

**Development Committee****6 October 2014****Local Nature Conservation Sites Supplementary Guidance****Local Landscape Areas Supplementary Guidance**

Report No: DV039-F

**Report Presented by: Team Leader,
Development Plans and Heritage****Planning Service
Development Services****1.0 Summary**

- 1.1 The purpose of this report is to provide a brief summary of the supplementary guidance (SG) on both Local Nature Conservation Sites and Local Landscape Areas. Both these documents, if adopted by the Council, will provide additional information, context and guidance for applicants about these proposed designations. Both documents will form part of the Local Development Plan (LDP) and the wider planning application decision making process and therefore should be read in conjunction with the LDP.

2.0 Decision Required

- 2.1 That the Development Committee RECOMMEND that the Council resolve to adopt both the SG Local Nature Conservation Sites (Appendix 1) and SG Local Landscape Areas (Appendix 2).

3.0 Supplementary Guidance

- 3.1 Supplementary Guidance expands upon existing policies and proposals and is used to support the content of the LDP. It is particularly important when extensive detail is required for a specific area, such as Local Landscape Areas and Local Nature Conservation Sites. This provides more detail and guidance to the Council and others when considering the impacts of development on the environment and to the public and developers when they are formulating proposals for development.

4.0 Local Landscape Areas (LLA) Supplementary Guidance

- 4.1 A Local Landscape Area designation is an area of special scenic value, landscape character and setting, which has been identified to provide protection from inappropriate development, harm and degradation. It should be noted that a Local Landscape Area designation does not restrict development opportunities, but merely seeks to ensure that any new development is sympathetically sited and designed.
- 4.2 There are 17 proposed Local Landscape Areas across Shetland with varying character, quality and distinctiveness covering areas like Ronas Hill, Mousa and Sumburgh Head. The SG provides a detailed description, location plan, and designation statement for each Local Landscape Area in order to provide the Council, the public, developers and stakeholders with the information they need to consider the impacts of development on the landscape of these areas.

5.0 Local Nature Conservation Sites (LNCS) Supplementary Guidance

- 5.1 The purpose of Local Nature Conservation Sites (LNCS) is to highlight sites with important natural heritage to both developers and the Council. In identifying LNCS the Council does not seek to prohibit development; they are a way of providing more information to ensure that development takes into account the important and sensitive features of these sites. However, there may be occasions where development would be considered inappropriate and would not be permitted. The introduction of a LNCS system will help to protect Shetland's natural heritage and consequently contribute to natural heritage objectives as well as other important objectives, such as those for tourism.
- 5.2 There are 49 proposed Local Nature Conservation Sites across Shetland with varying natural heritage qualities and distinctiveness. Local Nature Conservation Sites includes areas like Scatness, Levenwick Marshes and Kergord. The SG provides a detailed description, location plan, and designation statement for each LNCS in order to provide the Council, and others, with all the necessary information when considering development opportunities and preparing and submitting planning applications.

6.0 Implications

Strategic

- 6.1 Delivery on Corporate Priorities – The Council strives towards achieving its aims and objectives in cooperation with other departmental and strategic plans, policies and strategies. If these SG documents are not adopted then it will mean that LDP policy NH4 – *Local Designations* will work on its own without the necessary information, context and guidance being available, which will have implications for the applicant and the Planning Service through further costs and increased time in determining planning applications.

- 6.2 Community /Stakeholder Issues – A period of stakeholder and public consultation has taken place on both documents during their draft preparation stage. All comments and suggestions have been considered and any necessary changes have been made during the final draft of the documents.
- 6.3 Policy and/ or Delegated Authority – In accordance with Section 2.3.1 of the Council’s Scheme of Administration and Delegations, the Development Committee has delegated authority to implement decisions within its remit.
- 6.4 Risk Management – Failure to adopt these documents could increase cost and time to both the applicant and Council when preparing and determining planning applications.
- 6.5 Equalities, Health and Human Rights – None.
- 6.6 Environmental – Both SG documents have been subject to the necessary Strategic Environmental Assessment (SEA) screening process.

Resources

- 6.7 Financial – There are no financial implications arising from this report. Adoption of these policies can be met from within existing resources.
- 6.8 Legal – None.
- 6.9 Human Resources – None.
- 6.10 Assets and Property – None.

7.0 Conclusions

- 7.1 These SG documents have been produced to provide the necessary detailed guidance referred to in LDP policy NH4 – *Local Designations* in order to provide the Council, the public, developers and stakeholders with the information they need to consider the impacts of development on the landscape of and biodiversity of these areas and form part of the Local Development Plan for Shetland.

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Date Cleared: 29 September 2014

List of Appendices

Appendix 1: Local Nature Conservation Sites Supplementary Guidance
Appendix 2: Local Landscape Areas Supplementary Guidance

Shetland

Local Development Plan 2012



Shetland Islands Council

Supplementary Guidance - Local Landscape Areas- Draft

The Shetland Local Development Plan (the Plan), together with any Supplementary Guidance, sets out the policies and criteria against which planning applications submitted in Shetland will be considered.

This Supplementary Guidance sets out detailed policy advice to help you meet the requirements of the Plan. It is therefore recommended that it is read in conjunction with the policies in the Plan and any other Supplementary Guidance relevant to the type of development proposed.

The purpose of this Supplementary Guidance (SG) is to provide additional information and maps of the proposed Local Landscape Areas.

Introduction

The purpose of the Local Landscape Areas is to ensure sympathetic siting and design of new development within the Local Landscape Areas, (LLA).

It is not the intention of the Council to prevent development, but to encourage appropriate consideration of the landscape. The introduction of Local Landscape Areas will help to protect and enhance some of Shetlands unique environment and may provide direction for access and tourism.

The information used to devise the Local Landscape Areas SG has been produced from the research conducted by Land Use Consultants. The full report including the research methodology can be seen in Shetland Islands Local Landscape Designation Review at <http://www.shetland.gov.uk/planning/documents/ShetlandLLDRFinalReport.pdf>.

The proposed Local Landscape Areas are;

1. Ronas Hill
2. Nibon and Mangaster
3. Vementry and West Burrafirth
4. Papa Stour and Sandness
5. Walls and Vaila
6. Culswick and Westerwick
7. Weisdale
8. Scat Ness and Sumburgh Head
9. No Ness and Mousa
10. Aith Ness and Noss
11. Gletness and Skellister
12. Lunna Ness and Lunning
13. Wick of Tresta
14. Colvadale and Muness
15. Haroldswick and Skaw
16. Gloup Voe and Bluemull Sound
17. West Sandwick to Gloup Holm

Maps, Key Characteristics, Designation Statement and Development Guidelines can be seen for each area in Appendix One.

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Shetland Local Landscape Areas

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Planning Policy NH4 within the Shetland Local Development Plan states that;

Development that affects a Local Nature Conservation Site or Local Landscape Area will only be permitted where;

It will not adversely affect the integrity of the area or the qualities for which it has been designated or any such effects are clearly outweighed by social, environmental or economic benefits. More information and guidance can be found in Supplementary Guidance – Local Nature Conservation Sites and Supplementary Guidance – Local Landscape Areas.

Proposed LLA 1: Ronas Hill

Location and boundaries:

This area covers Ronas Hill in Northmavine, along with the long, curving Ronas Voe to the south. It includes the foothills of Ronas Hill stepping down to the sea to the west, and the rocky moorland to the north and east, as well as both sides of Ronas Voe. The north boundary of this area follows a chain of lochs and the Burn of Roerwater from the coast at Lang Clodie Wick to the A970. The eastern boundary follows the A970 as far as Swinister. The southern boundary runs along the ridgeline to the south of Ronas Voe, including the visual envelope of the voe. These boundaries enclose the setting of hill and voe, and represent the most suitable physical and visual boundaries available.

Key characteristics:

- A Shetland landmark, the highest point of the islands.
- Distinctive red granite geology is clearly expressed.
- Largely empty, uninhabited hills and moors.
- Rocky plateau, steep cliffs, and other rugged features.

Designation statement:

Ronas Hill is a Shetland landmark, distinctive as the highest point on the islands. It is widely visible from locations to the south and west, though its true size, relative to the generally lowlying Shetland Islands, is only apparent closer to. The hill has a distinctive red colour derived from its granite geology. Ronas Hill is the main peak of a broad, rounded ridge running east to west, and topped by an expansive rocky plateau. This gravelly granite surface features unusual alpine plant communities, which occur here at exceptionally low altitudes. The plateau falls away to the north, giving way to lochans and blanket bog. The hill offers wide views across the whole of Shetland, and is a popular destination for hill-walkers visiting Shetland. The chambered cairn at the summit makes for a destination, as well as speaking of the long-established human presence, even in the remotest parts of Shetland. The masts on Collafirth Hill are a reminder of more modern human influence, but otherwise this is an empty landscape, without settlement except for properties along the A970.

Ronas Voe to the south is deep and broad, a dramatic fjord-like inlet with tall cliffs of pink granite and green grass on its northern shore. These colourful cliffs are at their most imposing from Heylor on the south shore. Falling steeply into the water, their feet are fringed by narrow reddish ayres derived from the granite. Small burns tumble down incised gullies in the cliffs, and remnants of willow scrub can be seen. The eastern voe is less dramatic, with disused dwellings visible on the north shore. The open coastal edge to the west has a steep rugged edge, with sharp offshore rocks and islets. Rounded bays are gouged out of the granite, eroding onto more red-tinted beaches. A minor road follows the south shore of the voe, giving access to a very few dwellings, and emphasising the inaccessibility of the north shore. Otherwise human influence is limited to fish and shellfish farms in the voe and associated landings on the coast.

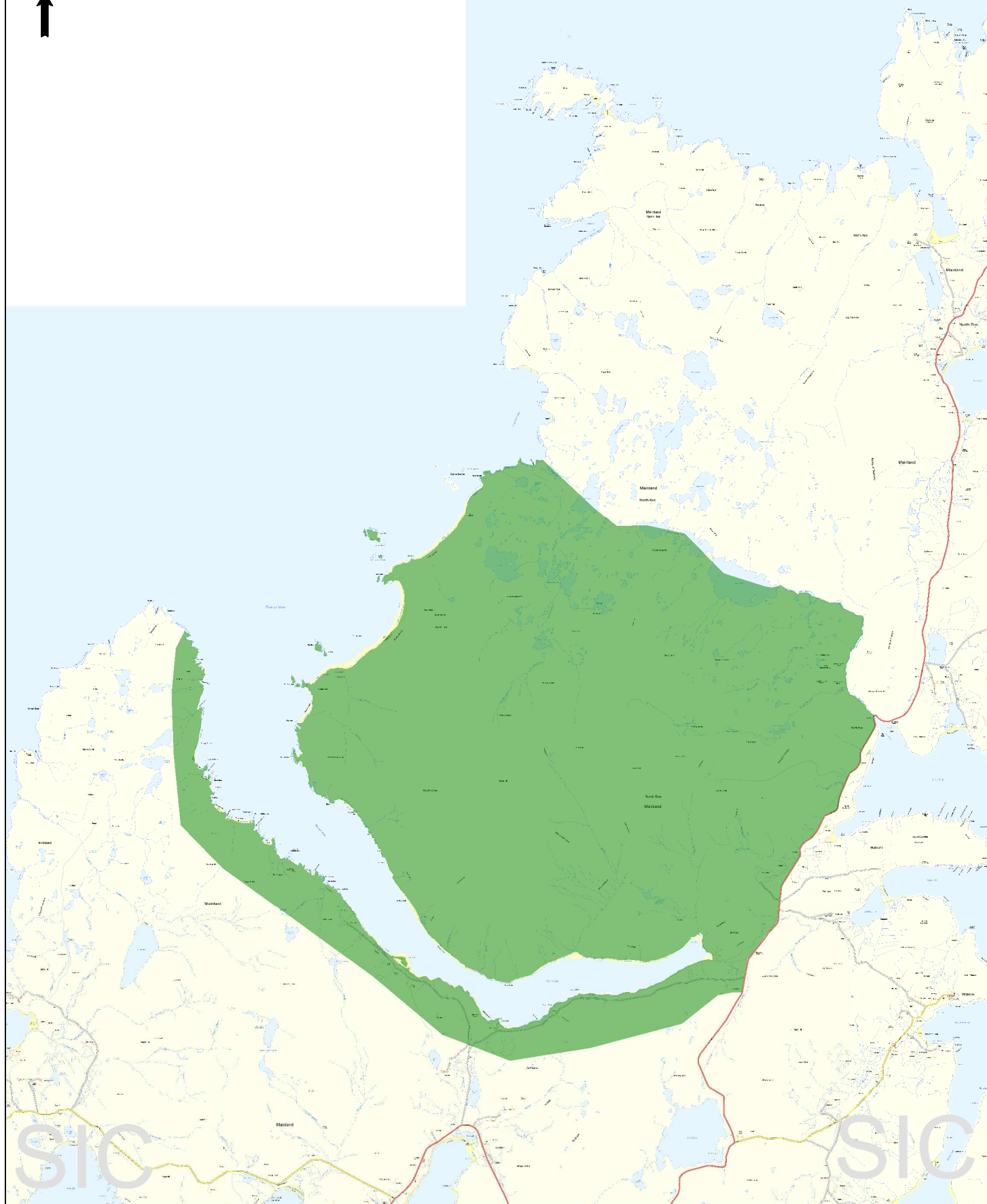
Development guidelines:

- Ronas Hill and the north shore of Ronas Voe should remain an area of very limited human influence. The further proliferation of infrastructure on Collafirth Hill may lead to visual clutter.
- Carefully consider the siting and design of any proposed development along the south shore of Ronas Voe.
- Seek to ensure that new and existing fish farms, particularly the associated onshore components, can be assimilated into the landscape through design and ongoing maintenance.
- Encourage sustainable and responsible recreational access into this landscape, to allow greater appreciation.

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Local Landscape Areas: Ronas Hill

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LLA 2: Nibon and Mangaster

Location and boundaries:

The area covers the south-western part of the Northmavine peninsula, including Mavis Grind and Ness of Culsetter to the south. It lies between the Eshaness and Muckle Roe sections of the Shetland NSA.

The northern boundary follows the ridgeline to the north of Hamar Voe, and follows the A970 to the east. The southern boundary includes Mavis Grind, but not the quarry to the south, and follows the ridgeline across Ness of Culsetter. These boundaries have been selected to include the areas of highest quality along the coast. The main road forms a strong physical boundary, while the ridges to north and south provide visual boundaries containing the voes.

Key characteristics:

- Rugged landscape of rocky coastal hills interspersed with numerous lochans.
- Sequence of long views along voes and sudden opening of wide panoramas.
- Intricate coastal edge with an array of features and colours.
- Panoramic views across St Magnus Bay.

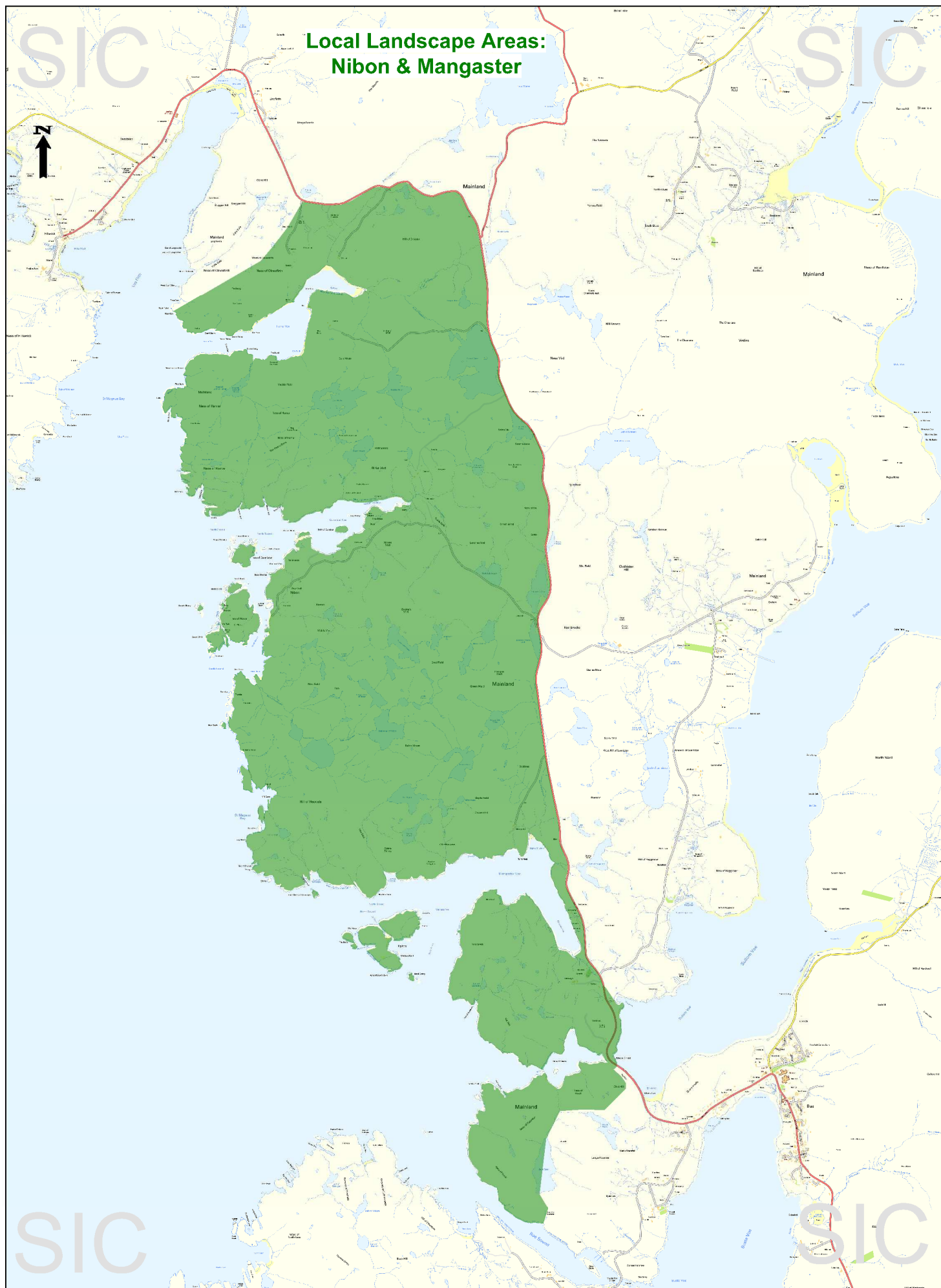
Designation statement:

This is a rugged, largely unsettled landscape of rocky coastal hills facing St Magnus Bay. To the west, the area is deeply indented by Hamar Voe, Gunnister Voe and Mangaster Voe. These steep-sided, irregular voes divide the coast into a series of granite headlands, giving rise to a dramatic and highly scenic combination of sea, islands and rugged hills. The area offers a sense of remoteness and wildness and a rich array of coastal features and colours where outcrops of pink granite contrast with the green moorland that tops the hills. The highly complex coastal edge is manifested as a variety of headlands, geos, caves and islands. These features, together with the intricate landform of the inland areas, interspersed with numerous lochans, bring a strong visual diversity and scenic quality. At the lower coastal fringes, small pockets of relict walls and stone buildings tell of past settlement along these voes, despite the inhospitable landscape.

The low lying islands of Nibon, Gunnister and Egilsay lend a degree of enclosure to parts of the west coast around the opening of the voes, whilst the headland of Lang Head is directly exposed to the ocean. Intimate views of the landscape are experienced when travelling along the voes, gradually unfolding and opening out until, at the coast, a wide panorama is found across St Magnus Bay, and beyond to Foula. Coastal views of the overlapping layers of headlands are available in some locations. Seaward views to the northwest are focused on the landmark feature of Hillswick lighthouse at Baa Taing.

Development guidelines:

- Seek to retain undeveloped wildness character: any development should be at the smallest scale, and should be very sensitively sited and designed.
- Encourage sustainable and responsible recreational access into this landscape, to allow greater appreciation.
- Maintain the wider setting of the NSA through control of development within this area.



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LLA 3: Vementry and West Burrafirth

Location and boundaries:

Located on the north coast of the west Mainland, this area extends east from the Hill of Bousta to Vementry, including West Burra Firth, Brindister Voe and the Voe of Clousta.

There are few physical boundaries in this open landscape. A series of watercourses and lochans has been identified surrounding the area of rugged hills which forms the core of this area. These have been linked with ridge lines and field boundaries to form a suitable boundary, containing the higher quality coastal landscapes and their setting. The western boundary is shared with the eastern boundary of proposed LLA 4: Papa Stour and Sandness.

Key characteristics:

- Distinctive rugged rocky terrain based on Devonian rocks.
- Complex interface between land and sea, intricate pattern of voes, sounds and islands.
- Isolated pockets of settlement around sheltered voe.

Designation statement:

This area has a distinctive rugged terrain reflecting its underlying geology of Lewisian gneiss, one of the world's oldest rocks. It is an area of deeply indented coastline, with a complex interface between land and sea, exemplified by the many branches of Brindister Voe, and the irregular island of Vementry. Between these are further interlocking voes, islands, headlands, and lochs, creating a convoluted and at times disorienting shoreline.

The landward hills are low, rising to little more than 100m, but their complexity gives them a rugged drama, particularly in unfolding vistas along the voes. An unusual dense pattern of lochs and burns, and a sense of wild and remote moorland, is found inland. At the north-facing coastal edge, these views open out to take in St Magnus Bay, extending to Ronas Hill and Esha Ness, with the red cliffs of Muckle Roe a key landmark.

The complexity of the landscape also imparts a sense of separation from the sea: this is a very different coastal experience than that of Eshaness, for example. The area feels sheltered, almost secluded in places, though remote. The scattered houses which make up the few settlements of this area are located along the lower and more sheltered edges and have the appearance of isolated but secure communities. Fish farms are a feature of the sheltered voes.

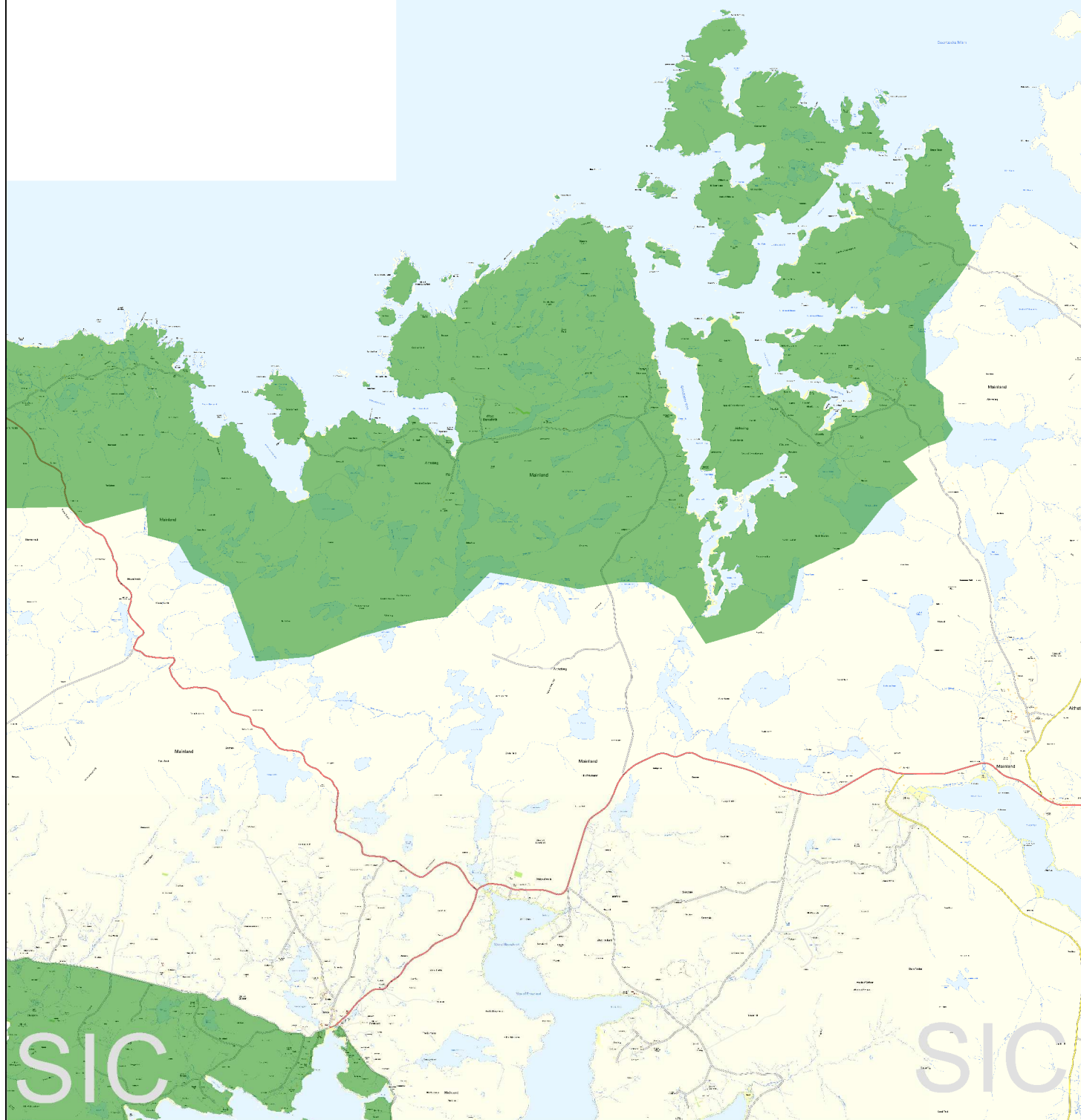
Development guidelines:

- Seek to maintain sustainable communities which are sympathetic to the landscape.
- Development should be small in scale, and be sited and designed in accordance with the landscape setting.
- Carefully consider any proposals for new aquaculture, ensuring particularly that onshore works can be sited sensitively.

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Local Landscape Areas: Vementry and West Burrafirth

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LLA 4: Papa Stour and Sandness

Location and boundaries:

This area lies at the north-west corner of the west Mainland, and includes the island of Papa Stour. The southern boundary follows the ridge line of Ramna Vord and Sandness Hill which encloses the low-lying coast. It continues along field boundaries across Herma Neuk and The Spinner. The eastern boundary follows watercourses and lochs from the higher moorland down to Boust. The eastern boundary is shared with the western boundary of LLA 3: Vementry and West Burrafirth.

Key characteristics:

- Intact settled coastal landscape with strong crofting-derived pattern.
- The varied coast of Papa Stour, including high stacks, dramatic caves, and vertical cliffs, as well as sandy bays.
- Sense of a long history of settlement within a contained and relatively remote part of the Mainland.

Designation statement:

The area around Sandness represents an intact settled landscape, illustrating the traditional Shetland land-use pattern derived from crofting. The limited modern development in the area has been carried out in such a way that this pattern can still be read. Distinctive crofting field patterns can be seen in the landscape, backed by moorland which forms the common scattald. There are other historic features discernible in the landscape such as plantcrubs and noosts that contribute to a strong sense of historic and cultural heritage.

The stretch of coast along the mainland has a predominantly northern aspect, facing onto St Magnus Bay, across which wide views are afforded from much of the area. The low rounded hill at the Neap of Norby, which encloses the Sand of Gord, is a prominent feature. Here the coast comprises a series of small coves and beaches of shingle or white-grey sand. Inland the gradual descent from moorland to sea contrasts with the more rugged area east of Garth, where the Lewisian gneiss appears, running east into LLA 3: West Burrafirth and Vementry.

Located 1-2km offshore, the low-lying island of Papa Stour has a strong visual association with the Sandness area, with the settled part of the island facing the Mainland. The western coast of Papa Stour is particularly exposed, giving rise to varied and dramatic coastline of high vertical cliffs, arches, stacks and sea caves. On the more sheltered side of the island are found broad coves and wide sandy beaches as well as distinctive “scalped” heathland. Like the Mainland area around Sandness, the pattern of the crofting landscape can be read, but here it is even less affected by modern development.

Located at the north-western tip of the west Mainland, the area retains a sense of remoteness and containment, though it is well visited. There is an element of surprise when arriving at the settlement from the desolate moorland to the south. Coastal walks are popular around Melby Beach and along the coast the Water Mills at Huxter and Woollen Mill at Sandness can be visited. Papa Stour is also a visitor destination.

Development guidelines:

- Seek to retain the strong land-use pattern, ensuring has continuation of the sympathetic modern development of this area which have retained its cultural and natural values.
- Promote responsible access and enable interpretation of the recent and distant past as well as the geological interest of the area.
- Seek to conserve the historic features such as plantigrubs, stone walls and noosts.

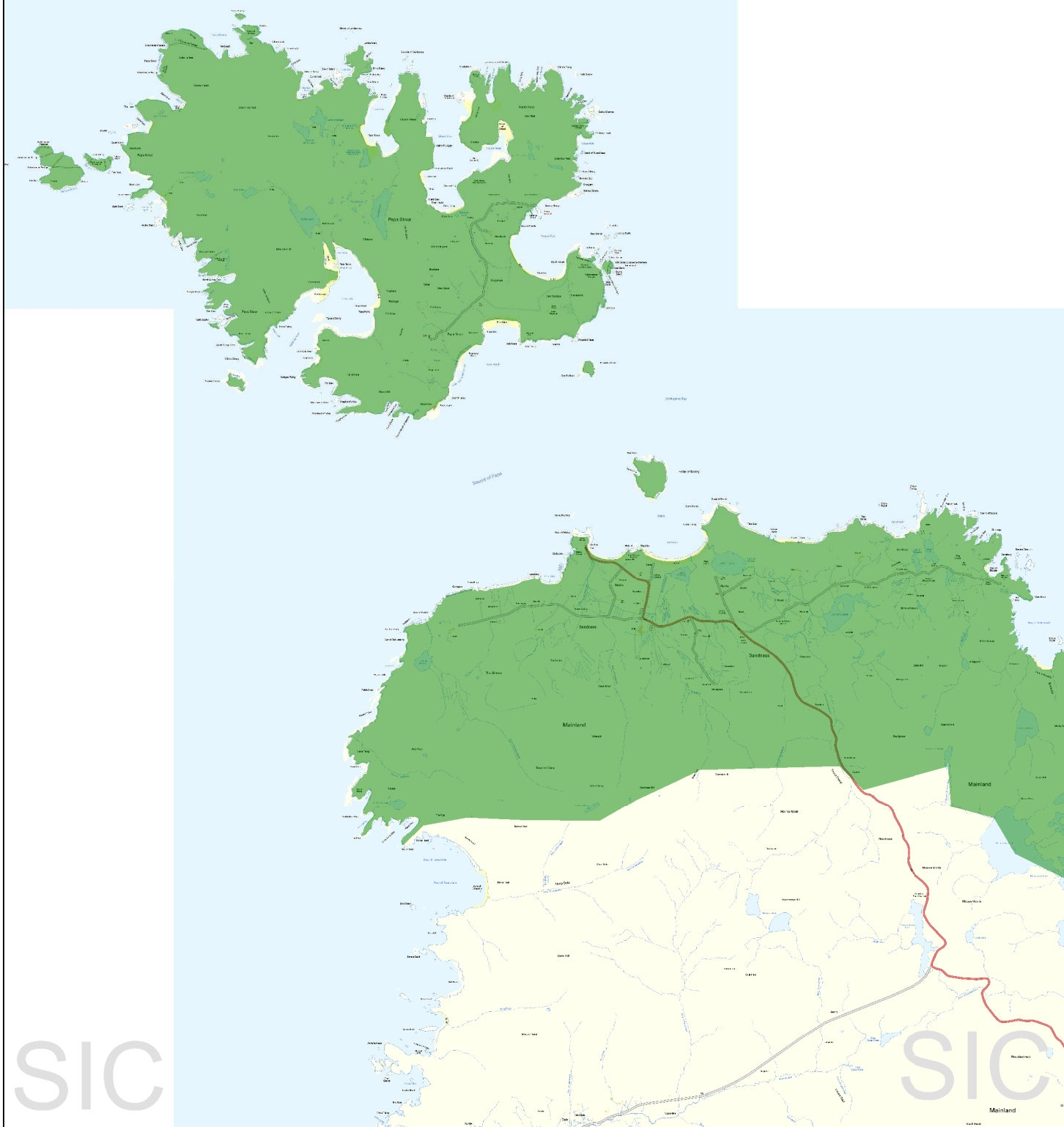
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Local Landscape Areas: Papa Stour & Sandness

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St Magnus Bay



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Local Landscape Area 5: Walls and Vaila

Location and boundaries:

This area is located to the south of the west Mainland peninsula, and is centred on Vaila Sound. It includes part of the settlement of Walls, the island of Vaila, and the wide headland between Lera Voe and Voe of Footabrough.

The western boundary follows a watercourse at Mid Walls. The northern and eastern boundaries follow minor roads from Mid Walls through Walls to Whitesness. These boundaries enclose the immediate setting of Vaila Sound and the broad headland to the west.

Key characteristics:

- Contrasting landscape of gentle and sheltered inner voes and sounds, and a rugged, exposed seaward coast.
- An intact settled area with layers of past settlement and visible time depth.
- Inland, larger scale open areas of moorland provides a wild setting to the more intimate coastal edges.

Designation statement:

This area is representative of an intact and highly attractive settled coastal landscape, with a strong sense of place. It is composed of the contrasting gentle and sheltered inner waters of Lera Voe and Vaila Sound and a rugged, exposed outer coast. The smooth landforms of the low islands of Linga and Vaila give way to more rocky outlines west of Lera Ness. Views are focused around Vaila Sound and from inland areas the undulating landforms often frame views towards the water, leading the eye seaward. Distinctive landmarks are located at the coastal edges of the sounds and voes, such as Burrastow House, and Vaila House.

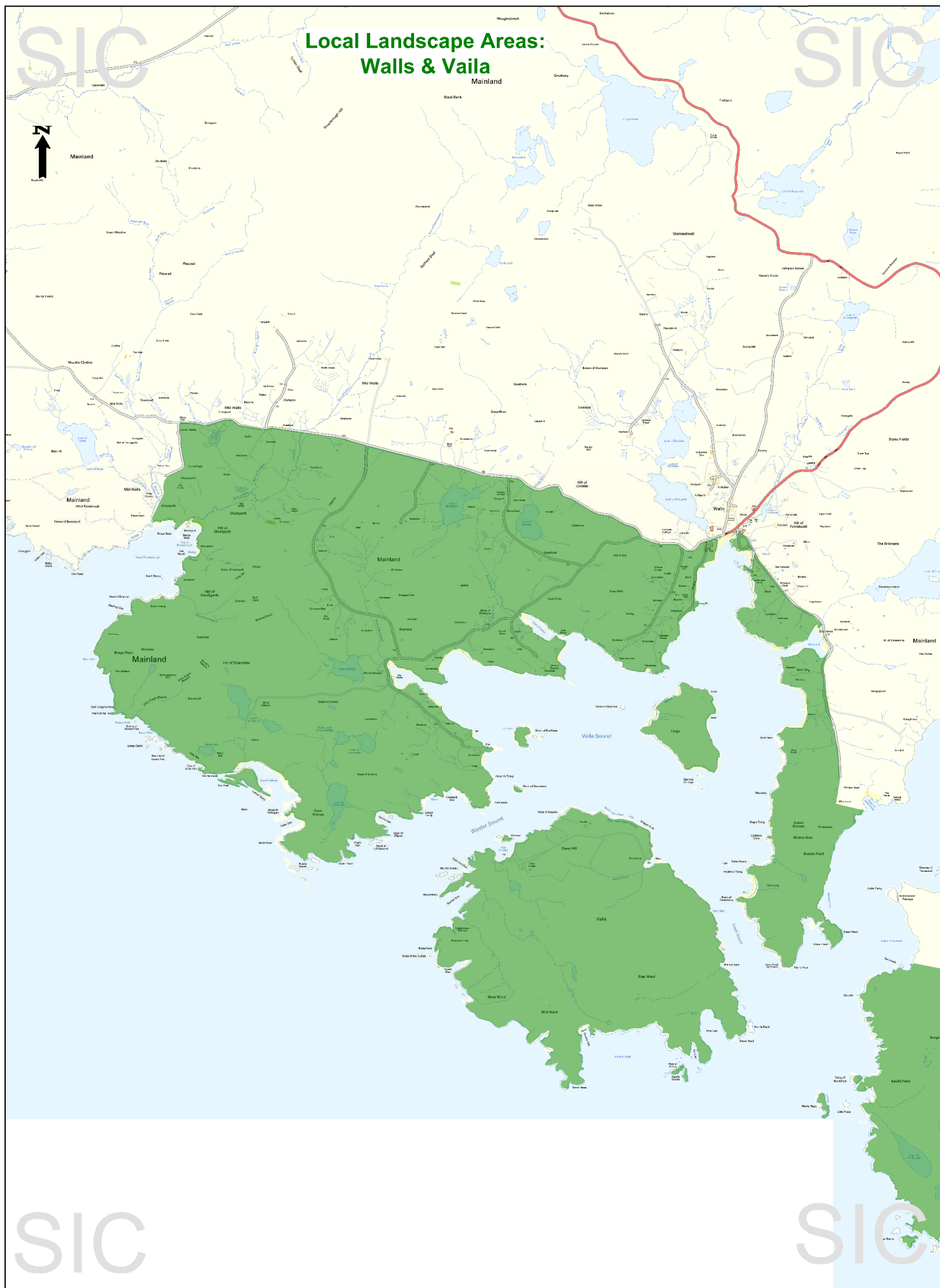
Inland the low, undulating hills, although not rising much above 60-70 m (90m on Vaila) are experienced as relatively elevated areas of moorland which contrast with the sheltered and settled edges of the sounds and voes. Long views inland across an undeveloped landscape are available, and the empty moorland provides a sense of wildness. At the narrow and rocky coastline of the seaward edges are found large cliffs and sculpted geological features. These are largely unseen from the more active areas of settlements and can only be accessed on foot. The remote and inaccessible nature of these outer seaward edges gives rise to a sense of a hidden coastal landscape to be explored.

Landcover is a patchwork of rocky moorland, enclosed grazing and crofts. The traditional crofting pattern of the landscape remains legible, giving visible time-depth to the area. There are numerous stone enclosures, including many planticrubs. Vaila Sound provides the setting for active settlement, with traces of past settlement extending across this area. This is an intact, if only partly settled landscape, with limited modern development aside from fish farms. Recent development in the village of Walls, including the new marina, fits sympathetically with the landscape.

Development guidelines:

- Seek to retain the strong land-use pattern, ensuring a continuation of the sympathetic modern development of this area which have retained its cultural and natural values.

- Development should be directed away from the higher areas of moorland that enclose the coast and should be set below the skyline to retain the focus of development around the shoreline.
- Encourage sympathetic siting and design of new development, including restoration of traditional buildings where appropriate.



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Local Landscape Area 6: Culswick and Westerwick

Location and boundaries:

This area lies to the northwest of The Deeps and includes the granite coast of the southernmost section of the west Mainland peninsula, with the villages of Culswick, Westerwick and Wester Skeld. It adjoins the NSA to the east. The northern boundary runs over the ridgeline of Ward of Culswick, then follows the B9071. The eastern boundary follows the edge of the NSA. These boundaries visually enclose the coastal area which forms part of the NSA setting.

Key characteristics:

- Rugged, intricate coastline with tall cliffs, dramatic caves, and rocky coves expressing the granite geology.
- High variety of coastal features.
- Inland topography of gently undulating moorland interspersed with a high concentration of lochs and water courses.
- Intact crofting landscapes.

Designation statement:

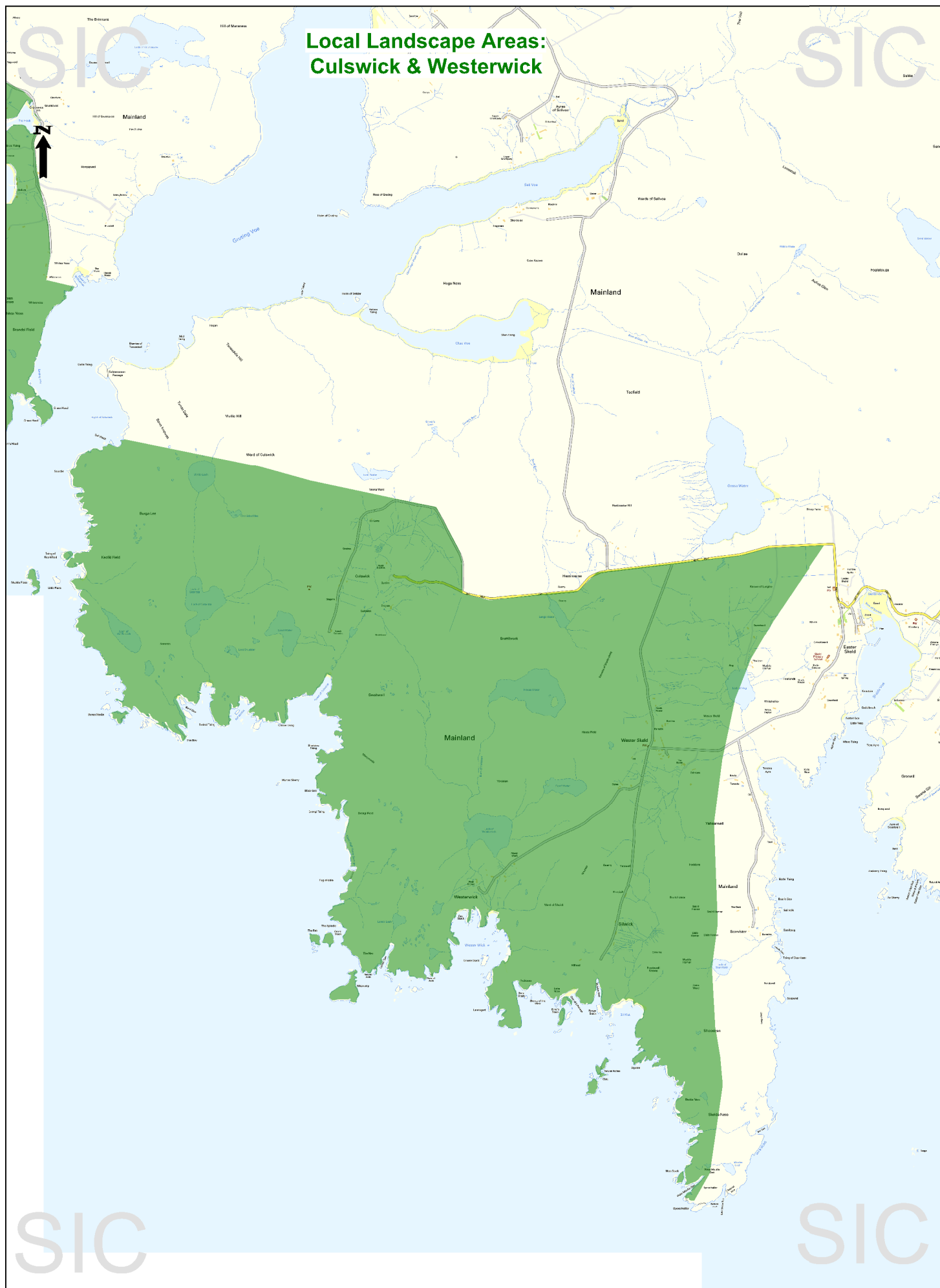
This area represents an intricate section of coastline that expresses its granite geology in tall cliffs, dramatic caves, and rocky coves. The variety of coastal features gives this coast high visual and natural interest. This is a rugged south-east-facing coast, open and directly exposed to the sea, and composed of complex headlands and intimate rocky bays, such as the enclosed Wester Wick, from which an array of offshore stacks and skerries extend. The high cliffs east and west are pitted with caves, and deep geos. Inland the landform is undulating, rising to the high point of Ward of Culswick (118m), which is prominent in views from the west. Enclosed valleys, such as the bowl-like depression at Culswick, contain small settlements. The interior displays a pattern of moorland, broken up by numerous lochs and lochans, which is common across the west Mainland. The coast is largely hidden from view from these inland areas. The enclosed and short views across moorland can suddenly open out to a dramatic coast, taking in long seaward views to the south. The sudden juxtaposition of rugged coastal edge and low, undramatic moorland hills is very different to the more gentle transition from land to sea that occurs around Vaila Sound.

The small settlements exhibit the traditional crofting pattern so typical of the west Mainland. They are generally located within the more low-lying and sea inlet areas, such as the gentle Stead of Culswick, or inland as at Skeld. The area is largely unaffected by modern development, which has been carried on in a sympathetic manner. Many traditional buildings are still in use, and relict features such as noosts are common.

Development guidelines:

- Development should be sympathetic to the existing pattern of settlement and located within the low-lying sheltered valleys.
- There is scope for small-scale development in association with existing settlements, provided that it is appropriately sited and designed.
- Continue to promote opportunities for responsible access to the coast.

Local Landscape Areas: Culswick & Westerwick



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Local Landscape Area 7: Weisdale

Location and boundaries:

This area encompasses the settled part of the Weisdale valley and Weisdale Voe, from the NSA boundary in the south, to Springfield in the north. The eastern and western boundaries follow the prominent linear ridge lines which contain Weisdale. The southern boundary is shared with the NSA. To the north, the boundary follows the B9075 and a watercourse. These boundaries enclose the visually interesting valley, separate from the open moorland to the north.

Key characteristics:

- Unique in Shetland as the location of the only substantial woodlands.
- An enclosed valley landscape, opening out to wide voe.
- Panoramic views across Weisdale Voe to the south, taking in an attractive composition of the islands and sea towards Fitful Head.

Designation statement:

Weisdale is enclosed by prominent ridges of low moorland running north-south, which define the linear valleys of central Shetland. The open and undeveloped moorland provide an important setting to the lower-lying settled valley and shore. As such, they are integral to the sense of remoteness within the valley itself, particularly in the north. Weisdale is unique in Shetland as the location of the only substantial area of woodland. These small plantations that extend up the valley from the head of the voe give the north of the area a sheltered character not found in others parts of the islands. Closely interwoven with the woodland belts, the larger farm buildings and pastoral enclosures of the settled lower valley are also unusual. The remnants of croft houses are visible on the hillsides, providing visual links to past patterns of settlement.

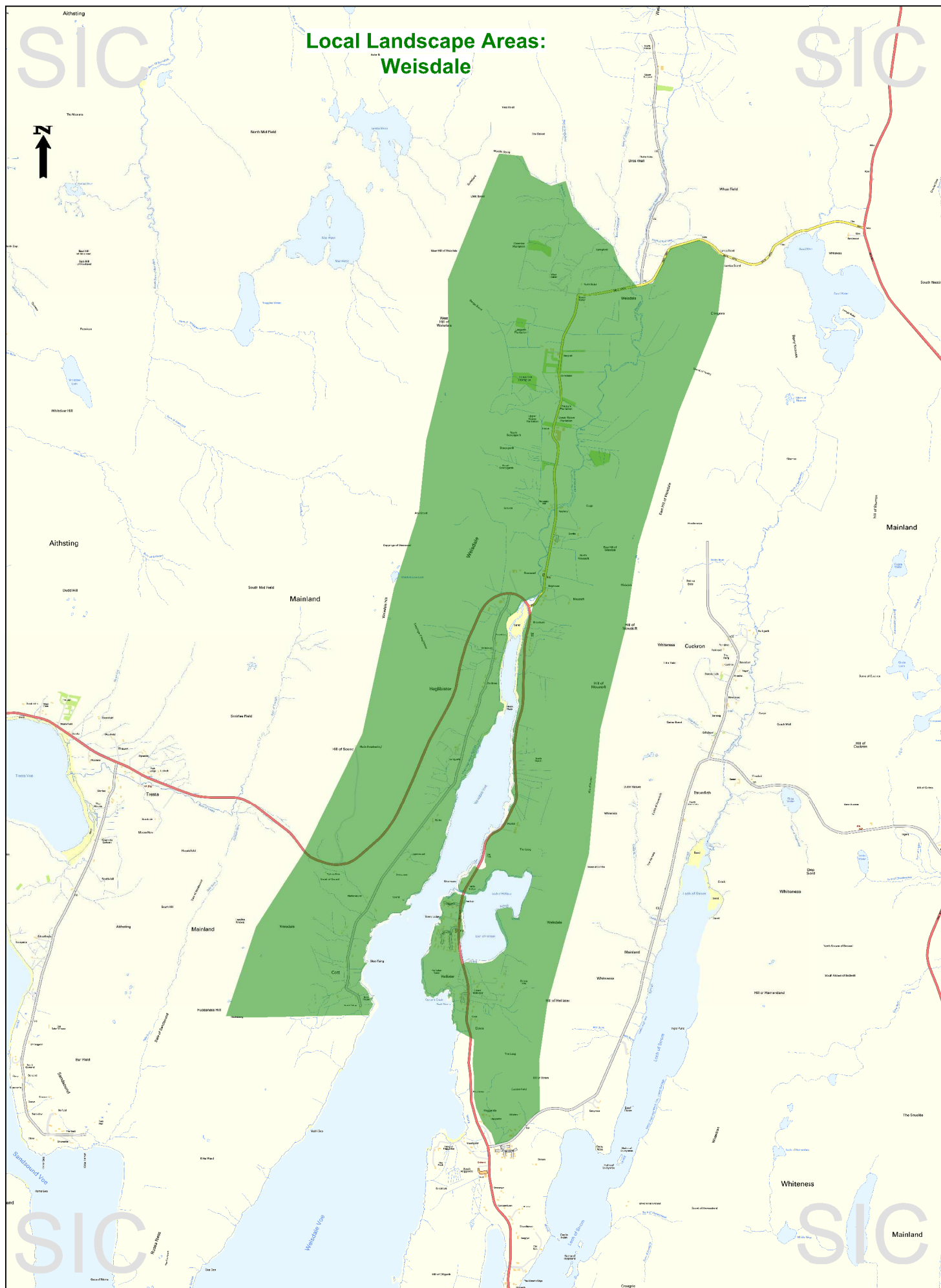
Weisdale Voe is an extensive long and broad inlet, enclosed by steep sided hills that drop down to a low-lying coastal margin of green pasture. This is a simple coastal edge without cliffs or beaches. Much of this southern part of the area is a highly visible from the western parts of the central mainland, particularly from the NSA to the south. The A971, which winds through and around the voe, alternately down at the waterside and elevated on the enclosing hills, offers an attractive sequence of views. From elevated areas it offers panoramic views along the broad, long valley and voe. Views south are particularly scenic, taking in the interlocking layers of water, islands and the low forms of Strom Ness and Whiteness and Fitful Head in the far distance. Within the long ridges containing the area direct the eye up through the valley to the north and south along the voe.

The shores of Weisdale Voe are well settled, including modern developments at Kalliness and new houses at Helgibister. Older remnants of historic settlement are present in the landscape and on the western shore there remains a regular, linear pattern of enclosures extending up the lower slopes of the Hill of Sound. Within the valley Weisdale Mill is a local landmark and a key visitor attraction.

Development guidelines:

- Seek to retain the distinctive woodland of the upper valley.
- Retain largely undeveloped skyline that encloses the area and forms an important back-drop to the voe.

- Development should be sympathetic to the existing pattern of settlement and located on the lower-lying coastal edge.



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Local Landscape Area 8: Scat Ness and Sumburgh Head

Location and boundaries:

These two headlands form the rocky southern tip of Mainland Shetland. The northern boundary of this area follows the A970 as it skirts the airport and separates the promontories from the developed area around the airfield.

Key characteristics:

- Dramatic headlands jutting into the open sea.
- Rich historical background represented by world-class archaeological sites.
- The distinctive approach to Sumburgh Airport across the headland.
- An accessible area for viewing scenery, history and wildlife.

Designation statement:

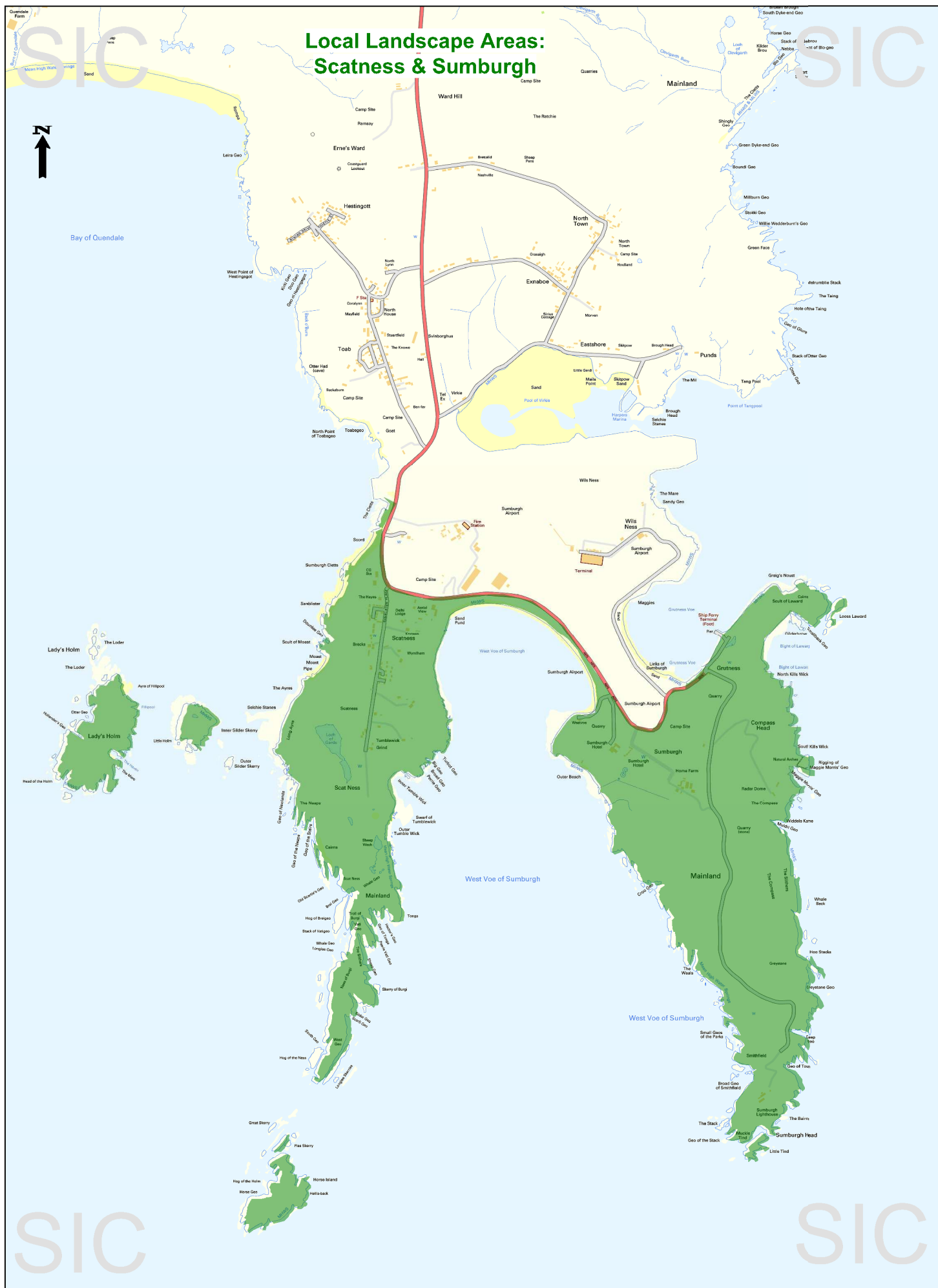
Scat Ness is the lower lying headland, occupied in the north by the village of Scatness, which illustrates a traditional pattern of crofts, although overlaid with more recent development. South of the settlement, the headland becomes more open, breaking up into a series of rocky spits and geos. Its southern extremity, the Ness of Burgi, is accessible by a narrow rocky path with the sea on either side, and only a metal chain for protection. Once past this narrow exposed neck, the headland broadens out, and is topped by a well preserved Iron Age blockhouse. Low cliffs fall sharply to jagged skerries and clear shallow seas on all sides. The smaller islands around Scat Ness, including Lady's Holm, Little Holm and Horse Island, form part of the setting of these headlands. The two headlands are linked by a long beach of grey-white sand.

Sumburgh Head is much more upstanding. Although low and relatively gentle on its western side, it rises to over 100m at Compass Head, with steep cliffs on its eastern face. It narrows southward in an arrowhead shape to an angular headland, with rocky slopes tilting sharply into the sea, and surrounded by knife-edged offshore rocks. The lighthouse on the headland is a landmark, and along with several aeries and masts, is visible from aeroplanes approaching Sumburgh Airport. The angled descent onto the runway is a distinctive feature of arrival into Shetland for many visitors. This area is also very accessible: a public road links the lighthouse with viewpoints and car parks, and the headland is a popular bird reserve. The multi-layered archaeological site of Jarlshof is located on Sumburgh Head.

Development guidelines:

- Seek to resist the further proliferation of communications equipment on Sumburgh Head, which may give rise to visual clutter.
- Seek to retain the pattern of crofts in Scatness. Development within the settlement should be sympathetically sited and designed. The open, undeveloped nature of the southern part of Scat Ness should be maintained.
- In planning for access, the distinction between the more accessible Sumburgh Head and the less accessible Ness of Burgi should be retained to preserve their individual characters.

Local Landscape Areas: Scatness & Sumburgh



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Date
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Local Landscape Area 9: No Ness and Mousa

Location and boundaries:

This narrow headland and adjacent island lies west of Sandwick on the southern Mainland, approximately midway between Sumburgh Head and Lerwick. The land boundary of the area follows the minor road between Sandwick and Sand Lodge, separating the undeveloped peninsula from the more settled landscape around Sandwick.

Key characteristics:

- An undeveloped headland within a densely settled part of Shetland.
- Prominent position on the south Mainland coast, with long visual links.
- Important cultural landmarks.
- Jagged rocky foreshores and sandstone strata.

Designation statement:

The narrow headland of No Ness extends south and west from the southern Mainland, separating Sand Wick to the west from Mousa Sound to the east. The peninsula is very sparsely settled, in contrast with the more densely settled area around Sandwick and Houlland to the west. The long headland forms an important part of the setting of the small, traditional hamlet of Sandwick at the head of the deep bay.

No Ness overlooks the small uninhabited island of Mousa to the east. Both ness and island are surrounded by an exposed rocky coastal edge, displaying an intricate pattern of sandstone strata.

The low lying island is subtly rounded, almost separated into smaller islands where the landform dips. The tidal lagoons of East and West Pool, connected by rocky sounds, are attractive features, hidden from the Mainland. Jagged rocks jut from the foreshore, and rock outcrops extend into the grassy interior. The island is a popular visitor destination, known for its population of storm petrels. It is also highly visible from the settled parts of the Mainland, and from the main A970, as is No Ness.

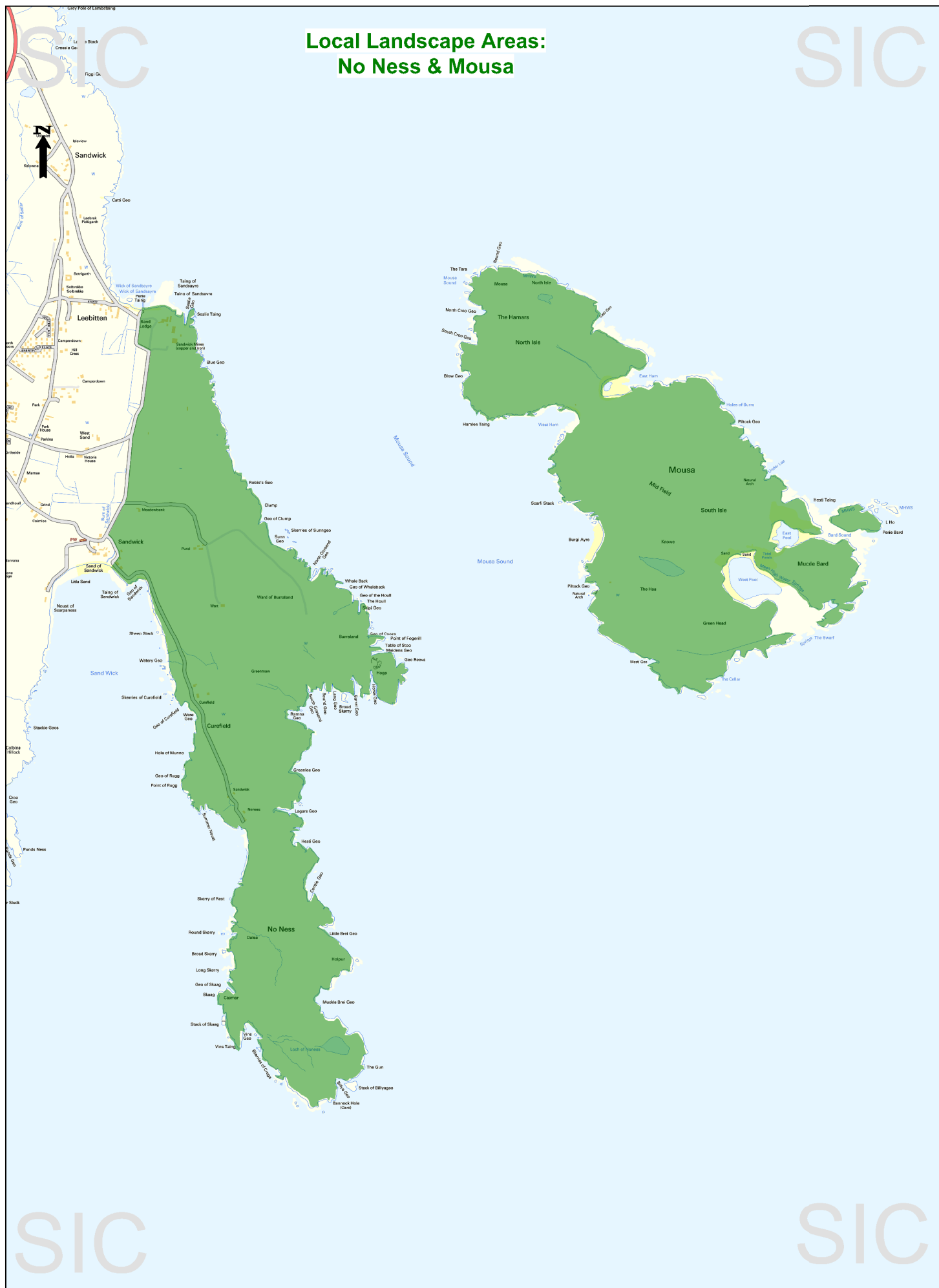
Signs of historic settlement include the impressive Mousa Broch, the most intact surviving example of this Iron Age building type, which is strongly associated with the Northern Isles.

Facing Mousa Broch are the remains of its sister, the Broch of Burraland on No Ness. Together, these two remnants offer a glimpse of the Shetland past, where sea transport was more important than land. Long views from the headland allow long views along the seaways north to Bressay and Noup of Noss and south to Sumburgh Head.

Development guidelines:

- Seek to protect the largely undeveloped nature of the headland, as a contrast to the settled land to the west.
- Promote responsible access and understanding of the area's past.
- Seek to protect the setting of the important group of historic buildings and Sand Lodge.

Local Landscape Areas: No Ness & Mousa



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Local Landscape Area 10: Aith Ness and Noss

Location and boundaries:

This area comprises the eastern part of the island of Bressay, together with the smaller island of Noss to the east. The landward boundary of this area follows field boundaries south from Leir Wick across Hill of Setter, then minor roads and a track across West Hill, and then follows the Burn of Grutwick to Seli Geo. These boundaries contain the key parts of the visual setting of Noss, as well as the headland of Aith Ness. The areas outside the line are generally the parts of Bressay more affected by development.

Key characteristics:

- Dramatic seascapes: high cliffs; rocky headlands; sheltered bays.
- Landmark cliffs of the Noup of Noss.
- Relict landscapes both ancient and modern.

Designation statement:

In contrast to the busy western side of Bressay, the eastern half of the island is undeveloped and intact. The long, low-lying but complex and rugged headlands of Aith Ness and Rules Ness extend northwards, enclosing the sheltered Voe of Cullingsburgh. The scores at the north of Aith Ness in turn enclose the white sand beach of Score Minni. Relict crofting patterns are apparent amongst the rolling landscape of heather moors, for example the moss-encrusted buildings at Wadbister, and the plantigrubs around Ander Hill. The abandoned settlement and church at Cullingsburgh tell of a greater population in the past. More recent relics visible in the landscape include old slate workings, and the remnants of wartime defences, including an abandoned gun on Erne's Hill.

The uninhabited island of Noss is separated from Bressay by a narrow sound, clear blue in fine weather, but with violent swells during storms. The islands are joined by a short ferry crossing popular with visitors to the nature reserve on Noss. From Bressay, the smaller island appears as a smoothly sloping conical hill, rising from the sandy beaches either side of Gungstie.

Only on reaching the top of the island is the scale of the cliffs apparent, dropping 180m into the sea at the Noup of Noss. Gannets, puffins, and hundreds of other seabirds wheel around the exposed cliffs, which are pitted with cliffs and narrow geos. The high point of Noss Head is a prominent landmark tying eastern Shetland together, visible from as far away as Saxa Vord on Unst, and Sumburgh Head to the south.

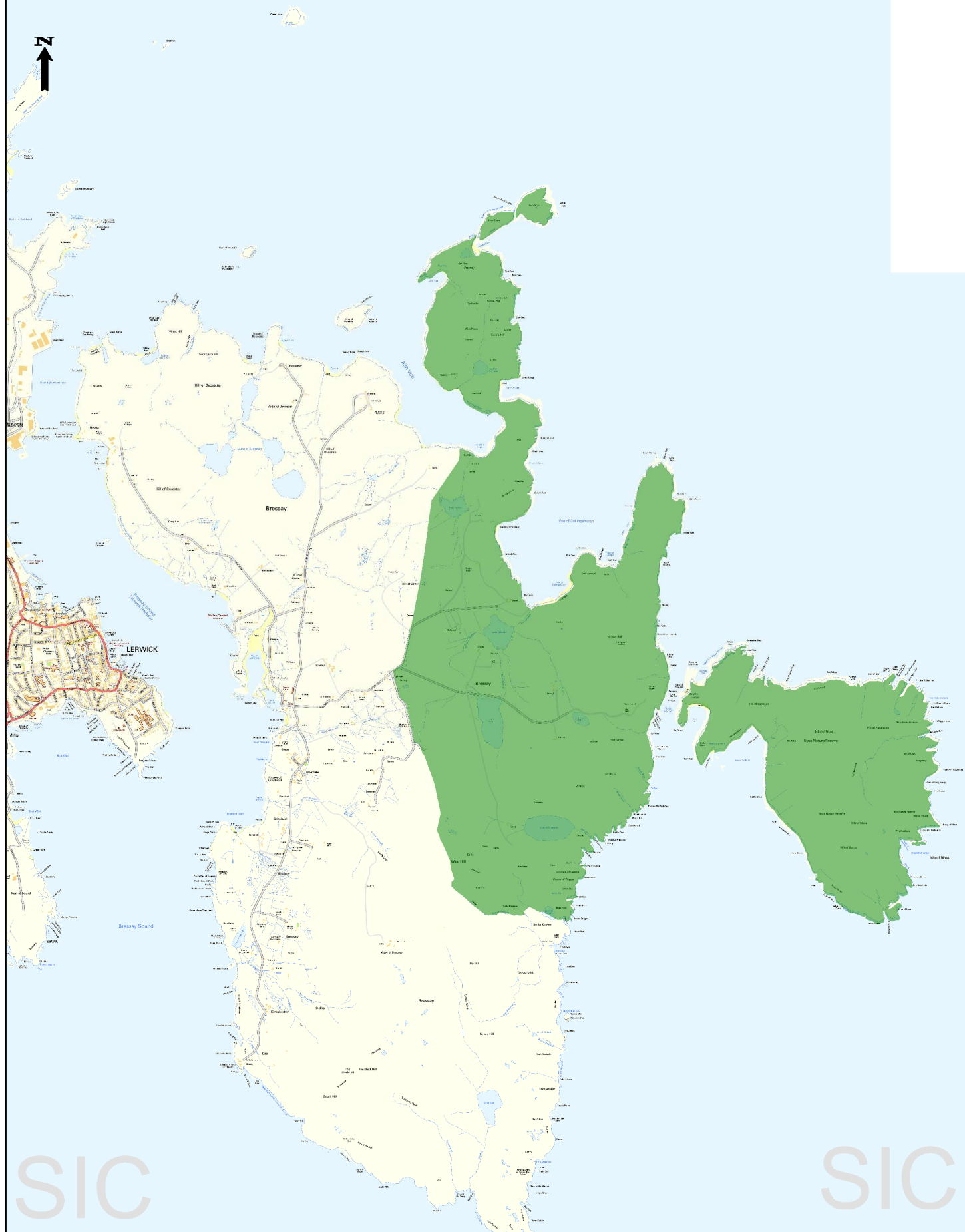
Development guidelines:

- The designation focuses on the distinction between the settled west of Bressay, associated with Lerwick, and the less developed east. Planning should seek to maintain this distinction.
- Substantial development should be resisted, to retain the open landscape.
- Small-scale development should be sympathetically sited and designed, in order to maintain the character of the landscape.
- Continue to promote responsible access to features of interest within the area, while protecting their landscape setting.

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Local Landscape Areas: Aithness and Noss

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Local Landscape Area 11: Gletness and Skellister

Location and boundaries:

This headland in South Nesting is located between Cat Firth and South Nesting Bay. The landward boundary of the area follows the B9075 between Cat Firth and Wester Voe of Skellister.

Key characteristics:

- An intact, settled area, whose character has been preserved through a sympathetic approach to development.
- An understated beauty of intricate and generally sheltered coast, rocky islands and ayres.
- Rich in wildlife, a quiet tranquil area.

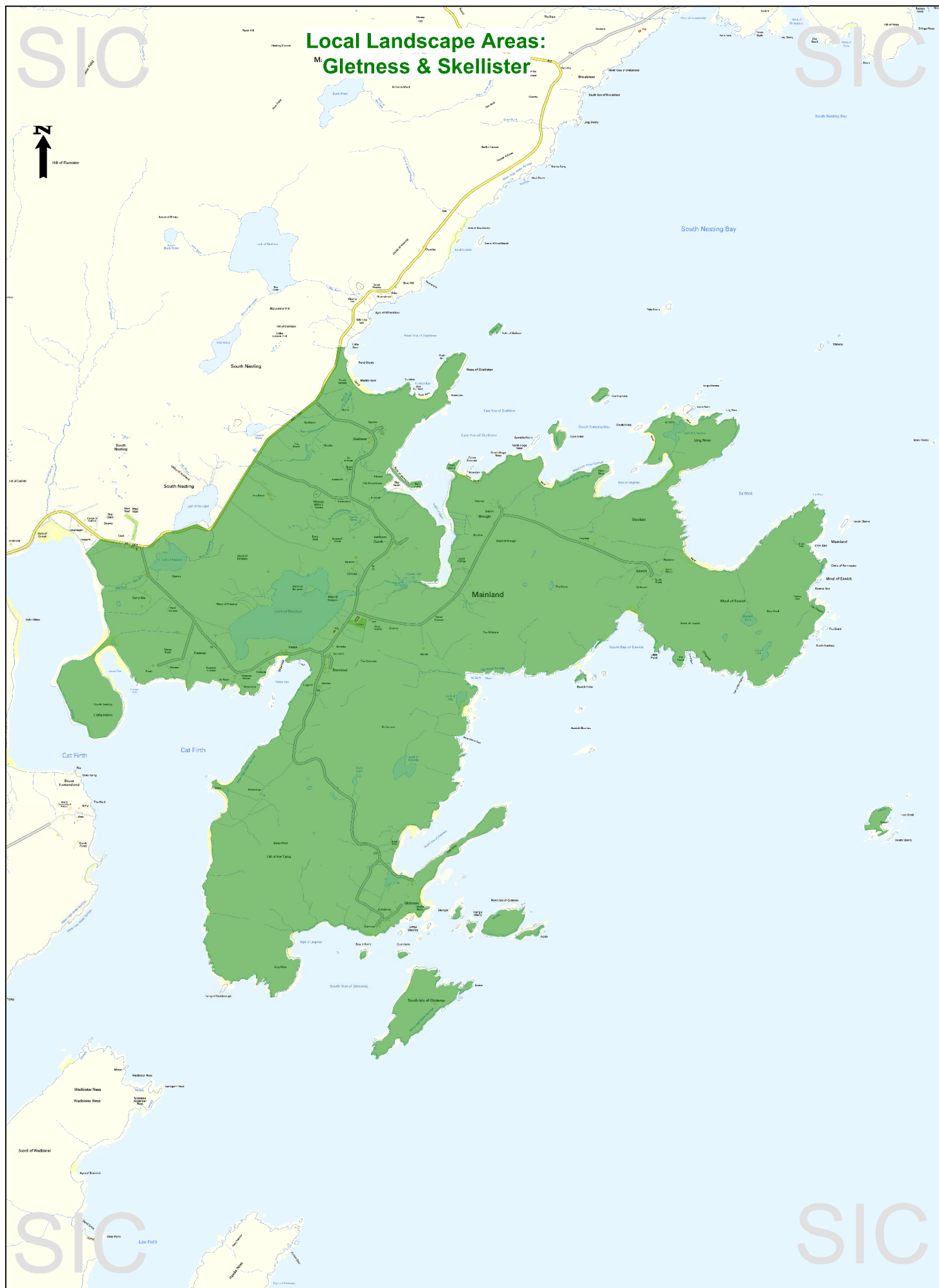
Designation statement:

This area is an intact example of a settled coastal landscape. Although close to Lerwick, and actively settled, unlike other similar landscapes it remains largely unaffected by adverse development. It has time-depth in the relict crofting pattern of the landcover, and numerous planticrubs and other relict features. More recent development has been generally sympathetic, including the renovation of traditional buildings, and its character has not been eroded.

The headland is not greatly exposed, and being located on the more sheltered east coast it is a calmer coast than elsewhere. Cat Firth to the west is enclosed on both sides. The coastline is intricate and varied, low-lying, with an often jagged rocky shoreline. The range of rocky headlands, skerries, and ayres gives the area a strong visual appeal. The Vadill of Garth is a long sinuous shingly inlet extending inland, the reverse of the gravelly ayres linking the islands off Skellister. Several such islands lie just offshore: some rugged like North isle of Gletness and Hoo Stack, others low and smoother like Little Holm. Opportunities abound to view seals and otters in and around the shallow waters. The varied coast is backed by settled pasture and lochs in the north-western part of the headland. The south-eastern areas comprise open rocky moorland, more sparsely settled, rising to Hill of the Taing (66m) near Gletness, and The Noup (72m) by Eswick. Long views from Gletness look south to Bressay and Noss. The headland of Gletness is clearly visible from the A970 as it heads north past Wadbister.

Development guidelines:

- Development should be permitted in this area if it is at an appropriate scale, and is suitable in terms of siting and design.
- There is potential for careful development to contribute to this landscape, as shown by sympathetic modern buildings in the area.
- Seek to preserve the more open, remote character of the outer headlands, in contrast to the more settled area around Benston.



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Local Landscape Area 12: Lunna Ness and Lunning

Location and boundaries:

This area at the north-east of the Mainland includes the long, narrow, Lunna Ness, together with Vidlin Voe and the broader headland to the south. The landward boundary follows the minor road south from West Lunna Voe, past Vidlin, and south to Levaneap. This boundary includes the headlands and the settlement which form the core of the area.

Key characteristics:

- Attractive settlements around Vidlin Voe, with a distinctive pattern and character.
- Long, narrow and remote headland of Lunna Ness.
- Rugged moorland hills around Lunning.
- Historic features and associations at Lunna, including the ancient kirk and the Shetland Bus.

Designation statement:

These outlying peninsulas of the north-east Mainland include a range of contrasting landscapes, from the settled, sheltered bay of Vidlin Voe, to the rocky moorland around Lunning, and the long, irregular and sparsely inhabited Lunna Ness. The land is covered with heather moorland where not enclosed as part of a croft. East of Vidlin Voe, this moorland is rocky and irregular, with a network of small lochs and watercourses. This headland is sparsely populated, with only a few houses at Lunning. There are deserted croft houses at Lunning and also further south at Bonidale.

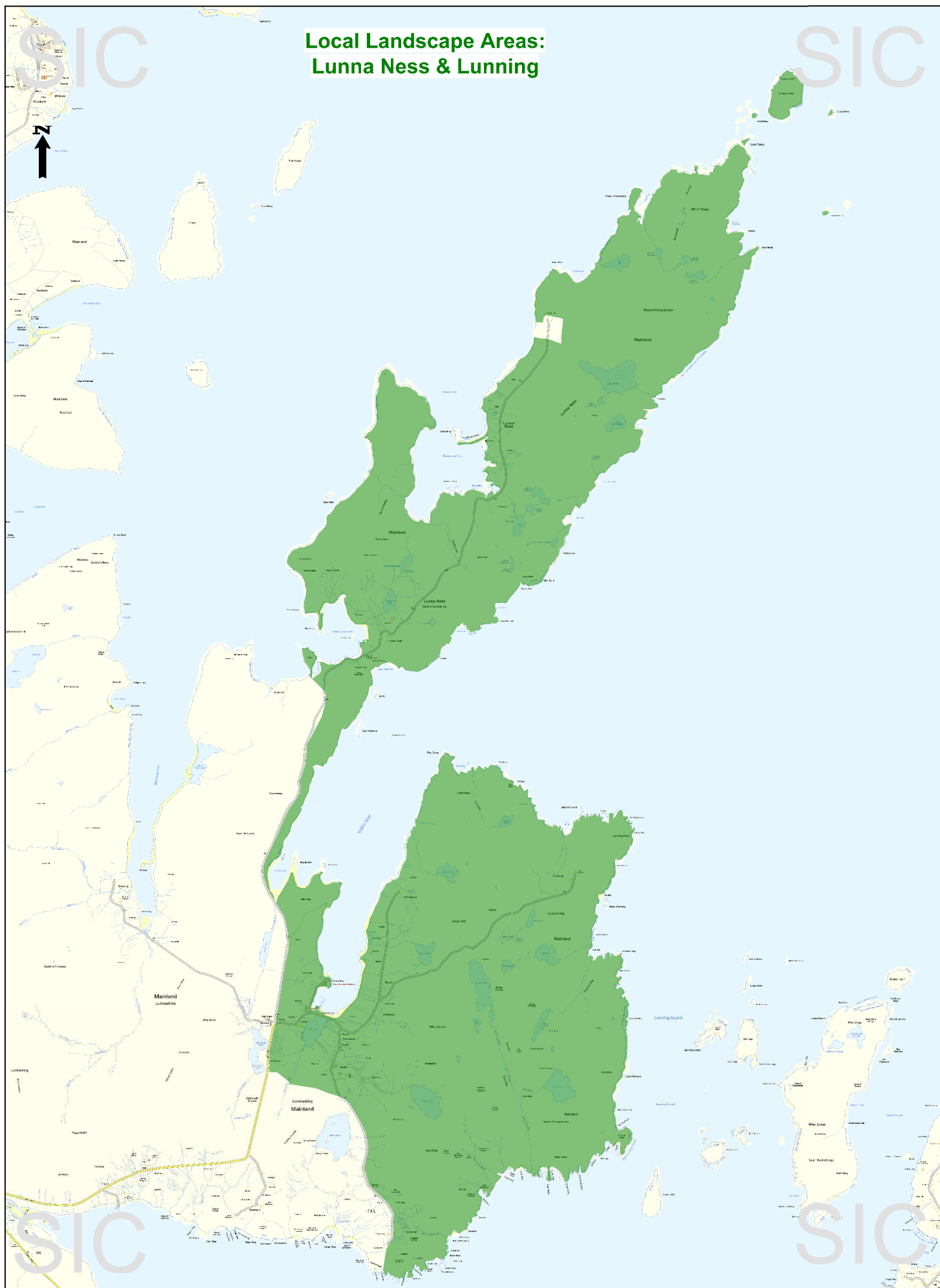
Around Vidlin Voe, a distinctive pattern of settlement is evident. Houses at Gillsbreck and Kirkabister are located on the slopes above the voe, their croft lands running down to the shore, and moorland grazing behind. The marina and associated development fits into this landscape without affecting its character. Across the voe, Lunna Ness stretches out, a long finger extending out to Yell and Whalsay. At the narrow neck halfway along, the designed landscape of Lunna House provides an interesting and unusual attraction, and is associated with the wartime 'Shetland Bus' operation, as well as with the ancient church nearby. The northern part of the headland is empty, with only a few houses and deserted buildings. Lunna Ness tapers northwards to the rocky Ward of Outrabister (90m), and a scatter of outlying skerries and taings.

Views are often contained within this medium-scale landscape, but on occasion these open out to take in panoramic views of surrounding islands and sounds, particularly from the northern end of Lunna Ness, which overlooks both Yell and Whalsay. The area is intact, and visually appealing, with a sheltered, welcoming character.

Development guidelines:

- Seek to preserve the distinctive character of the settlement around Vidlin Voe.
- Ensure that any development is appropriate in scale, siting and design, and that it complements the landscape character of the area.
- Protect the undeveloped nature of Lunna Ness, while continuing to promote responsible access to sites within the area.

Local Landscape Areas: Lunna Ness & Lunning



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Local Landscape Area 13: Wick of Tresta

Location and boundaries:

The area is located on the island of Fetlar, and comprises the Wick of Tresta, the dispersed settlement of Tresta, and the surrounding landscape. The south-west boundary of this area follows the ridge of Lamb Hoga, across Gillis Field and Fitsyi Field, then turns north-east along a field boundary to the B9088, which forms the northern boundary as far as Wick of Aith. These boundaries enclose the visual setting of the bay and the beach.

Key characteristics:

- Secluded bay, a hidden gem.
- Bright, broad sandy beach.
- Enclosed by soft green cliffs and sinuous profile of Lamb Hoga.

Designation statement:

Hidden from views from off the island, the Wick of Tresta is at the heart of Fetlar. The wick is contained between the bulk of the island to the north, and enclosed by the tall headland of Lamb Hoga to the south. Its secluded location imparts a sense of discovery for visitors. The setting also provides shelter, a marked contrast from the rugged wild shores which make up much of the coast of Fetlar.

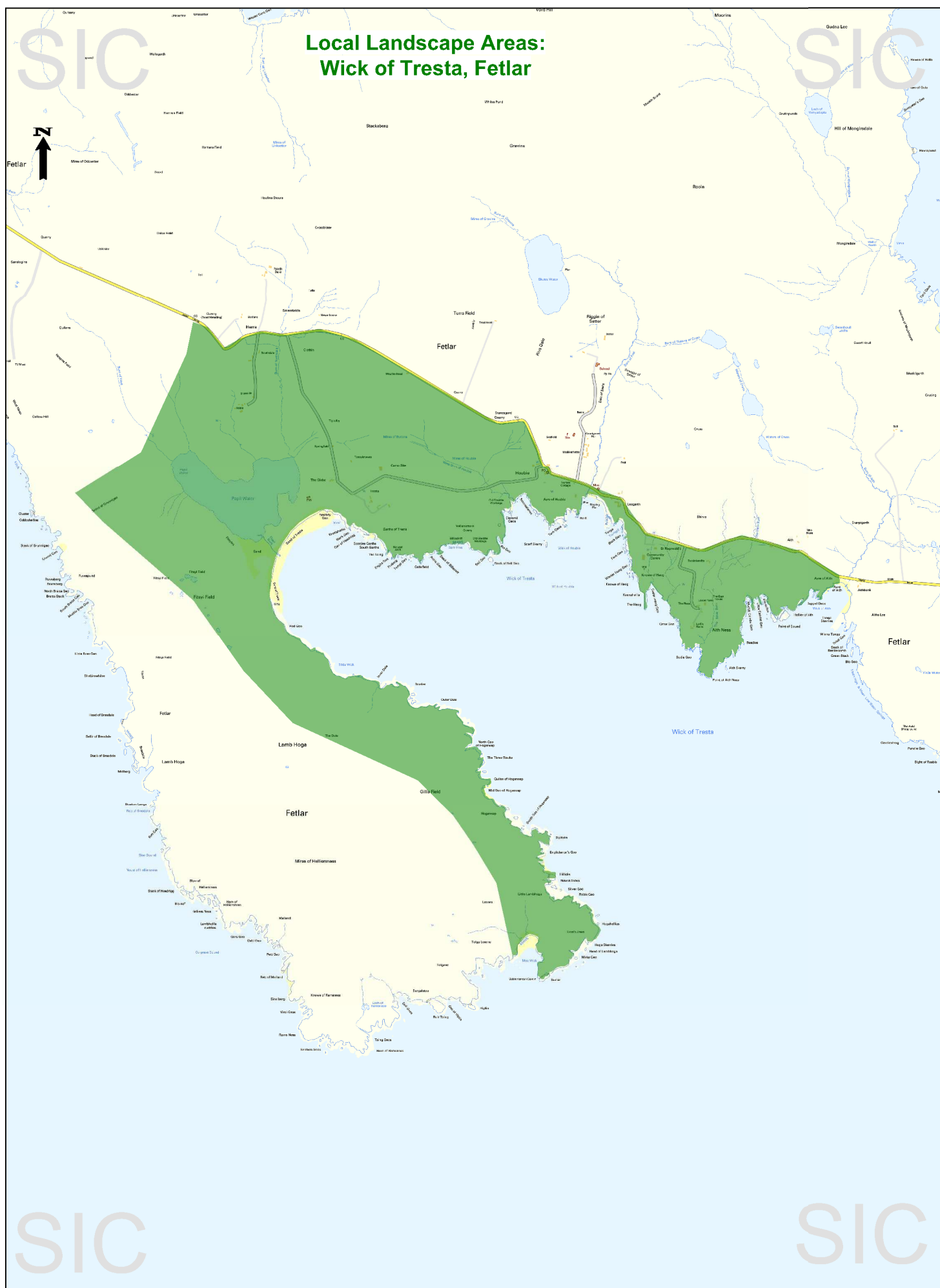
At the head of the wick is the broad sandy beach which forms the focus of this area, backed by low dunes. The Papil Water forms part of a wider pattern of hill and dale behind the beach. The sand shelves gently into the clear water, creating attractive colours when viewed from elevated points on Lamb Hoga. Behind the beach the kirk and the manse, with its wooded garden, add to the picturesque scene.

The southern shore of the wick comprises the long, sinuous profile of Lamb Hoga, rising to Gillis Field then sweeping down to Head of Lambhoga. The grassy moor of the headland extends onto the slopes of the soft, eroded cliffs which line the bay. The northern part of this area is settled, with a number of crofts and houses, and a campsite above Tresta. Along this northern shore the coastline is lower, extending out in rocky spits and skerries which separate smaller bays. Views south from this coast extend to Out Skerries and Noup of Noss.

Development guidelines:

- Any development within the area should be sympathetic to the setting of the beach within the bay.
- Development should not be permitted in the area behind the beach, to preserve the setting of kirk and manse.
- Development should not be permitted south and west of Papil Water and the beach, to preserve the open backdrop to the beach when viewed from Tresta.

Local Landscape Areas: Wick of Tresta, Fetlar



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Local Landscape Area 14: Colvadale and Muness

Location and boundaries:

This area is located on the southeast coast of Unst, centred on the bay of Easting. The northern boundary follows the ridge line from Clugan, turning south across Virda Field, Hill of Colvadale and along a watercourse behind Vord Hill. From Loch of Hoversta the boundary follows tracks and minor roads across Breck of Still to Muness, then south to Scolla Wick. These boundaries enclose the visual setting of the wide bay between Mu Ness and Huney.

Key characteristics:

- Deserted settlement and relict patterns of croft boundaries and empty buildings.
- Backed by the bare, gravelly moors derived from the underlying metagabbro (greenstone) and phyllite rocks geology.
- An empty landscape, no longer settled but with extensive time depth.

Designation statement:

This is an unusual landscape, characterised by crags, rocky moorland and the bright sand at Sandwick and The Yei. The area is underlain by the distinctive geology of metagabbro (greenstone) and phyllite rocks, containing rare minerals, and producing a bare gravelly moorland, supporting a rare heathland flora.

The land slopes gently from this moorland to the low-lying coast, largely rocky with occasional small shingle beaches. The large beach at Sandwick is the only stretch of sand, excepting the developing tombolo at Huney. These isolated patches of bright white-yellow sand stand out in views across the grey-green landscape. Though not greatly indented or dramatic, the coast is locally rugged and intricate.

There is a strong sense of time depth, represented by a range of surviving cultural heritage features. The excavated longhouse Sandwick is one of many Unst sites associated with the Viking period. More recent history is represented by the extensive deserted settlements in the area, the most substantial being at Colvadale, abandoned since the 1950s. The isolated burial ground at Framgord, with its ruined pre-reformation kirk, is a reminder of the population that once flourished here, as are the numerous named features along the now empty coast.

Much of this coastline is relatively inaccessible. Due to its location on the west of Unst, the area feels remote, even from other parts of Shetland. There are few views of other islands, aside from Fetlar to the south, and long scenic views to the distant Out Skerries.

Development guidelines:

- Seek to retain the unsettled isolation of this area, retaining its cultural and natural values.
- Promote responsible access and enable interpretation of the recent and distant past, as well as the unique geological material.
- The area around Muness, where there is active settlement, forms part of the setting of this landscape, but is not central. Development in this area should be sympathetic to the setting of the area.
- Potentially, seek to conserve some of the relict stone walls and buildings.



Date
Sept 2014

Local Landscape Area 15: Haroldswick and Skaw

Location and boundaries:

This area is located in the northeast of Unst and includes the settlements of Haroldswick, Norwick and Skaw. The western boundary follows the edge of the Shetland NSA, from Saxa Vord south to Burrafirth. The boundaries define a coherent area of north-east Unst, between Burra Firth and Harold's Wick.

Key characteristics:

- Part of the most northerly area of Shetland and Britain.
- Highly visible military defence infrastructure, including active and disused elements.
- Rugged, exposed northern coast, with sheltered sandy bays.
- Rich geology visible at the surface.
- Actively settled area undergoing redevelopment as former military uses decline and new uses are found.

Designation statement:

This is a rugged landscape with a great variety in landform. The rocky headlands and dramatic folded cliffs of the north coast are topped with moorland, contrasting in its smoothness. This moorland continues upwards to a group of rounded hills, the highest being Saxa Vord. South of the broad dale of Valsgarth, the Hill of Clibberswick is bare and rocky, revealing its serpentinite geology. It falls steeply at the east coast, forming cliffs up to 160m high. Between the headlands are attractive beaches at Skaw and Norwick, where the geology of Unst can be viewed up close. The area has a strong sense of place by virtue of it being in the most northerly part of Shetland, with several features being "the most northerly in Britain". This apparent remoteness is reinforced by the high sense of exposure along the north-facing coast. The more sheltered dale between Haroldswick and Norwick is actively settled, with intact, if often relict, patterns of crofting. At the centre of this dale is the modern development of the former RAF Saxa Vord.

Although the clustered housing integrates surprisingly well, the larger buildings stand out among the more traditional, smaller-scale houses of the area. Good examples of restored traditional buildings are located north of Norwick.

The much-reduced RAF base dominates the area, with remnant structures scattered across Lamba Ness and around Skaw. The hilltop radar station on Saxa Vord is widely visible across Unst and beyond, and despite its incongruity, is a Shetland landmark. Long coastal views southwards from this area take in a series of distinctive headlands and the cliffs of Fetlar in the distance. To the north, wide and open seawards views are available, with Muckle Flugga and its lighthouse a landmark feature. This area has a great sense of space and openness, increasing to exposure at the coast.

Development guidelines:

- Development in and around the actively settled part of the landscape should not be unduly discouraged, though it should be appropriately sited and designed.
- Restoration of traditional buildings should be further encouraged.

- Seek to encourage sensitive redevelopment of the former RAF buildings at Valsgarth, promoting sustainable uses which will further integrate these structures into the landscape.
- Seek creative reuse or interpretation of remnant military structures across the landscape.

Date
Sept 2014

Local Landscape Area 16: Gloup Voe and Bluemull Sound

Location and boundaries:

This area is located across the south-west coast of Unst and the north-eastern coast of Yell, either side of Bluemull Sound.

The eastern boundary on Unst follows the A968 from Belmont, then the ridge of Shore Hill. It runs north over Valla Field to the Ward of Houlland. This line forms a natural visual and physical boundary containing the area.

The western boundary on Yell follows the ridge that visually encloses Gloup Voe, and is shared in part with the eastern boundary of area 17: West Sandwick and Gloup Holm. It continues to follow ridge lines to Cullivoe, enclosing the settled coastal edge and the immediate moorland setting of Sandwater Hill and Scordaback.

Key characteristics:

- Layers of historic settlement apparent in the many ruined churches and buildings and standing stones.
- Exposed northern coast with enclosed bays and narrow voes.
- Rolling coastal hills and the steeply rising slopes of Valla Field that enclose the area.

Designation statement:

This area represents diverse coast of prominent rocky headlands, sheltered bays and high and dramatic cliffs exposed to the open sea. The simple arrangement of hills, the water of the Bluemull Sound and open sea, and rocky coastal edge has high scenic qualities. The two coasts of Yell and Unst are intimately linked visually. Long, highly scenic views along and across the Bluemull Sound are available across the area, though they are particularly dramatic from elevated inland areas. Within the central area, the rolling coastal hills and the steeply rising slopes of Valla Field that enclose the area form important settings to the lower settled edges. At the north the area affords a variety of experiences, from expansive views focused out to the open sea to intimate areas enclosed within bays and narrow voes. To the west the long and broad Gloup Voe forms a secluded inlet enclosed by steeply rising green grass slopes. It forms an important setting to the Gloup memorial at the western edge of Gloup and despite the proximity of the settlement, there is a sense of remoteness due to the visual isolation of the area.

This is a cultivated but sparsely settled landscape, with layers of historic settlement apparent in the many ruined churches and buildings and standing stones. Remnant crofting patterns are discernible. Isolated communities are scattered along the lower, gentle and more sheltered edges of the Bluemull Sound. The limited modern development within the area also occurs at this lower edge, with the surrounding moorland hills providing an important series of undeveloped enclosing skylines.

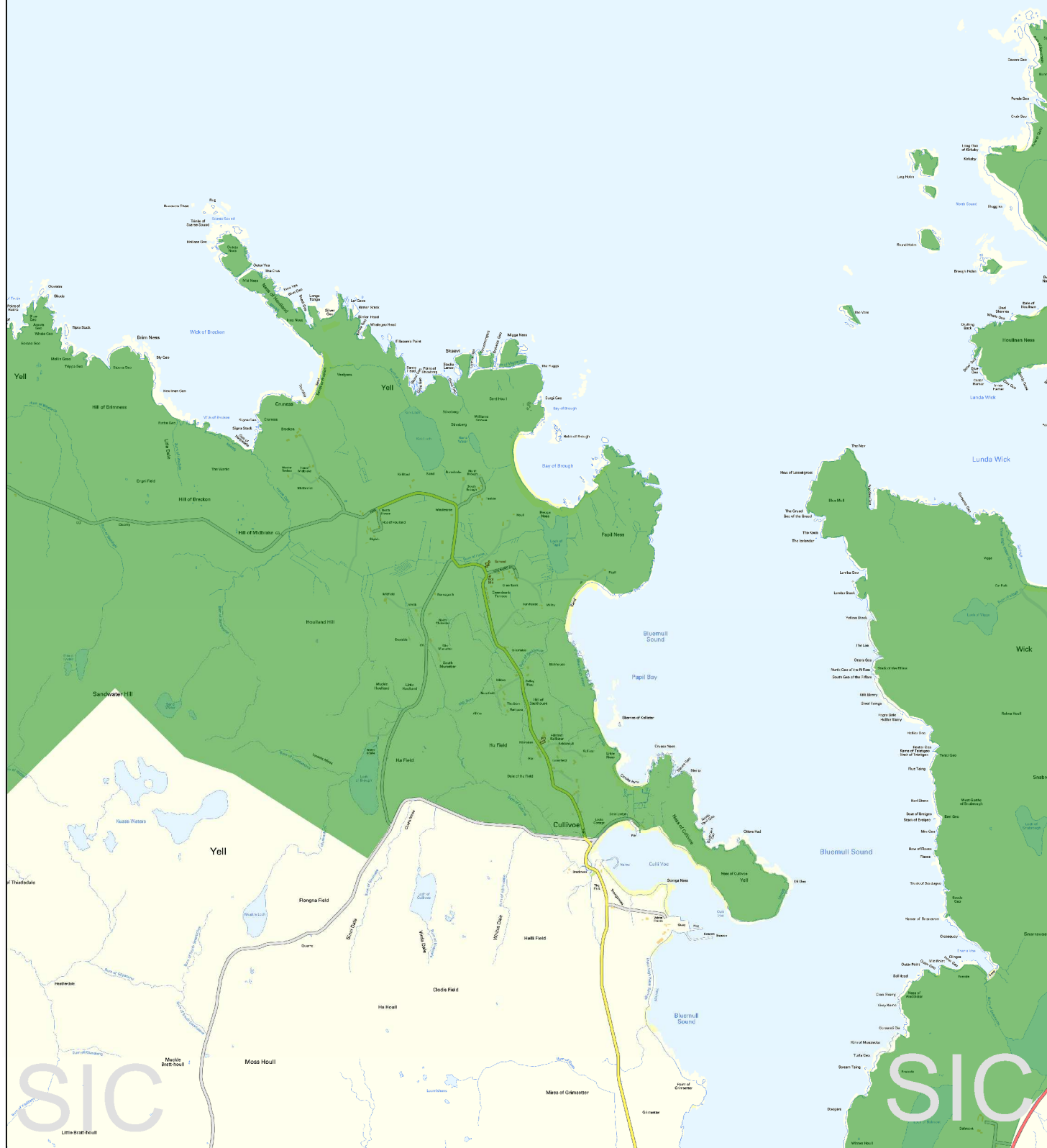
Development guidelines:

- Retain undeveloped skylines of the rolling coastal hills and Valla Field that form the setting to the area.
- Ensure new development is sympathetically and carefully integrated with the existing settlement pattern.

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Local Landscape Areas: Gloop Voe & Bluemull Sound

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Sept 2014

Local Landscape Area 17: West Sandwick to Gloup Holm

Location and boundaries:

This area encompasses the west coast of Yell, from the headland of Ness of West Sandwick to the small islands of The Clapper and Gloup Holm in the north.

The inland boundary is formed by ridges which form the immediate viewshed from the coast.

The northeastern boundary is shared in part by that of area 16: Gloup Voe and Bluemull Sound.

Key characteristics:

- Highly isolated, long stretches of coastline increasing in exposure to the north.
- Impressive wide views of great depth across Yell Sound to the rocky hills of Northmavine.
- An area of limited active settlement, with isolated pockets of historic settlement rich in cultural heritage.

Designation statement:

This is a dramatic coastal landscape comprising the long, exposed and largely isolated western coast of Yell. Impressive wide views of great depth across Yell Sound to the low, smooth coast backed by the rocky hills of Northmavine. The exposed coastline of stacks and high cliffs is highly visible from the North Roe headland. Views along the sound take in an attractive assemblage of water and layers of low, interlocking coastal hills rising to the rounded Ronas Hill behind. The northern coast has a heightened sense of exposure, with views to the rugged headland of North Roe, the open sea and the jagged profile of the Ramna Stacks on the horizon. The area to the north of Whale Firth is particularly rugged, with varied and distinctive coastal features, including Eigg, Ern Stack and Stuis.

The area represents a highly remote coastal margin, much of which is inaccessible and can only be explored on foot or by boat. Settlement in the area limited to the small, isolated settlement of West Sandwick, which has a strong and intact rural pattern. The area represents a rich cultural heritage that is visible in the landscape, including church, vernacular stone buildings, standing stones and an iron age fort.

Development guidelines:

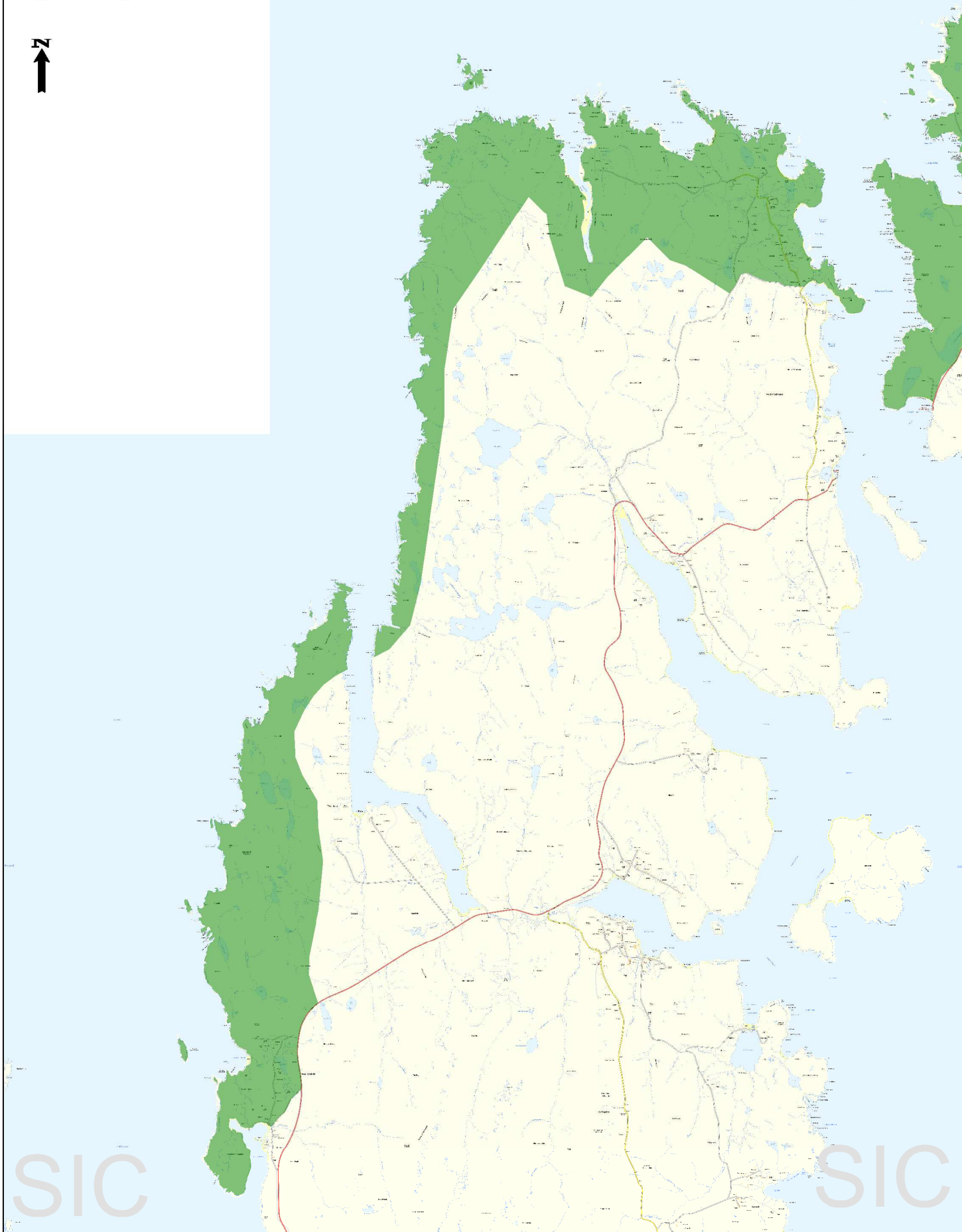
- Encourage sustainable and responsible recreational access into this landscape, to allow greater appreciation.
- Seek to retain the unsettled isolation of this area, retaining its cultural and natural values.

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**Local Landscape Areas:
West Sandwick to Gloup Holm, Yell**

SIC



Supplementary Guidance Local Nature Conservation Sites

Shetland Local Development Plan 2012



Shetland Islands Council

DRAFT Supplementary Guidance – Local Nature Conservation Sites

The Shetland Local Development Plan (the Plan), together with any Supplementary Guidance, sets out the policies and criteria against which any planning application submitted in Shetland will be considered.

This Supplementary Guidance sets out detailed policy advice to help you meet the requirements of the Plan. It is therefore recommended that it be read in conjunction with the policies in the Plan and any other Supplementary Guidance relevant to the type of development proposed.

The purpose of this Supplementary Guidance (SG) is to expand on the policy Planning Policy NH3 Local Designations with regard to Local Nature Conservation Sites, and provide further information and maps of the Candidate LNCS.

Introduction

The purpose of Local Nature Conservation Sites (LNCS) is to highlight sites with important natural heritage to both developers and the Council. In identifying LNCS the Council does not seek to prohibit development; they are a way of providing more information to ensure that development takes into account the important and sensitive features of these sites. However, there may be occasions where development would be considered inappropriate and would not be permitted.

The introduction of a LNCS system will help to protect Shetland's natural heritage and consequently contribute to natural heritage objectives as well as other important objectives, such as tourism objectives.

The identification of Candidate LNCS was undertaken by a working group of representatives from:

- Scottish Natural Heritage
- Shetland Biological Records Centre
- Shetland Amenity Trust
- Shetland Islands Council (Economic Development)
- Royal Society for the Protection of Birds

With the Council's Development Plans & Heritage Service leading the process. The full report including the methodology used is available in the report *Local Nature Conservation Sites in Shetland: Tranche 1 Report*.

The Candidate Local Nature Conservation Sites are included in table 1, included in Appendix 1. Site Statements for each Candidate LNCS, which include justification for selection and maps highlighting the site boundary, are included in Appendix 2.

How to use this Supplementary Guidance

This guidance is intended as a useful tool in helping an applicant navigate their way through the requirements of **Policy NH3 Local Designations**, with regard to LNCS.

The first stage is to determine whether a proposed development is in the vicinity of a LNCS. Appendix 1 contains a map of all Candidate LNCS in Shetland, and this can be used to determine the proximity of a proposed development site to a Candidate LNCS.

If it is determined that a proposed development has the potential to impact upon a LNCS, then the Site Statements included in Appendix 2 should be used for further information and advice. These Site Statements contain information as to the justification for selection as a Candidate LNCS, and perhaps more importantly sources of further information that should be used to ensure that the features of the LNCS are properly taken in to account.

Relevant Local Development Plan Policy

Planning Policy NH3: Local Designations

Development that affects a Local Nature Conservation Site or Local Landscape Area will only be permitted where:

- It will not adversely affect the integrity of the area or the qualities for which it has been designated; and
- Any such effects are clearly outweighed by social, environmental or economic benefits.

Important Considerations

It is the responsibility of an applicant to demonstrate that any proposed development fulfils the requirements of relevant policies in the Local Development Plan.

Site Statements

Local Nature Conservation Site Statements are material considerations in the determination of planning applications. Therefore, both the applicant and the Council must consider the contents of these at an early stage in the application process.

Effects on the Integrity of the LNCS

Where a proposed development has the potential to affect the integrity of the LNCS, whether the proposed development is on a LNCS, or outwith the boundaries of the LNCS, it must be demonstrated that this has been taken into account when developing the proposal. This should be done in conjunction with the advice of the relevant organisations. These organisations are listed on the relevant Site Statements. It is expected that applicants make contact with and discuss their proposal with these organisations. The results of these discussions and the effects of the proposed development and how they have been taken into account should be presented with the planning application.

Overriding Social, Environmental and Economic Benefits

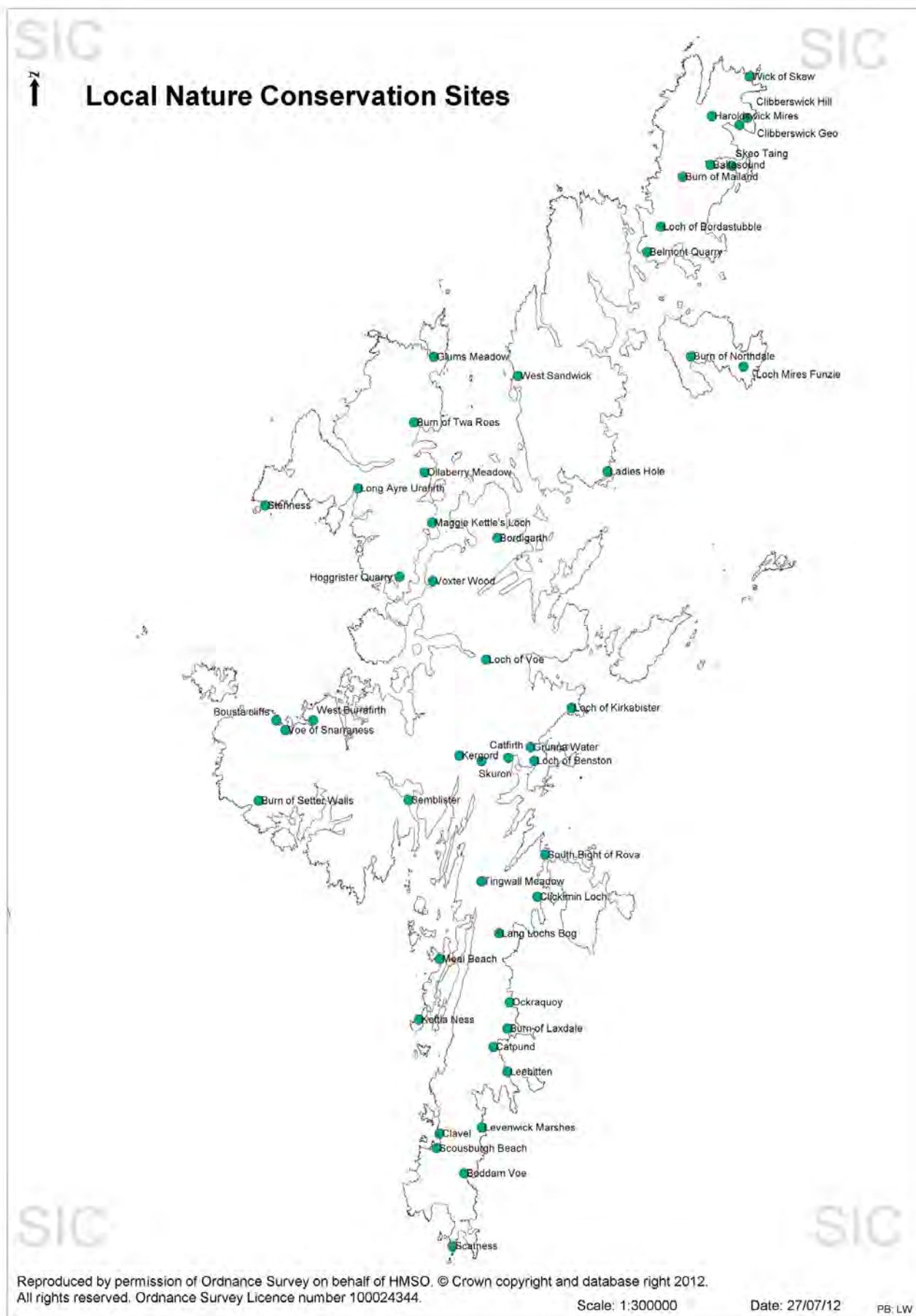
When considering potential overriding social, environmental and economic benefits, it is important to consider scale and how this relates to the benefits of the proposed development. Again, it should be demonstrated how the development provides benefits that override the nature conservation value of the LNCS.

Appendix 1: Candidate Local Nature Conservation Sites in Shetland

Table 1: Candidate Local Nature Conservation Sites in Shetland

Site No.	Site Name	Primary Interest	Indicative OS Grid Ref.
01	Scousburgh Beach	Habitat	HU 317 179
02	Scatness	Geology	HU 386 093
03	Burn of Laxdale	Species	HU 417 312
04	Loch of Voe	Species	HU 417 627
05	Boddam Voe	Species	HU 398 154
06	Burn of Ukinsetter, Ockraquoy	Species	HU 439 313
07	Levenwick Marshes	Species	HU 413 200
08	Burn of Northdale	Species	HU 606 908
09	Long Ayre & The Wadill, Urafirth	Species	HU 300 786
10	Ollaberry Meadow	Habitat	HU 361 801
11	Semblister	Species	HU 346 499
12	Baltasound	Species	HP 630 083
13	Burn of Mailand	Species	HP 600 076
14	Haroldswick Mires	Species	HP 63 12
15	Loch of Bordastubble & Stourhoull	Species	HP 57 02
16	Skeo Taing	Habitat	HU 645 083
17	Burn of Setter	Species	HU 20 49
18	Voe of Snarraness	Species	HU 234 561
19	West Burrafirth	Species	HU 258 573
20	Clickimin Loch	Habitat	HU 464 410
21	Loch of Kirkabister	Species	HU 495 583
22	Leebitten Intertidal	Habitat	HU 436 250
23	Kettlaness	Species	HU 353 291

Site No.	Site Name	Primary Interest	Indicative OS Grid Ref.
24	Ladies Hole	Species	HU 529 801
25	Stenness	Geology	HU 214 771
26	Wick of Skaw	Geology	HP 661 165
27	Belmont Quarry	Geology	HP 565 005
28	West Sandwick	Habitat	HU 446 890
29	Haggrister Quarry	Geology	HU 337 705
30	Meal Beach	Species	HU 375 355
31	Rerwick Reed Bed, Clavel	Habitat	HU 374 190
32	Lang Lochs	Habitat	HU 430 380
33	Loch of Benston	Species	HU 463 535
34	Burn of Twa Roes	Species	HU 346 844
35	Glums Meadow	Habitat	HU 368 908
36	Bousta Cliffs	Species	HU 223 572
37	Loch & Mires of Funzie	Species	HU 655 900
38	Kergord	Habitat	HU 394 540
39	Voxter Wood	Habitat	HU 373 701
40	Tingwall Meadow	Habitat	HU 414 424
41	Bordigarth	Species	HU 425 737
42	Skuron	Species	HU 415 540
43	Catfirth	Species	HU 436 545
44	Grunna Water	Species	HU 459 549
45	Catpund	Geology	HU 425 272
46	Maggie Kettle's Loch	Geology	HU 365 775
47	South Bight Rova Head	Geology	HU 472 449
48	Clibberswick Cross Geo	Geology	HP 652 122
49	Hill of Clibberswick	Species	HP 652 122



**Appendix 2: Candidate Local Nature Conservation Site
Statements**

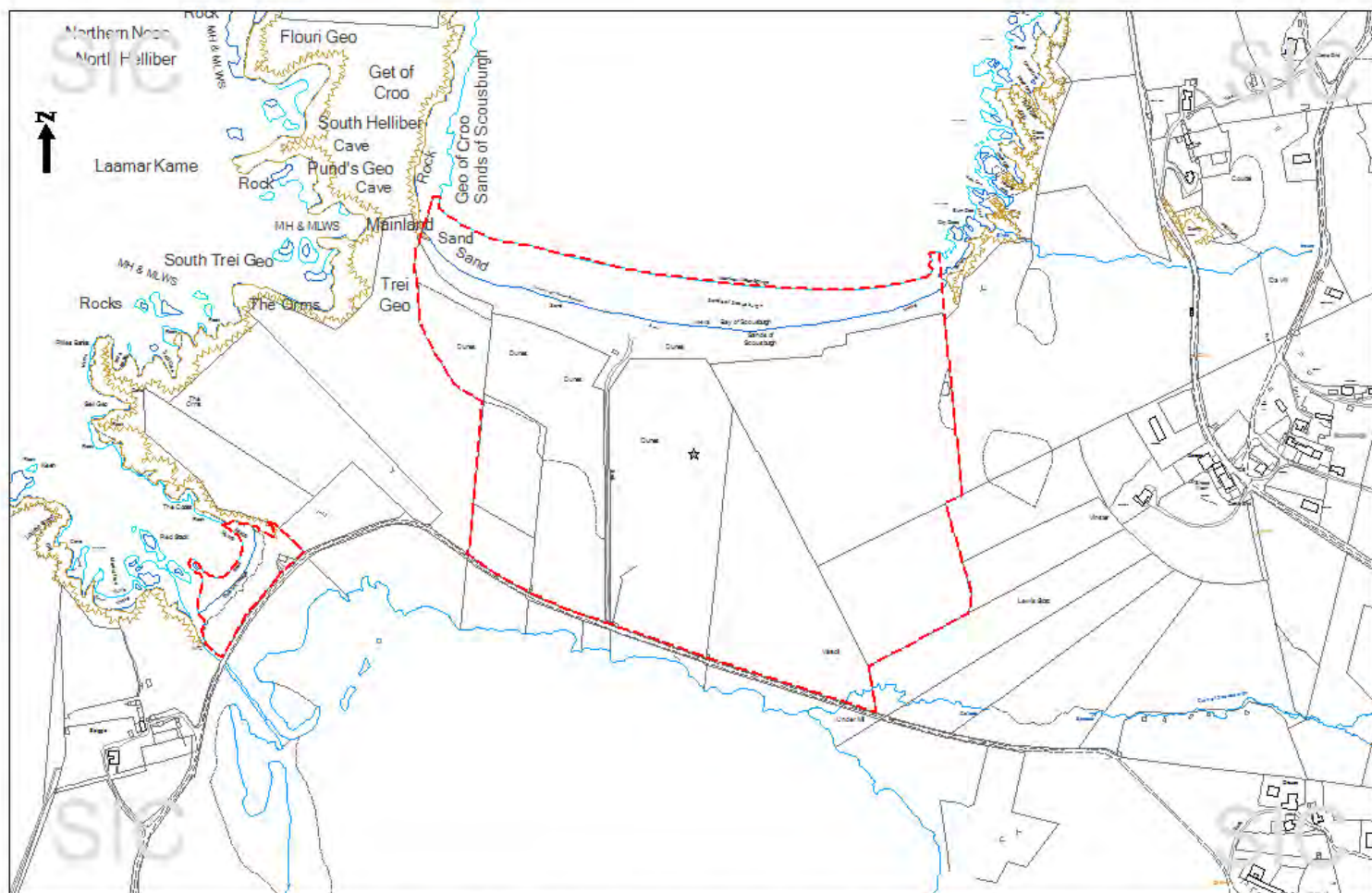
Scousburgh Beach	Site No: 1
Grid Reference: HU 371 179	Community Council Area: Dunrossness

Primary Interest
Habitat

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Comprised of two bay dunes with a small machair plain • Climbing dunes have developed on rocky headlands in the northwest and over hill slopes in the east • Unvegetated summer accretion banks in front of a narrow mobile foredune ridge occupying much of the more exposed centre and eastern part of the bay

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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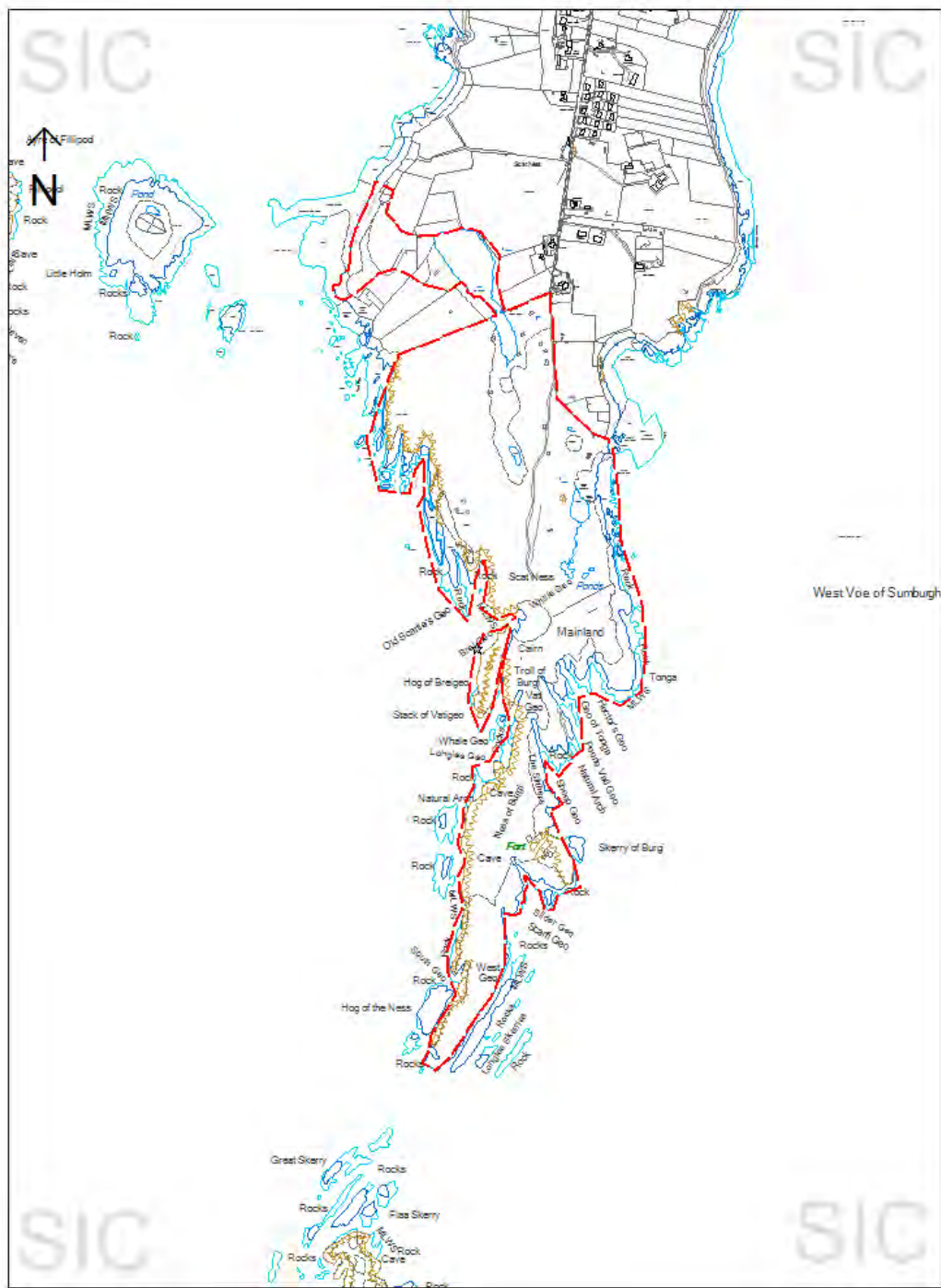
Scatness	Site No: 2
Grid Reference: HU 386 093	Community Council Area: Dunrossness

Primary Interest	Secondary Interest
Geology	Species

Primary Purpose of Designation
Education

Justification for Selection
<ul style="list-style-type: none"> • Accessible exposure of conglomerate rock • Significant breeding colony of Arctic Terns • Important for passage and wintering wildfowl and waders

Contact for further information	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN



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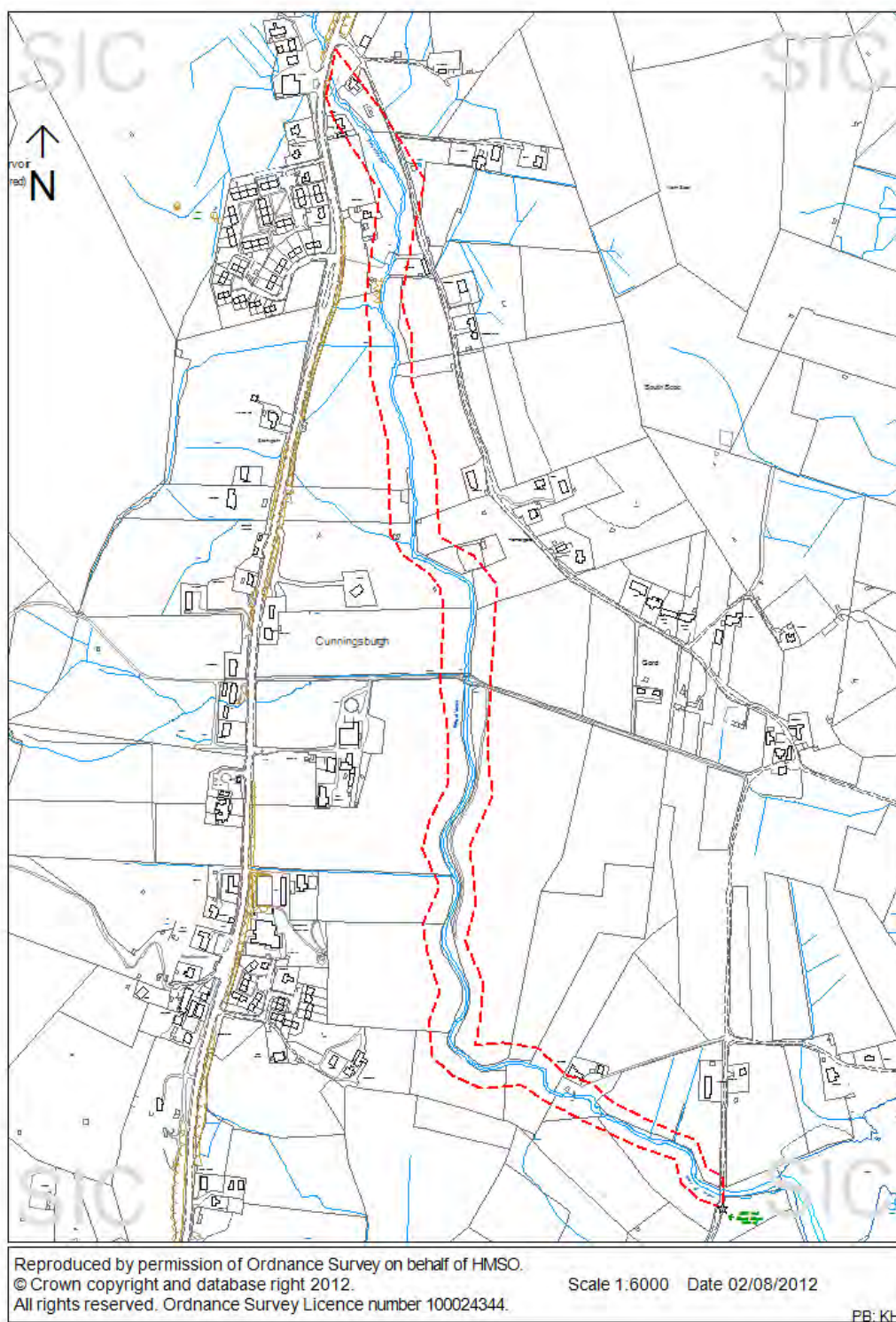
Burn of Laxdale	Site No: 3
Grid Reference: HU 417 312	Community Council Area: Gulberwick

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Presence of an endemic hawkweed (<i>Hieracium pugsleyi</i>) • This burn is a spawning area for sea trout

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



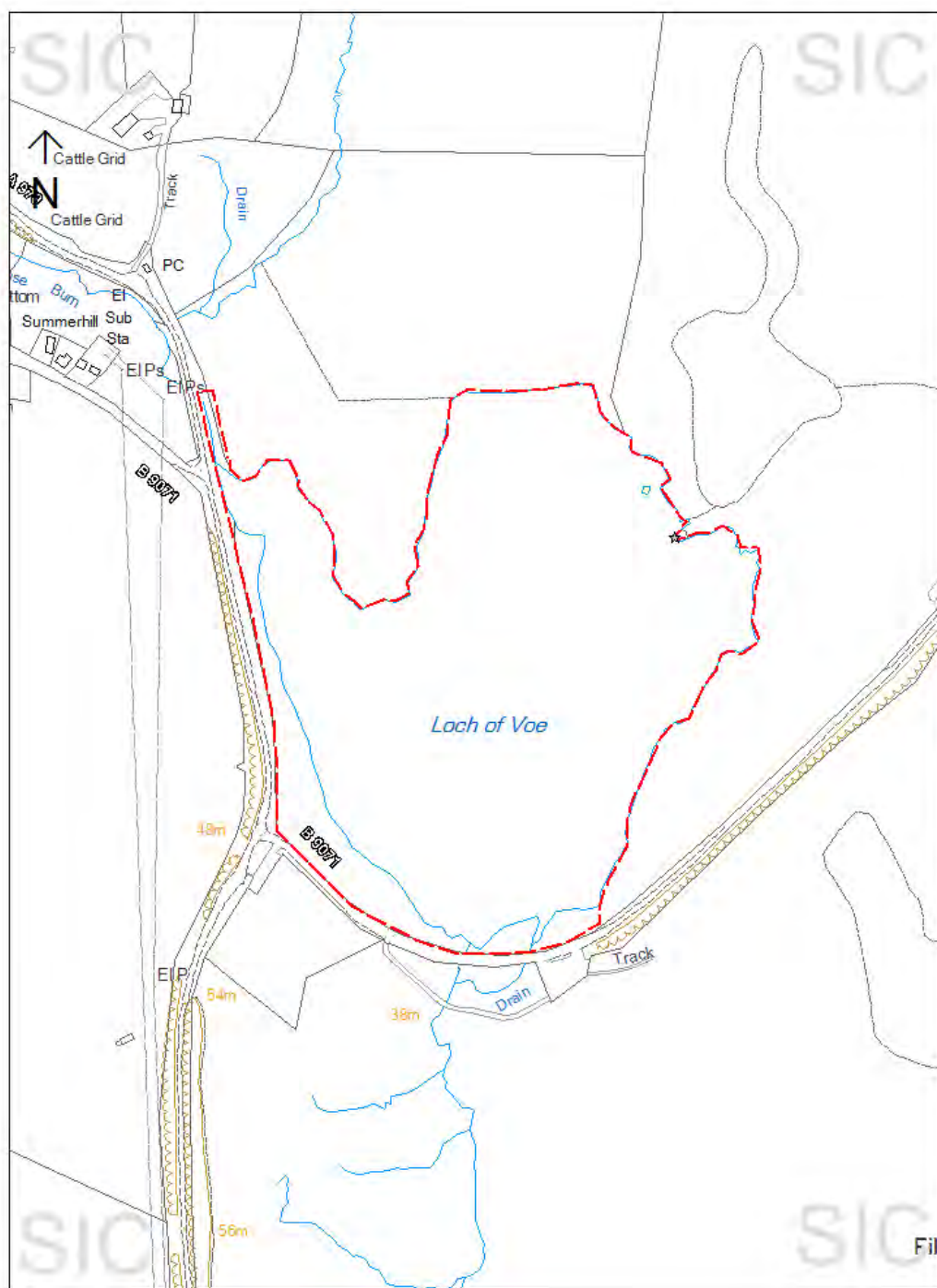
Loch of Voe	Site No: 4
Grid Reference: HU 417 627	Community Council Area: Delting

Primary Interest
Species

Primary Purpose of Designation	Secondary Purpose
Nature Conservation	Amenity

Justification for selection
<ul style="list-style-type: none"> • Oligotrophic loch (poor in plant nutrients) that supports <i>Potamogeton alpinus</i> (Red Pondweed), a locally rare species • A variety of pondweed species on-site

Contact for further information
<p>Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY</p>



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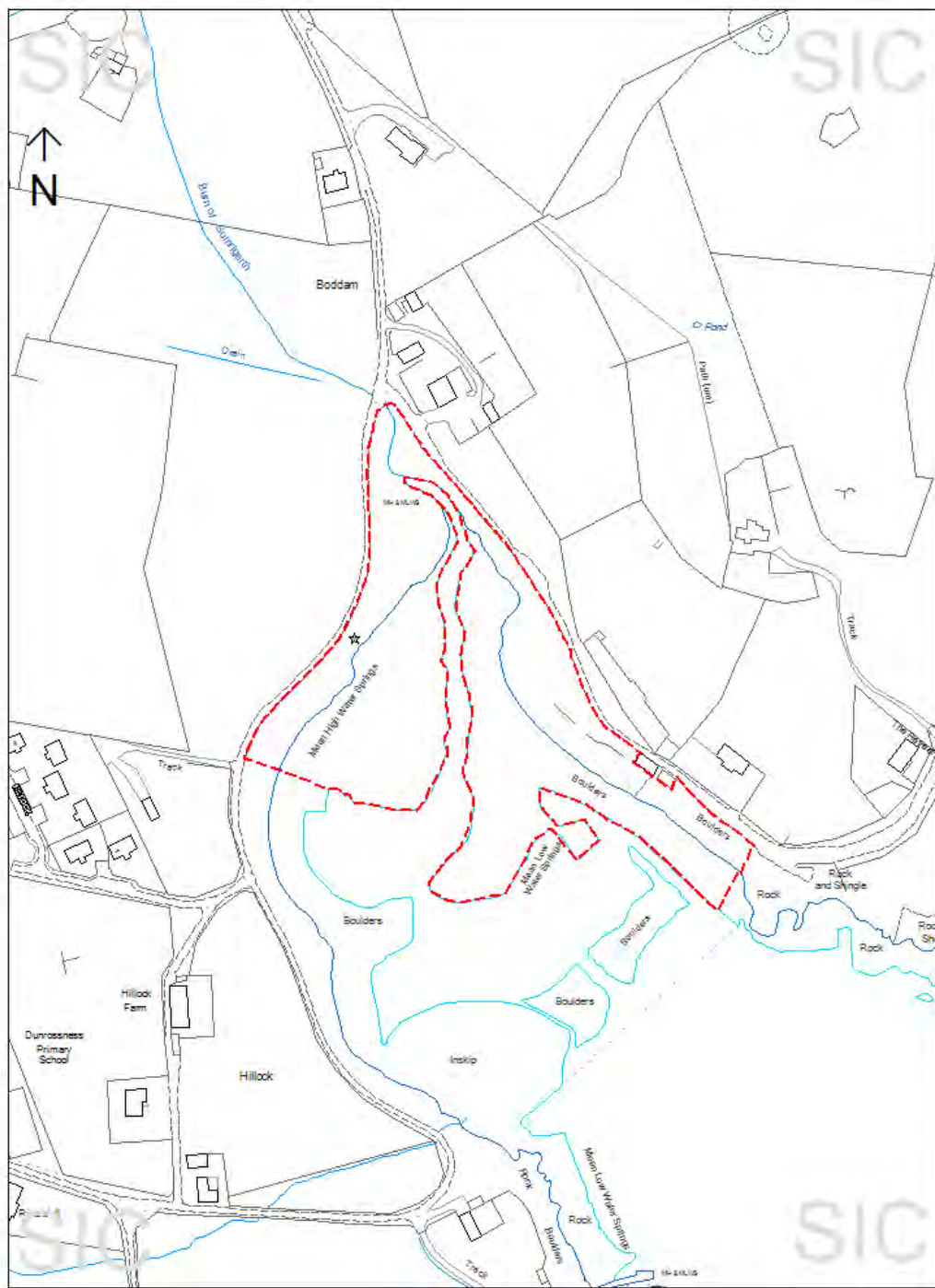
Boddam Voe	Site No: 5
Grid Reference: HU 398 154	Community Council Area: Dunrossness

Primary Interest
Species

Primary Purpose for Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> • Presence of two locally rare plant species: <i>Geranium robertianum</i> (Herb Robert) and <i>Atriplex littoralis</i> (Grass-leaved Orache)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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Burn of Ukinsetter	Site No: 6
Grid Reference: HU 439 313	Community Council Area: Dunrossness

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> • Limestone ravine with herb-rich flora; a large number of plant species • Only site where the endemic hawkweed, <i>Hieracium difficile</i>, is found

Contact for further information:	
Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Scottish Natural Heritage Lerwick Shetland ZE1 0LL

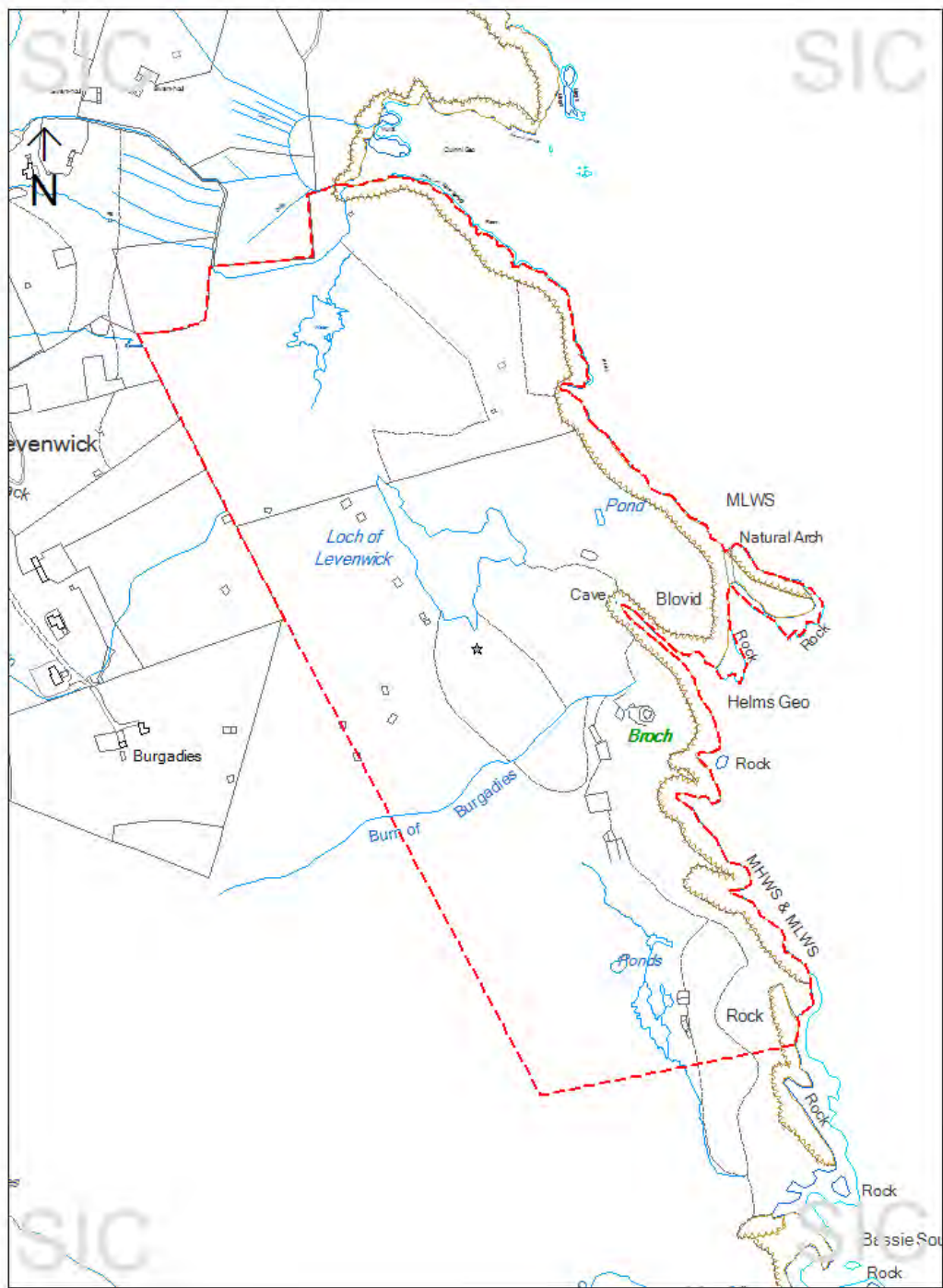
Levenwick Marshes	Site No: 7
Grid Reference: HU 413 200	Community Council Area: Dunrossness

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Breeding Schedule 1 bird species • Presence of other breeding waders including Lapwing, Snipe, Curlew and Redshank

Contact for further information	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



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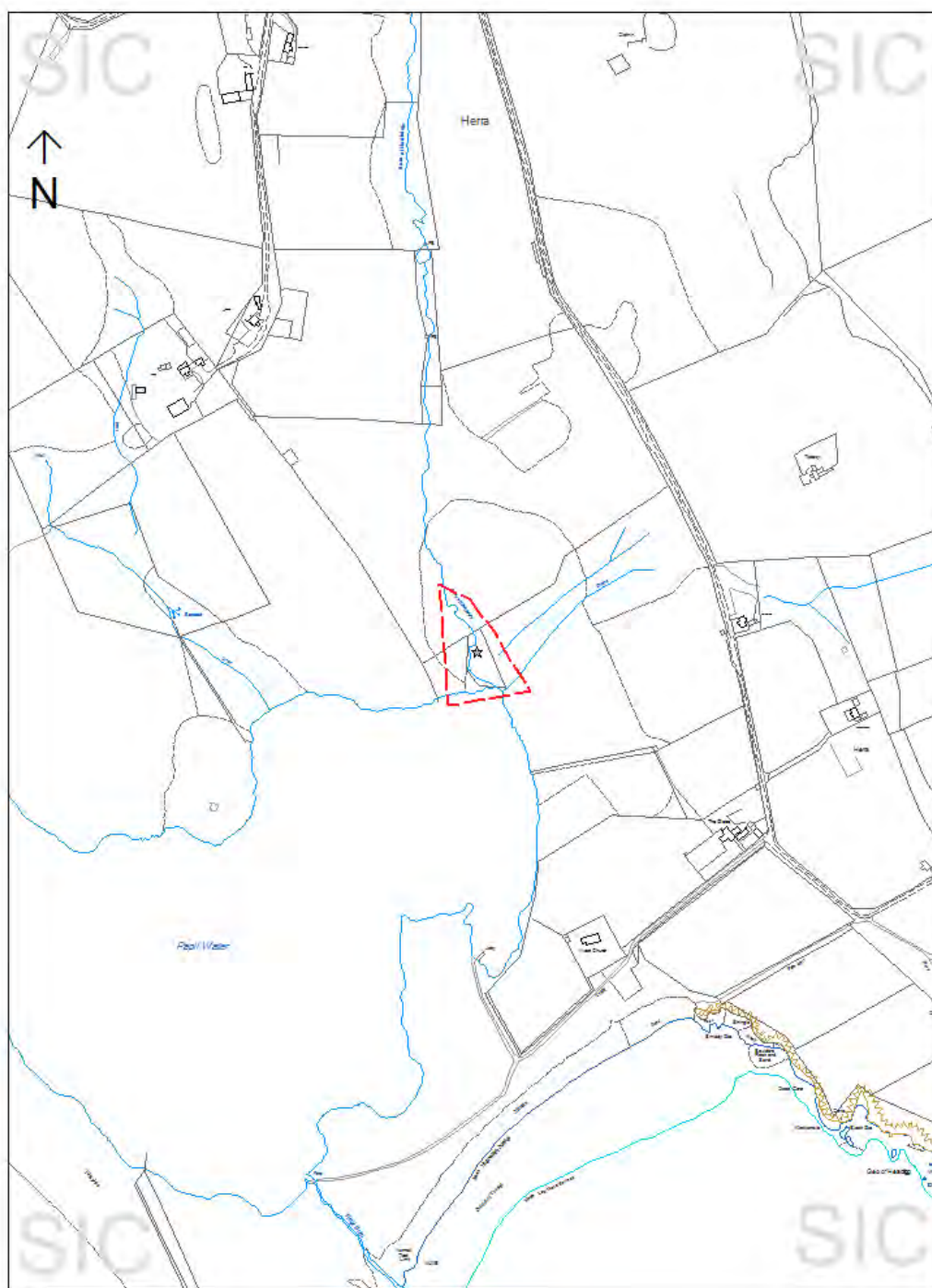
Burn of Northdale	Site No: 8
Grid Reference: HU 606 908	Community Council Area: Fetlar

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> This is the only site in Shetland for <i>Carex aquatilis</i> (Water Sedge)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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Long Ayre and The Wadill	Site No: 9
Grid Reference: HU 300 786	Community Council Area: Northmavine

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> • Locally rare and nationally scarce plant species • Only site in Shetland for <i>Bolboschoenus maritimus</i> (Sea Club-rush) • Largest colony of <i>Mertensia maritima</i> (Oysterplant) in Shetland

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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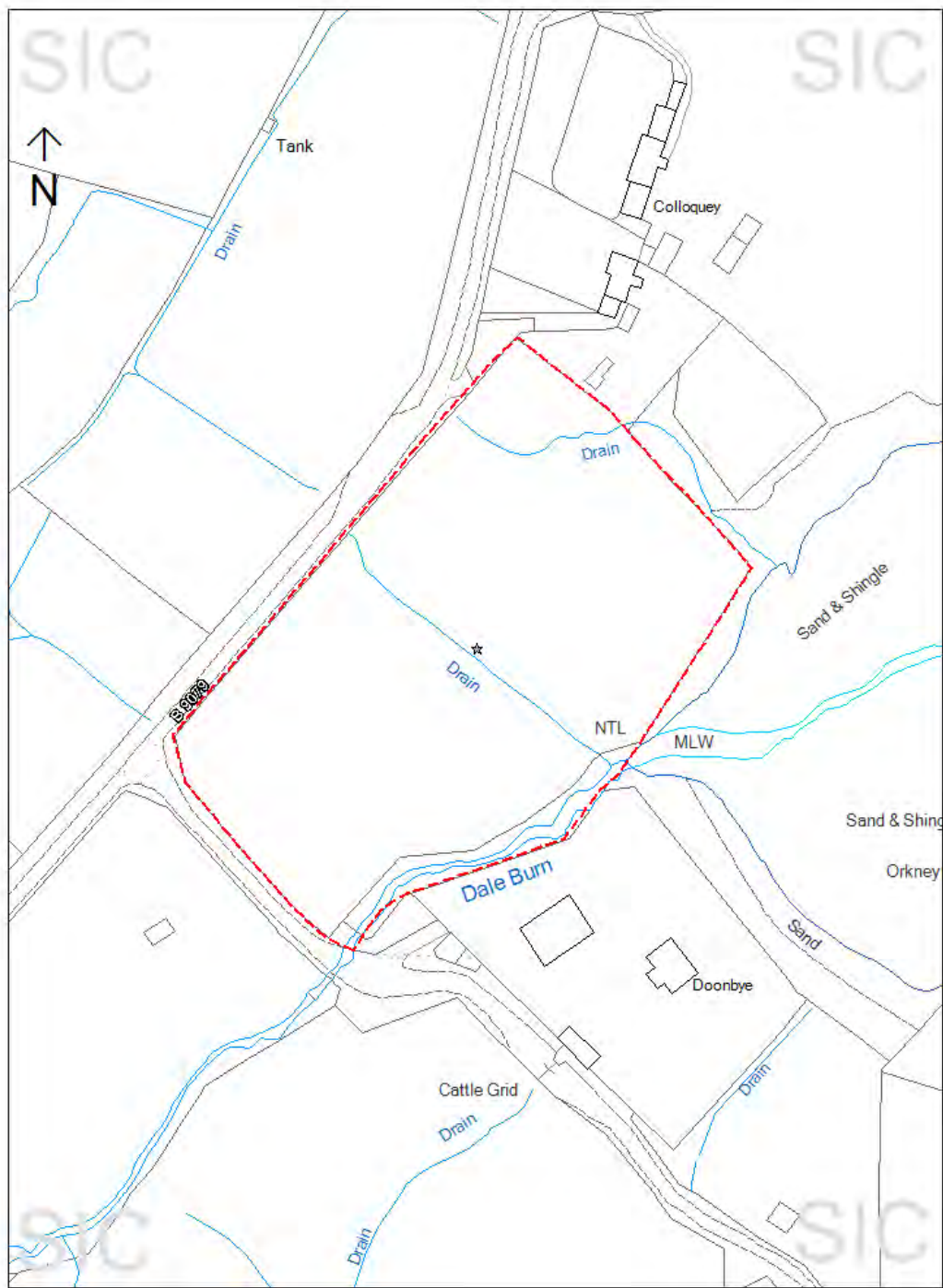
Ollaberry Meadow	Site No: 10
Grid Reference: HU 361 801	Community Council Area: Northmavine

Primary Interest
Habitat

Primary Purpose of Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> • An unimproved, herb-rich, neutral meadow, few of which exist in Shetland • One of two sites in Shetland where <i>Briza media</i> (Quaking Grass) is found

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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Semblister	Site No: 11
Grid Reference: HU 346 499	Community Council Area: Sandsting

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> The sea-cliffs provide habitat for an endemic hawkweed, <i>Hieracium amaurostictum</i>, which is found nowhere else in Shetland

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>

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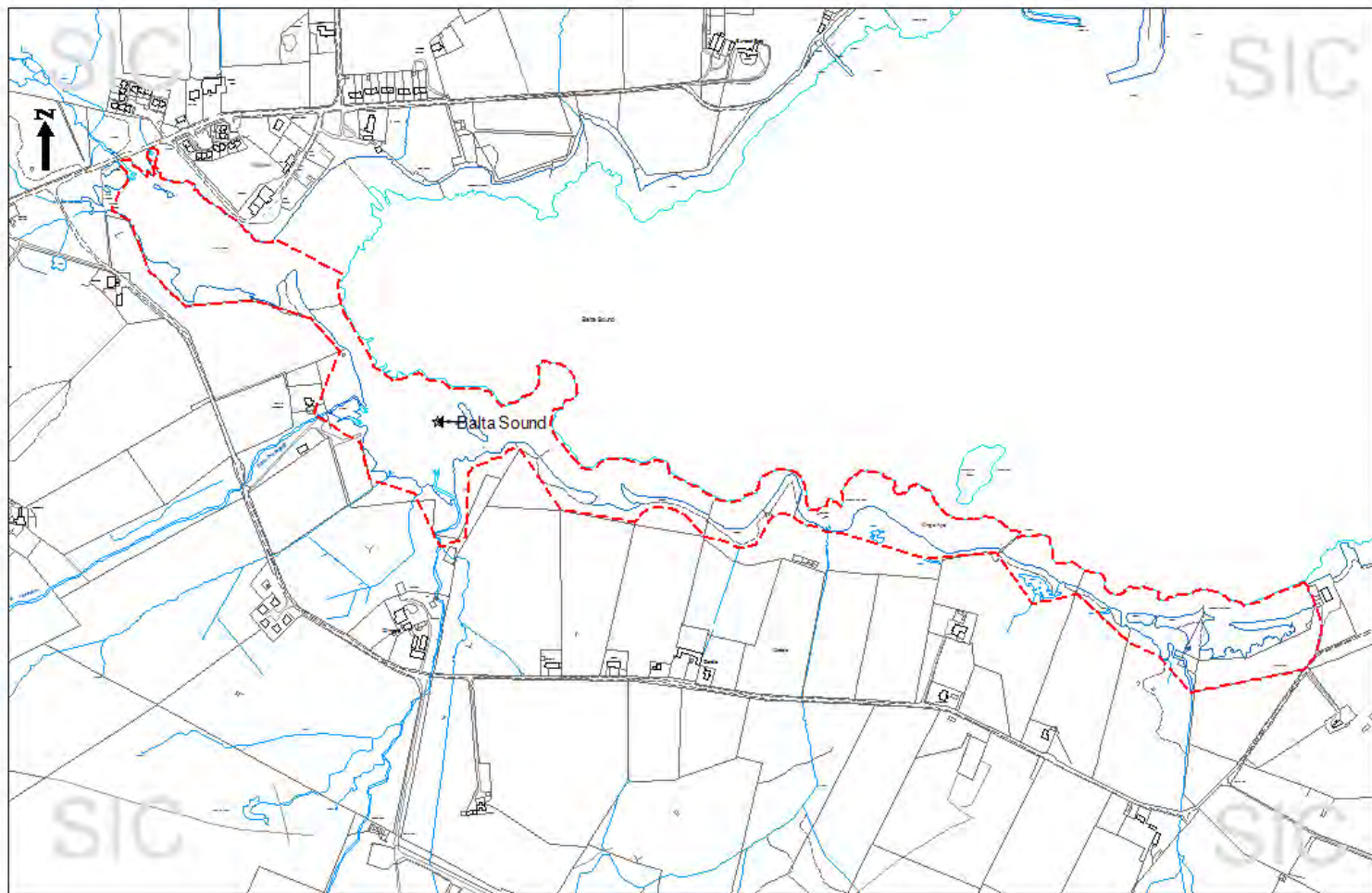
Balta Sound	Site No: 12
Grid Reference: HP 630 083	Community Council Area: Unst

Primary Interest
Species

Primary Purpose of Designation	Secondary Purpose
<i>Nature Conservation</i>	Education

Justification for selection
<ul style="list-style-type: none"> • Only site for two locally rare salt marsh plants, <i>Salicornia europea</i> (Glasswort) and <i>Suaeda maritima</i> (Annual Sea-blite) • Intertidal area with a range of marine vegetation

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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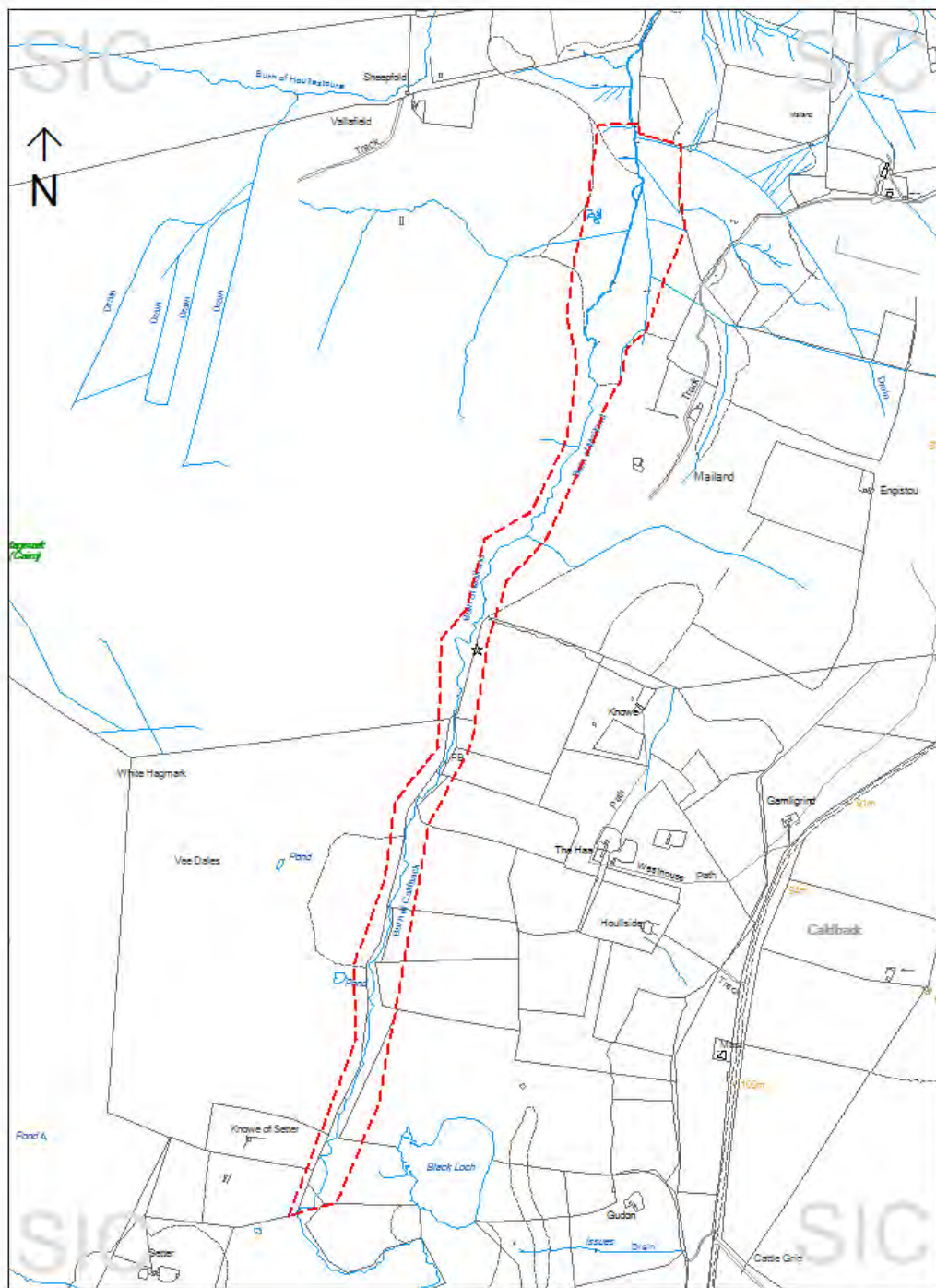
Burn of Mailand	Site No: 13
Grid Reference: HP 600 076	Community Council Area: Unst

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> • Rare plants • <i>Carex diandra</i> (Lesser Tussock Sedge) and <i>Sparganium natans</i> (Small Bur-reed) are found nowhere else in Shetland • Rich bryophyte flora

Contact for further information
<p>Shetland Biological Records Centre Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 ONY</p>



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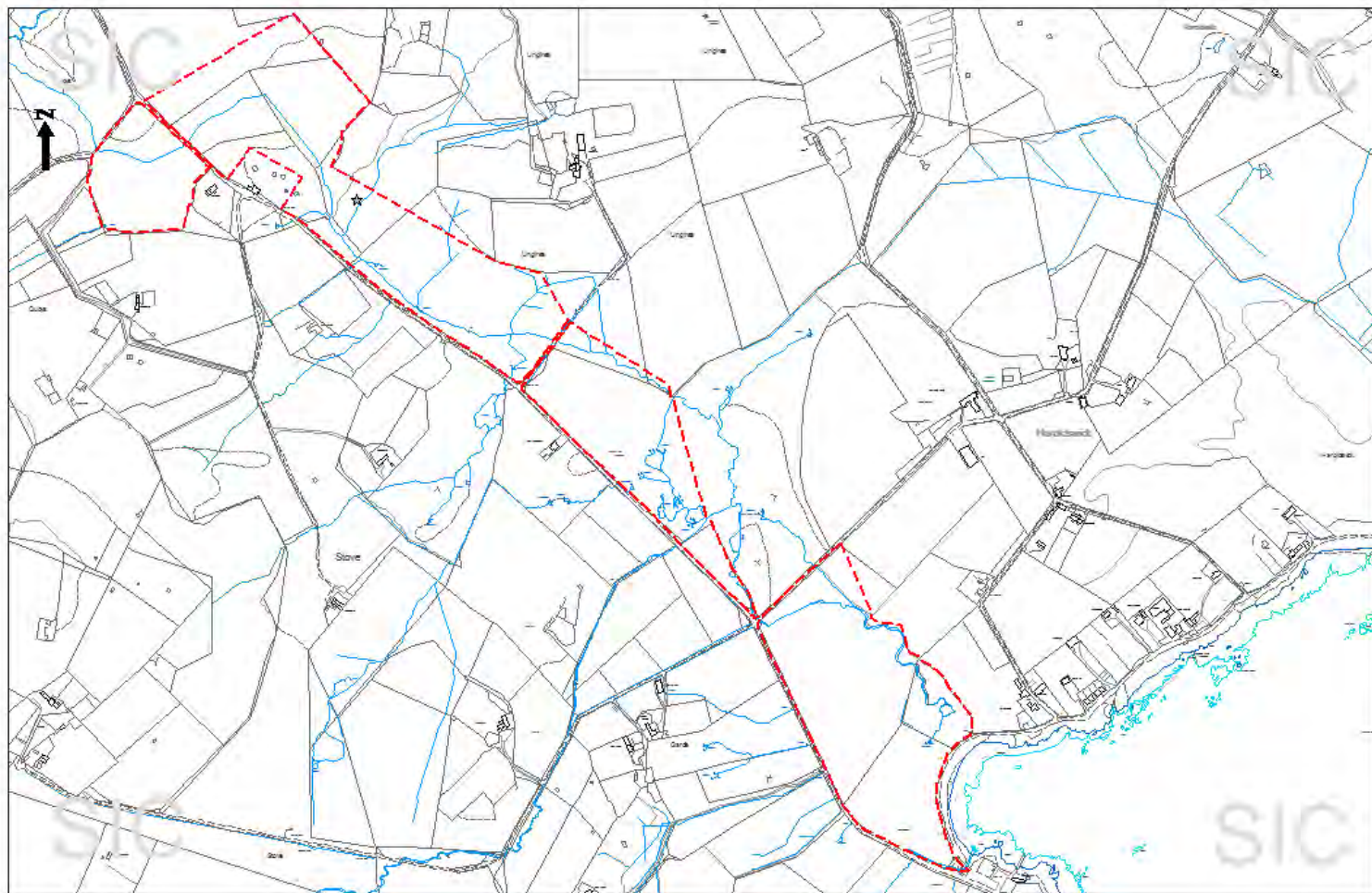
Haroldswick Mires	Site No: 14
Grid Reference: HP 63 12	Community Council Area: Unst

Primary Interest	Secondary Interest
Species	Habitat

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Schedule 1 bird species • The pool at Haroldswick is attractive to migrant birds • The base-rich mire vegetation is unusual in Shetland

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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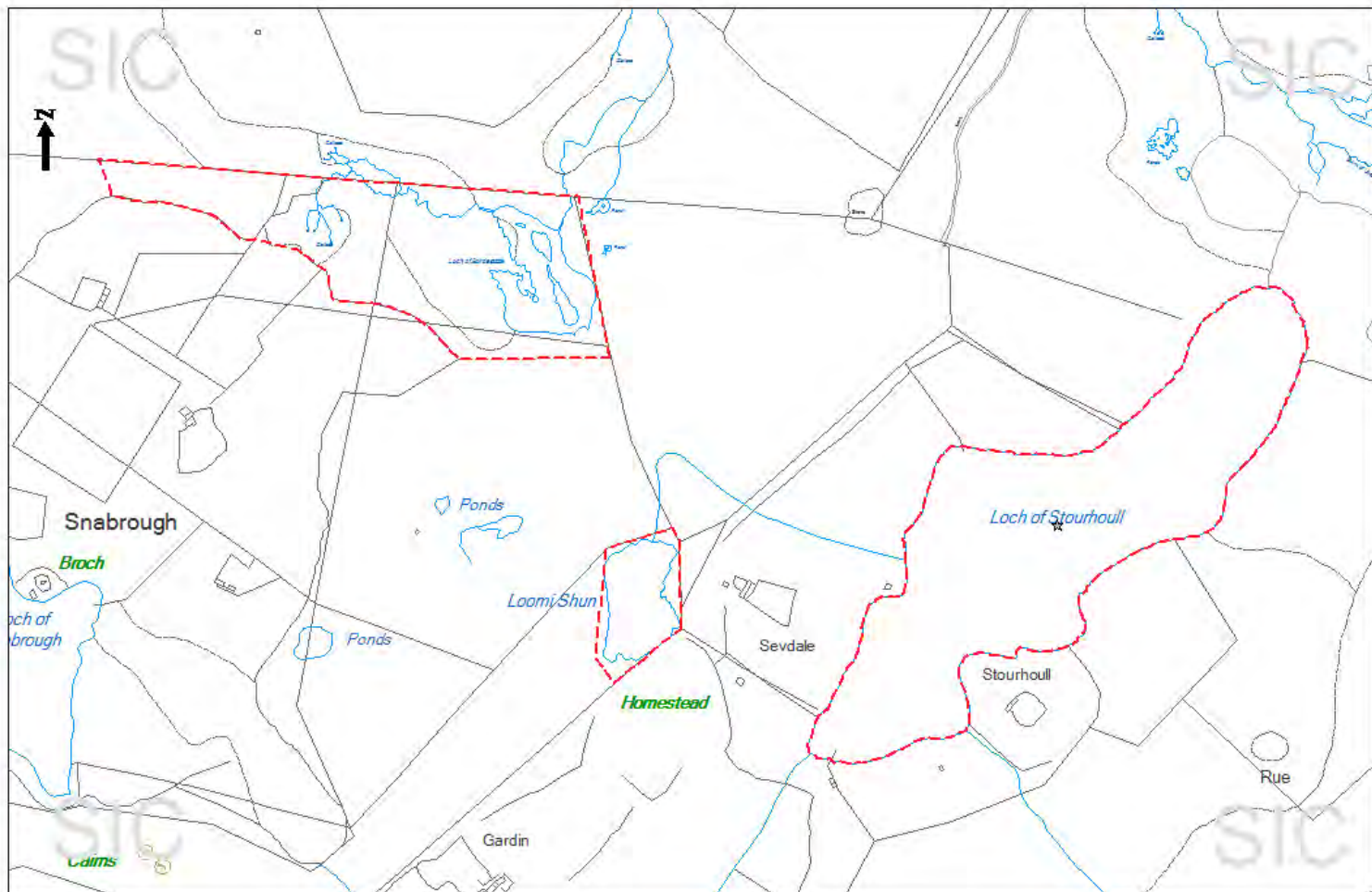
Loch of Bordastubble & Stourhoull	Site No: 15
Grid Reference: HP 57 02	Community Council Area: Unst

Primary Interest	Secondary Interest
Species	Habitat

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • These water bodies are on the Unst serpentine; they are nutrient rich and support a variety of aquatic species • Breeding Schedule 1 bird species

Contact for further information	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



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Skeo Taing	Site No: 16
Grid Reference: HU 645 083	Community Council Area: Unst

Primary Interest

Habitat

Primary Purpose of Designation

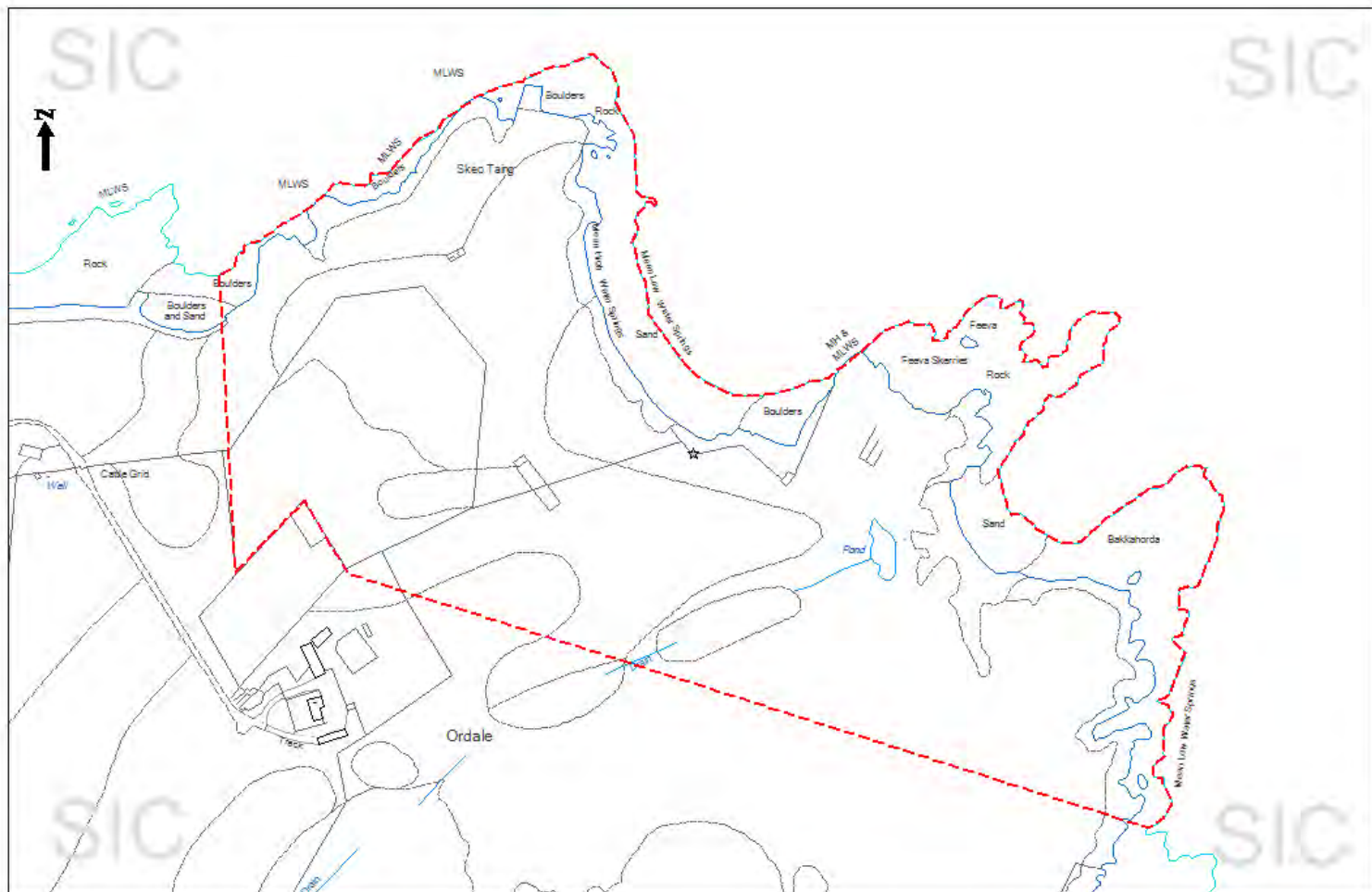
Nature Conservation

Justification for Selection

- The herb-rich turf with base-rich shell sand provides habitat for a diverse range of plants
- The nationally rare *Gentianella amarella septentrionalis* (Autumn Gentian) is found on site
- This is the only site in Shetland where *Campanula rotundifolia* (Harebell) may still occur

Contact for further information

Shetland Biological Records Centre
Shetland Amenity Trust
Lerwick
Shetland ZE1 0NY



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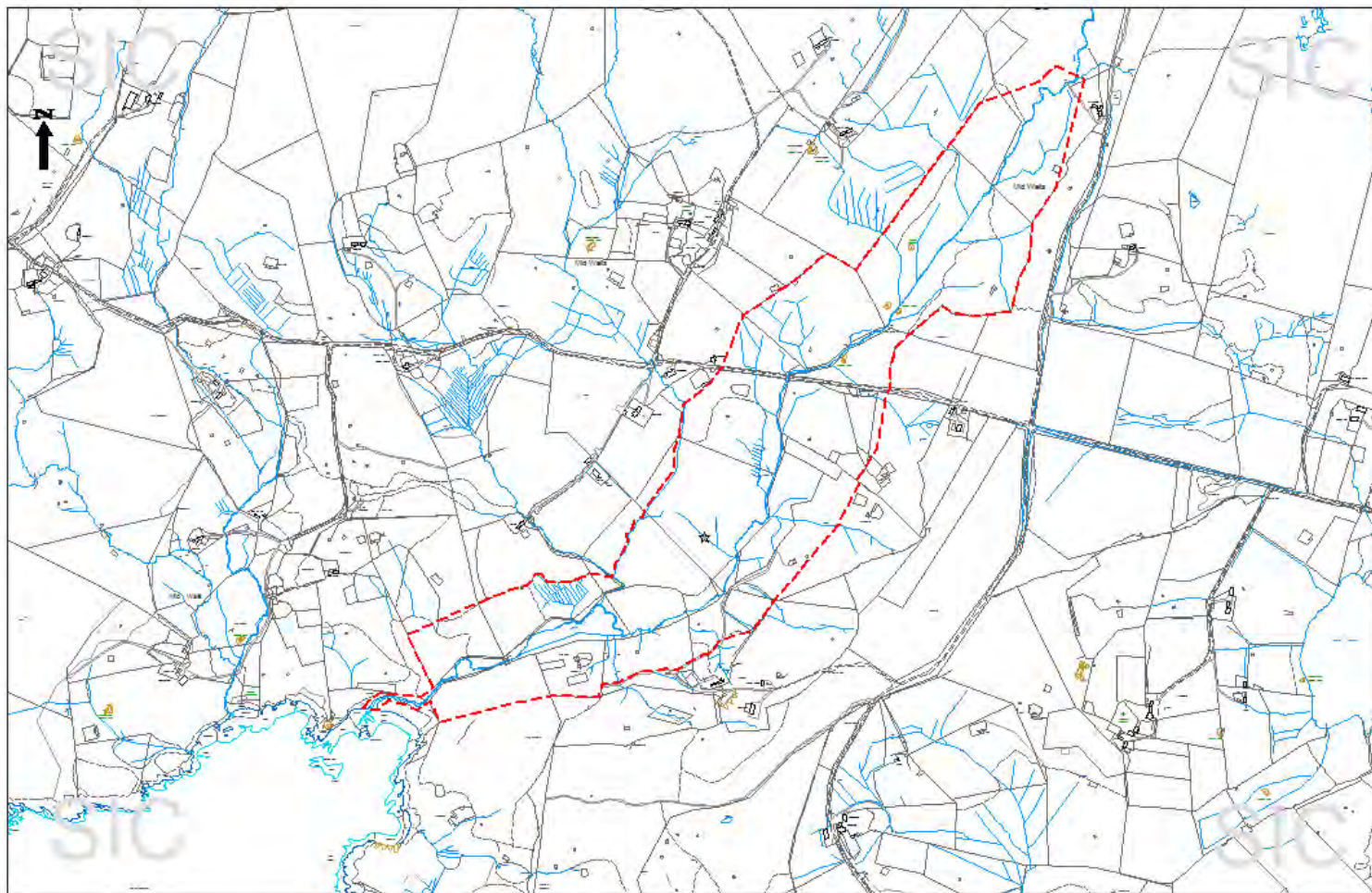
Burn of Setter	Site No: 17
Grid Reference: HU 20 49	Community Council Area: Sandness & Walls

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> Nationally rare species, protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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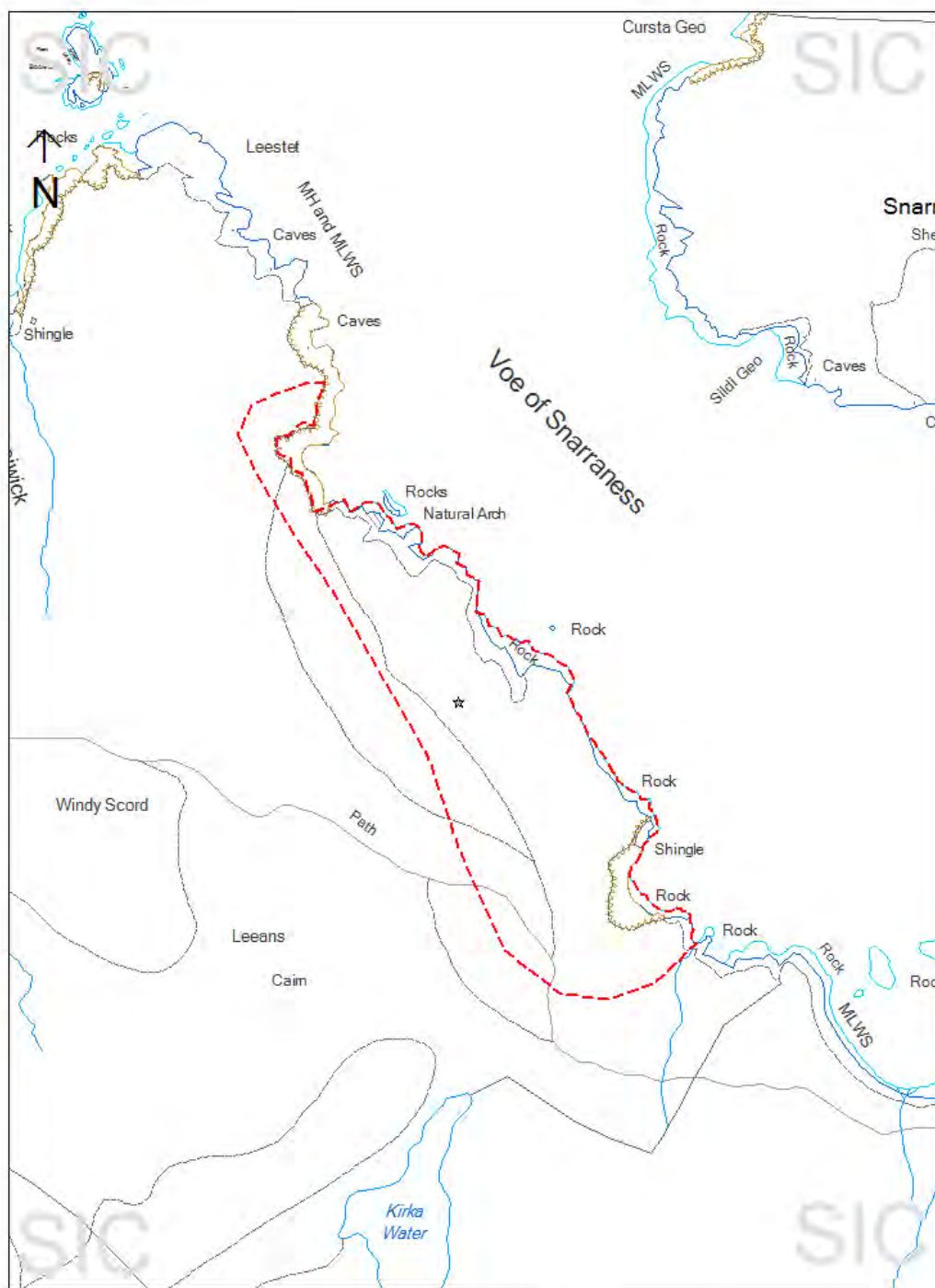
Voe of Snarraness	Site No: 18
Grid Reference: HU 234 561	Community Council Area: Sandness & Walls

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> Several species of hawkweed occur on-site including 3 endemic species: <ul style="list-style-type: none"> <i>Hieracium Scottii</i>; <i>Hieracium northroense</i>; and <i>Hieracium zetlandicum</i> <i>H. northroense</i> and <i>H. zetlandicum</i> are protected under Schedule 8 of the Wildlife & Countryside Act 1981 (as amended)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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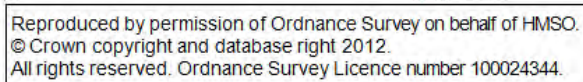
West Burrafirth	Site No: 19
Grid Reference: HU 258 573	Community Council Area: Sandness & Walls

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Presence of endemic species <i>Pilosella flagellaris</i> ssp. <i>bicapitata</i> (Shetland Mouse-ear Hawkweed), which is only found at two other sites • Other endemic hawkweeds are found in the area, e.g. <i>H. spenceanum</i> • Presence of <i>Draba incana</i> (Hoary Whitlow Grass)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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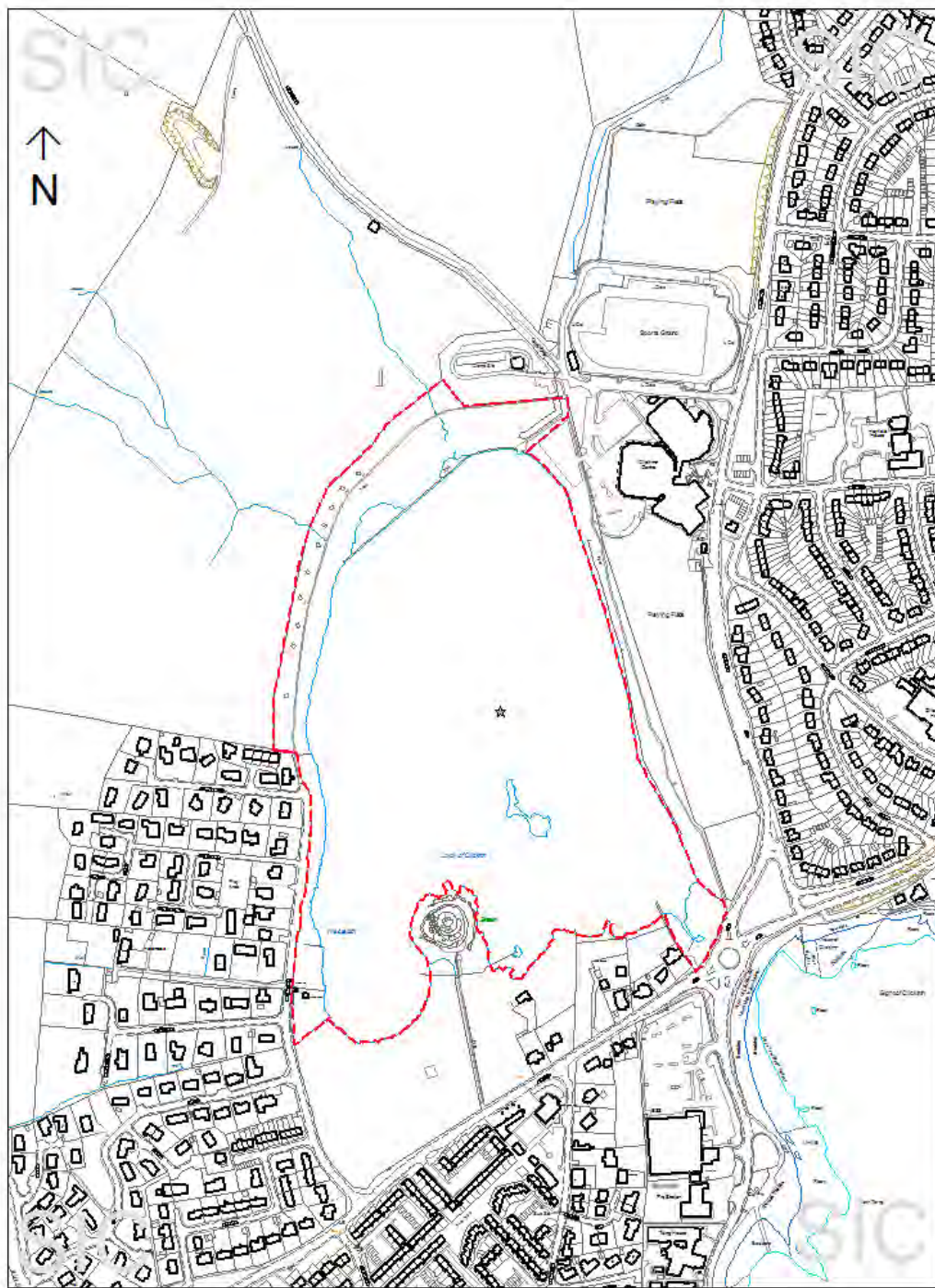
Clickimin Loch	Site No: 20
Grid Reference: HU 464 410	Community Council Area: Lerwick

Primary Interest	Secondary Interest
Habitat	Species

Primary Purpose of Designation	Secondary Purpose
Education	Amenity

Justification for selection
<ul style="list-style-type: none"> • Diversity of aquatic plants • Migrant and wintering wildfowl • Amenity woodland planting • Accessibility and biodiversity interest

Contact for further information:	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



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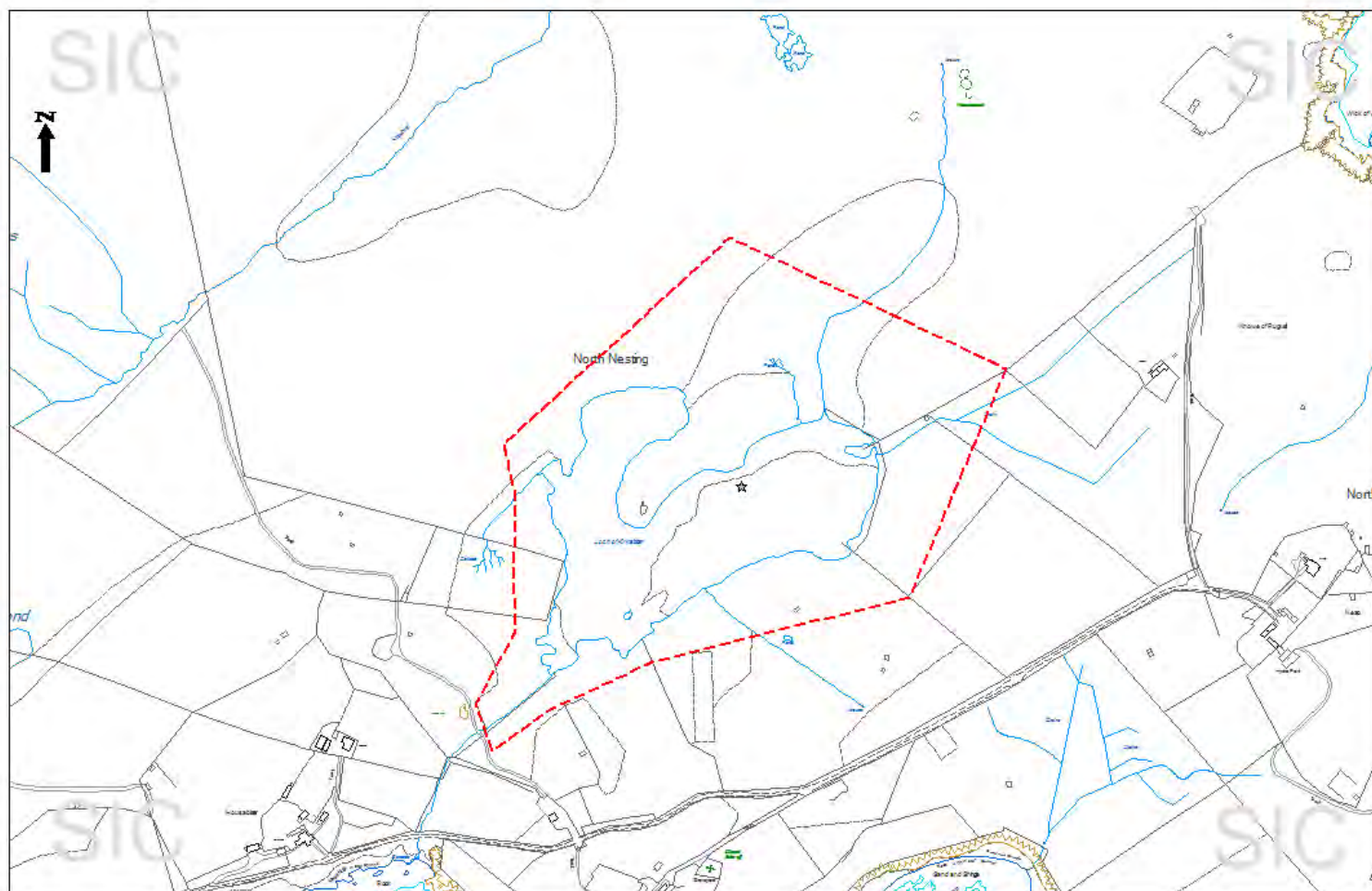
Loch of Kirkabister	Site No: 21
Grid Reference: HU 495 583	Community Council Area: Nesting & Lunnasting

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Schedule 1 bird species

Contact for further information
<p>Royal Society for the Protection of Birds</p> <p>Sumburgh</p> <p>Shetland</p> <p>ZE3 9JN</p>



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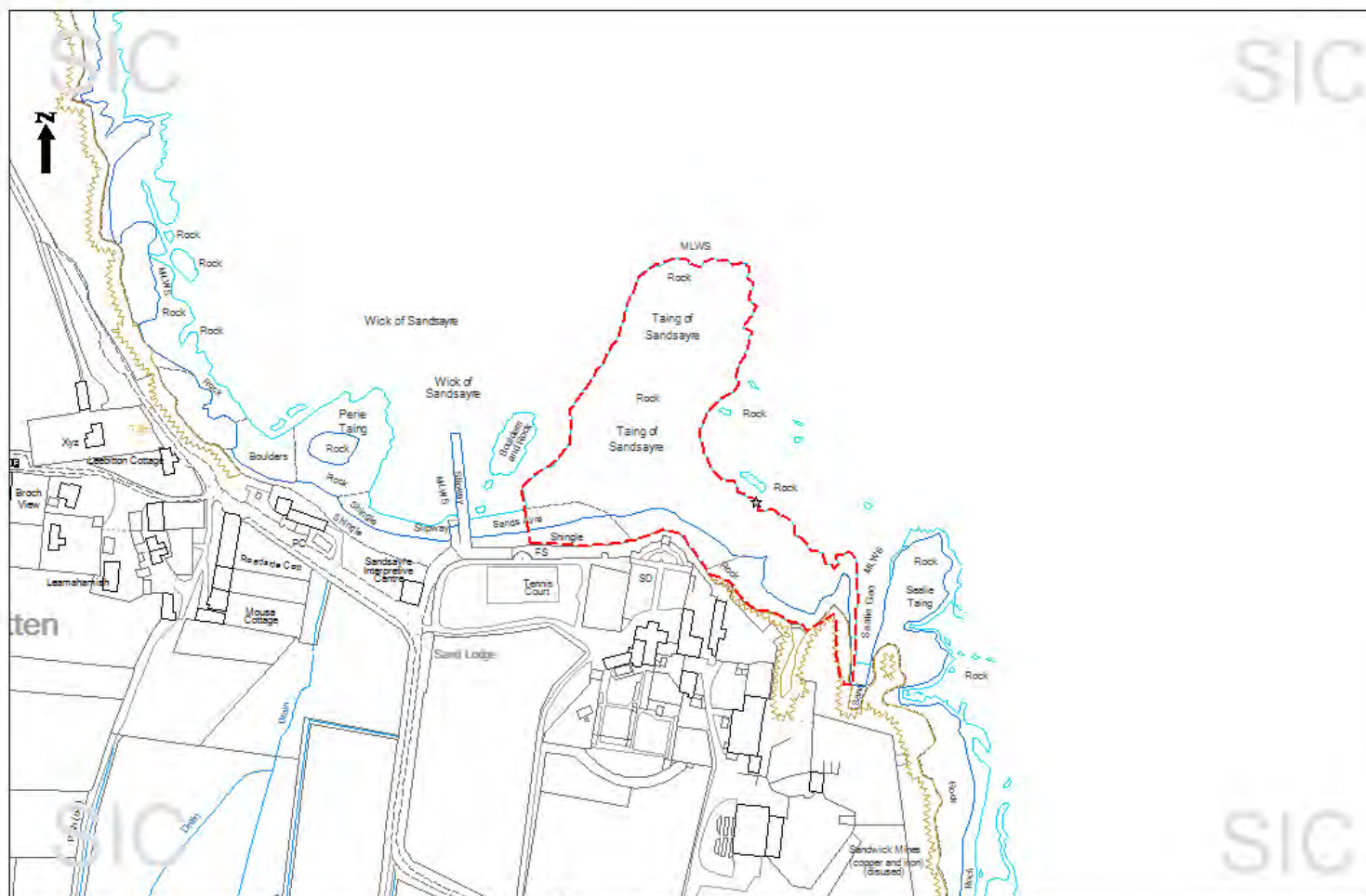
Leebitten Intertidal	Site No: 22
Grid Reference: HU 436 250	Community Council Area: Sandwick

Primary Interest
Habitat

Primary Purpose of Designation
Education

Justification for selection
<ul style="list-style-type: none"> The site is the most extensive area of intertidal rock habitat in Shetland

Contact for further information
<p>Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY</p>



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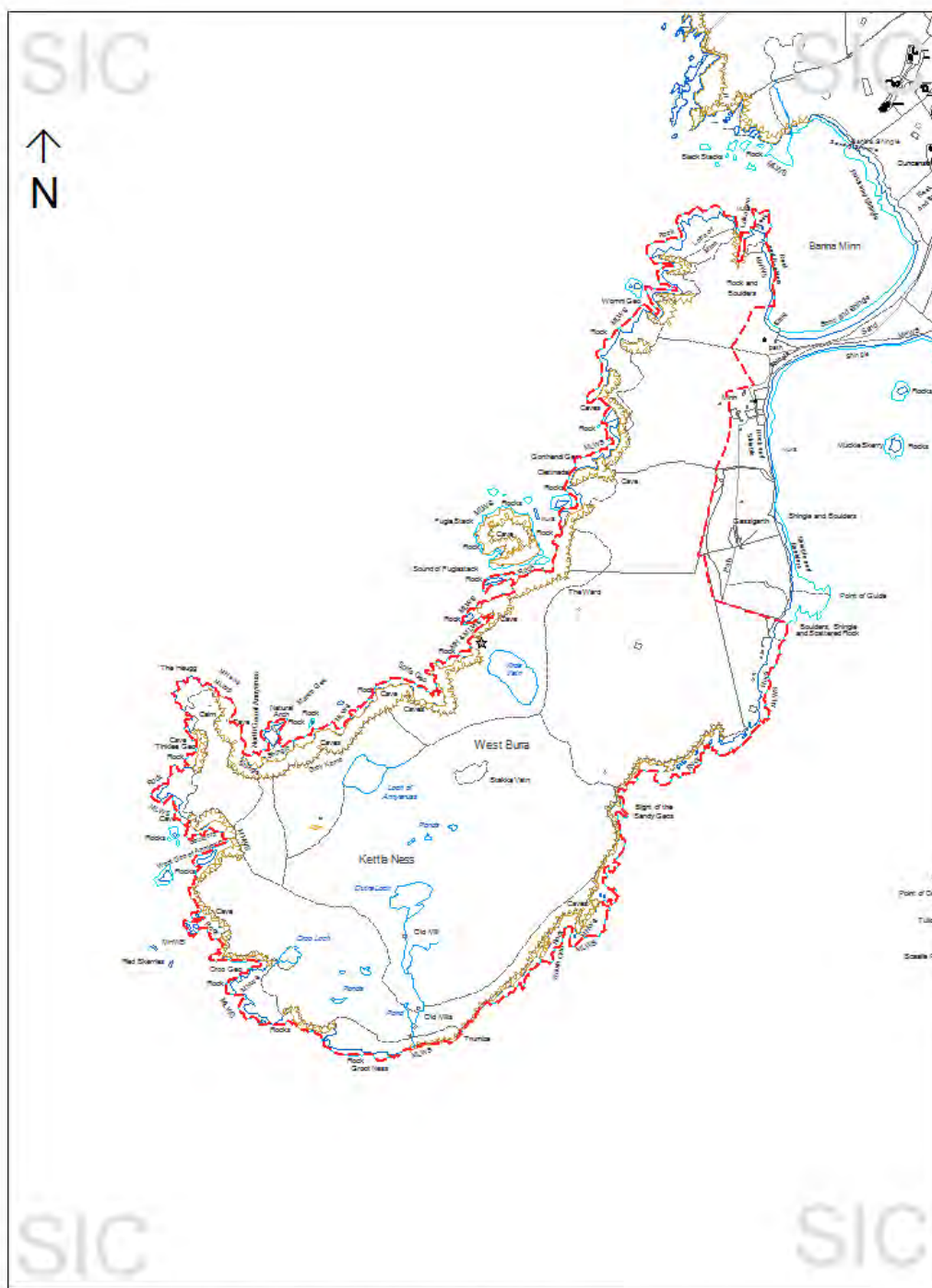
Kettla Ness	Site No: 23
Grid Reference: HU 353 291	Community Council Area: Burra & Trondra

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Breeding seabirds • Schedule 1 species

Contact for further information
<p>Royal Society for the Protection of Birds</p> <p>Sumburgh</p> <p>Shetland</p> <p>ZE3 9JN</p>



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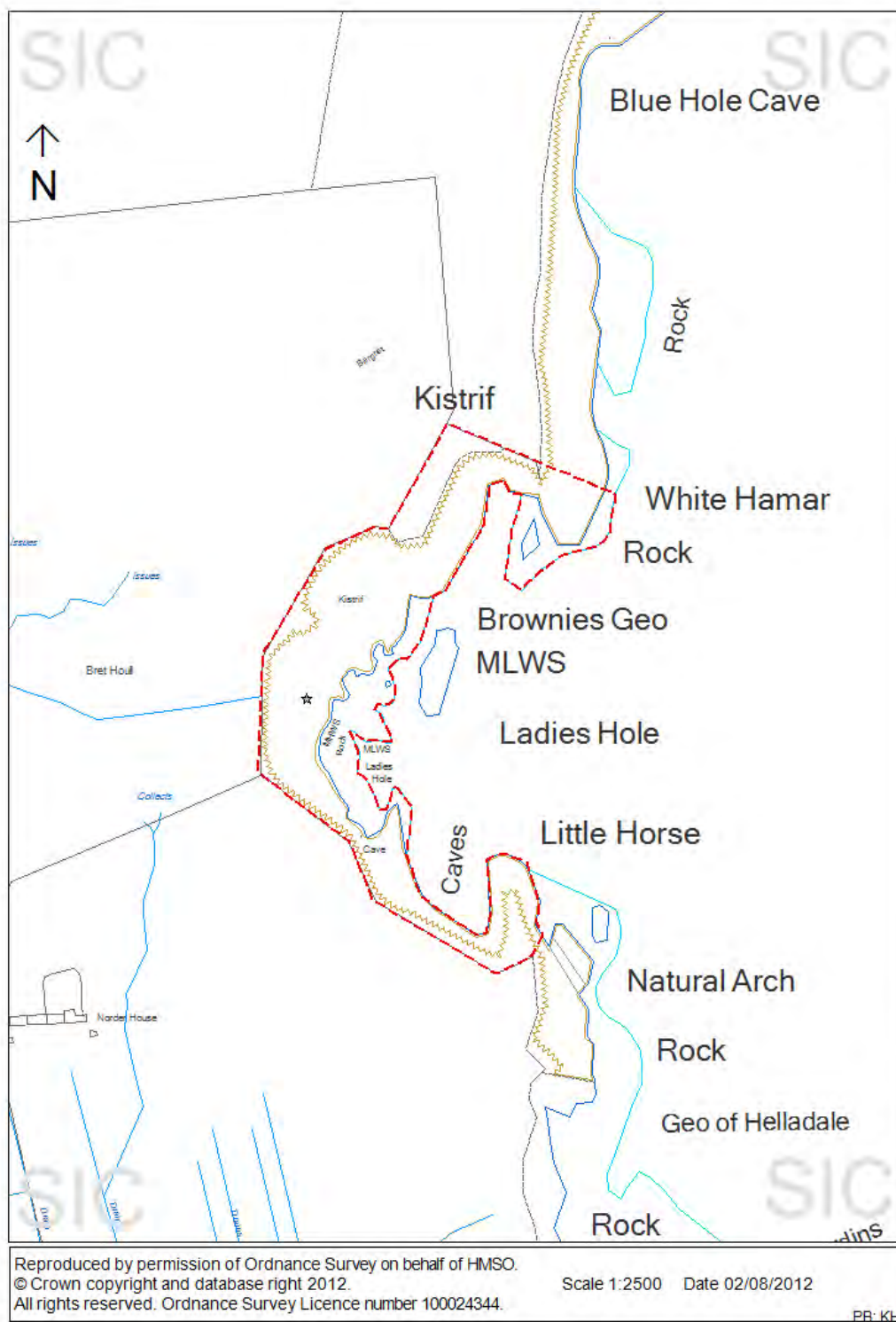
Ladies Hole	Site No: 24
Grid Reference: HU 529 801	Community Council Area: Yell

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> Breeding seabirds including Guillemots, Razor Bills and Puffins

Contact for further information	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



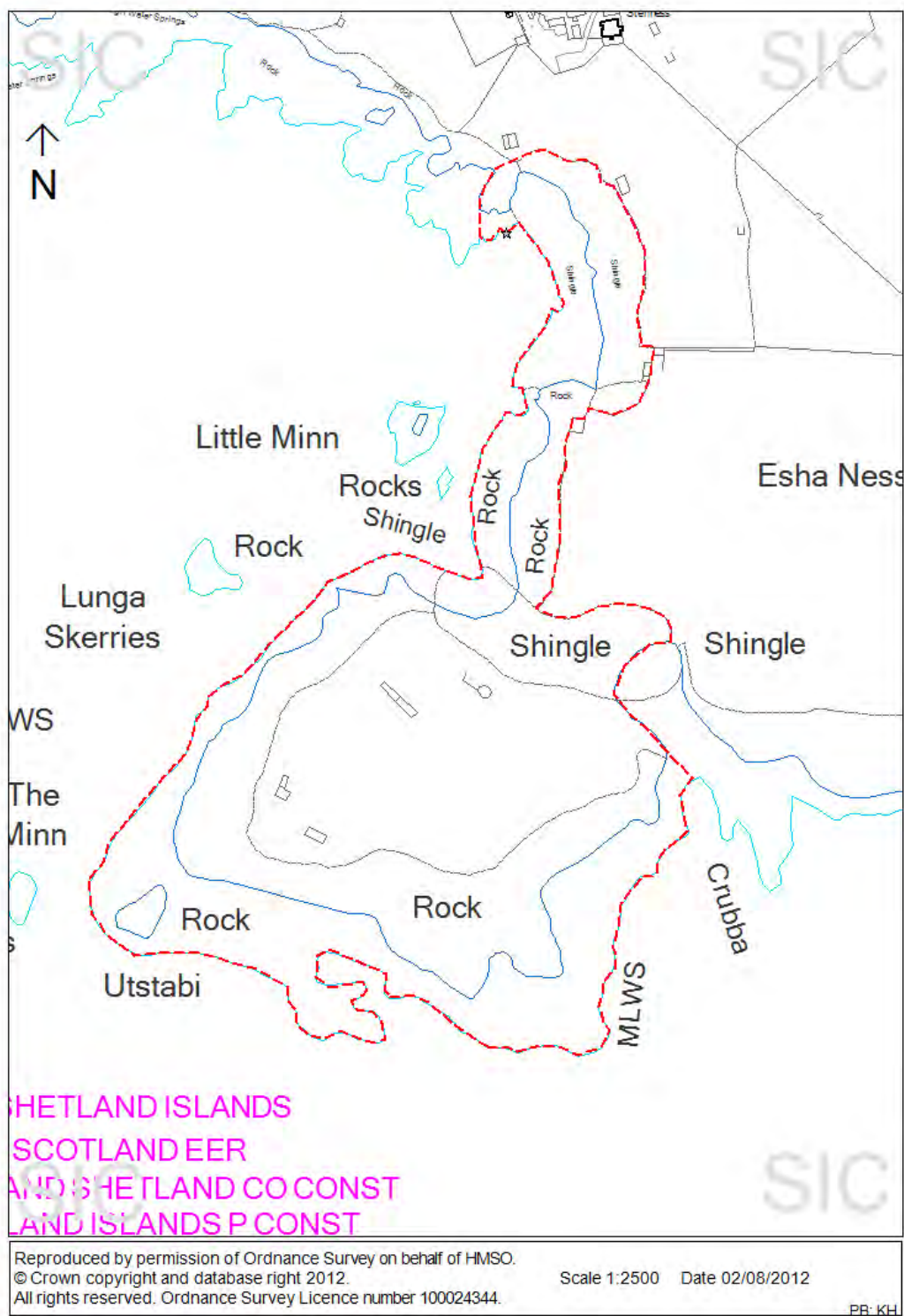
Stenness	Site No: 25
Grid Reference: HU 214 771	Community Council Area: Northmavine

Primary Interest	Secondary Interest
Geology	Species

Primary Purpose of Designation	Secondary Purpose
Education	Nature Conservation

Justification for selection
<ul style="list-style-type: none"> • Volcanic geology • Agates can be found on the beach • Rare plants; the site is one of the best sites in Shetland for <i>Mertensia maritima</i> (Oysterplant)

Contact for further information	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



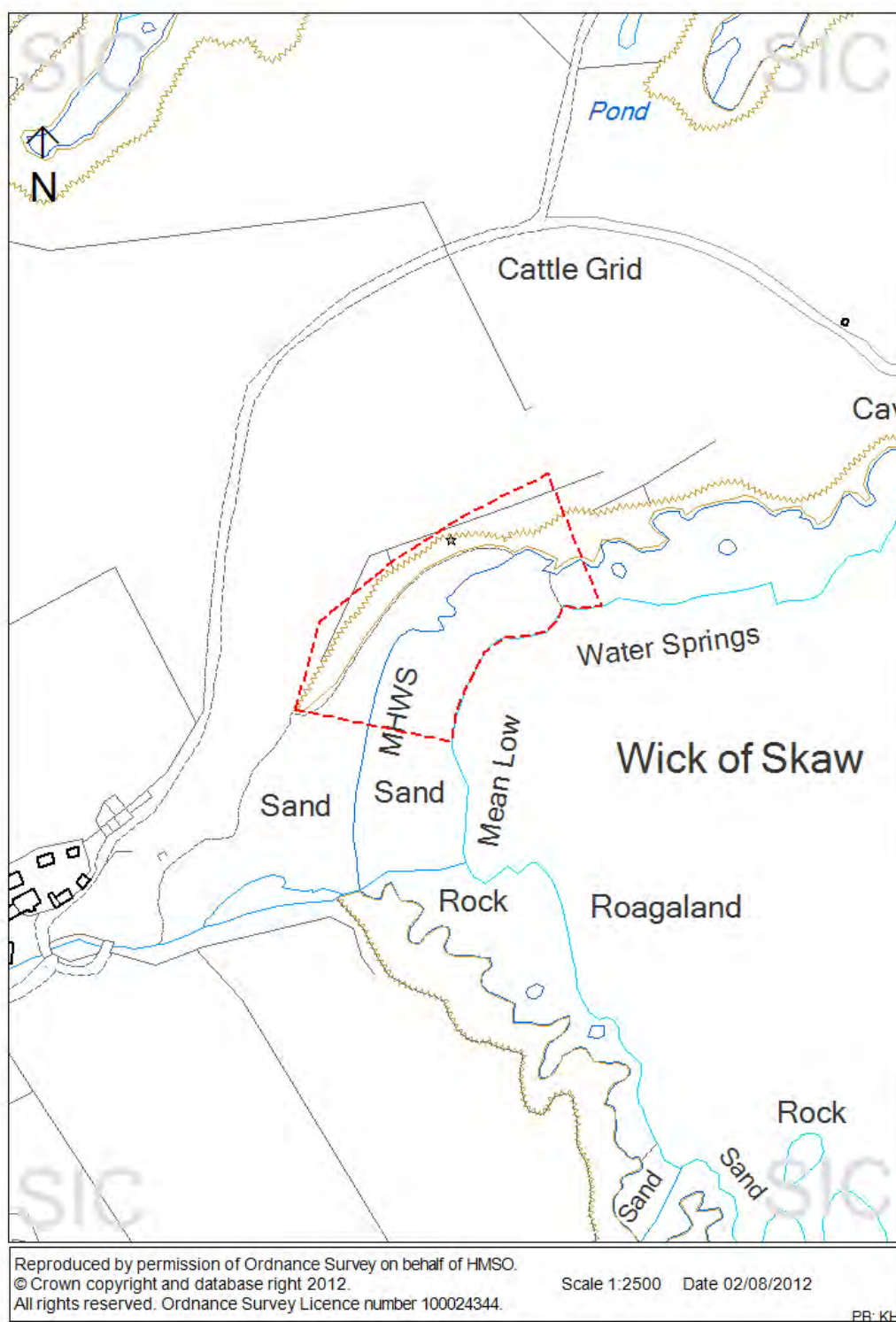
Wick of Skaw	Site No: 26
Grid Reference: HP 661 165	Community Council Area: Unst

Primary Interest
Geology

Primary Purpose of Designation
Education

Justification for selection
<ul style="list-style-type: none"> • Easily identifiable exposure of a granite intrusion contact zone

Contact for further information
<p>Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY</p>



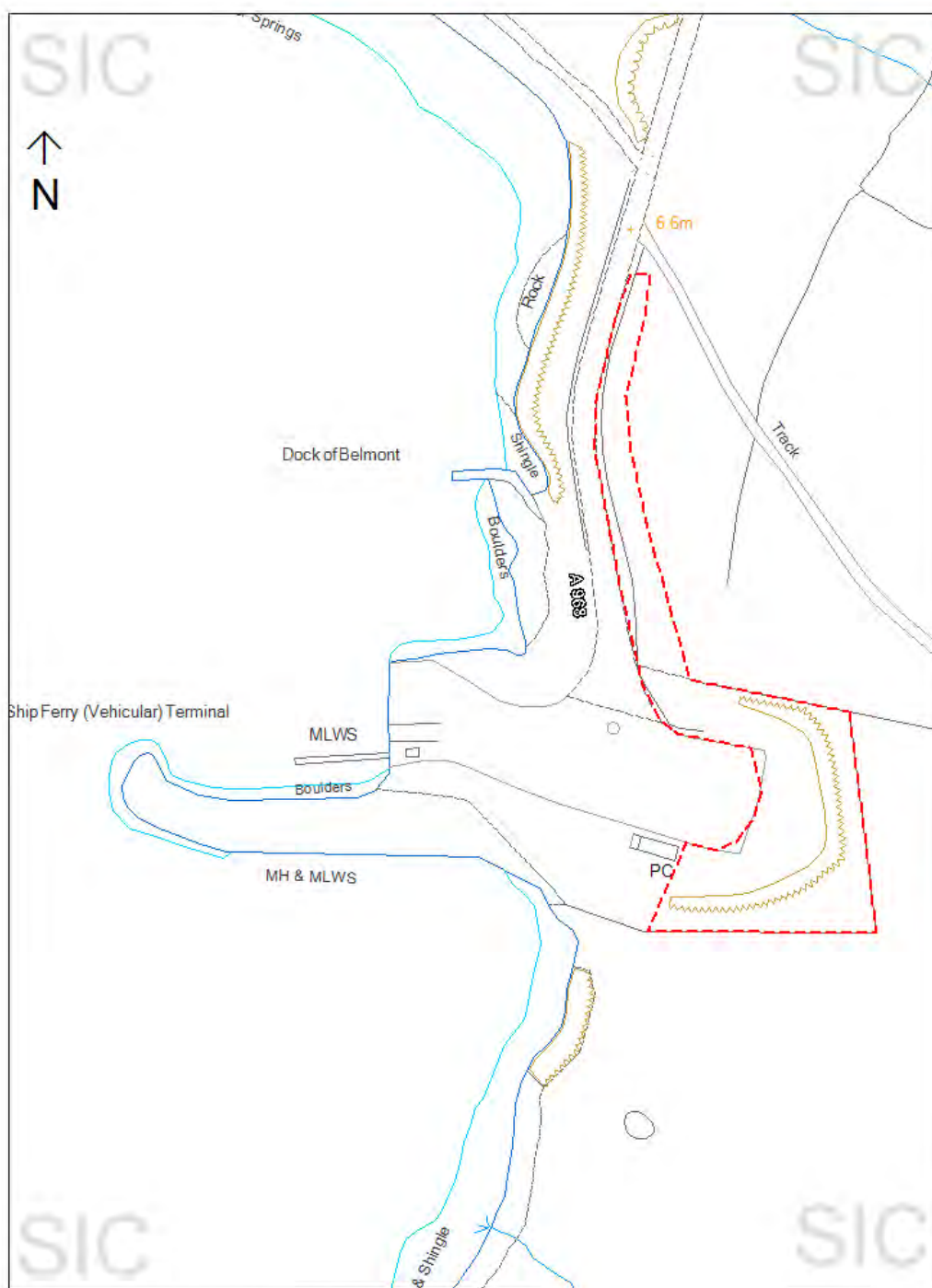
Belmont Quarry	Site No: 27
Grid Reference: HP 565 005	Community Council Area: Unst

Primary Interest
Geology

Primary Purpose of Designation
Education

Justification for selection
<ul style="list-style-type: none"> On site there is rock exposures across a major shear zone/ ophiolite thrust

Contact for further information
<p>Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY</p>



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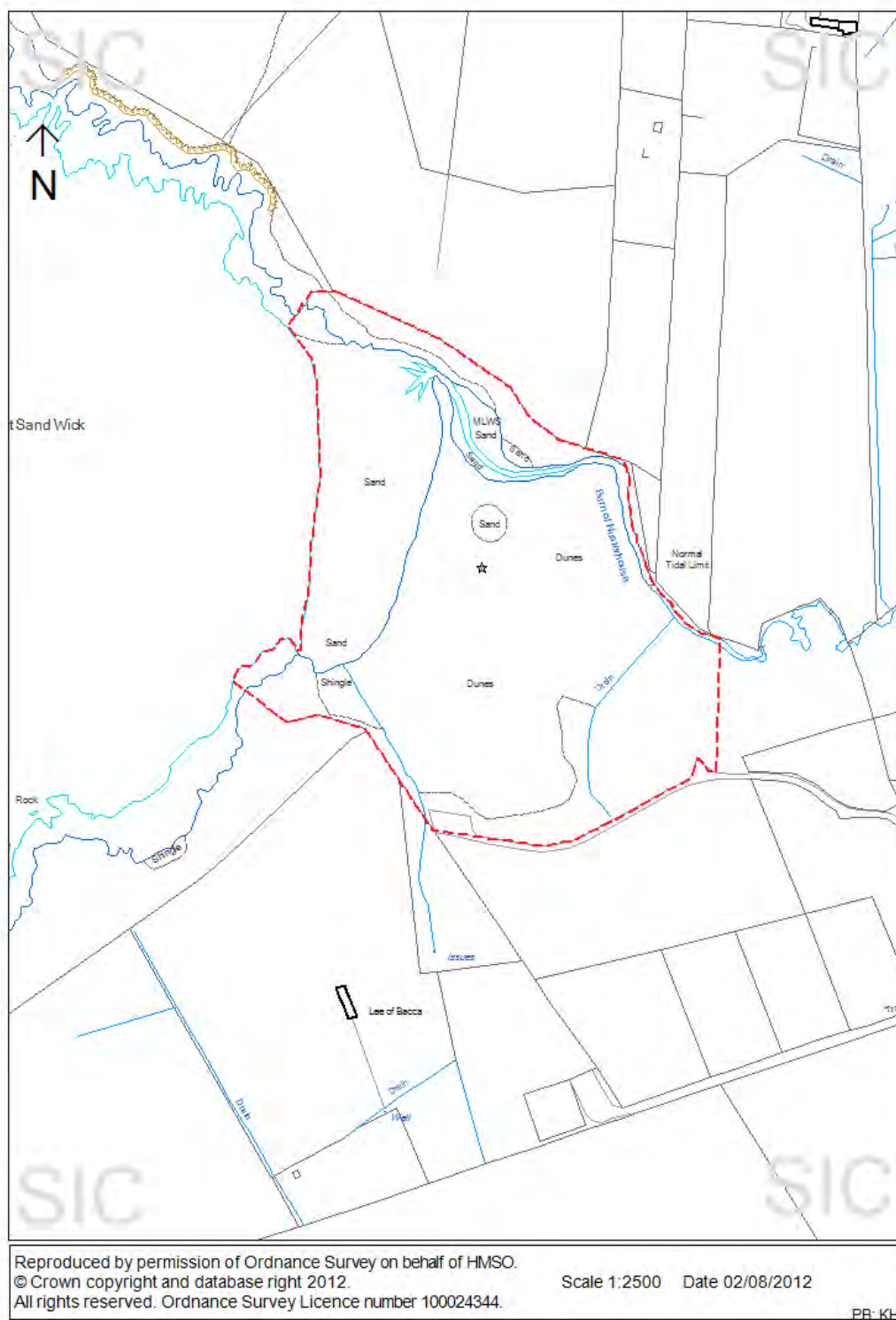
West Sandwick	Site No: 28
Grid Reference: HU 446 890	Community Council Area: Yell

Primary Interest	Secondary Interest
Habitat	Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • The dunes and dune grassland support a diverse plant assemblage including: <ul style="list-style-type: none"> ○ <i>Ranunculus bulbosus</i>, (Bulbous Buttercup) ○ <i>Gentianella amarella</i> (Autumn Gentian) ○ <i>Carex maritima</i> (Curved Sedge)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



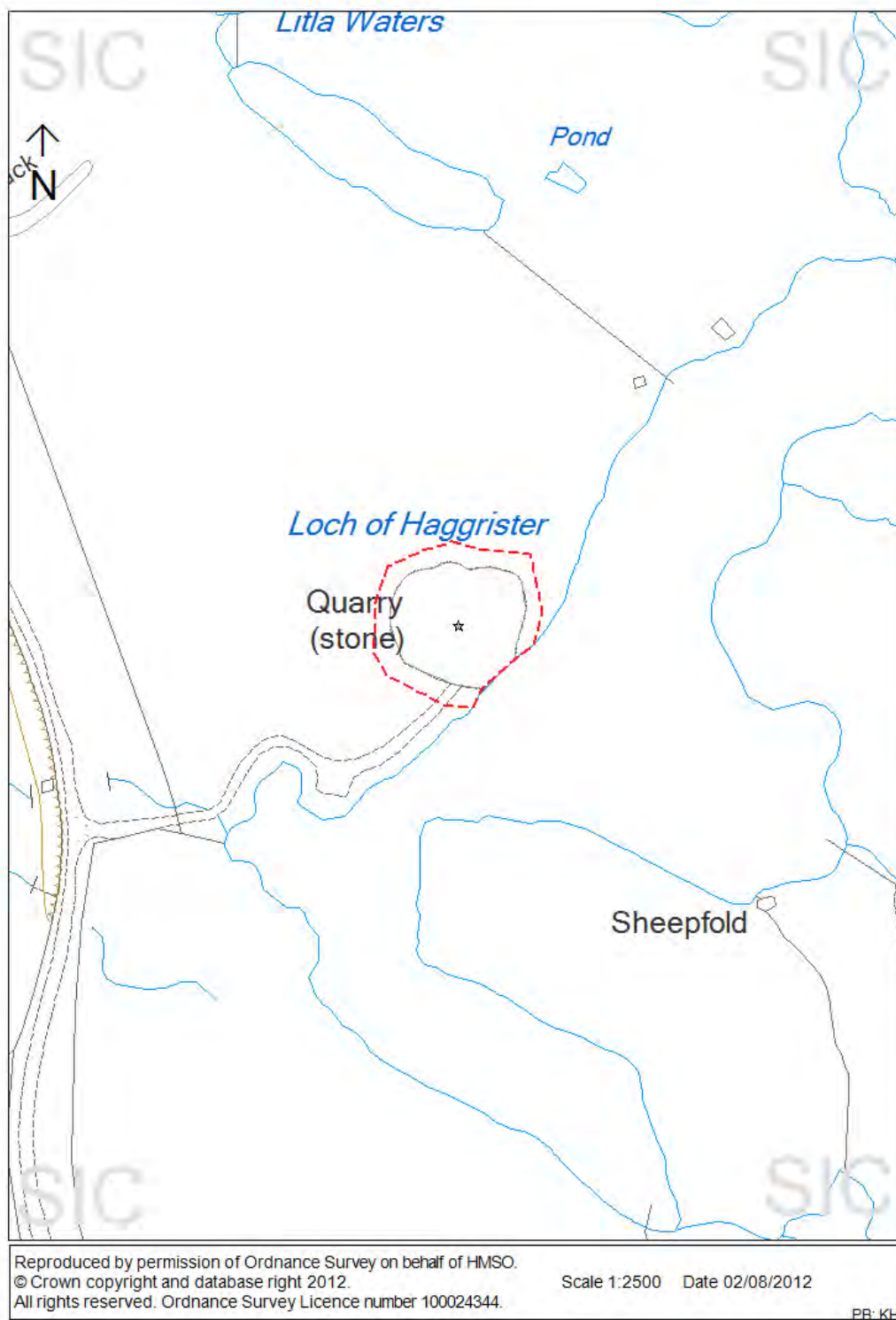
Haggrister Quarry	Site No: 29
Grid Reference: HU 337 705	Community Council Area: Delting

Primary Interest
Geology

Primary Purpose of Designation
Geological Heritage

Justification for Selection
<ul style="list-style-type: none"> • This site has scapolite veining of national interest/significance

Contact for further information	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



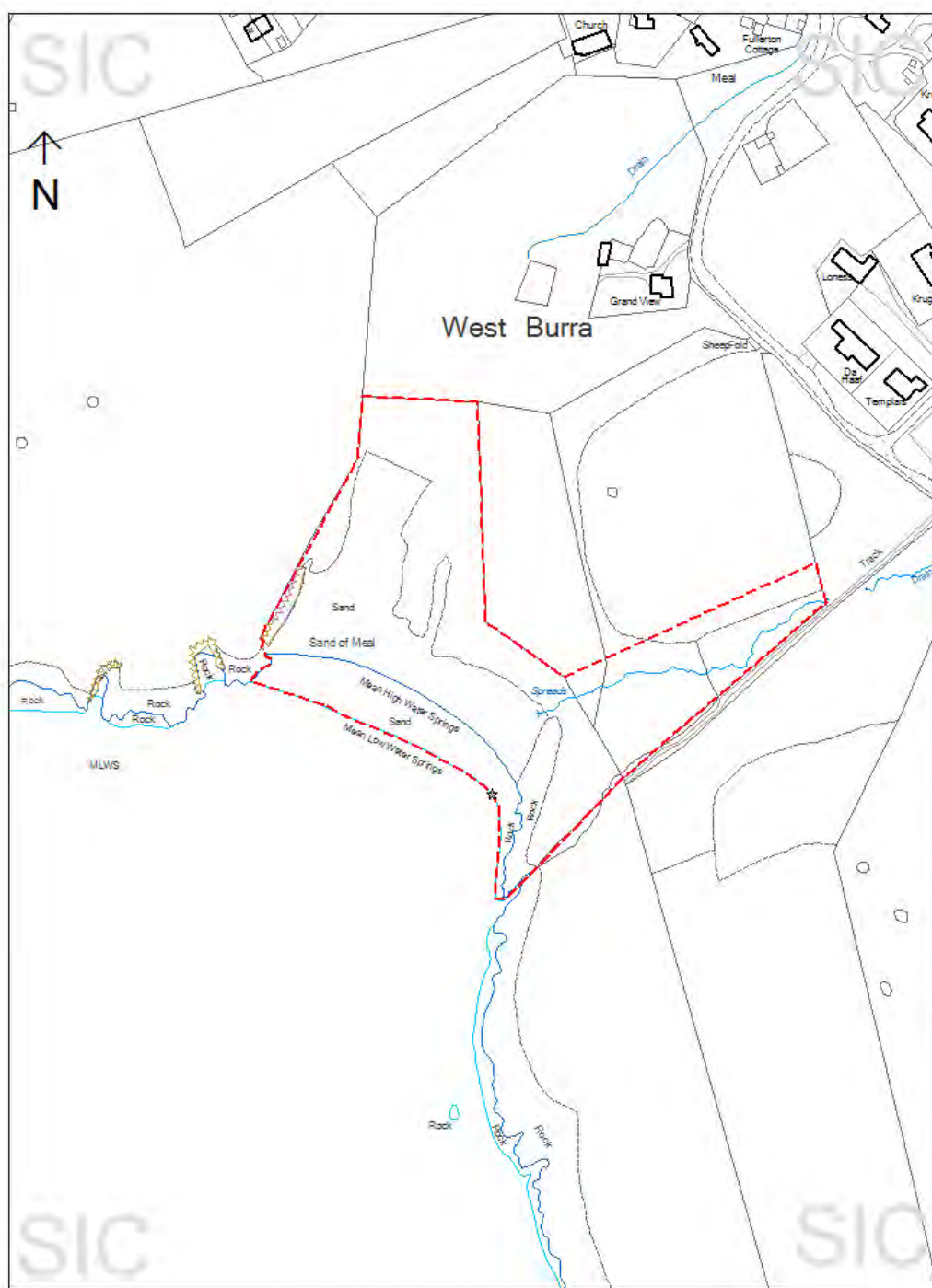
Meal Beach	Site No: 30
Grid Reference: HU 375 355	Community Council Area: Burra & Trondra

Primary Interest
Species

Primary Purpose of Designation	Secondary Purpose
Nature Conservation	Education

Justification for selection
<ul style="list-style-type: none"> • The calcareous dunes provide habitat for a diverse range of plants • Nationally scarce plant species, including <i>Carex maritima</i> (Curved Sedge)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>ZE1 0NY</p>



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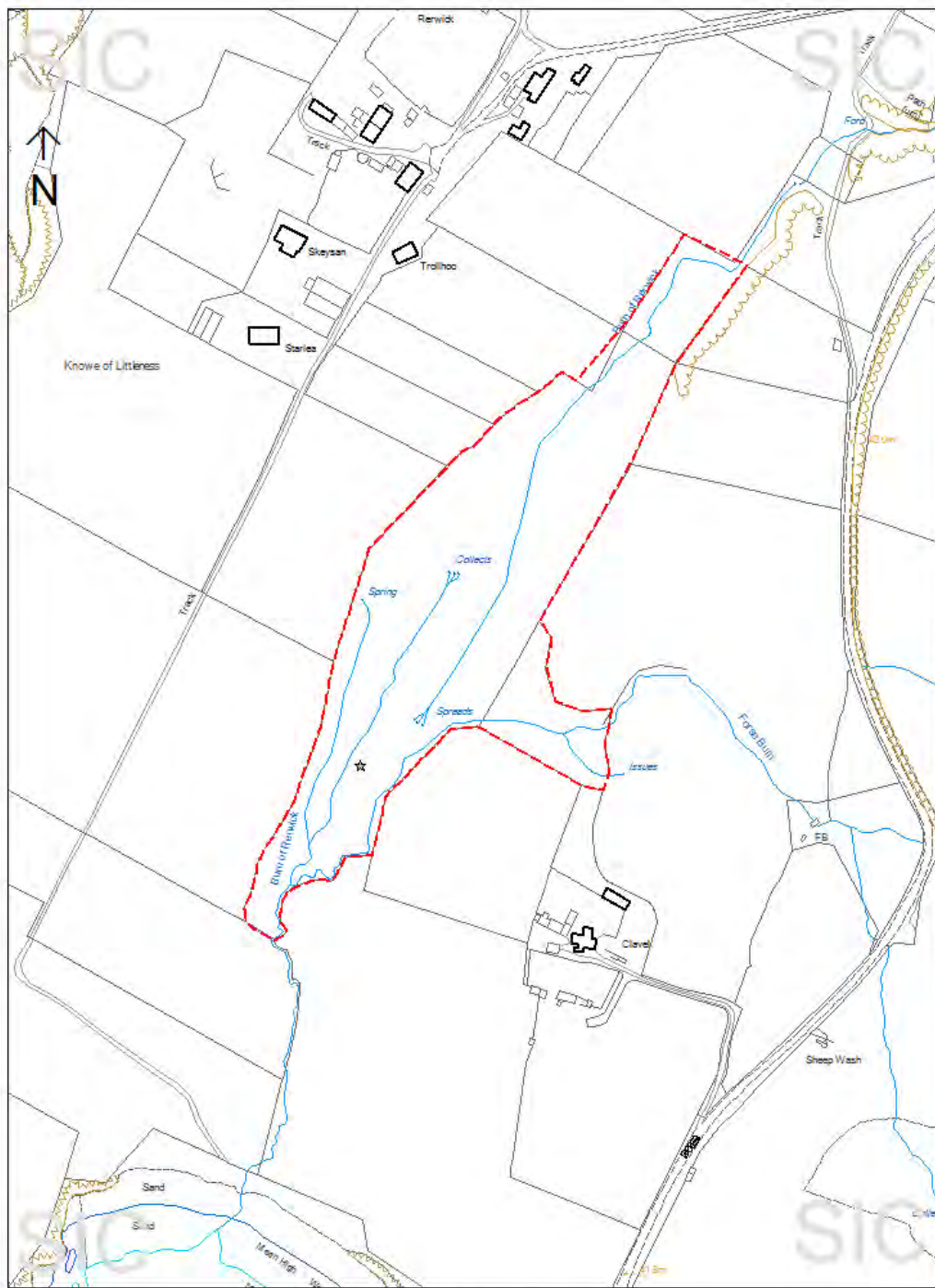
Rerwick Reed Bed	Site No: 31
Grid Reference: HU 374 190	Community Council Area: Dunrossness

Primary Interest
Habitat

Primary Purpose of Designation
Nature Conservation

Justification for selection
<ul style="list-style-type: none"> The only extensive <i>Phragmites</i> reed bed in Shetland

Contact for further information
<p>Shetland Biological Records Centre Shetland Amenity Trust Lerwick ZE1 0NY</p>



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Lang Lochs	Site No: 32
Grid Reference: HU 430 380	Community Council Area: Gulberwick & Cunningsburgh

Primary Interest	Secondary Interest
Habitat	Species

Primary Purpose of Designation	Secondary Purpose
Nature Conservation	Education

Justification for selection
<ul style="list-style-type: none"> • Undisturbed blanket bog, with a good range of sphagnum species • Includes nationally important <i>Sphagnum fuscum</i> (Rusty Peat Moss) (an indicator species of undisturbed bog) • Breeding moorland birds

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>ZE1 0NY</p>

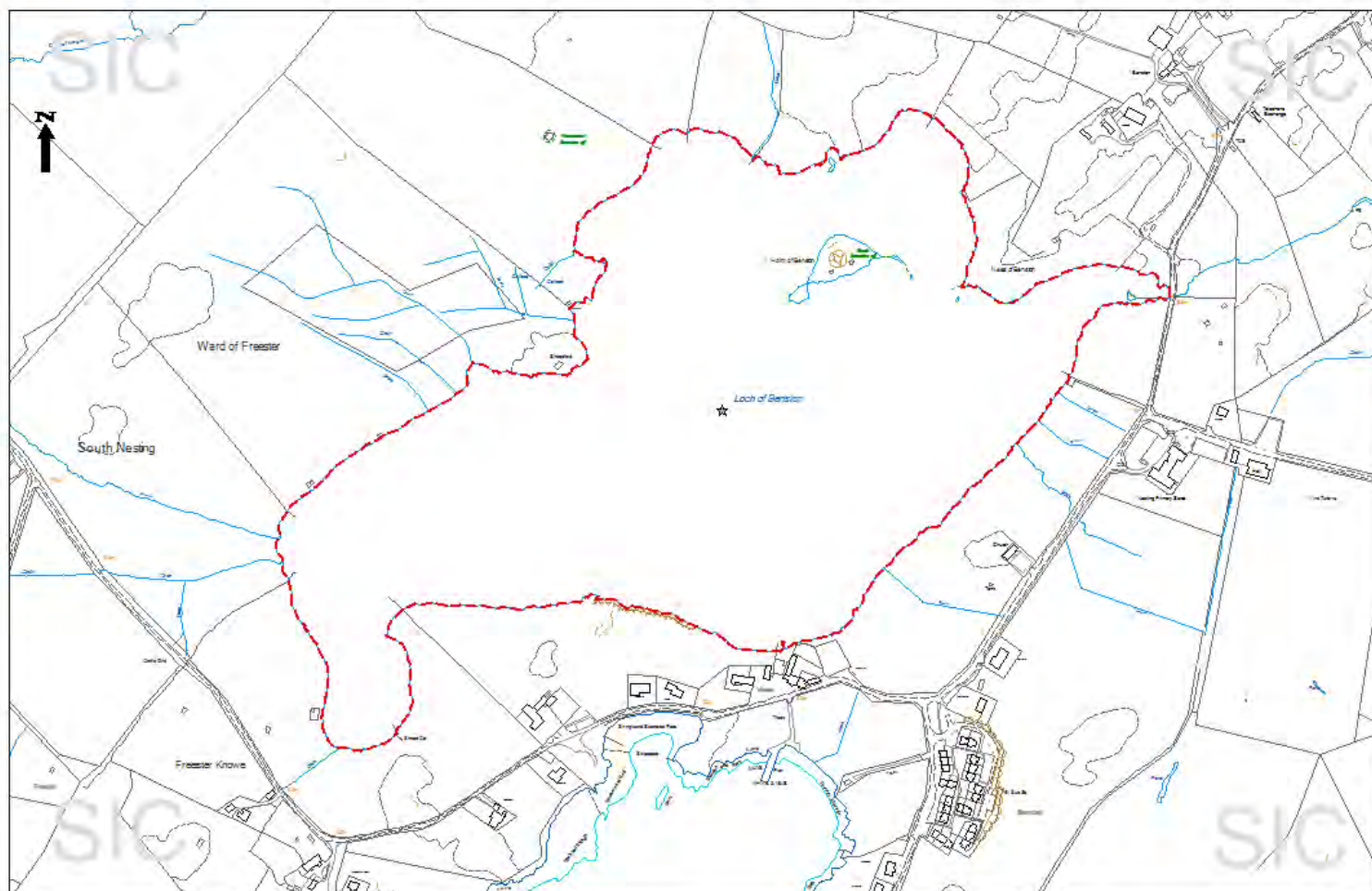
Loch of Benston	Site No: 33
Grid Reference: HU 463 535	Community Council Area: Nesting & Lunnasting

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Important for wintering wildfowl

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



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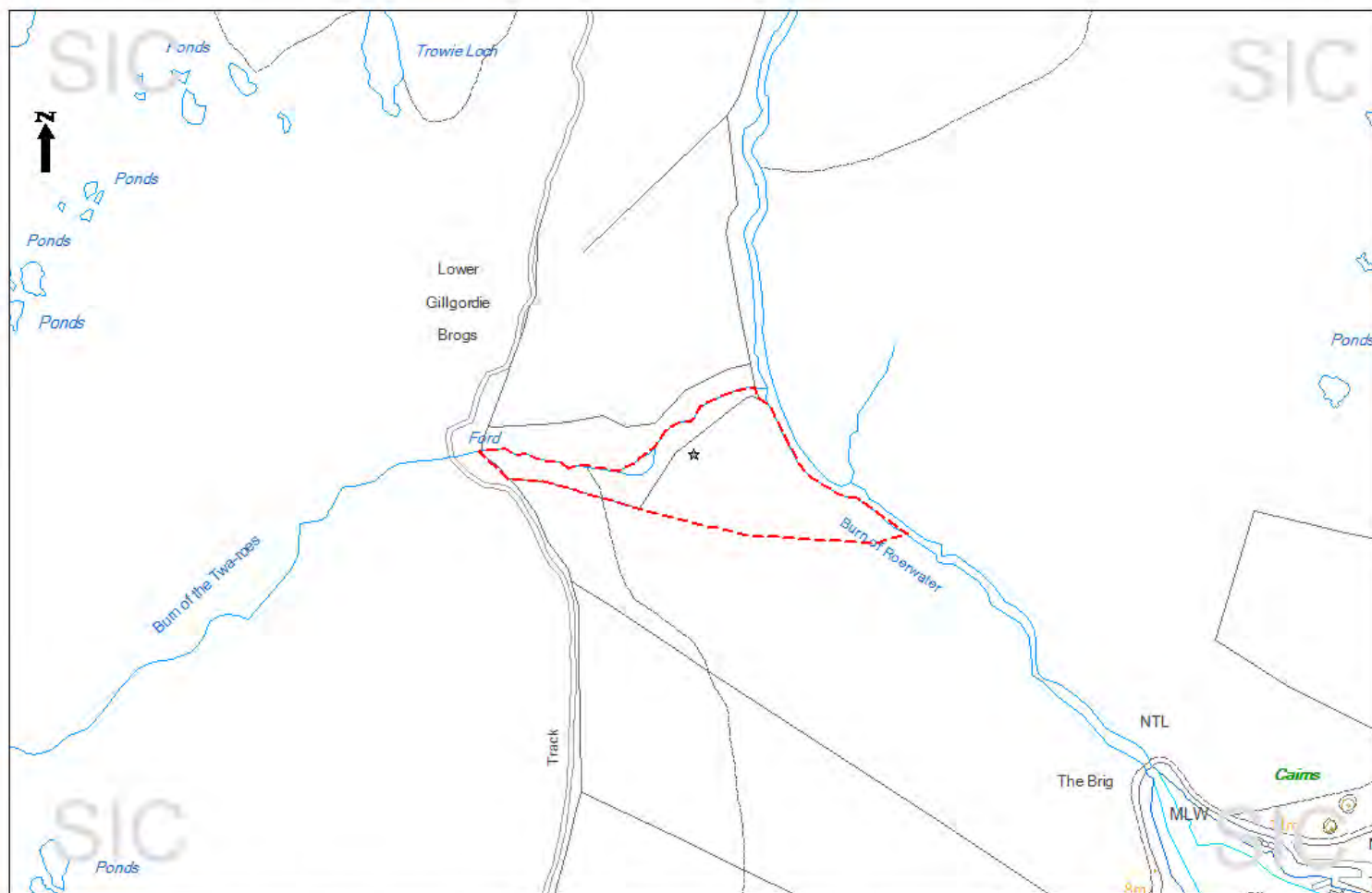
Burn of Twa-roes	Site No: 34
Grid Reference: HU 346 844	Location: Northmavine

Primary Interest
Species

Primary Purpose of Designation	Secondary Purpose
Nature Conservation	Education

Justification for selection
<ul style="list-style-type: none"> • The banks of the burn have been planted with native trees and hawkweeds (<i>Hieracium breve</i>); which is a UKBAP species • Good examples of <i>Juniperus communis</i> (Juniper) and <i>Drosera anglica</i> (Greater Sundew)

Contact for further information	
Scottish Natural Heritage Lerwick Shetland ZE1 0LL	Shetland Biological Records Centre Shetland Amenity Trust Lerwick ZE1 0NY



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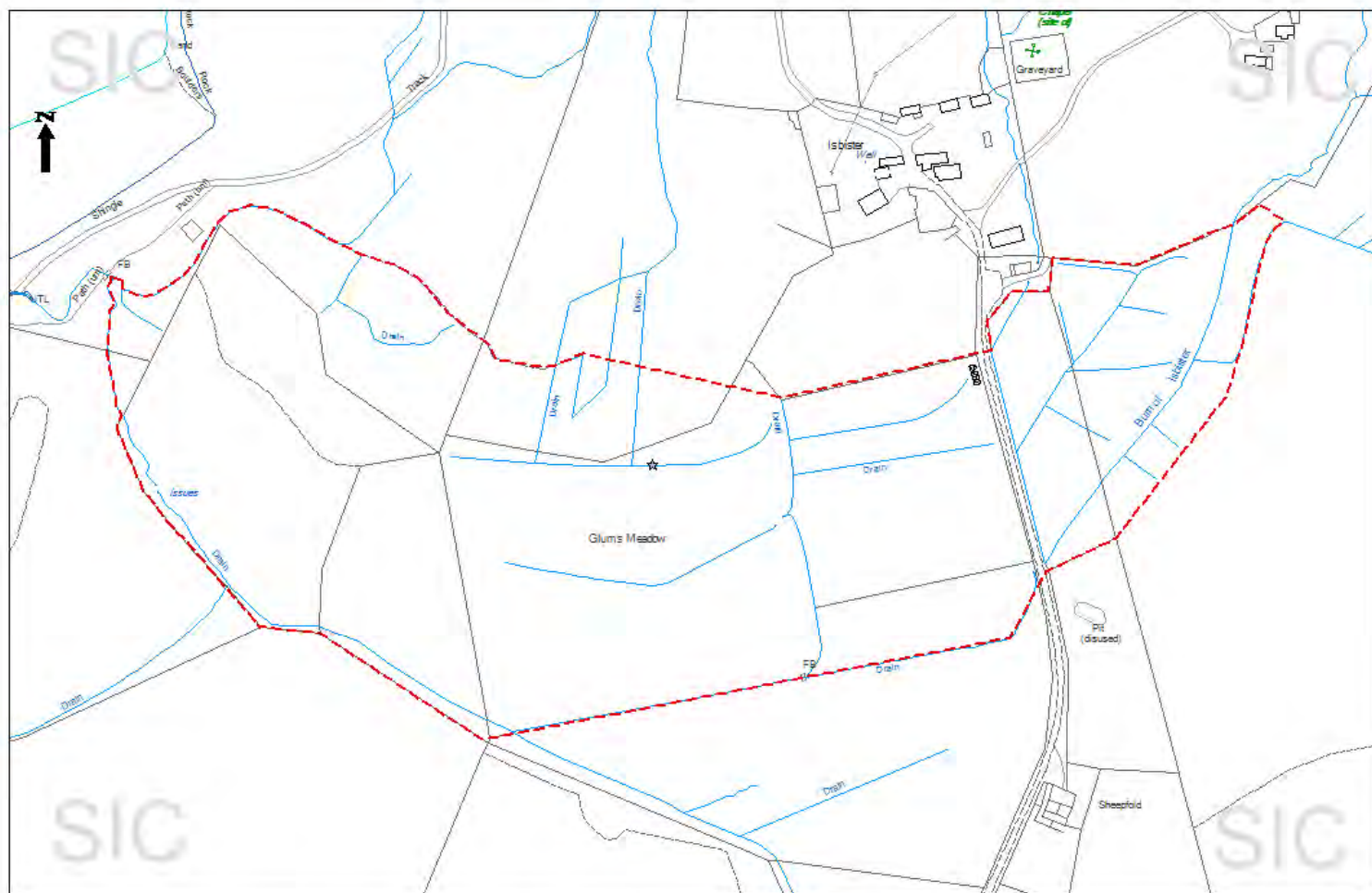
Glums Meadow	Site No: 35
Grid Reference: HU 368 908	Community Council Area: Northmavine

Primary Interest
Habitat

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Mesotrophic (neutral) grassland habitat, with a high diversity of species • Important for wading birds

Contact for further information	
Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN



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Bousta Cliffs	Site No: 36
Grid Reference: HU 223 572	Community Council Area: Sandness and Walls

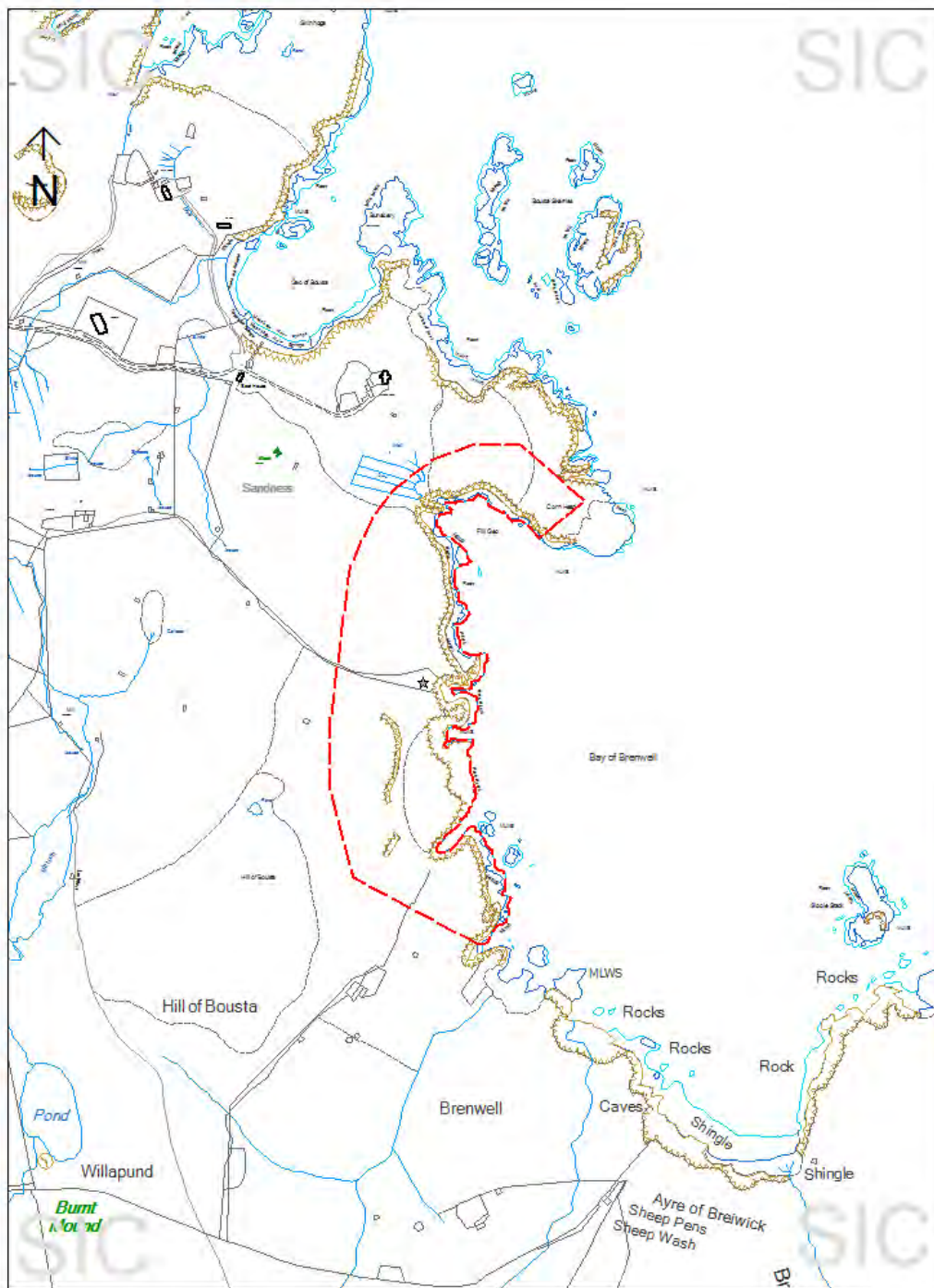
Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Native trees and scrub including: <ul style="list-style-type: none"> ○ <i>Populus tremula</i> (Aspen) ○ <i>Sorbus aucuparia</i> (Rowan) ○ <i>Salix repens</i> (Creeping Willow) ○ <i>Lonicera</i> (Honeysuckle) • Three endemic hawkweed species: <ul style="list-style-type: none"> ○ <i>Hieracium dilectum</i>; ○ <i>Hieracium scottii</i>; and ○ <i>Hieracium spenceanum</i>

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>

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Loch & Mires of Funzie	Site No: 37
Grid Reference: HU 655 900	Community Council Area: Fetlar

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> • Breeding Schedule 1 bird species • A range of other breeding and migrant bird species

Contact for further information
<p>Royal Society for the Protection of Birds</p> <p>Sumburgh</p> <p>Shetland</p> <p>ZE3 9JN</p>

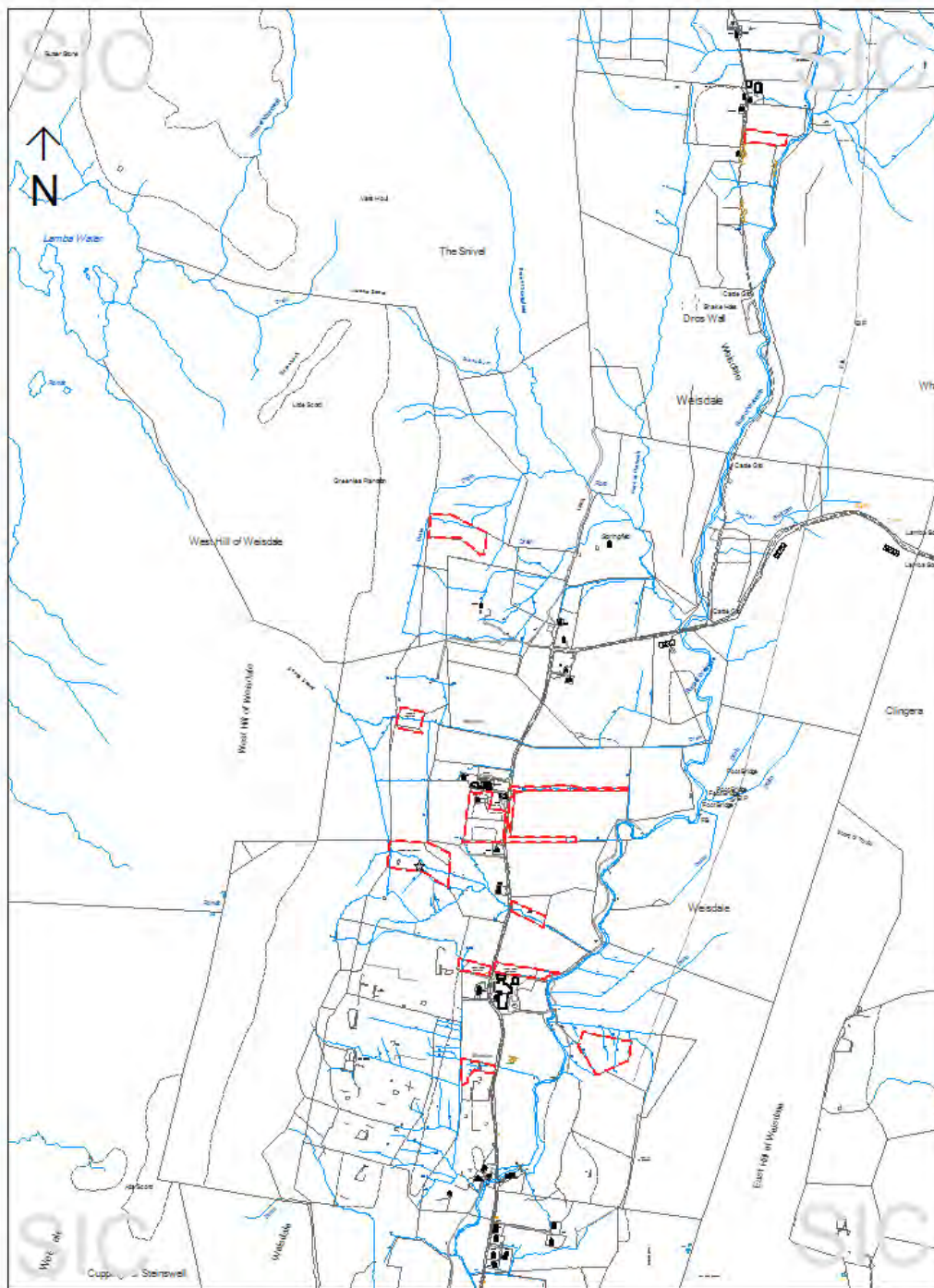
Kergord	Site No: 38
Grid Reference: HU 394 540	Community Council Area: Whiteness, Weisdale & Tingwall

Primary Interest
Habitat

Primary Purpose of Designation	Secondary Purpose
Education	Nature Conservation

Justification for selection
<ul style="list-style-type: none"> Long established plantation woodland with unusual species; some of which are found nowhere else in Shetland

Contact for further information	
Shetland Biological Records Centre/Woodlands Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Scottish Natural Heritage Lerwick Shetland ZE1 0LL



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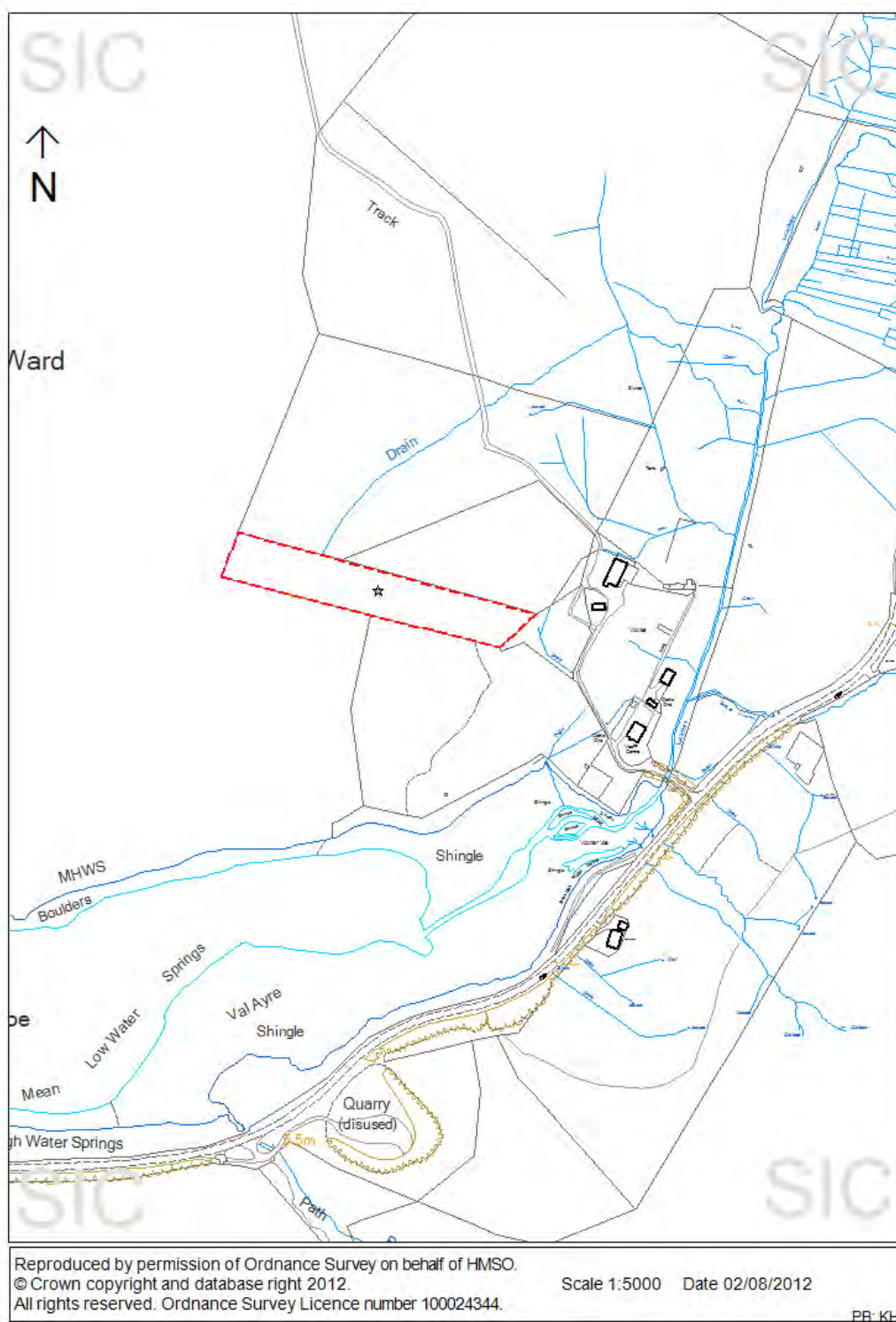
Voxter Wood	Site No: 39
Grid Reference: HU 373 701	Community Council Area: Delting

Primary Interest
Habitat

Primary Purpose	Secondary Purpose
Education	Amenity

Justification for selection
<ul style="list-style-type: none"> • A plantation woodland that is a valuable education resource and is already used for educational and recreational purposes

Contact for further information
<p>Shetland Biological Records Centre/Woodlands</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



Tingwall Meadow	Site No: 40
Grid Reference: HU 414 424	Community Council Area: Weisdale, Whiteness & Tingwall

Primary Interest
Habitat

Primary Purpose of Designation	Secondary Purpose
Nature Conservation	Education

Justification for selection
<ul style="list-style-type: none"> • Base rich meadow with a good diversity of flowering plants, mosses and liverworts

Contact for further information
<p>Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY</p>



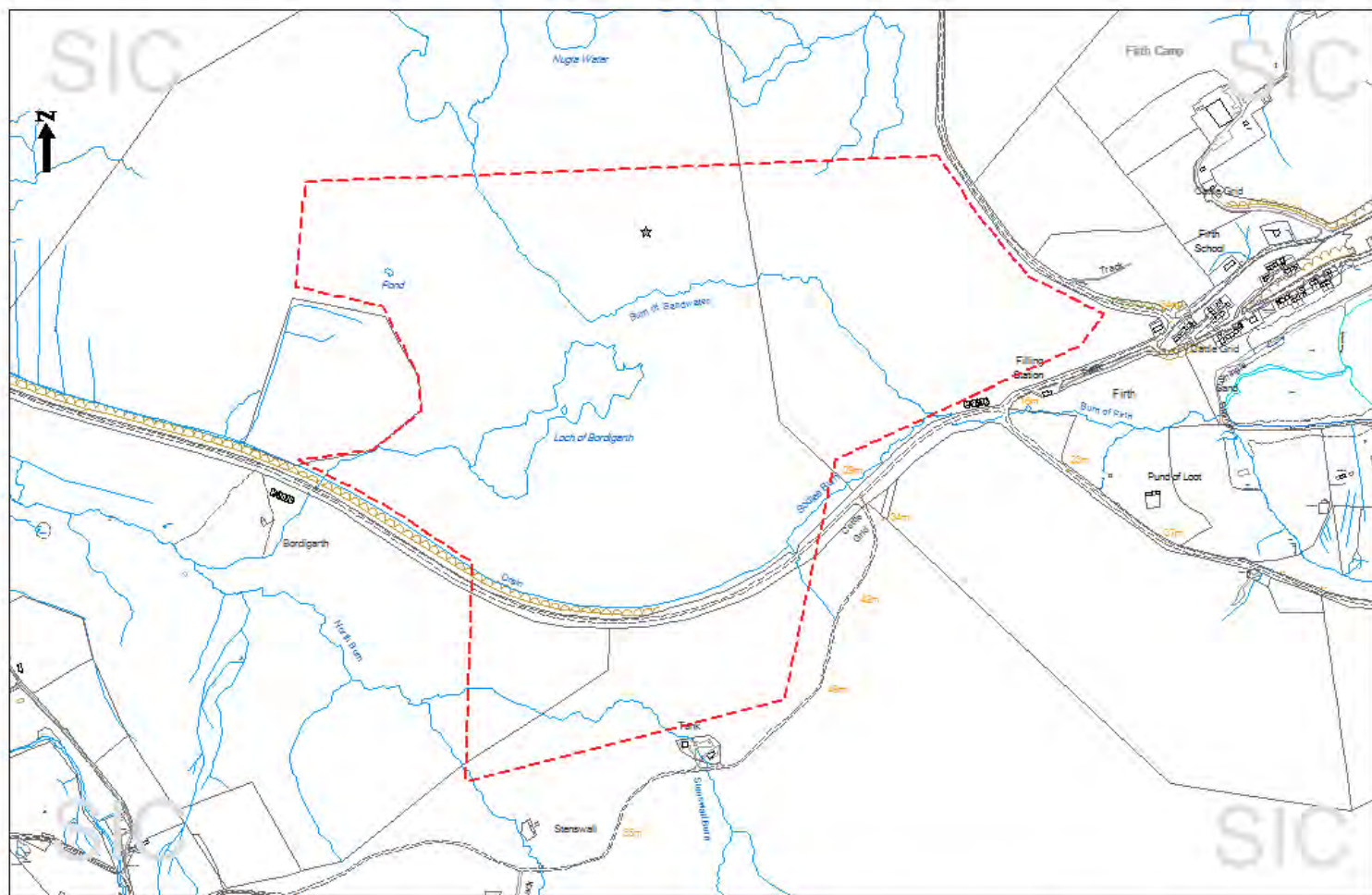
Bordigarth	Site No: 41
Grid Reference: HU 425 737	Community Council Area: Delting

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection:
<ul style="list-style-type: none"> Breeding Schedule 1 bird species

Contact for further information	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



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PB: KH

Skuron	Site No: 42
Grid Reference: HU 415 540	Community Council Area: Tingwall, Whiteness & Weisdale

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> Breeding Schedule 1 bird species

Contact for further information	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY

Catfirth	Site No: 43
Grid Reference: HU 436 545	Community Council Area: Nesting & Lunnasting

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> A variety of grassland fungi, including 16 species of the genus <i>Hygrocybe</i> (Wax Caps)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>



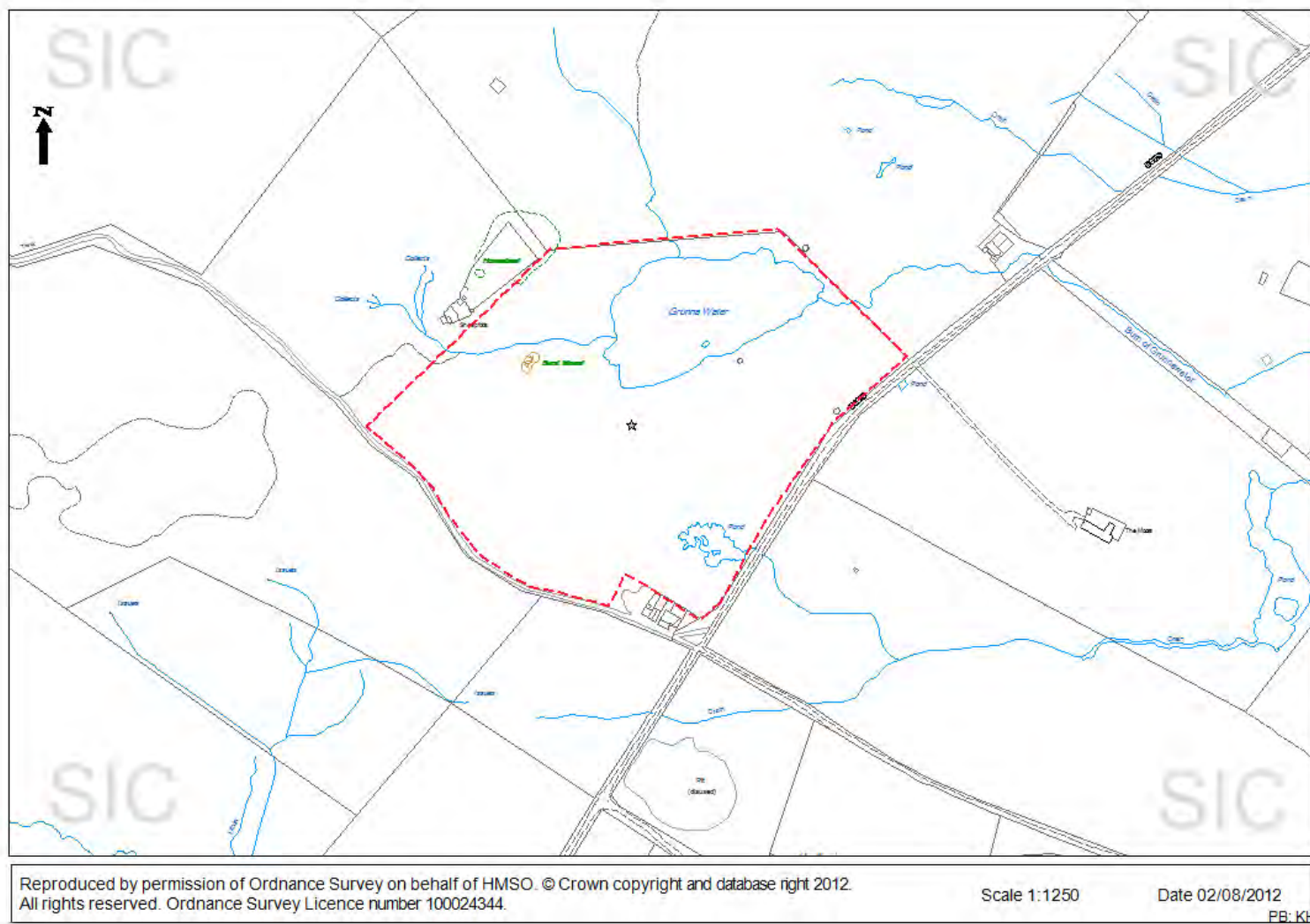
Grunna Water	Site No: 44
Grid Reference: HU 459 549	Community Council Area: Nesting & Lunnasting

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> Breeding Schedule 1 bird species

Contact for further information	
Royal Society for the Protection of Birds Sumburgh Shetland ZE3 9JN	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



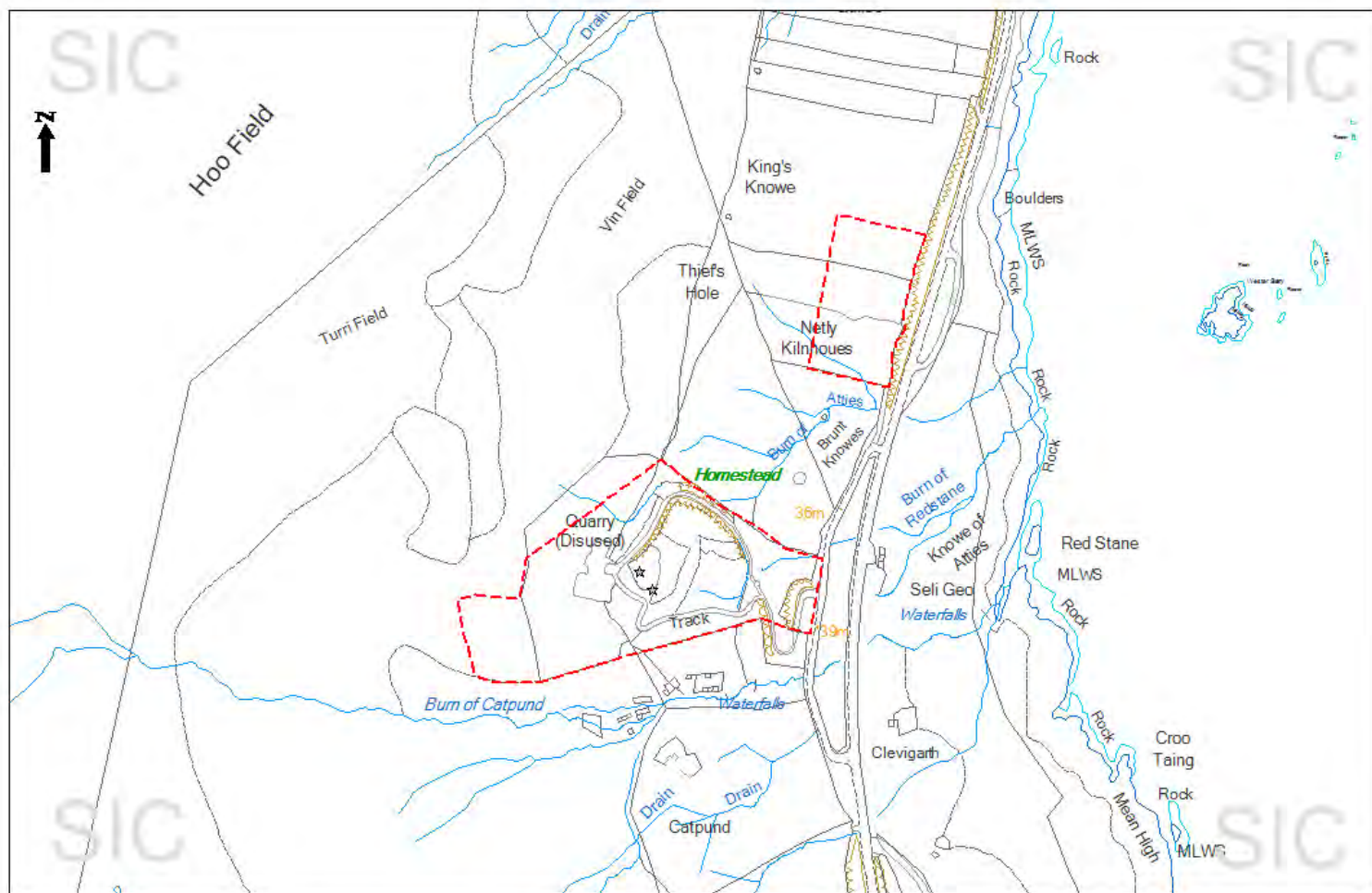
Catpund	Site No: 45
Grid Reference: HU 425 272	Community Council Area: Gulberwick & Cunningsburgh

Primary Interest	Secondary Interest
Geology	Habitat

Primary Purpose of Designation	Secondary Purpose
Geological Heritage	Education

Justification for selection
<ul style="list-style-type: none"> • The site has a Norse steatite quarry • There is also an exposure of a Komatiite lava flow which is believed to be the only example in Europe • The serpentine bedrock gives rise to an interesting variety of plant species

Contact for further information:	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



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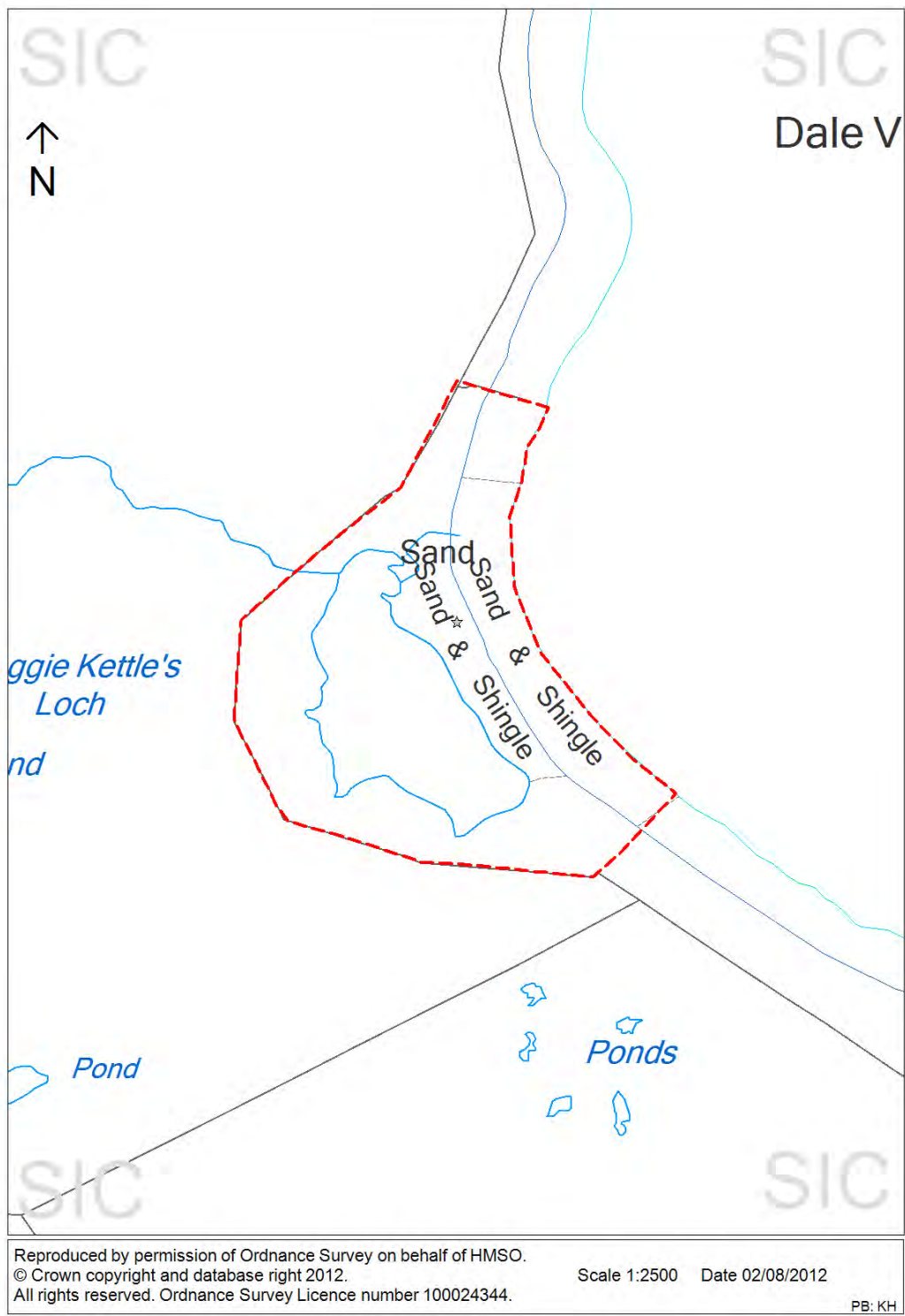
Maggie Kettle's Loch	Site No: 46
Grid Reference: HU 365 775	Community Council Area: Northmavine

Primary Interest
Geology

Primary Purpose of Designation
Geological Heritage

Justification for Selection
<ul style="list-style-type: none"> An exposure of tsunami deposit in the peat, which is related to the Storegga Slide

Contact for further information	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



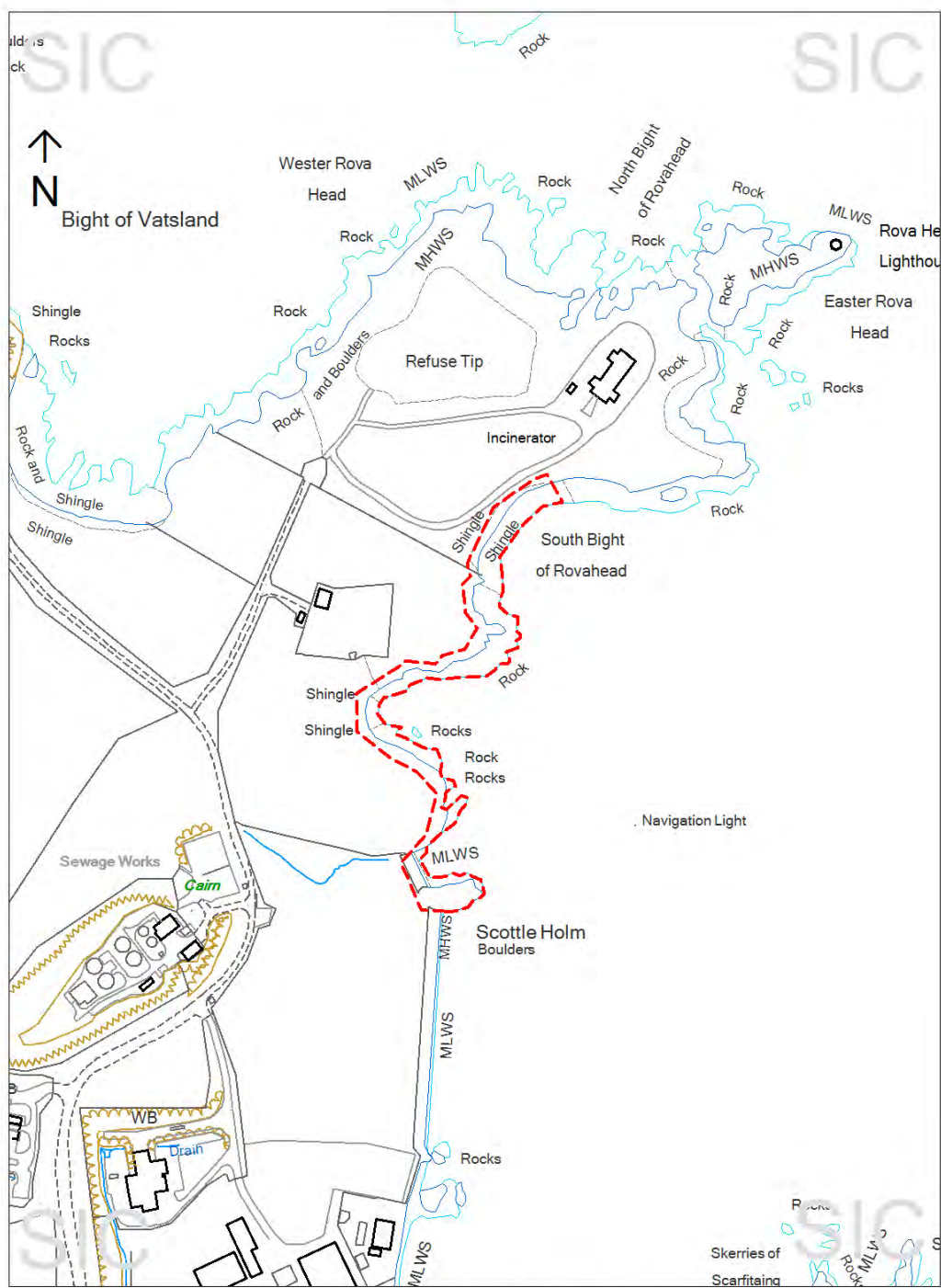
South Bight Rova Head	Site No: 47
Grid Reference: HU 472 449	Community Council Area: Lerwick

Primary Interest
Geology

Primary Purpose of Designation	Secondary Purpose
Geological Heritage	Education

Justification for Selection
<ul style="list-style-type: none"> • Exposures of Devonian conglomerate

Contact for further information	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



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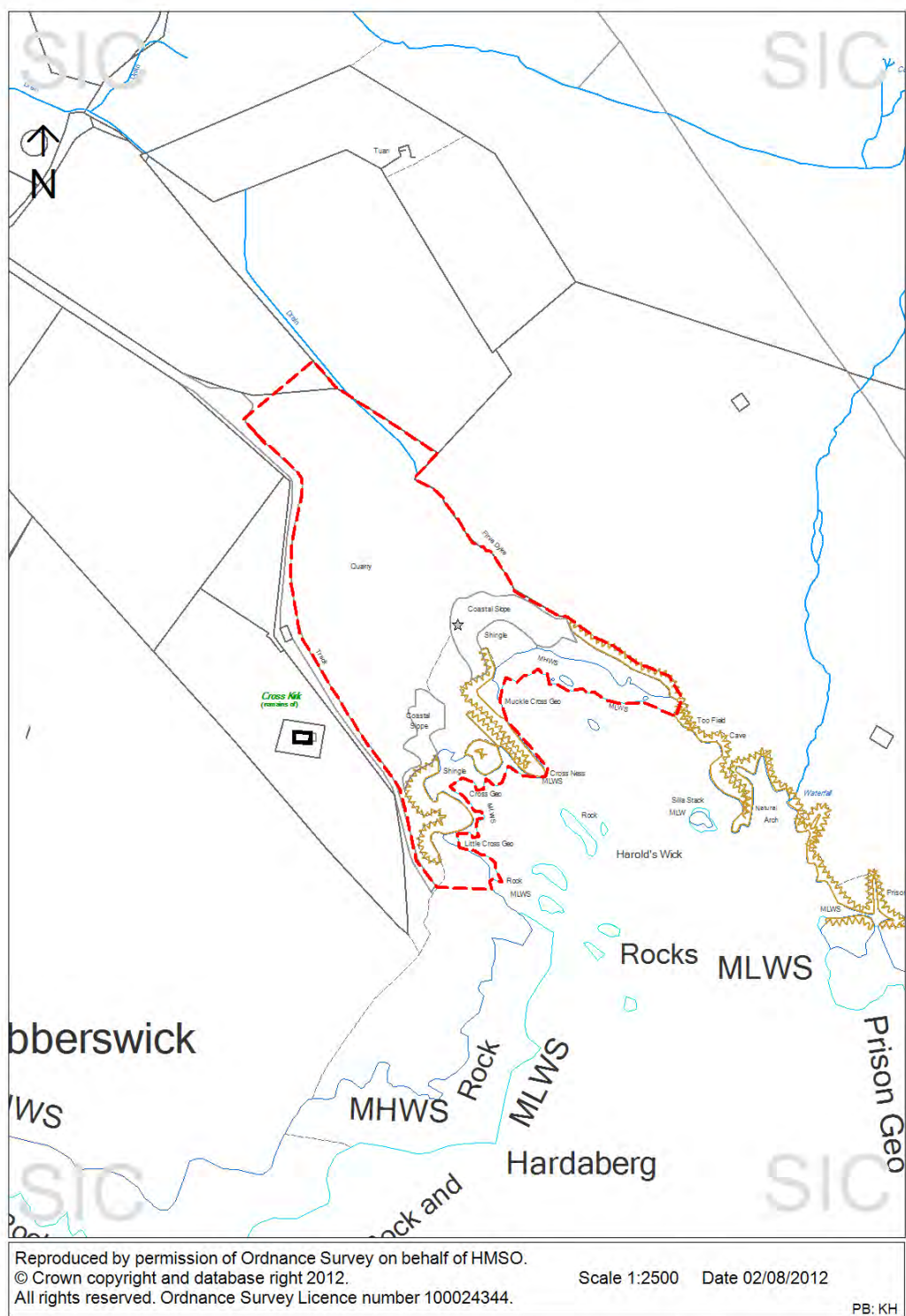
Clibberswick Cross Geo	Site No: 48
Grid Reference: HP 652 122	Community Council Area: Unst

Primary Interest
Geology

Primary Purpose of Designation	Secondary Purpose
Geological Heritage	Education

Justification for Selection
<ul style="list-style-type: none"> • Part of the Shetland Ophiolite suite

Contact for further information	
Geopark Shetland Shetland Amenity Trust Lerwick Shetland ZE1 0NY	Shetland Biological Records Centre Shetland Amenity Trust Lerwick Shetland ZE1 0NY



Hill of Clibberswick	Site No: 49
Grid Reference: HP 652 122	Community Council Area: Unst

Primary Interest
Species

Primary Purpose of Designation
Nature Conservation

Justification for Selection
<ul style="list-style-type: none"> Two nationally scarce plant species are present on-site, <i>Arenaria norvegica</i> (Norwegian Sandwort) and <i>Arabis petraea</i> (Northern Rock Cress)

Contact for further information
<p>Shetland Biological Records Centre</p> <p>Shetland Amenity Trust</p> <p>Lerwick</p> <p>Shetland</p> <p>ZE1 0NY</p>

LNCS	<p>Local Nature Conservation Site: a non-statutory, local designation highlighting areas/sites with important biodiversity or geodiversity interests.</p> <p>LNCS are identified in Scottish Planning Policy as one of two preferred non-statutory natural heritage designations to be used in Local Development Plans; the other being Local Landscape Areas.</p> <p>Candidate LNCS should be assessed against the following criteria:</p> <ul style="list-style-type: none">◦ Species diversity;◦ Species or habitat rarity;◦ Naturalness and extent of habitat;◦ Contribution to national and local biodiversity objectives;◦ Potential contribution to the protection or enhancement of connectivity between habitats or the development of green networks; and◦ The potential to facilitate enjoyment and understanding of the natural heritage. <p>LNCS selected for their geodiversity should be selected for:</p> <ul style="list-style-type: none">◦ Value for scientific study and education;◦ Historical significance;◦ Cultural and aesthetic value; and◦ Potential for promoting public awareness and enjoyment.
LLA	<p>Local Landscape Area: a non-statutory, local designation highlighting areas of important landscape character.</p> <p>LLAs are identified in Scottish Planning Policy as one of two preferred non-statutory natural heritage designations to be used in Local Development Plans; the other being Local Nature Conservation Sites.</p> <p>The purpose of designating a LLA in the Local Development Plan should be to:</p> <ul style="list-style-type: none">◦ Safeguard and enhance the character and quality of landscapes, which are important or particularly valued locally or regionally, or◦ Promote understanding and awareness of the distinctive character and special qualities of local landscapes; or◦ Safeguard and promote important settings for outdoor recreation and tourism.

Natural Heritage	In the context of this Supplementary Guidance, natural heritage encompasses biodiversity, geodiversity and landscape
Biodiversity	The variety of life
Geodiversity	The variety of rocks, landforms, sediments, soils and the natural processes that form and alter them
Primary Interest	<p>This is the interest on site that is the reason for its selection, the interest is limited to:</p> <ul style="list-style-type: none"> ◦ Habitats ◦ Species ◦ Geology
Primary Purpose	<p>This is the reason why the primary interest should be protected, the purpose is limited to:</p> <ul style="list-style-type: none"> ◦ Nature conservation ◦ Geological heritage ◦ Education ◦ Amenity

**Development Committee****6 October 2014****Onshore Wind Energy Supplementary Guidance – Draft for Consultation**

Report No: DV040-F

**Report Presented by Team Leader-
Development Plans and Heritage****Planning Service
Development Services Department****1.0 Summary**

- 1.1 This report provides information on an updated draft of the Onshore Wind Energy Supplementary Guidance (SG) document (Appendix 1) following an initial consultation period and the adoption of new Scottish Planning Policy (SPP).
- 1.2 This report seeks approval to commence a 6 week period of public and stakeholder consultation on the updated draft Onshore Wind Energy SG.

2.0 Decision Required

- 2.1 That the Development Committee RESOLVE to agree that the draft Onshore Wind Energy SG be subject to a 6 week period of public and stakeholder consultation.

3.0 Detail

- 3.1 In accordance with Policy RE1 in the Proposed Shetland Local Development Plan (LDP) and SPP, SG has been produced for Onshore Wind Energy Development.
- 3.2 On 29 May 2013, Development Committee approved a draft Onshore Wind Energy Supplementary Guidance to be subject to a 12 week consultation period [Min Ref: 26/13]. A range of Consultation responses was received from a total of 7 representees. Prior to the 2013 draft being finalised a period of pre-consultation was undertaken with all statutory stakeholders. This process of pre-consultation allowed us to produce a more comprehensive document with input from the key statutory agencies as well as other Council departments.

- 3.3 All consultation responses received were considered by officers and the appropriate changes were made to form the current draft attached in Appendix 1.
- 3.4 A new SPP was introduced in June 2014. Within this new guidance was a change to the approach to be taken by planning authorities when preparing a spatial framework for wind energy.

SPP now states that Spatial Frameworks for Onshore Wind Energy developments should classify land in to the following groups:

- Group 1: Areas where wind farms will not be acceptable; these areas are defined as land that is designated as either National Park or National Scenic Area.
- Group 2: Areas of significant protection. Wind farm development may be appropriate in some circumstances in these areas. However, further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. These Areas include:
 - National and International Designations
 - Other nationally important mapped environmental interests
 - Community separation for consideration of visual impact
- Group 3: Areas with Potential for wind farm development. Areas beyond groups 1 and 2 where wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.

SPP stipulates the areas and designations are to be included within these groups. In the case of group 2 developments we do not currently have the data on peatland protection to allow this to be represented spatially. It is the intention that this will be included, once available, in an update of the SG document.

- 3.5 Appendix 1 contains the Spatial Framework for Onshore Wind Energy development in accordance with these requirements. In addition section 2 of the document contains detailed policy criteria for the assessment of wind energy developments as well as further guidance for developers.

4.0 Implications

Strategic

- 4.1 Delivery on Corporate Priorities – The draft Onshore Wind Energy SG is well aligned to a number of Council Plans and strategies. These include the 2009 Renewable Energy Development in Shetland: Strategy and Action Plan, The Community Plan 2012-2020 and the Shetland Single Outcome Agreement (SOA) 2012-2015. In particular the following Local outcomes of the SOA:

We live and work in a renowned natural and built environment which is protected and cared for.

We deliver sustainable services and make sustainable decisions, which reduce harmful impacts on the environment.

- 4.2 Community /Stakeholder Issues –The previous draft Onshore Wind Energy SG document was subject to a 12-week consultation period in 2013.
- 4.3 Policy and/or Delegated Authority – In accordance with Section 2.3.1 of the Council's Scheme of Administration and Delegations, the Development Committee has delegated authority to implement decisions within its remit.
- 4.4 Risk Management – In order to be compliant with the requirements of SPP the Planning Authority must set out the Spatial Framework for Onshore Windfarm Development.
- 4.5 Equalities, Health and Human Rights – None.
- 4.6 Environmental – The Draft Onshore Wind Energy Supplementary Guidance will be subject to Strategic Environmental Assessment (SEA) as part of a wider SEA process on the suite of SG complementing the Shetland LDP.

The planning authority is also subject to the over-arching requirement to exercise the function (of preparing development plans, and thus, related SG) with the objective of contributing to sustainable development imposed by The Planning etc (Scotland) Act 2006.

Resources

- 4.7 Financial – The consultation described within this report can be delivered within the existing approved budgets.
- 4.8 Legal – None.
- 4.9 Human Resources – Development Plans and Heritage staff will carry out the ongoing work associated with the development of the Draft SG on Onshore Wind Energy alongside other work relating to the Shetland LDP.
- 4.10 Assets and Property – None.

5.0 Conclusions

- 5.1 The report outlines the processes involved in the redrafting of the Draft Onshore Wind Energy SG at Appendix 1, to be the subject of a 6-week public and stakeholder consultation.

For further information please contact:
Laura Fiske, Planning Officer
01595744832 and laura.fiske@shetland.gov.uk
Date report cleared: 29 September 2014

List of Appendices:

Appendix 1 Draft Onshore Wind Energy Supplementary Guidance

Background documents:

None

END

Shetland Local Development Plan

Supplementary Guidance – Onshore Wind Energy - DRAFT

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1. Context

Purpose of This Guidance

The purpose of this Supplementary Guidance (SG) is to:

- Provide developers with information and guidance on where, in principle, large-scale onshore wind energy developments and all associated infrastructure, are likely to be acceptable;
- Provide the criteria in which developments between 50KW and 20MW will be assessed.
- Provide a policy framework for Shetland Islands Council to use as a basis for consultation responses as part of any Section 36 applications for wind energy developments. Provide guidance for micro-turbine schemes.

Potential developers are asked to refer to this guidance and contact the Council at an early stage to discuss their proposals.

How to use this Guidance

The Shetland Local Development Plan (LDP), together with any Supplementary Guidance, sets out the policies and criteria against which planning applications submitted in Shetland will be considered.

This Supplementary Guidance sets out detailed policy advice to help you meet the requirements of the Plan. It is therefore recommended that it be read in conjunction with the policies in the Plan and any other Supplementary Guidance relevant to the type of development proposed. Section 1 provides the spatial framework for wind energy developments and Section 2 provides the detailed policy criteria for assessing development proposals.

Renewable Energy Resource

Shetland is well placed to make a positive contribution to the national targets through the development of the outstanding renewable resource available such as wind, wave and tidal. The Council is committed to harnessing the benefits from renewable energy for the good of the community at large.

Shetland demonstrates a number of strengths that support the development of renewable technologies, in particular wind. Shetland Islands Council seeks to support these opportunities ensuring that Shetland's renewable energy potential is optimised.

Renewable Energy Targets

In response to the Climate Change (Scotland) Act 2009 the Scottish Government has set targets of generating 30% of all Scottish energy needs including 11% of heat demand to be met by renewable sources by 2020. The Scottish Government also aims to reduce emissions by 42% by 2020 and by 80% by 2050. Development Plans have a duty to contribute to sustainable development and encourage zero and low carbon developments.

Renewable energy developments are a key component for delivering the ongoing efforts for climate change mitigation and the move towards a low carbon society.

2. Assessing Development Proposals

National Policy

. SPP contains a requirement for Planning Authorities to provide a spatial framework for onshore wind farms.

Within the spatial framework the Planning authority should classify land in to one of the following groups:

Group 1: Areas where wind farms will not be acceptable, these areas are defined as land that is designated as either a National Park or a National Scenic Area. Group 2: Areas of significant protection. Wind farm development may be appropriate in some circumstances in these areas. However, further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. Group 3: Areas with Potential for wind farm development. Areas beyond groups 1 and 2 where wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.

Local Development Plan Policy

The Local Development Plan is the main policy reference for all development within Shetland; the Council's Planning Service will use the land use planning policies contained in the Plan to determine applications submitted under the Planning (Scotland) Acts. Any potential developer should consult the Local Development Plan to ensure compliance with the relevant policies.

The Shetland Local Development supports and encourages development of a diverse range of renewable energy technologies in order to maximise the associated social and economic opportunities whilst protecting the environment. Appropriately targeted renewable energy development has the potential to reduce Shetland's reliance on fossil fuels, thus offering protection against rising oil and gas prices. The Local Development Plan identifies areas for residential and mixed use development known as Areas of Best Fit and Sites with development potential. Any potential sterilisation of these areas will be a material consideration in the determination of wind energy applications.

LDP RE1 Renewable Energy

The Council is committed to delivering renewable energy developments that contribute to the sustainable development of Shetland. Proposals for renewable energy developments will be supported where it can be demonstrated that there are no unacceptable impacts on people (benefits and disbenefits for communities) the natural and water environment, landscape, historic environment and the built environment and cultural heritage of Shetland.

All proposals for renewable energy developments will be assessed with consideration of their cumulative impacts.

Further detailed guidance on renewable developments is provided in Supplementary Guidance.

Justification

Renewable energy comes from natural sources that are constantly and sustainably replenished such as sunlight, wind, rain, tides, wave and biomass; it also includes energy from waste.

This policy and related guidance supports and facilitates the alternative generation of energy whilst safeguarding Shetland's unique natural and historic environment.

Renewable energy developments can provide a sustainable opportunity for diversification within the Shetland economy.

There is potential for communities and small businesses to invest in ownership of renewable energy projects or develop their own projects for the benefit of local communities.

The Scottish Government's targets are to reduce emissions by 42% by 2020 and by 80% by 2050 through the Climate Change (Scotland) Act 2009. Development Plans have a duty to contribute to sustainable development and encourage zero and low carbon developments.

Shetland demonstrates a number of strengths that support the development of renewable technologies and the Plan seeks to support these opportunities ensuring that Shetland's renewable energy potential is optimised.

Supplementary Guidance identifies broad areas of search illustrating areas where there are no known significant constraints to large scale windfarm developments. It will also give detailed guidance on renewable energy.

Classifying Wind Energy Developments

Wind energy developments have been categorised in the table below. Although capacity is a primary determinant, other factors such as the number of turbines or size affect the information required and how the Council will consider applications for consent.

Table 1. Wind Energy development categories

Category	Definition	Relevant Policies
VERY LARGE	Over 50MW	These applications are dealt with through the Scottish Government's Energy Consents Unit in accordance with Section 36 of the Electricity Act 1989. The Policies contained within the Shetland Local Development Plan and this supplementary guidance document will be used to form the basis of any response made by Shetland Islands Council, as a consultee, on any such application.
LARGE	<ul style="list-style-type: none"> • Over 20MW and up to 50MW capacity • Turbines above 50m to the hub and/or above 80m to tip • Grouping of 8 or more turbines regardless of output or height 	<ul style="list-style-type: none"> • All developments will be assessed against the appropriate LDP policies. • For turbines over 50m height (to hub), the developer will be required to submit a Zone of Theoretical Visibility (ZTV) map to a radius of a minimum of 20km with visualisations and photomontages and will be advised of other requirements through the EIA Screening process.
MEDIUM	<ul style="list-style-type: none"> • Over 50KW and up to 20MW capacity • up to 7 turbines • up to 50m to the hub height • Applications which fall into a category within the scope of an <i>Environmental Impact Assessment</i> 	<ul style="list-style-type: none"> • All developments will be assessed against the appropriate LDP and SG policies. • For turbines in the hub height range 15m to 50m, developers will be required to submit a Zone of Theoretical Visibility (ZTV) map to a radius of 15km with photomontages.

SMALL	<ul style="list-style-type: none"> • 50KW-5MW • Turbines below 50m to hub • Turbines up to 3 in number 	All developments will be assessed against the appropriate LDP and SG policies. Depending on the location and number of turbines developers may be required to submit a Zone of Theoretical Visibility (ZTV) map with photomontages
MICRO GENERATION	<ul style="list-style-type: none"> • Under 50KW capacity and up to 3 turbines in number and up to and including 15 metres to hub height • Rotor diameter not exceeding 10.5m 	Depending on the location and number of turbines developers may be required to submit a Zone of Theoretical Visibility (ZTV) map with photomontages.

Supplementary Guidance Policy Section

3. Section 1 - Spatial Framework

The Spatial policies have been developed following the guidance set out in Scottish Planning Policy by the Scottish Government.

The spatial framework for wind energy applies to large scale developments of 20MW and above generating capacity

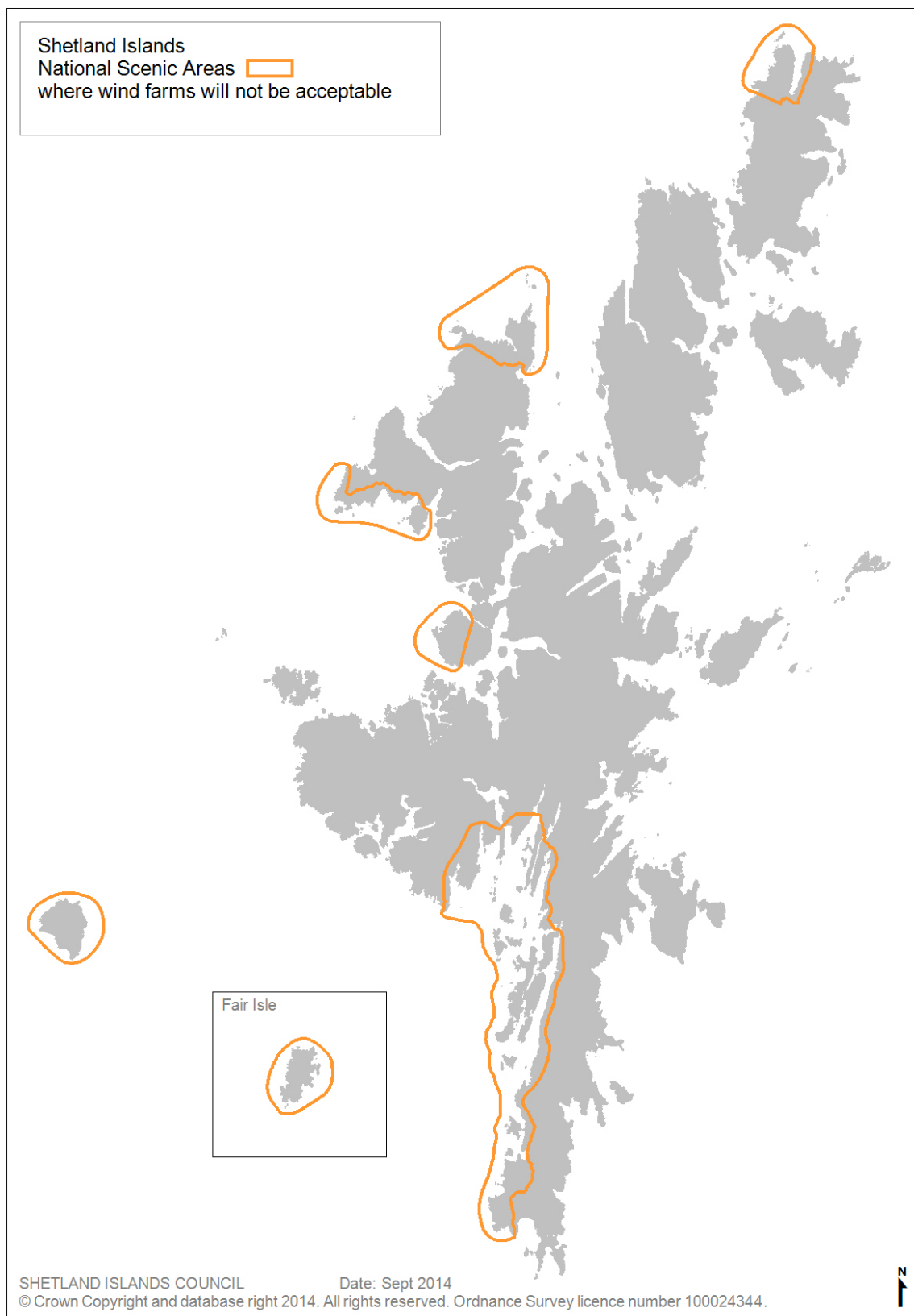
Reference	Policy	
Spatial Policy 1 Group 1: Areas where wind farms will not be acceptable	Scottish Planning Policy states that wind farms are unacceptable within National Parks and National Scenic Areas. Map 1 identifies the National Scenic Area designation for Shetland. Within this area wind energy developments of 20MW or greater will not be permitted.	Map 1
Spatial Policy 2 Group 2: Areas of significant protection.	<p>The areas identified on Map 2 have a recognised sensitivity to large scale wind energy developments and as such are afforded significant protection due to their national or international natural heritage value.</p> <p>In line with Scottish Planning Policy</p>	Map 2

	<p>Large Scale Wind energy developments may be permitted within these areas where it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. Any potential development must demonstrate that the development criteria (<i>contained in section 2 of this guidance</i>) can be satisfactorily achieved.</p> <p>Any application for large scale wind energy developments will be required to meet all applicable Shetland Local Development Plan policies and relevant National and International guidance.</p>	
<p>Spatial Policy 3</p> <p>Group 3: Areas with potential for wind farm development</p>	<p>These areas are considered to be capable, in principle, of supporting large scale wind energy developments within Shetland.</p> <p>Proposals for wind energy developments within these areas must satisfy the development criteria set out in Section 2 of this guidance.</p> <p>Any application for wind energy developments will be required to meet all applicable Local Development Plan policies and relevant National and International guidance.</p>	Map 2

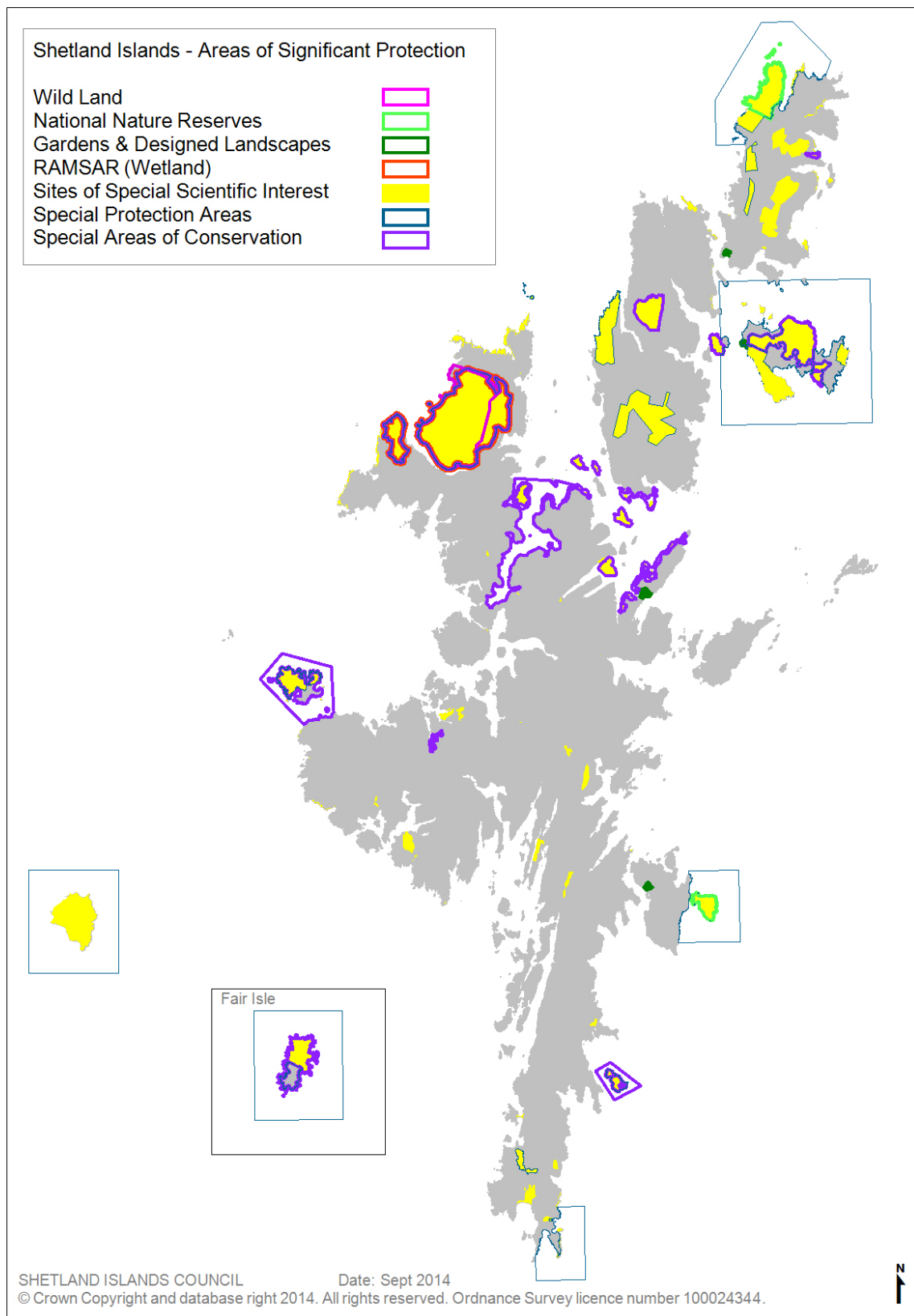
Justification

This spatial framework has been developed following Scottish Government guidance on preparing spatial frameworks for onshore wind farm developments, incorporating Land Use Consultants Landscape Sensitivity Study 2009. It also takes account of the work done to establish Local Nature Conservation Sites (LNCS), Local Landscape Areas (LLA), safeguarding and archaeology. The framework applies to wind energy proposals of 20MW and above.

Map 1



Map 2



5. Section 2 - Development Criteria

This section provides detailed local policies that will form the basis of the decision making process for proposed onshore wind energy developments.

Policies

- DC1 Landscape and Visual Impact
- DC2 Cumulative Impact
- DC3 Natural Heritage
- DC4 Impacts on communities
- DC5 Water Resources
- DC6 Decommissioning
- DC7 Historic Environment

DC1 Landscape and Visual Impact

All applications must be accompanied by an assessment of the likely impact of the proposed development on landscape character and visual amenity. This assessment must meet the requirements of published guidance in Scottish Planning Policy and from national statutory consultees and accepted good practice.

Developers of large and medium proposals may be required to show that their proposal conforms to the guidance provided in the Landscape Sensitivity and Capacity Study for Wind Farm Development on The Shetland Islands (Land Use Consultants for SIC, 2009) for each affected visual compartment, and how it takes account of the described landscape sensitivities of each landscape character area and against other guidance produced by statutory bodies.

Zone of Theoretical Visibility (ZTV) maps must be included as recommended in relevant guidance for:

For turbines over 50m height (to blade tip), the developer will be required to submit a Zone of Theoretical Visibility (ZTV) map to a minimum radius of 20km with visualisations and photomontages and will be advised of other requirements through the EIA Screening process.

For turbines in the hub height range of over 15m and up to 50m, developers will be required to submit a ZTV map to a radius of 15km with photomontages

Depending on the location and potential cumulative impact of the development, any applicant may be required to submit a ZTV. This includes Small and Micro Generation turbines.

When assessing these impacts, the associated infrastructure, including tracks, power lines and ancillary development should be considered as well as the scale and pattern of the turbines.

The developer will submit a Landscape and Visual Impact Assessment that includes an assessment of cumulative landscape and visual effects, enabling SIC to fully understand the nature and significance of potential effects upon the landscape and views. This should be undertaken and presented in line with guidance issued by Scottish Natural Heritage, the Landscape Institute and The Institute of Environmental Management & Assessment and include all elements of the development, including all ancillary infrastructure (such as access tracks, borrow pits, any necessary road widening/ straightening, turbine foundations, crane hard standings, substations, control rooms or offices, car parks and the grid connection). Links to the relevant guidance can be found within the further guidance section of this document.

Justification

Any on-shore and offshore wind energy development and its associated infrastructure will have an impact on the landscape character and visual amenity of Shetland). The aim of this policy is to direct development to where it will be least damaging to the landscape and visual amenity. Scottish Planning Policy sets out factors to be considered in determining onshore wind energy developments.

DC2 Cumulative Impacts

Developers will be expected to demonstrate that proposals will not result in unacceptable cumulative impacts. In addition to DC1 Landscape and Visual Impact Assessment, developers will be asked to take into account a wide range of cumulative factors including the natural, historic and built environment, the visual amenity of residents and wider socio-economic impacts. All applications will be assessed on a case-by-case basis and should be accompanied by an assessment of the likely cumulative impacts on natural heritage, particularly in relation to bird species and peatland. When assessing cumulative impacts on natural heritage, all associated infrastructure, including tracks, power lines and ancillary development should be considered. Cumulative impacts on natural heritage can include, but are not limited to:

- Collision risk;
- Displacement;
- Disturbance;
- The creation of barriers to species movements
- Habitat loss

Justification

Scottish Planning Policy identifies a number of factors to be taken into consideration when determining planning applications for on-shore wind energy developments. Any such development will have a range of environmental, social and economic effects on the surrounding area therefore due cognisance must be given to these impacts in combination with other development within the area. The nature of onshore wind energy developments and the associated impacts means that, when

taken cumulatively, existing and consented energy developments could limit the capacity for further wind energy development.

DC3 Natural Heritage

Proposals for onshore wind development, should show that, individually or cumulatively, they will not adversely affect the favourable conservation status of a species, or stop a recovering species from reaching favourable conservation status, at international, national or regional level. Proposals should address the following:

Ornithology

All applications for onshore wind energy development must be accompanied by an assessment of the risks to bird populations.

Shetland supports important populations of birds in addition to those that form part of the qualifying interest of designated sites. Ornithological studies and surveys should include an assessment of the following risks:

- Collision with turbines and associated infrastructure;
- Displacement of birds due to loss of suitable feeding and/or breeding/wintering habitat;
- Disturbance within and around the turbine envelope; and
- Creating a barrier to dispersal, regular movements or migration.

The risk of disturbance to bird species during construction and operation of an onshore wind development is also an important consideration. For some species this is of greater potential significance than collision mortality. A Bird Protection Plan should be developed as part of an onshore wind development proposal and should include consideration of the potential for activities to disturb bird species, particularly during the bird breeding season and other seasonal bird activity, such as migration. Bird Protection Plans should also include information on the monitoring of the development's effects on bird populations.

European Protected Species

Wind farm development proposals should also consider the potential impact of wind developments on otters, and identify the potential need for surveys and mitigation measures, all as set out in SG Natural Heritage.

UKBAP Priority Species

Wind farm development proposals should consider the potential impact of wind developments on UKBAP Priority Species, and identify the potential need for surveys and mitigation measures.

Habitat Management Plans

A Draft Habitat Management Plan (HMP) should accompany applications for onshore wind developments where it is necessary to mitigate or compensate for impacts on important habitats or species

Habitat Management Plans are usually implemented within the area of the development, but may include areas outwith the development areas, subject to relevant agreements. A Habitat Management Plan should include:

- The reason for the HMP;
- The aims and measurable objectives of the HMP;
- An appropriate methodology, including details of timescales, locations and responsibilities;
- A monitoring schedule;
- Monitoring, reporting and revision proposals.

Peat

Where it is proposed that the development will be on peat it is expected that a carbon calculation be used during the preparation of the proposal.

It should also be demonstrated how the layout and design of the proposal, including all infrastructure, has been devised to avoid impacts on peat. Guidance on peat depth surveys, construction methods on peat and suitable methods of re-use of excavated peat can be found in the links in further advice and guidance. Where avoidance is impossible details of how impacts are minimised and mitigated should be provided, including a detailed map of peat depth and characteristics. Geotechnical and hydrological information should be included identifying the presence of peat at each site, including the risk of landslide connected to any development work. Potential impacts on peat that should be considered include, but are not limited to:

- Waste management;
- Drainage;
- Dewatering
- Excavation;
- Pollution;
- The potential for landslides and bog bursts;
- The effects on peatland habitat and associated species;
- Other ecological functions of peat

Any Habitat Management Plan developed, as part of the proposal should include consideration of peatland habitats.

Where it is proposed that a development will be on peat, it should be demonstrated that the whole life carbon balance of the proposals has been considered, for example through the use of a carbon calculator. For windfarms that are below the generation/ size threshold for application of the carbon calculator, evidence should still be submitted as part of the planning application to provide evidence that the carbon impact of the development has been minimised.

Justification

Certain natural heritage features, whether habitats, species, landscape geological or geomorphological in nature, are protected under European and/ or UK law. Their

presence on or near a development site will require consideration to ensure compliance with the relevant legislation and more generally that no adverse effect on the population or feature arises, including cumulatively.

DC4 Impacts on Communities

Development proposals must, in combination with existing and consented wind energy developments, assess the likely impact on communities, including long term and significant impact on amenity.

Justification

Planning applications must be accompanied by an assessment of the effects on these locations covering a range of factors including; visual amenity, noise, shadow flicker, electromagnetic interference, designated sites, road safety and construction/ decommissioning logistics, impacts on access routes, phasing and any other identifiable significant effects. Scottish Planning Policy paragraph 169 identifies a number of the key considerations for determining wind energy application.

DC5 Water Resources

Onshore wind energy development and/ or associated infrastructure proposals should demonstrate that there will be no significant adverse effects on the water environment, including Ground Water Dependant Terrestrial Ecosystems (GWDTE's), which are types of wetland protected by the Water Framework Directive.

Justification

The Council has a duty to protect and, where possible improve, Shetland's water environment in its role as a responsible authority under the Water Framework Directive. It is a key objective of the Scottish River Basin Management Plan and the Shetland Area Management Plan that water bodies and watercourses achieve good ecological status and that there is no deterioration in the current ecological status. The water environment includes burns, rivers, ponds, lochs, wetlands, standing, tidal or coastal waters as well as ground water.

The water environment has a finite capacity to receive pollutants. The provision of sustainable drainage infrastructure is essential in protecting, maintaining and improving the water environment.

DC6 Decommissioning

Proposals for onshore wind energy developments and associated infrastructure should be accompanied by a decommissioning statement detailing the method of reinstatement of the site to its original condition. The decommissioning statement should include details of the removal of all turbines and ancillary buildings and related plant as well as the reinstatement of land altered by any ancillary infrastructure.

Justification

The lifespan of most commercial wind turbines is typically suggested to be 25 years and therefore Planning Permission will usually be granted for this period.

Due to the limited lifespan of the equipment associated with wind energy developments it is essential that the removal of redundant equipment and associated ground disturbance be considered from the outset of the project development.

Decommissioning statements should take into account best practice guidance from the Scottish Government, Scottish Natural Heritage and the Scottish Environment Protection Agency.

DC7 Historic Environment

Shetland's historic environment encompasses Scheduled Monuments, historic buildings, conservation areas, archaeological sites and landscapes, historic gardens and designed landscapes. Onshore wind energy development and/ or associated infrastructure proposals should not adversely affect the historic environment or its key features, including its setting and intervisibility between assets.

Applications for wind energy developments should include an assessment of the surrounding historic environment and potential impacts on the structures and their setting.

All other significant archaeological features beyond those detailed above should be preserved in situ wherever feasible. Where preservation in situ is not possible the planning authority should ensure that developers undertake appropriate archaeological excavation, recording, analysis, publication and archiving in advance of and/ or during development. In the case that archaeological remains become apparent after development has commenced the Shetland Islands Archaeologist should be informed and a course of appropriate action agreed and implemented prior to work continuing.

Justification

The setting of archaeological and historical features is important to our understanding of the historic environment, and thus can be sensitive to new developments. Many areas within Shetland include a number of assets where intervisibility between them is regarded as a key feature of their historic importance, which increases their sensitivity to new developments.

There are areas in Shetland where historic features are more prevalent, for example, the close network of archaeological sites in south Dunrossness, including: Jarlshof, Old Scatness, Ness of Burgi, Sumburgh Head and including Eastshore and Clevigarth Brochs. This is an example where intervisibility between assets is a key feature of the area.

Historic Gardens and Designed Landscapes within Shetland are also sensitive to new developments. As views both in and out of these are important characteristics their settings should be safeguarded from adverse impacts.

Micro Generation Proposals

Micro generation is defined as the production of heat (less than 45 kilowatt capacity) and/or electricity (less than 50kw capacity) from zero or low carbon source technologies. Wind energy generated through micro-generation technologies is increasingly seen as part of a wider strategy to address climate change and fuel poverty.

The Scottish Government and Shetland Islands Council support the principle of wind energy development. Some micro generation developments may be deemed permitted development, however, this is a very complex area where prior approval is often required. Developers should seek advice from SIC Development Management prior to progressing any development proposals.

Further guidance on micro-renewables can be found at

<http://www.snh.gov.uk/planning-and-development/renewable-energy/micro-renewables/>

The Scottish Government has produced a series of planning advice documents online relating to renewable energy developments. These are regularly updated to reflect best practice. The fact sheet on Microgeneration can be found at:
<http://www.scotland.gov.uk/Resource/0041/00415738.pdf>

Further Advice and Guidance for developers

General

All applications for proposed wind energy applications must contain the following:

- A completed full planning application
- A site and location plan of the proposed turbine(s) (showing the nearest noise receptor if applicable)
- Noise impact assessment
- Specification of the proposed turbine(s)

The list above outlines the minimum level of information required in order to validate an application. However, depending on the individual circumstances of each application the applicant may be asked to provide further information. For example in line with table 1 contained within this document applicants may also need to provide:

- A zone of theoretical visibility map

- An EIA could be required depending on height of turbine(s) and sensitivity of area

Landscape and visual impacts

Further advice on landscape and visual impacts can be found at <http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance>

Cumulative impacts

Developers should refer to SNH's guidance 'Assessing the Cumulative Impact of Onshore Wind Energy Developments 2012' <http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/general-advice-and-information/>

Natural Heritage

SNH Guidance on assessing windfarm impacts on birds can be found at <http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/windfarm-impacts-on-birds-guidance/>

Further guidance on otters can be found at <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/which-and-how/mammals/otter-protection/>

[Assessing Significance of Impacts from Onshore Windfarms Outwith Designated Areas - www.snh.gov.uk/docs/C206958.pdf](http://www.snh.gov.uk/docs/C206958.pdf).

Further information can be found in SNH's [Planning for development: what to consider and include in Habitat Management Plans](#)

Further information on carbon calculation can be found on the Scottish Government website at: <http://www.scotland.gov.uk/Topics/Business-Industry/Energy/Energy-sources/19185/17852-1/CSavings>

Further information on Peat can be found at:

- SNH, SEPA, Scottish Government and The James Hutton Institute (2011) Developments on Peatland: Site Surveys and Best Practice www.scotland.gov.uk/Resource/Doc/917/0120462.pdf
- http://www.sepa.org.uk/planning/sustainable_waste_management/surplus_peat_management.aspx
- FCS and SNH (2010) *Floating Roads on Peat* www.roadex.org/uploads/publications/Seminars/Scotland/FCE:SNH%20Floating%20Roads%20on%20Peat%20report.pdf

Carbon Calculator

<http://www.scotland.gov.uk/Topics/Business-Industry/Energy/Energy-sources/19185/17852-1/CSavings>.

Historic Environment

Should there be known archaeology or a risk of archaeology in the area of your proposed site contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

<http://www.historic-scotland.gov.uk/managing-change-consultation-micro-renewables.pdf>

Access

All proposals for windfarm development must comply with the access requirements as set out in the Shetland Islands Council Roads Department guidance document 'Windfarm Access Design Guide'.

Drainage

For drainage issues associated with public roads and roads drainage issues please refer to Shetland Islands Councils Roads Access Design Guide.

It is recommended that applicants refer to SEPA LUPS GU4 'Planning guidance on windfarm developments'. Also, SEPA, SNH, FCS

This provides advice on the steps that should be taken to minimise impacts on the water environment, including how to identify groundwater dependant terrestrial ecosystems (GWDTEs).

Scottish Renewables '*Good practice during windfarm construction*'

http://www.scottishrenewables.com/static/uploads/publications/good_practice_during_windfarm_construction.pdf

Applicants are encouraged to enter into pre-application discussions with the Council and SEPA to discuss the potential development and any issues that may arise at an early stage.

SEPA holds a list of all GWDTE's within all designated sites (SSSI's, SPA's and SAC's). There will also be GWDTE's outwith designated sites. These can be identified using the procedure in SEPA's planning Guidance on windfarm developments (paragraph 3.2) <http://www.sepa.org.uk/planning.aspx>

Noise Impacts

Shetland Islands Council Environmental Health Service is the statutory regulator of noise nuisance. Environmental Health is consulted on applications where it is believed that the noise generated from a turbine or group of turbines could have a detrimental impact to surrounding sensitive receptors.

Environmental Health calculates the anticipated noise nuisance from turbines using the formula:

$$L_P = (L_W + A_{\text{Tonal}}) - (20 \log r) - 8 + A_{\text{Ground}} + A_{\text{Elevations}}$$

L_P = The noise from the turbine (in dB(A)) at the nearest non-associated premises including the garden.

L_W = The noise from the turbine on site (in dB(A))

A_{Tonal} = a 5% addition will be made to the Sound Power Level (L_W) to account for uncertainty and potential tonality of the turbine noise

A_{Ground} = Ground conditions between the turbine(s) and the non-associated sensitive receptors; $G = 0$ (hard ground e.g. tarmac) or $G = 1$ (soft ground e.g. grassland).

$A_{\text{Elevations}}$ = Full line of sight = 0dB(A); partial screening between the turbine(s) and receptor attenuation = -2dB(A) to -5dB(A); no line of sight = 10dB(A)

The acceptable noise limits are defined by Environmental health as 5dB(A) above the prevailing background noise for daytime (07:00 – 23:00) and night-time (23:00 – 07:00) at the nearest non-associated premises incorporating A_{Tonal} , A_{Ground} and $A_{\text{Elevations}}$.

The average values for background noise are defined as:

Average daytime background noise level (dB(A)) = **33.6dB(A)**

Average night-time background noise level (dB(A)) = **29.6dB(A)**

These reference values are taken from the ETSU-R-97 guidance.

In order for Environmental Health to accurately determine the potential of noise nuisance from an aerogenerator applications must be accompanied by the following information:

- Accurate 12 digit grid references for the turbine(s)
- Accurate 12 digit grid references for non-associated sensitive receptors
- Accurate 12 digit grid references for financially involved premises
- Accurate distances (+/- 5m) from the turbine(s) to all relevant receptors
- Sound Power Level(s) (dB(A)) [BS EN 61400-11:2013]
- Elevations (m) for the turbine(s) and non-associated sensitive receptors
- Ground conditions between the turbine(s) and the non-associated sensitive receptors; hard ground (e.g. tarmac) or soft ground (e.g. grassland)

Decommissioning

<http://www.snh.gov.uk/docs/A337202.pdf>

Land Use Planning System SEPA Guidance Note 4 Issue No: Version 6 Issue date:
12 March 2012 planning guidance on windfarm developments

<http://www.sepa.org.uk/planning/energy.aspx>

Further Useful Guidance

SEPA has produced the following useful guidance documents, which should be considered in relation to wind energy developments. The following documents can be accessed at <http://www.sepa.org.uk/planning.aspx>

SEPA Position statement on Waste

SEPA planning Guidance on windfarm developments

SEPA's (interim) Position Statement on Planning, Energy and Climate Change

SEPA, SNH, FCS and Scottish Renewables: Good Practice During Windfarm Construction