

Burra and Trondra Community Council Area Statement

See Area Proposals Map

Background

1.1 Burra (East and West) and Trondra are 3 inhabited islands linked to each other and the mainland by bridges. The whole district is part of the Shetland National Scenic Area and as such is an outstanding natural landscape.

1.2 Hamnavoe and Bridge-End are the principal settlements, the rest of the population living in smaller isolated groups.



Duncansclett, West Burra

Planning Context

2.1 The previous Local Plan to cover the Burra and Trondra Community Council Area was the West, South & Central Interim Local Plan 1992. Local planning aims for the Community Council area are:

- To seek ways to diversify the local economy
- To conserve & enhance the natural and built environment
- To reduce the conflict between housing demand and the environment.
- To maintain a viable rural community

Natural and Built Environment

3.1 The 3 principal islands of Trondra, East Burra and West Burra lie south of Scalloway, running roughly north-south, and are approximately 2.5, 4 and 5.5 miles (4, 6.5 and 9km) long respectively (varying in width from 0.15 to 1 mile (0.25 to 1.6km)



Bridge-End

3.2 Hamnavoe is the principal settlement followed by Bridge-End. There are several hamlets and one larger, recent group of houses at Cauldhame, Trondra. Much of the remaining housing in the district is scattered over the landscape.

3.3 **Hamnavoe** is a compact settlement of approximately 150 dwellings, grouped on the headland overlooking sheltered Hamna Voe. Hamnavoe has few facilities considering its recent growth, with only one shop and post office, a church, a primary school and community hall.

3.4 The original village of Hamnavoe is a planned settlement, built in 1850 around a pier. The rapid growth of the settlement over the past 30 years has eroded much of the central focus and character of the original village, which is unfortunate as it occupies an excellent location on a west-facing peninsula.

3.5 The settlement of Mid-Isle, including **Bridge-End, Toogs and Freefield**, lies 1½ miles (2.4km) south of Hamnavoe, at the junction of the East & West Burra roads. Bridge-End is a scattered settlement of around 70 dwellings, originally 3 distinct hamlets (Bridge-End, Grunasound & Toogs) which have coalesced over the past 30 years. Each crofting township has a cluster of traditional cottages around which are

scattered modern bungalows, generally at low density. At the road junction there is a war memorial, below which there is a small marina and an outdoor centre. There are also three churches and a community hall.

3.6 The settlement of Papil lies at the south end of West Burra and has approximately 25 dwellings.

- **Local Protection Areas (LPAs)**

3.7 There are LPAs around Meal Beach and south of Duncansclett/Minn Bay. These areas are protected from development because of their high landscape value and in order to protect community amenity. Further details of the protection zone requirements are set out in policy **LP NE11**.

- **Built Heritage**

3.8 There are 2 category C(s) listed buildings and 1 category B listed building in the area. Currently, there are also 147 known archaeological sites 2 are scheduled – Papil Church and graveyard and Burland broch.

3.9 The historic core of **Hamnavoe** was suggested as a potential Conservation Area in the West, South and Central Local Plan. The area is notable for having been laid out as a planned settlement by the estate. The original houses survive, but most have been somewhat altered. Some new building has been sensitive to the location, but other development is very different in scale and style. If formal designation as a Conservation Area was to be considered, proposals for enhancement would have to encourage, over the long term, the restoration of traditional features and building styles. The possibility of this should be considered in consultation with the community involved.

3.10 The areas of **Duncansclett** and **Houss** were suggested as potential Conservation Areas in the West, South and Central Local Plan. The areas are notable for their traditional form and appearance and for the fact that recent building is mostly sympathetic to the original style of each area. The thatched cottage at Duncansclett is listed, as is the Old Haa and an outbuilding at Houss.

Enhancement proposals in both areas would seek to find ways of restoring the derelict buildings either as dwellings or for some other economically beneficial use.

Proposal 1

The Council proposes that the possibility of formal designation of Duncansclett and Houss as Conservation Areas could be considered in consultation with the local communities south of Bridge-End, and the Community Council.

Coastal Management

4.1 Aquaculture is fast becoming a dominant industry in the area with several salmon farms occupying sites in many of the sheltered voes and bays. To service these sites there are a number of shore bases in the area.



Trondra shore-base

4.2 The local Community has identified the harbour and breakwater in Hamnavoe as needing refurbishment and further development.

4.3 Minn Beach has had 2 phases of coastal protection works to consolidate and guard against further erosion.



Minn Beach

Water and Drainage

5.1 Demand for fresh water from the Lerwick supply zone, which serves Burra and Trondra, is currently at 78% of capacity. Bridge-End wastewater scheme has recently been developed and it and the existing Hamnavoe scheme, have capacity for at least 50 more dwellings between them.

5.2 Hulsidale in Hamnavoe is scheduled by Scottish Water for a new septic tank and out-fall extension in the 2002-2006 programme.

Waste Management

6.1 A rural skip is available at the industrial estate adjacent to the Burra-Trondra bridge and at Trondra Hall, giving residents a convenient disposal point for bulky household refuse.

Energy

7.1 The exposure of Burra's west coast to the Atlantic swells would make it ideal for a wave energy project.

7.2 The possibility of a commercial wind farm is unlikely due to the scattered nature of the housing and the National Scenic Area designation.

Business and Industry

8.1 There is a small industrial site on Burra, just over the bridge from Trondra to West Burra, which contains a fish processing factory and several businesses such as: a garage, joiner, house kit manufacturer a building contractor, and salmon farm. In the Bridge-End area there

is an aluminium fabrication business and a toy maker. Many local people work in the crofting, agriculture, fishing and fish-farming industries, or commute to work in Lerwick or Scalloway. Aquaculture currently offers the greatest potential for additional local employment.

8.2 On Trondra there is also a home-based knitwear producer/outlet.

8.3 There are 104 jobs within the Burra and Trondra area, with 2 people registered unemployed (figures for year 2000).

Tourism

9.1 There are a number of tourist attractions in the area but further tourist facilities are welcome and need to be encouraged, subject to other policies contained within the Development Plan.

9.2 There are several B&Bs and numerous self-catering cottages in the area.

9.3 Trondra has a working croft as part of the 'Crofting Trail' where traditional methods and breeds can be viewed.

9.4 Meal Beach: with its adjacent visitor car park and public toilets, is one of Shetland's finest beaches and a favourite for day trips. There are however access problems and steps are required from the end of the path down to the beach.



Meal Beach

Recommendation 2

Steps are required from the end of the access walkway down to Meal Beach.

9.5 Minn Beach: links the peninsula of Kettla Ness to West Burra's southern tip, and is another popular tourist draw. The adjacent crofting townships of Duncansclett and Papil contain an historic church and a fine thatched croft-house, which is scheduled for refurbishment in the Community Services Priority Programme.

9.6 Kettla Ness, and Houss Ness off the southern tip of East Burra, both offer superb coastal walking opportunities.

9.7 Bridge-End Outdoor Centre serves as a base for courses run by a number of organisations (with accommodation) in kayaking, walking and nature studies.



Bridge-End Outdoor Centre and Marina

9.8 Additional tourist facilities/attractions are required in the area, the Community has suggested craft workshops and Camping Böds as potential developments.

Commercial Development

10.1 There is a shop and Post Office in Hamnavoe. A door manufacturing company is also based in the village. The industrial site at the Burra-Trondra bridge has a garage and petrol station.

Transport

11.1 The bridges linking Trondra and East and West Burra to each other and the mainland have been the most important transport developments in the area, acting as an essential lifeline and enabling growth of the community.

Public Transport

11.2 There is a twice-daily bus service from Hamnavoe to Scalloway and on to Lerwick. There is also a Saturday shuttle between Bridge-End and Hamnavoe. The Community feels that there is an inadequate service south of Hamnavoe.

Major Road Improvements

11.3 The following road improvements are proposed in the Council's Capital Programme: Trondra B 9074 Phase II ~ road widening and verge consolidation, is now being designed (this is the northern half of the road).

11.4 The Community has identified the route between Wastadale and Hamnavoe school as requiring a safe footpath. The Bridge-End area is also lacking in roadside footpaths.

Population and Housing

12.1 The Burra and Trondra area is notable for its rising population, principally due to its popularity with commuters who either work in Scalloway and Lerwick. The population has risen from 1,029 in 1991 to 1,140 in 2001, with a projected 1,183 in 2011.

12.2 The total housing stock is 379, of which 351 (93%) are occupied. 333 households are private/owner occupied (88%), 44 are Council rented (12 special needs sheltered) 1 is rented through the Housing Association and 1 by Communities Scotland.

12.3 New private house building has been steady with an average of 2-3 completions per annum in recent years. This trend looks set to continue.

12.4 Affordable housing is available, and being developed further, by Hjalmland Housing Association (HHA) in Hamnavoe. Construction work began in the spring of 2002 on HHA's latest project the development of 6 new houses at Atlaness, Hamnavoe. The Community feels that there is a need for more affordable housing in the area, in particular to encourage young people to stay. It was also felt that new developments should be better incorporated within Hamnavoe.

12.5 Environmental improvements will be undertaken at **North Toogs, Bridge-End** during 2005/06 as part of the Council's rolling programme. Tenants of **Hulsidale, Hamnavoe** have expressed a desire for improved access and this is included in the rolling programme for 2008/09.

- **Housing Zones**

12.6 On Trondra, the Cauldhame and Mid-Trondra populated areas are designated as Zone 2, where housing development will be favourably considered. Open countryside on all the islands is designated as Zone 4, where housing development will be strictly controlled. On West Burra, the settlement areas of Hamnavoe and Mid-Isle are designated as Zone 1, where housing development is actively encouraged. Setter, Meal, Brough, Southerhouse, Papil and Duncanslett are designated as Zone 2 where housing development will be favourably considered. On East Burra, East Hogaland and Norbister to Houss are designated as Zone 2. Further details of the housing zone requirements are set out in policy **LP HOU4**.

Community Services and Facilities

13.1 There are Community Halls at Hamnavoe, Bridge-End and Mid Trondra.

13.2 Burra Primary School and playgroup and the shop/Post Office are situated in Hamnavoe. The school roll was 60 in 2001, down from 100 in 1991. The school also has a multicourt, and Burra and Trondra Sports Association have a playing field in Hamnavoe. There are children's play areas at North Toogs and Hamnavoe (Hulsidale).

13.3 Other facilities in the area are limited due to the close proximity of Scalloway and to a lesser extent Lerwick. There is a church in Hamnavoe one at Meal and 3 in Bridge-End, with a burial ground in Papil. Public toilets are located at Meal Beach car park and Hamnavoe harbour.

Development Opportunities

At Bridge-End Outdoor Centre the harbour/marina has potential for further development. Funding has been allocated in the Council Capital Grants Programme for 2001/2002 to add to the breakwater and fendering on the pier and to develop the area outside the centre.

Burra Boating Club in Hamnavoe has been allocated funding in the Community Services Priority Programme to construct a boat shed for storage, toilets and power point facilities for boat owners.



Duncanslett old croft

Burra History Group has been allocated funding in the Community Services Priority Programme to acquire, restore and refurbish the 19th Century thatched crofthouse at Duncanslett .

