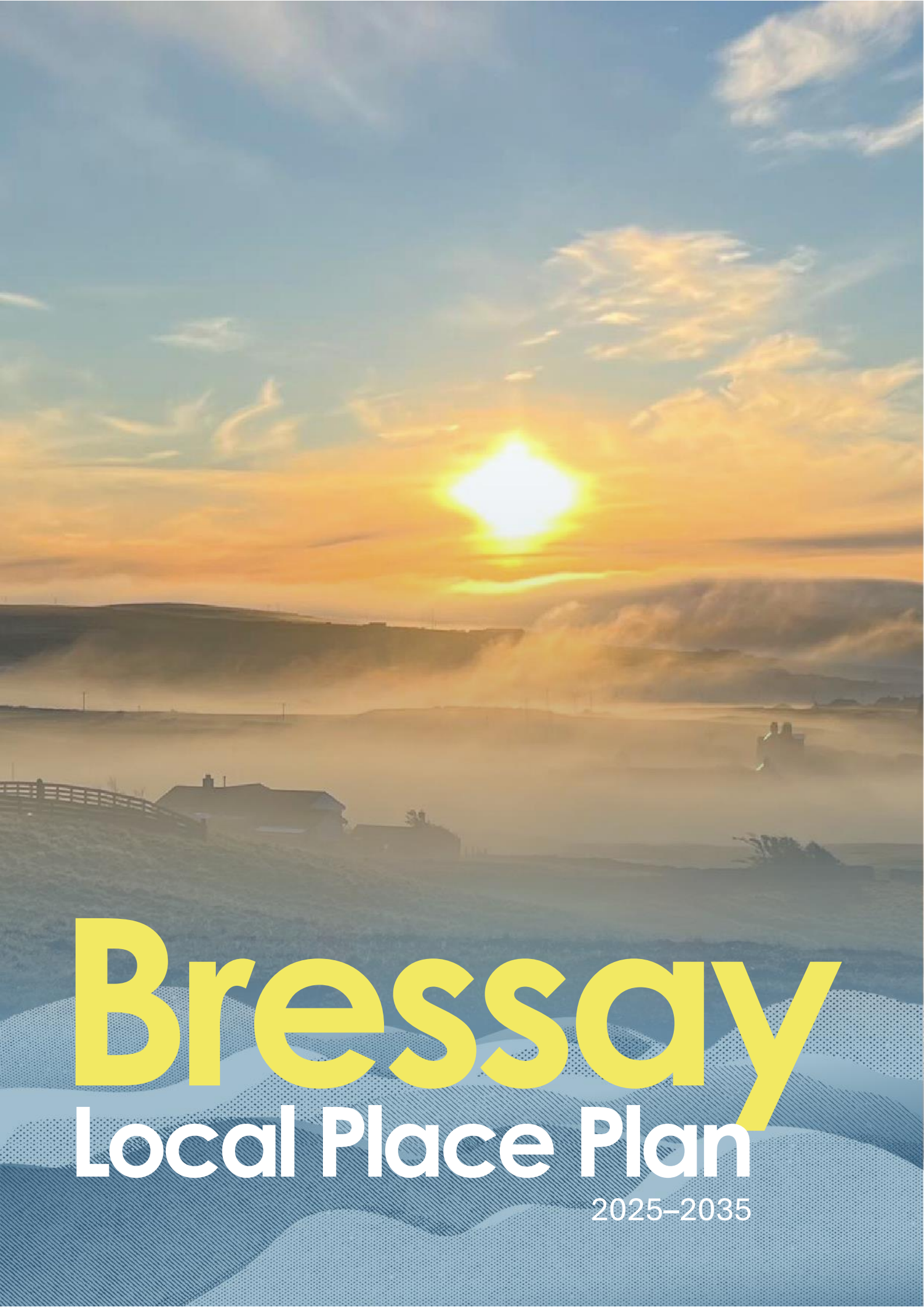




# Bressay

## Local Place Plan

2025–2035



*A thriving, inclusive Bressay that meets the needs of all generations, supports local enterprise, and protects our environment for future generations.*



Prepared by Bressay Community Council (Bressay CC) and Bressay Development Ltd (BDL), with the support of the Highlands and Islands Climate Hub and Planning Aid Scotland.

**Publication date: in due course**

**Cover photo: Credit | Inside photo: Bressay Woodland, Aimee Labourne.**

# About this Document

This is a Local Place Plan (LPP) prepared by a community-controlled body (Bressay Community Council and Bressay Development Ltd) in accordance with:

- Schedule 19 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019.
- The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 (SSI 2021/353).
- Planning Circular 1/2022: Local Place Plans (Scottish Government, January 2022).

## Purpose

To set out community-led proposals for the development, use and conservation of land and buildings in Bressay, and to inform preparation of the next Shetland Local Development Plan.

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# Executive Summary

**Bressay Local Place Plan**  
**2025–2035**

# 1. Executive Summary

Bressay is a 7-mile by 3-mile island immediately east of Lerwick, connected by the MV Leirna roll-on/roll-off ferry. With a population around 343 (2024 SIC Locality Plan) and an ageing demographic (approximately 29% aged 65+), we face familiar island challenges:

- housing availability and affordability,
- transport and connectivity,
- limited local services,
- and climate vulnerability (coastal erosion, flooding, peatland degradation). Shoreline locations have been identified as requiring monitoring and careful long-term planning.

We also benefit from strong assets:

- Speldiburn Community Hub,
- active local groups,
- rich heritage and environment (including Noss National Nature Reserve),
- and proximity to Lerwick.



Figure 1: Outline and extent of Bressay.  
Esri Topographic basemap © Esri.

## Priorities

This LPP sets out seven place-based priorities for the development, use and conservation of land and buildings:

1. **Affordable Housing:** close to Fullaburn/The Glebe and refurbishment of underused properties.
2. **Active Travel & Safety:** Improvements to pavements and lighting on key routes linking the ferry to the shop, hall and Speldiburn and adding a safer walkway between the Maryfield Hotel and the Ferry.
3. **Community Energy Project:** supporting community owned renewable energy generation and whole-home insulation upgrades.
4. **Community Resilience Hub:** Resilience Hub: Speldiburn or Hall with renewable/backup energy.
5. **Tourism & Heritage Infrastructure:** interpretation panels, signage, and improved public toilets.
6. **Climate Action and Community Growing:** peatland restoration, coastal erosion and flooding monitoring. Community food growing including community polytunnel, allotments and biodiversity corridors.
7. **Enhancement of Community Assets and Exploration of Opportunities:** enhancement of Speldiburn as a Community Hub. Exploration of community assets, including the lighthouse and potential long-term development areas.

## Bressay - Place-based Priorities

05/05/2026  
Prepared for Local Place Plan

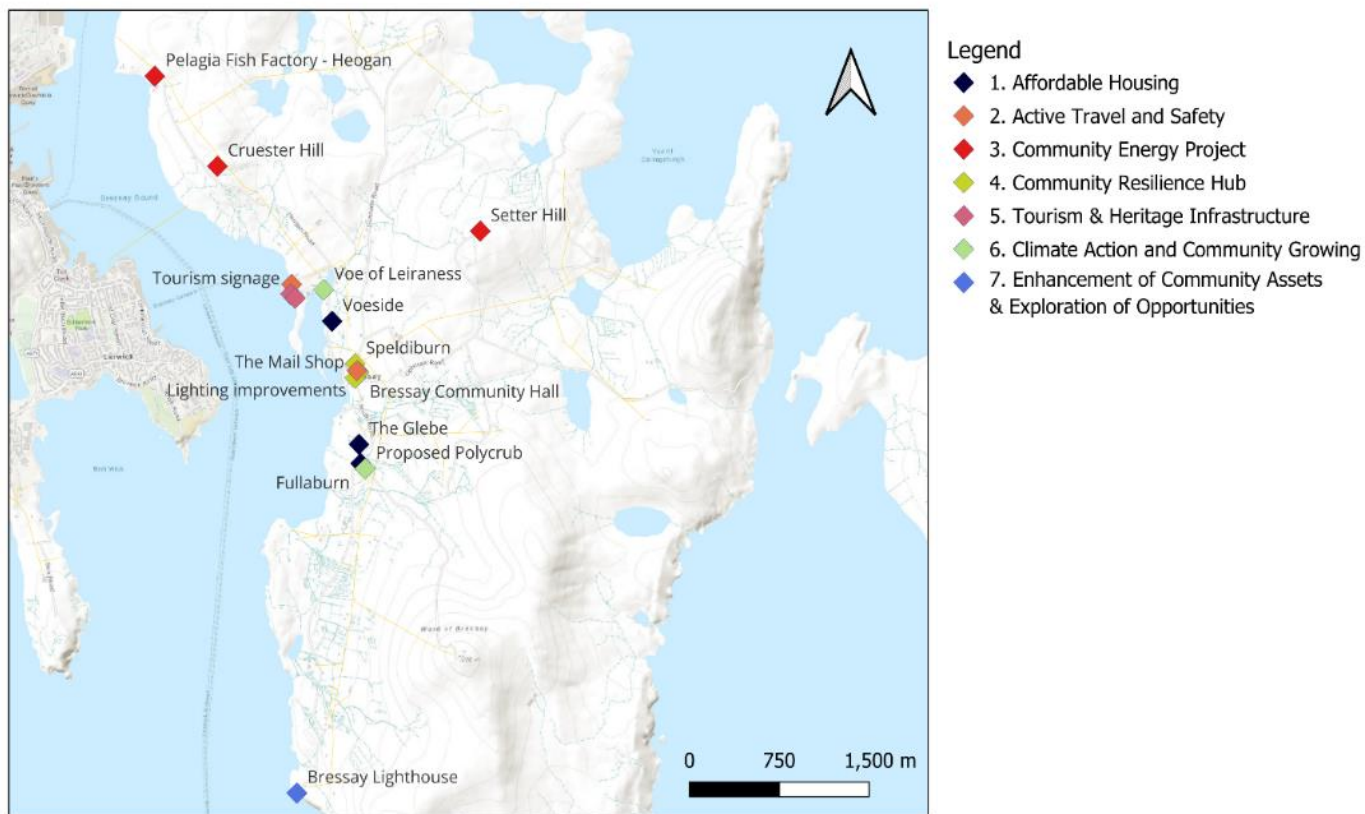


Figure 2: Place-based Priorities for Bressay. Esri Topographic basemap © Esri.

The plan has regard to the **National Planning Framework 4 (adopted 13 February 2023)**, the **Shetland Local Development Plan (adopted 2014)**, and the **Shetland Partnership Plan 2018–2028**, as it will be demonstrated below. It will be monitored annually and reviewed at five-year intervals. These priorities will be progressed subject to feasibility, funding, landowner engagement where relevant and ongoing community consultation.



Bressay from above, Lerwick Port Authority.



Bressay Primary School, Nordri.

# Introduction, Vision, Objectives and Community Profile

**Bressay Local Place Plan**  
**2025–2035**

# 2. Introduction, Vision, Objectives and Community Profile

## Introduction

Bressay Community Council and Bressay Development Ltd resolved to prepare an LPP to provide a clear, community-led spatial framework for the next decade for the island of Bressay.

It integrates findings from **Bressay Community Development Plan (2024)** and the **Community Climate Action Plan (CCAP) (2025)**, and is informed by household surveys, stakeholder engagement, youth input, and topic workshops.

The boundary of this Local Place Plan, as defined by the community bodies, is the geographical area of the island of Bressay.

## Vision

“A thriving, inclusive Bressay that meets the needs of all generations, supports local enterprise, and protects our environment for future generations.”

## Objectives

(place-based)

- **Objective 1:** Quality Homes & Mixed Tenures: increase affordable, accessible housing near services and sustainably refurbish underused properties.
- **Objective 2:** Safe Movement & Local Living: improve walking/cycling conditions, lighting, and on-island transport options.
- **Objective 3:** Resilience & Wellbeing: deliver a community resilience hub with independent energy supply and first-aid capacity.
- **Objective 4:** Sustainable Economy & Tourism: enhance visitor infrastructure and interpretation while supporting local businesses and crafts.
- **Objective 5:** Climate & Nature: accelerate insulation/renewables, peatland restoration, biodiversity protection and food growing. Adaptation to a changing climate through assessing flooding risk and coastal erosion.

## Community Profile

(key points)

- **Population:** ≈343 (2022), with 28.9% 65+; higher than Shetland average.
- **Settlement pattern:** most residents clustered on the west side (Fullaburn/Glebe), ≈2.5 km from the ferry.
- **Services:** no on-island school/nursery; NHS clinic operates part-time at Speldiburn; limited public transport; poor broadband in outlying areas.
- **Economy:** ferry crew, fish processing (Heogan), shop/post office, café, crofting, small crafts, tourism (Noss, heritage, wildlife).
- **Climate risks:** wetter winters, drier/more variable summers; coastal erosion and flooding hotspots; grid/ferry weather vulnerabilities.
- **Community assets:** Speldiburn Hub, Heritage Centre, Marina, Public Hall, Sports Pitch, Community Woodland, Park Run, Mail Shop.

# Proposals for the Development, Use and Conservation of Land and Buildings

**Bressay Local Place Plan**  
**2025–2035**

# 3. Proposals for the Development, Use and Conservation of Land and Buildings

## Section 3 Proposals: Development, Use and Conservation of Land and Buildings (indicative)

05/08/2026

Prepared for Local Place Plan. No land use allocated - indicative only.

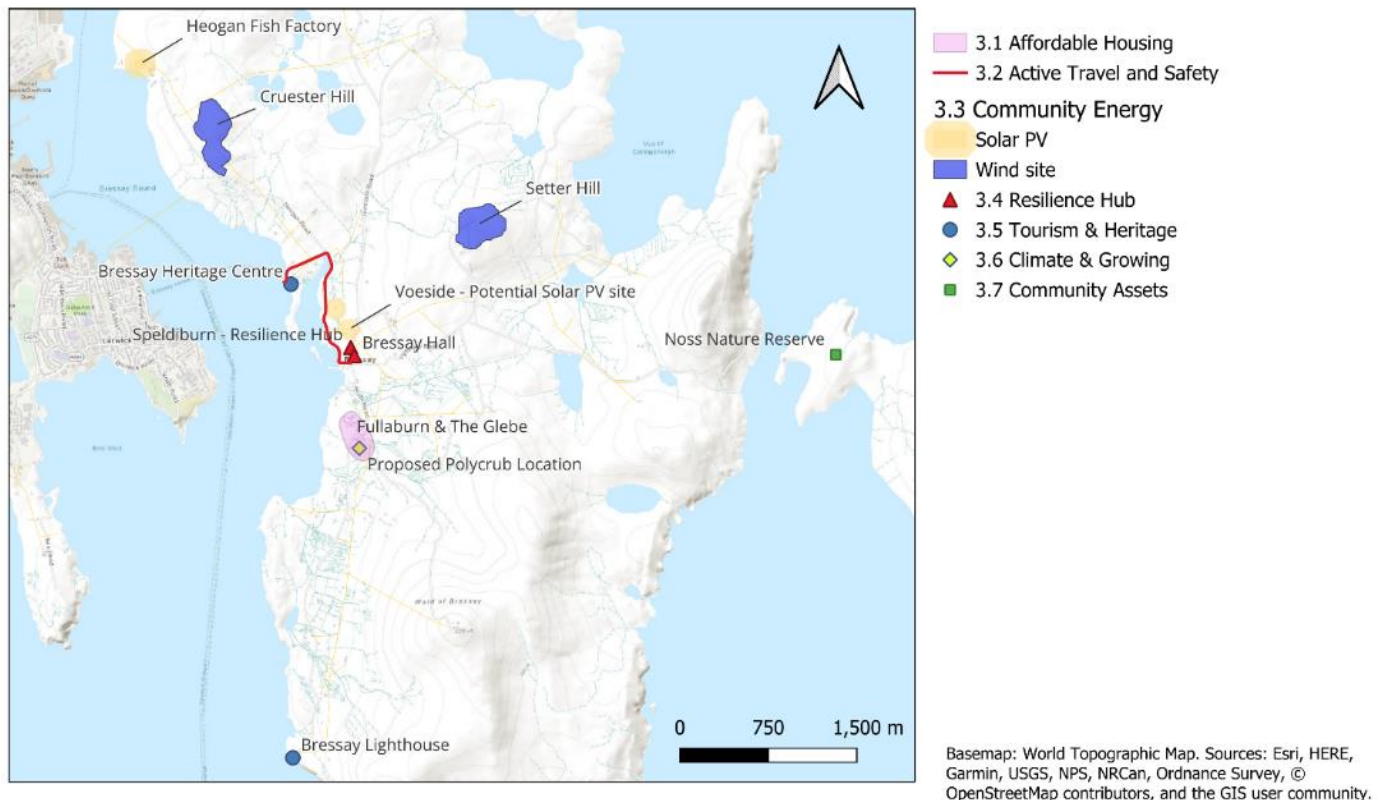


Figure 3: Section 3 Proposals: Development, Use and Conservation of Land and Buildings. Proposals are indicative and do not allocate land for development. Peatland classification, flood risk and coastal erosion are shown separately at Figures 5 and 7.

**Note:** Possible sites and boundaries will be confirmed before submission. Some proposals identify broad areas of opportunity rather than mapped sites at this stage and reflect early-stage exploration and the need for further engagement and assessment.

## 3.1. Affordable Housing

Close to Fullaburn/Glebe and refurbishment of underused properties (Figure 3).

**Purpose:** Address shortages for young families, workers and older residents; rebalance demographics; enable local living.

- Identify deliverable sites near services
- Pursue mixed tenure (social, mid-market, community/self-build)
- Enable refurbishment of underused/empty properties
- Explore small accessible bungalows and adaptable homes.
- Design: Energy-efficient, vernacular-informed, climate-adaptive; safe access; good amenity space.

## 3.2. Active Travel and Safety

### 3.2.1. Improvements to pavements and lighting on key routes linking the ferry to the shop, hall and Speldiburn

**Purpose:** Make walking and cycling safer and attractive; reduce transport poverty; improve social cohesion and daily access to services.

- Create new/extended pavements, verge improvements, safe crossings, lighting along the Maryfield–Voeseide–Speldiburn/shop/hall corridor
- Bus shelters with seating, lighting and information.
- Additional pavements should include suitable drainage, coastal erosion exposure, and long-term resilience where routes are located near shorelines.

**Materials:** Permeable surfacing where feasible; minimal visual clutter; heritage-sensitive details.

### Bressay - Maryfield to Ferry Proposed Pathway

05/05/2026  
Prepared for Local Place Plan



Figure 4: Proposed location of walkway between Maryfield and the Ferry. Base map source: Google Satellite imagery © Google LLC

### 3.2.2. Proposal for Maryfield to Ferry Terminal Footpath Link

**Purpose:** Provide a safe and continuous walking route between Maryfield and the ferry terminal, improving accessibility and supporting active travel.

- Develop a continuous footpath connection between Maryfield and the ferry terminal.
- Undertake verge improvements, drainage works and safe crossing measures where required.
- Consider seating or resting points at suitable locations where feasible.
- Coordinate delivery with landowners and relevant authorities.

**Approach:** Design will use durable materials and integrate with wider active travel improvements identified in Section 3.2.

**Co-benefits:** Improved safety, increased walking opportunities, enhanced accessibility for older residents and families, reduced reliance on vehicle transport.

### 3.3. Community Energy Project

Supporting community owned renewable energy generation and whole-home insulation upgrades.

#### 3.3.1. Home Insulation and Energy Connection

**Purpose:** Lower bills and emissions; improve comfort and health; strengthen island resilience.

- Whole-home retrofit programme (insulation, draught-proofing, heating upgrades)
- Connection to community energy generation project (subject to feasibility and grid considerations), explained below in section 3.3.2.

**Delivery:** Blend of grants/advice (e.g. Home Energy Scotland – 0808 808 2282, [homeenergyscotland.org](http://homeenergyscotland.org), which has a local representative covering Shetland), local supply chains, skill share and volunteer programmes, Community Energy Development Officer employment.

#### 3.3.2. Community Energy Development

**Purpose:** Support locally owned renewable energy projects to reduce energy costs, improve resilience, and retain economic value within the community. Projects will prioritise local consumption of energy where feasible, supporting emerging models such as Energy Local Clubs.

- Examine viable options from CARES funded Options Appraisal for wind, solar PV, and battery storage.
- Identify and safeguard areas with potential for future community-led development, subject to landowner engagement, feasibility, community engagement, transmission infrastructure viability and environmental assessment.
- Explore private wire/ local energy use models (e.g. Speldiburn, Hall, fish factory).
- Develop delivery partnerships (e.g. Community Energy Scotland, local contractors).
- Build local skills and training opportunities.

**Constraints:** Grid capacity, landscape sensitivity, funding, peatland preservation, aviation constraints.

**Approach:** Preference for small- to medium-scale, community-owned schemes with clear local benefit, in local agreement. The areas are early-stage suggestions only and do not allocate land for development. Any proposals will be subject to full consultation, environmental assessment, and planning consent.

**Co-benefits:** Proactive planning, reduced development conflict, stronger evidence base for future projects.

#### Potential Energy Development Areas:

- a) Cruester Hill (Wind)
- b) Setter Hill / Hill of Setter (Wind)
- c) Heogan Fish Factory (Solar PV)
- d) Voeseide area (Solar PV)

#### Actions:

- Discuss with landowners, crofters and the community at an early stage to understand options and limitations.
- Undertake constraints mapping (heritage assets, peat depth, coastal erosion risk, slope, access, buffers).
- Explore suitability for small-scale renewable energy or mixed-use community infrastructure.
- Develop concept layouts to support future funding applications and planning discussions.

## Bressay - Potential areas for community energy generation

Prepared for Local Place Plan - July 2026  
Areas shown are indicative and subject to further feasibility, planning, and landowner engagement.

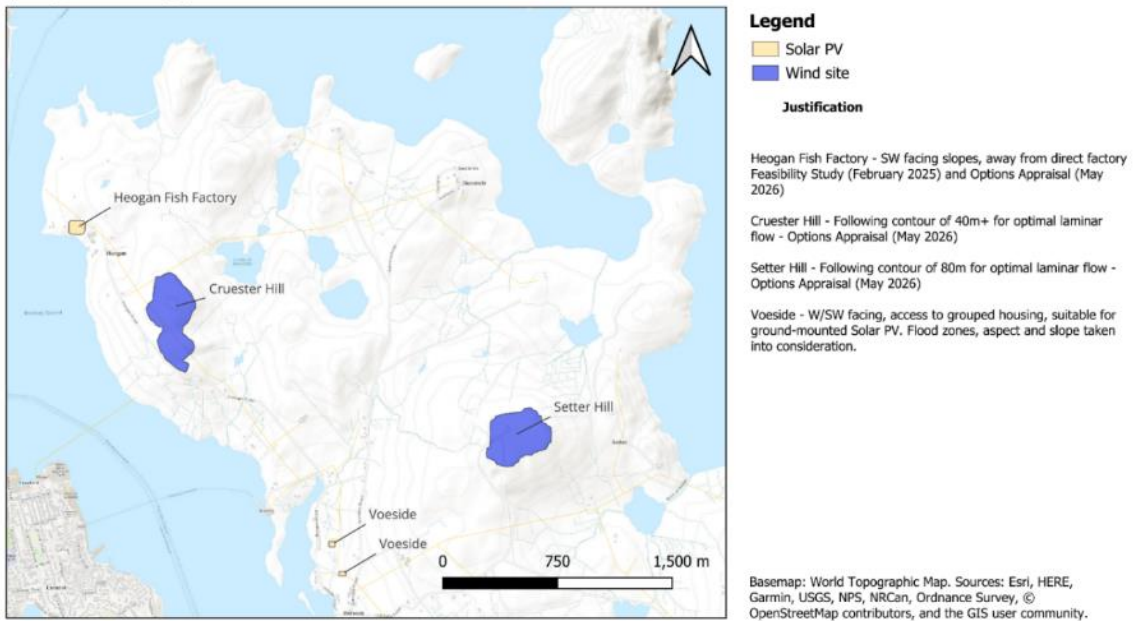


Figure 5: Suggestions for Energy Development Areas (indicative). Esri Topographic basemap: © Esri.

## 3.4. Community Resilience Hub

Resilience Hub: Speldiburn or Hall with renewable/backup energy. Equip community hubs with backup power, communications, and supplies.

**Purpose:** provide warm, powered, connected refuge during outages; store emergency supplies; host training and resilience planning. This proposal is supported by Speldiburn Community Hub Enhancements and Island Resilience Plan. This proposal is supported by Speldiburn Community Hub Enhancements (3.7.1) and the Island Resilience Plan (3.4.1)

- Install solar PV, battery storage
- Installation and appropriate siting of a backup generator at a key community building (e.g. Speldiburn; the Public Hall), including noise mitigation and safe operation.
- provision for first aiders, defibrillators, and communications
- island-wide resilience plan and drills.

**Co-benefits:** Reduced disruption, community cohesion, safer ageing-in-place.

### 3.4.1. Island Resilience Plan

**Purpose:** Improve preparedness for emergencies (power outages, extreme weather, transport disruption).

- Develop a coordinated island resilience plan.
- Identify vulnerable residents and support networks.
- Establish community response teams and training.
- Coordinate with emergency services, ferry operators and other relevant agencies where appropriate.

**Integration:** Linked to Community Climate Action Plan (CCAP) actions; information from Locality Plan. Further climate change resilience in 3.6.3 Community Food Growing & Biodiversity.

## 3.5. Tourism and Heritage Infrastructure (island-wide)

Interpretation panels, signage, and improved public toilets.

**Purpose:** Enhance visitor experience and community pride; support local businesses.

- Have high-quality interpretation panels, coherent signage/wayfinding, toilet provision (including accessible facilities), heritage trails (WWI/WWII, archaeology, crofting, Noss wildlife).

**Approach:** Co-design with Bressay History Group, Amenity Trust, land managers and businesses.

## 3.6. Climate Action and Community Growing

Peatland restoration, coastal erosion and flooding monitoring. Community food growing including community polytunnel, allotments and biodiversity corridors.

### 3.6.1. Peatland Preservation and Restoration

**Purpose:** Protect and restore peatland areas to safeguard carbon storage, biodiversity, water management, and landscape integrity. peatland restoration in degraded areas; biodiversity projects (gardens, allotments, polycrubs, woodland).

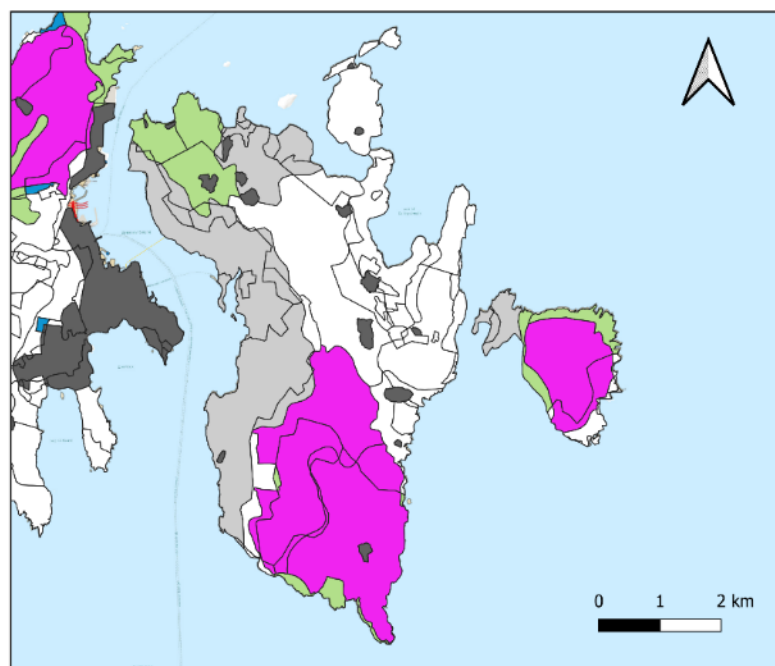
- Identify and map peatland areas, including degraded and intact sites.
- Prioritise protection of deep and intact peat from disturbance.
- Support peatland restoration initiatives in partnership with national programmes where available.
- Encourage land management practices that minimise peat erosion and degradation.
- Integrate peatland considerations into development planning and site selection.

**Approach:** A precautionary approach will be applied to development affecting peatland, prioritising avoidance over mitigation wherever feasible.

**Co-benefits:** Carbon sequestration, improved biodiversity, reduced flood risk, enhanced water quality, and strengthened climate resilience.

Bressay Carbon and peat map classification

Prepared for Local Place Plan - Bressay Development Ltd  
28-04-2026



Data source: Carbon and Peatland Map 2016, NatureScot. Available at: <https://www.nature.scot/professional-advice/land-and-sea-management/managing-land/peatland/peatland-map>.

Figure 6: Peatland Classification Map. The primary protection focus for the LPP is Class 1. Esri Topographic basemap © Esri.

### 3.6.2. Coastal Erosion and Shoreline Management

**Purpose:** Recognise and respond to coastal erosion risks affecting infrastructure, heritage assets, natural habitats and land use, ensuring that future development and land management reflect changing shoreline conditions and long-term climate resilience. The Voe of Leiraness is the primary focus.

- Identify and map areas vulnerable to coastal erosion, shoreline retreat, and storm surge exposure using relevant national or local datasets.
- Support nature-based coastal protection measures where appropriate, including vegetation management.
- Avoid new development in areas identified as at risk from erosion or coastal change where feasible.
- Integrate coastal erosion considerations into infrastructure planning, including paths, roads, and utilities.
- Work with relevant agencies to improve awareness of coastal change risks and adaptation measures.

**Approach:** A precautionary and adaptive approach will be applied to the development and land use near vulnerable shorelines, prioritising avoidance of high-risk locations and supporting nature-based solutions over hard engineering where appropriate.

**Co-benefits:** Reduced long-term infrastructure risk, protection of heritage and environmental assets, improved climate resilience, increased community awareness of coastal change processes.

See **Appendix F1** for flood risk extents and **Appendix F2** for coastal erosion mapping.

### 3.6.3. Community Food Growing and Biodiversity

**Purpose:** Improve food resilience, biodiversity, and community wellbeing through local growing and ecological connectivity. Initial focus will be given to accessible locations near Fullaburn/the Glebe, with potential for additional sites across the island, subject to community interest and land availability.

- Establish community polytunnel/allotment areas near Fullaburn/Glebe.
- Develop Polycrubs and small-scale growing infrastructure.
- Create wildlife corridors linking woodland, peatland, and coastal habitats.
- Encourage household-level growing and composting.

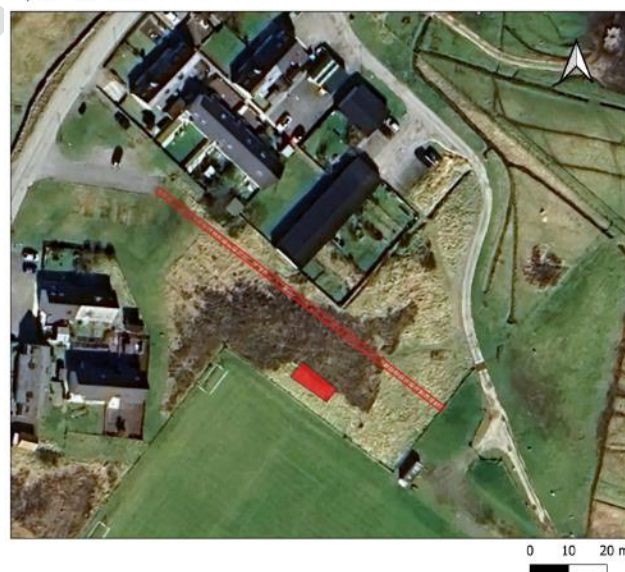
#### Design Principles:

- Native planting
- Pollinator-friendly species
- Integration with drainage and SUDs where relevant

**Co-benefits:** Health, food security, biodiversity, education.

Bressay - Potential community growing spaces

05/05/2026  
Prepared for Local Place Plan



Legend

- Proposed pathway
- Proposed Polytunnel

Figure 7: Proposed community growing spaces. Base map source: Google Satellite imagery © Google LLC

## 3.7. Enhancement of Community Assets and Exploration of Opportunities

Enhancement of Speldiburn as a Community Hub.  
Exploration of community assets, including the lighthouse and potential long-term development areas.

### 3.7.1. Speldiburn Community Hub Enhancements

**Purpose:** Speldiburn will act as a central hub for resilience, energy and community activity, supporting future initiatives such as local energy use models and emergency response coordination.

- Building upgrades (insulation, heating, accessibility improvements, renovations).
- Integration with renewable energy systems (solar PV, battery).
- Flexible space for healthcare, training, events, and emergency use.
- Improved digital connectivity.

**Approach:** Phased improvements aligned with funding opportunities and community needs.

### 3.7.2. Lighthouse Area Opportunities

**Purpose:** Explore sustainable use of the Bressay Lighthouse area for tourism, heritage, and potential economic activity.

- Assess opportunities for visitor accommodation, interpretation, or events.
- Improve access, signage, and safety where appropriate.
- Work with relevant stakeholders (e.g. Northern Lighthouse Board).

**Constraints:** Heritage designation, access, infrastructure limitations, ownership.

**Approach:** Sensitive, low-impact development respecting historic and landscape character. This includes supporting community or partner-led expressions of interest where appropriate.

### 3.7.3. Noss Island – Conservation and Access Support

**Purpose:** Support the conservation and responsible enjoyment of Noss as a nationally significant wildlife site, recognising its role in biodiversity, education, tourism, and community identity.

- Support conservation-led management of Noss in partnership with NatureScot and relevant stakeholders.
- Improve wayfinding and interpretation linking Bressay to Noss visitor access points.
- Encourage responsible visitor behaviour through signage and education.
- Explore opportunities for community involvement in conservation and monitoring activities.
- Support maintenance of visitor-related infrastructure where appropriate.

**Approach:** All actions will prioritise habitat protection, minimise disturbance to wildlife and align with existing conservation designations and management plans.

**Constraints:** Designations associated with protected habitats and species; ferry access limitations; visitor capacity considerations.

**Co-benefits:** Biodiversity protection, sustainable tourism, educational opportunities, and reinforcement of Bressay's identity as a wildlife destination.

# 4. Policy Alignment Table

| Proposal                                                 | NPF4 Alignment<br>(adopted 13 Feb 2023)                                                                                              | Shetland LDP (2014)<br>Alignment                                                                                | Shetland Partnership<br>Plan 2018–2028                                                                                                                                     |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affordable Housing (3.1)</b>                          | Policy 16 – Quality Homes, Policy 17 – Rural Homes, Policy 14 – Design, Quality & Place                                              | H3 – Housing Development, H4 – Affordable Housing, LDP-GP1 – Sustainable Development, LDP-GP3 – Layout & Design | <b>People</b> (housing need, wellbeing); <b>Place</b> (quality homes)                                                                                                      |
| <b>Active Travel &amp; Safety (3.2)</b>                  | Policy 13 – Sustainable Transport, Policy 14 – Design, Quality & Place, Policy 23 – Health & Safety                                  | TRANS1 – Integrated Transport, CF2 – Open Space                                                                 | <b>Participation</b> (safer movement); <b>Place</b> (healthy, active living)                                                                                               |
| <b>Community Resilience Hub (3.4)</b>                    | Policy 2 – Climate Mitigation & Adaptation, Policy 20 – Blue & Green Infrastructure, Policy 1 – Tackling the Climate & Nature Crises | CF1 – Community Facilities & Services, LDP-GP1 – Sustainable Development                                        | <b>Place</b> (resilience), <b>People</b> (health, wellbeing), <b>Place</b> (resilience)                                                                                    |
| <b>Tourism &amp; Heritage Infrastructure (3.5)</b>       | Policy 7 – Historic Assets & Places, Policy 15 – Local Living, Policy 14 – Design, Quality & Place                                   | HE1 – Historic Environment, CF1 – Community Facilities & Services                                               | <b>Place</b> (identity, visitor experience); <b>Money</b> (local economy)                                                                                                  |
| <b>Community Energy Development Areas (3.3.2)</b>        | Policy 11 – Energy; Policy 2 – Climate Mitigation & Adaptation; Policy 4 – Natural Places; Policy 5 – Soils                          | RE1 – Renewable Energy; NH1 – Natural Heritage; NH5 – Soils; LDP GP1 – Sustainable Development                  | <b>Money</b> (local energy revenue, reduced costs); <b>Place</b> (low-carbon transition, landscape stewardship); <b>Participation</b> (community-led siting and ownership) |
| <b>Community Energy (3.3)</b>                            | Policy 11 – Energy, Policy 1 – Tackling the Climate & Nature Crises, Policy 2 – Climate Mitigation & Adaptation                      | RE1 – Renewable Energy, LDP GP1 – Sustainable Development, NH5 – Soils                                          | <b>Money</b> (energy costs, local value); <b>Place</b> (resilience); <b>People</b> (community benefit)                                                                     |
| <b>Community Food Growing &amp; Biodiversity (3.6.3)</b> | Policy 3 – Biodiversity, Policy 20 – Blue & Green Infrastructure, Policy 1 –                                                         | CF2 – Open Space, NH3 – Furthering the Conservation of Biodiversity, WD3 –                                      | <b>People</b> (health, food resilience); <b>Place</b> (biodiversity, local amenity)                                                                                        |

| Proposal                                                         | NPF4 Alignment<br>(adopted 13 Feb 2023)                                                                                                                                         | Shetland LDP (2014)<br>Alignment                                                                          | Shetland Partnership<br>Plan 2018–2028                                                                                                        |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | Tackling the Climate & Nature Crises                                                                                                                                            | Sustainable Drainage Systems                                                                              |                                                                                                                                               |
| <b>Speldiburn Community Hub Enhancements (3.7.1)</b>             | Policy 15 – Local Living, Policy 2 – Climate Mitigation & Adaptation, Policy 14 – Design, Quality & Place                                                                       | CF1 – Community Facilities & Services, LDP GP1 – Sustainable Development, LDP GP3 – Layout & Design       | <b>Place</b> (hub provision, resilience); <b>People</b> (health, wellbeing, access to services)                                               |
| <b>Lighthouse Area Opportunities (3.7.2)</b>                     | Policy 7 – Historic Assets & Places, Policy 30 – Tourism, Policy 14 – Design, Quality & Place                                                                                   | HE1 – Historic Environment, CF1 – Community Facilities & Services, LDP GP3 – Layout & Design              | <b>Place</b> (identity, heritage); <b>Money</b> (visitor economy)                                                                             |
| <b>Island Resilience Plan (3.4.1)</b>                            | Policy 2 – Climate Mitigation & Adaptation, Policy 1 – Tackling the Climate & Nature Crises, Policy 20 – Blue & Green Infrastructure, Policy 22 – Flood Risk & Water Management | CF1 – Community Facilities & Services, LDP GP1 – Sustainable Development                                  | <b>Place</b> (resilience); <b>People</b> (safety, wellbeing)                                                                                  |
| <b>Noss Island Conservation &amp; Responsible Access (3.7.3)</b> | Policy 3 – Biodiversity; Policy 4 – Natural Places; Policy 30 – Tourism; Policy 14 – Design, Quality & Place                                                                    | NH3 – Furthering the Conservation of Biodiversity; NH1 – Landscape Protection; HE1 – Historic Environment | <b>Place</b> (environment, identity, visitor experience); <b>Money</b> (sustainable tourism); <b>People</b> (education, community pride)      |
| <b>Maryfield to Ferry Terminal Footpath Link (3.2.1)</b>         | Policy 13 – Sustainable Transport; Policy 15 – Local Living; Policy 14 – Design, Quality & Place; Policy 23 – Health & Safety                                                   | TRANS1 – Integrated Transport; CF2 – Open Space; LDP GP3 – Layout & Design                                | <b>People</b> (health, accessibility); <b>Place</b> (connectivity, safe movement)                                                             |
| <b>Peatland Preservation &amp; Restoration (3.6.1)</b>           | Policy 1 – Tackling the Climate & Nature Crises; Policy 3 – Biodiversity; Policy 5 – Soils; Policy 20 – Blue & Green Infrastructure                                             | NH5 – Soils; NH3 – Furthering the Conservation of Biodiversity; LDP GP1 – Sustainable Development         | <b>Place</b> (climate resilience, biodiversity); <b>People</b> (environmental stewardship); <b>Money</b> (long-term natural asset protection) |

| Proposal                                                              | NPF4 Alignment<br>(adopted 13 Feb 2023)                                                                                                                                        | Shetland LDP (2014)<br>Alignment                                                                                      | Shetland Partnership<br>Plan 2018–2028                                                                                                                      |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Coastal Erosion<br/>&amp; Shoreline<br/>Management<br/>(3.6.2)</b> | Policy 1 – Tackling the<br>Climate & Nature Crises;<br>Policy 22 – Flood Risk &<br>Water Management; Policy<br>3 – Biodiversity; Policy 20 –<br>Blue & Green<br>Infrastructure | GP1 – Sustainable<br>Development; NH1 –<br>Landscape Protection;<br>NH3 – Biodiversity; NE10 –<br>Coastal Development | <b>Place</b> (climate resilience,<br>environmental protection);<br><b>People</b> (risk awareness);<br><b>Money</b> (long-term<br>infrastructure protection) |

*Policy codes and titles reflect NPF4 (2023) and the Shetland LDP (2014). Detailed policy wording remains as per the published documents.*

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# 5. Potential Conflicts & Mitigation Table

| Proposal                                                 | Potential Conflict                                                                                                                            | Relevant Policy                                       | Mitigation Strategy                                                                                                                                                               |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affordable Housing (3.1)</b>                          | Density/amenity; infrastructure capacity                                                                                                      | LDP <b>H6</b> (amenity), <b>GP2</b> (requirements)    | Mixed densities; green space; accessible design; phasing with services; neighbour engagement                                                                                      |
| <b>Active Travel &amp; Safety (3.2)</b>                  | Landscape impact; lighting spill; landowner consents                                                                                          | NPF4 <b>14</b> ; LDP <b>GP3</b>                       | Context-sensitive design; dark-sky lighting; minimal clutter; legal agreements                                                                                                    |
| <b>Maryfield to Ferry Terminal Footpath Link (3.2.1)</b> | Route exposure to coastal erosion and storm surge; surface water runoff; lighting spill in a dark shoreline setting; construction disturbance | NPF4 <b>13, 22, 14</b> ; LDP <b>TRANS1, GP3, NE10</b> | Route selection avoiding erosion-prone shoreline where feasible; permeable surfacing and SUDs; dark-sky compliant lighting; voluntary agreements with landowners; phased delivery |
| <b>Community Resilience Hub (3.4)</b>                    | Noise/visual impact of equipment; siting                                                                                                      | NPF4 <b>2</b> ; LDP <b>CF1</b>                        | Acoustic enclosures; screened plant; siting away from homes; limited hours for generator testing                                                                                  |
| <b>Island Resilience Plan (3.4.1)</b>                    | Risk of duplicating statutory emergency planning; reliance on volunteer capacity                                                              | NPF4 <b>2</b> ; LDP <b>CF1, GP1</b>                   | Developed jointly with SIC Emergency Planning and aligned with the Locality Plan; scope matched to realistic volunteer capacity.                                                  |
| <b>Tourism &amp; Heritage Infrastructure (3.5)</b>       | Visual clutter; heritage sensitivity; parking/toilet siting                                                                                   | NPF4 <b>7</b> ; LDP <b>HE1, CF1</b>                   | Heritage-led design; coordinated signage family; accessible, low-impact facilities                                                                                                |
| <b>Community Energy Project (3.3)</b>                    | Grid constraints; landscape impacts; peat disturbance or hydrological change                                                                  | NPF4 <b>1, 20</b> ; LDP <b>NH</b>                     | Whole-home fabric-first retrofits; micro-generation; peatland works with <b>Peatland Action</b> on degraded sites only                                                            |
| <b>Climate Action and Community Growing (3.6)</b>        | Climate and nature constraints overlap land identified for housing, footpath and energy; national datasets not surveyed                       | NPF4 <b>1, 2, 5, 22</b> ; LDP <b>NH5, NE10, GP1</b>   | Constraints used as early screening, not prohibition; sequential approach with site survey before commitment; early agreement with crofters and                                   |

| Proposal                                                         | Potential Conflict                                                                                                                                                                                | Relevant Policy                                       | Mitigation Strategy                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | at site scale; third-party land consents; volunteer capacity                                                                                                                                      |                                                       | landowners; partnership delivery with Peatland Action, SEPA and NatureScot                                                                                                                                                                                              |
| <b>Community Energy Development Areas (3.3.2)</b>                | Landscape and visual impact on open hill ground; peat disturbance; grid capacity and aviation constraints; crofting and landowner interests                                                       | NPF4 <b>11, 4, 5</b> ;<br>LDP <b>RE1, NH1, NH5</b>    | Siting informed by constraints mapping (peat depth, heritage, slope, access, buffers); preference for small- to medium-scale community-owned schemes; visual and cumulative impact assessment; avoidance of Class 1 peat; early engagement with landowners and crofters |
| <b>Peatland Preservation and Restoration (3.6.1)</b>             | Disturbance of peat during development or infrastructure works; carbon release; hydrological change                                                                                               | NPF4 <b>1,5, 20</b> ;<br>LDP <b>NH5</b>               | Avoid development on deep peat where feasible; support restoration of degraded peatland; align with national peatland restoration programmes.                                                                                                                           |
| <b>Coastal Erosion &amp; Shoreline Management (3.6.2)</b>        | Development or infrastructure on erosion-prone areas leading to asset loss and increased maintenance costs                                                                                        | NPF4 <b>1, 22</b> ;<br>LDP <b>NE10</b>                | Avoid development in erosion-prone areas; require risk assessment where development is proposed; prioritise nature-based coastal protection methods; maintain monitoring and review processes.                                                                          |
| <b>Noss Island Conservation &amp; Responsible Access (3.7.3)</b> | Increased visitor numbers versus disturbance to breeding seabirds; NNR and associated designations restricting works; ferry and small-boat access capacity and safety; seasonal access limits     | NPF4 <b>3, 4, 30</b> ;<br>LDP <b>NH1, NH3</b>         | All measures agreed with NatureScot and consistent with reserve management; interpretation located on the Bressay side rather than on the reserve; no new built infrastructure on Noss; visitor capacity actively managed; habitats appraisal where required            |
| <b>Community Food Growing &amp; Biodiversity (3.6.3)</b>         | Competition for limited good-quality and croft land near Fullaburn; overlap with the affordable housing search area; visual impact of polytunnels and Polycrubs in open landscape; wind exposure; | NPF4 <b>3, 20, 15</b> ; LDP <b>CF2, NH3, WD3, GP3</b> | Structures grouped and screened, SUDs and drainage integration; secure tenure and a management agreement before installation                                                                                                                                            |

| Proposal                                             | Potential Conflict                                                                                                                                                                                                                                  | Relevant Policy                        | Mitigation Strategy                                                                                                                                                                                                                                                                           |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | drainage and runoff; long-term maintenance capacity                                                                                                                                                                                                 |                                        |                                                                                                                                                                                                                                                                                               |
| <b>Lighthouse Area Opportunities (3.7.2)</b>         | Ownership outside community control; heritage designation limiting alteration; remote site with constrained access road and limited services; increased visitor traffic on single-track roads; operational lighthouse requirements                  | NPF4 7, 30, 14, 18 ; LDP HE1, CF1, GP3 | Expressions of interest progressed through negotiation with the Northern Lighthouse Board; conservation-led design with specialist heritage advice; infrastructure and servicing feasibility established before commitment; visitor management and passing-place provision phased with demand |
| <b>Speldiburn Community Hub Enhancements (3.7.1)</b> | Retrofit and renewables installation versus the traditional character of the building; increased traffic and parking; noise from events and backup generation; competing demands on a single building (healthcare, training, events, emergency use) | NPF4 7, 14, 19, 2; LDP HE1, CF1, GP3   | PV and plant sited on less prominent elevations; acoustic mitigation and limited generator testing hours; access and parking assessed at design stage; scheduling protocol for competing uses                                                                                                 |

# Proposals for Planning Policy

**Bressay Local Place Plan**  
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# 6. Proposals for Planning Policy (Community-Led Suggestions)

## 6.1. Local Living for Islands (NPF4 Policy 15 – Interpretation)

- **Current Issue:** NPF4 promotes the “20-minute neighbourhood” concept, which is impractical for small islands due to dispersed settlement patterns and reliance on ferries.
- **Community Proposal:** Adapt the definition of “local living” for island contexts to recognise hub-based models where essential services are clustered in one or two community-managed facilities (e.g., Speldiburn and the Public Hall), supported by digital connectivity and integrated transport.
- **Suggested Policy Wording:** *“In island and remote rural contexts, local living should be interpreted as access to essential services via a community hub model, supported by digital infrastructure and scheduled transport links, rather than walkable proximity.”*
- **Intended Outcome:** Enable planning authorities to support investment in multi-use hubs and flexible service delivery models without penalising communities for geographic realities.

## 6.2. Meanwhile Use of Vacant Land and Buildings

NPF4 Policy 9 supports the sustainable reuse of vacant and derelict land and buildings and treats demolition as the least preferred option, reducing the need for new greenfield development.

- **Current Issue:** Vacant land and underused buildings often remain idle for years, reducing vibrancy and delaying regeneration.
- **Community Proposal:** Introduce explicit encouragement for temporary community uses (gardens, pop-up workshops, markets,

events) under light-touch consents, provided they do not prejudice long-term planning objectives.

- **Suggested Policy Wording:** *“Planning authorities should support meanwhile uses of vacant land and buildings where these uses enhance community wellbeing, test ideas for future development, and do not conflict with long-term planning objectives.”*
- **Intended Outcome:** Unlock underused spaces for low-cost, high-impact community activity, building momentum for permanent investment.

## 6.3. Energy Infrastructure and Landscape Impact

- **Current Issue:** Large-scale energy projects (generation and transmission) can have disproportionate visual and environmental impacts on small islands, yet current policy offers limited mitigation guidance.
- **Community Proposal:** Require community engagement, visual impact assessment, and cumulative landscape impact consideration for energy infrastructure affecting island settlements—even when designated as national infrastructure.
- **Suggested Policy Wording:** *“Energy infrastructure proposals affecting island communities must demonstrate early and meaningful community engagement, cumulative landscape impact assessment, and practical mitigation measures, including screening and siting sensitive to local character.”*
- **Intended Outcome:** Balance national energy priorities with local landscape protection and community wellbeing.

## 6.4. Active Travel on Rural Roads

- **Current Issue:** NPF4 promotes active travel, but rural roads lack pavements, lighting, and safe crossings, making walking and cycling hazardous.
- **Community Proposal:** Develop rural island design guidance for active travel infrastructure, including verge improvements, short pavement sections, and dark-sky compliant lighting.
- **Suggested Policy Wording:** *“Planning authorities should support context-sensitive active travel infrastructure in rural and island settings, including short pavement links, verge improvements, and low-impact lighting, to enable safe walking and cycling while respecting landscape character.”*
- **Intended Outcome:** Improve safety and accessibility without imposing urban design standards inappropriate for islands.

## 6.5. Digital Connectivity as Essential Infrastructure

- **Current Issue:** Poor broadband and mobile coverage undermine local living, remote work, education, and health access.
- **Community Proposal:** Recognise digital connectivity as critical infrastructure in planning policy, ensuring new developments

and community hubs are prioritised for upgrades.

- **Suggested Policy Wording:** *“Digital connectivity should be treated as essential infrastructure in island contexts. Planning authorities should require and facilitate provision of fit-for-purpose broadband and mobile coverage for new developments and community facilities.”*
- **Intended Outcome:** Reduce digital disadvantage, support economic resilience, and enable equitable access to services.

## 6.6. Housing Policy Flexibility

- **Current Issue:** Standard density and design expectations do not reflect island realities (limited plots, topography, heritage context).
- **Community Proposal:** Permit low-density, adaptable housing where it supports demographic sustainability and includes climate-adaptive design.
- **Suggested Policy Wording:** *“In island contexts, planning authorities should allow low-density housing and flexible design solutions where these demonstrably support community resilience, population retention, and climate adaptation.”*
- **Intended Outcome:** Enable housing delivery that fits local needs without rigid urban standards.

# Evidence of Statutory Regard

**Bressay Local Place Plan**  
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# 7. Evidence of Statutory Regard

The LPP has had regard to:

- **National Planning Framework 4 (NPF4, adopted 13 Feb 2023)** – climate, nature, local living, homes, transport, heritage, design.
- **Shetland Local Development Plan (adopted 2014)** – GP policies, housing, transport, community facilities, historic environment, soils and SUDs.
- **Shetland Partnership Plan 2018–2028 – Participation, People, Place, Money** outcomes.

An overview is provided in the Policy Alignment Table (Section 4). Proposal design has been shaped to support, not conflict with, the above. Potential conflicts/risks and mitigations are set out in Section 5.

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# Statement Regarding the Level of Community Support

**Bressay Local Place Plan**  
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# 8. Level of Community Support

The LPP consolidates multi-channel engagement:

## LPP-specific engagement (2026)

- Community engagement event (Plant sale, 10 May 2026) – approximately 150 attendees, 14 flooding questionnaire responses.
- Pol.Is Software (ongoing, launched December 2025) - 39 responses and interactions covering energy, transport, resilience, climate change, housing and tourism (1,446 votes cast).

## Prior engagement drawn on (2023-2025)

- CCAP household survey (2025, closed March 2025): 63 responses covering energy, transport, food, land use, resilience.
- Household survey (Community Development Plan, 2024): 33 returns (~18% of households) plus open-day inputs (~120 engagements in total).
- Stakeholder interviews: (April 2024) 11 businesses/organisations (fish processing, shop/post office, crafts, crofting, tourism, hall, marina, heritage).
- Open days: Speldiburn and Lighthouse (16<sup>th</sup> April, 2023): 70+ engagements with topic workshops (housing, heritage, tourism, transport). Support for key community assets including the shop, hall, Speldiburn, heritage sites and lighthouse: the lighthouse alone drew 128 responses via a dedicated Open Day (April 2023), with unanimous support for community-led reuse.
- Youth engagement (17<sup>th</sup> April, 2024): creative sessions and drawings for future Bressay and lighthouse vision at Speldiburn.

## Common priorities across all engagements

- Housing near services
- Safer walking/cycling
- Earlier ferry / on-island transport
- Resilience hub with wider resilience planning
- Food growing and local resilience, including Polycrubs
- Peatland restoration and biodiversity enhancement
- Improved toilets and signage
- Support for key community assets including the shop, hall, Speldiburn, heritage sites and lighthouse
- Improved broadband
- Strengthening local volunteering capacity.

## Statement

BDL asserts the Bressay LPP commands broad and substantive community support, with differences in view addressed through compromise, sequencing, and design sensitivity.

# Voluntary Statement in Relation to Statutory Impact Assessments

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# 9. Voluntary Statements on Statutory Impact Assessments

- **Equalities Impact Assessment (EQIA):** Proposals improve housing affordability, safe movement, access to services, and refuge during outages, benefiting older residents, families, disabled people and lower-income households; inclusive engagement has been undertaken.
- **Child Rights & Wellbeing Impact Assessment (CRWIA):** Youth input shaped safe routes, play/social spaces, future housing aspirations; proposals reduce ferry-related barriers and promote active travel and local learning opportunities.
- **Fairer Scotland Duty (FSD):** Actions address transport poverty, energy poverty (retrofits), reduced service access costs (resilience hub), and support community wealth building through local works and tourism infrastructure.
- **Island Communities Impact Assessment (ICIA):** Proposals are island-proofed (hub model, rural road design), account for weather/operational constraints, and leverage proximity to Lerwick while strengthening on-island resilience.

# Further Consideration Regarding Strategic Environmental Assessments

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# 10. Further Consideration of Strategic Environmental Assessment (SEA) Topics

The LPP aligns with SEA topics by design:

1. **Biodiversity, Flora & Fauna:** peatland restoration; native planting; gardens/allotments; ecological connectivity.
2. **Population & Human Health:** warmer homes; safer walking/cycling; resilience hub; toilets; wayfinding.
3. **Soil: fabric-first retrofits** minimise new land take; careful siting; peat restoration avoids disturbance of intact peat.
4. **Water:** permeable surfaces; drainage attention on coastal/flood-risk routes including consideration of shoreline change and erosion risk where relevant; SUDs where relevant.
5. **Air:** more local living and active travel; reduced energy demand/emissions.
6. **Climatic Factors:** adaptation (resilience hub; flood-sensitive siting) and mitigation (retrofits; renewables; peat carbon).
7. **Material Assets:** reuse of existing buildings; upgrades to key assets (Speldiburn, Hall).
8. **Cultural Heritage:** interpretation, signage and heritage-sensitive design; respect for historic settings.
9. **Landscape:** context-sensitive lighting/pavements; minimal clutter; screening where appropriate.
10. **Interrelationships:** proposals intentionally deliver co-benefits across environment, social equity, and local economy.

# Appendices

**Bressay Local Place Plan**  
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# 11. Appendices

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## Appendix A: Engagement and Spatial Evidence Summary (headlines)

- BDL Household survey ((33 returns), two open days (>70 engagements), stakeholder interviews (11), youth drawings, CCAP survey (63).
- Top themes: affordable housing; safe routes/lighting; resilience hub; earlier ferry/on-island transport; energy retrofits; peatland/biodiversity; toilets/signage; broadband; volunteering; enhancement of community facilities including Speldiburn and the Bressay Hall; interest in exploring future use of the lighthouse if available.
- Community engagement event (14 flooding questionnaire responses), approximately 150 engagements.
- Top themes: coastal erosion and sea level rise; flooding of roads and access; drainage maintenance; nature-based coastal protection; archaeological and environmental surveys of at-risk sites; affordable housing; community-led planning and development; bus service improvements; protection from large-scale industrial development.

### Evidence base:

- Bressay Community Action Plan (2024), pp.30–33, 43.
- Bressay Development Ltd, Securing the Future of Bressay Lighthouse: A Proposal for Community Stewardship (Dec 2025). See Appendix for detailed lighthouse-specific consultation record.
- Community Energy Scotland, Bressay Options Appraisal for Heogan Fish Factory and Bressay Resilience Hub (18 May 2026). See Sections 6 and 7 for evidence base on renewable energy siting and community energy priorities. These can be found in the attached CES Options Appraisal

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## Appendix B: Demographics Snapshot

- **Population:** ≈343 (SIC Locality Plan 2024), 65+: ≈28.9%; most households near Fullaburn/Glebe; higher rates of lone pensioner households than Scotland average; car ownership typical; connectivity patchy outside the fibre node at Mail Shop.

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## Appendix C: Governance and Community-Controlled Body Statement

- Bressay Development Ltd (BDL) is a community-controlled body consistent with Section 19 of the Community Empowerment (Scotland) Act 2015.
- BDL operates Speldiburn Community Hub and leads inclusive community development activities.

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## Appendix D: Cross-walk with CCAP Actions

- **Energy:** community generation feasibility; home retrofits; advice & switching support; provision of backup generation to support community resilience.
- **Transport:** pavements/lighting; minibus options; bus timetable review; car-share; e-bikes; community hire.

- **Food & Land:** allotments/Polycrubs near Fullaburn and other suitable locations; composting; biodiversity/woodland; development of wildlife corridors; peatland restoration.
- **Resilience:** island resilience plan; equipped hub(s); first aiders; defibrillators; emergency fuel; emergency power provision and coordination planning; coastal erosion monitoring and shoreline awareness activities.

## Appendix E: Information Notice (template for statutory 28-day notification)

Issued by: Bressay Development Ltd

Period: 28 days (dates to be inserted prior to submission)

Purpose: Pre-submission notification in line with Regulation 4 of the 2021 Regulations; invite representations; provide access to the draft LPP at community locations and online.

Contact: [info@bressay.org](mailto:info@bressay.org) | 01595 820706 | Speldiburn, Bressay, ZE2 9EL.

## Appendix F: Mapping and Spatial Evidence

Appendix F1: Flooding risk maps (Heogan, Grindiscol, Sands of Mel)

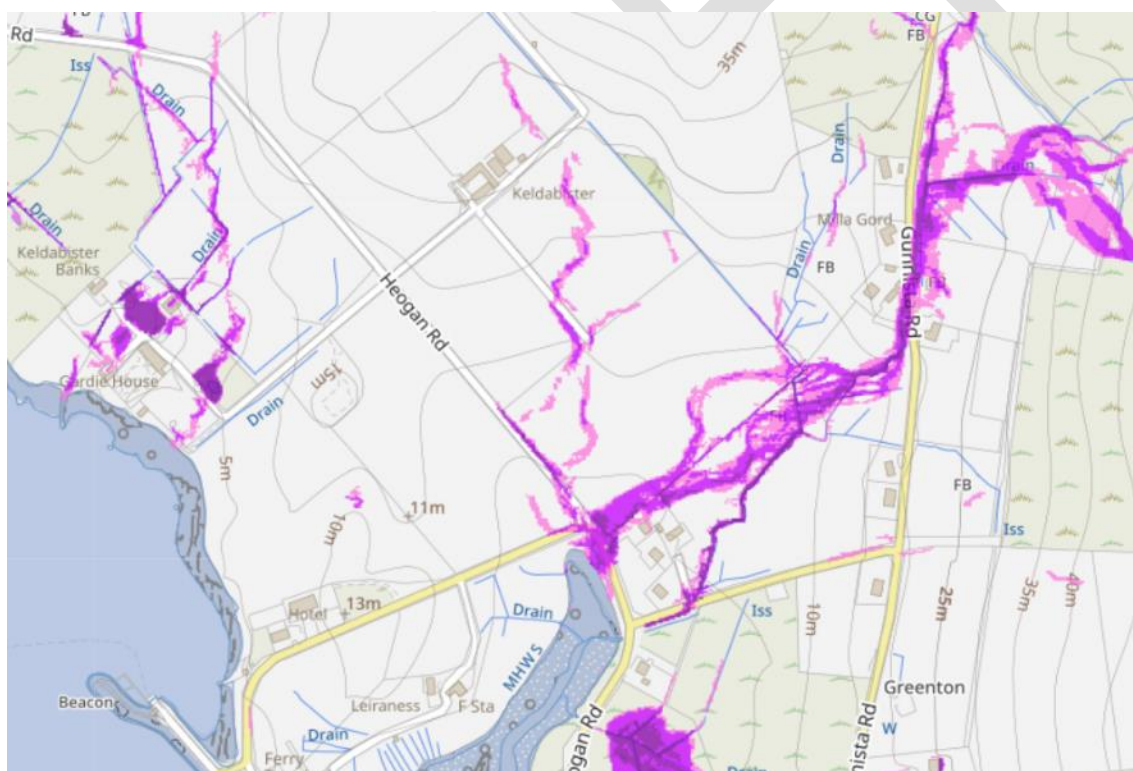


Figure 8: Flood map of Heogan Road. Source: Scottish Environment Protection Agency (SEPA), Flood Maps ([map.sepa.org.uk/floodmaps](http://map.sepa.org.uk/floodmaps)), accessed May 2026. Contains public sector information licensed under the Open Government Licence v3.0 ([www.nationalarchives.gov.uk/doc/open-government-licence](http://www.nationalarchives.gov.uk/doc/open-government-licence)).

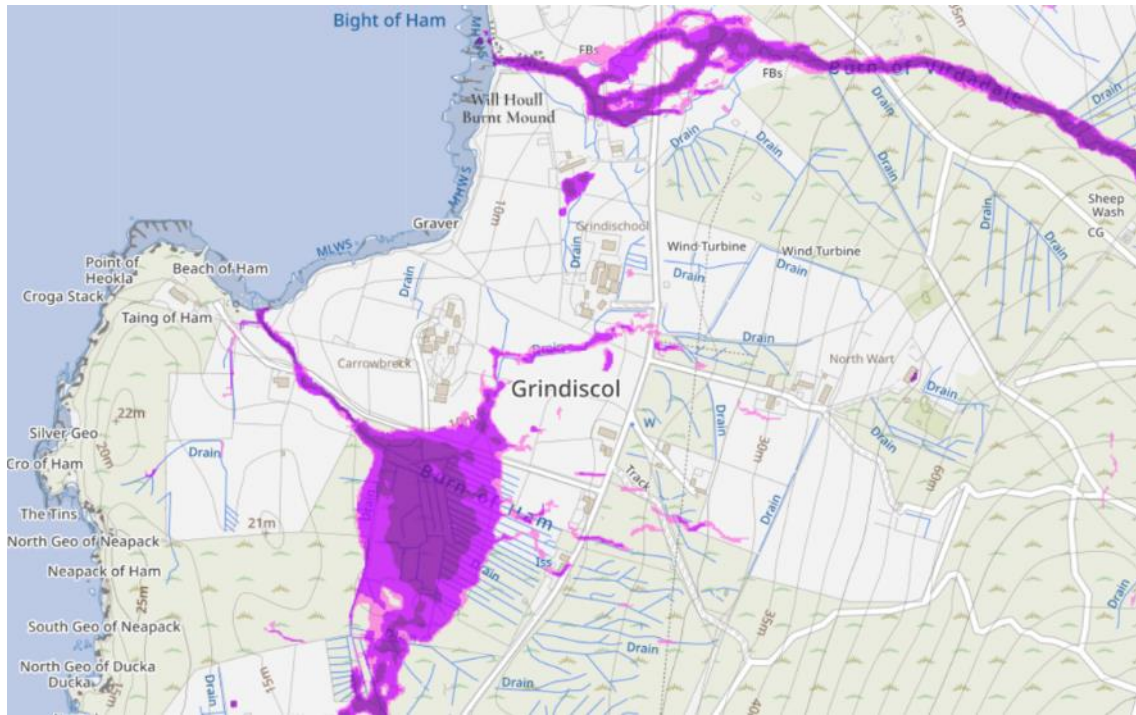


Figure 9: Flood map of Grindischol area. Source: Scottish Environment Protection Agency (SEPA), Flood Maps ([map.sepa.org.uk/floodmaps](http://map.sepa.org.uk/floodmaps)), accessed May 2026. Contains public sector information licensed under the Open Government Licence v3.0 ([www.nationalarchives.gov.uk/doc/open-government-licence](http://www.nationalarchives.gov.uk/doc/open-government-licence)).

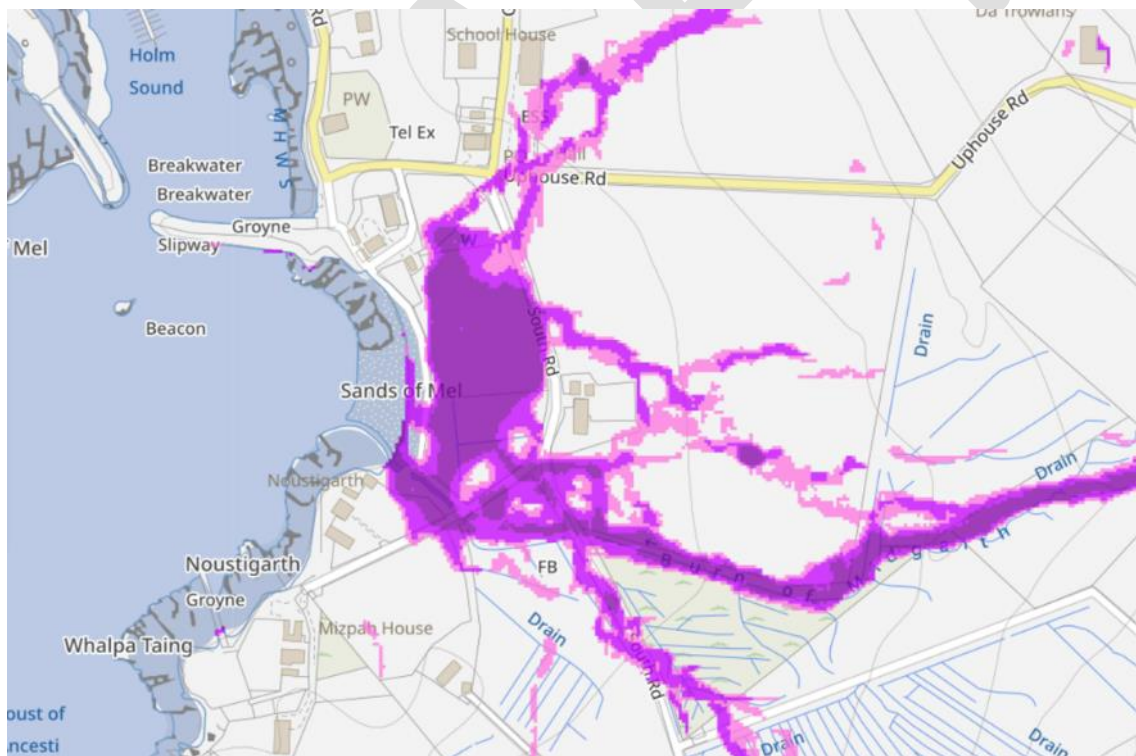


Figure 10: Sands of Mel Flooding map. Source: Scottish Environment Protection Agency (SEPA), Flood Maps ([map.sepa.org.uk/floodmaps](http://map.sepa.org.uk/floodmaps)), accessed May 2026. Contains public sector information licensed under the Open Government Licence v3.0 ([www.nationalarchives.gov.uk/doc/open-government-licence](http://www.nationalarchives.gov.uk/doc/open-government-licence)).



Figure 11: Anticipated erosion and sea level rise with continued emissions growth (RCP8.5 95%). Source: Scottish Environment Protection Agency (SEPA), Flood Maps ([map.sepa.org.uk/floodmaps](http://map.sepa.org.uk/floodmaps)), accessed May 2026. Contains public sector information licensed under the Open Government Licence v3.0 ([www.nationalarchives.gov.uk/doc/open-government-licence](http://www.nationalarchives.gov.uk/doc/open-government-licence)).



Figure 12: Anticipated erosion and sea level rise with continued emissions growth (RCP8.5) - Voe of Leirarness (zoomed). Source: Scottish Environment Protection Agency (SEPA), Flood Maps ([map.sepa.org.uk/floodmaps](http://map.sepa.org.uk/floodmaps)), accessed May 2026. Contains public sector information licensed under the Open Government Licence v3.0 ([www.nationalarchives.gov.uk/doc/open-government-licence](http://www.nationalarchives.gov.uk/doc/open-government-licence)).

# Statutory Compliance Statement

This LPP has been prepared by a community-controlled body (BDL); it contains proposals relating to the development and use of land and buildings; it has had regard to NPF4, the Shetland LDP (2014) and the Shetland Partnership Plan (2018–2028); and it is supported by evidence of community engagement.

This LPP is intended for validation and registration under the Town and Country Planning (Local Place Plans (Scotland) Regulations 2021.

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