Reduce greenhouse gas emissions and to contribute to Scotland's greenhouse gas emission targets.	<ul style="list-style-type: none"> • Reduce emissions of greenhouse gases emissions with particular focus on emissions from buildings, transport, energy generation and industry. • Encourage appropriate local sourcing of materials and resources and encourage reuse and recycling as a preferred option. • Support investment in appropriate renewable energy sources and cleaner technologies. • Encourage and support energy conservation and efficiency.
	7b	Promote and enable adaptation to climate change	<ul style="list-style-type: none"> • Ensure that future growth and investment in Shetland gives due consideration to the potential future effects of climate change. • Encourage the consideration and use of nature-based solutions.
Cultural Heritage	8a	Conserve and protect the historic environment including buildings, archaeological sites and other culturally important features.	<ul style="list-style-type: none"> • Value, protect and enhance the historic and cultural environment and its assets. • Raise public awareness and understanding of cultural heritage and how the public influence the continuing development of cultural heritage
	8b	Safeguard distinctive cultural heritage features and their settings through the responsible design and siting of development	<ul style="list-style-type: none"> • Conserve and enhance cherished aspects of local cultural heritage • Protect and enhance local character, customs and traditions

Landscape	9a	Protect and manage the special characteristics of Shetland’s landscapes and seascapes.	<ul style="list-style-type: none"> • Protect and enhance the landscape and seascape character of Shetland • Reduce light pollution • Protect and manage the special qualities of all designated landscapes (statutory and non-statutory) and formally recognised Wild Land. • Encourage the highest standard of design that is sympathetic to the existing built environment and natural environment.
	9b	Enhance urban form, settlement pattern and identity by improving the quality and design of the built environment.	

Compatibility of Objectives

4.8 The main SEA Objectives identified in Table 4.1 have been tested against one another to ensure they are compatible.

4.9 A matrix approach has been used to undertake this assessment and the results summarised in Figure 4.1. As can be seen the majority of SEA objectives are considered to be compatible or have no relationship to one another. This should mean that both objectives can be achieved simultaneously without conflict.

4.10 In only one case is there uncertainty about the compatibility between objectives and this will require further consideration at the assessment stage.

4.11 Objective 1 aims to protect, conserve, restore and enhance biodiversity while objective 2 aims to improve the

quality of life, human health, well-being and equality for all people and communities. As such it will be important to ensure that policy protection is in place to ensure proposals to improve the quality of human life do not adversely impact biodiversity.

4.12 This demonstrates the need to understand or resolve potential conflicts. LDP2 must balance the ability to accommodate economic growth and development while safeguarding the environment through ensuring Sustainable Development and no net loss of biodiversity.

4.13 The assessment of compatibility has demonstrated that the suite of SEA objectives are suitable to carry out the assessment. LDP2 is a high level strategic document and any uncertainties or potential incompatibilities would be addressed at the project implementation level.

Figure 4.1 – Compatibility Assessment of SEA Objectives

1	To protect, conserve, restore and enhance the biodiversity of Shetland.	6a	To promote the sustainable use of Shetland's natural resources.
2	To improve the quality of life, human health, well-being and equality for all people and communities across Shetland.	6b	To provide opportunities for sustainable waste management.
3a	Safeguard the soil quality and geodiversity in Shetland, particularly of peat and other carbon rich soils.	7a	Reduce greenhouse gas emissions and to contribute to Scotland's greenhouse gas emission targets.
3b	Minimise soil and coastal erosion.	7b	Promote and enable adaptation to climate change
3c	Reduce the extent of contaminated, vacant or derelict land.	8a	Conserve and protect the historic environment including buildings, archaeological sites and other culturally important features.
4a	To protect and enhance the water environment of Shetland.	8b	Safeguard distinctive cultural heritage features and their settings through the responsible design and siting of development.
4b	Ensure that Shetland's water resources are used sustainably	9a	Protect and manage the special characteristics of Shetland's landscapes and seascapes.
4c	To reduce or manage flood risk and to support opportunities to do so through sustainable flood management.	9b	Enhance urban form, settlement pattern and identity by improving the quality and design of the built environment.
5	To maintain air quality and reduce levels of nuisance throughout Shetland.		
+	Objectives are compatible	?	Uncertainty over compatibility
X	Objectives are not compatible	*	No relationship between objectives

Biodiversity	1																	
Population and Human Health	2	?																
Soil	3a	+	*															
	3b	+	*	+														
	3c	+	+	+	+													
Water	4a	+	+	+	+	+												
	4b	+	+	+	+	+	+											
	4c	+	+	+	+	+	+	+										
Air	5	+	+	*	*	+	+	+	+									
Material Assets	6a	+	+	+	+	+	+	+	+	+								
	6b	+	+	+	+	+	+	+	*	+	+							
Climatic Factors	7a	+	+	+	+	+	+	+	+	+	+	+						
	7b	+	+	+	+	+	+	+	+	+	+	+	+					
Cultural Heritage	8a	*	+	*	*	*	*	*	*	+	*	*	+	+				
	8b	*	+	*	*	*	*	*	*	*	*	*	+	+	+			
Landscape	9a	+	+	+	+	+	+	+	*	*	+	+	+	+	+	+		
	9b	*	+	*	*	+	*	*	*	*	*	+	+	+	*	+	+	
		1	2	3a	3b	3c	4a	4b	4c	5	6a	6b	7a	7b	8a	8b	9a	9b

Likely Changes to the Environment in the Absence of LDP2.

- 4.14 A series of options have been set out in the MIR and this draft Environmental Report has assessed these in light of the environmental issues set out in the earlier section.
- 4.15 It is a requirement of the SEA process to consider the evolution of the environment without the adoption and implementation of LDP2.
- 4.16 In the absence of LDP2 this would mean the policies of the existing LDP would be retained and used to guide and determine future development. The LDP would be increasingly out of date and potentially subject to challenge. Although it is accepted that many of these policies have performed well and will be carried over into LDP2 there is a requirement to review and update to ensure that development in Shetland remains sustainable and delivers the requirements of the Scottish Government through NPF3 and SPP.
- 4.17 As the LDP became increasingly dated, environmental trends and planning pressures would continue and would become increasingly difficult to resist. There would be a greater reliance on the associated PPS listed in **Appendix II**.
- 4.18 Whilst the current LDP includes a spatial strategy there were no allocated sites, only sites with development potential nor does it reflect the most up to date housing needs and demand assessment.
- 4.19 LDP2 is required to ensure that SIC is compliant with the national planning policy requirement for a five year effective housing land supply and assists in the delivery of the ambitions set out in the Scottish Government Document Housing to 2040.
- 4.20 The likely effects of not adopting LDP2 are set out below:
- Failure to take into consideration new guidance and legislation
 - Without a spatial strategy for settlements and land allocations there is potential for inappropriate and unsympathetic development.
 - There is greater potential for loss and fragmentation of habitats from unplanned development
 - Potential for lower quality development outcomes, especially in regard to siting, character / setting, building design and materials used.
 - There would be potential that incremental and cumulative development could lead to adverse environmental effects.
 - Increased potential for the undesirable coalescence of settlements that could result in the deterioration of community identity and local distinctiveness.
 - A lack of effective strategic proposed sites could result in uncoordinated development or concentration of development within areas of demand, which could lead to a decline in more rural or remote areas.
 - Possibility of development impacting on existing infrastructure resources leading to inability to provide effective service delivery.
 - Reduce the ability to increase sustainability of development, reduce greenhouse gas emissions through the construction and use of buildings and ensure that sufficient account is taken of the requirement to ensure resilience to the effects of climate change.

- Ineffective development guidance and management could result in detrimental impacts on the landscape, natural heritage interests, and cultural and historic assets.
- Potential for a negative impact on the environmental baseline from a continued reliance on windfall development to meeting housing land requirements, meaning that development sites may not have been fully planned for or considered with subsequent impacts on all SEA topics.

Existing Local Plan Review

4.21 At present it is proposed that a number of the existing policies contained in LDP1 (2014) will be carried forward into LDP2, although many will require minor or even major updates. At present it is anticipated that 4 policies will be carried forward to the next plan, 21 will require only minor amendments and 14 will require major changes. There will also be 8 new policies required while 4 policies from LDP1 will be deleted. Although the need for additional changes may be required subject to the feedback received as part of the MIR consultation process

4.22 A review of the Environmental Assessment of the existing LDP policies was undertaken. **Table 4.2** provides a summary of the previous SEA and highlights whether a policy

topic has been identified as a main issue and the current proposals for taking this policy forward into LDP2.

4.23 No further assessment of the policies has been undertaken at this stage. Each individual policy (both new and those carried forward) will be subject to environmental assessment at the proposed plan stage. This will be required even for policies 'rolled forward' with no change as the SEA Objectives have been updated.

4.24 Within the existing LDP there are 'sites with development potential' and 'areas of best fit maps', however, there are no allocated sites. Therefore there is no carry forward of any allocated sites from LDP to LDP2 and any site proposed as part of the Call for Sites process has been through the full assessment process regardless of whether it was previously included as a 'site with development potential' in the LDP. Consequently no assessment of the previous environmental assessment that was undertaken for 'sites with development potential' has been undertaken.

Table 4.2 Summary of SEA Assessment of Policies from the 2014 Adopted LDP. Summary of SEA of Policies within the Shetland LDP (2014). Table also indicates which policies are being considered as Main Issues in the LDP2 MIR and any proposed changes to the policies.

	++	+	*	-	--	?					
	Significant Positive Impact	Positive Impact	Neutral or No Significant Impact	Negative Impact	Significant Negative Impact	Unknown Impact					
Policy Reference	SEA Topics									LDP2 Main Issue?	Policy Proposal for LDP2
	1 Biodiversity Flora and Fauna	2 Population and Human Health	3 Soil	4 Water	5 Air	6 Material Assets	7 Climatic Factors	8 Cultural Heritage	9 Landscape		
GP1 Sustainable Development	+	+	+	+	+	+	+	+	+	1, 2, & 3	Delete and replace with overarching climate change and sustainability policy.
GP2 General Requirements for all Development	++	+	-	*	+	*	+	*	+	1, 2, 3, 4, 6, & 9	Delete and replace with overarching climate change and sustainability policy.
GP3 All Development: Layout and Design	*	++	*	*	+	++	++	*	+	1, 2 & 9	Delete and replace with Placemaking policy
NH1 Natural Heritage	++	*	*	*	*	*	*	*	*	1	Major change to better reflect national policy changes
NH2 Protected Species	++	*	*	*	*	*	*	*	*	No	Minor change
NH3 Furthering the Conservation of Biodiversity	++	*	*	*	*	*	*	*	*	2 & 3	Major change to better reflect national policy changes
NH4 Local Designations	++	*	*	*	*	*	*	*	*	No	Minor change
NH5 Soils	*	*	++	*	*	*	*	*	*	2 & 3	Major change to include reference to peat and climate change.
NH6 Geodiversity	*	*	++	*	*	*	*	*	*	2	Minor change
NH7 Water Environment	*	*	*	++	*	*	*	*	*	4	Minor change
HE1 Historic Environment	*	+	*	*	*	*	*	++	+	No	Minor change
HE2 Listed Buildings	*	+	*	*	*	*	*	++	+	No	Minor change
HE3 Conservation Areas	*	*	*	*	*	*	*	++	+	5	Major change to address shop signage and frontages
HE4 Archaeology	*	+	*	*	*	*	*	+	++	No	Minor change
HE5 Gardens and Designated Landscapes	*	+	*	*	*	*	*	*	++	No	Minor change
HE6 Trees and Woodland	*	+	*	*	*	*	*	+	+	No	Minor change
CST1 Coastal Development	+	*	*	+	*	*	*	+	+	No	Minor change
H1 Effect Land Supply	*	+	*	*	*	*	*	*	*	1	Minor change

Shetland LDP2 MIR - SEA Environmental Report

H2 Areas of Best Fit	++	++	*	*	*	*	*	*	*	1	Delete Policy
H3 All Housing Development	+	+	+	*	*	*	*	*	+	1	Major change to highlight the hierarchy of development sites and support the delivery of well sited sustainable communities with a high standard of design.
H4 Affordable Housing	*	++	*	*	*	*	*	*	*	1 & 9	Major change
H5 Siting and Design	*	++	*	*	*	*	*	*	+	6 & 9	Major change
H6 Amenity Space in Housing Developments	+	++	*	*	*	*	*	*	*	No	Minor change
H7 Residential Caravans and other Temporary Residential Structures	*	*	*	*	*	*	*	*	*	No	No change
H8 Uninhabited Islands	*	*	*	*	*	*	*	*	*	No	No change or delete
ED1 Support for Business and Industry	+	++	*	*	*	*	*	*	*	2, 6 & 7	Minor change
ED2 Commercial and Business Developments	*	++	*	*	*	*	*	*	*	2, 6 & 7	Minor change
ED3 Lerwick Town Centre	*	++	*	*	*	*	*	*	*	5	Major change
TRANS1 Transport	*	++	*	*	+	*	*	*	*	No	Minor change
TRANS2 Inter-Island Links	*	+	*	*	*	*	*	*	*	No	Minor change
TRANS3 Access and Parking	*	+	*	*	*	*	*	*	*	9	Major change – policy currently superseded by NRDG – Shetland local variation and a new policy on active travel required
RE1 Renewable Energy	++	*	+	+	++	*	++	*	+	2	Minor change
M1 Minerals	+	*	*	*	*	+	*	*	+	8	Major change to include safeguarding map
W1 Waste Hierarchy	*	+	*	*	*	++	*	*	*	No	No change
W2 Waste Management Facilities	*	+	*	*	*	*	*	*	*	No	Minor change
W3 Closed Landfill Sites	*	*	++	*	*	*	*	*	*	8	Major update / deletion – either include in another policy or updated to include safeguarding area.
W4 Contaminated Land	*	*	++	*	*	*	*	*	*	No	No change
W5 Waste Management Plans and Facilities in all New Developments	*	+	*	*	*	++	*	*	*	No	Minor change
WD1 Flooding Avoidance	*	*	*	++	*	*	++	*	*	2	Minor change
WD2 Waste Water	*	*	*	++	*	*	*	*	*	No	No change
WD3 SUDS	*	*	*	++	*	*	*	*	*	4	Minor update
CF1 Community Facilities and Services	+	++	*	*	*	*	*	*	+	6	Minor change
CF2 Open Space	++	++	*	*	*	*	*	*	*	9	Minor change

LDP2 Vision and Objectives compatibility with the SEA Assessment Objectives

4.25 The proposed vision for LDP2 has been developed from both the SIC Corporate Plan and Shetland Partnership Plan visions and as set out in the MIR it is: “Shetland continues to be a place with a rich and varied natural environment both on land and at sea; high quality cultural environments; vibrant thriving towns and communities; a place to live, work, study and invest; that supports economic growth; where we continue to deliver fairer and greener development, and help build sustainable, resilient, and successful places now and for future generations”.

4.26 This is a new vision and has been subject to SEA, which has been undertaken at this stage of the process. Although the Shetland Partnership Plan vision has been subject to SEA.

4.27 Sitting below the vision are a number of objectives and these are set out below:

- Ensure that we build high quality, low carbon places, which meet the challenges of climate change and help secure a green recovery on our path to net zero;
- Apply a Placemaking or place-based approach to development to create sustainable, welcoming, well connected and distinctive places that are safe, promote wellbeing and are inclusive;

- Promote sustainable development that reduces the need to travel, reduces reliance on private cars and promotes safe and convenient active travel opportunities;
- Help deliver enough land for well-designed, well-built, and well-located homes and ensure that there are increased opportunities to access local affordable housing;
- Ensure that our natural, marine, cultural and built heritage are protected and enhanced, and where we recognise the multiple benefits of outdoor access, local green spaces and networks, as integral components of successful Placemaking;
- Creating places that attracts new and supports existing business, by ensuring that there is a strong diverse and sustainable economy;
- Support our rural communities and help them thrive, by promoting and supporting new appropriate developments and business opportunities;
- Ensure our town centres and Conservation Areas are protected and enhanced, and that our towns are vibrant cultural, social and economic hubs;
- Help ensure Shetland is a welcoming and desirable place to visit, by promoting high quality sustainable developments that enhance our natural and built environment, and which build on the unique characteristics that will ensure Shetland remains a key Scottish tourist destination.

4.28 The compatibility between the vision and objectives for LDP2 as set out in the MIR and the SEA objectives has been assessed to ensure that environmental considerations remain integral to the revised objectives for LDP2 and that SIC remain focussed on the delivery of sustainable development. This assessment is set out below in **Table 4.3**.

Table 4.3 Compatibility Between the proposed SIC LDP2 Vision and Objectives and the SEA Objectives

		++	+	*	-	--	?											
		Significant Positive Impact	Positive Impact	Neutral or No Significant Impact	Negative Impact	Significant Negative Impact	Unknown Impact											
LDP2 Vision	SEA Objectives																	
	Biodiversity Flora and Fauna	Population and Human Health	Soil			Water			Air	Material Assets		Climatic Factors		Cultural Heritage		Landscape		
	1	2	3a	3b	3c	4a	4b	4c	5	6a	6b	7a	7b	8a	8b	9a	9b	
Shetland continues to be a place with a rich and varied natural environment both on land and at sea; high quality natural environments; vibrant thriving towns and communities; a place to live, work, study and invest; that supports economic growth; where we continue to deliver fairer and greener development, and help build sustainable, resilient, and successful places now and for future generations	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
LDP2 Objectives	Ensure that we build high quality, low carbon places, which meet the challenges of climate change and help secure a green recovery on our path to net zero.	+	++	+	*	+	*	*	*	+	++	+	++	++	*	*	*	++
Apply a Placemaking or place-based approach to development to create sustainable, welcoming, well connected and distinctive places that are safe, promote wellbeing and are inclusive.	+	++	*	*	+	*	*	*	*	*	*	+	+	+	*	+	+	+
Promote sustainable development that reduces the need to travel, reduces reliance on private cars and promotes safe and convenient active travel opportunities.	+	++	+	+	+	+	+	+	+	+	+	+	+	*	*	*	+	

Shetland LDP2 MIR - SEA Environmental Report

Help deliver enough land for well-designed, well-built, and well-located homes and ensure that there are increased opportunities to access local affordable housing.	+	++	+	+	+	+	+	+	+	+	+	+	+	*	+	+	+
Ensure that our natural, marine, cultural and built heritage are protected and enhanced, and where we recognise the multiple benefits of outdoor access, local green spaces and networks, as integral components of successful Placemaking.	++	++	++	+	*	++	+	+	+	+	+	*	*	++	++	++	++
Creating places that attracts new and supports existing business, by ensuring that there is a strong diverse and sustainable economy.	*	++	*	*	+	*	*	+	*	+	+	*	*	*	*	*	+
Support our rural communities and help them thrive, by promoting and supporting new appropriate developments and business opportunities	*	++	*	*	*	*	*	*	*	*	*	*	+	*	*	*	+
Ensure our town centres and Conservation Areas are protected and enhanced, and that our towns are vibrant cultural, social and economic hubs.	*	++	*	*	*	*	*	*	*	*	*	*	*	*	*	*	+
Help ensure Shetland is a welcoming and desirable place to visit, by promoting high quality sustainable developments that enhance our natural and built environment, and which build on the unique characteristics that will ensure Shetland remains a key Scottish tourist destination.	++	+	*	*	*	*	*	*	*	*	*	*	*	++	++	++	++

4.29 The vision and objectives have been assessed against the SEA objectives to determine if there is any conflict.

4.30 A matrix approach has been used to undertake this assessment and the results summarised in **Table 4.3** above. As can be seen all of the SEA objectives have been assessed as being compatible or have no relationship to one another. This should mean that delivery of the objectives set out for LDP2 should not negatively impact any of the SEA objectives.

4.31 There are potential alternative options to adopting the new vision such as retaining the vision from the existing LDP, adopting that of the Partnership Plan or the SICs Corporate Plan. Generally these all aim to deliver a sustainable, both environmentally and economically, future for Shetland. It is therefore considered that they would all result in similar SEA scoring.

4.32 Any proposed amendment to the vision would be subject to further SEA at the proposed plan stage.

for a Main Issue have been considered in the same level of detail as the preferred option.

4.34 It is considered that the preferred option provides the most achievable fit and balance between environmental, social and economic considerations for all the Main Issues.

4.35 The environmental assessment has been undertaken using a matrix with the scoring and matrix set out below in **Tables 4.4** and **4.5** below. The SEA framework was developed following the work undertaken during the scoping stage and it is based on the SEA Objectives set out **Table 4.1** above. These criteria have been used to focus the appraisal of the Main Issues preferred and alternative options against the SEA objectives.

4.36 Consideration is also given to whether the effects are believed to be permanent or temporary and / or reversible and the scale and magnitude of any effects. An assessment of the secondary, cumulative and synergistic effects is also included.

4.37 The core of the MIR is the series of preferred and alternative options set out under the 9 Main Issues listed below:

- Spatial Strategy
- Climate Change and Sustainable Development
- Outdoor Access
- Green and Blue Networks
- Enhancing our Town Centre and Village Retail Areas
- Supporting our Remote and Rural Communities
- Digital Connectivity
- Future Mineral Extraction
- Developer's Contributions

Environmental Assessment for the Preferred Options and Alternatives for the Main Issues

4.33 For each Main Issues identified in the Shetland LDP2 MIR a preferred option and any reasonable alternatives are set out for consideration. Reasonable alternatives are only set out where they are considered to be realistic and deliverable, for instance with regards climate change there are not considered to be any suitable alternatives. Any suitable alternative options

Table 4.4 SEA Framework Scoring System

Impact	Score Symbol
Significant Positive	++
Positive	+
Neutral	=
Unknown	?
Both Positive and Negative	+/-
Negative	-
Significant Negative	--

Table 4.5 Main Issues Assessment Matrix

Option: (Preferred or Alternative)																
SEA Objectives																
Biodiversity, Flora and Fauna	Population and Human Health	Soil			Water			Air	Material Assets		Climatic Factors		Cultural Heritage		Landscape	
1	2	3a	3b	3c	4a	4b	4c	5	6a	6b	7a	7b	8a	8b	9a	9b
Effects																
Comments (including scale, timescale, permanence and magnitude. As well as potential for secondary, cumulative and / or synergistic effects).																
Mitigation:																

4.38 The assessment of preferred options and any suitable alternatives for each Main Issue is set out in **Appendix IV**. The Shetland MIR focuses on key areas of change and the Environmental Report provides an assessment of the areas of change and any potential issues arising from them. The matrix based approach was adopted for the assessment of the individual alternatives since the level of detail of many of the alternatives was not extensive and there was a limited amount of location-specific information presented in some cases. The evaluation of each specific environmental topic involved review of the alternative and a broadly generic assessment of its environmental effects. The effects recorded in these matrices are the potential environmental effect without consideration of detailed mitigation. For further clarification these matrices can be reviewed in combination with the information available in the MIR which discusses each alternative under the individual key issue headings.

Call for Sites Assessment

4.39 While it contains 'sites with development potential' and 'areas of best fit' there are no allocated sites in the existing LDP. With allocation sites are scrutinised to a greater degree, frontloading planning process and leading to greater strategic oversight and certainty about sites' viability. Therefore the sites assessment is a crucial element of the MIR SEA process.

4.40 74 proposed sites were submitted to the Council in a 'Call for Sites' exercise which was undertaken in advance of the preparation of the MIR for land for either housing, industrial or mixed development. Each site was assessed both in terms of a Strategic Environmental Assessment and an overall planning assessment. The sites are concentrated around

Lerwick, the Central and South Mainland with only 1 site not on the Mainland.

4.41 A site assessment pro-forma was developed which combined both the planning and Strategic Environmental Assessment and this was used to assess each proposed site. A copy of the site assessment pro-forma and its associated scoring matrix is included within **Appendix V**. The pro-forma includes a range of considerations and includes the environmental factors sets out in the Site Assessment and Strategic Environmental Assessment Checklist developed by SEPA and NatureScot.

4.42 The environmental assessment (including the planning assessment) undertaken for each of the submitted sites is shown in **Appendix VI**.

4.43 As set out in the MIR, at present there are no allocated sites and therefore in order to meet the housing land requirement for Shetland there is a requirement to allocate new housing land. Historically in Shetland windfall development has been extremely important in the delivery of housing land, this is particularly the case in some localities where windfall is more responsive to local need.

4.44 If required the site assessments in **Appendix VI** will be updated during the preparation of Shetland Islands Council proposed LDP2 and the final confirmation of sites will be informed by the planning and SEA review. This will include an assessment of the cumulative impact of sites and potential mitigation.

4.45 The majority of proposed sites are on greenfield sites, as there is not a significant amount of previously used land

requiring redevelopment or being promoted by developers and therefore the majority of sites proposed at the 'Call for Sites' stage have been identified as preferred sites, although where environmental constraints to development have been identified mitigation measures have been proposed where applicable.

- 4.46 Following the completion of the site assessment process the sites were assigned to one of three categories
- Preferred – Proposed use and location is deemed suitable (including mitigation) for a specified land use. Presented at MIR consultation stage as an area of land that SIC are considering for allocation in LDP2.
 - Partially Preferred – Proposed use and location is deemed partially suitable (including mitigation), however, however at least part of the site contains features or considerations that could be mitigated to a satisfactory standard and development would therefore cause significant environmental impacts. Presented at MIR consultation stage as containing an area of land (though this as yet is to clearly defined) that SIC are considering for allocation in LDP2.
 - Not Preferred – Sites for an inappropriate use in an inappropriate location or environmental issues which are unlikely to be able to be mitigated. Not presented at MIR consultation stage as an area of land that SIC are considering for allocation in LDP2.

Habitats Regulations Appraisal

- 4.47 A Habitats Regulations Appraisal has not been undertaken at this stage but will be published alongside the updated draft Environmental Report at the Proposed Plan Stage.

5 Conclusion

Influence of Environmental Assessment on the production of the MIR

- 5.1 This Environmental Report provides a Strategic Environmental Assessment to ensure the integration of environmental considerations were fully taken into account during the preparation of LDP2 as described in the MIR.
- 5.2 This assessment has supported and influenced the decision making process meaning that environmental considerations are fully considered during the production of LDP2.
- 5.3 The assessment has set out the broad environmental effects of the various options, set out why there is a preferred option and has indicated appropriate mitigation.
- 5.4 As a result of the iterative process including the assessment and consultation process within the SEA some of the key issues, supporting text and policy options have been revised.
- 5.5 It has been identified that any new development is likely to lead to an increase in greenhouse gas emissions through construction, domestic energy use and increase in traffic – an issue in Shetland with a dispersed rural and remote population and settlement pattern. This is partially off-set by support for digital infrastructure to make home working more sustainable in the long term. Increased support for active travel and Placemaking – reduce the number of journeys by applying the concept of 20 minute neighbourhoods and ensuring that LDP2

supports both service centres and the rural and remote community with appropriate development.

- 5.6 There are significant areas of peat and other carbon rich soils in Shetland (approx. 66% of total land area identified as carbon rich) and therefore it is almost impossible for all development to avoid impacts. Wider mitigation measures may therefore need to be considered in order to meet emission reduction targets.
- 5.7 The monitoring and assessing of the LDP to produce the MIR for LDP2 has been an ongoing evolving process with a key consideration throughout the process being environmental protection. The final result is an MIR that seeks to avoid significant adverse environmental effects and increase positive effects.
- 5.8 This has been achieved through review of the existing policy framework and identifying policies that need to be amended, updated or rewritten to ensure policies minimise negative effects and encourage positive ones as far as possible.
- 5.9 During the assessment process, where possible, indirect, cumulative and in-combination effects. Although it is not always possible to identify these effects in advance, however, where negative environmental impacts are considered possible mitigation measures have been proposed.

Vision and Objectives

- 5.10 The SEA of the Vision and Objectives has led revision of the objectives to remove uncertainty over the potential environmental impact. As a consequence of the SEA process

the wording of some objectives has been amended to clarify that any development must be sustainable and that the wider policy framework must be considered. Following these amendments it is concluded that development of LDP2 in accordance with these overarching elements is likely to have a beneficial environmental impact.

- 5.11 Overall it is considered that the vision and objectives are likely to contribute strongly towards:
- The protection and enhancement of the natural environment;
 - Achievement of greenhouse gas emission reduction targets
 - The health and wellbeing of residents through improved opportunities and access to employment, housing, community facilities and recreational and open spaces
 - Delivering high quality, low carbon places which support the all Placemaking targets.
 - The promotion of active travel;
 - The protection of the distinctiveness and diversity of the region's landscape

Main Issues

- 5.12 The assessment of the Main Issues has helped clarify some of the policies that will be necessary in order to ensure that development does not lead to negative environmental impacts.
- 5.13 It is important to note that the plan polices, when developed will be viewed as a whole rather than policies being applied individually, therefore they will provide a framework for mitigation to ensure that the Main Issues do not lead to negative environmental impacts.

5.14 The majority of the environmental effects identified in relation to the main issues are generally neutral or minimal. None of the preferred options for any of the main issues will have significant adverse environmental impacts and no in-combination effects have been identified within the assessment matrix. Although there are some uncertainties about potential impacts.

5.15 The updated spatial strategy, call for sites, preferred areas of growth and our mitigation of the potential impacts is also highlighted in the main issues we've identified. The main issues have been selected to address identified gaps or weaknesses the current LDP has in response to changes since 2014, and at a minimum the updated and new policies will prevent potential negative impacts that the current policies may not safeguard against.

5.16 The justification of all policy will be to ensure the right development in the right place. There will never be a justification for "development at all cost". LDP2's new policies will be compliant with current national policy and guidance, this will help mitigate any potential negative impacts. However, consideration of the environment is part of a range of considerations that must be balanced when decision making at the application stage.

Spatial Strategy

5.17 The development of a detailed spatial strategy with allocated sites should have a significant positive environmental impact. This has allowed assessment of sites prior to application, it will allow planned development of required infrastructure including active travel to increase the sustainability of these proposed developments. It should also

reduce the dependence on scattered and sporadic windfall development with the large environmental impacts from these developments avoided.

5.18 As part of the evolution of the Spatial Strategy, preferred areas of growth have been identified around Shetland. These sites have been identified from a desk based assessment as potentially suitable areas around the settlements to guide development. It is important to highlight that all areas identified as 'preferred areas of growth' may not be suitable for all types of development. While development at these sites would go through all LDP policy assessments and site dependent consultation with statutory and non-statutory agencies and stakeholders. This is to ensure that negative impacts on the environment are avoided, however, for sites outside 'preferred areas of growth' further justification of why the site is being proposed will be required.

5.19 During the assessment no additional indirect impacts were identified. Even if there are, it is believed that our new policies will go a long way to reducing those negative impacts. Windfall or unplanned applications are important in Shetland, but they will be assessed using up-to-date policies that are in-line with 'current' national and local policies and guidance to ensure that they do not lead to negative impacts on the environmental receptors.

Climate Change and Sustainable Development

5.20 The identification of climate change and sustainable development as a main issue has significant positive environmental impacts, especially for the climate factors SEA objectives. LDP1 needs updating in terms of its climate change and net zero targets. This is recognised and it is proposed that LDP2 will include a series of new policies (GHG

reduction, low and zero buildings, protection and management of peat and carbon rich soils, renewable heat generation, and resource use and waste management) and updating of many other policies. The importance of this is acknowledged with no alternative option proposed.

5.21 There should be significant positive indirect, in-combination and cumulative effects from adopting this preferred option.

Outdoor Access

5.22 There are many positives in that there will be better identification of required routes and protect existing – ensuring that LDP2 is able to support negotiation and ensure delivery at the decision making stages. It increase the environmental protection offered to access routes allowing SIC to direct, identify, and promote routes. It also should increase environmental awareness for developers, and that measures/mitigation etc should be considered and included within their designs. Ensuring that potential enhancement and wider connectivity as not lost due to individual developments.

5.23 The policy will ask for Outdoor Access Management Plans for all new residential or mixed use development of "appropriate" scale of developments. This will include industrial and onshore wind sites.

5.24 The crux of the policy encourages the addition of walking and cycling routes, and active travel as well as offering protection of existing routes, core paths and other access routes. It will ensure developers consider permeability within new sites and that cars are not prioritised within new developments. This new policy will have positive synergistic

effects with the Placemaking, climate change, green and blue polices.

- 5.25 This consideration will become the standard in terms of information provided either at the pre-app stages or at the application stage. Supporting Development Management to apply active travel/permeability design considerations outside the remit/requirements of masterplans, design and access statements. Ensuring that the same design considerations that is expected of developers to apply within a design and access statement, to any scale of development.

Blue and Green Networks

- 5.26 The delivery of blue and green networks across Shetland should deliver multiple positive effects for the environment. The current LDP is lacking in terms of policy provision to ensure that blue and green networks are included within new developments. The assessment of the preferred option has demonstrated that the inclusion of a policy requirement in LDP2 to deliver blue and green networks regardless of the development scale will bring multiple positive effects for the environment.

Enhancing our Town Centres and Village Retail Areas

- 5.27 Updating the policy wording to include other retail/service hubs, and encouraging footfall retail developments to our rural service hubs such as Brae for example, will ultimately reduce car journeys into Lerwick for residents in and around that hub. This will provide a more sustainable way to develop our rural communities.
- 5.28 This approach is also likely to protect sensitive landscapes as the greatest impact may be from spreading settlements outwards. i.e. existing settlements

boundaries/peripheral edges, so in terms of landscape, the impacts should be minimal.

Supporting our Remote and Rural Communities

- 5.29 The placemaking policy and the sub-policies within It (and also the updated policies etc) should help guide rural development and help developers guide/site/design appropriate development that is more sustainable and more in-line with current policy and guidance. The addition of a new placemaking policy/group is an acknowledging of the issues of rural/remote living.
- 5.30 Supporting and enabling planned development within existing settlements not only makes them more viable it also lessens the true windfall development in more remote and isolated locations which are likely to have a larger impact on environment - flora fauna etc. not only during the construction but for the lifetime of the development.
- 5.31 However, the impact of inappropriate development in rural areas and the significant and disproportionate negative impacts that some developments can have are recognised and therefore mitigation has been proposed to ensure that there is strong policy protection to refuse such developments.

Digital Connectivity

- 5.32 The delivery of improved digital connectivity across Shetland is unlikely to have any significant environmental implications. However, it should help ensure that communities across Shetland have equal opportunities and if working from home becomes a viable permanent option for many then there is potential for positive climatic impacts from reduced car journeys.

Future Minerals Extraction

- 5.33 It is important to address the future mineral extraction issues within Shetland in order to protect future supplies and minimise adverse environmental impacts.

Developer's Obligation

- 5.34 Due to the nature of Development in Shetland and the standard charging mechanism there is limited opportunity for an obligation, in monetary terms, on a developer to deliver any environmental or social benefits.
- 5.35 Rather it is considered that the introduction of a Place making policy would provide the opportunity to deliver much more significant environmental benefits. This would allow pre-application negotiations to consider and address a wide range of issues including reinstatement works, open space provision, biodiversity net gain. The Placemaking policy aims to cover the 'negotiation' gaps and ensure that there is a policy requirement to deliver planning gain for developments not covered within masterplans or design briefs.
- 5.36 LDP2 will require proposed developments to undertake more focused pre-application consultation and discussions. There is an intent to include the practice of Quality Audits (QA) into policy, so developments over a certain size will have to go through this process (size TBC). Again the QA allows up-front negotiations over the various design stages, and will help mitigate any negative effects of development across all areas. The QA will be implemented into policy, similar to what has to be done for major applications
- 5.37 The introduction of this policy will require planning gain in-kind to be delivered.

Site Assessment

- 5.38 Following the site assessment process 67 sites have been proposed as either preferred or partially preferred sites while 7 sites have been identified as not preferred sites.
- 5.39 While development of all the preferred sites identified through the call for sites process could have significant cumulative environmental impacts these can be reduced by site specific mitigation measures and the wider policies.
- 5.40 The potential for any positive environmental impacts or for potential environmental enhancements has also been identified as part of the assessment process.
- 5.41 There is potential for negative impacts on landscape character and some sites designated for landscape value. The application of landscape and layout and design policies in the plan should also help reduce the impacts and where applicable site specific recommendations are include in the site assessment.
- 5.42 There is potential for significant impacts to the water environment, and for increased flood risk. Opportunities for mitigating negative impacts, including implementing measures identified in flood risk assessments or drainage impact assessments and avoiding development on certain parts of sites, have been identified in the site assessments; the application of water and flooding policies in the plan should also reduce the impacts of new developments.
- 5.43 There is also the potential for adverse impacts on species and habitats: site specific mitigation measures, including surveys, will be recommended in the site guidance;

and implementation of the plan's biodiversity and green network policies should reduce the negative impacts and deliver environmental improvements.

5.44 The sites have the potential to deliver health benefits as developments will provide employment and housing opportunities, provide facilities and amenities or support services and facilities in the area through increasing the local population. Where possible sites lie in close proximity to the footpaths and cycleways and to existing open spaces or will require the provision of additional or improved open spaces through developer contributions.

5.45 There is potential on all preferred sites to deliver sustainable development which would result in environmental benefits. This can take many forms from the use of sustainable construction techniques and to designing for solar gain or providing shelter by planting tree belts. This will very much depend on the implementation of the policies within the plan that support sustainable development.

5.46 The site selection process has allowed a comprehensive assessment of all the proposed development sites and highlighted mitigation measures for consideration by developers to ensure that development does not lead to negative environmental effects.

5.47 On the whole, the majority of environmental effects identified in relation to the potential development of the recommended sites are neutral. However, negative effects have been identified for a number of sites. The majority of the proposed development sites are on greenfield land. The impacts on the soil resource can be difficult to mitigate in a large rural region where brownfield sites are limited in both

their supply and location and where the only land available for development around settlements is greenfield land. There may also be minor negative impacts in relation to existing and proposed industrial uses and also to large sites that might generate high levels of traffic. It should be noted that positive effects have been identified generally in relation to access to housing and job opportunities, the ease of access to services and facilities and in relation to designing new developments with climate change in mind. Many effects which would be negative, such as flood risk and contamination, are expected to be mitigated through investigation and implementation of any measures found thus resulting in an overall neutral position.

Next Steps

5.48 These documents are now available for a 6 week Consultation Period for the Consultation Authorities, the general public and any other interested parties to review and provide comments.

5.49 All comments submitted on the Shetland Islands Council second Local Development Plan Main Issues Report, Environmental report and background papers will be collated and reviewed.

5.50 The following stage in the process is the production of the proposed plan. However, before commencing work on this document SIC will consider any changes, alterations or additions as a result of the comments and feedback from the Consultation Authorities, Key Agencies, stakeholders and the public. These will be reflected in the proposed LDP2.

- 5.51 This Environmental Report will also be updated and published alongside the proposed plan (Shetland Islands Council Second proposed Local Development Plan) which will set out the Spatial Strategy, policies and allocated sites.
- 5.52 The Proposed LDP2 and the updated Environmental Report will be subject to at least a 6 week consultation.

6 Monitoring

6.1 It is a requirement under the 2005 Act for SIC to monitor the significant environmental effects of the implementation of LDP2. It is important to ensure that this is undertaken so that unforeseen adverse impacts can be identified and appropriate action taken.

6.2 The monitoring proposed has been linked to both the SEA and the objectives of the plan to ensure that it is effective.

6.3 The proposed monitoring framework is set out in **Table 6.1** below and includes the SEA Objectives which were used in the assessment.

Table 6.1 Monitoring Framework

SEA Topic	Objective	Monitoring Indicator	Lead Authority	Proposed Timescale	Mitigation
Biodiversity, Flora and Fauna	To protect, conserve, restore and enhance the biodiversity of Shetland.	<ul style="list-style-type: none"> - Condition and area of statutory designated for habitats and species. - Condition and area of non-statutory designated sites - Biodiversity species monitoring - Monitor Biodiversity Actions 	Nature Scot SIC / SAT SIC	Annually to agreed rolling programme. Triennial Biodiversity Report / Ongoing	Review of LDP2 polices and site allocations. Publish SG
Population and Human Health	To improve the quality of life, human health, well-being and equality for all people and communities across Shetland.	<ul style="list-style-type: none"> - Number of years effective housing supply - Number of households in fuel poverty - Percentage of development on allocated sites or in preferred areas of growth. - Monitor Housing Completion Rate - Number of improved and additional access routes and green networks - Green / Open space strategy. - Health and well-being indicators (e.g. life expectancy, healthy life expectancy and child poverty). - Number of households in fuel poverty 	SIC Scottish Government	Annually	Review of LDP2 polices and site allocations. Publish SG

Shetland LDP2 MIR - SEA Environmental Report

SEA Topic	Objective	Monitoring Indicator	Lead Authority	Proposed Timescale	Mitigation
Soil	Safeguard the soil quality and geodiversity in Shetland, particularly of peat and other carbon rich soils.	<ul style="list-style-type: none"> - Condition and area of geological SSSIs. - Area and condition of peatland in Shetland - Area of peatland directly impacted by development. - Number, area and condition of peatland restoration schemes in Shetland. - Number of applications affecting improved agricultural or crofting land. 	NatureScot Shetland Peatland Partnership SIC	Annually Ongoing Annually	Review of LDP2 polices and site allocations. Publish SG
	Minimise soil and coastal erosion.	<ul style="list-style-type: none"> - Number of planning applications granted in areas of erosion concern. 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
	Reduce the extent of contaminated, vacant or derelict land.	<ul style="list-style-type: none"> - Change in land area recorded as vacant or derelict - Area of contaminated land - Amount of brownfield land redeveloped. 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
Water	To protect and enhance the water environment of Shetland.	<ul style="list-style-type: none"> - Number of water bodies with good ecological status - Monitor quality of marine and fresh waters 	SEPA	Annually	Review of LDP2 polices and site allocations. Publish SG
	Ensure that Shetland's water resources are used sustainably.	<ul style="list-style-type: none"> - Number of water bodies with good ecological status - Monitor quality of marine and fresh waters - Number of applications proposing to create Blue infrastructure 	SEPA	Annually	Review of LDP2 polices and site allocations. Publish SG
			SIC		
		<ul style="list-style-type: none"> - Condition and enhancement of Potable and Waste water treatment and infrastructure network. 	Scottish water	5 Yearly AMP review	Review of LDP2 site allocations.

Shetland LDP2 MIR - SEA Environmental Report

SEA Topic	Objective	Monitoring Indicator	Lead Authority	Proposed Timescale	Mitigation
	To reduce or manage flood risk and to support opportunities to do so through sustainable flood management.	<ul style="list-style-type: none"> - Area of land at medium to high risk of flooding developed 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
Air	To maintain air quality and reduce levels of nuisance throughout Shetland.	<ul style="list-style-type: none"> - Shetland Islands Council Local Air Quality Management: Progress reports - Number of air quality complaints received by SIC and SEPA 	Environmental Health Teams SEPA / SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
Material Assets	To promote the sustainable use of Shetland's natural resources.	<ul style="list-style-type: none"> - Number of new buildings exceeding current efficiency standards - Minerals supply rate 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
	To provide opportunities for sustainable waste management.	<ul style="list-style-type: none"> - Total amount of waste and volume to landfill - Recycling rate 			
Climatic Factors	Reduce greenhouse gas emissions and to contribute to Scotland's greenhouse gas emission targets.	<ul style="list-style-type: none"> - Carbon emissions per sector - Total domestic energy consumption - Success of Placemaking Policy in delivering 20 minute neighbourhoods - Number of new buildings exceeding current efficiency standards - Delivery of outdoor access provision and active travel options - Percentage work and education transport by active travel or public transport. 	Scottish Government SIC	Annually	Review of LDP2 polices and site allocations. Publish SG

Shetland LDP2 MIR - SEA Environmental Report

SEA Topic	Objective	Monitoring Indicator	Lead Authority	Proposed Timescale	Mitigation
	Promote and enable adaptation to climate change	<ul style="list-style-type: none"> - Number and capacity of renewable energy schemes - Number of applications outwith areas of flood risk - Number and area of nature based solution delivered 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
Cultural Heritage	Conserve and protect the historic environment including buildings, archaeological sites and other culturally important features.	<ul style="list-style-type: none"> - Number and area of Conservation Areas - Number of SMs impacted by development - Change in the number of listed buildings or buildings at risk 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
	Safeguard distinctive cultural heritage features and their settings through the responsible design and siting of development.	<ul style="list-style-type: none"> - Number of planning applications with listed building or conservation area consent. 	SIC	Annually	Review of LDP2 polices and site allocations. Publish SG
Landscape	Protect and manage the special characteristics of Shetland's landscapes and seascapes.	<ul style="list-style-type: none"> - Change in areas of Wildland - Number of developments impacting NSAs - Number of developments within propose Local Landscape Areas - SIC Landscape Sensitivity Study - Landscape character assessment 	SIC NatureScot	Annually As Required	Review of LDP2 polices and site allocations. Publish SG

Shetland LDP2 MIR - SEA Environmental Report

SEA Topic	Objective	Monitoring Indicator	Lead Authority	Proposed Timescale	Mitigation
	Enhance urban form, settlement pattern and identity by improving the quality and design of the built environment	<ul style="list-style-type: none"> - Percentage of development on allocated sites or in preferred areas of growth. - Monitor delivery of Placemaking Policy, including number of Masterplans and Outdoor Access Statements. 	SIC	Annually	Review of LDP2 policies and site allocations. Publish SG

Glossary

HES	Historic Environment Scotland
LDP1	Shetland's current Local Development Plan (2014)
LDP2	Shetland's Second Local Development Plan
LVIA	Landscape and Visual Impact Assessment
MIR	Main Issues Report
NPF	Scotland's National Planning Framework
SEPA	Scottish Environment Protection Agency
SIC	Shetland Islands Council
SMR	Sites and Monuments Records
SNH	Scottish Natural Heritage (known as NatureScot since August 2020)
SPP	Scottish Planning Policy
SuDS	Sustainable Urban Drainage



Shetland Islands Council

Shetland Second Local Development Plan (LDP2) - MIR

Appendix I: Consultation Authorities Response to Scoping Report

Strategic Environmental Assessment

Environmental Report

Appendix I Consultation Authorities Response to Scoping Report

Consultation Authority Comments	SIC Response
Historic Environment Scotland	
We note that the historic environment has been scoped into the assessment. On the basis of the information provided, we are content with this approach and are satisfied with the scope and level of detail proposed for the assessment.	Noted
For information, the bullet pointed functions set out in relation to the Historic Environment Policy for Scotland (HEPS) are outdated and refer to a predecessor policy (SHEP). HEPS is a policy statement for decision making for the whole of the historic environment, and should be used by all decision makers for any type of decision that may affect the historic environment.	Noted and amendment made to PPS list
We are content with the 12 week period ⁴ that you propose for consultation on the Main Issues Report and its Environmental Report, and the 8 week period proposed for consultation on the Proposed Plan and its Environmental Report.	Noted
NatureScot	
Subject to the specific comments set out below and in the Annex to this letter, NatureScot is content with the scope and level of detail proposed for the Environmental Report	Noted
NatureScot notes that a period of 12 weeks ⁵ is proposed for consultation on the Main Issues Report Environmental Report, a period of 8 weeks for consultation on the revised Environmental Report, and we are content with these proposed time periods	Noted
Assessment Methodology	
We note that all SEA Topics in our remit have been scoped into the assessment at this stage and we agree with this conclusion.	Noted
Table 3, Proposed SEA Framework Scoring System – It is unclear how this Scoring System will be able to evaluate the potential effects in terms of ‘the risk of occurrence,	

⁴ Post Scoping Update. Agreed with SEA Gateway to reduce consultation period for MIR to six week, shorter consultation period mitigated by increased publicity and focused online engagement through an online virtual town hall.

<p>the reversibility, the probability, the duration, the frequency, the magnitude and the significance of the potential effects and the potential indirect, cumulative and in-combination effects associated with LDP2’ as noted on page 21 section 3.12. We require some clarity on this and it may be useful to include a table to demonstrate how proposals within the LDP2 will be assessed against these potential effects.</p>	
<p>Table 4 - To be able to fully appreciate how affective the policy assessment matrix will be, we would like to see an example or two of how this table will be used.</p>	
<p>Site Assessment Scoring Matrix - We note that the table does not include scoring for Neutral/No Impact (=), Unknown Impact (?), and Both Positive and Negative Impacts (+/-) as detailed in the scoring guidelines on page 49. We recommend that these are added to the table for all SEA Topics.</p>	
<p>SEA Objectives</p>	
<p>Biodiversity, Flora and Fauna – in line with emerging National Planning Framework 4 (NPF4) and its intended outcome to secure positive effects for biodiversity, we recommend stronger wording in relation to the SEA Objective. For example, ‘To protect, conserve, restore and enhance the biodiversity of Shetland.’ This should also be reflected in the SEA Sub-Objectives.</p>	
<p>Biodiversity, Flora and Fauna – we would also recommend that opportunities for nature-based solutions are including within the SEA Sub-Objectives.</p>	<p>Noted and amended</p>
<p>Material Assets, and third SEA Sub-Objective – We would like to suggest amending the third Sub-Objective to state ‘encourage the use of local over imported materials where appropriate’. The reason for this is to avoid conflict with the first Sub-Objective which is to ‘encourage the sustainable use of natural resources and minimise the consumption of finite natural resources as far as possible’, as there may be circumstances where the use of local material isn’t sustainable.</p>	<p>Noted and amended</p>
<p>Climatic Factors – We would recommend the inclusion of opportunities for naturebased solutions within the Sub-Objective to help address climatic factors.</p>	<p>Noted and amended</p>
<p>Landscape, and third SEA Sub-Objective – It isn’t clear what is covered by ‘wild land’. We would recommend that all landscape designations (statutory and non-statutory) are included within this Sub-Objective. This will ensure that National Scenic Areas, Local Landscape Areas and Wild Land Areas are also considered.</p>	<p>Noted. Wording revised to clarify that this applies to National Scenic Areas, Local Landscape Areas and Wild Land Areas.</p>
<p>Site Assessment Matrix</p>	

<p>Site Assessment Scoring Matrix - We note that the table does not include scoring for Neutral/No Impact (=), Unknown Impact (?), and Both Positive and Negative Impacts (+/-) as detailed in the scoring guidelines. We recommend that these are added to the table for all SEA Topics.</p>	
<p>Question 1 – The detail including the use of the terminology ‘likely significant effects’ for assessing minor and significant impacts on European Sites appears confusing, and we would recommend a simpler approach to assessing these sites. We would like to suggest changing the wording for the different scoring impacts within the matrix to: - + Development could have minor positive effects on European Sites. ++ Development could have significant positive effects on European Sites. - Development could have minor negative effects on European Sites. -- Development could have significant negative effects on European Sites. Furthermore, the need for an HRA could be included within the Suggested Mitigation column.</p>	<p>Noted and amended</p>
<p>Question 1 –We would also recommend considering nature-based solutions and green infrastructure as examples of Suggested Mitigation.</p>	<p>Noted and amended</p>
<p>Question 4 – The detail for minor negative effects and significant negative effects could be interpreted incorrectly, in that it could suggest that negative effects are acceptable and development could proceed as long as a species licence or assessments are obtained. We recommend that the wording is changed to, for example: - - Development could have a minor negative effect on protected species. -- Development could have a significant negative effect on protected species. Further assessments and species licences could be further examples of Suggested Mitigation.</p>	<p>Noted and amended</p>
<p>Question 4 –. We would also recommend including examples of the types of negative effects that the proposals could have on protected species, for example, loss, disturbance or displacement of species and damage or loss of their habitat. There is also potential for collisions with certain species depending on the type of proposals, and we recommend that these are also considered.</p>	<p>Noted and amended</p>
<p>Questions 10 & 11 – There are opportunities to consider positive effects through enhancing people’s experience of accessing biodiversity.</p>	<p>Noted and question amended</p>
<p>Population and Health, Question 12 – For consistency purposes and to enable the overall scoring results to be more precise, we would recommend rewording this question, for example, it could be worded as ‘Will the proposal effect existing green/blue infrastructure or enhance/create new green infrastructure?’</p>	<p>Noted and question amended</p>

Question 13 – We would also recommend rewording this question to, for example, ‘Is the proposal compatible with the surrounding land uses and are there possible polluting uses nearby?’	Noted and question amended
Question 13 - We would recommend that air and climatic factors are added to the ‘other related SEA Topics’ column	Noted and added
Question 16 – It may be appropriate to use a similar approach to deciphering between minor positive and significant positive effects on peatland, as used for negative impacts and significant negative impacts. That is, either >50% of site for significant positive effects or 1-50% of site for minor positive effects.	
Question 18 – It is possible for proposals to have positive effects on managing flood risk, for example, by incorporating nature-based solutions such as rain gardens, or wetlands. We would, therefore, recommend rewording the minor positive and significant positive effects to, for example: - + Development could have minor positive effects on flood management. ++ Development could have significant positive effects on flood management. It may also be useful to include nature-based solutions as examples within the ‘Suggested Mitigation’ column.	Noted and scoring matrix amended
Question 45 – For minor positive effects, we suggest that the detail stating that the ‘development maintains the existing underlying landform and experience’ should be noted against a neutral (=) score.	Noted and scoring matrix amended
Landscape, Question 46 – Similar to question 45, we recommend that part of the detail against minor positive effects, are noted against a neutral (=) score. That is ‘Development maintains settlement setting and avoids cohesion with adjacent settlements. The Development maintains the existing separation between individual settlements.’	Noted and scoring matrix amended
Environmental Baseline	
We recommend that earth science features, for example, Geological Conservation Review (GCR) sites, should also be included within the protected areas section.	
Page 6, final paragraph – We recommend amending this paragraph to ‘as these are important foraging areas for birds breeding in Shetland’.	Amended as suggested
Page 50 – the 1st paragraph is repeated in the second paragraph and we recommend deleting one of them.	First para deleted
There doesn’t appear to be any indication of the status of common seals nor measures used to determine favourable status and we would like to see this included.	Information in relation to common seal added.

Geological Conservation Review Sites, second paragraph – It isn't entirely clear what the 50 additional sites and the 10 sites are in terms of their designation. We suggest that some clarification is required within this paragraph.	Section revised and reference made to geological LNCS instead.
Greenhouse Gas Emissions, second paragraph – We suggest that the word 'anthropomorphic' should actually be 'anthropogenic'.	Noted and amendment made.
Page 107, Landscape Character – We note reference to Nature Scot, and would highlight that it should be one word – NatureScot.	Noted and corrected. All documents checked to ensure NatureScot used.
General	
We note reference to Scottish Natural Heritage (SNH) changing its brand name to NatureScot which we welcome. Except where it is noted within a website link, it may be useful to update the brand name throughout for your draft version of the Environmental Report.	Brand name updated (except where noted within a website link) to NatureScot throughout all documents.
Scottish Environment Protection Agency	
We confirm that we are satisfied with the scope and level of detail proposed for inclusion in the Environmental Report.	Noted
We also confirm we are content with the proposed consultation period ⁵ .	Noted

⁵ Post Scoping Update. Agreed with SEA Gateway to reduce consultation period for MIR to six week, shorter consultation period mitigated by increased publicity and focused online engagement through an online virtual town hall.



Shetland Islands Council

Shetland Second Local Development Plan (LDP2) - MIR

Appendix II: Relevant Legislation, Plans, Policies and Strategies and related Environmental Objectives

Strategic Environmental Assessment

Environmental Report

Relevant Legislation, Plans, Policies and Strategies and related Environmental Objectives

Topic	Relevant PPS ⁶	Summary of Environmental Objectives
General		
National		
Environmental Assessment (Scotland) Act 2005		Sets out the requirement for SEA for relevant plans, programmes and strategies
The Planning Scotland Act 2006		Promotes an inclusive and efficient planning system.
Town and Country Planning (Scotland) Act 1997 as amended by the Town and Country Planning (Scotland) Act 2019		Sets the purpose of planning “to manage the development and use of land in the long term public interest” and anything which contributes to sustainable development or achieves the national outcome is to be considered as being in the long-term public interest.
Scottish Planning Policy 2014		SPP sets out the purpose of the planning system and core principles for its operation. Provides planning guidance on specific issues and topics.
National Planning Framework for Scotland 3 2014		Sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. Outcomes include: <ul style="list-style-type: none"> • Sustainable place • Low carbon • A natural resilient place • Connected place
Getting the Best from Our Land: A Land Use Strategy for Scotland 2016 – 2021.		Setting a focus for operating via an ecosystem approach. Identifies land as a key natural asset and recognises that it underpins much of Scotland’s economic activity, further noting that the way it is used and managed is therefore of key importance.
One Planet Prosperity – Our Regulatory Strategy		Provides SEPA’s approach to regulation to work to protect and enhance Scotland’s environment, helping communities and business thrive within the resources of our planet in line with the requirements of the Regulatory Reform (Scotland) Act 2014.
Scotland National Performance Framework 2018		Sets an overall purpose and vision for Scotland. It highlights the broad National Outcomes that support the purpose and provides measures on how well Scotland is progressing towards the National Outcomes.

⁶ While relevant PPS may be applicable to a number of topics they are only recorded once under the topic that they are considered to be most relevant to, unless they are considered to apply to all topics in which case they are recorded under the general topic.

A fairer, greener Scotland Programme for Government 2021-22	Sets out the programme for Government with the purpose to focus on creating a more successful country with opportunities for all of Scotland to flourish through increased wellbeing, and sustainable and inclusive economic growth.
Local	
Shetland Local Development Plan 2014	Provides the strategic and detailed planning policy framework for decisions within the local Authority area
Shetland Islands Council Corporate Plan 2016 -2020	Provides information in the issues facing Shetland and identifies important challenges. It sets out how SIC will work with other members of the Shetland Partnership to achieve things set out in the community plan
Shetland Partnership Delivery Plan 2019-22	Sets out an understanding of the issues Shetland's people and communities face and sets out how to move towards the improvements identified.

Biodiversity Fauna and Flora	
International and UK Legislation	
Wildlife and Countryside Act 1981 (as amended)	Provides the core legislation on biodiversity across the UK setting out the framework within which activities that impact on protected species are regulated. It sets out the different levels of protection afforded to birds, animals and plants.
The Conservation (Natural Habitats, &c.) Regulations 1994 (Amended 2012)	The regulations cover requirements for: <ol style="list-style-type: none"> 1. European sites (Special Conservation Areas and Special Protection Areas) that are internationally important for threatened species and habitats; 2. For competent authorities to undertake Habitats Regulations Appraisal for plans and projects (including land use plans) which could affect a European Site. 3. The strict protection of European Protected Species
National	
Nature Conservation (Scotland) Act 2004	The Act provides a duty for public bodies to further conservation of biodiversity and have regard to the Scottish Biodiversity Strategy. It also sets the framework for designating SSSIs
Conservation (Natural Habitats &c.) Amendment (Scotland) Regulations 2007	The regulations cover requirements for: <ol style="list-style-type: none"> 4. European sites (Special Conservation Areas and Special Protection Areas) that are internationally important for threatened species and habitats; 5. For competent authorities to undertake Habitats Regulations Appraisal for plans and projects (including land use plans) which could affect a European Site. 6. The strict protection of European Protected Species
The Marine (Scotland) Act 2010	Sets out a framework to help balance competing demands on Scotland's seas. It includes a duty to protect and enhance the marine environment. Including for the creation of Marine Protected Areas and the designation of seal haul-out sites.
Wildlife and Natural Environment Act (Scotland) 2011	The Act includes a range of biodiversity related legislation, including that related to non-native species.
Scotland's Biodiversity: It's in your hands 2004	The Scottish Biodiversity Strategy. Which aims to conserve biodiversity for the health, enjoyment and well-being of the people of Scotland now and in the future. It has the following objectives: <ul style="list-style-type: none"> • Halt the loss of biodiversity and reverse previous losses through targeted action for species and habitats • Increase awareness, understanding and enjoyment of biodiversity and engage many more people in conservation and enhancement

	<ul style="list-style-type: none"> • Restore and enhance biodiversity in all urban, rural and marine environments through better planning, design and practice • To develop an effective management framework that ensures biodiversity is taken into account in all decision making • Ensure that the best new and existing knowledge is available to all policy makers and practitioners
2020 Challenge for Scotland's Biodiversity – A Strategy for the conservation and enhancement of biodiversity in Scotland 2013	<p>The Scottish Government refer to this part 2 of the Scottish Biodiversity Strategy above, updating and providing further detail in relation to certain aspects and responding to new international targets. Its aims are as follows:</p> <ol style="list-style-type: none"> 1. protect and restore biodiversity on land and in our seas, and to support healthier ecosystems. 2. connect people with the natural world, for their health and wellbeing and to involve them more in decisions about their environment. 3. maximise the benefits for Scotland of a diverse natural environment and the services it provides, contributing to sustainable economic growth.
Scotland's Forestry Strategy 2019 -2029	Environmental objectives include reducing the impact of climate change; make access to and enjoyment of woodlands easier for all to improve health; protect the environmental quality of our natural resources; and help to maintain, restore and enhance Scotland's biodiversity.
Scotland's Biodiversity a Route Map to 2020	This route map sets out the priority work needed to meet the international Aichi Targets for biodiversity and improve the state of nature in Scotland. It sets out six "Big Steps for Nature".
The Environment Strategy for Scotland: Visions and Outcomes 2020	<p>Creates an overarching framework for Scotland's existing environmental strategies and recognises the global nature crisis. It has the following outcomes:</p> <ul style="list-style-type: none"> ➤ Scotland's nature is protected and restored with flourishing biodiversity and clean and healthy air water seas and soils. ➤ Our thriving, sustainable economy conserves and grows our natural assets.
Scottish Biodiversity Strategy Post-2020: A statement of Intent	Sets the direction for a new biodiversity strategy which will respond to the increased urgency for action to tackle the twin challenges of biodiversity loss and climate change. It includes a clear commitment to secure positive effects for biodiversity through development that will be set out in National Planning Framework 4.
Local	
Living Shetland. Shetland Local Biodiversity Action Plan (Shetland Biodiversity Partnership) 2004.	<p>LBAPs aim to:</p> <ul style="list-style-type: none"> • Translate national targets for habitats and species, as specified in the National Biodiversity Action Plans, into effective action at the local level. • Stimulate effective local working partnerships to ensure that programmes for biodiversity conservation are developed and maintained.

	<ul style="list-style-type: none">• Raise awareness of the need and responsibilities for biodiversity conservation and enhancement in the local context.• Identify biodiversity resources and priorities in the local area.• Identify targets for species and habitats important to the local area, including both the rare and the common, according to local circumstances• Ensure that delivery mechanisms for conservation and enhancement of biodiversity resources are promoted and understood at the local level• Provide a local basis for monitoring progress in biodiversity conservation
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Population and Human Health	
National	
Land Reform (Scotland) Act 2003	Establishes the statutory rights of responsible access to land and inland water for outdoor recreation.
Equality Act 2010	The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society.
The Pollution Prevention and Control (Scotland) Regulations 2012	Aim to prevent or reduce adverse human health impacts caused by exposure to industrial-related discharges by reducing or preventing damage arising from industrial discharges to air, water and land.
Community Empowerment (Scotland) Act 2015	Community Planning now has a clear statutory purpose focused on improving outcomes. It is explicitly about how public bodies work together and with the local community to plan for, resource and provide services which improve local outcomes in the local authority area, all with a view to reducing inequalities.
A More Active Scotland: Scotland's Physical Activity Delivery Plan	Sets out a commitment to increase physical activity in Scotland. Focus is given to the supporting an increased uptake in active travel, including a commitment to invest in active travel infrastructure.
A Connected Scotland: our strategy for tackling social isolation and loneliness and building stronger social connections	A national strategy to tackle social isolation and loneliness and build stronger connections. The role of the transport network in building social connections and importance of physical activity is noted in the Strategy.
A Long-term Vision for Active Travel in Scotland 2030 (2014)	Aims to encourage more people to walk and cycle for shorter everyday journeys. Focus on areas such as infrastructure, transport integration, cultural and behaviour change, community ownership and planning.
Homes Fit for the 21st Century	Supports affordable homes for all. It will assist in building the new, high quality, affordable homes (including social housing) to meet current need and the demand arising from our growing and ageing population and to maximise the sustainable housing options available across all tenures, including for people living on lower incomes, and to significantly improve the quality of the existing housing stock and the places we create.
Housing to 2040: a conservation	Sets out 15 principles under primary headings of well-functioning housing system, high quality, sustainable homes and communities in tackling issues that include the aging population, an increasing number of single households, climate change, homelessness, child poverty and managing the impact of Brexit and UK government welfare reforms. Publication of final vision and route map to 2040 expected shortly.
Local	
Economic Development Strategy 2018-2022 (SIC) 2018	The strategy discusses issues faced by the region's economy and to enable and promote the ideal conditions for growth and to support our business, residents and communities to take advantage of the opportunities this will create.

Shetland Outdoor Access Strategy 2019 (SIC)	The Strategy provides a vision for outdoor access and the strategic framework for planning, managing and developing access in Shetland.
Shetland Core Paths Plan 2009 (SIC)	The Land Reform Act requires the Council to formulate a basic framework of paths that will serve the needs of residents and visitors throughout the region.
Housing Needs & Demand Assessment (Shetland)	Assess housing need and demand in each local authority area, and identify likely future need and demand to inform housing strategies and development plans.

Soil	
National	
The Scottish Soil Framework 2009	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, achieved through targeted activities including reducing soil erosion; greenhouse gas emissions from soil contamination
Scotland's National Peatland Plan, NatureScot (2015)	To provide a framework for recognising, communicating and, where appropriate, quantifying the benefits of healthy peatlands and marshalling the knowledge, skills, incentives and funding to improve the condition of those which are damaged or degraded.
Scottish Government's draft Peatland and Energy Policy statement (2016)	Seeks to align peatland and energy policy in order to maximise greenhouse emission reduction in a way that delivers multiple benefits.
Carbon and Peatland Map (2016)	A high level planning tool which provides an indication of the likely presence of peat and other carbon-rich soils.
Land Rights and Responsibilities Statement (2017)	Seeks to inform policy and practice around land issues in Scotland, applies to all urban and rural land, buildings and other infrastructure in Scotland, for land owners, land managers, tenants or land users.

Water	
National	
Water Environment and Water Services (Scotland) Act 2003	The Act set out a River Basin Management Planning (RBMP) process to achieve environmental improvements to protect and improve the water environment in a sustainable way and controls activities related to the water environment.
Flood Risk Management (Scotland) Act 2009 and Flood Risk Management Plans and Strategies	The Act makes provisions for the following: <ul style="list-style-type: none"> • assessment and management of flood risks (implementing Directive 2007/60/EC) • Local Authorities' and SEPA's functions in flood risk management. • creation of flood risk management plans.
The Marine (Scotland) Act 2010	Sets out a framework to help balance competing demands on Scotland's seas. It includes a duty to protect and enhance the marine environment.
Water Environment (Controlled Activities) (Scotland) Regulations 2018	Applies regulatory controls over activities which may affect the environment. They cover rivers, lochs, transitional waters (estuaries), coastal waters, groundwater and ground water dependent terrestrial ecosystems.
River Basin Management Plan for Scotland's river basin district 2015 - 2027 (under review) (SEPA)	The Plan sets out objectives for the sustainable management of the river basin district's waterways and water bodies and provides a vision for the water environment until 2027. They provide an assessment of the condition of Scotland's water environment, and identify where efforts for protection and improvement must be targeted.
Groundwater Protection Policy for Scotland (SEPA, 2009)	This policy aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater and providing a common SEPA framework.
Scotland's National Marine Plan (2015)	Promotes development that is compatible with the protection and enhancement of the marine environment
Local	
Shetland Islands Marine Spatial Plan (2015)	Provides an overarching policy framework to guide marine development and activity out to 12 nautical miles.
Shetland: Local Flood Risk Management Plan (2016)	Describes the actions which will make a real difference to managing the risk of flooding and recovering from any future flood events.

Air	
International and UK Legislation	
Air Quality Strategy for England, Scotland, Wales and Northern Ireland and Clean Air Strategy for England (2019)	<p>Sets out air quality objectives and policy options to further improve air quality in the UK. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment. Areas in which measured levels of airborne pollutants exceed the objectives set out in the Air Quality Strategy are designated as Air Quality Management Areas (AQMAs). Local Authorities have a duty to develop and implement Air Quality Action Plans in these locations in order to raise air quality to an acceptable level.</p> <p>The Cleaner Air Strategy sets out plans for dealing with all sources of air pollution, making our air healthier to breathe, protecting nature and boosting the economy.</p>
National	
Air Quality Standards (Scotland) Regulations 2010	Sets targets and limits for a number of pollutants with implications for human health, including carbon monoxide, oxides of nitrogen, sulphur dioxide and particulates.
The Pollution Prevention and Control (Scotland) Regulations 2012	Allows for the regulation and monitoring of certain industrial activities that can generate airborne pollution.
Air Quality (Scotland) Regulations 2000, Air Quality (Scotland) Amendment Regulations 2002 and air quality (Scotland) Amendment Regulations 2016	These set objectives for a number of airborne pollutants with implications for human health under the Environment Act 1995.
Cleaner air for Scotland: the road to a healthier future 2015.	A strategy setting out proposals for delivering further improvements to air quality.

Material Assets	
International and UK Legislation	
UK Industrial Strategy (2017)	Includes a new series of actions on Circular Economy, including measures to improve the production of renewable biological resources and their conversion into bio-based products and bio-energy.
National	
Scotland's Zero Waste Plan 2010.	Scotland's Zero Waste Plan sets out the Scottish Government's vision for a zero waste society, one where all types of waste are dealt with, regardless of where they came from. This vision describes a Scotland where resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated. The plan sets recycling and landfill reduction targets to help realise the full resources potential of waste.
Scotland Heat Map 2014	The heat map identifies where there are opportunities for decentralised energy projects across Scotland. It can be used to identify where there are opportunities for heat networks, to assess heat density and proximity to heat sources.
Scotland's Economic Strategy 2015	Reaffirms the Scottish Government's commitment to creating a more successful country, through increasing sustainable economic growth.
Making Things Last: A Circular Economy Strategy for Scotland (2016)	Sets out Scotland's ambitions for changing how waste is seen in our economy. It seeks to reduce waste lost from the economy, and retain the value of materials through repair, reuse, recycling, and remanufacturing via a range of policies and proposals. This is noted as fundamental to helping tackle climate change and to preserve natural capital. Making Things Last builds the progress that has been made to date and integrates key elements of the Zero Waste Plan (2010) and Safeguarding Scotland's Resources (2013), with a view that in due course, the Strategy will supersede both.
Realising Scotland's full potential in a digital world: A Digital Strategy for Scotland (2017)	The Strategy is a refresh of the 2011 "Scotland's Digital Future" sets out in action of how the Scottish Government intend to achieve its digital ambition.
Local	
Shetland Islands Council Economic Development Strategy 2018 -2022.	Aims to improve the economic well-being of Shetland by promoting an environment in which newer industries develop alongside thriving traditional industries
Shetland Transport Strategy Refresh 2018 – 2028 (Zet Trans) 2018.	The strategy promotes the maintenance, enhancement and improvement of transport infrastructure and services throughout the area. It identifies what needs to be done and why and proposes mechanisms to achieve this.

Climatic Factors	
National	
Climate Change (Scotland) Act 2009	The Act sets targets for the reduction of greenhouse gas emissions and makes provision on mitigation and adaptation to climate change, energy efficiency and reduction and recycling waste.
Climate Change (Emissions Reduction Targets) (Scotland) 2019 Act	Increases the ambition of the targets for Scotland, including a net-zero emissions target date of 2045 with updated interim targets for greenhouse gas emission reduction.
Land Use Strategy: Getting the best from our land (SG) 2011 (currently under review)	A national land-use strategy has been prepared under the 2009 Act which identifies key principles for the sustainable use of land
2020 Update to the Climate Change Plan 2018 – 2032 Securing a Green Recovery on a Path to Net Zero	Sets out the approach of the Scottish Government to delivering a green recovery from Covid, and the proposed pathway to meet the climate change targets in line with the 2018 plan, the focus is on the period up to 2032.
Climate Ready Scotland: climate change adaption programme 2019-2024	Includes the aim for “A Scotland with a productive, healthy and diverse natural environment which is able to adapt to change.

Cultural Heritage	
National	
Ancient Monuments and Archaeological Areas Act 1979 (as amended by Historic Environment (Amendment) (Scotland) Act 2011)	Prescribes the approach to be taken to planning for scheduled ancient monuments and archaeological areas.
Historic Environment Scotland Act 2014	Has the general function of investigating, caring for and promoting Scotland's historic environment.
Our Place in Time – The Historic Environment Strategy for Scotland 2015	High level framework with 10 year visions for the historic environment. Priorities: <ul style="list-style-type: none"> • Understand – investigate and record • Protect – Care & protect • Value – share and celebrate
Historic Environment Policy for Scotland 2019	A policy statement for decision making for the whole of the historic environment, which should be used by all decision makers for any type of decision that may affect the historic environment.
Designations Policy and Selections Guidance 2019	Stand alongside HEPS and aim to deliver the vision and objectives of the Our Place in Time Strategy and HESP policies
Scheduled Monuments Consent policy 2019	Stand alongside HEPS and aim to deliver the vision and objectives of the Our Place in Time Strategy and HESP policies
Managing change in the historic environment - Demolition of Listed Buildings (2019)	Stand alongside HEPS and aim to deliver the vision and objectives of the Our Place in Time Strategy and HESP policies
Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings (2019)	Stand alongside HEPS and aim to deliver the vision and objectives of the Our Place in Time Strategy and HESP policies

Landscape	
International, European and UK Legislation	
The European Landscape Convention 2000 ⁷	Promotes the protection, management and planning of all landscapes, includes natural, managed, urban and peri-urban areas, and special, every day and also degraded landscapes
National	
The Town and Country Planning (National Scenic Areas) (Scotland) Designations Directions 2010	Sets out the requirement to both identify Scotland's finest scenery and ensure its protection from inappropriate development.
Designing Places; Green Infrastructure – Design and Placemaking	Provides practical advice on what green infrastructure is and how it can be incorporated into development.
NatureScot's Policy Statement on Wildness in Scotland	Describes the most extensive areas of high wildness, these areas, while not designated, are considered nationally important. Scottish Planning Policy requires that any development proposal on wild land must "demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or mitigation".
The Special Qualities of the Shetland National Scenic Area (NatureScot).	Identifies why these landscapes have been identified as the finest scenery in Scotland and sets out measures to ensure they are protected from inappropriate development.
Scottish Geodiversity Charter 2018-2023	Charter sets out why geodiversity is important, and presents a vision that geodiversity is recognised as an integral and vital part of our environment, economy, heritage and future sustainability to be safeguarded for existing and future generations in Scotland.
Guidance on Local Landscape Designations (NatureScot, HS) 2006	Seeks to assist local authorities in reviewing their local landscape designations: <ul style="list-style-type: none"> ● promote greater understanding and support for local landscape designations among local authorities, the public and other key stakeholders; ● reaffirm the role of local landscape designations as part of an 'all landscapes' approach and define the circumstances when they could be used; ● secure greater consistency in the selection and use of local landscape designations by local authorities; and ● clarify the relationship of local landscape designations to the wider family of Scotland's landscape designations.
Fitting Landscapes	Fitting Landscapes provides the Scottish Government's policy statement addressing the landscape design and management of our transport corridors.

⁷ The European Landscape Convention is a convention of the Council of Europe, not the EU and therefore is still relevant.

(<https://www.landscapeinstitute.org/policy/13732-2/#:~:text=The%20ELC%20is%20a%20convention,the%20UK%20remains%20a%20signatory.>)

Scottish Landscape Character Assessment (2019)	Landscape character can be defined as “a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. The identification, description and mapping of this in a systematic way is called Landscape Character Assessment. This provides a landscape foundation for planning policy making.
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Shetland Second Local Development Plan (LDP2) – MIR

Appendix III: Environmental Baseline

- Please refer to separate document: [Environmental Baseline](#)

Strategic Environmental Assessment

Environmental Report



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Shetland Second Local Development Plan (LDP2) – MIR

Appendix IV: Environmental Assessment of Main Issues

- Please refer to separate document: [Main Issues Environmental Assessment](#)

Strategic Environmental Assessment

Environmental Report



Shetland Islands Council

Shetland Second Local Development Plan (LDP2) - MIR

Appendix V: Local Development Plan: Site Assessment Pro Forma and Scoring Matrix

Strategic Environmental Assessment

Environmental Report

SHETLAND LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT CHECKLIST

Site Name:		Settlement / Locality:	Source of site suggestion:	MIR status:
OS Grid Ref (Central Point):		Draft LDP2 Ref:	MIR Site Ref:	Pre-MIR Site Ref:
Current Use⁸:	Proposed Use:		In keeping with settlement pattern?	
Summary Description: (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc)				
Site History: (previous planning applications, existing LDP policies and proposals)				
Site Size (ha):	Have all the landowners / interested parties been identified:-		Are they aware of and agreeable to site disposal / development:- YES / NO	Date Completed:
Insert Location Plan:-				
Site Photos:-				

⁸ 1. Redevelopment of an existing site; 2. Infill development; 3. Brownfield Site; 4. Undeveloped agricultural land; 5. Undeveloped natural / semi-natural land

Assessment Summary

The site is suitable/unsuitable as a potential allocated site for housing/business industry in the next Local Development Plan. This assessment has been reached due to the following reasons:

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Proposed Mitigation Measures / Suggested Alterations:

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Effects and Impacts have been assessed using the scoring guidelines set out in the table below.

Impact	Significant Positive Impact	Positive Impact	Neutral / No Impact	Unknown Impact	Both Positive and Negative Impacts	Negative Impacts	Significant Negative impacts
Score Symbol	++	+	=	?	+/-	-	--

Two scoring columns have been included so that in the event that adverse effects were identified, it encourages consideration of any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows assessment of residual effects remaining following mitigation. An overall score is then provided for each SEA issue (both pre and post mitigation).

When considering 'overview' generally the lowest individual score for any question in that category should be recorded, rather than an aggregate score. This is to ensure that, for example, a significant negative effect on one heritage asset would not appear to be mitigated by a significant positive effect on another heritage asset. This must be clearly recorded in the comment section.

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
Biodiversity, Flora and Fauna							
1.	Are internationally designated site(s) affected or potentially affected – e.g. SAC/SPA/Ramsar (including candidate and proposed sites)? Proposal may be within, adjacent to, or have connectivity with designated site.					Consider requirement for Habitat Regulations Assessment Provision of nature-based solutions and green infrastructure (note	

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
						these can be considered at all sites).	
2.	Will the proposal have an impact on a nationally designated site – e.g. SSSI, NNR, MPA, Seal haul-out sites?						
3.	Will the proposal have an impact on a Local Nature Conservation Site (LNCS)?						
4.	Are Protected Species (e.g. European Protected Species, Wildlife and Countryside Act Schedule 1 bird, Schedule 5 animal or schedule 8 plant) affected or likely to be present?					Further assessment. Protected Species Licence	
5.	Will the proposal have an effect on a Scottish Biodiversity List (SBL) and / or Local Biodiversity Action Plan (LBAP) species or habitat?						
6.	Will the proposal have an impact on non-designated biodiversity features ⁹ ?						

⁹ Including, but not limited to; Habitats Directive priority Annex 1 habitat, habitat of Birds Directive Annex 1 species, GWDTEs, Marine Consultation Areas, Priority Marine Features, native trees, species rich grasslands or key wader areas.

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
7.	Could the proposal lead to the introduction or range expansion of invasive non-native species?						
8.	Will there be an impact on habitat connectivity / wildlife corridors (e.g. drainage affecting water levels)?						
9.	Biodiversity Flora and Fauna Overview	-		-		-	
Population and Human Health							
10.	Will the proposal lead to a loss of open space or affect the quality of open space and connectivity and accessibility to open space? Including the experience of accessing biodiversity and geodiversity.	Material Assets					
11.	Will the proposal affect core paths, public rights of way or other key access routes, active travel or recreational networks?	Material Assets / Climatic Factors					
12.	Will the proposal effect existing green / blue infrastructure or provide an opportunity to enhance / create new green / blue infrastructure?	Material Assets					

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
13.	Is the proposal compatible with the surrounding land uses and are there possible polluting uses nearby?	Air / Climatic Factors					
14.	Population and Human Health Overview	-		-		-	
Soils							
15.	Will the proposal bring vacant or derelict land, or other previously used land (brownfield land, potentially contaminated land) back into use or minimise demand on primary resources e.g. re-use of an existing structure or recycle or recover existing on-site materials / resources?	Material Assets, Population and Human Health					
16.	Is the proposal on peatland and could the development of the site lead to a loss of peat or other carbon rich soil?	Climatic Factors					
17.	Soils Overview	-		-		-	
Water							
18.	Flood risk – is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere (including predicted effects of climate change).	Climatic Factors					
19.	Could the development at this site have a direct impact on the water environment (for						

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
	example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?) and / or result in a change of status of a water body identified in the Scotland RBMP?						
20.	Is the proposal in a coastal location? Is it likely to be affected by or have an effect on coastal erosion or natural coastal processes?	Climatic Factors					
21.	Water Overview	-		-		-	
Air Quality							
22.	Could the development of the site have a negative impact on air quality?	Biodiversity, Climatic Factors, and Population and Human Health					
23.	Does the proposal introduce a new potential nuisance risk or lead to a sensitive use being located close to an existing or proposed site regulated by SEPA for emissions to air?	Population and Human Health					
24.	Air Quality Overview	-		-		-	
Material Assets							

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
25.	Can the site connect to a heat or energy network and is there capacity for connection?	Climatic Factors, Human Health and Population					
26.	Are there abnormal costs that could impact the site's delivery (e.g. physical constraints, topography etc.)?						
27.	Are there any constraints with connecting the proposed development to mains water and the public foul sewer (including network capacity)?	Population and Human Health and Water					
28.	Are there any private or public water supplies within 250m of the site which may be affected?	Population and Human Health					
29.	Are there any other servicing constraints e.g. electricity pylons, underground pipelines?						
30.	Would the proposed development prejudice the present or future operation of transport routes including fixed link approach routes and services?	Climatic Factors					
31.	Are there any vehicular access constraints or opportunities; is suitable road access available, will access affect trunk roads; can	Climatic Factors, Human					

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
	the road network accommodate the volume of traffic or will new transport infrastructure be required?	Health and Population					
32.	Is the proposed development close to a range of facilities that make it a good place to live and / or work?	Climatic Factors, Human Health and Population					
33.	Does the site have existing / potential mineral extraction?						
34.	Material Assets Overview	-		-		-	
Cultural Heritage							
35.	Will the proposed development affect any scheduled monuments or their settings?	Landscape					
36.	Will the proposed development affect non-designated historic environment features (including but not limited to; buildings, monuments, sites, places, areas or landscape)?	Landscape					
37.	Would development at this site affect a listed building(s), including their setting?	Landscape					

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
38.	Will development at this site affect any conservation areas?						
39.	Will the proposed development at this site affect any trees within a conservation area or protected by a Tree Preservation Order (TPO)?	Landscape					
40.	Will the proposed development at this site affect any Garden and / or Designated Landscape (listed on the national inventory)?	Landscape					
41.	To what extent will the proposed development of the site result in the opportunity to offer increased understanding and appreciation (including appropriate access) of the historic environment?						
42.	Cultural Heritage Overview	-		-		-	
	Landscape						
43.	To what extent will the proposed development affect any designated landscapes – including National Scenic Areas and proposed Local Landscape Areas?						
44.	To what extent will the proposal affect features of landscape interest, including the distinctive						

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
	character of the landscape and the qualities of Wild Land Areas?						
45.	Would development of the site exceed the capacity of the surrounding landscape to accommodate change? Would it potentially cause impacts on landscape character or visual amenity?						
46.	Will the proposal have an effect on the existing settlement character? Would it be well integrated visually with the existing settlement?						
47.	Will the proposed development of the site affect the UNESCO Global Geopark?						
48.	Are there any local geodiversity sites or wider geodiversity interests affected by the proposal? ¹⁰						
49.	Landscape Overview	-		-		-	
Planning / Effectiveness and Service Infrastructure Issues							
50.	Will the proposed development at this site be delivered within the LDP timeframe?						

¹⁰ Some sites already designated as LNCS. Liaise with Geopark Team to identify list of additional sites.

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
51.	Any constraints over Education Capacity – Secondary School Catchment / Capacity Primary School Catchment / Capacity						
52.	Any constraints over Health Provision / GP Capacity						
53.	Will the development deliver on all six qualities of successful places?						
54.	Will the proposal impact on the placemaking priorities for the settlement / area?						
55.	Is the proposal within safeguarding area for Air Traffic, Sumburgh airport, Tingwall Airport, or the MoD and / or require consultation with the HSE?						
56.	Service Infrastructure Overview	-		-		-	
Spatial Planning and Local Development Plan Site Supply Considerations							
57.	Does this site help to address the land requirement needs of the next LDP?						
58.	How does this site relate to other potential allocations in the Plan?						

	Site assessment question	Other Related SEA topic(s) if applicable	Comment	Data Source	Scoring – pre mitigation	Mitigation (if appropriate)	Scoring – post mitigation
59.	Will this site assist in providing an adequate spread of allocated sites across this locality and the local authority area, for the duration of the next LDP period?						
60.	Does this site provide a suitable extension to existing developed land in this area?						
61.	If it does not adjoin existing developed land (as per 60.), is this a suitable proposal for isolated land use?						
62.	Spatial Planning Overview						

Other Considerations

Any other issues which may be relevant to the assessment of the candidate site. For example:

- *Any restrictive covenants relating to the use of the land/ buildings contained within the proposed candidate site?*
- *Is the site on Common Grazing Land?*

Shetland Islands Council LDP2 Site Assessment Scoring Matrix

* When considering ‘overview’ generally the lowest individual score for any question in that category should be recorded, rather than an aggregate score. This is to ensure that, for example, a significant negative effect on one heritage asset would not appear to be mitigated by a significant positive effect on another heritage asset.

Biodiversity Flora and Fauna

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
1. Are internationally designated site(s) affected or potentially affected –e.g. SAC/SPA/Ramsar (including candidate and proposed sites)?	Consider all European Designations in the GIS constraints maps (Ramsar, SAC or SPA,). Proposal may be within, adjacent to, or have connectivity with designated site	Development could have significant negative effects on European site(s).	Development could have minor negative effects on European site(s).	Development will not have an impact on European site (s)	Unknown at this time of development would have an impact on European site(s)	Development could have both positive and negative effects on European site(s)	Development could have minor positive effects on European site(s).	Development could have significant positive effects on European site(s).	Undertake Habitats Regulations Assessment if ‘likely significant effect’ upon European site identified.
2. Will the proposal have an impact on a nationally designated site(s) – e.g. SSSI, NNR, MPA, Seal haul-out sites?	Consider all national designations in the GIS constraint maps (SSSI, NNR, MPA, designated seal haulouts)	Development of proposal could have a significant negative effect on national areas protected for nature conservation	Development of proposal could have minor negative effect on national areas protected for nature conservation	Development of proposal will not have an effect on national areas protected for nature conservation	Unknown if development would have an effect on national areas protected for nature conservation	Development of proposal could have both negative effect on national areas protected for nature conservation while also	Development of proposal could make a minor contribution to enhancing the integrity of national areas protected for	Development of proposal could make a significant contribution to enhancing the integrity of national areas protected for	Proposed scheme / programme of mitigation plans

						contributing to the enhancing the integrity of other features.	nature conservation	nature conservation	
3. Will the proposal have an impact on a Local Nature Conservation Site (LNCS)?	Consider LNCS designation in the GIS constraint map	Development of proposal could have a significant negative effect on local areas protected for nature conservation	Development of proposal could have minor negative effect on local areas protected for nature conservation	Development of proposal will not have an effect on local areas protected for nature conservation	Unknown if development would have an effect on local areas protected for nature conservation	Development of proposal could have both positive and negative effect on local areas protected for nature conservation.	Development of proposal could make a minor contribution to enhancing the integrity of local areas protected for nature conservation	Development of proposal could make a significant contribution to enhancing the integrity of local areas protected for nature conservation	Proposed scheme / programme of mitigation plans
4. Are Protected Species (e.g. European Protected Species, Wildlife and Countryside Act Schedule 1 bird or Schedule 5 animal) affected or likely to be present?	Consider designated proposal in the GIS project and consult SBRC (otters and birds listed on Schedule 1 of the WCA 1981 (as amended)).	Development could have a significant negative effects on protected species.	Development could have a minor negative effect on protected species.	Development will not an effect on protected species.	Unknown if protected species will be effected by proposals.	Development could have both positive and negative impacts on protected species.	Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife or other habitat improvement	Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife or other habitat improvement.	Further assessments and consideration of requirement for species licence. Proposed scheme / programme of mitigation plans
5. Will the proposal have an effect on a Scottish Biodiversity List (SBL) and / or Local Biodiversity Action Plan (LBAP) species or habitat?	Consider the likely presence of species on the Scottish Biodiversity List or local Biodiversity Habitat or Species. Consult Shetland Biological Records Centre	Development proposals could have a significant negative effect on SBL and/or LBAP species or habitats	Development of proposal could have a minor negative effect on SBL and/or LBAP species or habitats	Development of proposal will not have an impact on SBL and/or LBAP species or habitats	Unknown if development proposal will have an impact on SBL and/or LBAP species or habitats	Development proposal could have both positive and negative effects on SBL and/or LBAP species or habitats	Development of proposal could make a minor positive contribution to enhancing the integrity of SBL and/or LBAP species or habitats	Development of proposal could make a significant positive contribution to enhancing the integrity of SBL and/or LBAP species or habitats	Proposed scheme / programme of mitigation plans. Consider inclusion of nature based solutions and / or green infrastructure.

<p>6. Will the proposal have an impact on non-designated biodiversity features¹¹?</p>	<p>Consider non-designated features in GIS constraints maps. (native trees, species rich grasslands, European Priority Habitats*, GWDTEs – particularly base rich flushes) or rare plant register</p>	<p>Development of proposal could have a significant negative effect on non-designated features</p>	<p>Development of proposal could have a minor negative effect on non-designated features</p>	<p>Development of proposals will not have an effect on non-designated features</p>	<p>Unknown if development of proposal will have an effect on non-designated features</p>	<p>Development of proposals could have both positive and negative effects on non-designated features</p>	<p>Development of proposal could make a minor positive contribution to enhancing the integrity of non-designated features</p>	<p>Development of proposal could make a significant positive contribution to enhancing the integrity of non-designated features</p>	<p>Proposed scheme / programme of mitigation plans. Consider inclusion of nature based solutions and / or green infrastructure.</p>
<p>7. Could the proposal lead to the introduction or range expansion of invasive non-native species?</p>	<p>Consider biosecurity risk of proposal and known distribution of INNS from SBC / site visit assessment</p>	<p>Development could have a significant negative effect through expansion of existing INNS or introduction into highly sensitive area.</p>	<p>Development could have a minor negative effect through expansion of existing INNS or introduction into moderately sensitive area.</p>	<p>Development will not lead to the range expansion or introduction of INNS</p>	<p>Unknown if the development will lead the range expansion or introduction of INNS</p>	<p>Development could have both positive and negative effects in terms of INNS control.</p>	<p>Development of proposal could make a minor positive contribution to control of INNS or set up of bio-security protocol.</p>	<p>Development of proposal could make a significant positive contribution to control of INNS or set up of bio-security protocol.</p>	<p>Biosecurity Management Plan</p>
<p>8. Will there be an impact on habitat connectivity / wildlife corridors (e.g. drainage affecting water levels)?</p>	<p>Consider green / blue network connections and how these could be severed or enhanced by the proposal</p>	<p>Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of habitat</p>	<p>Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife,</p>	<p>Proposal would have no negative effect on a habitat corridor or network for movement of wildlife,</p>	<p>Unknown if Proposal would have an effect on a habitat corridor or network for movement of wildlife,</p>	<p>Proposal would have a both positive and negative effects on a habitat corridor or network for movement of wildlife,</p>	<p>Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife,</p>	<p>Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife</p>	<p>Consider inclusion of nature based solutions and / or green infrastructure.</p>

¹¹ Including, but not limited to; Habitats Directive priority Annex 1 habitat, habitat of Birds Directive Annex 1 species, GWDTEs, Marine Consultation Areas, Priority Marine Features, native trees, species rich grasslands or key wader areas.

9. Overview*	Taking all of the questions into account, with mitigation, score the site against Biodiversity	Proposal would have a significant adverse impact on biodiversity	Proposal would have a minor adverse impact on biodiversity	Proposal would have no impact on biodiversity	Unknown if proposal would have an impact on biodiversity	Proposal will have both positive and negative impacts on biodiversity	Proposal would have a minor positive impact on biodiversity	Proposal would have a significant positive impact on biodiversity	
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Population and Human Health

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
10. Will the proposal lead to a loss of open space or affect the quality of open space and connectivity and accessibility to open space?	Consider relevant open space audit, OS base and aerial photography of site and wider area.	Proposal would have a significant negative impact on quality, quantity (development of 50% or more of a site valued for its open space / green network), and / or connectivity of open space or the wider green network And / or have a significant negative effect on people's access and experience of biodiversity and geodiversity?	Proposal would have a minor negative impact on quality, quantity (development of up to 50% of a site valued for its open space / green network), and / or connectivity of open space or the wider green network And / or have a minor negative effect on people's access and experience of biodiversity and geodiversity?	Proposal would not have an impact on open space or a green network, and / or connectivity of open space or the wider green network There would be no impact on people's access to and experience of biodiversity and / or geodiversity	Unknown if proposal would not have an impact on open space or a green network, and / or connectivity of open space or the wider green network Or if there would be an impact on people's access to and experience of biodiversity and / or geodiversity	Both positive and negative impacts on open space and green networks and / or the ability to access them and / or the ability to access and experience of biodiversity and / or geodiversity.	Improves / enhances green network connectivity, or key access network and / or improved access to open space and / or have a minor positive effect on people's access and experience of biodiversity and geodiversity?	Proposal would significantly contribute to greater connectivity of green network or open space and / or have a significant positive effect on people's access and experience of biodiversity and geodiversity?	Production of an Outdoor Access Plan (' A brief Guide to Preparing an Outdoor Access Plan ' and section 4.7 in The Shetland Outdoor Access Strategy) Compensatory onsite open space and/or active travel and recreational network provision required Adherence to the principles of the SIC

<p>11. Will the proposal affect core paths, public rights of way or other key access routes, active travel or recreational networks?</p>	<p>How will the site affect core paths, PROW or other access or recreational networks? Will the proposal sever, impede or adversely impact an existing route?</p>	<p>Development of site would have a significant adverse impact on existing active travel and recreational networks and / or have a significant negative effect on people's access and experience of biodiversity and geodiversity?</p>	<p>Development of site would have a minor adverse impact on existing active travel and recreational networks and / or have a minor negative effect on people's access and experience of biodiversity and geodiversity?</p>	<p>Development of site will not impact on existing active travel and recreational networks and / or people's access and experience of biodiversity and geodiversity?</p>	<p>Unknown if development of site would have an impact on existing active travel and recreational networks and / or on people's access and experience of biodiversity and geodiversity?</p>	<p>Development of site would have a both positive and negative impact on existing active travel and recreational networks and / or people's access and experience of biodiversity and geodiversity?</p>	<p>Proposal will result in minor enhancements of the active travel and recreational network and / or have a minor positive effect on people's access and experience of biodiversity and geodiversity?</p>	<p>Proposal will result in major enhancements of the active travel and recreational network and / or have a significant positive effect on people's access and experience of biodiversity and geodiversity?</p>	<p>Placemaking SG Consideration of people's access and experience of biodiversity and geodiversity?</p>
<p>12. Will the proposal effect existing green / blue infrastructure or provide an opportunity to enhance / create new green / blue infrastructure?</p>	<p>How will the proposed site development affect the existing green / blue infrastructure. Will the development sever or adversely impact the existing network or does it offer an obvious enhancement opportunity to the existing network.</p>	<p>Development of site would have a significant adverse impact on existing green and / or blue network / infrastructure.</p>	<p>Development of site would have a minor adverse impact on existing green and / or blue network / infrastructure.</p>	<p>Development will not affect existing green / blue infrastructure or provide opportunities for enhancement.</p>	<p>It is unknown if the development will effect green / blue infrastructure</p>	<p>The development could have both positive and negative effects on blue / green infrastructure.</p>	<p>The development proposals will result in minor enhancements of the existing green / blue network.</p>	<p>The development proposals will result in major enhancements of the existing green / blue network.</p>	<p>Development to maintain existing green / blue infrastructure at – <i>identify specific sites / features</i> Compensatory onsite green / blue infrastructure required Secure ongoing management commitment to new / retained green / blue infrastructure Ensuring biodiversity enhancing suds</p>

<p>13. Is the proposal compatible with the surrounding land uses and are there possible polluting uses nearby?</p>	<p>How does the proposed development fit with surrounding land use? Are there any risks of pollutants from adjacent uses or could one use provide products (include waste) for the other; e.g. SEPA colocation data.</p>	<p>Proposed use of the site highly incompatible with nearby land use representing a significant risk</p>	<p>Proposed use of the site slightly incompatible with nearby land use representing a slight risk</p>	<p>No possible interaction between proposal and surrounding land uses.</p>	<p>Unknown if proposal is compatible with nearby land use or if there are any possible polluting uses nearby.</p>	<p>Proposed use of site compatible with some nearby land uses but not others.</p>	<p>The development proposals is slightly compatible with existing nearby land use and provides for limited synergy of uses</p>	<p>The development proposals is highly compatible with existing adjacent land use and provides for synergy of use, especially for (polluting) waste products from one site</p>	<p>Identification of buffer zones around certain existing uses that preclude other uses</p>
<p>14. Overview*</p>	<p>Taking all of the questions into account, score, with mitigation identified, score the site against population and human health</p>	<p>Proposal would have a significant adverse impact on population and human health</p>	<p>Proposal would have a minor adverse impact on population and human health</p>	<p>Proposal would have no impact on population or human health</p>	<p>It is unknown if the proposal would have any impact on population or human health</p>	<p>Proposal likely to have both positive and negative impacts on population and / or human health.</p>	<p>Proposal would have a minor positive impact on population and human health</p>	<p>Proposal would have a significant positive impact on population and human health</p>	

Soils

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
<p>15. Will the proposal bring vacant or derelict land, or other previously used land (brownfield land, potentially</p>	<p>Check SIC vacant and derelict land survey. Previous use- check site history, aerial photography, comments from</p>	<p>Proposal for significant / large scale development on greenfield land. No possibility to address previously used</p>	<p>Proposal for minor development on greenfield land. No possibility to address previously</p>	<p>N / A</p>	<p>Unknown if proposal will bring previously used land back into use or minimise demands on</p>	<p>Proposal likely to impact both greenfield and previously used land.</p>	<p>Minor redevelopment of vacant, derelict or brownfield land and / or potential to facilitate remediation or</p>	<p>Significant / large scale redevelopment of vacant, derelict or brownfield land and/or potential to facilitate</p>	<p>Requirement for reuse proposals, i.e. outlining how use of primary resources will be reduced on site.</p>

contaminated land) back into use or minimise demand on primary resources e.g. re-use of an existing structure or recycle or recover existing on-site materials / resources?	Contam Land Team. Assess opportunities to minimise demand on primary resources? How does the proposed use fit with current condition; opportunity to reuse existing structure / reuse or recycle material.	or contaminated land issues. No option to reuse or recycle any site buildings / material. Site development will be completely dependent on primary resources.	used or contaminated land issues. Limited opportunities to reuse or recycle any site buildings / material. Site development is likely to be largely dependent on primary resources.		primary resources		minor potential contamination issues. Some opportunity to reduce demand on primary resources through innovative reuse of an existing structure or maximum recycling or recovery of existing	remediation of major potential contamination issues. Opportunity to minimise demand on primary resources through innovative reuse of an existing structure or maximum recycling or recovery of existing on site materials / resources	Waste minimisation plan
16. Is the proposal on peatland and could the development of the site lead to a loss of carbon rich soil?	Check GIS data - NatureScots Carbon and Peatland Mapping 2016 with importance of 1 or 2	>50% of site is within an area of carbon rich soils / peat / wetlands	1-50% of site is within an area of carbon rich soils / peat / wetlands	Proposed development will not impact carbon rich soils	Unknown if proposed site contains carbon rich soils / peat / wetlands	Proposal likely to affect carbon rich soils but also offers safe guarding opportunity.	Opportunity to safeguard a small area of carbon rich soil / wetlands from disturbance	Opportunity to safeguard a large area of carbon rich soil / wetlands from disturbance	Peat surveys showing avoidance of deep peat. Peatland restoration proposals
17. Overview*	Taking account of all questions, including mitigation, score the proposal against soils	Proposal would have a significant adverse impact on soils	Proposal would have a minor adverse impact on soils	Proposed development would have no impact on soils	Proposed development would have an unknown impact on soils	Proposed development would have both positive and negative effects upon soils	Proposal would have a minor positive impact on soils	Proposal would have a significant positive impact on soils.	

Water

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
18. Flood risk – is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere (including predicted effects of climate change).	Use relevant SIC GIS data and SEPA Flood Map and Historic River Events (Coastal and Fluvial Flood Risk) Consult the advice provided by SIC flood team for local flooding events ¹² .	>50% of the site is within an area of known flooding or within an indicative map area	1-50% of the site is within or adjacent to an area of known flooding or within or adjacent to an indicative map area	Development will have no effects in terms of flood risk or management.	Unknown if development will have any effects in terms of flood risk or management	Potential for development to have both positive and negative effects in terms of flood risk and / management	Development could have minor positive effects on flood management.	Development could have significant positive effects on flood management.	Flood Risk and Drainage Impact Assessment (no development in areas shown to be at risk of flooding) Incorporation of nature-based solutions. Design layout showing no increased flood risk elsewhere from the development FRA required to inform layout and design. Only low vulnerability uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures.
19. Could the development have a direct impact on the water	Identify relevant RBMP body and confirm its status. Consider site's	Large scale physical changes to the water body required – such as	Small physical changes to the water body required -	Development will have no impact on the water environment.	Unknown if the development will have any impact on the water environment.	Development has the potential for a combination of both positive	Small physical improvements - such as improved watercourse crossings	Large-scale physical improvements – such as river restoration works, de-	Opportunities to improve downgraded waterbodies should be presented. Ideally watercourse to be bridged, not culverted.

¹² Climate change consideration, the base assessment for flood risk already includes the SEPA climate change allowances to 2100 – 1.02m of sea level rise from current, and an increase of 35% on the rainfall figures used to calculate river and surface water flood risk. See SIC guidance note for further information – <https://www.shetland.gov.uk/planning/documents/Wateranddrainage-technicalapendix.pdf>

<p>environment and / or result in a change of status of a water body identified in the Scotland RBMP?</p>	<p>potential effects and any actions being carried out or proposed by relevant Area Advisory group.</p> <p>Consider if the proposal will require direct physical impacts like watercourse crossings, de-culverting or large scale abstraction</p> <p>Check SIC GIS data</p>	<p>hard engineering, culverting or artificial routing away from a natural course – which will effect the status of a water body</p>	<p>such as new watercourse crossings</p>			<p>and negative effects</p>	<p>proposed or covered by developer requirement</p>	<p>culverting, removal of abandoned structures proposed or covered by developer requirement.</p> <p>Developer requirement covering Advisory Group Action.</p>	<p>Although other options may be acceptable¹³</p> <p>Integrate watercourses as recreational and natural features within the development</p> <p>Maintain and where appropriate, increase opportunities for fish passage.</p>
<p>20. Is the proposal in a coastal location? Is it likely to be affected by or have a significant effect on coastal erosion or natural coastal processes?</p>	<p>Use the Dynamic Coast Webmap to identify any coastal erosion issues related to site</p>	<p>The proposal is in an area of significant coastal erosion and / or will have a significantly negative impact on coastal erosion</p>	<p>Proposal is in an area of minor coastal erosion and / or will have a minor negative impact on coastal erosion</p>	<p>Proposal not in a coastal location.</p>	<p>Proposal in a coastal location but unknown if it will be affected by or have a significant effect on coastal erosion or natural coastal processes.</p>	<p>Proposal could provide opportunity to address some issues but have other negative impacts.</p>	<p>Proposal includes mitigation (soft engineering) to address local erosion issues</p>	<p>Proposal includes mitigation (soft engineering) that will address widespread erosion issues</p>	<p>Hard engineering solutions might also mitigate coastal erosion (at least locally) but are rarely an environmentally appropriate solution; justification required to be considered a positive impact.</p>

¹³ Some overlap with SEPA RBMP responsibilities and the CAR licencing process for engineering works. Refer to the CAR practical guide for more information on specific criteria for watercourse crossings – https://www.sepa.org.uk/media/34761/car_a_practical_guide.pdf

<p>21. Overview*</p>	<p>Taking all questions into account, score, with mitigation, site's effects on water environment</p>	<p>Proposal could have significant negative impact on the water environment and / or the proposal is at significant flood risk and / or the proposal is at significant coastal erosion risk and / or would have a significant negative impact on coastal erosion.</p>	<p>Proposal could have a minor negative impact on water environment The proposal is at risk of flood risk and / or the proposal is at risk minor coastal erosion and / or would have a minor negative impact on coastal erosion</p>	<p>Proposal will not impact the water environment.</p>	<p>Impact of the proposal on the water environment is unknown.</p>	<p>Proposal will have both positive and negative impacts on the water environment.</p>	<p>Proposal could have a small or local scale positive impact on water environment The proposal could help to mitigate impacts of local flooding and / or the proposal could help to mitigate impacts of local erosion issues.</p>	<p>Proposal could have significant/wid espread positive impact on water environment The proposal could help to mitigate impacts of widespread flooding and / or the proposal could help to mitigate impacts of widespread erosion issues.</p>	
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Air Quality

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
<p>22. Could the development of the site have a negative impact on air quality.</p>	<p>Review SEPA comments. Assess potential for proposal to lead to increased</p>	<p>The proposal is likely to lead to a significant increase, or series of long-term increases,</p>	<p>The proposal is likely to lead to a moderate increase in both short</p>	<p>The proposal will have no impact on air quality</p>	<p>The effects of the proposal on air quality are unknown.</p>	<p>The development is likely to improve air quality in some respects but</p>	<p>The proposal is likely to lead to a moderate decrease in both short and long-term, leading to large-scale</p>	<p>The proposal is very likely to lead to a significant decrease, or series of long term</p>	<p>Requirement for an air quality impact assessment – at specific locations or types of development. Requirement to ensure that suitable mitigation</p>

	levels of particulate matter / ozone / ammonia / oxides of nitrogen / sulphur dioxide / volatile organic compounds in the air	leading to large scale and permanent increase in pollutants in the air	and long-term, leading to large-scale temporary or medium-scale permanent decrease in air quality			lead to other air quality issues.	temporary, or medium-scale permanent increase in air quality	decreases, leading to large-scale and permanent reductions to pollutants in the air	measures to abate air quality degradation are identified and implemented. Requirement for buffer zones to reduce nuisance risk to people
23. Does the proposal introduce a new potential nuisance risk or lead to a sensitive use being located close to an existing or proposed site regulated by SEPA for emissions to air?	Check GIS Review comments from SIC Waste Services and SEPA. Assess potential for proposal to cause nuisance (includes odour, noise, dust and fine particulates (inc. haze and smoke)). Can either occur from locating new sensitive receptors near existing sources of emissions or sources of emissions into areas where sensitive receptors exist	The proposal is likely to lead to a significant increase, or series of long-term increases, leading to large scale and permanent increases in nuisance sources and / or receptors.	The proposal is likely to lead to moderate increase in nuisance sources and / or receptors in short and long-term, leading to large-scale temporary or medium scale permanent negative effect	The proposal is not a nuisance risk or located in a sensitive area.	It is unknown if the proposal will lead to nuisance risk.	Proposed development could lead to both positive and negative impacts in terms of nuisance.	The proposal is likely to lead to a moderate decrease in sources of nuisance in both short and long-term, leading to large-scale temporary or medium scale permanent reduction. Including Developer Requirements could secure mitigation to address an ongoing issue / protect an existing operational site.	The proposal is very likely to lead to a significant decrease, or a series of long-term decreases in sources of nuisance, leading to large-scale and permanent reduction. Including Developer Requirements could secure mitigation to address an ongoing issue / protect an operational site and potentially support its expansion	
24. Overview*	Taking all questions into	Proposal would have a	Proposal would have	Proposals will have no	The impacts of the proposals	The proposals will have both	Proposal would have a minor	Proposal would have a	

	account, score, with mitigation, site's effects on air quality	significant adverse impact on air quality	a minor adverse impact on air quality	impact on air quality.	on air quality are unknown.	positive and negative effects on air quality.	positive impact on air quality	significant positive impact on air quality.	
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Material Assets

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
25. Can the site connect to a heat or energy network and is there capacity for connection?	Does the proposal offer opportunities to deliver sustainable heat and energy? Consider: Scale, density, development proposed (heat demand); Opportunities to connect to neighbouring land uses which may provide anchor loads or require a heat source. (heat demand/ supply); Infrastructure required to connect to or create a heat network.	It will not be viable to develop or connect to a heat network. Site will be dependent on off-grid fossil fuel energy or grid electricity (currently predominantly fossil fuel generated in Shetland) for some or all of its energy and heating needs.	It is unlikely to be viable to develop or connect to a heat network. There are no existing or proposed heat network or heat sources near the site.	Development is not compatible for connection to heat or energy network.	It is unknown if a connection to a heat network is possible.	N / A No situation where there would be both positive and negative effects identified.	Site may provide an opportunity to develop a district heat network. Site is located close to an existing or proposed heat network, potential anchor load or heat source.	Site provides a good opportunity to develop a district heat network. Site is located adjacent to an existing or proposed heat network, potential anchor load or heat source.	Consider how district heating within the site can be supported within an Energy Statement or feasibility statement. The findings should be informed by national and, where available, local heat maps, and should be reflected in a section of the Environmental Statement and used to influence the site layout and design. Requirement for passive and carbon friendly designs to render developments self-sufficient.

<p>26. Are there abnormal costs that could impact the site's delivery?</p>	<p>Are there major constraints to development (e.g. physical constraints, topography etc.) that would incur significant costs to rectify / that would limit capacity of site to accommodate development</p>	<p>Major abnormal costs are present that could present significant physical or financial barriers to overcome</p>	<p>Some abnormal costs are present that could present some physical or financial barriers to overcome</p>	<p>There are not considered to be any abnormal costs to site delivery</p>	<p>It is unknown if there would be any abnormal costs to site delivery or ability to achieve sustainability benefits.</p>	<p>N / A</p>	<p>Including Developer Requirements will enable development of the site to achieve some sustainability benefits</p>	<p>Including Developer Requirements will enable development of the site to achieve major sustainability benefits</p>	
<p>27. Are there any constraints with connecting the proposed development to mains water and the public foul sewer (including network capacity)?</p>	<p>Check the GIS data. Scottish Water comments</p>	<p>No connection to water or sewerage possible</p>	<p>Connections are present but major upgrading of infrastructure are required to connect site</p>	<p>No constraints to connecting proposed development to mains water and public foul sewer.</p>	<p>Unknown if there are constraints to connecting to Mains water or public foul sewerage</p>	<p>Site allocation is positive for contribution to public water infrastructure but no connection to foul sewerage possible or vice versa.</p>	<p>Allocating site would make a minor contribution to improving public water and / or sewerage infrastructure issues</p>	<p>Allocating site would make a major contribution to improving public water and / or sewerage infrastructure issues</p>	<p>Any private drainage systems must adhere to the requirements in the technical handbook section 3.9</p>
<p>28. Are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>Check the GIS data. Scottish Water comments</p>	<p>Proposed development has the potential for significant adverse impacts on private or public water supplies</p>	<p>Proposed development has the potential for minor adverse impacts on private or public water supplies</p>	<p>The proposed development will have no impact on private or public water supplies</p>	<p>It is unknown if the proposed development will have an impact on public or private water supplies.</p>	<p>N / A</p>	<p>Allocating site would make a minor contribution to improving and / or protecting private or public water supplies</p>	<p>Allocating site would make a major contribution to improving and / or protecting private or public water supplies</p>	
<p>29. Are there any other servicing constraints e.g. electricity pylons, underground pipelines?</p>	<p>Check GIS data. Scottish and Southern Electricity and BT comments.</p>	<p>No service connections possible and / or existing services (e.g. electricity pylons or underground pipes) unable to be relocated.</p>	<p>Connections are present but major upgrading of infrastructure are required to connect site and / or divert existing services.</p>	<p>No servicing constraints affecting the site.</p>	<p>It is unknown if there are any servicing constraints affecting the site.</p>	<p>Site allocation would improve some service infrastructure issues but have other infrastructure impacts.</p>	<p>Allocating site would make a minor contribution to improving service infrastructure issues</p>	<p>Allocating site would make a major contribution to improving service infrastructure issues</p>	

<p>30. Would the proposed development prejudice the present or future operation of transport routes including fixed link approach routes and services?</p>	<p>Check GIS data and comments from roads department</p>	<p>Development at this site is likely to have a significant adverse impact on present or future operation of transport routes</p>	<p>Development at this site could cause minor adverse impact on present or future operation of transport routes</p>	<p>Development at this site would not prejudice or impact transport routes</p>	<p>It is unknown if the proposed development would prejudice or impact transport routes</p>	<p>N / A</p>	<p>Allocating site would make a minor contribution to improving present or future operation of transport routes</p>	<p>Allocating site would make a major contribution to improving present or future operation of transport routes</p>	
<p>31. Are there any vehicular access constraints or opportunities; is suitable road access available, will access affect trunk roads, can the road network accommodate the volume of traffic or will significant new transport infrastructure be required?</p>	<p>If the site can be served by constructing only minor connections to walking, cycling or public transport infrastructure or road infrastructure this is not considered significant new infrastructure</p>	<p>Major junction or other network improvements required</p>	<p>Significant upgrading of junctions or other network improvements required</p>	<p>Road network capable of accommodating traffic volume no constraints or opportunities to consider.</p>	<p>Unknown if road network capable of accommodating traffic volume or if there are constraints or opportunities to consider.</p>	<p>Development may provide local improvement but lead to wider issues with the road network.</p>	<p>Minor improvements required but will enable significant new development where active travel and recreational networks and public transport will be possible</p>	<p>Minor improvements required but will enable significant new development where active travel and recreational networks and public transport will be prioritised</p>	
<p>32. Is the proposed development close to a range of facilities that make it a good</p>	<p>A proposal that is remote from (more than one) services and facilities (e.g. shops, schools, health services and places of work), or remote from its labour force where proposed</p>	<p>The site is very remote (2km or more) from services and facilities and could create a significant increase in private car use</p>	<p>The site is somewhat remote (600m – 2 km) from services and facilities and could create an increase in private car use</p>	<p>The site may be appropriate for bad neighbour uses.</p>	<p>It is unknown if the facilities in close range of the proposed development make it a good place</p>	<p>Proposed development is located close to some services and facilities but others are located some distance away</p>	<p>Site is remote (2 km or more) to services and facilities but Developer Requirements can be included that will not affect</p>	<p>Site is somewhat remote (600m – 2 km) to services and facilities but including Developer Requirements</p>	<p>Travel Plan demonstrating how site will deliver walking, cycling and public transport use and contribute to meeting the modal share targets of the Plan.</p>

place to live and / or work?	use is employment could increase the need for travel by car and cannot therefore be considered sustainable. If a site is outwith the distance thresholds here, but is well served by public transport it may not increase the need to travel by car	Regardless of remoteness the site, or access to it, has steep slopes, is elevated and on an exposed position that would be a significant deterrent to making an active travel choice	Regardless of remoteness the site, or access to it, has some steep slopes and/or is exposed, reducing the attractiveness of active travel		to live and / or work.ASK ROBERT	or topography restricts access	the viability of the site that could improve sustainable travel options The site is not steep to access nor exposed, making active travel a possible option	can be included that will not affect the viability of the site that could improve sustainable travel options The site is not steep to access nor exposed, making active travel a possible travel option	Production of an Outdoor Access Plan (‘A brief Guide to Preparing an Outdoor Access Plan’ and section 4.7 in The Shetland Outdoor Access Strategy). Site-specific references to active travel and recreational network links or improvements.
33. Does the site have existing / potential mineral extraction?	Check GIS data for existing areas of mineral extraction and areas of search for minerals. Was the site previously identified in the 2009 Interim Planning Policy: Minerals document?	Large-scale proposal with sensitive receptors will surround mineral extraction site and could therefore have a significant negative effect on its operation and / or sterilise a significant area	Smaller scale proposal with sensitive receptors will surround mineral extraction site and could therefore have a minor negative effect on its operation and / or sterilise a moderate area	No potential mineral extraction at this site or potential mineral extraction already sterilised by existing development.	Unknown if site has mineral extraction potential	N / A	Including Developer Requirements could secure mitigation to address an existing issue / protect the existing mineral extraction	Including Developer Requirements could secure mitigation to address an existing issue / protect the existing / potential mineral extraction and support its expansion	Site management plans.
34. Overview*	Taking all questions into account, score, with mitigation, site's effects on material assets	Proposal would have a significant adverse impact on material assets	Proposal would have a minor adverse impact on material assets	The proposal would have no impact upon material assets	The impacts of the proposal on material assets are unknown.	Proposal would have both positive and negative impacts on material assets	Proposal would have a minor positive impact on material assets	Proposal would have a significant positive impact on material assets	

Cultural Heritage

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
35. Will the proposed development affect any scheduled monuments or their settings?	Scheduled Monuments GIS data. HES and local Archaeologist comments. Consider potential impact on setting	Development of site would lead to loss or major alteration of components of a scheduled monument or its setting	Development of site would have a minor negative impact on a scheduled monument and / or its wider setting	The proposed development will not have an impact on any scheduled monuments or their settings	It is unknown if the proposed development would have an impact on any scheduled monuments or their settings	Proposal could have both positive and negative effects upon a scheduled monument e.g. it may provide better access but negatively impact the setting.	Proposal would result in minor enhancement of the setting of a scheduled monument and / or proposal will enable better access to a scheduled monument	Major enhancement of the setting of a scheduled monument	
36. Will the proposed development affect non-designated historic environment features (including but not limited to; buildings, monuments,	Shetland Historic Environment Record GIS data https://canmore.org.uk Buildings at Risk Register: https://www.bu	Development of site would lead to loss or major alteration of / impact on components of a non-designated historic environment feature or its setting	Development of site would have a minor negative impact on a non-designated historic environment feature or its wider setting	Development will have no impact on the historic environment.	Unknown if the development will have an impact on non-designated historic environment features.	Proposal could have both positive and negative effects upon non-designated historic environment features e.g. it may provide better access but negatively	Proposal would result in minor conservation / consolidation / appropriate management works ¹⁴ of non-designated historic environment feature and / or proposal will enable better	Large-scale conservation / consolidation / appropriate management works ¹⁵ of non-designated historic environment feature and / or enhancement of the setting of non-designated	Watching Brief Archaeological walk over surveys

¹⁴ Consideration of the proposal will be dependent upon the feature e.g. while renovation and reuse could be positive for traditional buildings it is likely that it would have a negative impact on buried archaeology.

¹⁵ Consideration of the proposal will be dependent upon the feature e.g. while renovation and reuse could be positive for traditional buildings it is likely that it would have a negative impact on buried archaeology.

sites, places, areas or landscape)?	ildingsatrisk.org.uk/ Local Archaeologist comments					impact the setting.	appropriate access to non-designated historic environment feature and / or minor enhancement of the setting of the non-designated historic environment feature.	historic environment features	
37. Would development at this site affect a listed building(s), including their setting?	Listed Building GIS data Buildings at Risk Register: https://www.buildingsatrisk.org.uk/	Development of site would lead to loss of or major alteration of components of a listed building and / or its wider setting	Development of site would have a minor negative impact on a listed building and / or its wider setting	Development will not affect a listed building or their setting.	Unknown if proposed development would impact a listed building or its setting.	Development may have both positive and negative impacts on a listed building e.g. it may enable more appropriate access to a listed building but also negatively impact the building.	Renovation / regeneration of listed building(s) lying empty / at risk and / or proposal will enable more appropriate access to listed building and or minor enhancement of the setting of a listed building	Large-scale redevelopment and reuse of a listed building and/or enhancement of the setting of a listed building	
38. Will development at this site affect any conservation areas?	Conservation Area GIS data,	Development of site would lead to loss or major alteration of components of a conservation area or its setting	Development of site would have a minor negative impact on a conservation area and / or its wider setting	Development will not affect a conservation area	Unknown if development will affect a conservation area	N / A	Proposal will result in minor heritage led renovation / regeneration of a conservation area and / or will enable better access to a conservation area	Proposal will result in large-scale regeneration of a conservation area	
39. Will the proposed development at	GIS data and TPO database	Development of site would lead to loss or major	Development of site would have a minor negative impact on	Development will not affect protected trees	It is unknown if the development will affect	N / A	Proposal will result in minor positive impact on protected	Proposal will result in significant positive impact on protected trees	

<p>this site affect any trees within a conservation area or protected by a Tree Preservation Order (TPO)?</p>	<p>HES Inventory Search Tool</p> <p>Local Archaeologist comments.</p>	<p>alteration of protected trees and / or their wider setting</p>	<p>protected trees and / or their wider setting</p>	<p>or their setting trees</p>	<p>protected trees or their setting trees</p>		<p>trees and / or their wider setting</p>	<p>and / or their wider setting</p>	
<p>40. Will the proposed development at this site affect any Garden and / or Designated Landscape (listed on the national inventory)?</p>	<p>GIS data and HES Inventory Search Tool</p> <p>HES and local Archaeologist comments.</p>	<p>Development of site would lead to loss or major alteration of components of a garden and / or designed landscape or its setting</p>	<p>Development of site would have a minor negative impact on a garden or designed landscape and / or its wider setting</p>	<p>The proposal will not affect any garden or designated landscape</p>	<p>It is unknown if the proposal will have an impact on a garden or designated landscape</p>	<p>Proposal will result in positive and negative impacts e.g. it may renovate a garden / designated landscape but negatively impact on the access</p>	<p>Proposal will result in minor renovation / regeneration of a garden and designed landscape and / or will enable more appropriate access to a garden and / or designated landscape</p>	<p>Proposal will result in large scale renovation / regeneration of a garden and designed landscape and /or will significantly improve appropriate access to a garden and / or designated landscape</p>	
<p>41. To what extent will the proposed development of the site result in the opportunity to offer increased understanding and appreciation (including appropriate access) of the historic environment</p>	<p>Historic Environment and Access GIS data</p> <p>HES and local Archaeologist comments.</p>	<p>Development of site would have a significant negative impact on the understanding and appreciation of historic environment features within or close by the site</p>	<p>Development of site would have a minor negative impact on understanding and appreciation of historic environment features within or close by the site</p>	<p>The development does not offer any opportunity for increased understanding and appreciation of the historic environment</p>	<p>It is unknown if the development offers any opportunity for increased understanding and appreciation of the historic environment</p>	<p>N / A</p>	<p>Proposal will result in minor improvements to understanding and appreciation of the historic environment features within or close to the site</p>	<p>Proposal will result in significant improvements to the understanding and appreciation of the historic environment features within or close to the site</p>	
<p>42. Overview*</p>	<p>Taking all of the questions into account, score, with mitigation</p>	<p>Site would have a significant adverse impact on</p>	<p>Site would have a minor adverse impact on Cultural Heritage</p>	<p>Site would have no impact on Cultural Heritage</p>	<p>The impacts of the proposed site on Cultural Heritage are unknown</p>	<p>The site would have both positive and negative impacts on</p>	<p>Site would have a minor positive impact on Cultural Heritage</p>	<p>Site would have a significant positive impact on Cultural Heritage</p>	

	identified, the site against Cultural Heritage	Cultural Heritage				Cultural Heritage.			
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Landscape

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
43. To what extent will the proposed development affect any designated landscapes—including Nationally Scenic Areas and Local Landscape Areas?	Use GIS Data to identify NSAs and SLAs	Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of, or impact on, the key features or special landscape qualities	Proposal is within or would affect a national or local designated landscape and would lead to a minor loss, or impact on, the key features or special landscape qualities	Proposal will not affect any designated landscape	It is unknown if the proposal will affect a designated landscape	Some elements of the proposal will enhance local designated area while other aspects will have a negative impact on key landscape qualities	Proposal offers minor or local enhancement to a national or local designated landscape	Proposal significantly enhances the qualities of a national or local designated landscape	
44. To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	Use GIS Data to identify WLAs and other features of landscape interest	Proposal is within or would affect a WLA and / or other features of landscape interest and would lead to a significant loss of, or impact on, the key features or	Proposal is within or would affect a WLA and / or other features of landscape interest and would lead to a minor loss of, or impact on, the key features or	Proposal is not located in an area where it would impact a WLA or other features of landscape interest	Due to the location of the proposal it is not known if where it would impact a WLA or other features of landscape interest	While some elements of the proposal would enhance the qualities of a WLA and / or other features of landscape interest other aspects would have a negative impact	Proposal offers minor or local enhancement to a WLA and / or other features of landscape interest	Proposal significantly enhances the qualities of a WLA and / or other features of landscape interest	

		special qualities or attributes	special qualities or attributes			on the key features or special qualities.			
45. Would development of the site exceed the capacity of the surrounding landscape to accommodate change? Would it potentially cause significant impacts on landscape character or visual amenity?	Review relationship to underlying landform and relationship to key characteristics and local features (moorland, cultural features, water bodies, coastline etc.) and landscape pattern	The proposal intrudes upon enclosing slopes and is highly visually prominent within the surrounding landscape; The development requires the removal of key landscape characteristics, or dominates over key characteristics and important local features reducing the sense of identity.	The proposal sits on enclosing slopes and is visually prominent within the immediate landscape; The development erodes key characteristics and intrudes upon the clarity of key characteristics and local features reducing the sense of identity.	The proposal maintains the existing underlying landform and experience	It is unclear if the proposal would exceed the capacity of the surrounding landscape to accommodate change or have significant impacts on landscape character or visual amenity?	ASK ROBERT Might this be dependent upon the size of the development and highlight that some elements fit but others don't? Yep, so scale deffo plays a factor. Also with some we've stated that areas of proposed sites could cover the proposed number of dwellings while editing out more prominent areas within the site boundary. So some areas could be +ve and others -ve for larger/more sensitive sites/areas	The proposal responds well to the local landform; The development enhances the existing underlying landform and experience of key characteristics and features	The proposal is well sited and responds well to the local landform improving creating a cohesive and robust settlement edge; The development reinforces the existing landscape character and creates new opportunities for enjoying key local features	

<p>46. Will the proposal have significant effects on the existing settlement character? Would it be well integrated visually with the existing settlement?</p>	<p>Review location; physical visual connectivity; settlement character – cultural, form, scale, pattern, density; separation between settlements; definition of settlement edge. Include an assessment of how the proposed use of this site would impact on views into and out of the site.</p>	<p>Proposal is physically and visually isolated from the existing settlement edge; Dominates over the scale of the existing settlement and proposal form is contrary to the existing density and pattern of the settlement. The development coalesces with adjacent settlement(s), such that the distinctive identity of individual settlements is lost</p>	<p>Proposal has a poor relationship in response to the existing settlement form, and is contrary to the existing density and pattern of the existing settlement. The development erodes the separation between settlements and impacts on the identity of individual settlements</p>	<p>Development maintains settlement setting and avoids cohesion with adjacent settlements</p>	<p>The impact of the proposed development on the settlement character is unknown.</p>	<p>Really depends on a case by case, site by site basis I think, some areas of a site might respond better than others (much like the above)</p>	<p>Proposal physically and visually responds to the existing settlement form and improves the settlement edge</p>	<p>Proposal physically and visual responds well to the existing settlement creating a cohesive and well- defined settlement pattern. The well-sited settlement contributes to a robust well-defined edge creating a distinctive gateway or approach to the settlement, maintaining separation or provides infill development which strengthens the existing settlement.</p>	
<p>47. Will the proposed development of the site affect the UNESCO World Geopark?</p>	<p>Use GIS Data to identify key components of the Geopark</p>	<p>Development of site would lead to loss or major alteration of a key components of the Geopark</p>	<p>Development of site would have a minor negative impact on a key component of the Geopark</p>	<p>The proposed development will have no impact on the UNESCO World Geopark</p>	<p>It is unclear if the proposed development will have an impact on the UNESCO World Geopark</p>	<p>Development at this site will have both positive and negative effects on elements of the geopark.</p>	<p>Minor enhancement of the setting of a key geological feature of the Geopark and / or the proposal will improve access to geological features</p>	<p>Major enhancement of the setting of a key geological feature of the Geopark</p>	
<p>48. Are there any local geodiversity</p>	<p>Use GIS Data to identify features of geological</p>	<p>Development of site would lead to loss or major alteration</p>	<p>Development of site would have a minor negative impact on an</p>	<p>The development will have no impact on any</p>	<p>It is unknown if the development will have an</p>	<p>The development is likely to lead to both positive</p>	<p>Minor enhancement of the setting of a geological feature</p>	<p>Major enhancement of the setting of an important geological feature</p>	

sites or wider geodiversity interests affected by the proposal? ¹⁶	interest e.g. geological sites register	of components of a geologically important feature	important geological feature and / or its wider setting	local geodiversity sites or wider geodiversity interests.	impact on any local geodiversity sites or wider geodiversity interests.	and negative impacts on local geodiversity sites or geodiversity interest. e.g. through better access but negative impacts on the feature.	and / or the proposal will enable better access to an important geological feature		
49. Overview*	Taking all of the questions into account, score, with mitigation identified, score the site against Landscape	Site would have a significant adverse impact on Landscape	Site would have a minor adverse impact on Landscape	Development of the site will not have any landscape impacts.	It is unknown if the development of the site will lead to any landscape impacts	The development of the site would have both positive and negative landscape impacts.	Site would have a minor positive impact on Landscape	Site would have a significant positive impact on Landscape	

Planning / Effectiveness and Service Infrastructure Issues

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
50. Will the proposed development at this site be delivered within the LDP timeframe?	How will landownership potentially impact delivery of the site- if a house builder is involved, this can be perceived as being positive.	Major landownership issues, no evidence of developer involvement. Site will not commence	Landownership issues which are likely to be resolved in the short term. There is uncertainty over the availability of the land for development, no evidence of	N / A	The timescale for site delivery is unknown.	While elements of the development are likely to be delivered within the LDP timeframe it is unlikely that the	Developer involved in site. No ownership issues at present but there are multiple owners.	Developer involved in site. Site and access is owned by a single landowner / developer who is proactively looking to	

¹⁶ Some sites already designated as LNCS. Liaise with Geopark Team to identify list of additional sites.

	The stated delivery timescale in Call for Sites submission aligns with the next LDP period, including anticipated commencement timetable and (if specified) completion rate.	within LDP timeframe or contribute to any stated aims of the LDP (including land safeguarding for future development beyond the next LDP period).	developer involvement. It is unlikely that the site will contribute to the aims of the LDP within its period of adoption. There may be uncertainty over the safeguarding value for sites and its relevance for future LDP periods.			site will be completely development in that timeframe.	The site is due to be commenced within the LDP period, however it isn't clear whether the site will be progressed significantly towards completion within the LDP period.	release / develop the land. The site is likely to be commenced and completed within the next LDP period, contributing to its spatial aspirations.	
51. Any constraints over Education Capacity: Secondary School Primary School	What are the school capacities and how many additional places will be created by this development. See School Roll Forecast Have SIC already factored into school roll forecast	School already at or over capacity and / or will be significantly breached by this development and limited scope to address capacity issues caused	School capacities will be breached by this development and only limited scope to address capacity issues caused	The proposed development will not have an impact on education capacity	Impact of the development on education capacity is unknown	The proposed development will have both positive and negative impacts due to differing pressures (some oversubscribed, some undersubscribed) off primary and secondary facilities.	Schools are under capacity and places are readily available and the site could help sustain it / them	Schools are significantly under capacity and places are readily available and the site could help sustain it / them	
52. Any constraints over Health Provision / GP Capacity	NHS Shetland comments. What is the current primary health care provision., consider current plans to increase capacity	Health provision already at or over capacity and delivery of primary care in the area will be significantly impacted	Health provision will be slightly compromised by this development and only limited scope to address the issue	The proposed development will not have an impact on health provision	The impact of the development on the on health provision is unknown	N / A	Health provision is slightly under capacity and the site could help sustain them	Health provision significantly under capacity and the site could help sustain them	
53. Will the development deliver on all	The six qualities of successful places are set out as: distinctive;	Proposal will not deliver on any of the six qualities	Proposal will not deliver on most of the six qualities	N / A	It is unknown how the proposal will deliver on	Proposal likely to positive for some qualities of place making and	Proposal will deliver on most of the six qualities and	Proposal will deliver all of the qualities and could be used as	Sustainability appraisal which outlines how the

six qualities of successful places?	safe and pleasant; easy to move around; welcoming; adaptable; and resource efficient				the six qualities of successful place making	negative for others	with Developer Requirements can address those remaining	a Shetland exemplar of place making	development is sustainable by meeting the six qualities of a successful place.
54. Will the proposal impact on the placemaking priorities for the locality?	Refer to local place plans and / or other relevant local plans. Refer to the six qualities of successful places	Development would undermine key characteristics of the place and/or its place making priorities	Development would undermine some of the place making priorities	Development will not have any effect upon the placemaking priorities for the locality.	It is not known how the development would impact on the placemaking priorities for the locality	The proposed development would help deliver some of the place making priorities while undermining others	Development respects and would help deliver the place making priorities	Development would make a significant contribution to realising key place making priorities	
55. Development like to cause safeguarding issue for Air Traffic Control Areas, Sumburgh airport, Tingwall Airport or the MoD and / or require consultation with the HSE?	Review GIS data. Refer to comments from relevant consultees	Large-scale proposal within safeguarding area and could therefore have a significant negative affect airport / MoD operation or other HSE issue	Smaller scale proposal within safeguarding area and could therefore have a significant negative affect airport / MoD operation or other HSE issue	Development is not located within a safeguarding area or if in safeguarding area is extremely unlikely to have an impact.	It is unknown if the proposed development would require consultation with the HSE.	N / A	Including Developer Requirements could secure mitigation to address an existing issue within safeguarding area and could therefore support airport / MoD operation or HSE concern	Including Developer Requirements could secure mitigation to address an existing issue within safeguarding area and could therefore support airport / MoD operation or HSE concern and support its expansion	
56. Overview*	Taking all of the questions into account, score, with mitigation identified, score the site against planning / effectiveness and service infrastructure	Site would have a significant adverse impact on planning / effectiveness and service infrastructure	Site would have a minor adverse impact on planning / effectiveness and service infrastructure	Site would have no impact on planning / effectiveness and service infrastructure	The impacts on planning / effectiveness and service infrastructure are unknown	Site would have both positive and negative impacts on planning / effectiveness and service infrastructure	Site would have a minor positive impact on planning / effectiveness and service infrastructure	Site would have a significant positive impact on planning / effectiveness and service infrastructure	

Spatial Planning and Local Development Plan Site Supply Considerations

Question	Explanation	-- Significant Negative Impact	- Negative Impact	= Neutral Impact / No Impact	? Unknown Impact	+ / - Both Positive and Negative Impacts	+ Positive Impact	++ Significant Positive Impact	Suggested Mitigation
57. Does this site help to address the land requirement needs of the next LDP?	The next LDP will seek to address need for land use both across the local authority area and more specifically in localities and settlements.	The site would not serve to address LDP land requirement in any way.	Though the site would not adequately assist land requirement in the LDP, it may assist in addressing some other need (for example, need within a certain locality or community).	N / A	It is unclear if this site would help address the land requirement needs of the next LDP	N / A	The site would provide a minor contribution to land requirement in the next LDP.	The site would majorly contribute to fulfilling the need for land identified for the next LDP period.	
58. How does this site relate to other potential allocations in the Plan?	Sites may have a cumulative impact both in their immediate surroundings and across wider areas, through a variety of factors.	There is the potential for major adverse combined impact by both this and other allocations coming forward in combination.	Minor adverse impact raised by this site in combination with other proposed sites could occur.	There is no link with other potential site allocations	Due to uncertainty over final proposed it is unknown how this site relates to other potential allocations	There is potential for adverse in-combination effects with some sites but positive combined effects with others	In combination with other proposals there is the potential for some positive combined impact, by grouping similar developments together in locations that can sustain them.	The allocation of this site in combination with other relevant proposals would have a significant positive impact on both the requirements of the Plan and the area in which they are proposed.	
59. Will this site assist in providing an adequate spread of allocated sites across this locality and the local authority	The sites allocated in the next LDP will need to provide adequate land for development both spatially across Shetland and for the full duration of the LDP period.	The site would actively counteract the aim of providing an adequate spread of sites across the LDP period and LA area.	The site would in no way assist in providing an adequate spread of sites across the Plan period & LA area.	Due to proposed site use this is not a relevant consideration.	It is uncertain if this site would assist in providing an adequate spread of allocated sites	N / A	The site may provide a minor contribution to the spread of sites required for the next LDP period. Or it may provide some local need,	The site would provide a major contribution to going towards meeting the required land for the next LDP period and spread of sites.	

area, for the duration of the next LDP period?							without a significant contribution to the LDP's overall requirements.		
60. Does this site provide a suitable extension to existing developed land in this area?	Sites adjoining areas already subject to sympathetic development may be more sustainable and deliverable due to connections to existing infrastructure and facilities.	The site does not extend existing developed areas and would represent isolated development not in-keeping with the settlement pattern.	The site is some distance from existing sympathetic development, but would not represent completely isolated development.	Site in an isolated area but proposed use is potentially a bad neighbour and therefore can't be located adjacent to existing development	It is not clear if the proposed site use represents a suitable extension to existing developed land in the area.	While part of the site development would offer positive aspects other aspects do not provide a suitable extension to existing developed land.	The site would provide an extension to existing developed land with some positive aspects.	This site would provide a sustainable and positive extension to existing land use in the area.	
61. If it does not adjoin existing developed land (as per 60.), is this a suitable proposal for isolated land use?	There may be instances where proposals not adjoining existing land (or on an isolated brownfield site) may be appropriate for certain communities or some forms of development.	The site is an unsuitable location for isolated land use and would have a major negative impact on the area.	The site is isolated and may have some negative impacts on the area.	Site adjacent to developed land.	It is not known if the site is suitable for the	N / A	The proposed development type would benefit from being on an isolated site, but that there are more suitable alternatives, or, though the site is isolated it would address a need within a dispersed rural community.	The type of development proposed requires an isolated site, away from existing uses sensitive to this land use. Or, this site is in an extremely sparsely populated area which has a critical need for this development type.	
62. Overview*	Taking all of the questions into account, score the spatial planning and LDP implications of this site.	Site would have a significant adverse impact on spatial planning and the next LDP's delivery.	Site would have a minor adverse impact on spatial planning and the next LDP's delivery.	Site will have no impact on spatial planning and delivery of the next LDP	Site will have no impact on spatial planning and delivery of the next LDP	The site will have both positive and negative impacts on spatial planning	Site would have a minor positive impact on spatial planning and the next LDP's delivery.	Site would have a significant positive impact on spatial planning and the next LDP's delivery.	

						and delivery of the next LDP			
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Shetland Islands Council

Shetland Second Local Development Plan (LDP2) – MIR

Appendix VI: Site Assessment

- [Central Mainland](#)
- [Lerwick](#)
- [Northern Isles](#)
- [North Mainland](#)
- [South Mainland](#)
- [West Mainland](#)

Strategic Environmental Assessment

Environmental Report