

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 the Shetland Mainland. The main settlements in the Community Council area are Nesting and Vidlin. Nesting is approximately 10 miles (16 kms) to the north of Lerwick. Vidlin is farther to the north and approximately 22 miles (35 kms) from Lerwick. The landscape is one of sheltered inlets, scattered crofts and headlands.



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**

Natural and Built Environment

3.1 The stretch of open coast on the east of the Shetland Mainland includes South Nesting Bay and the headlands and peninsulas to the north and south. At the

end of the South Nesting bay there is a sizeable lagoon, Vadill of Garth.

3.2 Apart from the main settlements of Nesting and Vidlin there are a number of smaller settlements at Garth, Skellister, Gletness and Kirkabister linked by roads that hug most of the coastline. There are also many houses that are scattered in the landscape.

3.3 Whilst some of the land is cultivated around the settlements most of the hinterland around the Nesting area is rough grazing. There are sand dunes at the back of some of the bays and small patches of salt marsh.

• Land Designations

3.4 Sites of Scientific Interest (SSSIs) cover part of the Yell Sound Coast noted for otters, which is also a cSAC, also small sites at Catfirth and Laxo Burn.

• Local protection Areas (LPAs)

3.5 Three LPAs have been identified in the community council area. These areas have been identified to protect important local landscapes at Lunna House and the Bød, at Ling Ness and Loch of Linga and at 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). Currently there are also 1,058 known archaeological sites with 49 being scheduled.

3.7 The area around **Vidlin 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 The area around the listed **Lunna House**, including the harbour and storehouse used by 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.

Proposal 1

The Council proposes to investigate the possibility of the formal designation of an area of land around Lunna House as a Conservation Area, in full consultation with the local community.



Historic Lunna House

Water and Drainage

4.1 Wastewater collection schemes operate at Stendaal, Nesting and at Gillside and Queeness Road, Vidlin. NoSWA plan to extend the existing outfall at Queeness sometime before 2006. 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.

4.3 Scottish Water propose in 2002 to install a new water main from the **Half Way house** on the **Lang Kames** to the

Nesting junction and on to **Skellister** to connect the whole area up to **Eela Water**.

Waste Management

5.1 Rural skips are available on a rota basis at various locations throughout the area, giving residents convenient disposal points for bulky refuse. There is a bottle bank at South Nesting, opposite the School.

Energy

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 role in helping to retain local population and provide employment.

- **Aquaculture**



Aquaculture

7.2 The other main industry that is active in the area is aquaculture. There are mussel and oyster farms in Cat Firth and Wadbister Voe. There are salmon farms at Cat Firth, Wadbister Voe, Grunna Voe, Dury Voe, Gletness, Lax Firth, Swining Voe, Vidlin Voe, Setter, Lunna Voe and Culness.

Service Sector Jobs

7.3 As well as providing a valuable service, local shops, the 2 primary schools and nursery provide employment opportunities for local residents.

- **Commuting**

7.4 The area is also well placed for people to commute to Shetland's main employment centres in Sullom Voe and Lerwick.

- **Industrial Estates**

7.5 Currently there are no industrial areas located within the Community Council area and none is planned. However, a number of shore bases serve the needs of the rapidly developing aquaculture industry.



Vidlin Voe Shore-base

- **Business Diversification**

7.6 Kenny Johnson operates a violin workshop in Vidlin that specialises in innovative instruments for the international market. This innovative business is a good example of economic diversification within a rural area that merges traditional crafts with modern technology to produce a high quality product.



Skyinbow Violin Workshop

- **Proposed Distillery**

7.7 Blackwood Distillers are planning to build an £3.5 million whisky distillery at Catfirthl. 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 mid 2003.

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.

Commercial Development

8.2 The South Nesting shop has a petrol station as well as being the local sub-post office. The Vidlin shop provides a similar service to South Nesting.

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

Transport

9.1 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

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

- **Public Transport**

9.3 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

10.1 The Nesting and Lunnasting Community Council area has a fairly stable population showing little fluctuation over the past few decades. 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.

10.2 New housing in the area reflects the stable population with an average of 3 houses completed annually.

10.3 There are approximately 208 households in the Community Council Area. Shetland Islands Council owns 23 general needs houses and 16 sheltered housing units (correct as of 16/07/96). Environmental improvement works will be undertaken at **Queeness Road, Vidlin** during 2004/5 as part of the Council's rolling programme.

10.4 There are no Hjaltland Housing Association developments in this Community Council Area and none is planned.

- **Housing Zones**

10.5 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**.

Community Services and Facilities

11.1 South Nesting Primary School currently has a school roll of 25 pupils. This is likely to increase with the building of the new school as nursery facilities will be provided. A new Multicourt will also be built as part of the development.

Proposal 2

The Council proposes to build a new Primary School with integrated Nursery School and Multicourt. A site is to be agreed.

11.2 Lunnasting primary school has a school roll of 22. The school buildings were refurbished and extended in 1994.

11.3 There are Community Halls at North and South Nesting and at Vidlin. The Lunnasting Hall at Vidlin has recently undergone some extensive re-furbishment.



The newly refurbished Lunnasting Hall, Vidlin

Useful Websites:

www.lunnasting.shetland.sch.uk

www.skyinbow.com