

An aerial photograph of North Yell, showing a small cluster of buildings, including a large white building with a blue roof, surrounded by green fields. A road curves through the landscape, and a black car is visible on it. In the foreground, there are several large, white, arched structures, possibly greenhouses or covered walkways. The background shows a body of water and distant hills.

# NORTH YELL

## Local Place Plan

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**September 2026**



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# COMMUNITY PRIORITIES

A LPP is required to take note of the National Planning Framework 4 (NPF4) adopted 13 February 2023, Shetland Local Development Plan adopted 2014 and Shetland Partnership Plan 2018–2028 and we have done this under the broad themes of our LPP proposals.

These community priorities have been developed through extensive intergenerational community consultation within North Yell, and have been identified by the community as areas for large and small scale development. They are ambitious in parts but this reflects the determined, forward thinking and enterprising nature of our community.



## HOUSING

- Population retention and expansion
- Community Housing
- Workers/visitor accommodation
- Assisted living accommodation



## COMMUNITY

- Hubs and Halls
- Cullivoe School
- Community shop
- Social inclusion
- Community growing
- Community spaces
- Safe play areas



## TRANSPORT

- Subsea tunnels
- Ferries
- Footpaths
- Car parks
- Public Transport
- Electric Vehicle facilities
- New Cullivoe Road



## INDUSTRY

- Cullivoe Harbour
- Cullivoe Ind Estate
- North Yell Marina
- Sellafirth Business Park
- Fisheries
- Aquaculture
- Tourism
- Caravan Park



## ENERGY

- Garth Wind
- Large scale energy developments
- Energy costs
- Energy efficient buildings
- Energy efficient homes



## HERITAGE

- Gloop Memorial
- Blee Hut
- Moarfild Mill
- Development of our built heritage
- Development of our digital heritage
- Heritage Tourism



## CONNECTIVITY

- Subsea Tunnels
- Resilience Hubs
- Fibre to Cullivoe
- Resilience of our electricity network
- Resilience of our communications network



## ENVIRONMENT

- Breckon Beach
- Heatherdale
- Green spaces
- Tree Planting
- Community Growing
- Peatlands





# ABOUT OUR PLACE

North Yell Development Council (NYDC) has produced the North Yell Local Place Plan. NYDC is one of Shetland's oldest and most successful development groups with a history stretching back to the 1940s. It was established to strengthen the community and enhance the local tradition of pulling together to get things done, more recently with a focus on making North Yell a better place to live, work and visit. From the outset the group identified the importance of enterprise, initiative and self-help, which continue to be our fundamental principles.

This plan links with the local place plan developed by Yell Community Council (YCC) for other areas of Yell, which is fully supported by the North Yell community,

## Introduction to the North Yell Place Plan

In line with many other rural and islands areas, our community suffers from a declining and aging population. This was hammered home to us when our primary school was recently threatened with being mothballed. A concerted effort by both NYDC and the local community led to an increased school roll, which prevented mothball, for now. In addition, employers in our community and the surrounding area face recruitment problems, which are heightened by a lack of housing locally. Therefore, the primary priority for our place plan is the development of housing.

Our school, two community halls, Sellafirth community hub and community shop, form the social heart of our community, and social inclusion in all forms is also a priority for our area.

Transport is a major issue both within and to/from North Yell. An aging and unreliable ferry service at both ends of Yell make subsea tunnels an absolute necessity for the survival of our community. There are also poor public transport connections, a lack of footpaths, car parking and EV charging points. We look forward to the opening of the long-awaited new road to the Cullivoe Harbour.



Aerial shot of Cullivoe School and surrounding area



Industry and employment in North Yell are highly fisheries dependent through fish catching, aquaculture and ancillary services. Cullivoe Harbour is major whitefish landing port, in Shetland, Scotland and UK terms. It is also a major aquaculture landing port for both salmon and shellfish. Economic activity at the industrial estate and marina at the harbour is also centred on the seafood sector. Service industries make up the majority of the remaining economy, with lesser amounts of agricultural and construction activity. Tourism has become of increased importance in recent times, and is an economic area our community wishes to see grow, particularly when transport issues to and from the area are resolved.

Energy production from the community owned windfarm at Garth, is currently providing significant benefit to our area, and we are hopeful that this will continue for many years to come. This has the potential to provide our community with the resources to pursue priorities identified within this local place plan. Other large scale renewable developments planned on Yell also have potential to bring benefit and income to both our community and our neighbours in the North Isles. We are hopeful that these benefit will materialise.

Our culture and heritage are aspects of our community which we very proud of and aim to sustain and develop, both in terms of built heritage and through digital means, including our language and traditions. As wis in Nort Yell wid say about da priorities o wir place plan

“Glowerin i da lum never filled da pot”

Get up and get on with it!



Torch bearers mustering for Cullivoe Up Helly Aa



Garth Wind

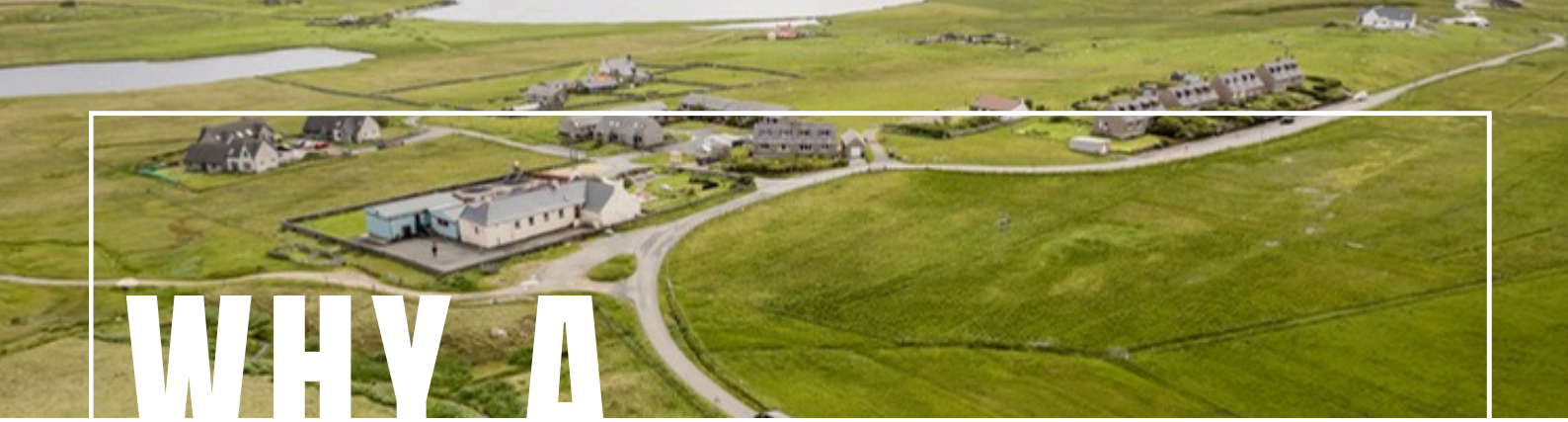
Connectivity and resilience are both highly relevant to our community, particularly in terms of transport, communications and energy.

Protecting and enhancing our natural environment is of great significant to North Yell, including the award winning Breckon beach. Priorities include carbon reduction through the protection and creation of woodland and reducing food miles by supporting local food production.

The area of North Yell sits on the upper East side of the island of Yell. It stretches from Basta Voe (in the South) to Gloup Voe (In the North) and includes the communities of Sellafirth, Gutcher, Cullivoe and Gloup.

There is a population of approximately 225 people spread across an area of approximately 40 sq. km. This gives a population density just over a 3rd of the Shetland average and under a 10th of the Scottish average. Our community also proportionately has a significantly lower 0-15, and working age population than both Shetland and Scotland, and a significantly higher 65+ population, currently over a third of all residents.

This demographic overview brings into sharp focus the major issue facing our community - how to manage and reverse a declining and aging population, to ensure North Yell remains an amazing place to live, work and visit. We intend to achieve this through our fundamental principles of enterprise, initiative and self-help.



# PLACE PLAN

A Local Place Plan (LLP) gives our community the opportunity to shape the future of North Yell.

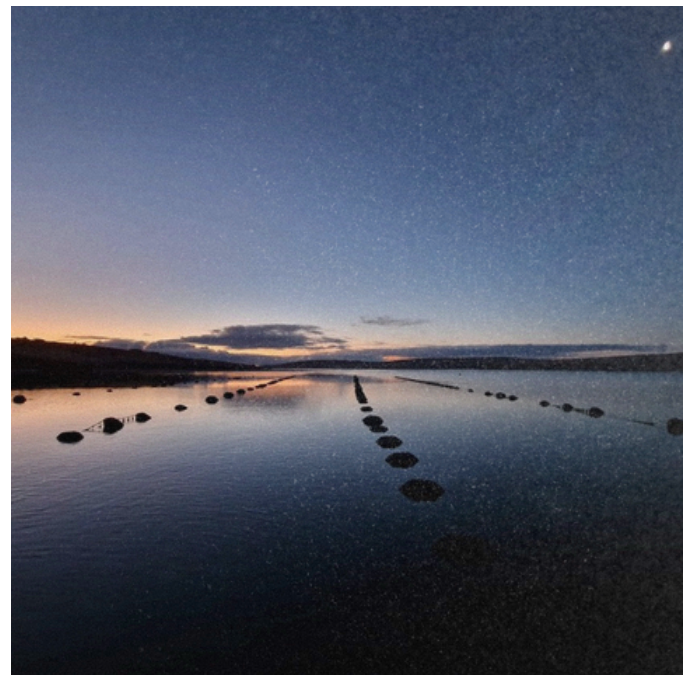
Introduced by Planning (Scotland) Act 2019, an LPP give communities like ours the right to develop a plan as part of the Scottish planning system. Our community's vision for land use and development is at the core of this LPP and once approved, this plan must be considered by Shetland Islands Council (SIC) when developing the Shetland Local Development Plan (SLDP). The priorities of our community are expressed within this document identifying what we value most and setting out a shared vision for our future.

Having a Local Place Plan:

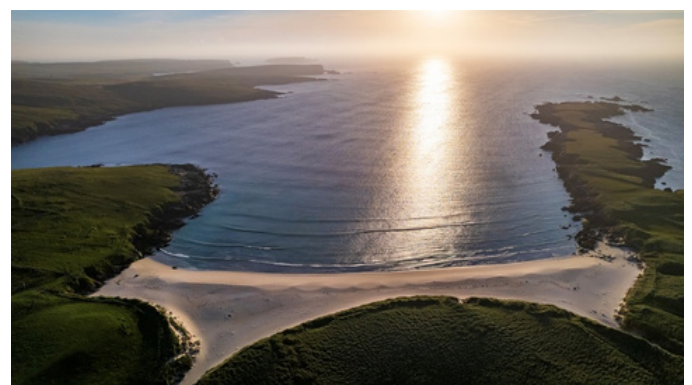
- Gives our community opportunity to focus on a shared vision for our future in economic, social cultural and environmental terms.
- Assists NYDC, SIC, and other bodies consider what impact future planning applications and developments will have in the area.
- Supports local organisations such as YCC and fosters a sense of collaborative community development.
- Informs SIC's new SLDP and ensures that the specific and unique needs of our community are considered within wider planning efforts.
- Influences funding and investment from NYDC, the Scottish and UK governments, SIC, other public bodies, funders, landowners, developers and businesses to better support our community.

When framing and constructing this plan we have taken note of the...

- National Planning Framework 4 (NPF4) adopted 13 February 2023.
- Shetland Local Development Plan adopted 2014.
- Shetland Partnership Plan 2018-2028.



Mussel Lines at Basta Voe



Breckon Beach

Our plan will be monitored annually and reviewed every 5 years. Community priorities will be progressed subject to development feasibility and funding availability. Further landowner engagement and community consultation will be undertaken as required.



# COMMUNITY ENGAGEMENT

## The building blocks of the North Yell Place Plan

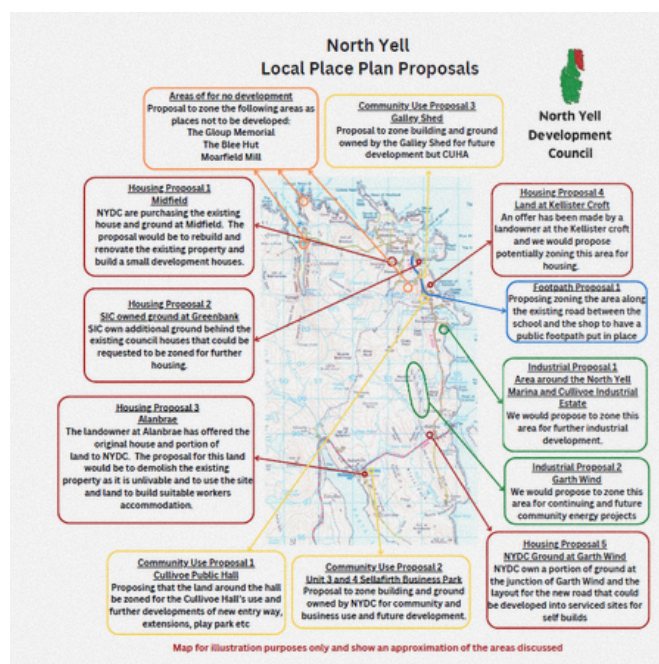
The North Yell Place Plan is the culmination and amalgamation of 4 community consultations undertaken by NYDC in recent years. Its success lies in the intergenerational and diverse approaches NYDC took towards engaging with the community. While the consultations were led by NYDC, collaboration between many groups, individuals across all ages and areas have yielded a valuable range of insights and ideas.

A range of engagement methods have been utilised in the consultation process to make sure that the North Yell Place Plan is an accurate representation of the community's vision.

## In person consultation and survey events

NYDC held an initial consultation event in April 2025 with 112 people from the community attending. The demographic split of these events breaks down to 44% older residents, 48% working age adults, 8% teens and children. We feel these sample sizes provide us with an accurate representation of our community. At this event people were encouraged to fill in our surveys and review the Local Place Plan map NYDC produced. We were able to gather data specific to land usage as well as on other development priorities for North Yell including, culture, heritage and transport. The surveys were also online and distributed as paper copies to get further responses from the community.

NYDC also operate a culture of continuous in person community feedback gathering. At a weekly Community Lunch event residents are encouraged to speak with NYDC staff and directors and voice their needs, views, and opinions. These events are invaluable for informal community consultation.



The LPP map and proposals from the initial consultation session



Community Lunches and consultations



# Bairn's and Young Folk Consultation

The young folk of North Yell are vital to our community as they are the future of our area. As such we find it vital to engage and consult directly with them on as many important issues as possible.

For the Local Place Plan this engagement took two forms. Firstly, NYDC engaged their Junior Members, young people aged 12-15, at their annual Junior Members Forum. At this event, the young people were asked 3 main questions:

- What do you like about living in North Yell?
- What is important to you?
- What could be better?

They were also given the opportunity to contribute to the main consultation surveys.

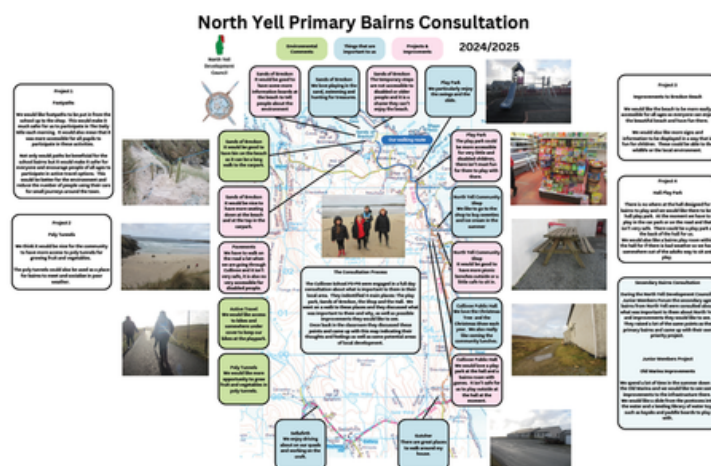
Consultation with the primary aged bairns took on a different and more experimental form. The children led NYDC staff on a guided tour of North Yell; they highlighted the areas and locations that were of specific importance and interest to them. They told stories of how they interacted with these areas, the joys, and the challenges. This is where the development proposal for a footpath between the school and shop/hall originated.

They were able to show us what was important to them, and what was missing from their environment that would be a benefit. What they valued most and what they wanted the adults in their lives and community to value too.

The information from both the primary school consultation and Junior Members forum has been amalgamated and can be viewed on the right.



Cullivoe Primary bairns out on their consultation



The bairns consultation



The 2025 NYDC Junior Member's Forum



# CONSULTATION FINDINGS

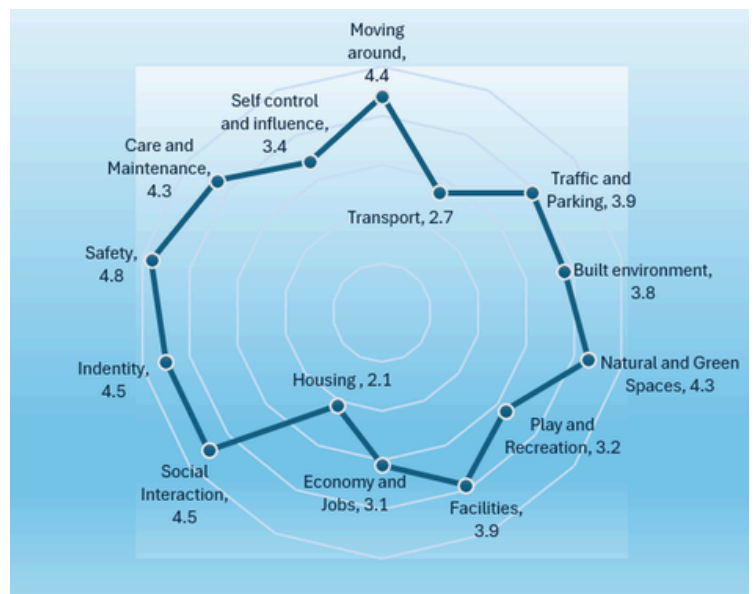
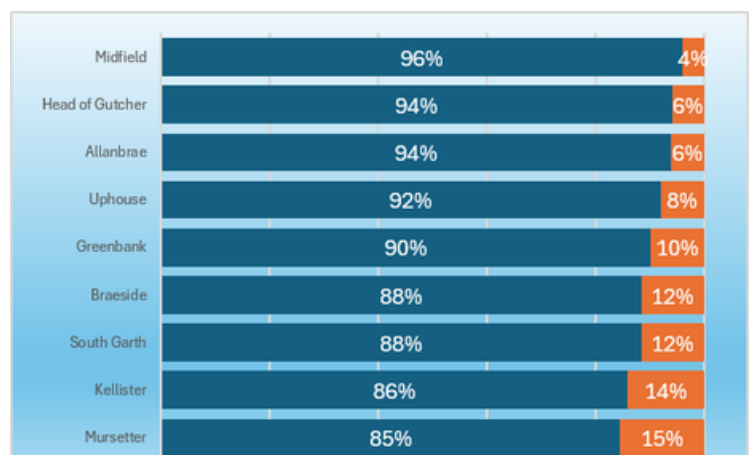
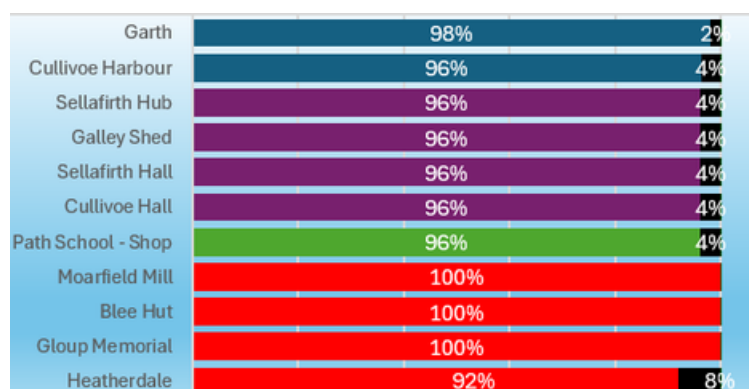
## Community Perceptions

The radar chart on the right provides an overview of community perceptions across key aspects of life in North Yell, from our place plan consultation. The key aspects measured such as transport, housing, social interaction, and the natural environment were taken from the Place Standard Toolkit, a standard approach used to develop a balanced understanding of the factors that shape a place.

On a scale of 1 meaning poor, to 5 meaning good, the survey responses highlight strengths, such as safety (4.8), identity (4.5), and social interaction (4.5), showing a strong sense of place and connection among residents. At the same time, it identifies areas for improvement, with housing (2.1) and transport (2.7) emerging as key challenges.

Within consultation residents were also asked about specific development proposals. The chart to the right relates to housing development. NYDC had previously put out a call for potential housing development sites. From the chart it can be seen that there was a high level of support for all sites (orange % shows opposition) With Midfield, Head of Gutcher and Allanbrae scoring highest. Opposition centred round access, proximity to other properties and loss of view.

The lower right chart shows consultation results for other potential development. Again, there was a high level of support (black % shows opposition). Bars coloured blue relates to industrial development at both Garth windfarm and Cullivoe harbour, including the industrial estate and marina. Purple denotes community development at existing halls and hub, as well as the galley shed. It should be noted that industrial development may also be suited to the Sellafirth Business Park. Green relates to active travel and a path between the school and the shop, which arose from the youth consultation. Red denotes areas where the community do not wish to see development.





# THE VISION

**A connected growing  
inclusive community  
forged through enterprise  
initiative and self-help.**

The Vision for North Yell is of a vibrant growing, connected, inclusive community at the heart of a thriving economic, cultural and environmentally mindful society. At its heart, the vision reflects the desire of the residents of North Yell to see housing and population growth in line with the economic power of the area whilst still reflecting our unique and special culture, heritage and environment.

Key to this vision is a commitment to improving access to quality, affordable housing to meet a variety of changing community needs. North Yell has the capacity and a desire to foster population growth.

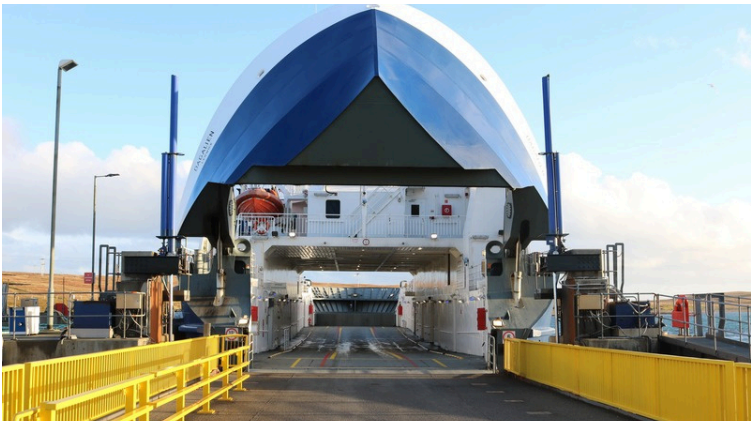
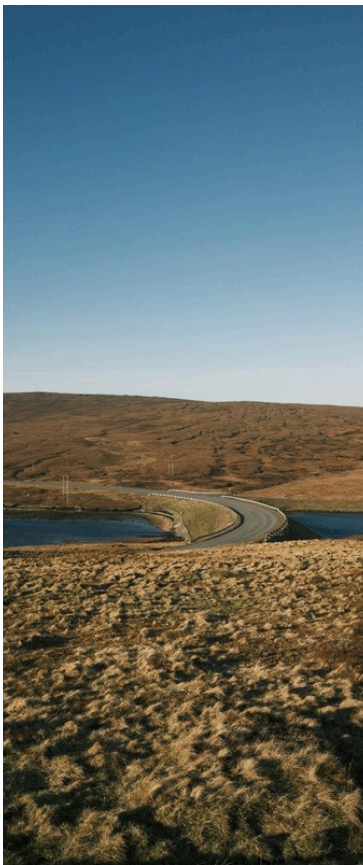
The community also faces considerable challenges in relation to transport, and central to our vision for the future is investment in subsea tunnels between Yell, Unst and Mainland Shetland.

North Yell is a welcoming, entrepreneurial community and access to land and buildings to facilitate economic and social growth is a top priority. Our business base, and community spaces are vital to the fabric of life in North Yell.

Sustaining and developing the culture, heritage and environment of North Yell for future generations is also key to our vision and ethos.

**A community that is  
growing  
connected  
inclusive  
economically diverse  
rich in culture  
environmentally mindful**









# PRIORITY 1 HOUSING

Development of housing is the primary priority for North Yell. This comes against a demographic of a declining and aging population. Housing is required to...

- Foster population retention and expansion focussed on the young and families, supporting employment and our primary school
- Establishment of community housing both for rental and sale
- Provide accommodation for workers taking up employment in the North Isles, both in the public and private sectors
- Provision of visitor accommodation on Yell to develop the tourism sector
- Developing assisted living accommodation to allow elderly residents to remain within our community

Nine potential housing development sites have been identified spread over three main population centres in Cullivoe, Gutcher and Sellafirth. All have received significant community support. Discussions are currently being held with developers proposing large scale infrastructure projects on Yell, with a view to exploring potential development on some of these sites, initially for workers accommodation which would then become available for community use.

**Our priorities:**  
**Population retention/expansion**  
**Community housing**  
**Workers accommodation**  
**Visitor accommodation**  
**Assisted living accommodation**  
**Bringing empty homes into use**

North Yell Local Place Plan • Community comment

“Housing in North Yell is a **massive need**, I support any and all projects to support new builds/renovations for buying/renting as well as the tourist accommodation.”

NYDC purchased their first house for community rental in October 24. This was directly prompted by the threatened mothballing of our primary school, which hammered home the need to focus on bringing empty properties back into community use. A second house will be purchased for community rental at the end of October 26, with a third by March 27.

Continued purchase and refurbishment of empty or underused homes is a priority, where feasible.



A photo of 10 Greenbank Road, purchased by NYDC for community rental in Oct 24



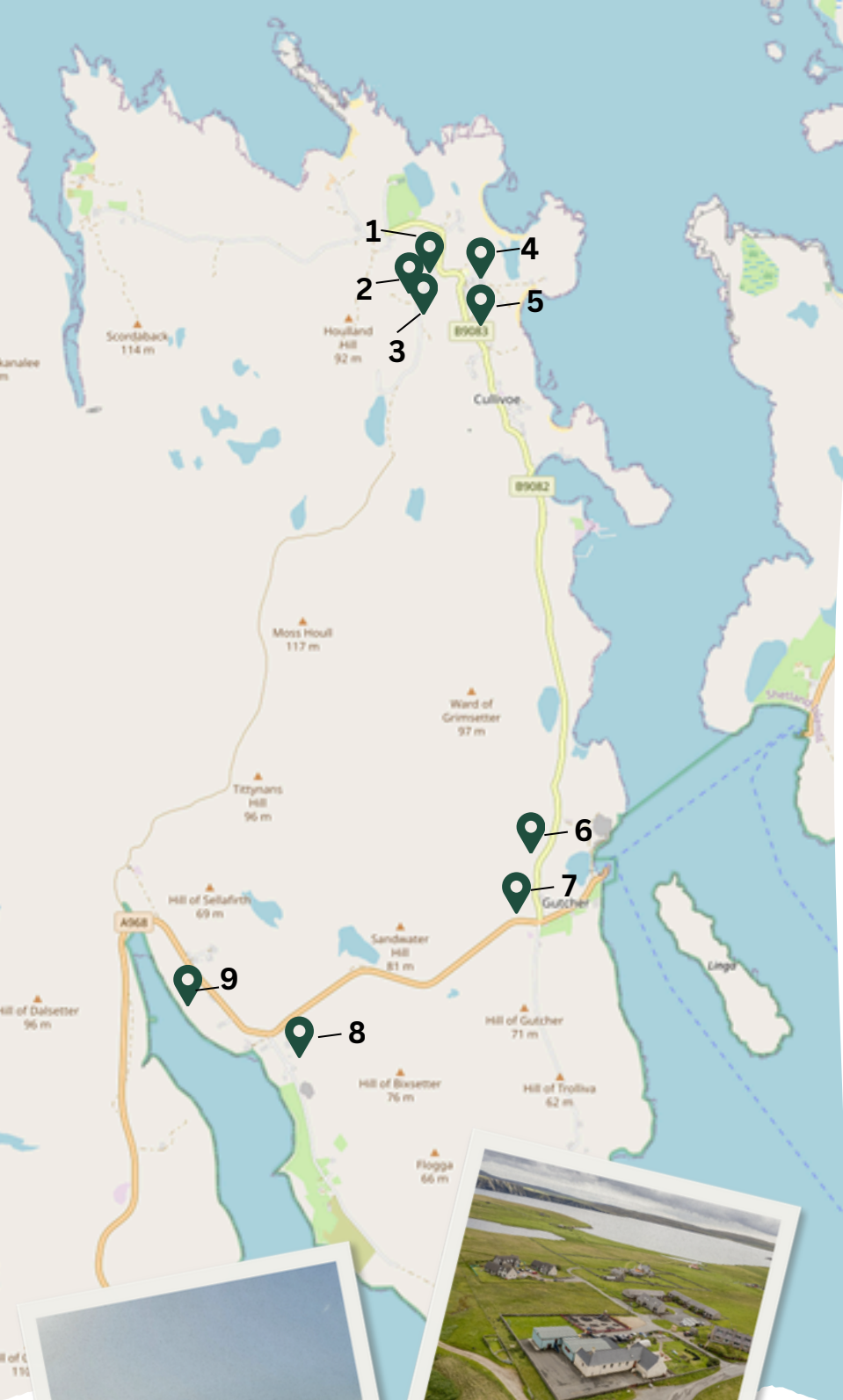
## Sites identified for Housing

The pinned sites on the map have been identified by the community as areas they would like to see housing development.

1. Mursetter
2. Midfield
3. Braeside
4. Greenbank
5. Kellister
6. South Garth
7. Head of Gutcher
8. Allanbrae
9. Uphouse

**NYDC's Housing Needs Analysis identified a need in North Yell for family housing, workers accommodation, starter homes and tourist accommodation.**

“it would be good to see Allanbrae being used for family homes.”







# PRIORITY 2

# COMMUNITY

Community facilities and spaces are vital to the residents of North Yell and there is significant support for development of existing community facilities in the area.

This includes development at the Cullivoe hall such as improved entrance facilities and a safe play area at the rear of the building, as well as future development of the Sellafirth Community Hub (North Yell House) and the galley shed.

Other community facilities include the Sellafirth hall, Cullivoe primary school and North Yell community shop all of which are required to ensure North Yell remains a vibrant and thriving community. Therefore, development of these sites e.g. a cafe at the shop will enhance life within our area. A recent survey undertaken by the community shop, showed significant support for a cafe in the building.

Community growing areas have been developed in Cullivoe and Sellafirth. Further development or expansion of these would support the community's aspirations to produce more food locally, reduce food miles, and encourage healthy eating, as well as providing additional opportunity for community integration and social inclusion.

**Our priorities:**  
**Hubs and Halls**  
**Cullivoe School**  
**Community shop**  
**Social inclusion**  
**Community growing**  
**Community spaces/play areas**

North Yell Local Place Plan • Community comment

**“ I love coming to the hall. It is always a joy to meet up with friends and other community folk ”**

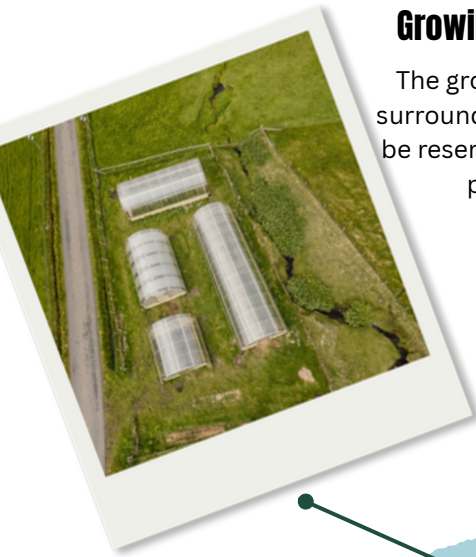
In relation to the development of both housing and community facilities NPF4 promotes the “20-minute neighbourhood” concept. This is impractical for communities such as North Yell and indeed islands such as Yell due to dispersed settlement patterns and facility/service distribution.

We would suggest that in island and remote rural communities, local living should be interpreted as access to essential services either physically or, supported by digital infrastructure and scheduled transport links, rather than walkable proximity, which is impossible to achieve in many areas of North Yell, or indeed Yell. This would avoid penalising communities for what are in truth geographic realities. 20-minute neighbourhoods may be workable in urban areas but are unsuited to communities such as ours.



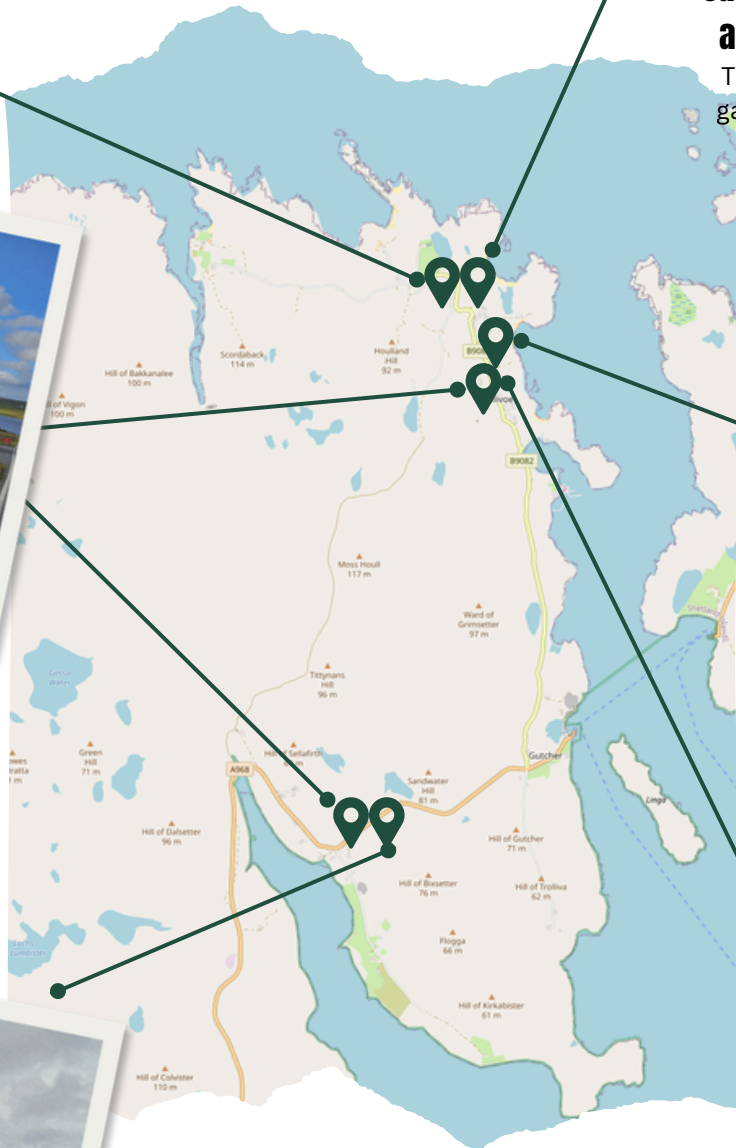
## Cullivoe Community Growing Area

The growing area and surrounding land should be reserved for growing projects.



## Cullivoe School, Play Park and Community Garden

The play park and community garden at the Cullivoe Primary School be reserved as a community space.



## Sellafirth Hall and Cullivoe Hall

Both Sellafirth Hall and Cullivoe Hall and their surrounding grounds should be reserved for community activities and development as seen fit by thier committees



## Cullivoe Galley Shed

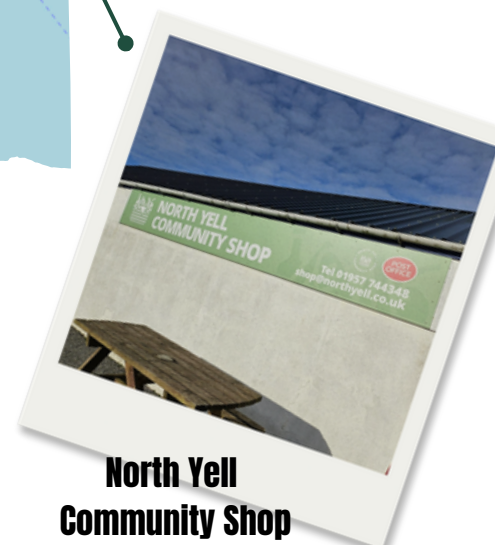
The Galley Shed and surrounding ground should be reserved for further developments as desired by the Cullivoe Up Helly Aa Committee



## North Yell House

North Yell House and the surrounding ground should be reserved for developments that enhance access to facilities and resources for the community

“Our community areas are so important, I would love to see more developments there”



## North Yell Community Shop

Outside space at the shop could be used for outdoor seating and dining



# PRIORITY 3

# TRANSPORT

Reliance on ferry services and poor public transport limits all aspects of life in North Yell both socially and economically. Our community has been consulted several times in recent years in relation to fixed links and have on every occasion shown overwhelming support for subsea tunnels at both ends of Yell. This is therefore our primary priority in relation to transport to and from our area. An area adjacent to the A968 has been identified as a potential portal for a Bluemull tunnel.

In the interim however a ferry service adequate for our needs is required. Recent service disruption in terms of relief vessel availability, vessel breakdown and crewing require to be resolved. We accept that weather will always be a factor impacting ferry services.

Whilst additional public bus services would be an aspiration for our community, ensuring current scheduled services come to North Yell when published to do so would be an improvement.

A footpath between the school and community shop was a development proposal raised during our youth survey. This would improve safety for children and other community members. The school regularly use this route along a narrow single-track road when undertaking their “daily mile”. This is a safety issue particularly for those with reduced mobility.

**Our priorities:**  
**Subsea tunnels**  
**Ferries**  
**Footpaths/Car parks**  
**Public Transport**  
**Electric Vehicle facilities**  
**New Cullivoe Road**

North Yell Local Place Plan • Community comment

**“We are in  
desperate need  
for fixed links!”**

Improved car parking at the Gloop Memorial. Cullivoe Graveyard and Breckon Beach were also raised as issues during community consultation and are areas our community wish to see developed.

Electric vehicles charging facilities are available at Cullivoe harbour and the Sellafirth community hub. An aspiration of our community would be to develop additional charging points at the community shop, particularly when the cafe is added, and the Gutcher ferry terminal. Amendment to electrical standing charges is also required to make rapid charging viable in rural areas such as North Yell.

The new road to the Cullivoe Harbour is well under way and this will bring great benefit to our community in terms of accessibility and road safety. This development has been long awaited and is very welcome. An aspiration of our community would however be to extend this road into the village of Cullivoe.



"It is not safe for us to walk from the school to the shop and it isn't very accessible for some of us to walk along the grass verge"

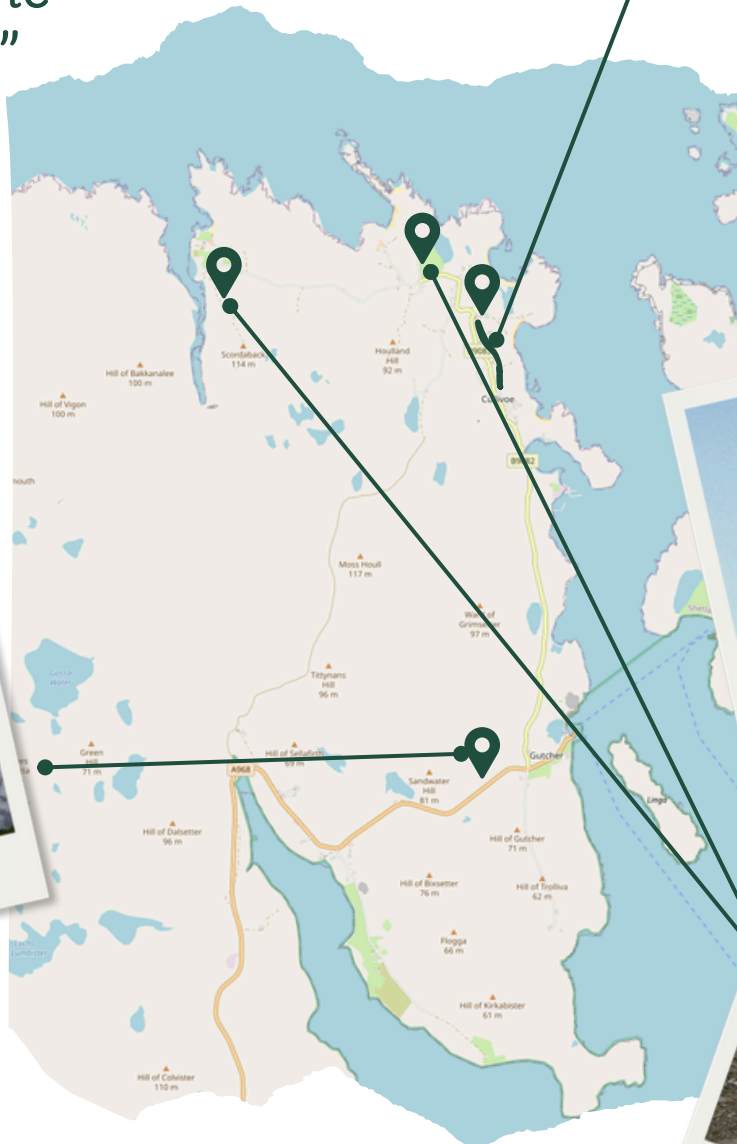
# Footpath between the Cullivoe School and the North Yell Community Sho and Cullivoe Hall

There should be a footpath running from the school to the shop in Cullivoe.



## Fixed Links

The proposed area has been identified as the best location for the entrance to a fixed link between Yell and Unst and we would like to see this ground reserved for this purpose.



## Car Parking at Gloup Memorial, Cullivoe Cemetary and Breckon Beach

Area of ground around the Gloop memorial has been allocated by the North Yell Culture and Heritage Group for additional parking.

The current carpark at the Cullivoe Cemetary needs to be resurfaced.

Issues particularly with caravans staying at Cullivoe Cemetary and Breckon Beach



# PRIORITY 4

# INDUSTRY

Industry in North Yell is primarily based around fisheries and aquaculture. Cullivoe Harbour is a major whitefish and aquaculture port, in Shetland, Scotland and UK terms. 96% of respondents were in favour of development at Cullivoe Harbour, including the industrial estate and marina. Until recently additional development was not permitted on the industrial estate or at the marina, until the new road to the Cullivoe harbour was completed. This restriction has now been lifted and developments at the industrial estate including an aquaculture shore base are being explored.

Development of a caravan park at the marina is also proposed once the new road is complete, as this site is currently being used to house workmen constructing the new road. The caravan park forms part of our aspiration to increase tourism in the area, and reduce issues relating to caravans in the area particularly at Breckon Beach and the Cullivoe Graveyard.

Whilst the community hub is sited at the Sellafirth Business Park, consensus is that the park and surrounding area be used for further business and service development.

**Our priorities**  
**Cullivoe Harbour**  
**Cullivoe Industrial Estate**  
**North Yell Marina**  
**Sellafirth Business Park**  
**Fisheries/Aquaculture**  
**Tourism/Caravan Park**

North Yell Local Place Plan • Community comment

“ It is important  
to me that there  
are **quality jobs**  
where I live.”

It is also of great importance to our community that services such as the royal mail sorting office remain on Yell. This was highlighted in a recent community survey conducted by NYDC concerning community purchase of a further unit at Sellafirth Business Park. Consensus was also that the remainder of the unit not occupied by Royal Mail be converted into an additional business unit, to support another enterprise and/or retain services on island.

Service industries make up the majority of the remaining economy, with lesser amounts of agricultural and construction activity. Tourism has become of increased importance in recent times. These are all economic areas our community are supportive of and wish to see grow. In order to stimulate economic activity and preserve and grow quality jobs.



“Space to support small businesses is needed”



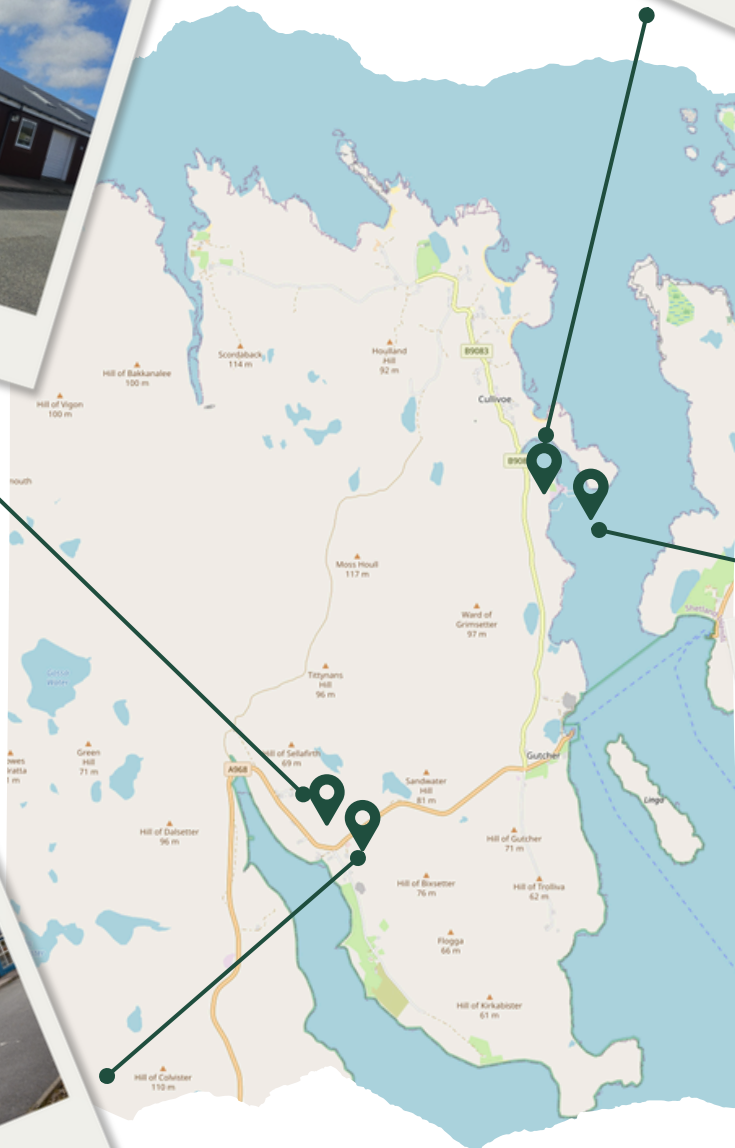
### **North Yell Industrial Estate**

The site of the North Yell Industrial Estate and surrounding areas should be reserved for further industrial developments



### **Sellafirth Business Park**

The area around the Sellafirth Business Park should remain for business and industry.



### **North Yell Marina**

The North Yell Marina site should be reserved for further marine industry and tourist developments around the campsite.





# PRIORITY 5

# ENERGY

The Garth windfarm is the largest community owned renewables asset in Shetland which has, and we hope will continue to, bring significant community benefit to our area and beyond for many years to come. 98% of respondents supported continuation and expansion of community energy projects.

Large scale renewable developments are already consented for Yell. Whilst there are concerns from some about the scale and size of these, consensus in the community, as shown at the recent community meeting held by YCCouncil, is that, if they are to go ahead, our community and the rest of the North Isles should be suitably recompensed for this.

It has also been suggested that developers should sign up to the Shetland Development Charter, and that the planning system could be adjusted to include adequate community benefit provision and community share options.

**Our priorities**  
**Garth Wind**  
**Large scale energy developments**  
**Energy costs**  
**Energy efficient buildings**  
**Energy efficient homes**

North Yell Local Place Plan • Community comment

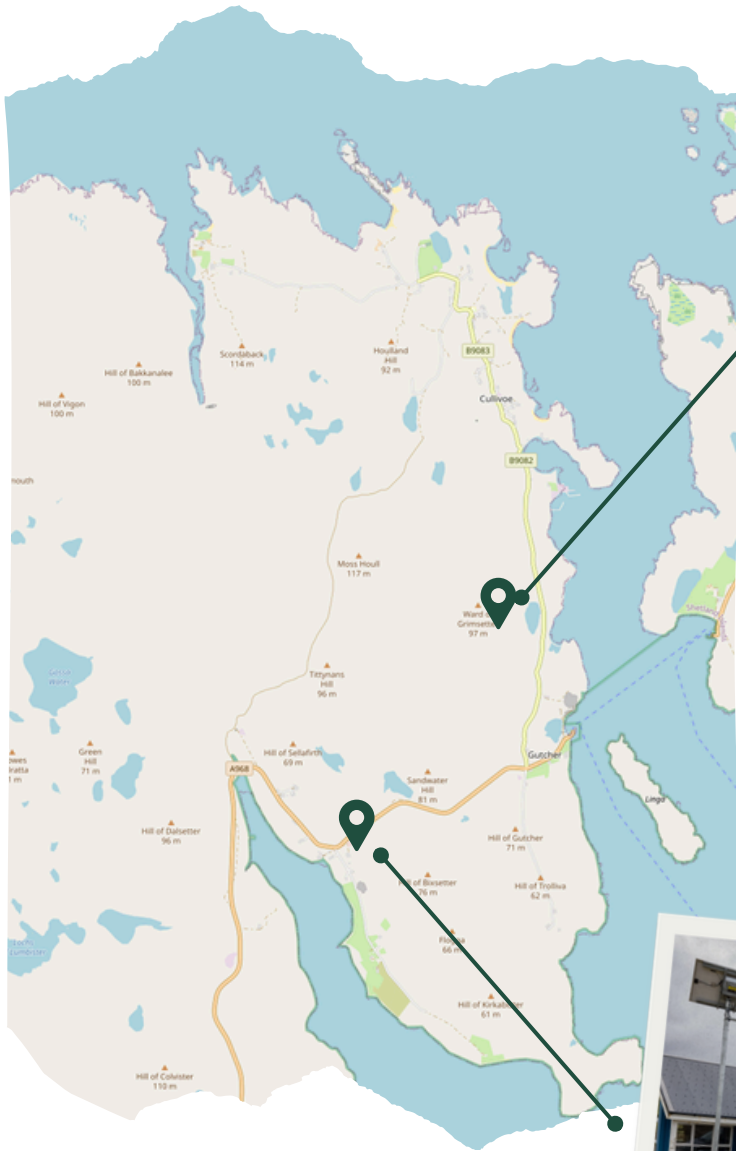
**“We are lucky to have Garth. It is a wonderful community asset. However work is required to ensure warm energy efficient homes. It is also ironic that our island will be home to large scale renewable developments yet the prices we pay for energy are so high.”**”

Energy costs are a significant drain on household income in North Yell, with residents paying significantly higher prices for electricity than the Scottish or indeed Shetland average. This is in part due to lower energy efficiency ratings in North Yell which are impacted by an aged and largely inefficient housing stock. Increased energy efficiency and retrofit projects are required. Our aspiration therefore is to upgrade existing housing with renewables, insulation, and smart tech for a greener future and reduced energy costs.

Community buildings and facilities also require to become more energy efficient, and whilst some progress has been made on this, most notably in terms of air source heating, our ambition is for all community buildings to obtain carbon neutral status, as has been achieved at our community hub in Sellaforth. Solar PV has been identified as a potential energy efficiency measure for the community shop.

Garth is currently trialling a licence exempt supply scheme to businesses through a national provider. If this proves successful, our aspiration is to provide electricity directly to consumers within our area if/when this becomes permissible. We believe this is the best way to bring direct relief to residents in terms of excessive electricity bills.





## Garth Wind

The site of Garth Wind should be reserved for current and future community energy developments.



## North Yell House

North Yell House is a carbon neutral community hub and can work as the blueprint for other community buildings.



Solar panels and air source heating at North Yell House



# PRIORITY 6

# HERITAGE

We are very proud of culture and heritage of North Yell. The aim of our community is to sustain and develop this both in terms of built heritage and through digital means.

Community members were fully opposed to development at all 3 heritage sites included in the place plan consultation. These being the...

Gloup Memorial  
Blee Hut  
Moarfield Mill

This does not however include development of car parking at the Gloup Memorial nor interpretation panels at each of these sites, which are supported.

The North Yell Culture and Heritage Group are currently in the process of taking these sites into community ownership, in order to preserve and sustain them as community assets and improve knowledge, understanding and interpretation of their significance.

This will include digital materials produced and stored at the Sellafirth community hub.

## Our priorities:

Gloup Memorial

Blee Hut

Moarfield Mill

Development of our built heritage

Development of our digital heritage

Heritage Tourism

North Yell Local Place Plan • Community comment

**“We hae tae mak sure  
dat wir past is dere  
fur wir bairns tae  
keen about.”**

Tourism is an area of the North Yell economy, which is underdeveloped, including heritage tourism. An aspiration of our community is therefore to develop high-quality bilingual (English and Shaetlan) ... signage

interpretation panels including digital interpretation e.g. through QR codes.

heritage trails e.g.

- fishing
- crofting
- archaeology
- Cullivoe up Helly aa
- coastal and scenic walks



**The North Yell Culture and Heritage Group are in the process of taking ownership of the land around the Memorial and Blee Hut.**

**In their recent consultation the majority of people were in favour of heritage developments at the site including more interpretation and a car park.**

### **The Gloop Memorial and Blee Hut**

Land here should be used for further interpretation and development of our built heritage

### **Coastal paths and heritage walk**

Land along the coastal paths should be used for further development of public walking routes and the development of a tourist heritage walking route.

### **Moarfield Mill**

The Moarfield Mill area is an area of historical significance and should be preserved for Culture and Heritage Development

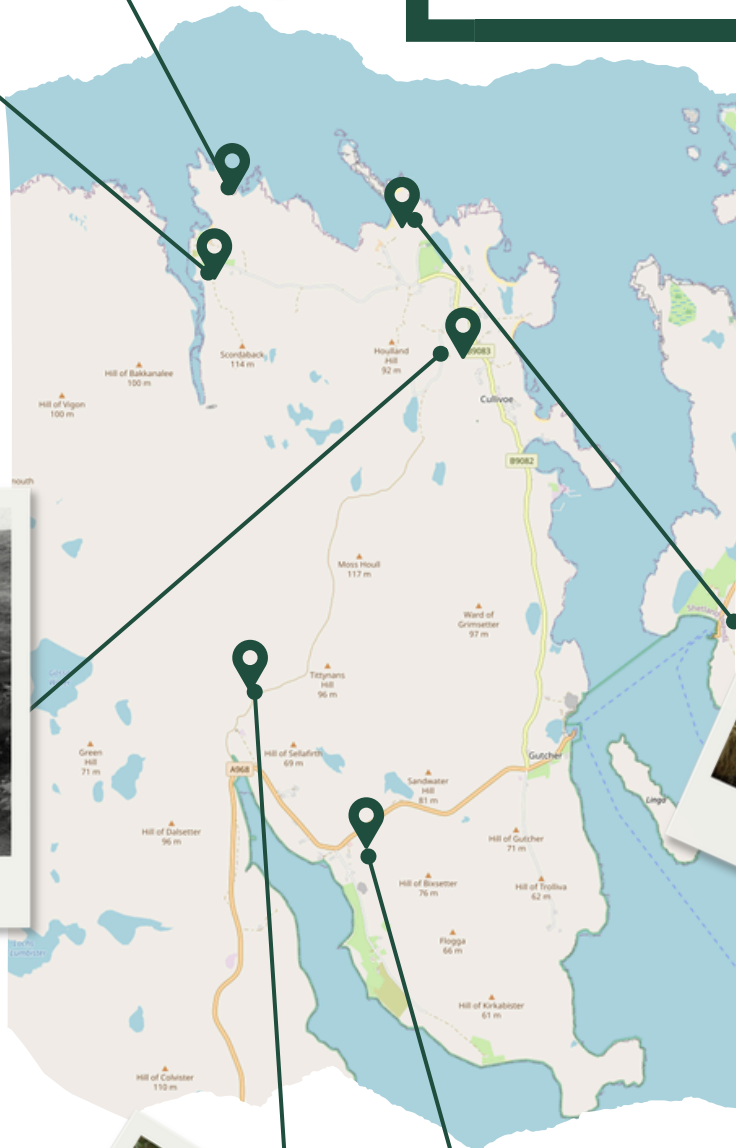
### **Heatherdale**

Heatherdale is an important heritage site and community woodland and should be protected from development .

**"The heritage of the area is important and should be preserved."**

### **Digital Heritage Archive**

North Yell House is the site of the North Yell Digital Heritage Archive.





# PRIORITY 7

# CONNECTIVITY

Connectivity impacts our community in a number of ways, relating to transport, energy and communications.

As previously stated, subsea tunnels are the primary transport priority for North Yell, but they are also vital in terms of connectivity. Unfettered 24-hour access to the mainland will not only unlock significant economic and social potential but will also give emergency services greater and faster access to and from our community. This is a priority for our residents.

Resilience hubs have been established at both the Cullivoe and Sellafirth halls. These are equipped to come into operation during events such as extreme weather and/or communications blackout. Both are equipped with generators and essential supplies. They also have CB radios to contact emergency services when all other means of communication have failed. It is proposed that communication resilience could be strengthened at these hubs, through installing Starlink, which should operate once the generator is initialised.

Other than SIC premises fibre has not, and as far as we are aware will not, be installed to Cullivoe nor Gloop until the new road to the harbour is complete. It is a demand from our community that this is initiated as soon as the road is finished.

**Our priorities:**  
**Subsea Tunnels**  
**Fibre to Cullivoe**  
**Resilience hubs**  
**Resilience of our electricity network**  
**Resilience of our communications network**



Sellafirth Hall generator





# PRIORITY 8

# ENVIRONMENT

Protecting and enhancing our natural environment is of great significant to North Yell, including Breckon beach. The beach is currently accredited through Keep Scotland Beautiful. Scotland's Beach Awards are the benchmark for quality, celebrating clean beaches that are well managed for people and nature. This is an award that our community are keen to see continue.

The Sands of Breckon is a white sand beach, which has the largest area of shell sand dune and dune grassland in Shetland. This beautiful beach is sheltered from the prevailing southwesterly winds and provides a wonderful view of the sunset over the Atlantic Ocean. Traces of Viking and pre-Viking settlements can be found around the beach.

Being an area of such outstanding natural beauty attracts a large number of visitors, which while welcome, can also bring issues such as littering and overnighting of caravans. Similar issues are currently also experienced at the Cullivoe Cemetary.

It is hoped that caravan issues in these areas will be reduced/eliminated through development of the caravan park at the North Yell Marina. Adequate provision of litter bins, appropriate signage and interpretaion panels are also required.



Sands of Breckon

Further priorities include carbon reduction through the protection and creation of woodland, such as at Heatherdale. Tree planting is an activity the community are keen to pursue with a suggestion of a “Jarls Wood” to be created in Cullivoe.

Community growing areas have been created in both Cullivoe and Sellafirth to work towards the community’s aspiration to reduce food miles and support local food production. Further development of these and/or additional sites is supported.

Preserving and enhancing green spaces and peatland are also concerns held by the community. NYDC commissioned a Satellite and UAS Remote Sensing Classification and Carbon Audit for Peatlands and Grasslands in Yell as part of the Carbon Neutral Islands project, and would be supportive of measures to sustain, preserve or restore natural habitat in our area.

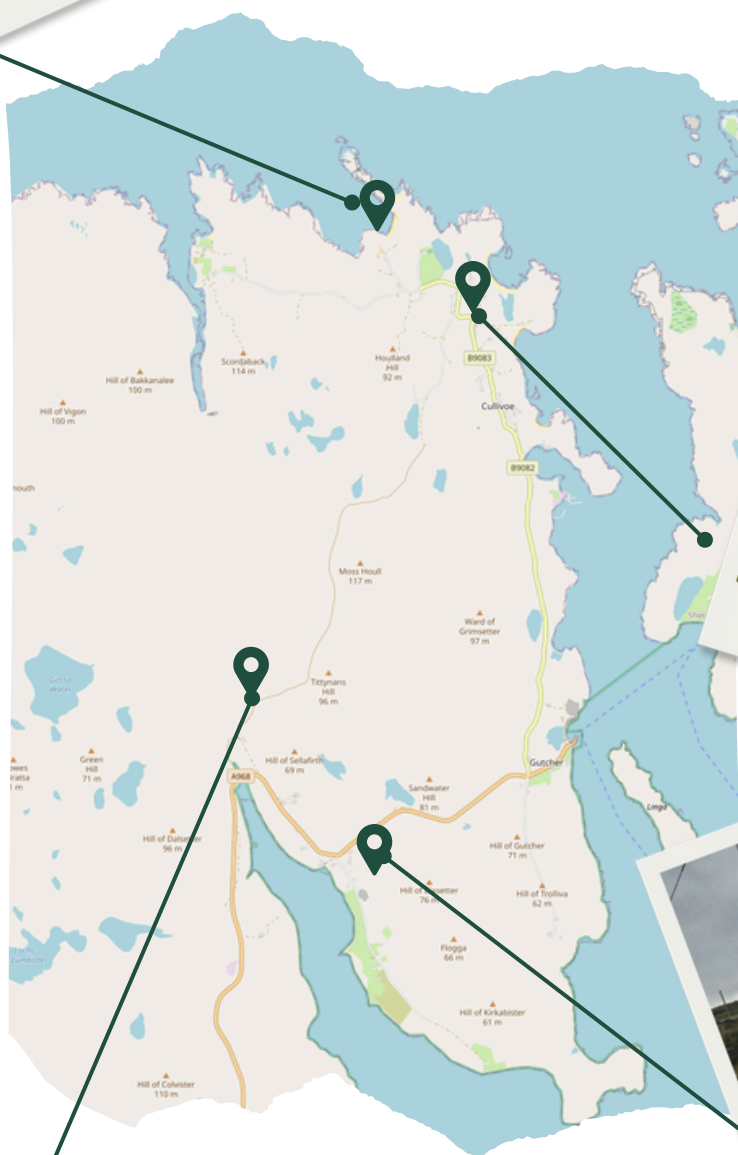
**Our priorities**  
**Breckon Beach**  
**Heatherdale**  
**Green spaces**  
**Tree Planting**  
**Community Growing**  
**Peatlands**



## Breckon Sands

Breckon should be protected as an area of natural beauty and an area of historical significance.

“a percentage of land  
should be reserved for  
enhanced nature  
including tree planting  
and peat restoration”



## Community Growing

The Cullivoe Community Growing Area and Sellafirth Growing Area should be protected as a site for growing projects.



## Heatherdale

Heatherdale is an important heritage site and community woodland and should be protected from development.

“Heatherdale is a heritage site that needs to be preserved”





# NEXT STEPS

Wir place plan sets out an ambitious vision for the future of North Yell, created by wis dat bide dere.

There has been extensive consultation, ensuring voices from all sectors of the community have been heard, in order to properly reflect development priorities and aspiration. Thereby ensuring this document is a route map for a connected growing inclusive community forged through our principles of enterprise initiative and self-help.

Going forward the success of this plan relies on continued collaboration and support from stakeholders both within and out with North Yell, including NYDC and other community groups, businesses and individuals, YCC and the SIC. Working together, we can turn these proposals and aspirations into tangible developments that will benefit current and future generations.

As a community we will focus on ensuring North Yell remains a vibrant and welcoming place to live, work, and visit. We will do this through increased housing provision; improved infrastructure, connectivity and community facilities; encouraging industrial and service development; sustaining and developing our rich cultural, heritage and environmental assets, and promoting sustainable development throughout.

In addition, we will, in partnership with our neighbours in the North Isles, actively seek to harness the opportunities of 'community benefits' and other opportunities arising from current and future major development and projects, ensuring these benefits are reinvested into the local community to support sustainable growth and enhance the quality of life for residents.

This is a living document which will evolve as new challenges and opportunities arise. North Yell has already shown its entrepreneurial spirit and sheer determination, and we are confident that we can realise our vision and secure a prosperous and sustainable future for all.



Sellafirth



Musicians playing in the Cullivoe Hall



An aerial photograph of a rural landscape in North Yell. The scene shows a winding road through green fields. In the foreground, there are several large, white, arched structures, likely greenhouses or polytunnels. Further back, there are several buildings, including a large, light-colored house and some smaller structures. A black car is visible on the road. In the background, a body of water is visible under a cloudy sky.

**WIR AA BLYDE  
TAE BIDE IN  
NORT YELL**

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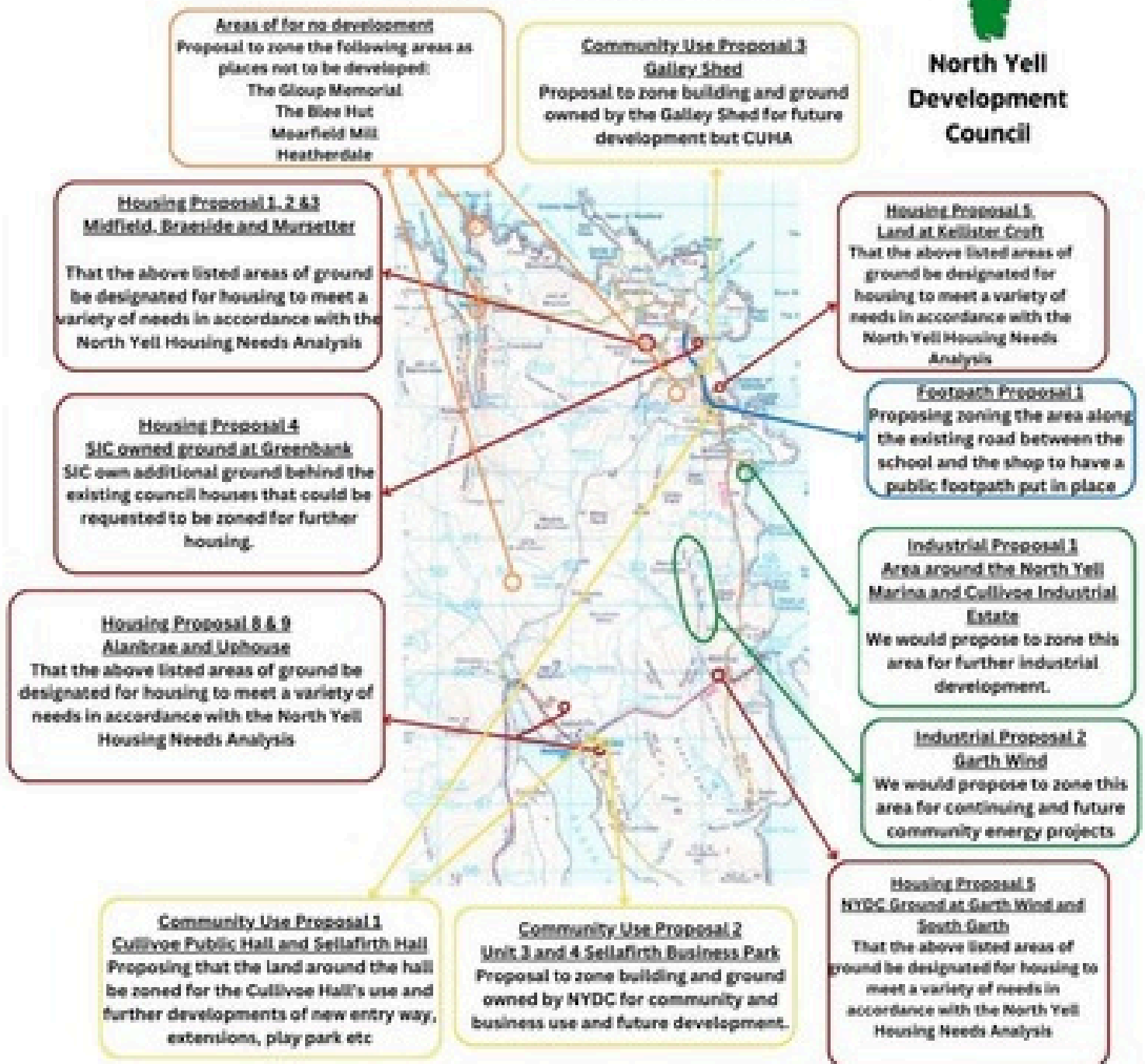
# APPENDIX 1

## DEVELOPMENT MAP

### North Yell Local Place Plan Proposals



**North Yell  
Development  
Council**



Map for illustration purposes only and show an approximation of the areas discussed

This was the development map used for the initial consultation, when a supplemental consultation was done on further house sites and heatherdale a traditional questionnaire style survey was used

# APPENDIX 1

## BAIRNS CONSULTATION

### North Yell Primary Bairns Consultation

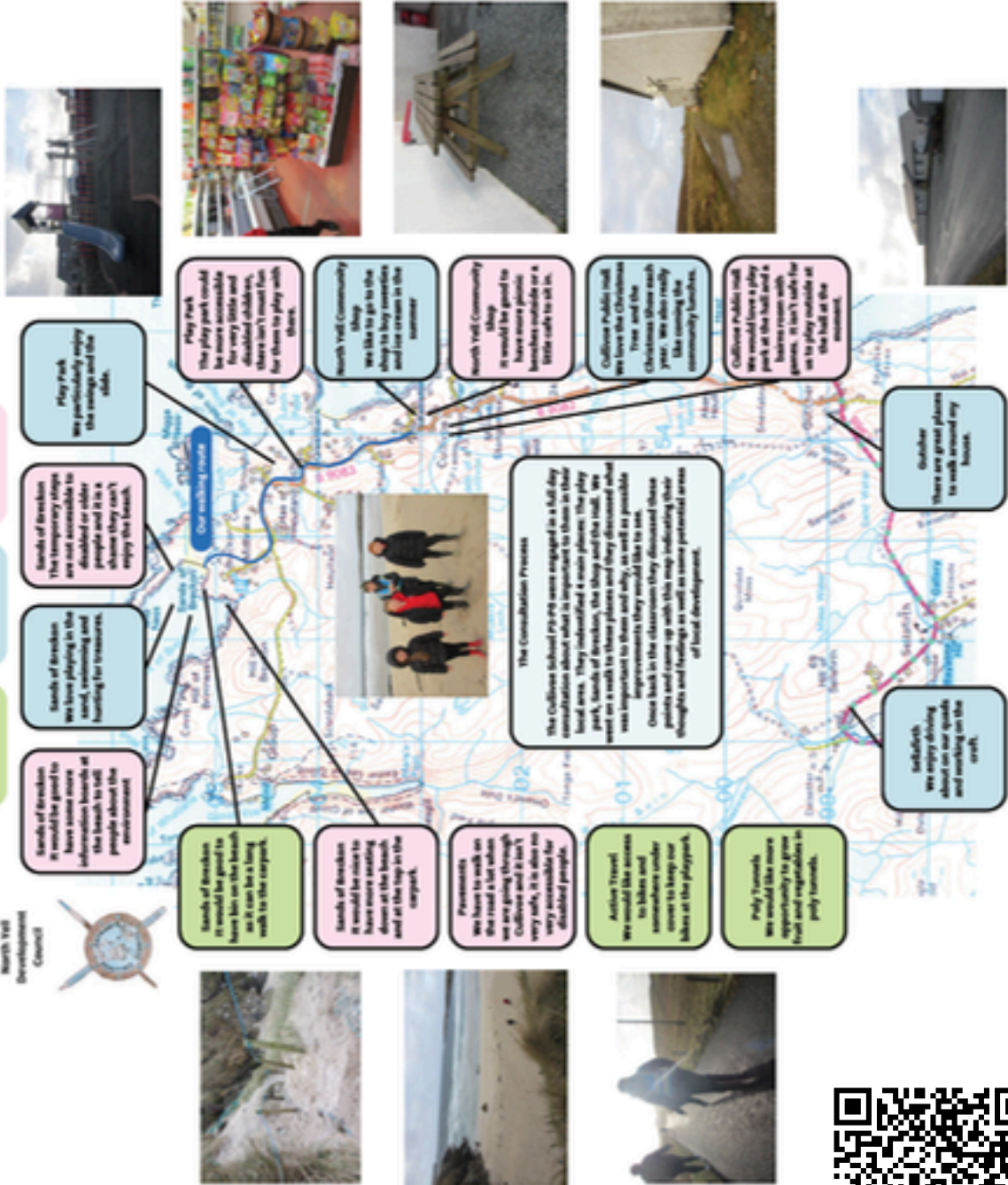


2024/2025

Projects & Improvements

Things that are important to us

Environmental Comments



Scan for larger version



# APPENDIX 2

## POLICY ALIGNMENT TABLE

| Priority Number       | Regard to NPF4                                                                                                               | Regard to LDP                                                                                              | Regard to SPP                             |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>1 Housing</b>      | Policy 14 – Design, Quality & Place<br>Policy 16 – Quality Homes<br>Policy 17 – Rural Homes                                  | H1 – Effective Land Supply<br>H3 – Housing Development<br>H4 – Affordable Housing                          | Participation<br>People<br>Place<br>Money |
| <b>2 Community</b>    | Policy 1 – Tackling the Climate & Nature Crises<br>Policy 2 – Climate Mitigation & Adaptation<br>Policy 4 - Natural places   | CF1 – Community Facilities & Services (inc education)<br>CF2 – Open Space<br>GP1 – Sustainable             | Participation<br>People<br>Place<br>Money |
| <b>3 Transport</b>    | Policy 13 – Sustainable Transport<br>Policy 14 – Design, Quality & Place<br>Policy 15 – Local living*                        | TRANS1 – Integrated Transport<br>TRANS2 – Inter-Island Links<br>TRANS3 – Access and                        | Participation<br>Place<br>People<br>Money |
| <b>4 Industry</b>     | Policy 26 - Business and industry<br>Policy 28 - Retail<br>Policy 29 - Rural development                                     | ED1 Support for Business and Industry<br>ED2 Commercial and Business Developments<br>GP1 – Sustainable     | Place<br>People<br>Money                  |
| <b>5 Energy</b>       | Policy 1 – Tackling the Climate & Nature Crises<br>Policy 2 – Climate Mitigation & Adaptation;<br>Policy 11 – Energy         | RE1 – Renewable Energy<br>NH1 – Natural Heritage<br>GP1 – Sustainable Development                          | Participation<br>People<br>Place<br>Money |
| <b>6 Heritage</b>     | Policy 7 – Historic Assets & Places<br>Policy 14 – Design, Quality & Place<br>Policy 25 - Community                          | HE1 – Historic Environment<br>HE2 Listed Buildings<br>HE4 Archaeology<br>CF1 – Community                   | Participation<br>People<br>Place<br>Money |
| <b>7 Connectivity</b> | Policy 2 - Climate mitigation and adaptation<br>Policy 13 - Sustainable transport<br>Policy 15 – Local living*               | TRANS2 Inter-Island Links<br>CF1 – Community Facilities & Services (inc education)<br>GP1 – Sustainable    | Participation<br>People<br>Place          |
| <b>8 Environment</b>  | Policy 1 - Tackling the climate and nature crises<br>Policy 2 - Climate mitigation and adaptation<br>Policy 3 - Biodiversity | NH1 International and National Designations<br>NH2 Protected Species<br>NH3 Furthering the Conservation of | Participation<br>People<br>Place          |

\* See p14 regarding 20 minute neighbourhoods being unsuited to communities such as ours.