



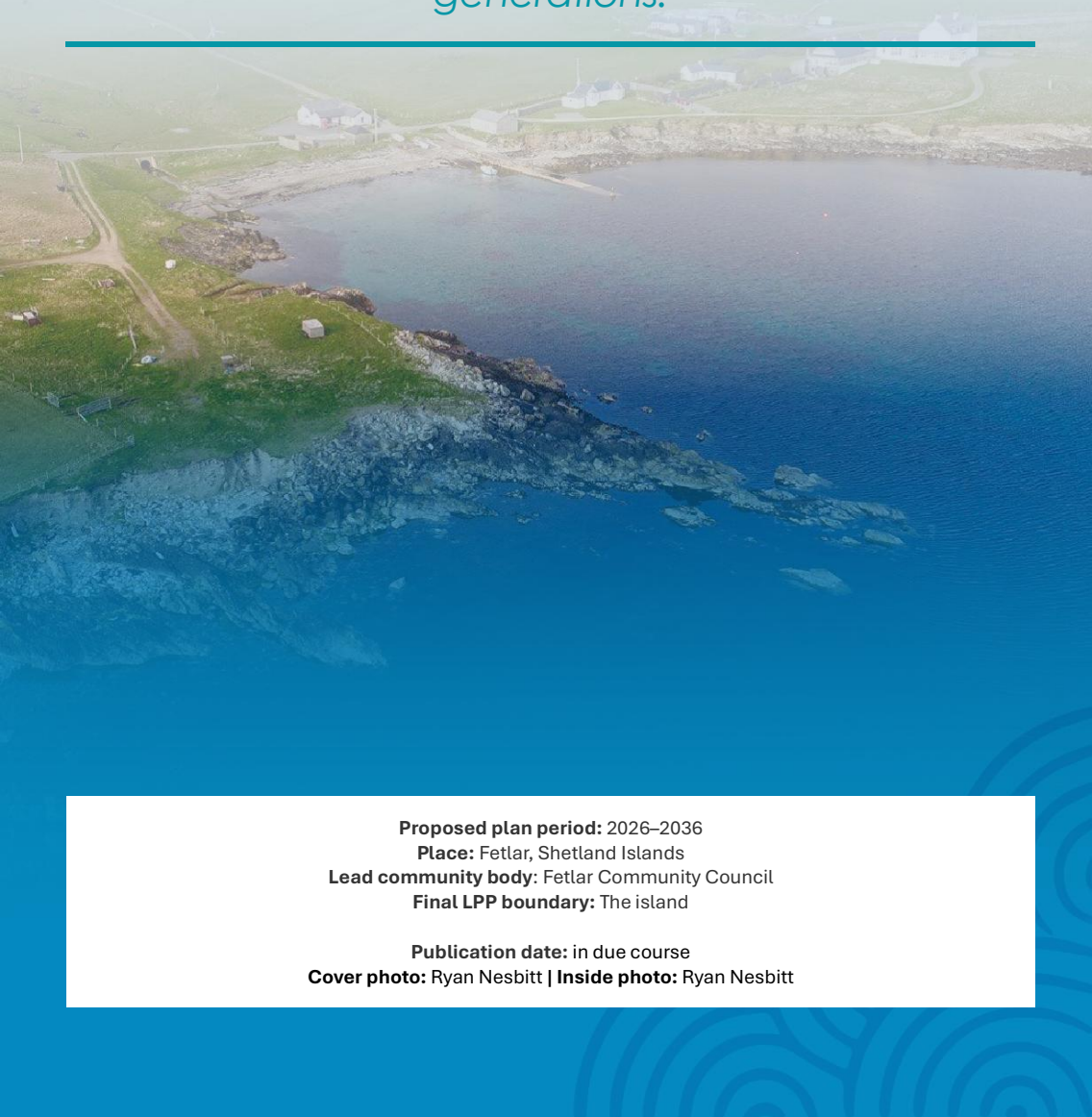
Fetlar

Local Place Plan

2026–2036



A thriving Fetlar — a welcoming, connected and resilient island where people can live, work and raise families, where community-led development creates opportunity, and where our landscapes, heritage and way of life are protected for future generations.



Proposed plan period: 2026–2036

Place: Fetlar, Shetland Islands

Lead community body: Fetlar Community Council

Final LPP boundary: The island

Publication date: in due course

Cover photo: Ryan Nesbitt | **Inside photo:** Ryan Nesbitt

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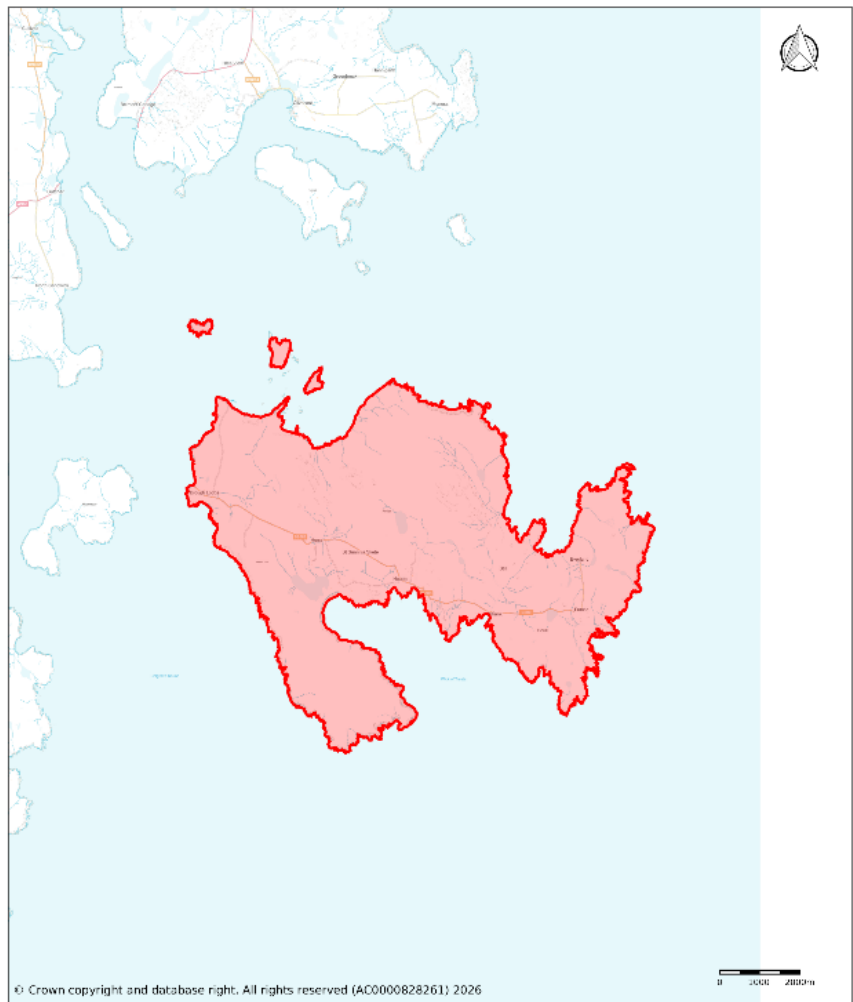
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Executive Summary

Fetlar Local Place Plan
2026–2036



1. Executive Summary



Bounds: 453789.19, 1181543.27, 471957.25, 1203027.44 **Scale:** 1:100000 @ A4 **OSGridRef:** HU 628 922 **Date:** 18/09/2026

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Figure 1: Outline and extent of Fetlar.

Fetlar’s Local Place Plan has been developed in close consultation with residents of the island. It has considered and followed Shetland Islands Council’s Local Development Plan and the Islands with Small Populations Locality Plan. It aims to encourage modest development and growth in population to reverse the alarming trend of an ageing population with very limited support.

Key places in Fetlar



Introduction, Vision, Objectives and Community Profile

Fetlar Local Place Plan
2026–2036



2. Introduction, Vision, Objectives and Community Profile

Introduction

Fetlar is a distinctive island community in the North Isles of Shetland. Its landscape, natural environment, archaeological heritage, crofting traditions, buildings, community facilities and strong sense of identity are central to the island's character.

Fetlar's future depends on maintaining a viable resident population and ensuring that people can live, work, raise families and participate fully in island life. Development should therefore be judged not simply by its individual impact, but by whether it helps sustain a healthy, resilient and welcoming community.

This Local Place Plan sets out the community's aspirations for how land, buildings, infrastructure and natural assets should be protected, improved and developed over the next ten years.

The Plan is intended to complement, rather than replace, Shetland's Local Development Plan, the Shetland Islands with Small Populations Locality Plan and other relevant strategies.

Vision

A thriving Fetlar: a growing, connected and resilient island where people can live, work, raise families and enjoy a high quality of life while caring for our land, heritage and environment.

Objectives

The purpose of the Plan is to identify:

1. land and buildings that should be protected or improved;
2. places where development could help Fetlar thrive;
3. infrastructure improvements needed to support development and population retention;
4. community-led projects that require land, buildings or planning support;
5. priorities that should inform the next Shetland Local Development Plan.

The Plan should be read alongside the detailed policies of the relevant development plan and national planning policy.

Community Profile

- Current population 56
- 48% of population over 60
- 34 occupied houses
- 9 holiday or second homes
- Well maintained community hall
- Community owned kirk
- Interpretive Centre run by trustees
- Successful community polygrub project
- Mothballed primary school
- 3 vacant council houses (two one-bedroomed and one two-bedroomed used occasionally by SIC ferries)

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

Fetlar Local Place Plan
2026–2036



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

1. Population and housing

The aspiration

Fetlar needs more housing choice if it is to retain existing residents and attract new households. Housing should support:

- young people wishing to remain on the island;
- families;
- people returning to Fetlar;
- key workers;
- people moving to the island for employment;
- older residents wishing to remain in the community;
- and households seeking affordable, energy-efficient homes.

Shetland Islands Council currently identifies two one-bedroom properties in Houbie as low-demand housing. This illustrates the importance of understanding the type, tenure, location and affordability of housing required rather than simply seeking additional housing numbers.

Proposed land-use actions

H1. Community housing sites

Identify suitable sites for a small programme of new affordable and community housing, with priority given to sites that:

- are close to existing services and community facilities;
- minimise infrastructure costs;
- are compatible with the landscape and settlement pattern;
- provide good access;
- and can accommodate energy-efficient, low-carbon homes.

Propose to develop three family sized homes based around existing council house infrastructure to provide accommodation for a second ferry crew in readiness for the advent of a tunnel between Yell and Unst.

H2. Rural and infill housing

Support appropriately located individual homes, self-build housing and small-scale infill where this contributes to population retention and does not adversely affect landscape, heritage, crofting or biodiversity interests.

H3. Community-led housing

Investigate a community-led housing model, potentially involving community ownership, shared equity, affordable rent or other locally appropriate approaches.

H4. Housing for key workers

Explore additional mechanisms for ensuring that suitable housing is available to people whose employment is important to the island's resilience, in particular a second ferry crew.

Desired outcome

A wider range of good-quality, affordable and energy-efficient homes that enables people to remain on or move to Fetlar.

2. Transport and connectivity

The aspiration

Reliable transport is fundamental to Fetlar's future.

Fetlar residents need dependable connections for employment, education, healthcare, shopping, freight, visitors and social activities.

The current inter-island transport work recognises Fetlar as part of the wider Bluemull Sound connectivity system and is considering future ferry, harbour and fixed-link options.

Proposed actions

T1. Protect and improve ferry infrastructure

Support investment in:

- Fetlar ferry infrastructure;
- waiting and passenger facilities;
- safe pedestrian access;
- loading and unloading arrangements;
- resilience during poor weather;
- and infrastructure that allows future vessels and service improvements.

T2. Improve reliability and integration

Seek ferry timetables that better integrate with connections to Yell and Unst and onward journeys, including access to health, education, employment and essential services.

Recent Community Council discussions have highlighted the importance of timetable reliability and connections between ferry services.

T3. Future connectivity options

Ensure Fetlar's interests are fully represented in the Inter-Island Transport Connectivity Project and in consideration of future fixed-link or alternative transport solutions.

T4. Local transport

Investigate community transport, shared transport and other locally controlled solutions to complement scheduled services.

T5. Active travel

Improve safe walking and cycling connections around key community destinations where feasible. Propose to install walkways between Stakkafletts, the shop and the community hall.

Desired outcome

Transport infrastructure and services that support, rather than constrain, population growth and economic activity.

3. Digital connectivity

The aspiration

Good broadband and mobile connectivity should be regarded as essential island infrastructure.

Digital connectivity can enable people to:

- work remotely;
- operate businesses from Fetlar;
- study and access education;
- access public services;
- participate in meetings;
- maintain social connections;
- and reduce the disadvantages of geographical isolation.

The current Inter-Island Transport assessment notes that Fetlar remains within the scope of the R100 programme in 2027.

Proposed actions

D1. Complete high-quality broadband coverage

Support delivery of reliable high-speed broadband to all homes and businesses.

D2. Mobile coverage

Support improvements to mobile coverage, particularly where gaps affect safety, business or everyday life.

D3. Digital resilience

Encourage resilient communications infrastructure with sufficient capacity for future demand.

D4. Community digital facilities

Explore whether the community could provide a shared workspace or digital hub supporting remote workers, businesses and community activity.

Desired outcome

Fetlar is recognised as a digitally connected island where distance does not prevent participation in employment, education or services.

4. Community facilities and assets

The aspiration

Fetlar's community facilities are critical infrastructure.

The community should retain, improve and make best use of existing buildings and land, while identifying opportunities for new community assets.

Proposed actions

C1. Protect Fetlar Hall

Recognise Fetlar Hall as a key community asset and support investment in its maintenance, accessibility, energy efficiency and long-term viability. Support the proposals to increase fuel efficiency with restoring a wind turbine and/or solar panels.

C2. Multi-purpose community facilities

Encourage flexible use of community buildings for:

- meetings;
- social activities;
- learning;
- exercise;
- childcare and family activities;
- enterprise;
- cultural events;
- visitor services;
- and emergency resilience.

C3. Community ownership

Where appropriate, support community acquisition or long-term management of buildings or land that are important to Fetlar's future. If the opportunity arises, implement the community-led ownership of the nurse's house and doctor's surgery.

C4. Public realm

Identify opportunities to improve the appearance, accessibility and usability of key community spaces.

Desired outcome

A network of well-maintained, accessible and financially sustainable community assets.

5. Local economy and employment

The aspiration

Fetlar should have a diverse local economy that builds on existing skills, land-based activities, community enterprise, tourism, creative industries and opportunities created by digital connectivity.

The island's previous Community Development Plan identified economic and social development, tourism accommodation, renewable energy, community growing and other enterprise opportunities as important to population retention.

Proposed actions

E1. Support small businesses

Support appropriately scaled business development, workshops, studios, home-based businesses and small enterprise premises.

E2. Flexible workspace

Identify opportunities for affordable shared workspace, workshops and storage.

E3. Tourism

Support small-scale, locally beneficial tourism accommodation and visitor facilities where they:

- create local economic benefit;
- respect the landscape;
- support rather than displace permanent housing;
- and reflect Fetlar's character.

In this regard proposed developments at Brough Lodge, Gord Guest House and Fetlar shop and café all give opportunities to create employment and bring more residents to Fetlar.

E4. Crofting and agriculture

Support the continuation and diversification of crofting, agriculture and land-based businesses.

E5. Local food and growing

Support community growing, local food production and other projects that strengthen food resilience.

E6. Renewable energy and local enterprise

Explore appropriately scaled renewable energy and energy-related projects where these provide community benefit and are compatible with landscape, biodiversity and heritage objectives.

Desired outcome

More employment and enterprise opportunities on Fetlar and a stronger local economic base.

6. Environment, landscape and biodiversity

The aspiration

Fetlar’s natural environment is one of its greatest assets and must be at the heart of future development.

Development should protect the island’s distinctive:

- coastline;
- beaches and dunes;
- moorland;
- agricultural landscapes;
- wildlife;
- wetlands and watercourses;
- geological features;
- dark skies;
- and wider landscape character.

Proposed actions

EN1. Protect sensitive landscapes

Direct development towards locations where it can be accommodated without significant adverse effects on important landscapes.

EN2. Biodiversity enhancement

Require new development to avoid unnecessary biodiversity loss and, wherever possible, deliver biodiversity enhancement.

EN3. Peat and carbon

Protect peatland and other important carbon stores and avoid unnecessary disturbance.

EN4. Coastal resilience

Consider coastal erosion, flooding, sea-level rise and extreme weather when identifying development sites and infrastructure investment.

EN5. Renewable energy

Support renewable energy where appropriately scaled, community-supported and compatible with environmental and landscape objectives.

Desired outcome

A resilient island environment in which development and environmental stewardship reinforce one another.

7. Heritage and sense of place

The aspiration

Fetlar's archaeological remains, historic buildings, traditional settlement pattern, crofting landscape and cultural identity should be treated as assets for the future.

Proposed actions

HE1. Protect heritage assets

Support the conservation and appropriate reuse of historic buildings and structures.

HE2. Archaeology

Ensure that development proposals recognise and protect archaeological sites and their settings.

HE3. Traditional buildings

Encourage sensitive renovation and adaptation of traditional buildings rather than unnecessary demolition.

HE4. Interpretive Centre

Support Fetlar Interpretive Centre in ways that benefit residents as well as visitors.

Desired outcome

Fetlar's heritage remains a living part of the island rather than simply a record of its past.

8. Visitor infrastructure

The aspiration

Visitors should be welcomed to Fetlar in a way that supports the local economy while respecting residents and the environment.

Proposed actions

V1. Arrival experience

Improve the quality, information, accessibility and appearance of key arrival points where appropriate.

V2. Visitor facilities

Support appropriately located toilets, waste facilities, parking, signage and information.

V3. Walking and outdoor access

Support responsible access to the island's landscapes and attractions, while protecting sensitive habitats and land management interests.

V4. Visitor accommodation

Support small-scale accommodation that contributes to the local economy and does not undermine the supply of permanent housing.

V5. Interpretation

Build on existing visitor attractions and interpretation facilities to communicate Fetlar's natural and cultural heritage.

Desired outcome

A sustainable visitor economy that generates local benefit and respects Fetlar's community and environment.

Commented [KK1]: Suggest re-coding as HE1-4 to avoid confusion with housing.

Commented [DC2R1]: I have changed this

9. Energy, climate and resilience

The aspiration

Fetlar should become more energy efficient and resilient while making sensible use of its renewable energy potential.

Proposed actions

CL1. Energy-efficient homes

Encourage high standards of insulation, heating efficiency and renewable energy in new and renovated homes.

CL2. Community energy

Investigate community-owned or community-benefiting renewable energy projects.

CL3. Resilient infrastructure

Ensure new infrastructure is designed to withstand extreme weather and future climate impacts.

CL4. Emergency resilience

Identify opportunities for community facilities and infrastructure to provide resilience during power, communications, transport or weather emergencies.

Desired outcome

Lower energy costs, reduced emissions and greater resilience to climate and infrastructure disruption.

10. A welcoming island for families and young people

The aspiration

Fetlar needs to be a place where families can see a long-term future.

Recent Community Council discussions have highlighted the importance of education and the circumstances under which the mothballed school could potentially reopen.

Proposed actions

Y1. Support family housing

Prioritise housing opportunities capable of supporting families.

Y2. Education

Work with education authorities to ensure that the needs of island families are properly reflected in decisions about local educational provision.

Y3. Play and recreation

Identify opportunities for safe outdoor play, sport and recreation.

Y4. Young people's participation

Ensure young people have a meaningful role in future decisions about the island.

Desired outcome

More families choosing to live on Fetlar and young people seeing viable futures on the island.

4. Land-Use Framework

The following principles should guide future planning decisions on Fetlar.

Development should generally be supported where it:

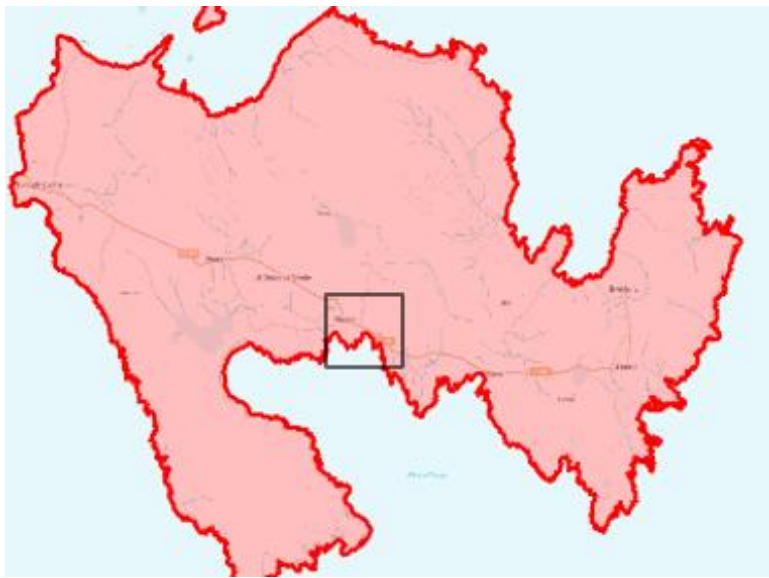
- contributes to population retention or growth;
- provides affordable or needed housing;
- supports local employment;
- improves community infrastructure;
- reuses existing buildings;
- strengthens transport or digital connectivity;
- supports crofting and land-based enterprise;
- delivers community benefit;
- improves energy efficiency and climate resilience;
- protects or enhances biodiversity;
- and respects Fetlar's landscape and heritage.

Development should generally be resisted where it:

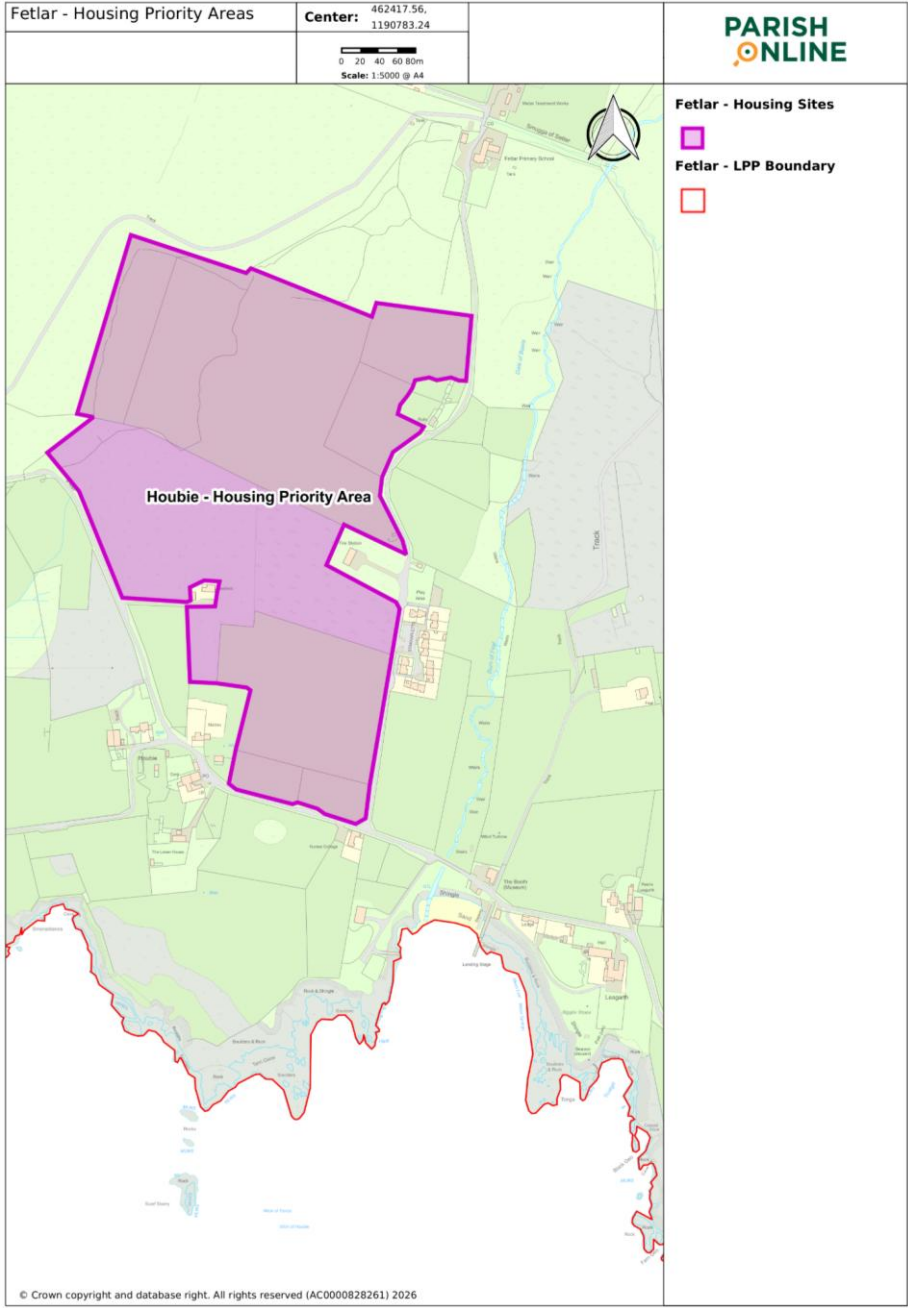
- would undermine the permanent residential population;
- removes essential community infrastructure without replacement;
- causes significant unnecessary landscape or environmental harm;
- creates infrastructure demands that cannot reasonably be supported;
- results in the loss of scarce permanent housing without compelling community benefit;
- or is inconsistent with the long-term resilience of the island.

5. Priority Opportunity Areas

5.1. Housing priority areas



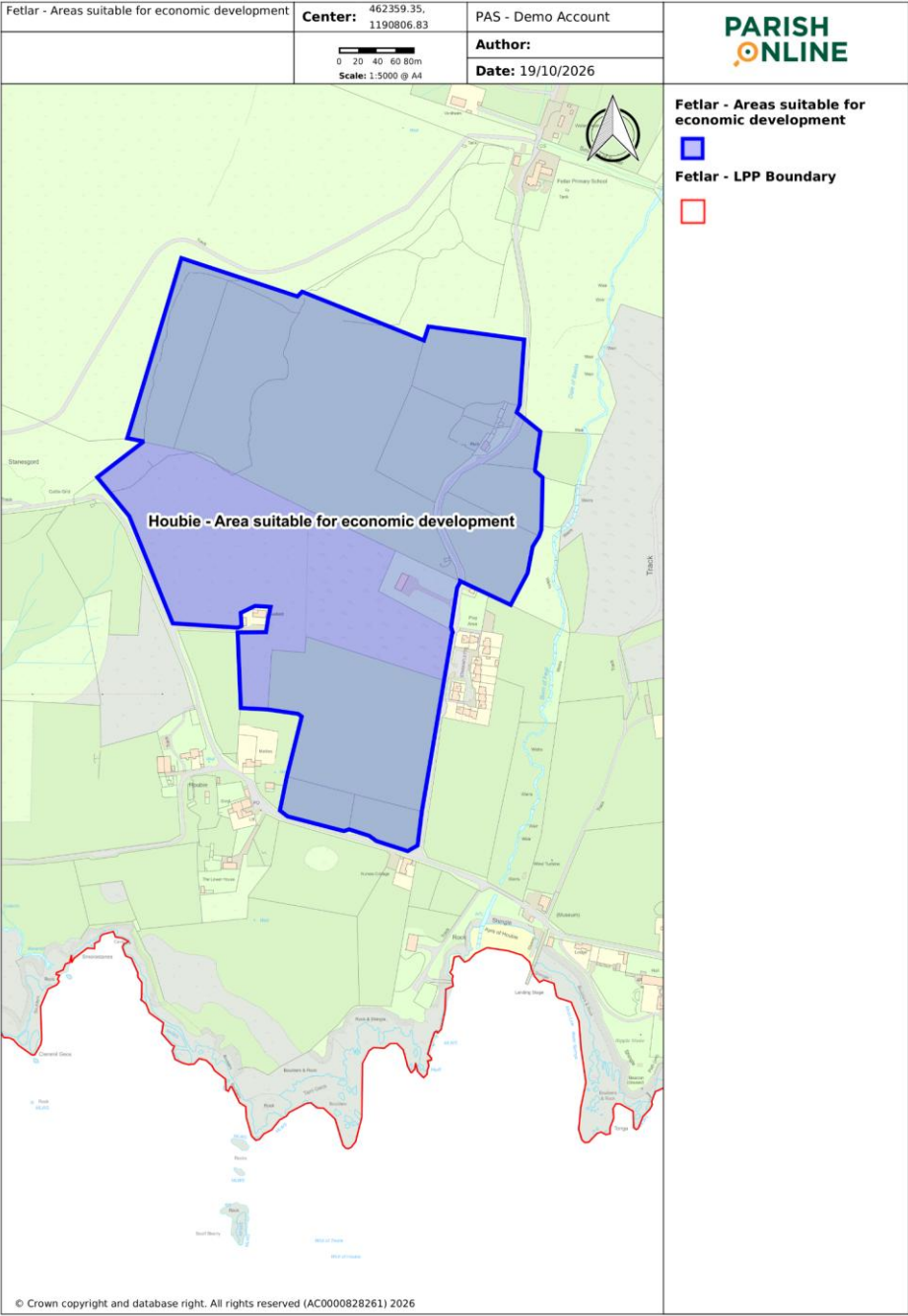
The areas highlighted are indicative only. No landowner has been approached nor has given their consent to any development.



5.2. Areas suitable for economic development



The areas highlighted are indicative only. No landowner has been approached nor has given their consent to any development.



5.3. Roads where pedestrian pathways would be welcome





6. Infrastructure Priorities

Future development should be linked to investment in supporting infrastructure.

The community's infrastructure priorities are:

1. reliable ferry connectivity;
2. appropriate ferry-terminal infrastructure;
3. high-speed broadband;
4. reliable mobile coverage;
5. housing and wastewater infrastructure;
6. energy resilience;
7. safe local roads and access;
8. community transport;
9. community facilities;
10. visitor infrastructure;
11. climate and coastal resilience.

7. Community-Led Projects

The Local Place Plan should provide a framework for developing the following projects.

Project	Priority	Potential partners
Fetlar community housing project	Very high	Community body, SIC, housing partners
Fetlar Hall improvement programme	High	Hall committee, funders, SIC
Ferry and transport improvement programme	Very high	SIC, Transport Scotland, community
Digital connectivity programme	Very high	Community, telecoms providers, public bodies
Community workspace / enterprise hub	High	Community, enterprise agencies
Vacant building and land register	High	Community, landowners, SIC
Renewable/community energy feasibility study	Medium-high	Community, energy partners
Visitor infrastructure improvement	Medium-high	Community, tourism partners, SIC
Walking/access improvement programme	Medium	Community, landowners, access partners
Community resilience plan	High	Community, emergency/resilience partners

8. Delivery

The Local Place Plan should be accompanied by an annually reviewed Community Action Programme.

For each project, the community should identify:

- lead organisation;
- landowner;
- potential partners;
- funding requirement;
- planning requirement;
- timescale;
- priority;
- and measures of success.

The Fetlar community should seek to align projects with the relevant Shetland Council, Scottish Government and other public-sector investment programmes.

The Plan should also be reviewed regularly so that completed projects can be removed and new community priorities added.

9. Measuring Success

The success of the Local Place Plan should be assessed against a small number of practical indicators.

Population

- resident population stabilised or increasing;
- more families living on the island;
- increased opportunities for young people to remain or return.

Housing

- additional affordable/community homes delivered;
- vacant buildings brought back into use;
- improved range of housing types and tenures.

Economy

- new or expanded local businesses;
- additional employment;
- increased home-based and remote working;
- increased local economic benefit from tourism.

Connectivity

- improved ferry reliability and integration;
- improved broadband and mobile coverage;
- improved local transport options.

Community

- community facilities maintained and improved;
- increased participation in community activity;
- stronger community ownership of assets.

Environment

- important habitats and landscapes protected;
- biodiversity enhanced through appropriate development;
- increased energy efficiency and renewable energy;
- improved climate resilience.

Proposals for Planning Policy

Fetlar Local Place Plan
2026–2036



10. Proposals for Planning Policy

Our key message to planners and decision-makers

Fetlar needs development that enables it to survive and thrive.

Because Fetlar is a small and remote island, development opportunities must be considered in the context of population retention, community resilience and infrastructure capacity.

A modest development that enables families providing essential services (ferry crew, nursing) to move to the island, keeps a business operating, brings a vacant building back into use or strengthens a community facility can have an impact far greater than its physical scale.

Planning decisions should therefore recognise the cumulative value of small-scale development and investment to island sustainability.

The community asks that the next Shetland Local Development Plan:

1. recognises Fetlar as a community where population retention and sustainable growth are priorities;
2. provides flexibility for appropriately located housing;
3. supports community-led development;
4. protects and improves transport and digital infrastructure;
5. enables appropriate local enterprise and tourism;
6. supports reuse of vacant and traditional buildings;
7. safeguards the island's natural and cultural assets;
8. supports renewable energy and climate resilience;
9. and works with the Fetlar community to deliver these objectives.

The Plan is developed in close alignment with the Shetland Islands with Small Populations Locality Plan, which already brings together Fetlar, Fair Isle, Foula, Papa Stour and Skerries and was renewed following community engagement in 2023/24.

Evidence of Statutory Regard

Fetlar Local Place Plan
2026–2036



11. Evidence of Statutory Regard

Fetlar Local Place Plan 2026–2036 — policy alignment matrix

Purpose and scope: working cross-reference of the proposals in the uploaded draft LPP against NPF4, Shetland LDP 2014 and Shetland’s Islands with Small Populations: Second Locality Plan. “Alignment” means thematic correspondence, not confirmation of compliance or policy endorsement.

Fetlar LPP theme / references	NPF4 correspondence	Shetland LDP 2014 correspondence	Islands with Small Populations Locality Plan	Assessment of how the LPP refers / relates
Overall island sustainability; population retention; community-led development (LPP pp. 8–10, 17, 26–27)	Spatial strategy: rural revitalisation; Policy 1 (climate/nature), Policy 2 (climate mitigation/adaptation), Policy 14 (design, quality and place), Policy 29 (rural development).	GP1 Sustainable Development; GP2 General Requirements for All Development; GP3 Layout and Design. Check relevant Supplementary Guidance for each proposal.	Direct strategic fit: locality plan is specifically for small, remote islands with small/declining and ageing populations; shared focus on sustaining communities and improving outcomes.	The LPP explicitly says it complements the LDP and the Islands with Small Populations Locality Plan (p. 10) and asks the next LDP to recognise population retention and sustainable growth (p. 26).
Housing, affordable/community housing, family and key-worker homes (LPP pp. 13–14, 22–24)	Policy 16 Quality homes; Policy 17 Rural homes; Policy 29 Rural development; Policy 18 Infrastructure First.	Housing policy family (including H1–H6 as applicable); GP1–GP3; relevant housing land allocations / Areas of Best Fit and placemaking guidance.	Strong fit with population retention, attracting/retaining working-age residents and families, and recruitment/retention of essential workers.	H1–H4 identify community housing sites, infill, community-led housing and key-worker housing; LPP proposes three family-sized homes using existing council house infrastructure.
Ferry, transport, active travel and connectivity (LPP pp. 15, 20, 27–28)	Policy 13 Sustainable transport; Policy 18 Infrastructure First; Policy 24 Digital Infrastructure; North and West Coast and Islands spatial priorities.	Transport policy family including TRANS1 / TRANS3 as applicable; GP2; relevant road, access and placemaking guidance.	Strong fit with lifeline connectivity, access to services and opportunities, and the disproportionate effect of transport disruption on remote islands.	T1–T5 cover ferry infrastructure/reliability, future connectivity, community transport and walking/cycling; infrastructure priorities place ferry links first.
Broadband, mobile coverage and digital hub (LPP pp. 16, 27–28)	Policy 24 Digital infrastructure; Policy 29 Rural development (remote working/community hubs); Policy 18 Infrastructure First.	GP1–GP2; relevant communications / infrastructure considerations in the LDP and current supplementary guidance.	Strong fit with remote access to services, employment, education and reducing isolation.	D1–D4 seek broadband, mobile coverage, resilient communications and a shared workspace/digital hub; digital connectivity is a very high-priority community project.
Community facilities, assets and public realm (LPP pp. 16–17, 22, 27–28)	Policy 14 Design, quality and place; Policy 15 Local living; Policy 18 Infrastructure First; Policy 21 Play, recreation and sport where relevant; Policy 29 Rural development.	Community facilities policy family including CF1 / CF2 as applicable; GP1–GP3; placemaking guidance.	Fit with community-led solutions, shared local assets and improving wellbeing and access to services.	C1–C4 support Fetlar Hall, flexible multi-purpose use, community ownership and public realm; hall improvements are a high-priority project.
Local economy, employment, tourism, crofting, food and enterprise (LPP pp. 17–18, 27–28)	Policy 25 Community wealth building; Policy 28 Retail only if relevant; Policy 29 Rural development; Policy 30 Tourism; Policy 17 Rural homes where worker housing is proposed.	Employment/economic development policy family including ED1 / ED2; GP1–GP3; relevant tourism and placemaking guidance.	Strong fit with local employment, diversification, sustainable tourism and opportunities to support a viable year-round population.	E1–E6 support small businesses, workspace, tourism, crofting/agriculture, local food and appropriately scaled renewable energy; the LPP seeks local benefit and protection of permanent housing.

Fetlar LPP theme / references	NPF4 correspondence	Shetland LDP 2014 correspondence	Islands with Small Populations Locality Plan correspondence	Assessment of how the LPP refers / relates
Landscape, biodiversity, peat, water, coast and climate resilience (LPP pp. 19, 21, 23, 30)	Policy 1 Tackling the climate and nature crises; Policy 2 Climate mitigation/adaptation; Policy 3 Biodiversity; Policy 4 Natural places; Policy 5 Soils; Policy 6 Forestry/woodland/trees where relevant; Policy 10 Coastal development; Policy 22 Flood risk and water management; Policy 29 Rural development.	Natural heritage policy family NH1–NH7; Water and drainage policy family WD1 / WD3 as relevant; GP1–GP2; coastal / flood-risk and relevant designated-site guidance.	Fit with protecting the island's natural assets while ensuring the island remains viable and resilient.	EN1–EN5 and CL1–CL4 address sensitive landscapes, biodiversity gain, peat/carbon, coastal risk, renewables, energy efficiency and resilient infrastructure.
Heritage, archaeology, traditional buildings and identity (LPP pp. 20, 23)	Policy 7 Historic assets and places; Policy 14 Design, quality and place; Policy 29 Rural development (reuse of historic assets).	HE1 Historic Environment; GP2–GP3; relevant historic environment / placemaking guidance.	Supports the locality plan's place-based approach and retention of distinctive island character as an asset for residents and visitors.	LPP proposes conservation/reuse, protection of archaeological settings, sensitive renovation and interpretation that benefits residents as well as visitors.
Visitor infrastructure and accommodation (LPP pp. 20, 27–28)	Policy 30 Tourism; Policy 13 Sustainable transport; Policy 14 Design, quality and place; Policy 4 Natural places; Policy 7 Historic assets and places.	ED1 / ED2 where relevant; GP1–GP3; NH / HE policies and relevant placemaking guidance.	Fit with tourism that supports local livelihoods without undermining community wellbeing or environmental quality.	V1–V5 support arrival points, toilets/waste/parking/signage, responsible access, small-scale accommodation and interpretation.
Families, young people, education, play and recreation (LPP pp. 22, 27–30)	Policy 15 Local living; Policy 21 Play, recreation and sport; Policy 23 Health and safety; Policy 16 Quality homes; Policy 29 Rural development.	CF1 / CF2 as applicable; GP1–GP3; relevant community facility and open-space guidance.	Strong fit with reversing population decline, supporting families and reducing inequalities in access to services.	Y1–Y4 cover family housing, education provision, play/recreation and youth participation; success measures include more families and young people remaining/returning.
Delivery, infrastructure and monitoring (LPP pp. 27–30)	Policy 18 Infrastructure First; Policy 14 Design, quality and place; Policy 2 Climate mitigation/adaptation; relevant topic policies above.	GP1–GP3 and relevant infrastructure policies; LDP Action Programme / future LDP process.	Locality planning is partnership-led and focused on actions to improve outcomes; alignment is strongest where responsibilities and measures are explicit.	The LPP prioritises 11 infrastructure needs, proposes an annually reviewed Community Action Programme and sets outcome indicators.

Statement Regarding the Level of Community Support

Fetlar Local Place Plan
2026–2036



12. Level of Community Support

A wide community consultation was undertaken with anonymous surveys distributed to every resident by email with paper copies available at the shop. Open ended questions were asked to encourage a wide response.

From a current residential population of 56 in 34 households a total of 14 completed surveys were received, several representing the views of households with more than one person.

A minority were opposed to any development in Fetlar whatsoever. The majority welcomed limited development, recognising that without it the island is at risk of further depopulation and decline.

The matter has been discussed by Fetlar Community Council at their regular monthly meetings, and by Fetlar Community Association which is responsible for the maintenance and upkeep of the Community Hall.

Appendices

Fetlar Local Place Plan
2026–2036



13. Appendices

Appendix A:

Copy of survey distributed to every resident:

LOCAL PLACE PLAN
FETLAR

Under Scottish planning legislation local communities are able to produce a local place plan setting out their aspirations for land use for their community. Fetlar Community Council is producing a local place plan for the island and would like as much input as possible about what you would like to see on your island. Please bear in mind we cannot necessarily make your aspirations reality. Once adopted it will be something that must be considered by Shetlands Islands Council in any planning decisions. The short questionnaire below is designed to prompt ideas and give a framework, but please feel free to contribute in any way you wish by responding to any of the community councillors. There is a map attached if it's easier for you to mark it up with your comments. Please return this questionnaire to Chris Bolton, the Clerk to the Council at clerk.fetlarcc@outlook.com by Friday 10th April.

- 1. If new houses are built, where would you like to see them built?
- 2. Is there any area you do not think should be built on/views protected?
- 3. If there were to be a wind farm on Fetlar where should it be sited?
- 4. If we were to get a tunnel to Fetlar, where should the Fetlar approach be?
- 5. Would you like to see any walkways beside any part of the road?
- 6. If you are a landowner, is there any land you would be willing to release for development?
- 7. If there were to be any commercial/industrial development (e.g. a micro mill like on Foula) where should it be located?
- 8. Do you have any other comments or suggestions?



Summary of survey responses:

1. If new houses are built, where would you like to see them built?

The majority response favoured the area around Houbie. Other sites mentioned were Aith, Odsta and the Airstrip. Given the existing infrastructure (roads, power and water) the area around Houbie is favoured.

2. Is there any area you do not think should be built on/views protected?

A few vocal replies did not want any building on Fetlar. Many responses prioritised the coast.

3. If there were to be a wind farm on Fetlar where should it be sited?

Nearly half of responses were against any wind farm development. Sites suggested were on the northern hills and near Hamars Ness if a development were to be considered.

4. If we were to get a tunnel to Fetlar, where should the Fetlar approach be?

The areas suggested are from Hamars Ness down to Brough Lodge.

5. Would you like to see any walkways beside any part of the road?

The majority response was for walkways to be from Stakkafletts to the shop and the Hall, so passing the doctor's surgery and Interpretive Centre.

6. If you are a landowner, is there any land you would be willing to release for development?

No land volunteered.

7. If there were to be any commercial/industrial development (e.g. a micro mill like on Foula) where should it be located?

Broad agreement that the land between the School and Stakkafletts would be suitable – other sites suggested were Hamars Ness and the old Camp Site.

Statutory Compliance Statement

Fetlar Community Council

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