

Nesting and Lunnasting Community Council Area Statement

See Area Proposals Map

Background

1.1 The Community Council area of Nesting and Lunnasting is located on the East Coast of Shetland to the north of Lerwick. The area extends from Catfirth in the south to Lunna Ness in the north. Nesting consists of two main areas; North esting and south Nesting. The Lunnasting Area starts at Laxo and extends to Lunna Ness. The main centre of population is at Vidlin. The Lunnasting area is commonly referred to and signposted as Vidlin. By road Vidlin is approximately 22 miles from Lerwick and Nesting is approximately 10 miles from Lerwick. The area consists of scattered small coastal clusters and is predominantly a crafting area with a large area of moorland studded with fresh water lochs.

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Gletness

Planning Context

2.1 The previous Local Plan that covered the Nesting and Lunnasting Community Council area was the West, South and Central Interim Local Plan that was approved in 1992. Local aims for Nesting and Lunnasting are:

- **Help sustain and enhance the natural and built environment**
- **To help promote and encourage sustainable economic growth**

- **To seek ways to diversify, develop and sustain the local economy.**
- **To maintain a viable rural economy.**
- **To strengthen the viability of the local communities.**
- **To develop the tourist potential of the area.**
- **To help sustain and enhance the natural and built environment.**
- **To protect, sustain and enhance the areas natural resources and cultural heritage for future generations to enjoy and ensure that new developments contribute to environmental quality.**

Natural and Built Environment

3.1 The area has an extensive coastline with exposed headlands and many bays and inlets.

3.2 **There are numerous lochs throughout the area, both low lying and up in the hills. The most popular for fishing are the Benston and Freester Lochs in the Nesting area. Popular sites for fishing in the Vidlin area include Burgawater, Laxowater and at the head of Laxo Voe.**

3.3 **Most of the land around the settled areas is cultivated and the remainder is rough grazing.**

- **Land Designations**

3.4 There are 3 SSSI's (Sites of Scientific Interest); Part of the Yell Sound Coast at Lunna Ness which is noted for otters, is also a SAC (Special Area of Conservation) and there are two smaller sites at Catfirth and Laxo Burn.

- **Local protection Areas (LPAs)**

3.5 Four LPAs have been identified in the Community Council area. They have been chosen in order to protect important local landscapes and are at;

- The area around Lunna Kirk and Lunna House.
- The Böd and Loch of Linga at Linganess.
- The broch of Railsbroch

- The broch on the holm in the loch of Benston. *Please see the Area Proposals Map.*

- **Built Heritage**

3.6 There are 13 listed buildings in the area with 10 category B buildings and 3 category C(s).

3.7 Vidlin Harbour has now been enhanced with the addition of a marina. The area around the Harbour was suggested as a potential Conservation Area in the 1978 Shetland Structure Plan. Notable features include the church and harbour and a number of other traditional buildings. Whilst the area around the harbour remains attractive, recent development is very much in a modern style and the case for designation as a Conservation Area appears much less strong. The local community's views on the matter will be sought.

3.8 Lunna House and its harbour and store house were used as part of Shetland Bus Operation during the last war. The listed **Lunna House and the surrounding area** including the harbour and store house were used as part of the Shetland Bus operation, a tiny church and a number of other interesting buildings and structures has been included in the Inventory of Gardens and Designed Landscapes in Scotland. The area may also be worthy of designation as a Conservation Area. Enhancement proposals could include the restoration of derelict buildings, where practicable, and better interpretation of the history of the area, which is an interesting and valuable historic landscape.

3.9 Lunna Kirk (which is the oldest used Kirk in Shetland) and the Lunna House area have also been designated as a Local Protection Area.

3.10 Catfirth was used as a flying boat base during the First World War. The slipway, the barracks, an air raid shelter and an ammunition store can still be seen.

designation of an area of land around Lunna House as a Conservation Area, in full consultation with the local community.

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Historic Lunna House

Water and Drainage

4.1 The public water supply to the area is from Eela Water.

There are waste water collection schemes at Stendaal in Nesting and at Queeness Road and Gillside in Vidlin.

Other properties in the area have individual septic tanks.

4.2 The Council has requested that Scottish Water include Vidlin in its Investment Plan for the provision of a first time wastewater collection scheme, sometime after 2009.

Waste Management

5.1 Waste skips are available on a rota basis at fixed sites throughout the area giving residents convenient disposal sites for bulky refuse.

There is a bottle bank at the old South Nesting school and a can bank is scheduled for 2006.

A bottle and can bank is located in Vidlin near the shop and hall.

The SIC operates a system for the collection and disposal of hazardous waste.

For the crofters, the Amenity Trust operates a scheme for the collection and disposal of redundant fencing material.

Energy

Proposal 1

The Council proposes to investigate the possibility of the formal

6.1 Scottish and Southern electricity are currently investigating the feasibility of undertaking a major renewable energy development in the area south of Collafirth and inland from Dury Voe. Preliminary studies are examining proposals for the development of up to 300 wind turbines. Any development proposals will be considered in accordance with the Structure and Local Plan policies and in consultation with the landowners, tenants and the surrounding community.

Business and Industry

7.1 Agriculture and crofting play an important part in the communities, but crofting is now carried out more by people to supplement a full or part time job or to augment a pension.

- **Aquaculture**



Aquaculture

7.2 The Aquaculture industry is very active in the area with many mussel farms, salmon farms and more recently a cod farm. Vidlin is the base of the pioneering cod farming company Johnson Sea Farms.

Service Sector Jobs

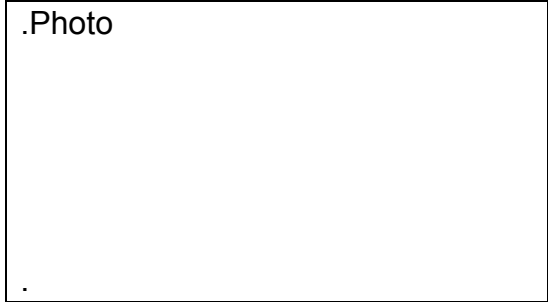
7.3 As in many other communities in Shetland the local Council is a significant employer. As well as providing a valuable service, local shops, the 2 primary schools and nursery provide employment opportunities for local residents.

- **Commuting**

The area is also well placed between Sullom Voe and Lerwick, two of the main employment centres in Shetland

- **Industrial Estates**

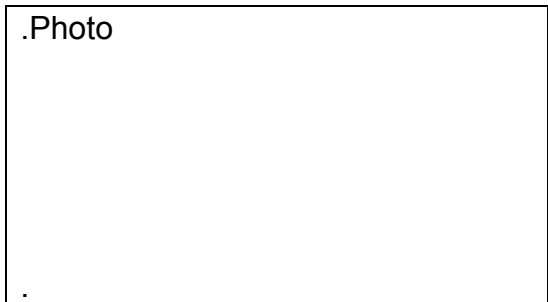
7.5 There are no industrial areas located within the Community Council area but there are several shore bases which serve the local Aquaculture industry.



Vidlin Voe Shore-base

- **Business Diversification**

7.6 In addition to the traditional industries there are several unique enterprises in the community area.



Skyinbow Violin Workshop
7.6 Skyinbow: manufacture and retail fiddles

7.7 Blackwood Distillers are planning to build an £3.5 million whisky distillery at Catfirth. It is anticipated that this exciting project will directly provide 16 jobs and generate a further 25-30 spin-off jobs in the

long-term. Building work is expected to start in 2006.

7.8 Karen Bruce: tailor and photographer.

7.9 Böd Ayre: seaweed product manufacture

7.10 Outrabister House; sells antiques and bric-a-brac

Tourism

8.1 Tourism is not a big source of income for the local community, due to the few places to stay in the area and the lack of wet weather visitor attractions. However, many Norwegian visitors to Shetland are attracted to Lunna House (formerly a guest house) and its association with the Shetland Bus. The house is now used as a private house. The privately operated Cabin Museum in Vidlin displays war-time memorabilia.

Commercial Development

9.11 Vidlin and Nesting area are each served by a shop which also sells fuel. Both shops also has a sub post office.

9.22 Outrabister house at Lunna Ness sells antiques and bric a brac.

Transport

10.1 The Nesting and Lunnasting Community Council area is the departure and arrival point for ferries travelling to and from Whalsay and Skerries. The Whalsay ferry leaves from Laxo, while the Skerries ferry leaves from Vidlin; the Whalsay ferry often uses the Vidlin pier during periods of bad weather.

Minor Road Improvements

10.2 The Council intends to carry out improvements to the Park and Ride areas at the **A970 Sandwater and Catfirth junctions** in 2002/2003

It is also proposed to upgrade the Laxo-Vidlin road prior to upgrades to the ferry terminal at Laxo and Vidlin.

- **Public Transport**

10.3 There is a Lerwick-Laxo-Vidlin-Lerwick bus service that runs Monday to Saturday in the morning and again at night, suitable for those needing to get to Lerwick for work or to catch the Whalsay/Skerries ferries. This is supplemented by the South Nesting feeder bus which runs Monday to Saturday and is timed so it connects with both the Lerwick and Sullom Voe Buses.

Population and Housing

11.1 The Nesting and Lunnasting Community Council area has a fairly stable population showing little fluctuation over the past few decades. The 2001 Census gives a total population of 570 people living in 224 households in the area. The population is fairly evenly distributed throughout the different age groups with the only real increase being evident in the older working age groups of 40-49 and 55-64. The mean age of residents in the area is 38.

11.2 New housing in the Vidlin area reflects the relatively stable population but there has been a large increase in the number of houses built and planned, in South Nesting.

11.3 In 2003 there were 48 Council owned houses in the area. 38 general need houses and 10 sheltered. Environmental improvements were completed at **Queeness Road, Vidlin** during 2005.

- **Housing Zones**

11.5 The settlement of Vidlin is designated as Zone 1, where housing development is actively encouraged. Other settlements in the Community Council Area are designated as Zone 2 where housing development in the appropriate location will be favourably considered. These areas

are as follows; Gletness, South Nesting, Skellister, Kirkabister, Laxfirth, Laxo and Lunning. The remaining open countryside is designated as Zone 4 where housing development is strictly controlled. Further details of the housing zone requirements are set out in policy **LP HOU4**.

Useful Websites:

www.lunnasting.shetland.sch.uk

www.skyinbow.com

www.johnsonseafarms.com

www.shetlandwhisky.com

Community Services and Facilities

12.1 Nesting Primary School had a school roll of 27 pupils in September 2005. This is likely to increase because the new school has nursery facilities. A new Multicourt has also been built as part of the development, which was completed in 2004.

12.2 The building of the new school offers opportunities to re-use and/or develop of the old school buildings and site. The options being considered are mixed development with community use, office accommodation and possibly a limited number of housing units.

Recommendation 2

It is recommended that the opportunities for re-use and development of the vacant South Nesting School site are fully investigated.

12.3 Lunnasting primary school has a school roll of 26 in September 2005. The school buildings were refurbished and extended in 1994.

12.4 There are Community Halls at North and South Nesting and at Vidlin. South Nesting hall is planning to commission an aerogenerator.

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Lunnasting Hall, Vidlin