

## Scalloway Community Council Area Statement

See *Scalloway Proposals Map*.

### Background

1.1 Scalloway, the ancient capital of Shetland, is located on the Atlantic coast approximately 7 miles (10kms) by road west of Lerwick. The village's location, with hills to the west and the east and the islands to the south, provides a beautiful setting and a sheltered harbour. Whilst Scalloway did not experience any expansion due to the rapid growth of the oil industry in the 1970s, the village has been subject to major public investment in recent years in its harbour, infrastructure, [leisure](#), [Fisheries College](#), [school](#), [housing](#) and youth facilities. This has provided a solid base on which to build a sustainable and prosperous future.

### Planning Context

2.1 The previous Local Plan that covered the Scalloway Community Council area was the West, South and Central Interim Local Plan that was approved in 1992. Other documents of local importance include the Halcrow Fox Waterfront Action Plan (1992), the Scalloway Community Profile (1995 & [2004](#)) and the Scalloway Personal Housing Plans pilot study report (1999). Local planning aims for Scalloway are:

- **To continue to improve choice and availability of all housing types**
- **To seek further opportunities to diversify and sustain the Scalloway local economy**
- **To continue to improve the overall environment of Scalloway and its hinterland**
- **To encourage the further development of tourist related businesses and attractions**

### Natural and Built Environment

3.1 Scalloway's coastal location and generally hilly topography has resulted in new development extending along Main Street towards Port Arthur and the North

Atlantic Fisheries College campus. The village has through necessity grown at East Voe, along the road to Trondra and Burra. Building type in the village is a mix of traditional terraced development, traditional cottages, modern bungalows and villas, and local authority houses. Scalloway is mostly surrounded by rough pasture, used for the grazing of sheep, but significantly has good agricultural land adjacent to the built up area to the north and west at East Voe. Because of these constraints, the land available for housing is both difficult and expensive to develop.

- **Local Protection Areas (LPAs)**

3.2 Two areas of good agricultural land on Berry Farm have been identified as LPAs. See Scalloway Proposals Map and policy **LP NE11** for further details.

- **National Scenic Area**

3.3 Shetland's National Scenic Area includes part of the village at Port Arthur. The local community are of a view that this boundary should be moved to Maa Ness.

- **Built Heritage**

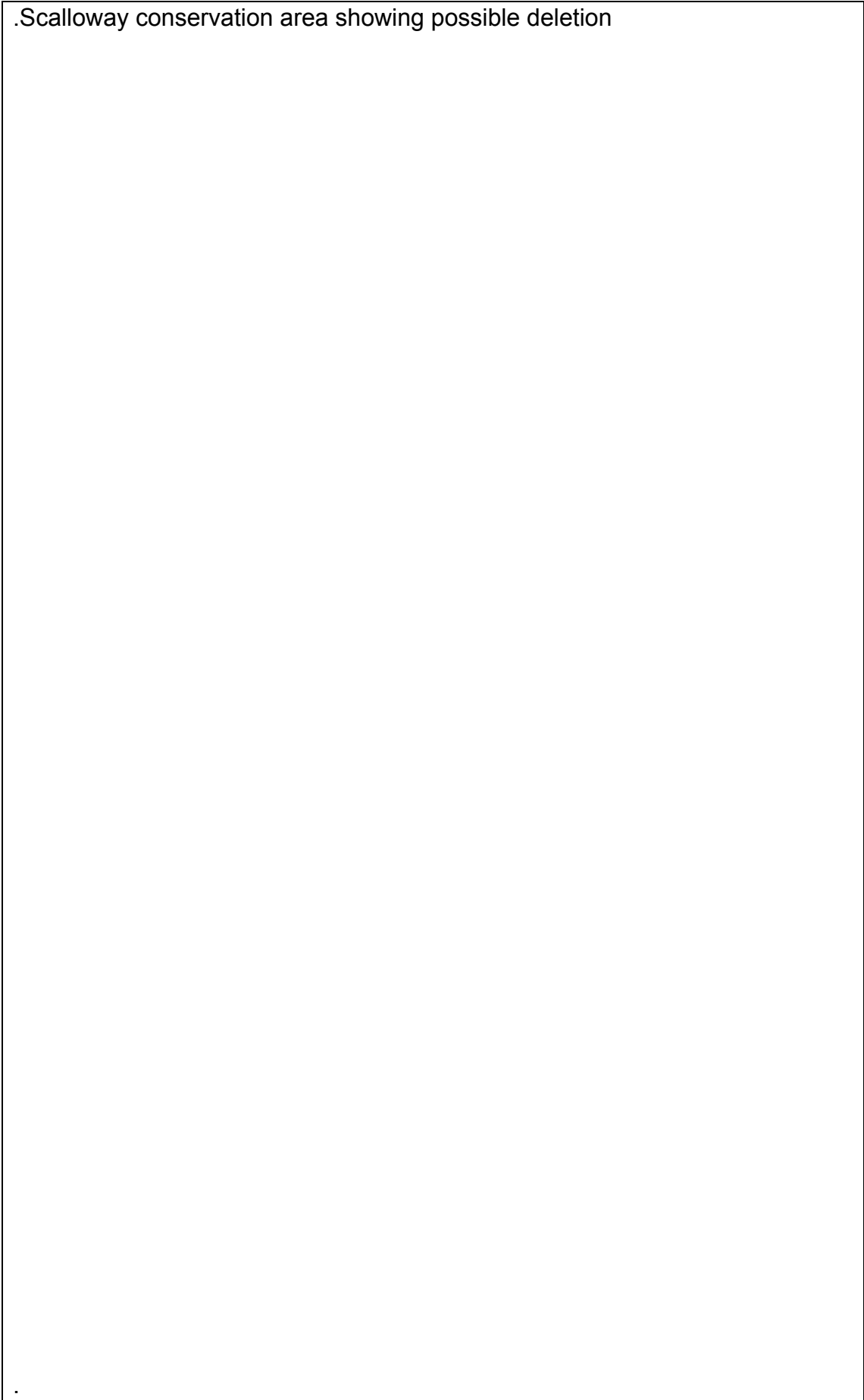
- **Scalloway Conservation Area**

3.4 The older part of Scalloway along the waterfront from the castle to Westshore Cottage was designated as a Conservation Area in 1982. The Council maintains stricter control over development and design within the Conservation Area and in 1986 an Article 4 direction, which restricts the things people can do without formal planning permission, was introduced. All the trees within the Conservation Area are also protected and anyone wishing to prune or cut down a tree must seek permission from the Council.

- **Amendments to Conservation Area**

3.5 Following a visual survey of the Conservation Area boundary, it is proposed that the former Shetland Woollen Company shop site be excluded. This modern building that lies adjacent to Scalloway Castle is of an inappropriate design and construction to be included in the Conservation Area. Figure 1 shows the proposed amendment to the Scalloway Conservation Area boundary. The local

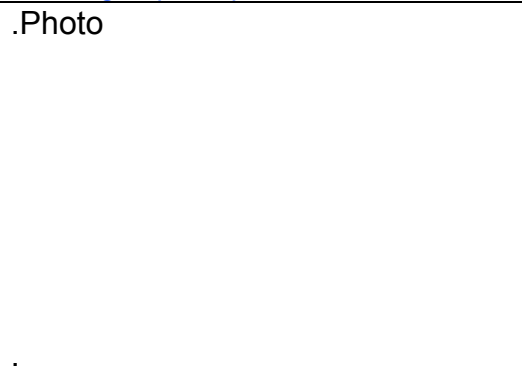
.Scalloway conservation area showing possible deletion



community also wish to see a number of houses added in the centre of the conservation area. Sensitive [regeneration is to be encouraged in the Conservation Area, for both business and housing](#). Local Plan policies relating to Conservation areas can be found in Chapter 3 of the Local Plan which deals with the Natural and Built Environment. See policy **LP BE7** and **LP BE8**

- **Listed Buildings**

**3.6** Scalloway has 21 listed buildings including the category A Scalloway Castle (also a Scheduled Ancient Monument) and the Old Haa, 2 category B listed buildings and 17 buildings listed category C(s). Currently, there are 51 known archaeological sites in the area with 2 that are scheduled. [Planning Dept to update](#)



**Scalloway Castle**

- **Scalloway Waterfront Trust**

**3.7** The Scalloway Waterfront Trust (SWT) was formed in 1992 in order to spearhead the regeneration of Scalloway's historic waterfront. To attract the maximum level of external funding, the Trust was established as a company limited by guarantee with charitable status. Community involvement with the project was ensured with the majority of trustees selected from residents of the village. Since 1992, substantial environmental improvements have been undertaken to Scalloway's historic waterfront area. Some of the most significant projects are described in the following paragraphs.

**3.8** A grant scheme operates to assist individuals to undertake conservation-standard maintenance and improvements to Scalloway's historic waterfront. By the year 2000, over 40 projects had been given grant aid. [Planning Dept to update](#). A revolving fund has allowed the Trust to buy and refurbish buildings in the village. One example of this is the purchase and refurbishment of the former Bank of Scotland building to form 4 commercial units for rent.

**3.9** **Da Waterfront** project replaced a significant area of derelict ground in the heart of the village with a purpose built

Youth Centre, a new civic space, 17 new car parking spaces, a waterfront public walkway and additional sea defences.

**3.10 The Waterfront Art Trail** was designed to provide opportunities for local artists to create public works of art in the heart of Scalloway’s regenerated waterfront. The trail also aims to attract additional visitors to the village and add interest, colour and vitality to the street scene.

**3.11 The East Shore Booth** building was converted into a combined residential and studio space for Shetland-based and visiting artists. The completion of this project in the summer of 2001 marked the final phase of environmental improvement work to the New Street area.

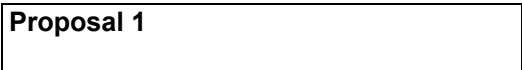


**East Shore Booth Building**

**3.12** Another project now completed was the **Mid Shore** environmental improvements, pavement and car park scheme. This project, funded jointly by SWT and the SIC, replaced a temporary area of rock armour that was created during the construction of the North Atlantic Fisheries College. See *Transport section*.

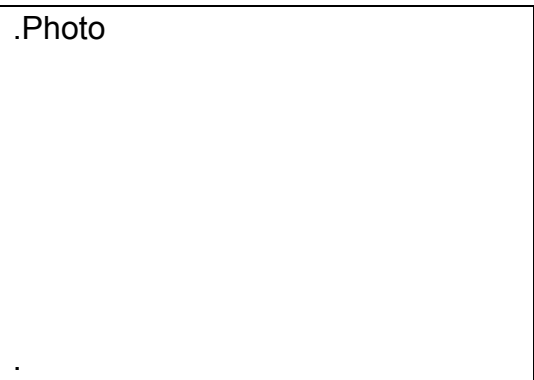
- **Future Projects**

**3.13 The Old Haa**, a category A listed building, was purchased by SWT and refurbished externally to a high standard. It has subsequently been purchased by a private developer with the intention to refurbish the building to provide flats. A development brief has been prepared to guide this work on one of Scalloway’s most prominent and oldest buildings.

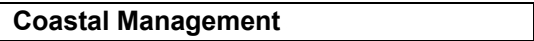


**3.14** A redevelopment of Anderson Buildings will provide a number of flats and a Child Day Care Centre.

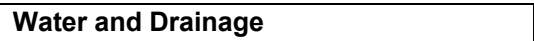
**3.15** There are still a number of other vacant and underused buildings in the waterfront area of the village. An investigation into the potential re-use of these properties has been undertaken. [Do we have a reference for this?](#) The area to the rear of Scalloway Meat company shop is in need of regeneration



The Old Haa



**4.1** The waterfront of Scalloway has been subject to flooding in the past from the sea, [particularly from Burn Beach to West Shore](#). In 1992 SWT and Shetland Islands Council jointly commissioned a sea defence survey to establish the life span of the village’s sea defences. This information has been used in the development of Da Waterfront (see *Built and Natural Environment section*) and to prioritise future sea defence works in the village.



**5.1** Scalloway lies within the Lerwick fresh water supply zone that is currently operating at 78% of capacity. Wastewater disposal at Scalloway is by means of a pumped system from **East Voe** to a screening plant at **Maa Ness** and a long sea outfall. The scheme had some initial operating problems and Scottish Water is continuing to make the system work efficiently.

## Waste Management

**5.2** Rural skips are provided in Scalloway for the collection of bulky household rubbish. There is also a recycling collection point beside the Kiln Bar in Scalloway for glass, together with a used battery collection point at the Meat Company shop. The Council now offer kerbside collection for glass and aluminium cans, and this may include paper and other items in the future.

## Minerals

**6.1** The Council-owned Scord Quarry has expanded greatly over the years and dominates the landward view from the village. Planning permission was granted in 2001 to extend its working life by another 5 years. The landscaping of the quarry site will commence from this time in a phased programme. A further extension of planning permission is being considered in 2005. Aggregates from Brindister Quarry are also exported from Blackness Pier.

## Business and Industry

**7.1** Scalloway's central position on the Atlantic coast, lower land costs and good transport links to Lerwick make it a good location for business and industry.

**7.2** Scalloway is the main port on the west coast of Shetland. Many of the jobs in the village are still marine based. Nevertheless, Scalloway now enjoys a relatively diverse local economy in comparison to the rest of Shetland, excluding Lerwick. Many of its industries, however, are still vulnerable to external influences including changes in regulations, increasing global competition and climate change. The need for further diversification is therefore as vital as ever.

- **Aquaculture**

**7.3** In recent years, fish farming has steadily grown in importance in terms of its value to the Scalloway economy and the numbers of people employed in the village. However, this has taken a severe downturn between 2002-2004 with large scale job losses, particularly in processing. The infrastructure is in place to support processing and to encourage adding value to all types of fish. The farming of additional species such as Cod or Halibut could also make a positive impact on the number of jobs available. The rapidly emerging farmed shellfish industry also has the potential to provide additional employment opportunities for the village. Fishing, processing fish and shell fish farming also provide employment in other marine related businesses i.e. the boatyard, marine electronics, fish and shellfish salesmen, chandlers, engine repairs and servicing.

- **Blacksness Pier**

**7.4** **Blacksness** Pier, owned by Shetland Islands Council and managed by the Harbour Board, is the centre of business and industry in Scalloway. The elements that have combined to make the port successful in the past are the harbour and fish market, the Castle Seafood Centre, the recently improved ice plant, the cold store, the net service depot, the cargo warehouses and deep-water berth. The Pier, which has been enlarged a number of times in recent years, most recently with the West Blacksness development, is a valuable asset that can be developed further to create employment opportunities and new business for the village and Shetland as a whole.

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**Blacksness Pier's New Cargo Shed**

**7.5** New developments in recent years include the construction of two small fish-processing starter units, a net repair and washing facility and a new fish receiving station and commercial service units.

**7.6** Marine Operations have also installed improved fuel and water dispensing facilities and have extended the **Muckle Yard** area to create additional space for aquaculture operations. This proposal involved the demolition of the old fish market and the former mission building.

**Recommendation 2**

To complete Phase 2 of the West Blacksness pier extension and refurbishment.

**7.7** **The Oil and Gas Industry** to the west of Shetland has expanded around the turn of the last century and Scalloway lies in a good position to attract oil and gas related work.

**Policy Scalloway 1**

**The Council will encourage oil and gas related development to locate in Scalloway to take advantage of the continuing expansion of oil and gas related activity to the west of Shetland subject to other policies contained within the Structure Plan and Local Plan. This will include dredging the access to the harbour**

- **Other Industry**

**7.8** There is a serviced **industrial estate** at **Blydoit** that offers an outlet for small businesses not suited to Blacksness.

**7.9** Other employment is available at the Council-owned Scord Quarry (see *Minerals section*)

- **North Atlantic Fisheries College**

**7.10** The North Atlantic Fisheries College at Port Arthur has expanded as part of the UHI Millenium Institute and offers employment opportunities for full and part-time teaching, as well as administration and catering staff. New developments in recent years include the construction of the Port Arthur House, a student accommodation complex with spaces for up to 26 students, the Marine Hatchery and the Marine Science Learning Resources Centre.

**Tourism**

**8.1** Tourism continues to be a growth industry that offers the opportunity to increase the number and range of jobs available in Scalloway. Outlets for tourism fall into 3 categories; tourist attractions, support services and craft industries. Support services include shops, eating places and accommodation. With substantial numbers of visitors visiting Scalloway's Castle and Museum each year there are undoubtedly openings for tourist related businesses.

**8.2** The old woollen factory has been purchased to be **transformed into** the new museum

**8.3** Any proposals to provide new visitor facilities in Scalloway should be encouraged, as current tourist facilities are limited.

#### **Policy Scalloway 2**

**New visitor facilities and tourist attractions in Scalloway will be encouraged subject to other policies contained within the Structure Plan and Local Plan.**

**8.4 Scalloway Castle**, a category A listed building and Scheduled Ancient Monument, dominates the village from many angles. In 1999, a partnership between Shetland Amenity Trust, Shetland Islands Council and Historic Scotland was formed to install historically accurate windows to the building. With phases one and two now complete, further phases are intended when funds permit.

#### **Commercial Development**

**9.1** The main retail businesses are located on Main Street. Those at the Blackness Pier serve the needs of the fishing marine sector industry.

**9.2** The loss of the village's only petrol pumps means that residents now have to travel to Lerwick or Burra for the nearest fuel. [Therefore, a commercial development that included fuel facilities would be welcomed. It is known that funding support for such a development would be examined on its merits on the basis of need. This may need a Policy or Recommendation statement.](#)

**9.3** The community has also identified a need for an automated teller machine to serve the local community, users of Blackness Pier and tourists.

#### **Policy Scalloway 3**

**The Council will support the local community in their efforts to attract an automated teller machine to Scalloway**

- **Office Developments**

**9.4** There are only a few offices in Scalloway although the addition of the Kirk Business Centre and the conversion of the former Bank of Scotland building (upper floor) on Main Street have both attracted new businesses to the village. Further development of unused property on Main Street is planned.

9.5 Further opportunities to develop office provision should be encouraged

**Transport**

**10.1** The A970 and B9073 Scalloway-Lerwick links have recently been upgraded. Apart from linking Shetland's two main settlements, they also provide a means of bypassing Lerwick. Main Street is the core of Scalloway's waterfront; it is linked to the rest of the village by a number of narrow access roads and lanes. The main car park in the village is the Burn Beach, which has been subject to environmental improvements in recent years. However, the number of off-street car parking spaces has been increased with additional parking created on "Da Waterfront" and opposite the checkout shop.

**10.2** Additional car parking has also been created with the construction of an extension of the Mid Shore. This development also includes new pavements and environmental improvements and now includes the new memorial for the Shetland Bus.

**10.3** The narrowness of the Streets in the historic core makes two-way traffic difficult at times. Pedestrian and vehicular conflict along Main Street and New Street has been reduced by the formation of pavements, wherever possible.

**10.4** Traffic calming in the form of road humps was introduced along Main Street in 1994, but they proved unpopular with local residents and were removed. In a further effort to improve road safety and ease congestion, parking restrictions were introduced in the village during the year 2000. The Council will continue to undertake improvements to pavements throughout the village as and when resources permit. The local community have identified a need for pavements to connect Blydoit with the Sundibanks junction together with a 40 m.p.h. speed limit.

**10.5** The Scalloway community would like to see the provision of pavements from Mill Brae to the Trondra bridge and from Eaterhoull down the Scord to East Voe.

**10.6** The potential for future development to the north of Scalloway would necessitate upgrading the roads infrastructure, including the Tingwall Valley road.

**10.7** There is an identified need for provision of dedicated walking and cycling pathways.

• **Public Transport**

**10.8** There is a regular bus service that runs between Scalloway and Lerwick and Scalloway and Hamnavoe. On the Lerwick route there are several buses in each direction during the early morning and late afternoon with additional services throughout the day. Services to and from Hamnavoe run in each direction early and mid-morning and early and late afternoon. The introduction of an evening service would be welcomed. [Better public transport would also aid tourism opportunities. What is needed here?](#)

**Population and Housing**

**11.1** The population of Scalloway in 1981, at 1,153, had fallen to 1,053 in 1991. The number of households increased by 5% but the average household size reduced from 3 people per household to 2.6. However, in 2001 the Assessor's Office registered 469 occupied houses. This suggests that the population decline has slowed down or been reversed since 1991. [Planning to update?](#)

**11.2** Nevertheless, a major concern is the decline in the Scalloway Junior High /Primary School roll by 14% between 1986 and 1997. In particular, the reduction at the primary school level of approximately 43% indicates a loss of families with young children. If this trend continues Scalloway's population looks set to fall. This population decline is unusual in areas in close proximity to Lerwick and is partly attributed to a lack of available land for housing within the Scalloway Community Council area.

**11.3** Housing is therefore a very important issue to the people of Scalloway and this was confirmed by the results of the 1995 Scalloway Community Profile which stated that: "There is a strong demand in Scalloway for affordable housing both for rent and private purchase". This situation

was still evident at the Scalloway “Plan Ahead” meeting held in the village in 1999 where it was found that:

*“A housing shortage was generally seen as the most important issue in Scalloway and responsible for population decline, particularly for young folk. All those who attended were in favour of more Housing Association development”.*

**11.4** Since this meeting there has been a number of new housing developments in the village and at East Voe.

**11.5** In particular, Hjalmland Housing Association (HHA) has been highly active in Scalloway in recent years. In June 1999, 8 flats at **Lowrie’s, Ladysmith Road**, were constructed. In 2001, HHA completed a further 20 flats and houses at **East Voe**, named **Underhoull**, including 4 for shared ownership. An interesting feature of this development is the use of the highly efficient heat coil heating system. A further private development of 26 houses at East Voe is underway in 2005, and there are plans for 22 more houses to the north of Underhoull.

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#### **New HHA Housing at East Voe**

**11.6** All the Council owned houses in Scalloway are included in the rolling programme of internal and external refurbishment, together with environmental improvements.

**11.7** There have also been a number of housing projects undertaken by the private sector. This includes new flats at Valencia and Park View on New Road and houses at Upper Scalloway, plus the scheme under construction at East Voe.

- **Housing Zones**

**11.8** The village of Scalloway is designated as Zone 1. There are further opportunities for housing development in the village, but care must be taken to preserve residential amenity. In order to avoid the further loss of amenity open space, the refurbishment and re-use of vacant and under-used buildings is especially welcome. See *Built and Natural Environment section*.

**11.9** Additional land for green field housing is available at East Voe and at Upper Scalloway. This land is included in Zone 3 that encourages housing development that reinforces existing building groups and is designed in loose clusters, which sympathetically reflect the pattern and density of the surrounding development. The rest of the area is designated as Zone 4, where new housing development is strictly controlled. Due to the recognised pressure for housing, and the review of the zoning within the Local Plan in 2006, there are active proposals that some Zone 4 areas are re-designated to allow housing and business/industrial developments to be considered. Further details of the housing zone requirements are set out in policy **LP HOU4**.

#### **Community Services and Facilities**

**12.1** Scalloway enjoys a wide range of community facilities for use by the local community and beyond. Examples include the Fraser Park and the swimming pool and sauna adjacent to the modern school that was completed in 1992.

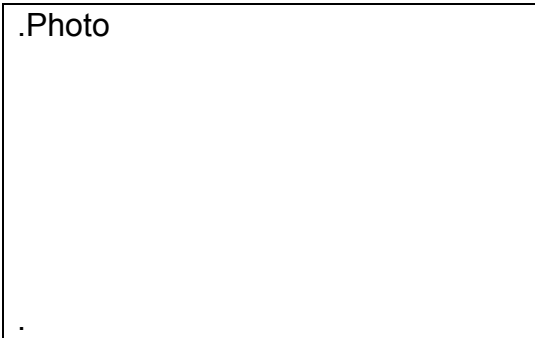
**12.2** The golf course at Asta is a splendid example of croft diversification that has brought the provision of leisure and employment opportunity with environmental improvements. New public toilets were completed in 1996 at the Burn Beach car park. The use of natural stone cladding on the building was made possible by funding from Scalloway Community Council.

**12.3** A new purpose-built youth centre was completed in 1998 in the heart of the village waterfront.

**12.4** In 1999, the Church of Scotland rebuilt the **Walter and Joan Gray** residential and day care home for older people on the site of the original building. The retention of this important local employer and

service in the centre of the village adds to the viability and vitality of Scalloway.

**12.5** There are currently plans to build a new Health Centre for Scalloway, with a number of potential sites being examined. The provision of a dentist service within the scope of the new Health Centre is desirable.

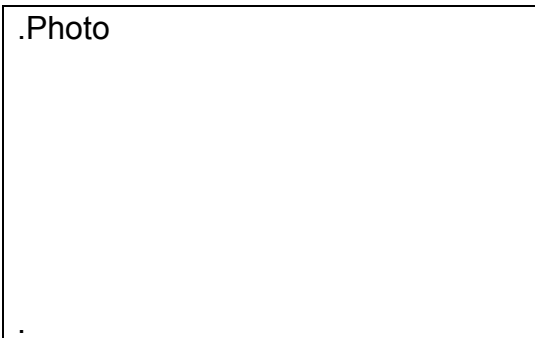


**Walter & Joan Gray Home, Main Street**

**12.6** The East Voe Marina completed in 2000 offers boat spaces for local residents and berths for visiting yachts. This modern facility complements the recently extended Marina at Port Arthur that offers a pontoon and welcomes visiting yachts.

**12.7** The village also offers a wide range of excellent educational facilities. These include the Scalloway Junior High School that offers primary, secondary and nursery education.

**12.8** Further education is available at the North Atlantic Fisheries College (NAFC), now renamed NAFC Marine Centre, which is one of the academic partners in the UHI Millennium Institute. This Institute will become the University of the Highlands and Islands in due course. The NAFC Marine Centre reference library with internet access is available to the public. See *Business and Industry*



**East Voe Marina**

**12.9** Shetland Islands Council has also completed a feasibility study for a new library in Scalloway, with an extension to the new Youth Centre being the preferred site.

**Development Opportunity**  
The former Youth Centre building on Main Street offers an opportunity for redevelopment in the heart of the village. Given that the building is now owned by the Malakoff Ltd boatyard the preferred use would be of a business or industrial nature that complements the work of the yard. The opportunity needs to be taken to widen Main Street at this point when the building is redeveloped to improve road safety.

**Recommendation 3**  
It is recommended that the former Youth Centre building be re-developed for business and/or industrial use. The opportunity will be taken to widen Main Street when the building is redeveloped.

**Development Opportunity**  
Norway House, a category B listed building, is in private ownership and its exterior has been recently refurbished. Used for many years as a commercial garage, the building remains vacant and offers tremendous potential for re-use. This building is particularly interesting given its historical connections to the "Shetland Bus" Norwegian resistance movement.

**Recommendation 4**  
An opportunity exists for the internal refurbishment and re-use of the privately owned Norway House. Other uses that do not conflict with surrounding residential amenity will also be considered favourably.



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**Norway House, Main Street**

**Development Opportunity**

The former Johnson’s garage at the Burn Beach car park is in a poor condition and largely unused. An opportunity exists for the site to be re-developed. The preferred use could either be for residential, commercial or business purposes, or a combination. Care will have to be taken with regard to flood defence and adjacent office properties.

**Recommendation 5**

**An opportunity exists for the redevelopment of the former Johnson’s garage at the Burn Beach. Preferred uses include residential, commercial and/or business use.**

**Development Opportunity**

The buildings on Main Street known as the **Anderson’s Buildings** are to be completely redeveloped by Hjalmland Housing Association to provide 1 and 2 bedroom flats and a purpose built Child Day Care Centre, with access onto Fraser Park included. The area of waste ground to the rear of the buildings also being included in the redevelopment. Occupying a prominent position in the heart of the village these Listed buildings will be redeveloped, retaining their external features.

**Recommendation 6**

**It is intended to refurbish Anderson’s buildings for use as residential flats with childcare facilities on the ground floor.**

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**Anderson’s Buildings, Main Street**

**Development Opportunity**

**Recommendation 7**

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**Adie’s Quarry Scalloway**

**12.10** Many of these opportunities and others not identified in the Plan will have to be undertaken by the private sector. There may however be grant/loan assistance available from public bodies such as the Council, Shetland Amenity Trust and Shetland Enterprise. The level and type of assistance offered will be dependent on the proposal.

