



# SHETLAND ISLANDS COUNCIL

## INTERIM PLANNING POLICY TOWARDS SUSTAINABLE CONSTRUCTION AND BETTER DESIGN IN SHETLAND

Monitoring & Main  
Issues Report



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*(cover photographs  
Austin Taylor (Commercial Street)  
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# Towards Sustainable Construction & Better Design in Shetland

## Monitoring and Main Issues Report

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## Introduction

1.1 The current Shetland Structure Plan (2001) was based on information gathered during the late 1990s. If a new Local Development Plan is to provide sound and comprehensive policies for development leading into the next decade, it is imperative that it is based on up-to-date information and legislation. Work commenced during 2007 on a number of topic areas as national policy or changes to local objectives indicated a review was required.

1.2 The Scottish Government's most recent Scottish Planning Policy (SPP) guidance (October 2008) identifies six core principles which underpin the new legislative framework for Planning in Scotland, one of which states that:

*“There should be a clear focus on the **quality of outcomes** with due attention given to considerations of the sustainable use of land, good design and the protection and enhancement of the built and natural environment.*

1.3 Design is a material consideration for all applications for planning permission and a local authority may refuse an application on design issues alone and defend the decision on appeal. The Scottish Government are placing great emphasis on design and believe it has a central role in delivering sustainable and social communities:

- *Designing Places : A Policy Statement for Scotland (2001)* identifies the six qualities that make a successful place and which are integral to the Government's design related policy documents.
- *Planning Advice Note (PAN) 67 Housing Quality (2003)* encourages a design process which seeks to address these aims from the outset of a project.

1.4 The planning system and the consideration of planning applications are considered the means to delivering these qualities and aims. Shetland Islands Council consider that the best way to meet these objectives is to develop a clear vision for design in Shetland which addresses and integrates each of the qualities and objectives of designing a successful place.

1.3 This Report sets out:

**Monitoring Statement:** the changes in the characteristics of the area, legislation, local strategies, etc. which impact on policies and proposals in the existing local development plan.

**Main Issues Report:** identification of the main issues that are required to change and the setting of general proposals and policies where development should and should not occur.

Associated Document: Interim Planning Policy (Draft) Towards Sustainable Construction and Better Design in Shetland.

## History

### 2.1 Housing Siting and Design Policy Paper (1994)

In March 1994 the Council adopted the Housing Siting and Design Policy Paper which built on the then existing Structure and Local Plans and set out some additional policies intended to assist in clarifying requirements for house siting and design:

- HO1 : Development in Flood Risk Areas
- HO2 : Height of Septic Tanks above Ordnance Datum
- HO3 : Relationship between Septic Tanks and Other Development
- HO4 : Design Affecting Important Views and Landscapes
- HO5 : Roadside Development
- HO6 : Development Briefs
- HO7 : Crime Prevention and Safety
- HO8 : Infill Development
- HO9 : Backland Development
- HO10 : Overlooking
- HO11 : Developments Affecting Daylight and Sunlight to Neighbouring Properties
- HO12 : Car Parking and Road Standards
- HO13 : Development and Colour
- HO14 : Underbuilding
- HO15 : Alterations
- HO16 : Garages
- HO17 Private Open Space

### 2.2 These policies were based on:

- Structure Plan Policy 107 : The Built Environment encouraging good standard of design (siting, scale, colour and form) in order to minimise visual impact on the environment
- Structure Plan Policy 119 : Design ensuring the location, scale and density of new development is suitable in terms of surrounding area and avoids skyline interruption wherever possible.
- Structure Plan Policy 121 : Design Principles and Standards

### 2.3 Distribution of Development Working Paper Strategy Discussion Document : May 1998

This document, as part of the Structure and Local Plan Review of the late 90s, recognised that Shetland's land and sea resources made up a particularly rich natural environment not only of international significance but formed the foundation for significant parts of the islands' economy. The built environment was seen similarly being an essential part of the island's heritage. It was determined that development needed to be guided to safeguard these resources (paragraph 2.30 – 2.38)

Sustainable Development: concluded that the concept of sustainable development is missing from Shetland's current plans (paragraph 3.21):

- a co-ordinated settlement strategy was absent
- access to public transport had not been a consideration in allocating housing sites

- emphasis was on new build rather than redevelopment
- the Council had pursued a relaxed rural housing policy

However, it made reference to the clear settlement planning guidance provided by the local plans prepared in the mid to late 1970s and the relatively close adherence to it by both developers and the Council. It was believed that this was possible because there was a clear strategic foundation which had community support. This strategic framework became weaker through time, local planning guidance became vaguer and less attention was paid to it.

#### 2.4 **Shetland Structure Plan : Report of Survey : June 2000**

*This document supports the adopted Shetland Structure Plan (2000)*

**Design:** Identifies the Government's commitment to finding ways of achieving social and economic development that is sustainable and that buildings and the built environment have a critical role to play in meeting this objective by utilising good design. Considers that the policies in the 1994 Housing Siting and Design Paper have worked well, but believed the guidance could be expanded to include industrial, commercial and agricultural buildings. Greater emphasis should also be given to encouraging more energy efficient buildings (paragraphs 3.88 – 3.90).

**Renewable Energy:** Admits that projects under the Scottish Renewables Obligations (SRO) is limited given the high electricity generating costs (due to the regionally fixed domestic electricity tariff) (paragraphs 7.12 – 7.17).

#### 2.5 **Development Plan : Shetland Structure Plan**

The Shetland Structure Plan was adopted by the Council in July 2000 and replaced the previous Plan adopted in 1980. The Structure Plan sets out a land-use development approach for Shetland, providing the framework for the areas regarded as strategically significant for Shetland and identifies four policies relevant to design and sustainable construction:

GDS4	<p><b>Natural &amp; Built Environment</b> Seeks to:</p> <ul style="list-style-type: none"> <li>• control the location, scale and design of new development to respect, protect and conserve the natural and built environment.</li> <li>• minimise water, air and land pollution and waste generation</li> <li>• consider all opportunities for the re-use of land and buildings</li> </ul>
SPNE1	<p><b>Shetland Landscape and Design</b> Encourages high standards of design in terms of siting, scale, colour, materials and form for all new developments.</p>
SPENG3	<p><b>Renewable Energy</b> Encourages proposals for the generation of power from renewable energy sources.</p>
SPENG5	<p><b>Energy Efficiency</b> Encourages proposals which seek to minimise energy consumption by means of location, layout, design, construction and alternative technology.</p>

#### 2.5 **Development Plan : Shetland Local Plan**

Four years later, the Shetland Local Plan (2004) sought to provide the detail on these four Structure Plan Policies:

LPNE10	<b>Development and the Environment</b> General policy protecting the environment and resources
LPBE4 LPBE5	<b>Preservation and Re-use of Disused Buildings</b> <b>Protection and Enhancement of Buildings</b> Mainly for historic and architectural reasons
LPBE13	<b>Design</b> Encourages a high standard of appropriate design in terms of siting, layout, scale, colour, materials and form in accordance with Appendix F.
LPENG9	<b>Domestic Scale Aerogenerators</b> General presumption in favour provided appropriately designed, located and sited safety and technically possible and do not have an unacceptable adverse impact on adjacent residents and occupiers.
LPHOU4	<b>General Requirements for All Dwellings</b> Seeks to ensure proposed development is in accordance with the guidance on siting, design, amenity space, materials and colours within Appendix F. Amendment (September 2006): and in accordance with the Shetland House Guidance for Housing Development in Shetland
LPHOU6	<b>Green Space in Housing Developments</b> Requirement for a minimum area of informal communal space for developments
Appendix F	<b>Siting and Design Guidance and Principles</b> Fundamental Principles: <ul style="list-style-type: none"> <li>• sustainable development</li> <li>• minimisation of environmental impact</li> <li>• maximisation of solar gain and shelter</li> <li>• energy efficiency lifecycle considerations</li> <li>• materials from sustainable sources and manufacturing processes</li> </ul>
Appendix E	<b>Residential Access Requirements</b> Policy requirements for turning areas, access arrangements and visibility splays
Appendix D	<b>Car Parking Standards</b> Policy requirements for the provision of car parking for all development (housing, industrial, commercial, etc.

- 2.6 In November 2004, following an increase in planning applications for domestic and community aerogenerators, Interim Planning Policy Guidance was adopted and in terms of domestic aerogenerators:

LPENG12	<b>Domestic Aerogenerators</b> Policy sought to generally permit aerogenerators provided they were suitable for the location and did not unnecessarily dominate nearby buildings or the landscape and had no other unacceptable impacts.
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- 2.7 In addition, two documents were adopted as guidance:

<b>The Shetland House</b>	<b>Guidance for Housing Development in Shetland : Feb 2005</b> This document replaced the detail contained within the Housing Siting and Design Policy Paper (1994) as policies contained within that document were covered by Shetland Local Plan Policies LPBE13, LPHOU4 and Appendix F.
<b>Housing &amp; Colour</b>	<b>Guidance for Housing Development in Shetland</b> The aim was to encourage an approach that respected indigenous approaches to colour

- 2.8 The change of emphasis of removing individual policies which had previously been contained within the Housing Siting and Design Policy

Paper to an Appendix of the Local Plan effectively reduced in importance fundamental issues relating to:

- sustainable development
- minimisation of environmental impact
- energy efficiency
- lifecycle considerations

2.9 No specific policies were provided on issues which previously had been covered by policy, namely:

- design of new housing
- development briefs
- development and colour
- under-building and excavation
- alterations, extensions and conversions/garages and outbuildings
- roadside/infill/backland development
- overlooking
- developments affecting daylight and sunlight to neighbouring properties
- agricultural buildings
- isolated industrial/commercial development (siting and design)

2.10 Additionally, the Shetland House was adopted as policy, rather than the guidance it actually set out to provide (amendment September 2006).

2.11 All these issues confirmed the fact that policies relating to design required to be updated, both in terms of consistency and to ensure that they were in accordance with current legislation, particularly the objectives contained within *Designing Places (2001)*, which had not been brought forward to any of these documents despite being issued prior to their adoption.

2.12 Future policies will require to be more specific and more detailed in order to provide clear and consistent policy guidelines to developers and agents, local communities and the general public and provide the framework for assessments and decisions on design and sustainable construction.



## Monitoring Statement

*Changes in legislation, guidance and local strategies and frameworks since the adoption of Shetland Islands Council development plan policy relating to Minerals extraction*

### Legislative Framework & National Guidance

3.1 There have been a significant number of changes in legislation since the preparation of Shetland Islands Council development plan documents. In particular the planning system faces its most fundamental and comprehensive reform in the new Planning etc (Scotland) Act 2006. It is expected that regulations for the preparation of future Local Development Plans (to replace existing Structure and Local Plans) will be in effect from February 2009, following prior consultation. Although not in effect at the time of preparing this Review, draft regulations circulated for consultation outline that all new development plans and supplementary guidance have a statutory requirement to place greater weight on sustainable development.

3.2 Under the new arrangements, the current system of Structure and Local Plans will ultimately be replaced by a single new style Local Development Plan, supported by Supplementary Guidance. The Council needs a comprehensive set of detailed policies to support the Local Development Plan and to provide developers, communities and others who contribute to the planning process with greater certainty and consistency. Supplementary Guidance will have a legal basis as part of the Local Development Plan. This will allow the Local Development Plan to be shorter and more concise. In addition, topic based Supplementary Guidance will be more easily adapted to changing circumstances and legislation.

#### 3.3 National Guidance

National policy and advice relates more to the kinds of policies that are appropriate in statutory plans and SPPs (Scottish Planning Policies) provide the statements of the Scottish Government's policy on nationally important land use and other planning matters. These statements of policy are material considerations to be taken into account in development plan preparation and development management.

#### 3.5 SPP : Scottish Planning Policy (October 2008)

This document is the most up-to-date statement of Scottish Government policy on land use planning. The Scottish Planning Policy (SPP) and National Planning Policy Guidance (NPPG) series are being consolidated into one document.

3.6 To date the new SPP has not been published in its final form. Parts One and Two were published as Scottish Planning Policy (SPP) on 28 October 2008,

superseding SPP1 *The Planning System (2002)*. Part Three of the consolidated SPP is currently being prepared and will be presented for consultation in Spring 2009, with the aim of being published by the end of the year. Until that time, the thematic policies contained in the existing SPP/NPPG series will remain in force.

3.7 The Scottish Government indicate that:

*The new Scottish Planning Policy will rationalise national planning policy, expressing it in more concise terms, providing clarity and greater certainty of intended outcomes. **It is not our intention to change policy** (my emphasis), although some adjustments to how it is expressed will be necessary. Some NPPGs and SPPs have recently been reviewed or were under review. All of the work undertaken during these review processes will inform the policy set out in the consolidated SPP. Scottish Planning Policy Publications : 2009*

3.8 The Government believes that a number of core principles should underpin the modernised planning system and in terms of development plans:

- represent a genuine plan-led system, with succinct development plans providing the practical framework within which planning applications can be decided with a degree of certainty and efficiency;
- the primary responsibility for the operation of the planning system lies with the local and national park authorities;
- confidence in the planning system needs to be reinforced through efficient and predictable preparation of plans and transparency in decision making;
- constraints and requirements should be necessary and proportionate;
- all interests should be engaged as early and as fully as possible; and
- there should be a clear focus on the quality of outcomes, with due attention given to the considerations of:
  - the sustainable use of land,
  - good design; and
  - the protection and enhancement of the built and natural environment.

3.9 The Scottish Government expects development plans to:

- have a sharp focus on land and infrastructure;
- concentrate on what will happen, where and why;
- contain policies and proposals that will achieve predictable outcomes and provide a clear indication of how a decision maker will react to a proposal.

3.10 Monitoring should focus on what has changed and any review should focus on what has to change rather than invite the re-opening of settled issues.

### 3.11 **SPP1 : The Planning System (2002)**

This Review commenced at the beginning of 2008 and therefore a reasonable time before the current Government's aspirations in terms of the consolidated SPP (October 2008). The objectives of SPP1 (current at the time of commencement of the Review) have been used to provide the framework for the Review. Despite it now having been superseded by SPP (2008) we still consider it relevant to the Review, particularly as the policy statements within many SPPs and PANs have emanated from SPP1.

3.12 SPP1 outlines the Planning System drawn from The Town & Country Planning (Scotland) Act 1997 and highlights the need to incorporate sustainable development into the development plan process. Enabling sustainable development requires co-ordinated action, combining economic competitiveness and social justice with environmental quality. Policies and actions of the public, private and voluntary sectors should support and encourage sustainable development. The planning system is important as a means of integrating policies and decision making through its influence over the location of development and other changes in the way land is used.

3.13 SPP1 requires that development plan policies address sustainable development at the local level whilst reflecting national and international goals. Both the short-term and the long-term consequences of policies must be considered from the outset. Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long-term needs of the economy, society and the environment. Six aims and objectives are identified which provide a useful framework for ensuring policies fulfill SPP1 requirements:

- Sustainable Development
- Economic Competitiveness
- Social Justice
- Environmental Quality
- Design
- Sustainable Transport

3.14 We consider these aims and objectives provide a useful framework for our own review of Development Plan Policy and propose to incorporate these into all supporting Supplementary Guidance and Interim Planning Policy in order to ensure that the Shetland strategic and detailed land use planning framework, is undertaken in a consistent manner.

### 3.15 **SPP3 : Planning for Housing (Updated July 2008)**

The key objectives of the SPP, and again providing the most up-to-date focus on Government policy, are to provide policy guidance on the identification of housing need and the allocation of land to meet these housing requirements. However, it also recognises the use of the planning system to facilitate the construction of well-designed, good quality housing in sustainable locations and the creation of high quality places, all of which support the development of sustainable, mixed use communities.

- 3.16 The Scottish Government's objectives of creating successful places and achieving quality residential environments should form vital threads through the whole process of delivering new housing developments. The siting and design of new housing should consider its setting, whether urban or rural, and the relationship with the landscape in which it is located, as well as topography, local materials, character, appearance and ecologies. This does not mean that existing characteristics should simply be recreated in pastiche, nor does it prevent innovative design.
- 3.17 The principles of good urban design and place-making should underpin new housing proposals and aim to create places with a distinct character and identity. They should have connection with the movement and settlement patterns of the wider area, influence the consumption of energy and reduce the impacts of climate change. These considerations are relevant at each stage of the design process to achieve high quality residential or mixed use development. Development plans should provide a policy framework to influence the creation of successful places which contribute to the identity of that locality.
- 3.18 Sustainable communities provide high quality, affordable homes for all sectors of the community, with opportunities for the creation of jobs, provision of education, and fully integrated with other services necessary to enable high standards of living, cultural identity and creation of environments which encourage healthy and active living. They should fit well in the local landscape, maximise the opportunities of the location and should be fully integrated with both public transport and active transport networks, such as footpaths and cycle routes, rather than being dependent on the car. They should make a significant contribution to reducing emissions of carbon dioxide.
- 3.19 The environmental performance of new development is a key factor in the design quality that can be delivered whilst also reducing carbon dioxide emissions. Efficiency in use of energy and other resources throughout a development can be influenced by a range of factors including location, siting, orientation, layout, materials and design. This has positive effects for building performance, quality and attractiveness and the lifespan of buildings. Efficient use of resources during construction, and in the way buildings are used should enable adaptation to the effects of climate change, as well as reducing the impacts of development itself.

3.20 **SPP6 : Renewable Energy (2007)**

The Scottish Government consider that a key role of the planning system will be to support a move towards new low and zero carbon developments through the use of energy efficiency, microgenerating and decentralised renewable energy systems in order that carbon reductions are considered and secured at the design stage of projects. Development plans must include policies on the provision of low carbon and renewable sources of energy which complement the increasingly high levels of energy efficiency required by building regulations. Policies should ensure that in all instances

opportunities for incorporating these technologies are fully explored by developers as part of the planning application process.

- 3.21 Development plan policies should encourage and support micro-generation proposals on existing buildings that satisfactorily address broad criteria, including appropriate environmental and amenity safeguards and the requirements of building regulations.

### 3.22 **Planning Advice Notes**

The Scottish Government's series of Planning Advice Notes (PANs) provide advice on good practice and other relevant information. The following PANs in particular provide significant guidance in terms of design and sustainable construction:

#### 3.23 **PAN 44 : Fitting New Housing Development into the Landscape (1994)**

Although published in 1994, and providing advice on NPPG1 and NPPG3, now superseded, the emphasis is on sustainable development and landscape quality, identifying that the demand for new housing and the development they attract may threaten the character and identity of the surrounding landscape. The PAN has not been superseded at the time of writing this report.

#### 3.24 **PAN 45 Annex : Planning for Micro-Renewables (2006)**

This PAN provides technical information relating to micro-wind, solar, heat pumps and biomass systems. Most micro-renewable technologies have the potential to be integrated into new developments in the design stage and consideration early in the process will minimise costs and take the greatest advantage of the renewable resources available.

#### 3.25 **PAN 67 : Housing Quality (2003)**

This PAN explains how *Designing Places (2001)* should be applied to new housing and is the central focus of this Review. Planning cannot prescribe good architecture or guarantee successful places, but it can create the conditions that make them more likely. *Designing Places* identifies the qualities that we find in successful places: distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient. Every development should be a part of a place with a mix of uses, variety helping the neighbourhood support different types of activity at different times and adapt to changing circumstances without having to be completely rebuilt. Poor design can lead to lack of character, identity or variety. Too many homes look as if they could be anywhere, with thoughtlessly chosen standard house types and inappropriate materials, the car too dominant with inadequate attention given to separate and attractive pedestrian links. The relationship of housing to the wider landscape is not considered and little useable open space is created. Piecemeal redevelopment results in over-development, cramming and an increase in parking problems.

- 3.26 The PAN identifies five aspects of the built form which help to deliver a successful place: layout, landscape, scale and mix, details, and materials and maintenance. These factors should inform development plan policies, guidance, design statements and discussions between developers and applicants. These factors are not a list of requirements, but possibilities.
- 3.27 The development plan should set out a clear robust planning policy framework which describes how the principles of design should shape development. It should also be a convincing statement of the Council's commitment to high standards of housing design.

3.28 **PAN 68 : Design Statements (2003)**

The PAN focuses on design statements the aim being to see these statements being used more effectively in the planning process and to create places of lasting quality. As design is a material consideration in determining a planning application, the statement acts as a means to more efficient decision making and improvement in the quality of development. Development plans should clearly state the circumstances where they will expect design statements to be prepared. Where a formal design statement is not necessary, applicants should still have a clear and logical design philosophy which could be explained if required.

3.29 **PAN 72 : Housing in the Countryside (2005)**

The advice in this PAN sets out key design principles which need to be taken into account by applicants when planning a new development and by planning authorities when preparing development plans and supporting guidance and determining applications. This PAN has also been used extensively through this review. Key messages are to:

- set the scale of change that is acceptable
- establish a clear policy framework which promotes opportunities to create sustainable and affordable new homes, and apply it consistently;
- ensure that developments enhance local character and make a positive contribution.

3.30 Factors to ensure delivery:

- context – fit the landscape
- identity – design details which reflect the local character as well as increased awareness of energy efficiency
- connection – proximity to services, ease of access, drainage and sewerage capacity
- scale – adapt the best from the local elements and interpret traditional shapes and sizes into a modern context
- materials – greater use of local materials to ensure the house reflects aspects of local character

3.31 **PAN 76 : Residential Streets (2005)**

In addition to providing advice on the design of better quality residential streets and roads, the main focus of this PAN is on context, identity and connectivity to deliver successful places. In particular it complements, and

should be read in conjunction with PAN 67 *Housing Quality*. The PAN encourages a more flexible and innovative approach to the design of new residential streets and roads in order to achieve a more integrated environment between road users, cyclists and pedestrians.

### 3.32 **PAN 83 : Masterplanning (2008)**

Given the greater focus on the quality of places, masterplanning is an effective tool in the delivery of sustainable and successful places. Masterplanning is a process that involves many disciplines, all of which must work closely together to achieve the best results. There are often a number of issues and stakeholders to balance within the development process and masterplanning can structure the process into clear and manageable stages, ensuring that standards are kept high and the final development delivers the vision for the area and is consistent with design policy and principles. The PAN, aimed at all players and stakeholders within the process, provides a basic process for the preparation and creation of a masterplan.

### 3.33 **PAN 84 : Reducing Carbon Emissions in New Development (2008)**

The main aim of this PAN is to build on the requirements of SPP6 to deliver low and zero carbon developments to complement building regulations. It provides good practice guidance and technical calculations required to be submitted by the applicant in order to comply with the requirements to contribute at least an extra 15% reduction in co2 emissions beyond the 2007 building regulations carbon dioxide emissions standard (all developments with a total cumulative floorspace of 500 sq.m. or more).

### 3.34 **Designing Places: A Policy Statement for Scotland (2001)**

This was the first policy statement on designing places in Scotland and marks the Scottish Government's determination to raise standards of urban and rural development. It relates to all scales of development – sensitive siting and design of a single house in the countryside to forms of sustainable development that will renew urban and city life. Six qualities are identified which are at the heart of good design for both urban and rural development:

- distinctiveness and identity
- safe and pleasant places
- easy to get to and move around
- welcoming
- adaptable
- resource efficient

The Policy Statement stresses the importance for the development plan to set out the Council's priorities on design and the physical form of development. It should explain how its priorities are distinctly different from those of other places. Saying that the council is "committed to good design" or "that development should respect its context" is not enough. Consequently this policy statement has provided the main policy focus for this review.

### 3.35 **Choosing our Future: Scotland's Sustainable Development Strategy (2005)**

Sustainable development is not a policy but an underlying framework of priorities that underlies all policy and the implementation of it. The design, construction and maintenance of the built environment provide significant opportunities to contribute towards a sustainable future. All have significant implications for energy use. The strategy seeks to:

- deliver energy efficiency in new build housing and existing stock in both public and private sectors;
- minimise waste in construction and promote the use of recycled materials; and
- preserve and improve existing housing stock.

## **Local Strategies and Frameworks**

3.36 The Corporate Plan 2008-2011 sets out the Council's high level aspirations in contributing to the achievement of the Community Planning Vision for Shetland, 'The Shetland Resolution'. The Shetland Resolution is encapsulated in the following statement:

*"We shall work together for a future that's better and brighter. In particular, we aim to create a secure livelihood, look after our stunning environment and care well for our people and our culture".*

3.37 The Council considers that "..... Shetland's unique and important natural environment is one of its most valuable assets. The protection and maintenance of the natural resources, as well as enhancement of the built and natural environment are regarded as priority areas. By so doing, we aim to contribute to our Single Outcome Agreement target of reducing our overall ecological footprint."

3.38 The purpose of the Corporate Plan is to translate the principles into actions, provide clarification for Members/officers with lead responsibility for achieving these and establish timescales against which progress can be monitored. It also acts as the Council's action plan to ensure that the priorities identified by Audit Scotland in their Audit Risk Analysis and follow up report on Best Value and Community Planning are being taken forward and progress is being monitored regularly. Consequently, any review of the development plan will require to take account of the Council's committed vision.

### 3.39 **Priorities & Targets**

In March 2007, the Council agreed long-term priorities and targets for Shetland. This was the culmination of work beginning late in 2004, when communities across Shetland were asked their opinion on what direction Shetland should be heading (known as *Shetland - The Long Range Forecast*). Since that time detailed information about Shetland has been

gathered together and was published in September 2006. The priorities and targets agreed are believed to be what is required to tackle the issues identified and ensure Shetland moves in the direction expressed by communities. Consequently, any review of the development plan will also require to take account of these agreed Priorities and Targets.

### 3.40 Scottish Climate Change Declaration

The Council signed up to the Scottish Climate Change Declaration in January 2006, which pledges the Council to taking a lead in responding to climate change. This pledge will require to be integrated into the Local Development Plan Review with policies reflecting the need to address climate change in the form of ensuring development progresses in a sustainable manner and resources are protected.

## Assessment of Current Development Plan Policies

3.41 Table 1 below summarises:

- the relevant individual development plan policies
- what legislation they were based on
- the current relevant legislation
- the main changes

*Table 1: Existing Policies and Relevant National Guidance*

<b>Policy</b>	<b>Based on:</b>	<b>Current Guidance</b>	<b>Main Changes</b>
GDS4	NPPG1 (1994)	SPP (2008)	Greater emphasis on sustainable development
SPNE1	PAN 44 1994 NPPG3 1996	PAN 44 1(994) SPP3 (2003) PAN 67 (2003) PAN 68 (2003) PAN 72 (2005) Designing Places (2001)	Greater emphasis on sustainable development and design
SPENG3 SPENG5	NPPG 6 (1994)	SPP6 (2007) PAN 45 (2006) PAN 84 (2008)	Greater emphasis on energy efficiency, application of thresholds for zero and low carbon development, advances in technology
LPNE10	NPPG1 (1994)	SPP (2008)	Greater emphasis on sustainable development
LPBE4	NPPG 18	SPP (2008) Designing Places (2001)	Preservation of older buildings for sustainable reasons not just historic
LPBE5	NPPG 18	SPP(2008) PAN 67 (2003) Designing Places (2001)	Greater emphasis on sustainability and importance of design
LPBE13	Not indicated	PAN 44 1(994) SPP3 (2003) PAN 67 (2003) PAN 68 (2003) PAN 72 (2005) Designing Places (2001)	Greater emphasis on sustainability and importance of design

LPENG9	NPPG6 (1994)	PAN 45 (2006)	Greater emphasis on energy efficiency and use of renewables
LPHOU4	SPP3 (2003) NPPG 15	SPP3 (2003) PAN 44 (1994) PAN 67 (2003) PAN 68 (2003) PAN 72 (2005) Designing Places (2001)	Greater emphasis on sustainability and importance of design to create communities
LPHOU6	NPPG11	PAN 67 (2003) PAN 68 (2003) PAN 72(2005) Designing Places (2001)	Greater importance of open space as part of overall design
Appendix F	Not indicated	PAN 44 1(994) SPP3 (2003) PAN 67 (2003) PAN 68 (2003) PAN 72 (2005) Designing Places (2001)	Greater emphasis on sustainability and importance of design
LPENG12	NPPG6 (2000) PAN 45 (2002)	SPP6 (2007) PAN 45 (2006) PAN 84 (2008)	Greater emphasis on energy efficiency and application of thresholds for zero and low carbon development

## Monitoring Report and Identification of Main Issues

- 4.1 Identification of the main issues relating to sustainable construction and design differentiates those topics and policy areas where we may expect significant or fundamental changes in direction, new issues or where existing policies require updating, all of which have arisen since the Shetland Structure Plan and Local Plan were adopted.
- 4.2 Table 1 (at 3.41) indicates clearly the extent of the changes in national policy and guidance, with much greater emphasis on design, energy efficiency and the delivery of sustainable development.
- 4.3 Table 2 (overleaf) summarises under three main headings:
- the main changes in legislation and national and local policy;
  - whether the existing development plan proposals meet these changes;
  - identification of the action required to ensure compliance; and
  - identification of the main issues and options which are available to the Council to address these main issues
- 4.4 It should be noted that adopted or agreed Council policy which meets the current legislative requirements is not being opened for discussion or consultation.
- 4.5 As part of the overall review the Council's current Guidance Notes have also been reviewed and updated and two new guidance notes prepared:

**The Shetland House** (Updated December 2008)

*Guidance for Housing Development in Shetland*

**Housing & Colour** (Updated December 2008)

*Guidance on using colour in Shetland*

**Towards Sustainable Construction** (New Guidance December 2008)

*Guidance on Sustainable Design and Construction for Dwellinghouses and Other Buildings*

**Towards Better Design** (New Guidance December 2008)

*Guidance on Design*

**Renewable Energy Technologies** (Updated December 2008)

*Guidance for Householders*

**Reducing Carbon Emissions in New Development** (New Guidance September 2008) *Guidance for developers on how to meet the requirements of reducing CO2 emissions beyond the 2007 Building Regulations Carbon Dioxide Emissions Standard*

Table 2 : Changes in Legislation and Compliance to Existing Local Development Plan

		<b>Main Aim</b>	<b>Compliance to Existing Local Development Plan</b>	<b>Action Required</b>	<b>Identified Main Issues</b>
<b>Sustainable Development</b>	SPP1 The Planning System	Promotion of Sustainable Development	Structure Plan and Local Plan policies generally guided by sustainable principles, but more emphasis required in terms of objective criteria to ensure new developments can be judged on sustainable credentials	Greater national emphasis on sustainable development and therefore clearer framework required in order to deliver.	Update policies to emphasise greater importance of sustainable development..
	Choosing Our Future: Scotland's Sustainable Development Strategy	Promotion of sustainable development through energy efficiency, minimising waste in construction and the promotion and use of recycled materials		Place far greater emphasis on sustainable development given its statutory requirement and in order to deliver the Council's actions in the Sustainable Development Implementation Plan	No fundamental change to overall policy principles – policies already guided by sustainable principles.
	Shetland Islands Council Corporate Plan 2008	Councils aspirations for sustainability and efficient use of resources	Current policies relate to Corporate Improvement Plan of the late 1990s.	Use of sustainable construction technologies, materials and minimising waste are key objectives. There are objective criteria against which new development can be judged on their sustainable credentials, including a graded rating for the whole building based on scores in the main areas of eg energy efficiency, resource use, adverse impact on environment and amenity, etc.)	
	Shetland Islands Council Climate Change Agreement	The Council's pledge to respond to climate change and place sustainable development at the heart of all its policies	Current policies do not relate to Climate Change Agreement.		

Table 2 : Changes in Legislation and Compliance to Existing Local Development Plan

		<b>Main Aim</b>	<b>Compliance to Existing Local Development Plan</b>	<b>Action Required</b>	<b>Identified Main Issues</b>
<b>Design Quality</b>	SPP3 Planning for Housing	Development plans should provide clear guidance to encourage good quality, well designed development	Far greater emphasis now placed on design in terms of Scottish Government national policy in order to deliver sustainable development and cohesive and well designed communities.  Significant design guidance in terms of Shetland House and Housing & Colour. However, policies underpinning guidance in Local Plan (LPBE13 and Appendix F) is only weakly linked to guidance. Greater emphasis required for clearer guidance on main principles in order to achieve consistent decision making and delivery good design	Design, siting and setting of development within its surroundings are valid concerns of the planning system. Review current adopted policies and guidance notes used to assess the design merits of development proposals. Review will seek to ensure established policies and guidance are working well and delivering high quality design, functionality and compatibility with surrounding uses and amenity.  Retain existing policy principles in Local Plan Appendices, but present in the form of specific policies as previously in House Siting & Design in order to lead to a clearer approach between guidance and policy  Additional policy covering masterplanning and design statements required.	Update policies to emphasise greater importance of design quality.  Use of masterplanning and design statements – specific policies required to determine when they are required to be used.  No fundamental change to policy – policies already guided by design principles, however, the use of masterplanning and design statements is a new requirement in order to comply with adopted policy and represents a change in direction of current policy.
	SPP20 Role of Architecture and Design Scotland	Importance of design in delivering sustainable and social communities			
	PAN 44 Fitting New Housing into the Landscape	Maintaining the character and identity of our landscape			
	PAN 67 : Housing Quality	Designing successful places through layout, landscape, scale, mix, details and materials			
	PAN 68 : Design Statements	Ensure design principles have determined the design and layout of development proposal			
	PAN 71 :Conservation Area Management	Managing change in Conservation Areas			
	PAN 72 : Housing in the Countryside	Ensuring developments enhance local character by the establishment of clear policy framework			
	Designing Places: A Policy Statement for Scotland	Identification of six qualities which make a successful place and ensuring that these promote opportunities for achieving design quality			
	Shetland Islands Council Priorities & Targets	Conserve/improve the quality of life and the environment			

Table 2 : Changes in Legislation and Compliance to Existing Local Development Plan

		<b>Main Aim</b>	<b>Compliance to Existing Local Development Plan</b>	<b>Action Required</b>	<b>Identified Main Issues</b>
<b>Renewable Energy</b>	SPP6 : Renewable Energy	Delivery of low and zero carbon developments to complement building regulations	Guidance and policies in terms of renewable energy, but outdated due to technology and Government guidance and emphasis on renewable energy and energy efficiency	Guidance and interim policies for low and zero carbon thresholds	Update policies to emphasise greater importance of energy efficiency and use of renewable energy. No fundamental change to policy – policies already guided by delivery of energy efficiency and encouragement of renewable energy.  Main Issues for Consideration:  The extent to which the goal of a carbon neutral society is important locally in line with the requirements of SPP6. Consideration as to whether <ul style="list-style-type: none"> <li>• 15% threshold should be increased</li> <li>• 500 sq.m. threshold reduced</li> <li>• whether higher standards can be secured for particular developments</li> </ul>
	PAN 45 Annex : Planning for Micro-Renewables	Development plans should encourage and support micro-generation and energy efficient proposals		Consideration to whether thresholds should be extended locally	
	PAN 84: Reducing Carbon Emissions in New Development	Delivery of low and zero carbon developments to complement building regulations		Review current adopted policies and guidance notes used to assess small scale renewable energy proposals. The review will seek to ensure established policies and guidance are working well and ensuring compatibility with surrounding uses and amenity.	

## Main Issues for Consultation

5.1 From the information contained within Table 2 it is clear that policies are required to provide a greater emphasis on:

- delivery of sustainable development
- better quality design
- energy efficiency and use of small-scale renewable energy proposals

5.2 All three are covered by existing development plan policies, however, they require to be reviewed and updated in order to ensure the emphasis is increased. Existing guidance notes also require to be reviewed in order to ensure updated technologies are referred to and again to ensure the emphasis is increased.

5.3 The main issues which have been identified where a change in policy direction or fundamental changes require to be made to ensure compliance are:

**design:** greater use of masterplanning and design statements (*change in policy direction*)

**cumulative consideration:** clarifies the situation where thresholds are included within individual policies to ensure they are not undermined by the submission of individual applications (*change in policy direction*)

**delivery of low and zero carbon developments:** consideration of existing thresholds below that required by national policy in compliance with SPPG6 (*fundamental change*).

5.4 **Design**

Without a logical, comprehensive and inclusive design process it is virtually impossible to achieve good design, energy efficiency and ultimately sustainable development. Any design must evolve from an evaluation of the site and its context, a process that may involve the local community where larger developments are proposed. Successful places and sustainable development will always be designed and planned with a view to how the proposal will integrate land use, transport and the natural environment. The best solution for one site is unlikely to be appropriate elsewhere – each site must be considered on its own merits.

5.5 The use of masterplanning and design statements are tools to achieve an inclusive design process:

- masterplanning where a structure and integrated framework for growth is required or where the cumulative effect of many small developments has had a significant impact on the landscape or the setting of a settlement; and

- design statements for large or small scale developments which sets out the design principles which determine the design and layout of the development proposals, enabling the applicant to explain why the selected design solution is the most suitable for the site.
- 5.6 To aid the design process, the proposal is to require a masterplan to be submitted in support of an application:
- where in the formulation of development plans, specific sites or areas are identified that require a masterplan; or
  - where a structured and integrated framework for growth is required, or
  - where the cumulative effect of many small developments may be significant and have an impact on the landscape or the setting of a settlement.
- 5.7 Ideally a design statement could potentially be submitted with every application, no matter how small. There are however, certain types of sites or developments where a design statement should be submitted:
- developments of three houses or more;
  - large scale non-residential development; or
  - where design is a particular issue (e.g. within a Conservation area, Listed Building, etc.)
- 5.8 Even where a formal design statement is not necessary, applicants should still have a clear and logical design philosophy which could be explained, if required. All residential development, even a single dwellinghouse, should be designed with reference to its context, to a sound design rationale and incorporating energy efficiency and the use of renewables.
- 5.9 In order to aid the production of masterplans and design statements Development Plans have produced two detailed guidance notes:

### **Masterplan Development Handbook**

A best practice guide for developers and community groups

*Provides guidance on the step by step process towards achieving sustainable communities*



### **Design Statements Handbook**

A best practice guide

*Provides guidance for those submitting a design statement in support of a planning application*



Both publications are available on the Council's website [www.shetland.gov.uk/developmentplans/OtherPolicyDocuments.asp](http://www.shetland.gov.uk/developmentplans/OtherPolicyDocuments.asp)

Aim:	Achieved By:	Relevant Draft Policies
To achieve good design, energy efficiency and ultimately sustainable development.	Ensuring a logical, comprehensive and inclusive design process using the tools of masterplanning and design statements.	LDP2

- 5.10 The Council considers that the draft policy meets the requirements of national guidance, and delivers good quality design in line with adopted development plan policy and sustainable development in line with the Council's Corporate Plan, and would wish to adopt the proposed draft policy. Additionally, it is expected that compliance with the requirements should ensure clarity for applicants and the wider community, which in turn should result in faster decision making as the applicant is able to explain from the outset why the selected design solution is the most suitable for the site. Although not a fundamental change in policy, the Council seeks comments on this change in policy direction.

## Issue for Consultation

Without a logical, comprehensive and inclusive design process it is virtually impossible to achieve good design, energy efficiency and ultimately sustainable development. Any design must evolve from an evaluation of the site and its context, a process that may involve the local community where larger developments are proposed.

The use of masterplanning and design statements are tools to achieve an inclusive design process:

- masterplanning where a structure and integrated framework for growth is required or where the cumulative effect of many small developments has had a significant impact on the landscape or the setting of a settlement; and
- design statements for large or small scale developments which sets out the design principles which determine the design and layout of the development proposals, enabling the applicant to explain why the selected design solution is the most suitable for the site.

The Council propose to require a masterplan to be submitted:

- where in the formulation of development plans, specific sites or areas are identified that require a masterplan; or
- where a structured and integrated framework for growth is required, or
- where the cumulative effect of many small developments may be significant and have an impact on the landscape or the setting of a settlement.

The Council expect a design statement to be submitted for:

- developments of three houses or more;
- large scale non-residential development; or
- where design is a particular issue (e.g. within a Conservation Area, Listed Building, etc.).

*To aid this requirement detailed guidance in the form of Handbooks has been produced by the Development Plans Team*

The Council seeks views on this change in policy direction

### 5.11 Cumulative Consideration/Submission of Individual Applications

The delivery of sustainable development which is designed to respect and/or respond to the character and local distinctiveness of the site context and make use of efficient resources, in many cases, requires the consideration of cumulative impacts. Consequently, a number of individual policies set thresholds where such cumulative consideration is required. It is important that individual applications are not submitted in order to undermine such consideration.

Aim:	Achieved By:	Relevant Draft Policies
Consideration of cumulative impacts	Ensuring that thresholds are not undermined by the submission of individual applications, thereby removing appropriate consideration of the cumulative impact.	SPG27

5.12 The Council considers that the draft policy sets sufficient criteria to ensure individual applications are not submitted to undermine thresholds.

<b>Issue for Consultation</b>
<p>Where Shetland Islands Council sets a threshold for additional consideration (e.g. for three houses or more, or specific cumulative floor area totals), individual applications from the same applicant and/or on land owned by the same landowner will be considered as cumulative applications for the purpose of applying the policy where:</p> <ul style="list-style-type: none"> <li>• the development sites are in reasonable proximity to each other; and/or</li> <li>• where planning permission has been granted in the previous 12 months to another site in reasonable proximity to the development site.</li> </ul> <p>The Council seeks views on this change in policy.</p>

### 5.13 Delivery of Low and Zero Carbon Developments

In September 2008 the Council adopted Interim Planning Policy and Guidance which responded to the Scottish Government's requirements within SPP6 : Energy. SPP6 set a target for the provision of on-site low carbon and renewable sources of energy in new developments. The target is at least an extra 15% reduction in carbon dioxide emissions beyond the 2007 Building Standards Carbon Dioxide Emissions Standard. This standard is to apply to all future applications proposing development with a total cumulative floor space of 500 sq.m. or more. The Interim Planning Policy has been subject to wide consultation prior to being adopted as Interim Policy and the three

individual policies have consequently been absorbed into the Policy Document. They are not therefore subject to any further consultation.

- 5.14 SPP6 also requires the Council to consider going beyond these thresholds. Whilst sustainability of new buildings is already required to a certain extent by current building regulations, the Scottish Government see a key role of the planning system being to support a move towards new low and zero carbon developments (through the use of energy efficient, microgenerating and decentralised renewable energy systems) so that carbon reductions are considered and secured at the design stage of projects.
- 5.15 SPP6 requires development plans to set out local policies on the provision of on-site low carbon and renewable sources of energy in order to ensure that in all instances, opportunities for incorporating these technologies are fully explored by developers as part of the planning application process. The expectation should be that all future applications proposing development with a total cumulative floorspace of 500 sq.m. or more should incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard. The intention is for national targets to increase through the Action Plan that will be prepared to implement the Energy Efficiency and Microgeneration Strategy. In the meantime, the development plan process should be used to consider whether local circumstances justify:
- going beyond the 15% threshold;
  - below the 500 sq.m. threshold; and
  - whether higher standards can be secured for particular developments.

<b>Aim:</b>	<b>Achieved By:</b>	<b>Relevant Draft Policies</b>
Delivery of zero and low carbon developments	Going beyond the thresholds within SPP6	None

- 5.16 The Council consider that the adopted policy in line with the requirements of the SPP6 thresholds are sufficient at the current time, particularly given the potential limitations of the assessment procedure (provided by PAN 84). The Council consider that it would be prudent to see the current policy requirements working successfully before considering whether to go beyond the current thresholds. However, the Council seeks comments in line with the requirements of SPP6.

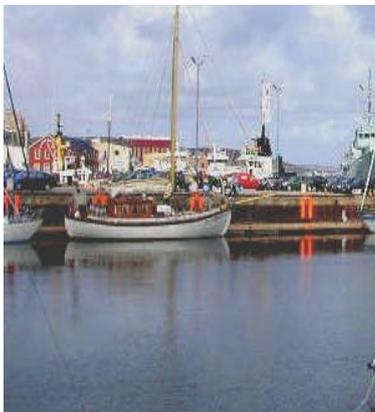
## Issue for Consultation

The Council's current interim planning policy requires that all future applications proposing development with a total cumulative floorspace of 500 sq.m. or more should incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard. \*

In line with SPP6 the Council seeks views on whether local circumstances justify:

- going beyond the 15% threshold;
- below the 500 sq.m. threshold; and
- whether higher standards can be secured for particular developments

*\*It should be noted that the Interim Policy is not subject to this consultation process having already been subject to wide consultation and adopted by the Council.*



## Environmental Report

6.1 In line with the SEA process (as determined in the Environmental Assessment (Scotland) Act 2005), an internal screening exercise was undertaken which established that the Review would require strategic environmental assessment. The Review and the resultant policies would be likely to have significant environmental effects because the location and design of development, whether it be a single dwellinghouse, a housing scheme, or industrial building, can have significant adverse effects on the environment, residents and users.

6.2 This can be mitigated against by:

- ensuring that submissions for planning permission provide sufficient detail to enable full evaluation and assessment of the proposal; and
- developing a suite of policies which require either critical criteria to be met or a demonstration by the application that their development proposal will not result in adverse impact.

It is considered that the development of precise and detailed policies is fundamental to this Review.

6.3 As a result a Scoping Report was prepared on behalf of Shetland Islands Council by Natural Capital Ltd. based on information provided by the Development Plans Officer. This report and draft copies of the Review were submitted to the Scottish Government's SEA Gateway on 12 January 2009.

6.4 Following this formal consultation and response, an Environmental Report is currently being prepared which will require to be published at the same time as the Review *Towards Sustainable Construction and Better Design*.

## Summary

7.1 This Monitoring and Main Issues Report to the review of policy relating to *Towards Sustainable Construction & Better Design* has identified three broad strategic directions:

- promotion of sustainable development;
- the importance of design in delivering sustainable and social communities; and
- delivery of low and zero carbon developments to complement building regulations and the encouragement and support of micro-generation and energy efficient proposals.

7.2 Identifying the changing requirements of national and local objectives, the main issues report distinguishes those changes which are already enshrined in adopted policy from those where the Council is faced with ensuring policy is amended or identifying where new policies are required to ensure compliance with new legislation. From the information contained within Table 2 (page 19) it is clear that policies are required to provide a greater emphasis on:

- sustainable development
- better quality design and
- energy efficiency.

7.3 All three are covered by existing development plan policies, however, they require to be reviewed and updated in order to ensure the emphasis is increased. Existing guidance notes also require to be reviewed in order to ensure updated technologies are referred to and again to ensure the emphasis is increased.

7.4 The main issue which has been identified where fundamental changes require to be considered is in relation to:

**delivery of low and zero carbon developments:** consideration of existing thresholds below that required by national policy in compliance with SPPG6.

### 7.5 Summary of Amendments Made

Adjustments have been made to existing policies to incorporate the six qualities of successful places – best practice principles to ensuring good design and location. Existing development plan policies (within both the Structure Plan 2000 and Local Plan 2004) already require good design and sensitive location and the amendments made strengthens the detail contained within the original policies. None of the amendments result in a fundamental change of policy.

- 7.6 Some existing policies have been reworded, particularly those which were included within Appendix F of the Local Plan. As a result of being included within the text of the Appendix they have lost their clarity and status and the intention has been to ensure that as previously (Housing Siting and Design Policy Paper 1994) they are represented as individual policies. All rewordings are minor in nature and do not result in any fundamental change of policy.
- 7.7 Six new policies are presented:
- LDP1 represents a general development policy to ensure sustainable development is delivered in a fair, concise and consistent manner. It merely formalises the individual development requirements already included within existing policies.
  - SPG2 represents a change of emphasis regarding energy efficiency ie instead of being encouraged it is now relevant to all development in line with national objectives to deliver sustainable development.
  - SPG9 includes renewable energy technologies not covered in the initial policy.
  - SPG15 incorporates the design qualities and the requirement for Masterplans and Design Statements to be submitted in support of certain developments. This does not represent a fundamental change in policy but identifies the detail to be submitted in support of applications to deliver good design and sustainable development.
  - SPG25 ensures that design qualities relating to movement within and outwith the site (ie connectivity with the wider environment) are incorporated into all new developments.
  - SPG27 ensures that thresholds are not undermined by the submission of individual applications, thereby removing appropriate consideration of the cumulative impact of the proposal. Two determining factors are identified as appropriate to ensuring policies are applied in their proper context.
- 7.8 None of the new policies being presented, or those amended or reworded result in any fundamental change in policy. Issues relating to sustainable development, good design, sensitivity of location and use of renewable energy technologies are all embedded in the Shetland Structure Plan (2000) and Lerwick Local Plan (2004).
- 7.9 The greater emphasis being placed by national objectives in terms of sustainable development, the use of good design to create sustainable communities and the wider use of renewable technologies has required the strengthening of existing policies and the introduction of a small number of new policies, to ensure this greater emphasis is identified in development plan policy and consistently applied to planning decisions.

7.10 The only exceptions are:

Policy SPG15 requiring the submission of Masterplans and Design Statements in support of certain applications; and  
Policy SPG27 which ensures that multiple individual applications are not submitted in order to avoid the need to comply with policy.

It is considered that although these two policies do not result in a fundamental change in policy they do represent a significant change in emphasis and therefore would benefit from being considered as part of the consultation process.

7.11 **Review of Guidance Notes**

As part of the overall review the Council's current Guidance Notes have also been reviewed and updated and four new guidance notes prepared:

**The Shetland House** (Updated December 2008)  
*Guidance for Housing Development in Shetland*

**Housing & Colour** (Updated December 2008)  
*Guidance on using colour in Shetland*

**Renewable Energy Technologies** (Updated December 2008)  
*Guidance for Householders*

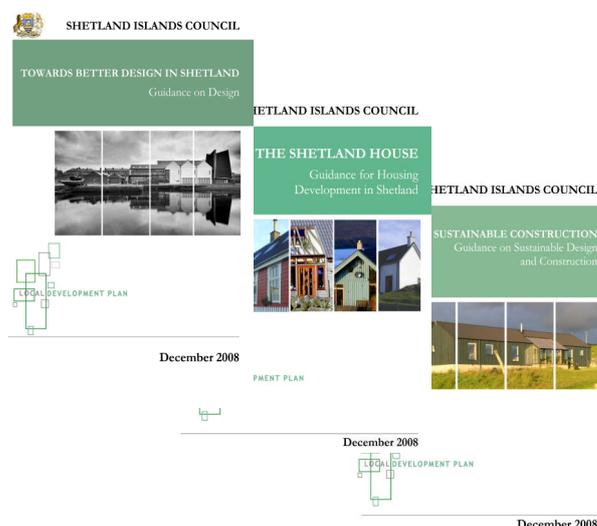
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*Guidance on Sustainable Design and Construction for Dwellinghouses and Other Buildings*

**Towards Better Design** (New Guidance December 2008)  
*Guidance on Design*

**Masterplans Handbook** (New Guidance January 2009)  
*A best practice guide for developers and community groups*

**Design Statements Handbook** (New Guidance January 2009)  
*A best practice guide*

**Reducing Carbon Emissions in New Development** (New Guidance September 2008) *Guidance for developers on how to meet the requirements of reducing CO2 emissions beyond the 2007 Building Regulations Carbon Dioxide Emissions Standard*



## 7.12 Consultation Issues

The main issues which have been identified where a change in policy direction or fundamental changes require to be made to ensure compliance are:

**design:** greater use of masterplanning and design statements (*change in policy emphasis*)

**cumulative consideration:** clarifies the situation where thresholds are included within individual policies to ensure that they are not undermined by the submission of individual applications (*change in policy emphasis*)

**delivery of low and zero carbon developments:** consideration of existing thresholds below that required by national policy in compliance with SPPG6 (*fundamental change in policy*).

- 7.13 In line with the requirements of SPP (2008) that monitoring should focus on what has changed and any review should focus on what has to change rather than invite the re-opening of settled issues, the main focus of the consultation process will be limited to consideration of these three main issues.

## 7.14 Consultation Process

This Draft Interim Planning Policy will be subject to approval by the Planning Board. If Members are minded to confirm their agreement with the draft guidance and policy, the document will move onto the next stage in the consultation process.

- 7.15 Formal consultation will be undertaken over a period of eight weeks. Deposit copies will be placed on the Council website and in other public places (Lerwick Library and Community Work Offices) and circulated to all Community Councils, developers and agents. Following the completion of the consultation period, a further report will be made to the Planning Board accompanied by an appendix in tabular form of the comments received to the consultation and the officer's response and any actions required.



# **INTERIM PLANNING POLICY TOWARDS SUSTAINABLE CONSTRUCTION & BETTER DESIGN**

## **MONITORING AND MAIN ISSUES REPORT SHETLAND ISLANDS COUNCIL**

Development Plans  
Shetland Islands Council  
Infrastructure Services Department  
Grantfield  
Lerwick  
Shetland  
ZE1 0NT