

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, 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) 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. See *Scalloway Proposals Map*.

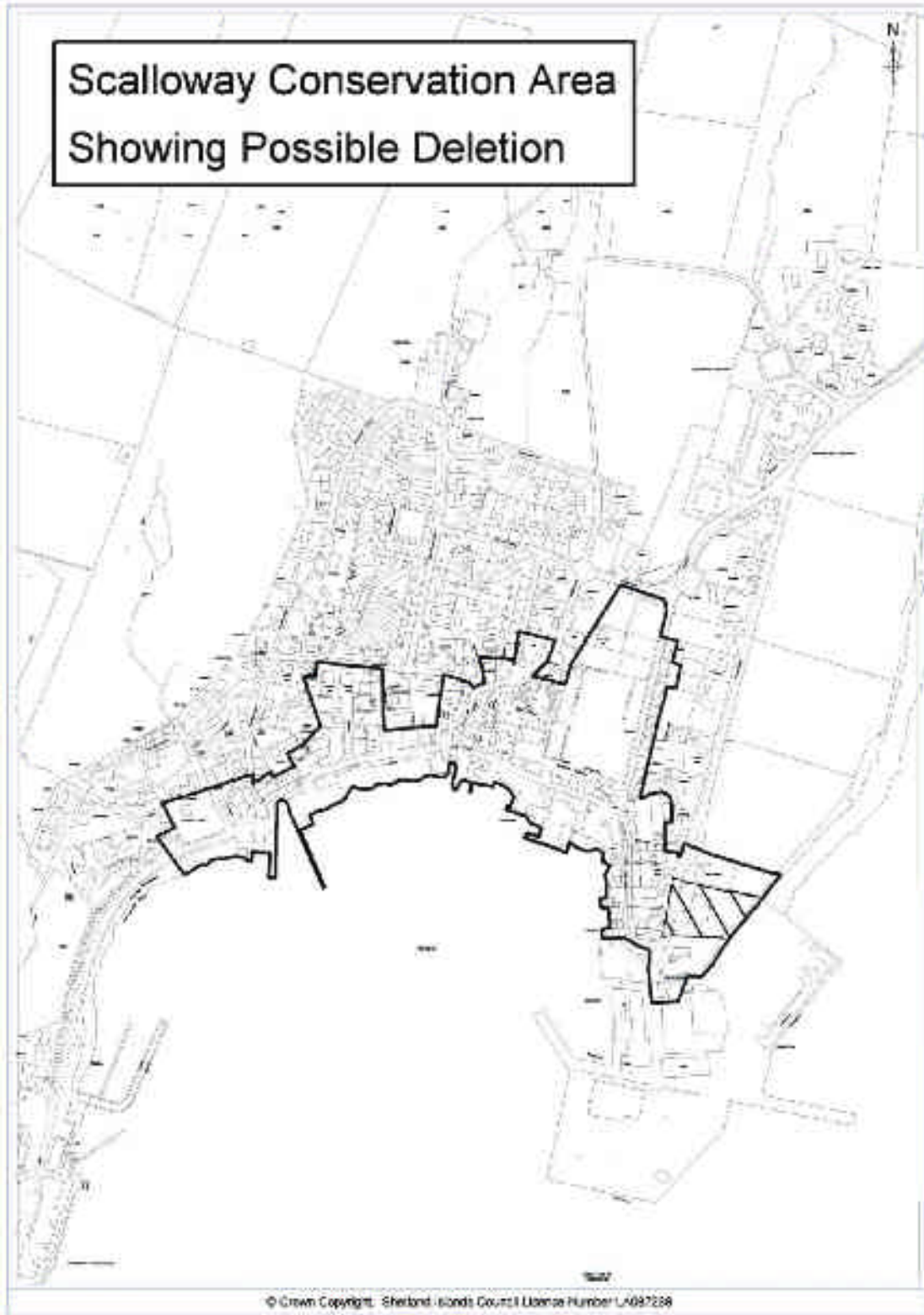
- **Built Heritage**

- **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 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



community also wish to see a number of houses added in the centre of the conservation area. Local Plan policies relating to Conservation areas can be found in Chapter 3 of this plan that 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.



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. 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, has been purchased by SWT with the intention to refurbish the building to provide 2 flats. A development brief has been prepared to guide this work on one of Scalloway's most prominent and oldest buildings.

Proposal 1

Scalloway Waterfront Trust, in partnership with other agencies, will undertake the refurbishment of the Old Haa to create up to 2 residential units.

3.14 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.



The Old Haa

Coastal Management

4.1 The waterfront of Scalloway has been subject to flooding in the past from the sea. 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.

Water and Drainage

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 has had some operating problems and Scottish Water is continuing in its efforts 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. In future years the Council may offer kerbside collection for glass and aluminium cans, if a feasibility study shows that such a service would be workable.

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. 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 remains the main fishing centre on the west coast of Shetland and is second in importance only to Lerwick. Many of the jobs in the village are still related to this activity. 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. 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.

- **Blackness Pier**

7.4 Blackness Pier, owned by Shetland Islands Council and managed by Shetland 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 new cargo warehouse and deep-water berth. The Pier, which has been enlarged a number of times in recent years, is a valuable asset that can be developed further to create employment opportunities and new business for the village and Shetland as a whole.



Blackness Pier's New Cargo Shed

7.5 Planning permission has also been granted for a number of new projects on the Pier. These include the construction of two small fish-processing starter units, a net repair and washing facility and a new fish receiving station for Saga fish processing factory.

7.6 Marine Operations also propose to install improved fuel and water dispensing facilities and to extend the **Muckle Yard** area to create additional space for aquaculture operations. This proposal will also involve the demolition of the old fish market and the former mission building.

Proposal 2

The Council proposes to extend the Muckle Yard for use by the aquaculture industry and demolish the old fish market and mission buildings.

7.7 The Oil and Gas Industry to the west of Shetland is set to expand over the next decade 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.

• **Other Industry**

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

7.9 The bus depot at Lower Scord is another locally based business that provides employment as well as a local service. Other employment is available at the Council-owned Scord Quarry (see *Minerals section*) and in the various service outlets in the village, including the Shetland Woollen Company knitwear factory that also includes a shop. See *Commercial section*.

• **North Atlantic Fisheries College**

7.10 The North Atlantic Fisheries College at Port Arthur continues to expand and offer employment opportunities for full and part-time teaching, as well as administration and catering staff. New projects associated with the College 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 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.

8.3 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 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. However, as fuel is available within 9 miles of the village the Scottish Executive is unable to provide financial assistance to help provide new pumps.

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.

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 proposal also includes new pavements and environmental improvements including a proposed 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.

• Public Transport

10.5 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.

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.

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, Hjaltland 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**, including 4 for shared ownership. An interesting feature of this development is the use of the highly efficient heat coil heating system.



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. The current phase of work is due for completion in the summer of 2002.

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 22 private house plots are currently under construction at Port Arthur.

• 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. 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 re-built 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.



Walter & Joan Gray Home, Main Street

12.5 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.

12.6 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.

12.7 Further education is available at the North Atlantic Fisheries College (NAFC), 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 reference library with internet access is available to the public. See *Business and Industry*



East Voe Marina

12.8 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 and William Moore 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. One possibility could be its conversion into a new museum for Scalloway. This building is particularly suitable given its historical connections to the "Shetland Bus" Norwegian resistance movement.

Recommendation 4

An opportunity exists for the internal refurbishment and re-use of Norway House for use as a new Scalloway museum. Other uses that do not conflict with surrounding residential amenity will also be considered favourably.



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 largely unused and in need of refurbishment. Occupying a prominent position in the heart of the village these buildings offer tremendous potential for conversion into residential use. There may also be scope for commercial or business uses on the ground floor.

Recommendation 6

An opportunity exists for the refurbishment of the Anderson's

buildings for use as residential flats with commercial/business uses on the ground floor.



Anderson's Buildings, Main Street

Development Opportunity

A plant hire and building contractor for many years occupied the area of land known as Adie's Quarry. Following the relocation of the bulk of this business to a green field site the land now offers potential for a brownfield housing development.

Recommendation 7

An opportunity exists for the land at the former Adie's quarry to be reused for housing subject to meeting the Zone 1 general planning requirements.



Adie's Quarry Scalloway

12.9 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.

