

Shetland



Housing Land Audit 2017/18

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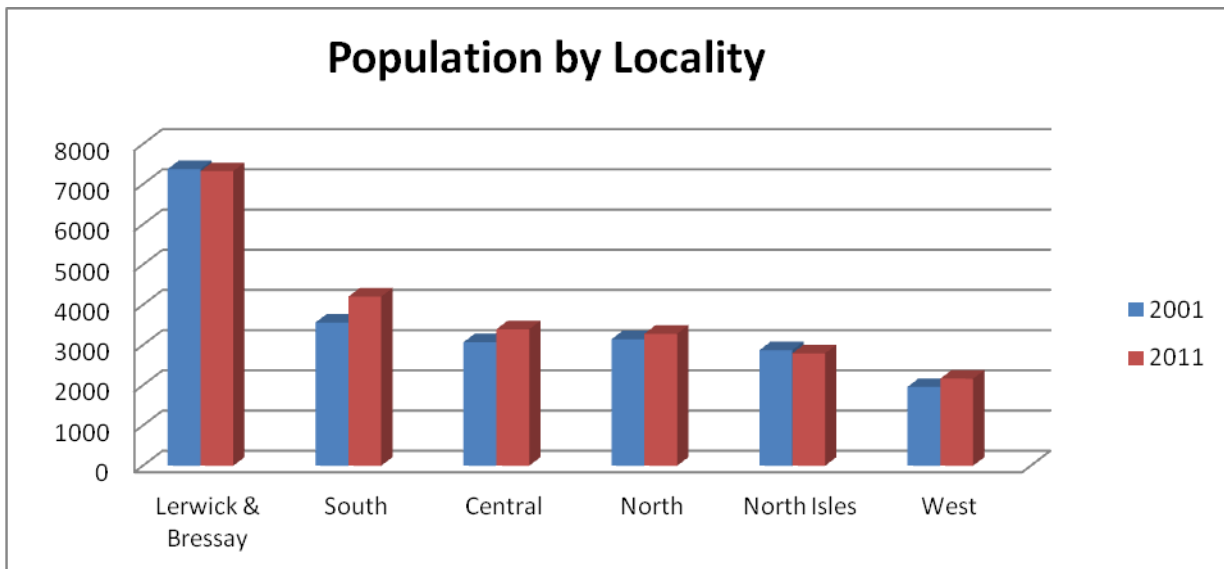
Introduction

The Housing Land Audit (HLA) has been carried out as per the requirements of Scottish Planning Policy and Planning Advice Note 2/2010, which states: “Scottish Planning Policy (SPP) requires that a five year ongoing effective land supply is available to meet the identified housing land requirements. Planning authorities should therefore carry out regular monitoring of housing completions and the progress of sites through the planning process”

It is the intention of the Planning Service that the HLA is updated on an annual basis. The HLA details the number of housing completions and progress of sites through the planning process and demonstrates that there is adequate supply of land for housing across the Isles for the next 5 years.

Population

Shetland has had a relatively static population over the past 30 years fluctuating slightly between a low of 22,768 in 1981 and a high of 23,167 in 2011. Between 2001 and 2011 the population increased by 1179, the distribution of population and changes are shown in the table below.



Source: SIC Housing

Methodology

The data for the Audit has been collated as part of the monitoring of the Shetland Local Development Plan 2014 (LDP) and in accordance with Scottish Planning Policy.

Completions

Housing completion data is recorded quarterly for statistical returns. For this Audit the data recorded has been broken down into the following categories:

- Private housing (development by individuals or companies for private occupancy). This can be through owner/occupation or private rent.
- Affordable housing (developments by the SIC Housing Department and Hjaltland Housing Association).
- Completions for individual units.
- Number of applications submitted/units completed for 2 or more units.
- Conversions.
- New builds.

Planning Permissions Granted

The data collected regarding planning applications is split into the following three groups reflecting the hierarchy identified within Policies H1, H2 and H3 of the LDP:

- Applications on Sites with Development Potential, as identified in the LDP.
- Applications on Areas of Best Fit, as identified within the LDP.
- Windfall sites.

Localities

In 2004, the Community Planning Board agreed on 6 localities for Shetland. The original boundaries showed Whiteness and Weisdale to be in the West Locality and Gulberwick in the Lerwick & Bressay locality. It was decided by the Community Partnership in 2015 to alter the boundaries to include whole Community Council areas:

Locality	Community Council Areas
Lerwick & Bressay	Lerwick and Bressay
North Isles	Fetlar Unst Yell Skerries Whalsay
Central	Burra & Trondra Scalloway Tingwall, Whiteness & Weisdale
North	Delting Nesting & Lunnasting Northmaven
South	Dunrossness Gulberwick, Quarff & Cunningsburgh Sandwick
West	Sandness & Walls Sandsting & Aithsting

Summary of Findings

The LDP became the settled view of the Council in October 2012 and was adopted in September 2014. Our monitoring period for planning applications and completions covers the financial year from 2013/14 to 2017/18.

In the 5yr recording period 2013/14-2017/18:

- 432 houses have been completed averaging 86 units per year.
- 88% of completions were for new builds and 12% for conversions.
- 57% of new builds were for private housing and 43% for affordable housing.
- Lerwick & Bressay had most completions with 182 units followed by the Central Mainland with 85 and the North Mainland with 68.
- 579 housing units were approved planning permission averaging 115 units per year.
- 25% of housing approvals have been on Sites with Development Potential.
- 24% of housing approvals have been on an Area of Best Fit.
- 51% of housing approvals have been on windfall sites.

In the 2017/18 period:

- There were 102 completions, the highest level since 2014/15 (105).
- 78% of completions were for new builds and 22% were for conversions.
- 65 (64%) completions were for private housing and 37 (36%) were for affordable housing.
- The level of private house completions (65 units) was at its highest in the last 5 years.
- 103 housing units were approved. This is the lowest amount of approvals in the last 5 years, with the exception of 2014/15 (101 units approved).
- Of the 103 units approved the greatest number of approvals were in the South Mainland and Central Mainland (38 in each locality).
- 48% of housing approvals have been on Sites with Development Potential. This is at the highest rate since the LDP was approved.
- 7% of housing approvals have been on an Area of Best Fit
- 45% of housing approvals were on windfall sites

Transient Workers

Between 2014 and 2016 there was an increase in the levels of transient workers in Shetland due to the construction of the new Gas Plant and maintenance at Sullom Voe Terminal. The level of transient workers peaked at 3190 in 2014 (Workers Accommodation in Shetland Report, Highlands & Islands Enterprise). There were approximately 800 workers located at an accommodation block at Sellaness with the majority residing in a purpose built hotel in Brae and barges located in Lerwick and Scalloway.

Since the opening of the Gas Plant in 2016 the levels of transient workers has decreased. The transient work force accommodation demand is currently being met by the accommodation block at Sellaness along with rental properties. At the time of completing the Audit there were no accommodation barges in Shetland.

House Sales

Between 2012 and 2016 the median property sale price has increased in all localities. However, the average sale price has not continuously risen over the 5 year period with all localities experiencing fluctuations.

Median Property Sales Prices (Source: Registers of Scotland, 2016)

	2012	2013	2014	2015	2016
Central Mainland	£ 140,000	£ 150,000	£ 140,000	£ 162,000	£ 150,000
Lerwick & Bressay	£ 125,000	£ 132,728	£ 150,000	£ 160,111	£ 156,928
North Isles	£ 68,000	£ 66,750	£ 60,000	£ 85,000	£ 75,000
North Mainland	£ 102,788	£ 117,500	£ 135,000	£ 131,000	£ 125,000
South Mainland	£ 110,000	£ 131,000	£ 141,750	£ 132,825	£ 165,000
West Mainland	£ 110,000	£ 101,000	£ 142,500	£ 110,000	£ 128,075

Properties Sold (Source: Registers of Scotland, 2016)

	2012	2013	2014	2015	2016
Central Mainland	51	45	48	39	46
Lerwick & Bressay	81	74	75	67	79
North Isles	34	22	30	26	22
North Mainland	30	18	27	44	19
South Mainland	61	37	39	54	45
West Mainland	17	12	16	21	14
Recorded sales	274	208	235	251	225

Housing Completions

House completions are compiled quarterly and are based on the Certificates of Completion issued by the Council's Building Standards Service. Completions for both private and affordable housing (102 units) in the 2017/18 period were at their highest since 2014/15 (105 units). Whilst some of this can be attributed to an increase in multi-unit housing developments being completed in Lerwick (32 completions for affordable units), there has also been an increase in private house completions, with 65 units completed in all of the localities. The private housing completion figure is at its highest level during the 5 year reporting period.

As would be expected, based on the population split of the isles, Lerwick & Bressay continues to be the locality with the highest completion rate. In the 2017/18 period Lerwick also had the highest number of private house completions (26), which included a number of conversions and changes of use. Over the last five years the total number of private house completions has been quite evenly distributed across the localities of Lerwick & Bressay (59), South Mainland (57), North Mainland (48) and Central Mainland (42). Completion rates for private houses have been much lower during this period in the North Isles (22) and West Mainland (18).

Lerwick continues to have the majority of affordable house completions. Of the 186 units completed in the last 5 years, 123 (66%) are located in the Lerwick and Bressay locality. There were no affordable housing completions in the South Mainland, West Mainland or North Isles over the last 5 years.

Completions for All Housing (Private & Affordable Housing)

	2013/2014	2014/2015	2015/2016	2016/2017	2017/18	TOTAL
South Mainland	10	11	15	9	12	57
Lerwick & Bressay	25	24	34	41	58	182
Central Mainland	22	34	6	10	13	85
West Mainland	3	4	6	4	1	18
North Mainland	13	28	6	6	15	68
North Isles	3	4	2	10	3	22
TOTAL	76	105	69	80	102	432

Completions for Private Housing

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	TOTAL
South Mainland	10	11	15	9	12	57
Lerwick & Bressay	3	7	8	15	26	59
Central Mainland	8	8	6	10	10	42
West Mainland	3	4	6	4	1	18
North Mainland	5	18	6	6	13	48
North Isles	3	4	2	10	3	22
TOTAL	32	52	43	54	65	246

Completions for Affordable Housing

	2013/2014	2014/2015	2015/2016	2016/2017	2017/18	TOTAL
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	22	17	26	26	32	123
Central Mainland	14	26	0	0	3	43
West Mainland	0	0	0	0	0	0
North Mainland	8	10	0	0	2	20
North Isles	0	0	0	0	0	0
TOTAL	44	53	26	26	37	186

Completions for Individual Units - Private Housing

It can be seen from the information below that all of the individual completions in Shetland are for private housing. 2017/18 had the highest number of completions for individual units in the 5-year reporting period.

There have been no individual completions for affordable housing units over the last 5 years. This reflects the affordable housing market in Shetland where the Council and Hjaltland Housing Association are the only registered social landlords. Additionally, the Council does not have an affordable housing contribution policy, meaning that private house developers are not required to provide a percentage of affordable housing or a contribution towards affordable housing.

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	TOTAL
South Mainland	10	10	10	8	12	50
Lerwick & Bressay	1	2	7	1	11	22
Central Mainland	3	5	6	8	10	32
West Mainland	3	4	6	4	1	18
North Mainland	5	8	6	6	13	38
North Isles	3	4	2	8	3	20
TOTAL	25	33	37	35	50	180

Completions for Individual Units - Affordable Housing

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	TOTAL
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	0	0	0	0	0	0
Central Mainland	0	0	0	0	0	0
West Mainland	0	0	0	0	0	0
North Mainland	0	0	0	0	0	0
North Isles	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

Over the last 5 years 57% (236) of the 416 completions have been for multi-unit schemes including new builds and conversions. 72% of these multi-unit completions were for affordable housing (170 units), which reflects the fact that the Hjaltland Housing Association is building the larger housing schemes. Of the 66 private house multi-unit completions over half, 37 (56%), have been in the Lerwick & Bressay locality.

Total number of applications submitted and units completed for: 2 or More Units

	2013/2014		2014/2015		2015/2016		2016/17		2017/18		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	0	0	0	1	0	5	1	1	0	0	1	7
Lerwick & Bressay	2	24	0	30	0	19	4	40	5	47	11	160
Central Mainland	1	5	0	27	0	0	1	2	0	3	2	37
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	1	8	0	20	0	0	0	0	1	2	2	30
North Isles	0	0	0	0	0	0	1	2	0	0	1	2
TOTAL	4	37	0	78	0	24	7	45	6	52	17	236

Number of applications submitted and units completed for: 2 or More Units (affordable housing)

	2013/2014		2014/2015		2015/2016		2016/17		2017/18		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	0	0	0	0	0	0	0	0	0	0	0	0
Lerwick & Bressay	1	22	0	17	0	26	2	26	2	32	5	123
Central Mainland	0	0	0	26	0	0	0	0	0	3	0	29
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	1	8	0	10	0	0	0	0	1	2	2	20
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2	30	0	53	0	26	2	26	3	37	7	172

Number of applications submitted and units completed for: 2 or More Units (private housing)

	2013/2014		2014/2015		2015/2016		2016/17		2017/18		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	0	0	0	1	0	5	1	1	0	0	1	7
Lerwick & Bressay	1	2	0	5	0	1	2	14	3	15	6	37
Central Mainland	1	5	0	3	0	0	1	2	0	0	2	10
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	0	0	0	10	0	0	0	0	0	0	0	10
North Isles	0	0	0	0	0	0	1	2	0	0	1	2
TOTAL	2	7	0	19	0	6	5	19	3	15	10	66

Number of applications submitted and units completed for: Conversions

	2013/2014		2014/2015		2015/2016		2016/17		2017/18		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	0	0	0	0	0	0	0	0	0	0	0	0
Lerwick & Bressay	0	2	2	21	1	2	0	0	5	17	8	42
Central Mainland	0	0	1	3	0	0	0	0	2	4	3	7
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	0	0	0	0	0	0	0	0	1	2	1	2
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	2	3	24	1	2	0	0	8	23	12	51

Number of applications submitted and units granted for New Dwellings

	2013/2014		2014/2015		2015/2016		2016/17		2017/18		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	10	10	11	11	11	15	9	9	11	12	52	57
Lerwick & Bressay	2	23	4	11	7	24	4	41	6	41	23	140
Central Mainland	4	8	7	29	6	6	7	8	9	9	33	60
West Mainland	3	3	4	4	6	6	6	6	1	1	20	20
North Mainland	6	13	12	28	6	6	6	6	11	13	41	66
North Isles	3	3	4	4	2	2	9	10	3	3	21	22
TOTAL	28	60	42	87	38	59	41	80	41	79	190	365

Housing Approvals

Total Number of Units Approved

579 units were approved/granted planning permission during the 5 year reporting period. This figure is calculated by combining the units approved on Sites with Development Potential (SWDP), Areas of Best Fit (AoBF) and Windfall (590 in total), and then subtracting the approvals that lie within both SWDP and AoBF (11).

There were 103 approvals in the 2017/18 period. This is the lowest number since 2014/15 when 101 units were approved. The highest number of approvals was in 2016/17 (141 units).

	2013/2014	2014/15	2015/16	2016/17	2017/18	Total
South Mainland	45	31	24	37	38	175
Lerwick & Bressay	14	9	47	42	8	120
Central Mainland	25	21	14	38	38	136
West Mainland	6	13	2	5	5	31
North Mainland	16	19	24	14	10	83
North Isles	6	8	11	5	4	34
TOTAL	112	101	122	141	103	579

Permissions Granted on SWDP (units)

Over the last 5 years, 148 units have been approved on sites identified in the Local Development as SWDP. Sites with Development Potential were submitted by landowners and developers at the Call for Sites stage of our current Local Development Plan during 2010 to 2012.

It can be seen that during 2017/18 a total of 50 units were granted planning permission on SWDP. This is the highest number of sites approved since the Local Development Plan was adopted in September 2014. The highest number of approvals was in the Central Mainland locality (27 units), which included the approval of 26 affordable housing units at Strand in Tingwall (LDP site CL003).

Over the 5 year reporting period the highest number of approvals have been in the Central Mainland (56), South Mainland (46) and Lerwick and Bressay (24) localities.

	2013/2014	2014/15	2015/16	2016/17	2017/18	Total
South Mainland	16	1	1	8	20	46
Lerwick & Bressay	0	0	23	0	1	24
Central Mainland	9	0	2	18	27	56
West Mainland	1	8	0	0	0	9
North Mainland	3	1	5	2	2	13
North Isles	0	0	0	0	0	0
TOTAL	29	10	31	28	50	148

Permissions Granted on AOBF (units)

The Local Development Plan has identified 8 AOBF across Shetland. These are located in the following localities:

- North Isles – Baltasound, Mid Yell and Symbister.
- North Mainland – Brae
- West Mainland – Aith
- Central Mainland – Scalloway
- Lerwick & Bressay – Lerwick
- South Mainland – Sandwick

Over the last 5 years 140 units have been approved on Areas of Best Fit. The majority of approvals have been in Lerwick, which can be expected due to its size and the area covered. It is interesting to note that during the last 2 years there have been no approvals in the AOBF of Aith, Brae, Baltasound, Mid Yell and Symbister. During the 2017/2018 period the number of approvals were at their lowest in the 5 year reporting period. This can be attributed to the low level of approvals during the year in the Lerwick AOBF. This is predicted to increase over the coming years once the Staneyhill and Knab Masterplans progress to the planning application stage.

	2013/2014	2014/15	2015/16	2016/17	2017/18	Total
South Mainland	0	2	4	3	1	10
Lerwick & Bressay	13	8	26	42	6	95
Central Mainland	1	1	0	4	0	6
West Mainland	1	8	0	0	0	9
North Mainland	2	3	3	0	0	8
North Isles	4	4	4	0	0	12
TOTAL	21	26	37	49	7	140

Permissions Granted on Windfall (units)

Over the last 5 years 140 units have been approved on sites which aren't identified for housing development in the Local Development Plan. These are known as 'windfall' sites. This can mainly be attributed to the high number of applications for single house units and the nature of dispersed housing development in settlements across the localities. The number of windfall approvals has reduced during 2017/18 and is at its lowest total during the 5 year reporting period. It is noted that the overall approvals reduced during this period too.

	2013/2014	2014/15	2015/16	2016/17	2017/18	Total
South Mainland	29	28	19	26	17	119
Lerwick & Bressay	1	1	0	0	1	3
Central Mainland	15	20	12	16	11	74
West Mainland	5	5	2	5	5	22
North Mainland	11	15	16	12	8	62
North Isles	2	4	7	5	4	22
TOTAL	63	73	56	64	46	302

Permissions Granted on both SWDP & AOBF

	2013/2014	2014/15	2015/16	2016/17	2017/18	Total
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	0	0	2	0	0	2
Central Mainland	0	0	0	0	0	0
West Mainland	1	8	0	0	0	9
North Mainland	0	0	0	0	0	0
North Isles	0	0	0	0	0	0
TOTAL	1	8	2	0	0	11

Applications Granted Permission but not yet commenced (as of 28/07/2018)

A number of planning permissions for new housing remain unimplemented each year. The table below contains the data for the last 3 years, as this is the time period that permissions are granted before they expire.

	2015/16	2016/17	2017/18	Total
South Mainland	9	12	24	27
Lerwick & Bressay	4	3	2	12
Central Mainland	5	4	1	13
West Mainland	0	1	2	6
North Mainland	6	2	2	14
North Isles	3	2	0	6
TOTAL	27	24	31	78

Housing Land Supply

Established Housing Land Supply – Sites with Development Potential

The Shetland Local Development Plan does not currently include any allocations, only Sites with Development Potential, which provide less detailed information on number of units per site.

The Planning Service has based its calculations on the number of units likely to be developed per site, on a desk based density calculation where average densities were calculated throughout Shetland. The following figures are the end result:

Lerwick: 18 units per hectare
Areas of Best Fit: 14 units per hectare
Elsewhere: 7 units per hectare

The total area of land available as of 31 March 2018 for development on SWDP as identified in the LDP is 124.99 hectares. Using the desk based density calculations this provides enough land for approximately **1277 housing units**. It should be noted that this figure is based on desk based calculations detailed above, namely:

- Lerwick = 36.57ha remaining @ 18 units per hectare = 658 units
- Elsewhere = 88.42ha remaining @ 7 units per hectare = 619 units

5 Year Housing Supply Target

The 5 year housing supply target is the total number of additional homes (all tenure) that the development plan seeks over the following 5-year period. Under SPP (2014) this is called the housing supply target, although previously this was often referred to as the housing requirement. Shetland's Local Housing Strategy 2011-2016 estimates an overall housing supply target (includes private and affordable housing) of 1230-1420 units over a 10 year period. This equates to 123-142 homes per year.

Using the upper estimate (142 units) the all tenure 5yr housing land supply target is therefore calculated as: 142 units x 5 years = 710 units. The Local Housing Strategy requires that 530 – 721 of these homes should be affordable, giving an affordable housing target of 53-72 per year. The private target is 70 units per year.

Based on completions over the last 5 years it can be seen that there is a shortfall in the number of units required to meet the housing supply target for both private and affordable housing as set out in the Local Housing Strategy.

The Council are currently in the process of producing a revised Housing Needs and Demand Assessment for Shetland, and following this revised Housing Supply Targets will be set out and agreed following consultation on the next Local Housing Strategy.

5yr Housing Supply Target and Completions (2013-18)

Tenure	HST Requirement	Total Completions	Shortfall
Private Housing Units	350	246	104
Affordable Housing Units	360	186	174
All Tenure Units	710	432	278

5 Year Effective Housing Land Supply – Units

Scottish Planning Policy defines the effective housing land supply as “The programming of that part of the established housing land supply which is free or expected to be free of development constraints, and will therefore be available for the construction of housing in the next 5 years. This is influenced by the rate of delivery”.

When specific proposals come in on individual sites the actual densities may vary, due to design, layout and physical limitations affecting individual sites.

Based on returns to the Scottish Government as part of the Planning Performance Framework (PPF), and taking into account the unconstrained land available for development in the next 5 years, this is identified as **1034 units**.

Effective Housing Land Supply – Years

Scottish Planning Policy requires that a minimum of 5 years effective housing land supply is to be available at all times.

Calculation of the 5-year effective housing land supply uses the formula provided below in the Scottish Government’s Planning Performance Framework.

$$\text{Effective Housing Land Supply (years)} = \left(\frac{\text{5-year effective housing land supply (units)}}{\text{5-year housing supply target (units)}} \right) * 5$$

At the time of finalising this year’s Audit the effective housing land supply equates to **7.3 years**. Namely 1034 units/710units x 5 years = 7.3 years.

Sites

Detailed information follows on each of the Sites with Development Potential as an appendix to this Housing Land Audit. It includes a site map as well as information on site area, planning status, estimated development timescales and number of units developed/ approved (if any) on the sites.

Next Steps

This Audit identifies an adequate supply of housing land. It has been informed by the Local Development Plan, including the Action Programme and The Local Housing Strategy (2011-2016).

Our Action Programme was updated and submitted to the Scottish Government in December 2017. The Action Programme forms part of the ongoing monitoring of the adopted Local Development Plan. The Action Programme will be updated annually, with annual questionnaires being sent out to all landowners/developers with sites in the Plan to ensure we have the most up to date status of each site.

The Planning Service is continuing to work closely with the Council's Housing Service and Hjaltland Housing Association to inform the Housing Needs and Demand Assessment (HNDA) update. We are a partner on the Housing Market Partnership and a joint working group with Housing Service to help inform the HNDA process. We also continue to work with Housing Service and Hjaltland Housing Association for the Local Housing Strategy and Strategic Housing Investment Plan.

Work has commenced on the Spatial Strategy for the next Local Development Plan, and the Planning Service launched a Call for Sites in October 2018. Further details of the Call for Site process can be found on our website <http://www.shetland.gov.uk/planning/CallforSites.asp>

Contacts and links to relevant Documents:

SIC Planning Service
Train Shetland
Lerwick
Shetland
ZE1 0PX

Telephone: 01595 744843.

Development.plans@shetland.gov.uk

Shetland Local Development Plan

<http://www.shetland.gov.uk/ldp>

Local Housing Strategy

http://www.shetland.gov.uk/housing/policies_housing_strategy.asp

Shetland Local Development Plan – Action Programme 2017/18

<http://www.shetland.gov.uk/planning/documents/ActionProgramme2018.pdf>

Glossary

Windfall

Development sites that are not identified through forward planning processes (the Local Development Plan) but become available for various ad hoc reasons.

Sites with Development Potential

Sites with Development Potential are sites that have been identified through the 'Call for Sites' process. The sites have been assessed as 'sites with development potential' for housing and mixed use through a consistent site assessment process during the formulation of the LDP 2014.

Area of Best Fit

The Areas of Best Fit (AoBF) have been identified to provide a focus for growth within and adjacent to the largest community in each locality and the large islands in Shetland, whilst recognising the dispersed settlement pattern of Shetland.

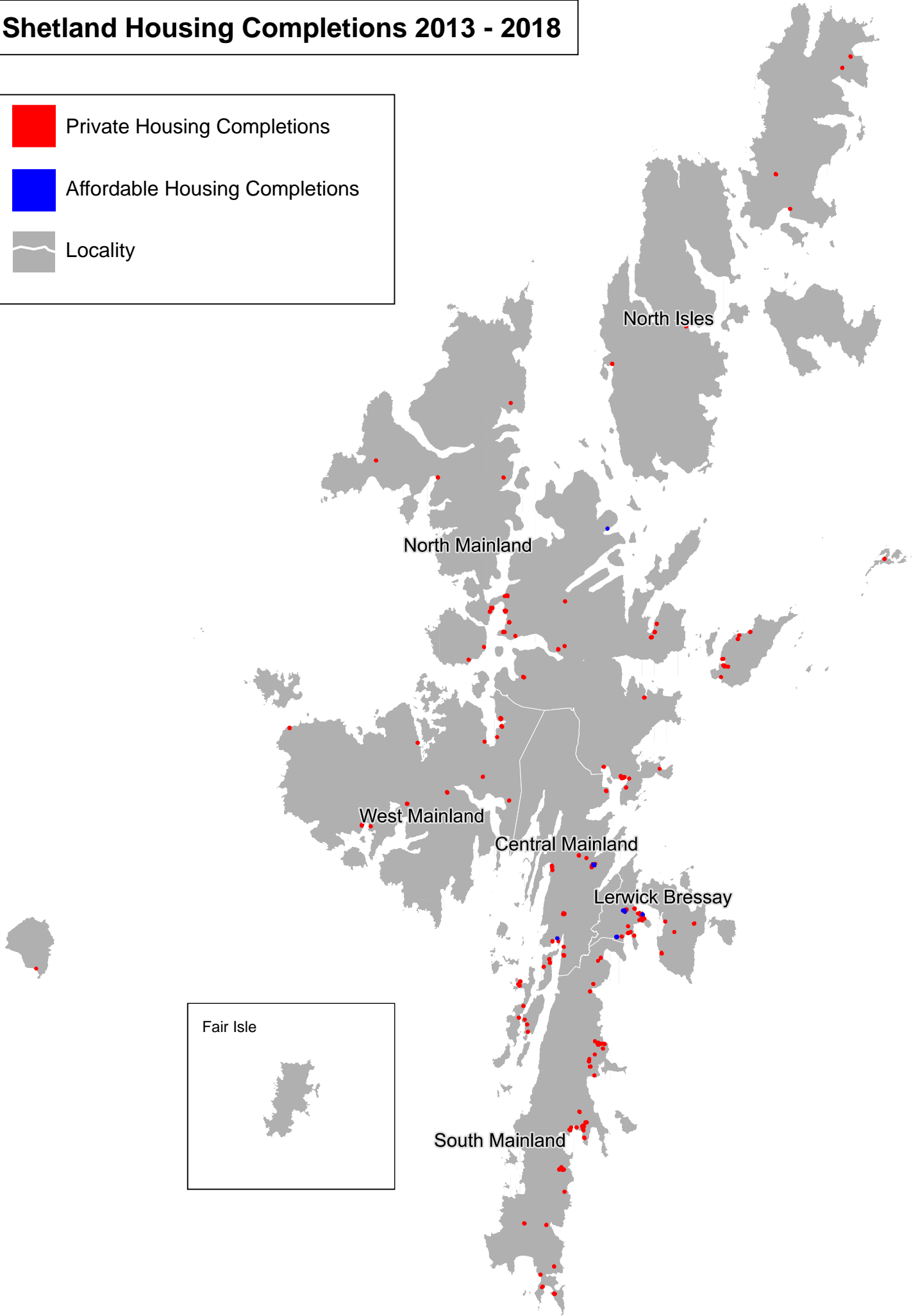
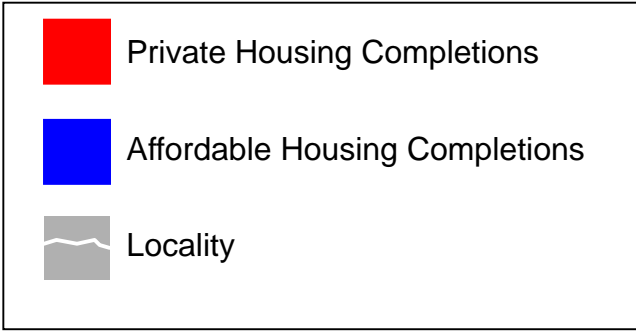
Affordable Housing

Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy. For the monitoring of data we have recorded developments by the SIC Housing Department and Hjaltland Housing Association as affordable.

Private Housing

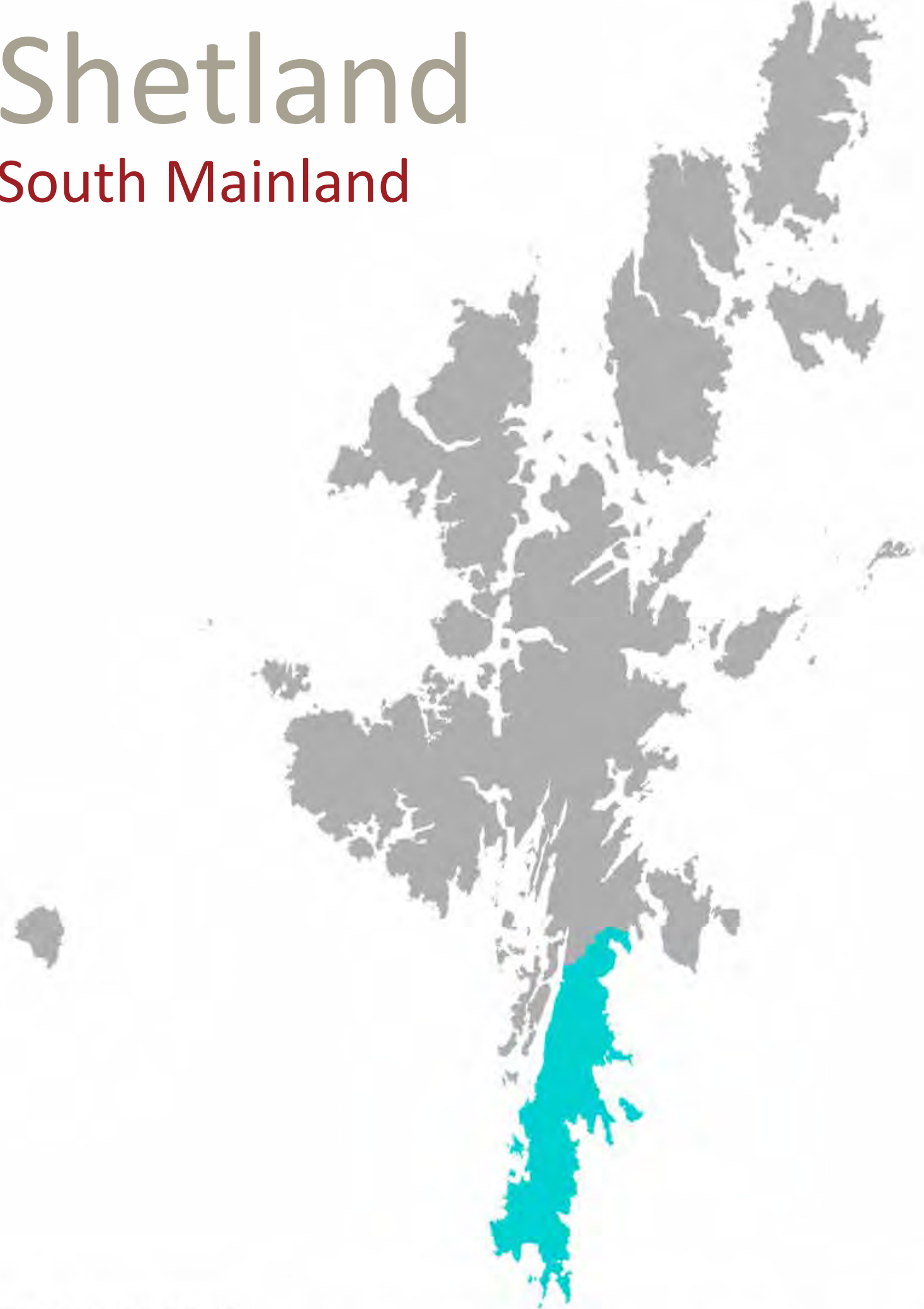
Private housing is development by individuals or companies for private occupancy. This can be through owner/occupation or private rental.

Shetland Housing Completions 2013 - 2018



Shetland

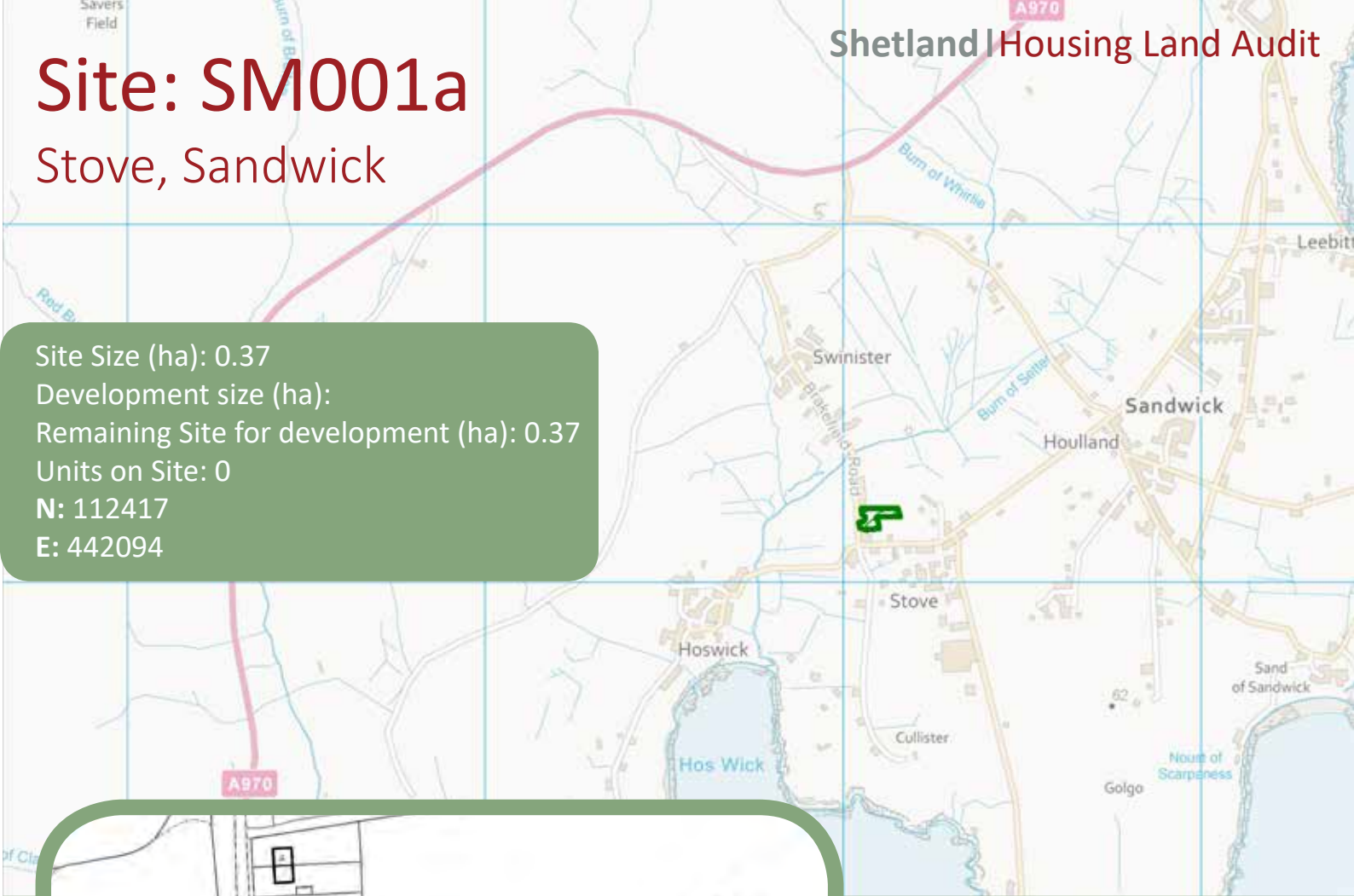
South Mainland



Site: SM001a

Stove, Sandwick

Site Size (ha): 0.37
 Development size (ha):
 Remaining Site for development (ha): 0.37
 Units on Site: 0
 N: 112417
 E: 442094



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term - 10 years plus

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Site: SM001b

Stove, Sandwick

Site Size (ha): 0.03
 Development size (ha):
 Remaining Site for development (ha): 0.05
 Units on Site: 0
 N: 112417
 E: 442094



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term - 10 years plus

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM002

Dalsetter, Dunrossness

Site Size (ha): 2.15
 Development size (ha):
 Remaining Site for development (ha): 2.15
 Units Site: 0
 N: 111553
 E: 440211



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM003

Heathery Park, Gulberwick

Site Size (ha): 2.25
 Development size (ha): 1.11
 Remaining Site for development (ha): 1.14
 Units on Site: 16
 N: 113793
 E: 443770



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM004

Hillside, Gulberwick

Site Size (ha): 0.42
 Development size (ha):
 Remaining Site for development (ha): 0.42
 Units Site: 0
 N: 113842
 E: 444042



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

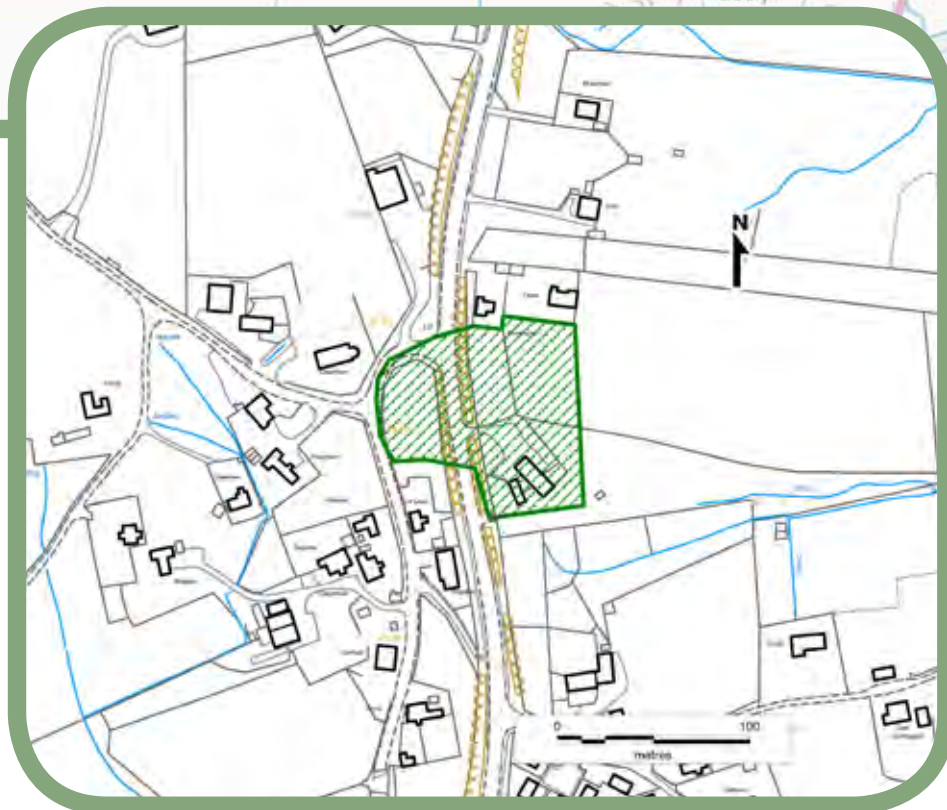


Shetland
Islands Council

Site: SM005

Quee, Cunningsburgh

Site Size (ha): 0.83
 Development size (ha):
 Remaining Site for development (ha): 0.83
 Units on Site: 0
 N: 112862
 E: 443023



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

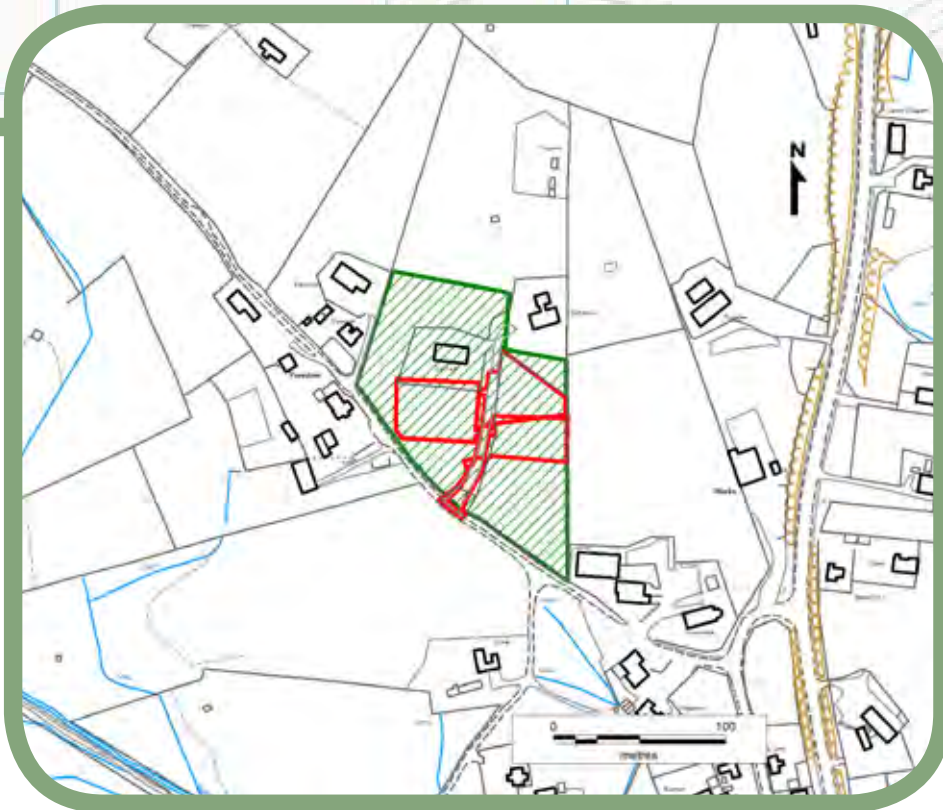
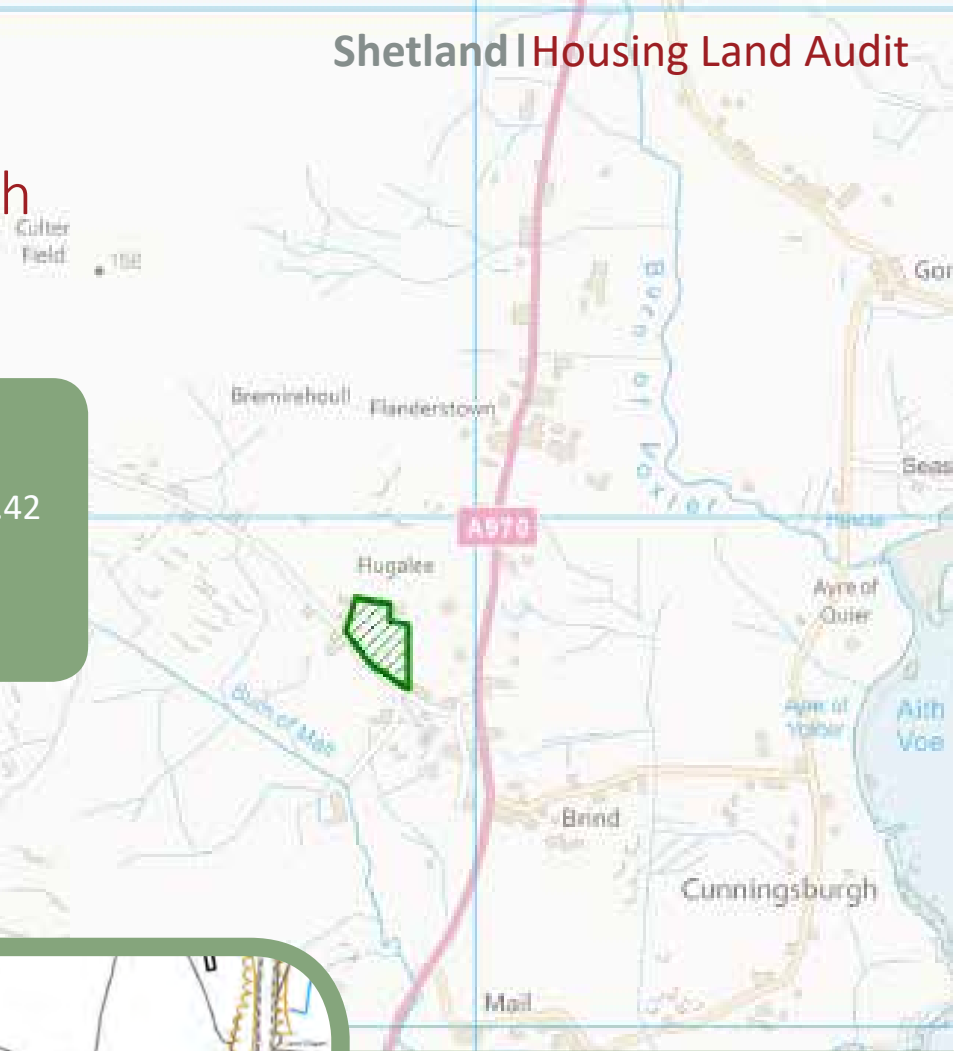


Shetland
Islands Council

Site: SM006

Flugalee, Cunningsburgh

Site Size (ha): 1.33
 Development size (ha): 0.91
 Remaining Site for development (ha): 0.42
 Units Site: 2
 N: 112881
 E: 442809



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

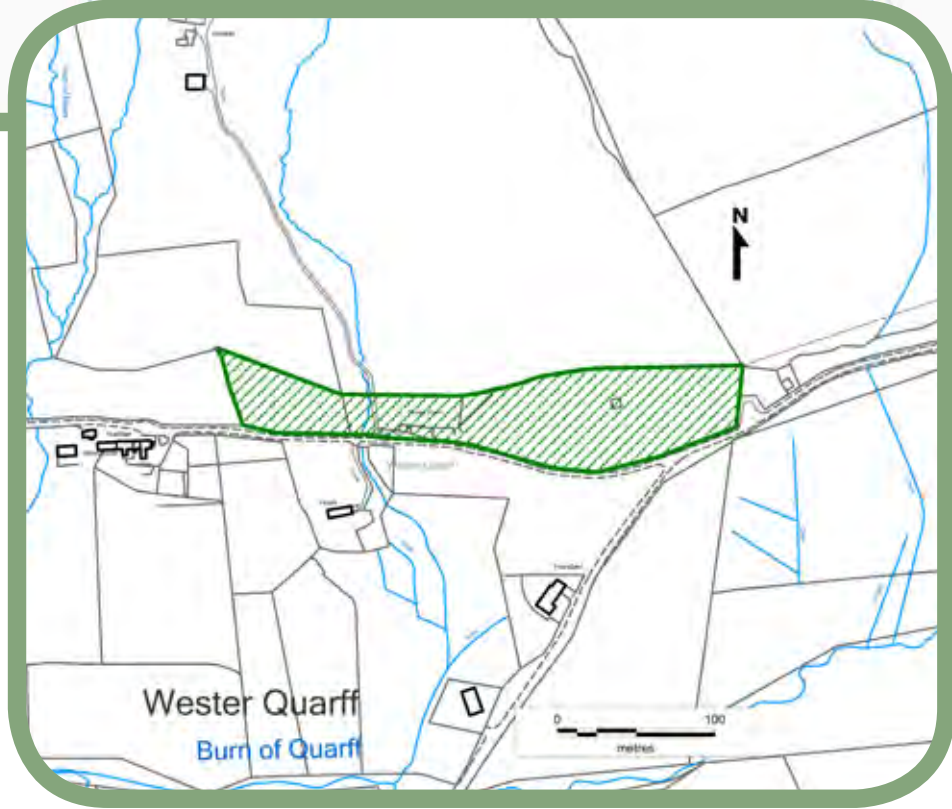


Shetland
Islands Council

Site: SM007

Upswall, Wester Quarff

Site Size (ha): 1.38
 Development size (ha):
 Remaining Site for development (ha): 1.38
 Units on Site: 0
 N: 113516
 E: 441272



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

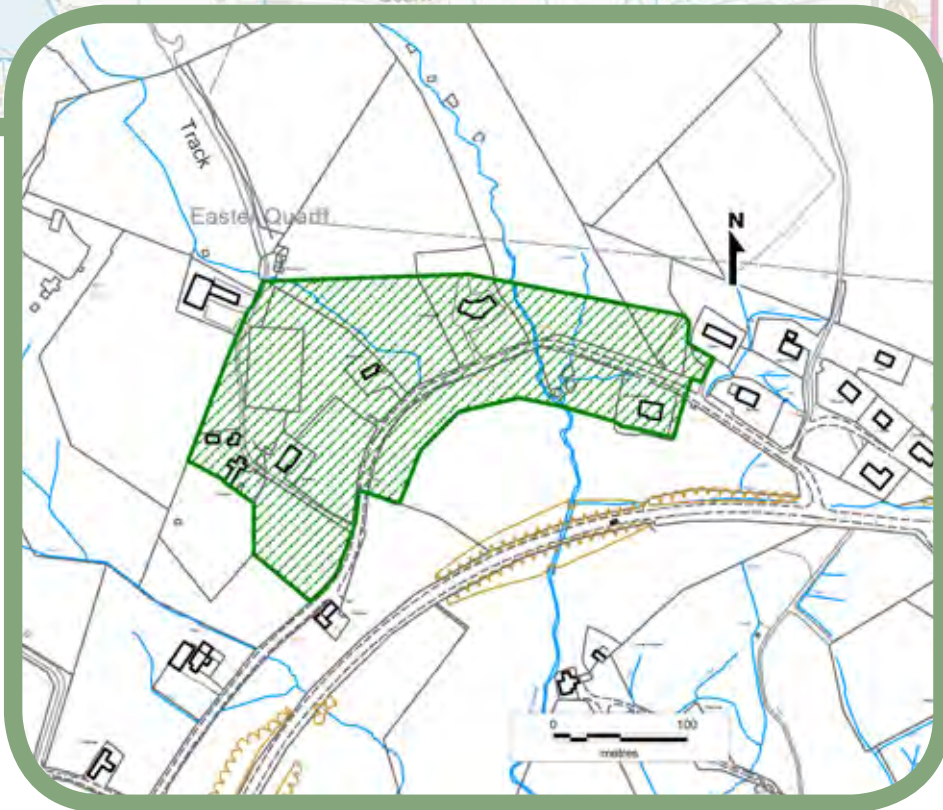
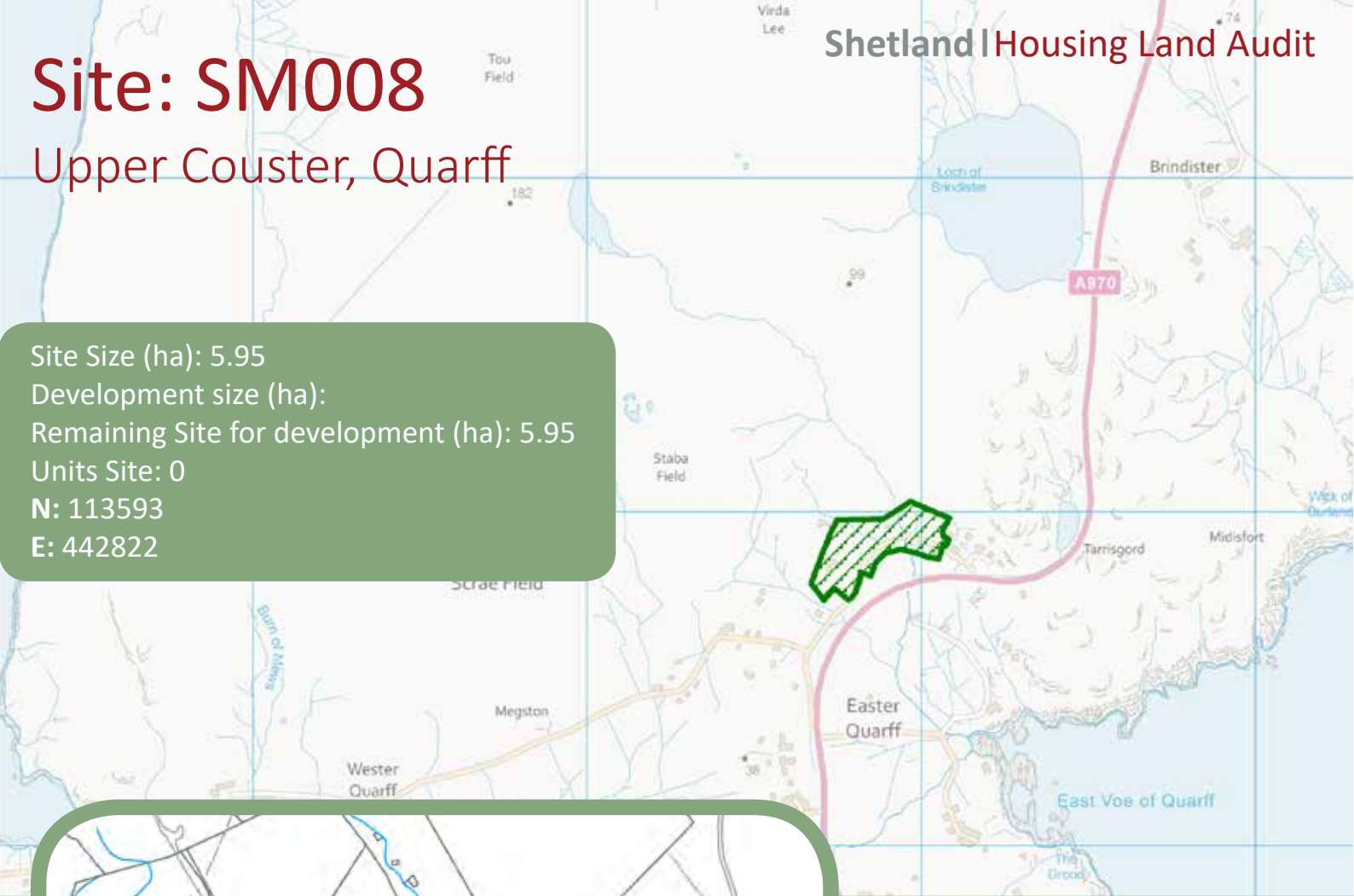


Shetland
Islands Council

Site: SM008

Upper Couster, Quarff

Site Size (ha): 5.95
 Development size (ha):
 Remaining Site for development (ha): 5.95
 Units Site: 0
 N: 113593
 E: 442822



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

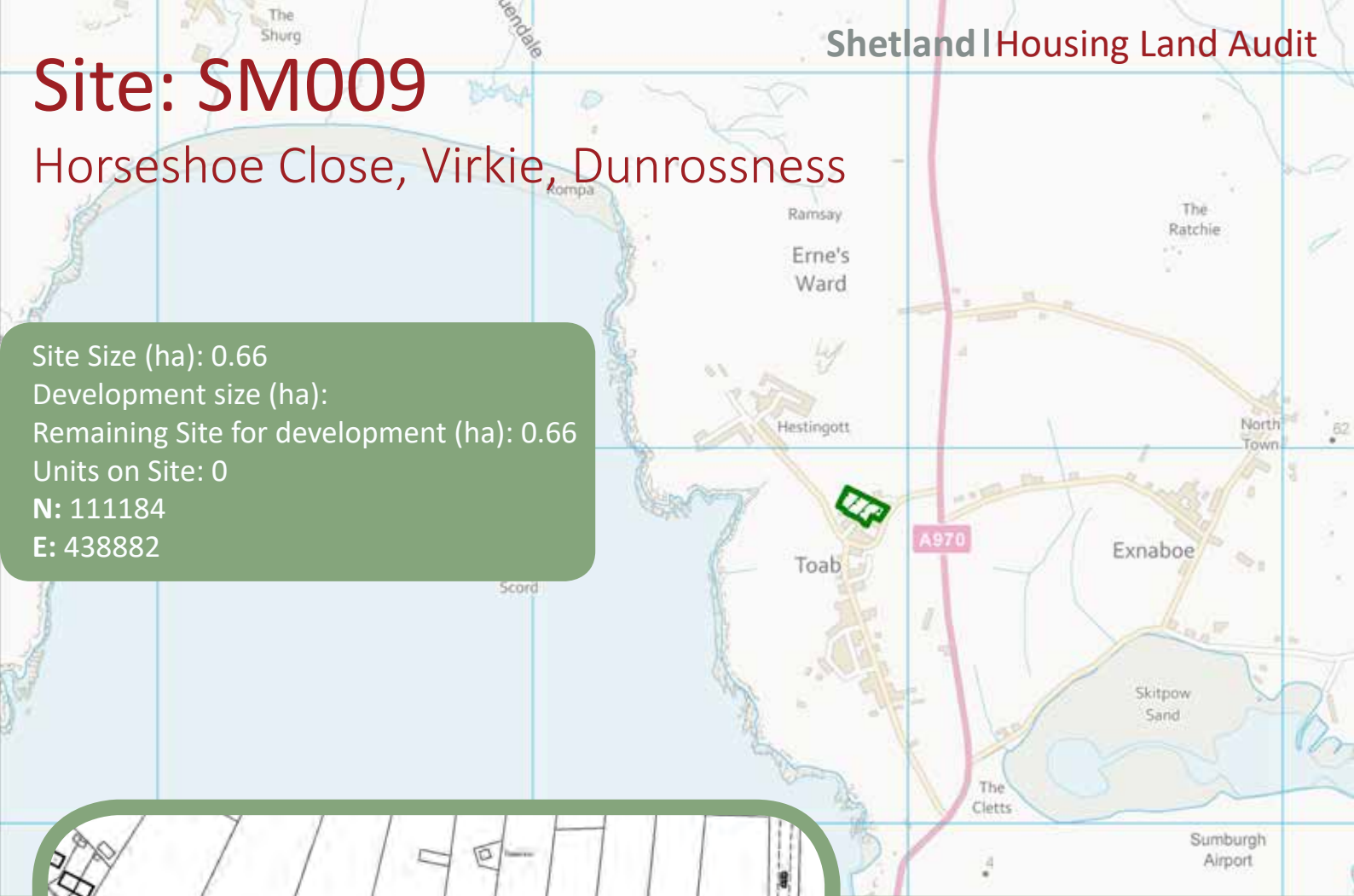


Shetland
Islands Council

Site: SM009

Horseshoe Close, Virkie, Dunrossness

Site Size (ha): 0.66
 Development size (ha):
 Remaining Site for development (ha): 0.66
 Units on Site: 0
 N: 111184
 E: 438882



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

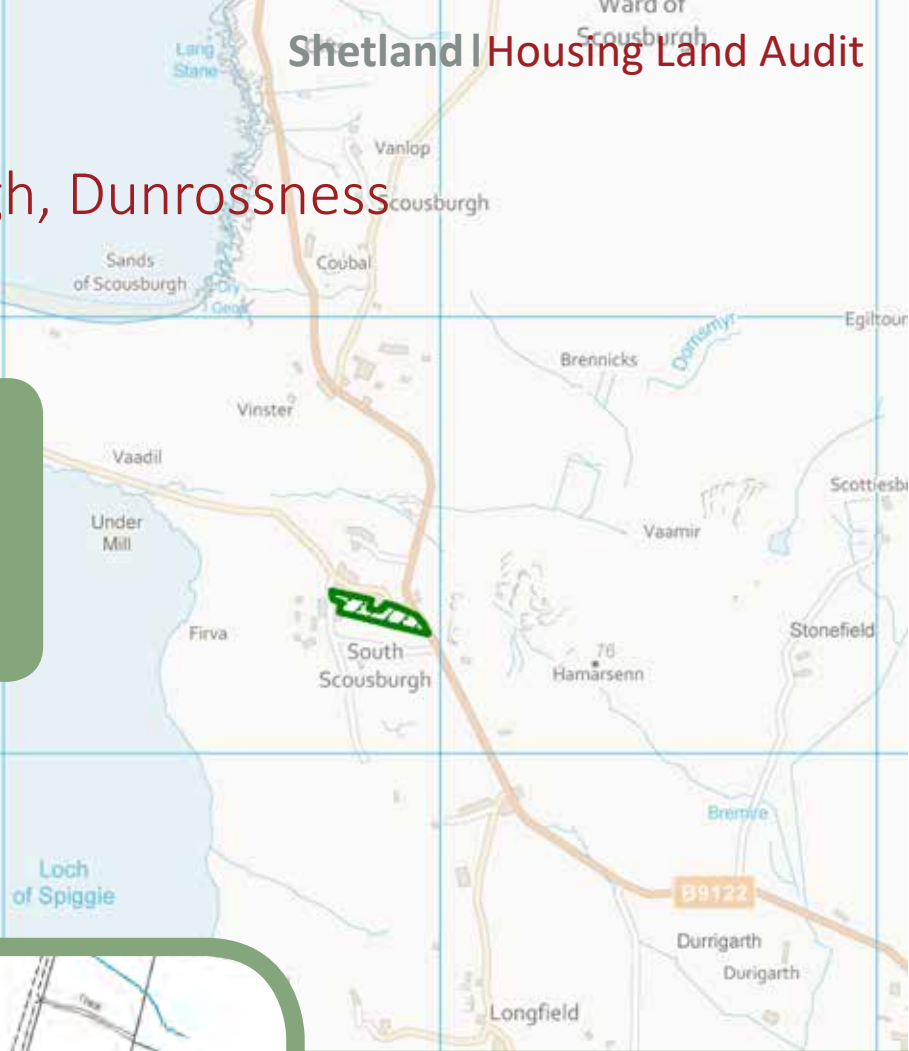


Shetland
Islands Council

Site: SM010

Spiggie Lodge, Scousburgh, Dunrossness

Site Size (ha): 0.82
 Development size (ha):
 Remaining Site for development (ha): 0.82
 Units Site: 0
 N: 111733
 E: 437884



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

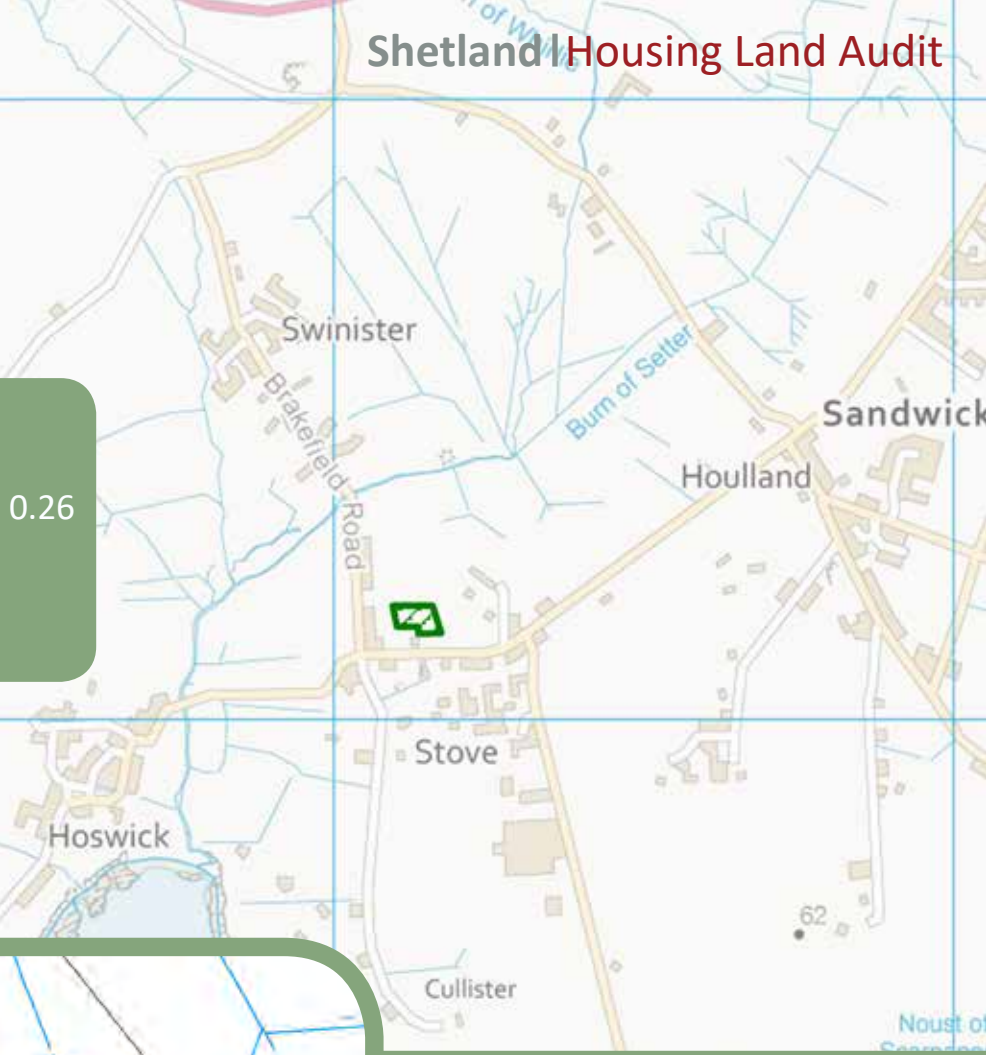


Shetland
Islands Council

Site: SM011

Stove, Sandwick

Site Size (ha): 0.26
 Development size (ha):
 Remaining Site for development (ha): 0.26
 Units on Site: 0
 N: 112416
 E: 442135



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

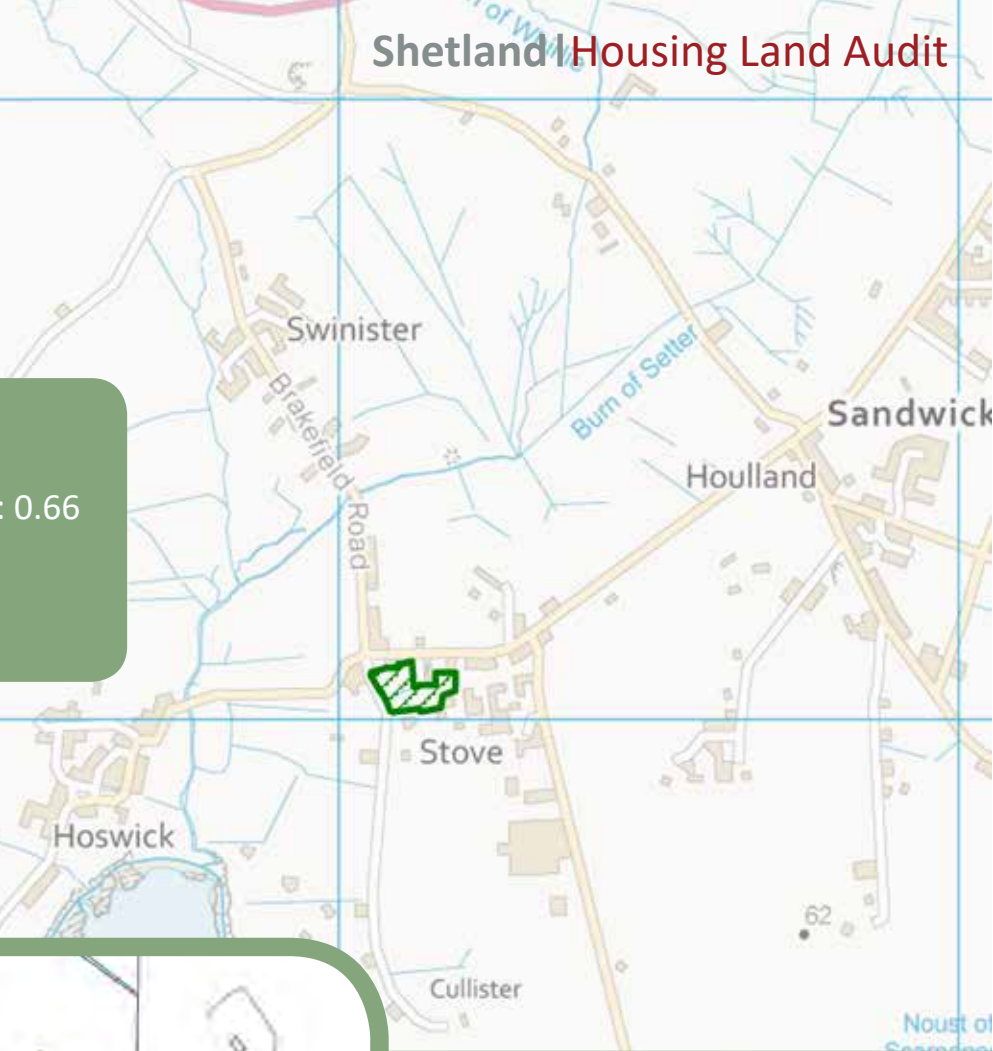


Shetland
Islands Council

Site: SM012

Stove, Sandwick

Site Size (ha): 0.66
 Development size (ha):
 Remaining Site for development (ha): 0.66
 Units Site: 0
 N: 112405
 E: 442120



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

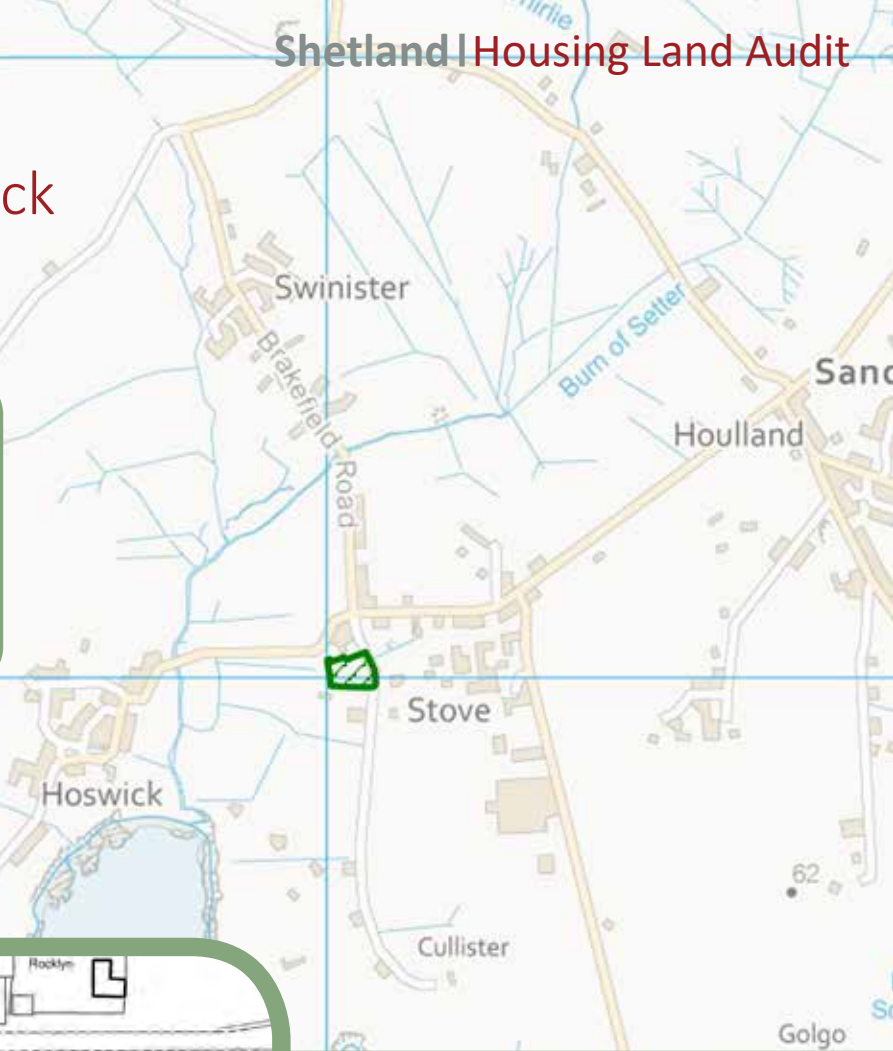


Shetland
Islands Council

Site: SM013

Whilfigarth Stove, Sandwick

Site Size (ha): 0.34
 Development size (ha):
 Remaining Site for development (ha): 0.34
 Units on Site: 0
 N: 112401
 E: 442041



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM014

Hay Green, Stove, Sandwick

Site Size (ha): 0.8
 Development size (ha):
 Remaining Site for development (ha): 0.8
 Units Site: 0
 N: 112397
 E: 442062



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

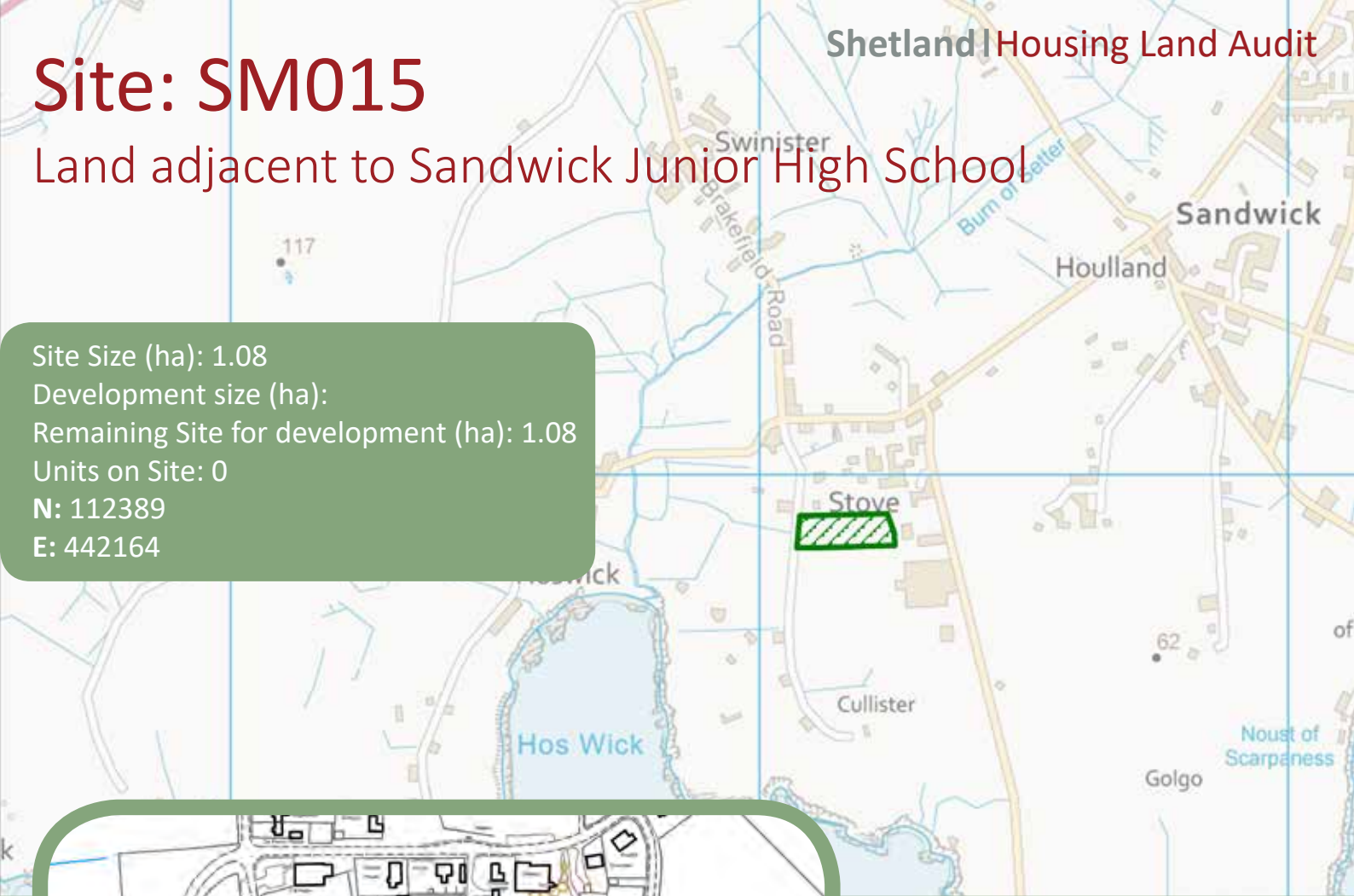


Shetland
Islands Council

Site: SM015

Land adjacent to Sandwick Junior High School

Site Size (ha): 1.08
 Development size (ha):
 Remaining Site for development (ha): 1.08
 Units on Site: 0
 N: 112389
 E: 442164



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

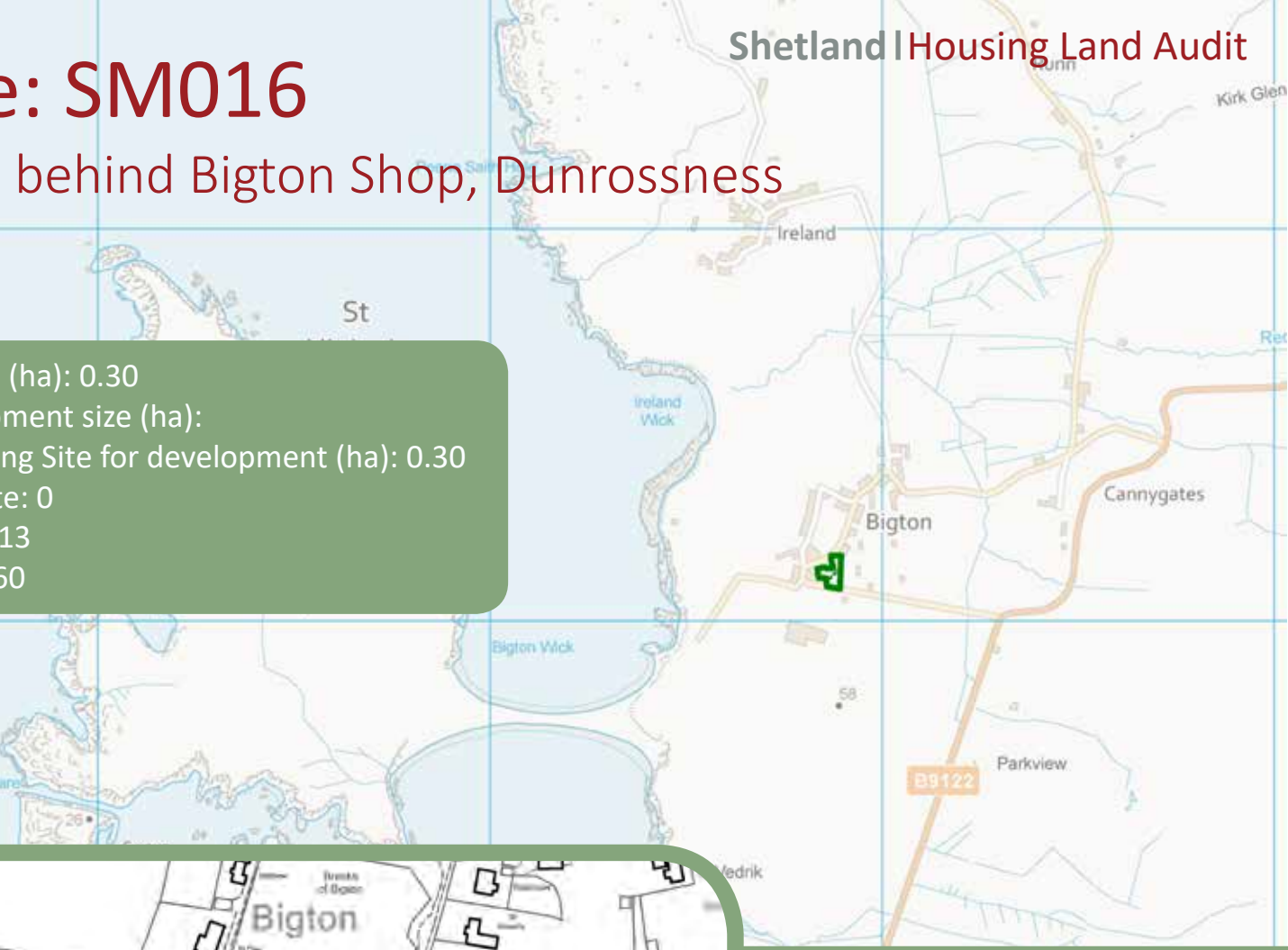


Shetland
Islands Council

Site: SM016

Land behind Bigton Shop, Dunrossness

Site Size (ha): 0.30
 Development size (ha):
 Remaining Site for development (ha): 0.30
 Units Site: 0
 N: 112113
 E: 437860



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM017

Hestingott, Toab, Dunrossness

Site Size (ha): 2.84
 Development size (ha):
 Remaining Site for development (ha): 2.84
 Units on Site: 0
 N: 111196
 E: 438507



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM018

Scatness, Dunrossness

Site Size (ha): 0.34
 Development size (ha):
 Remaining Site for development (ha): 0.34
 Units Site: 0
 N: 111018
 E: 438944



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

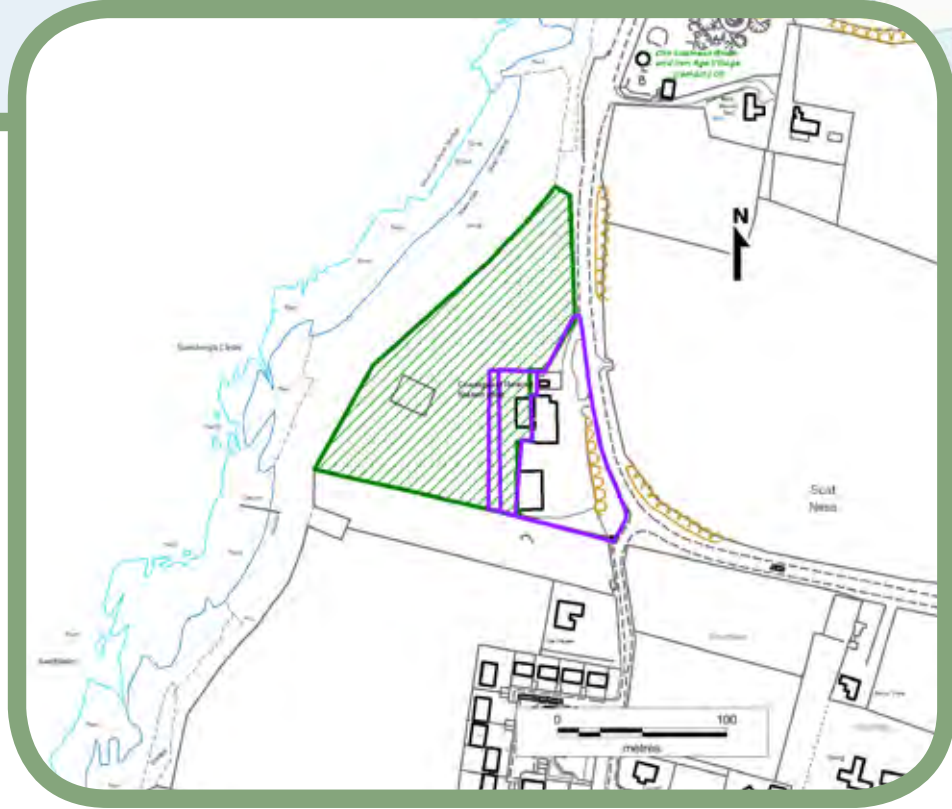


Shetland
Islands Council

Site: SM019

Scatness, Dunrossness

Site Size (ha): 1.45
 Development size (ha): 0.17
 Remaining Site for development (ha): 1.28
 Units on Site: 0
 N: 111045
 E: 443881



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

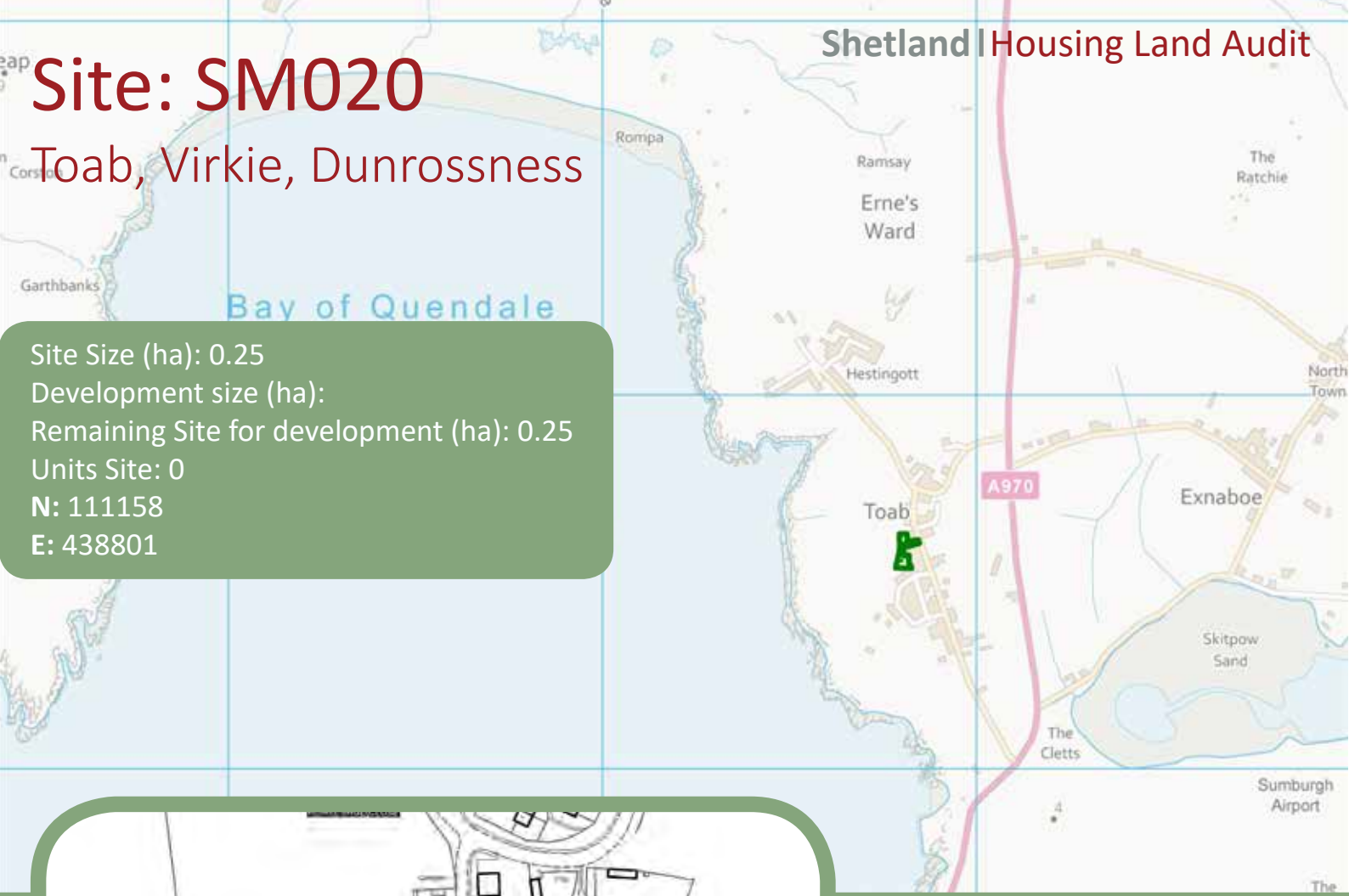


Shetland
Islands Council

Please note the purple polygon denotes non class 9 (housing) development approved on this mixed use site.

Site: SM020

Toab, Virkie, Dunrossness



Site Size (ha): 0.25
 Development size (ha):
 Remaining Site for development (ha): 0.25
 Units Site: 0
 N: 111158
 E: 438801



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

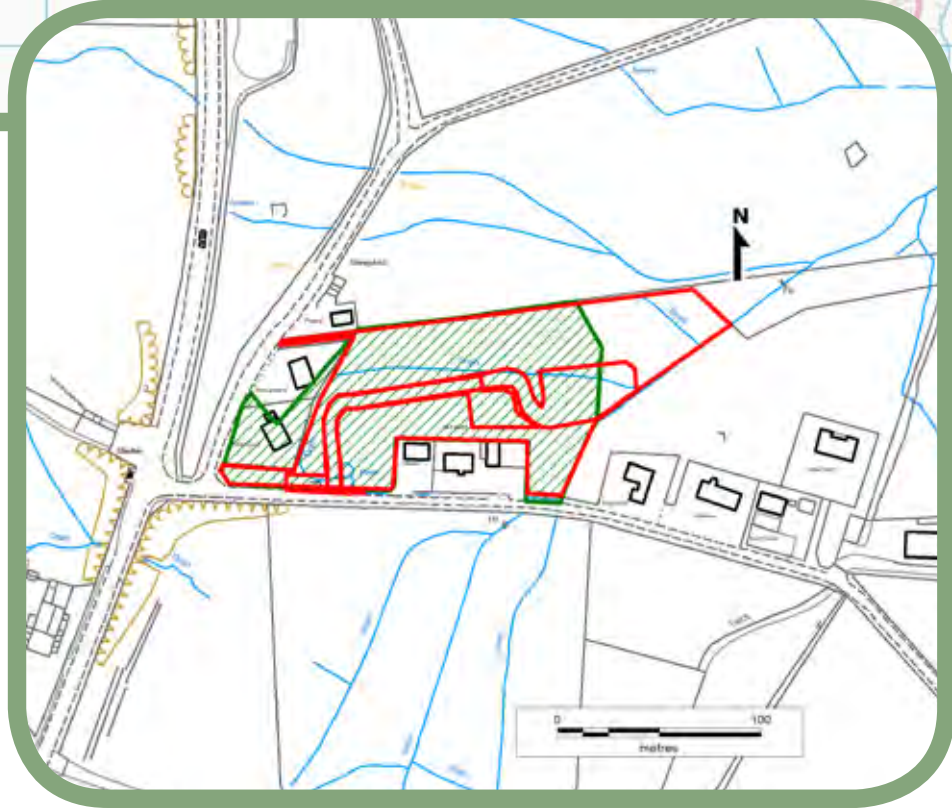
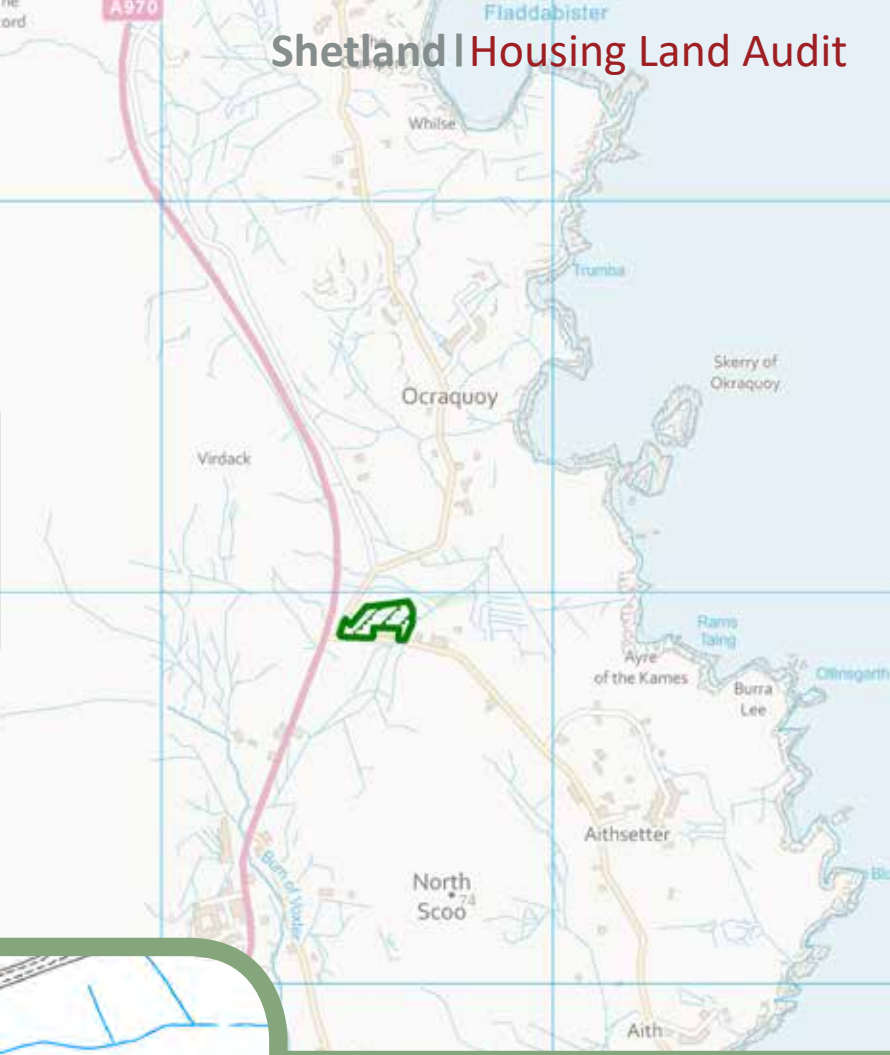


Shetland
Islands Council

Site: SM021

Aithsetter, Cunningsburgh

Site Size (ha): 1.14
 Development size (ha): 0.15
 Remaining Site for development (ha): 0.99
 Units on Site: 8
 N: 113092
 E: 443549



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

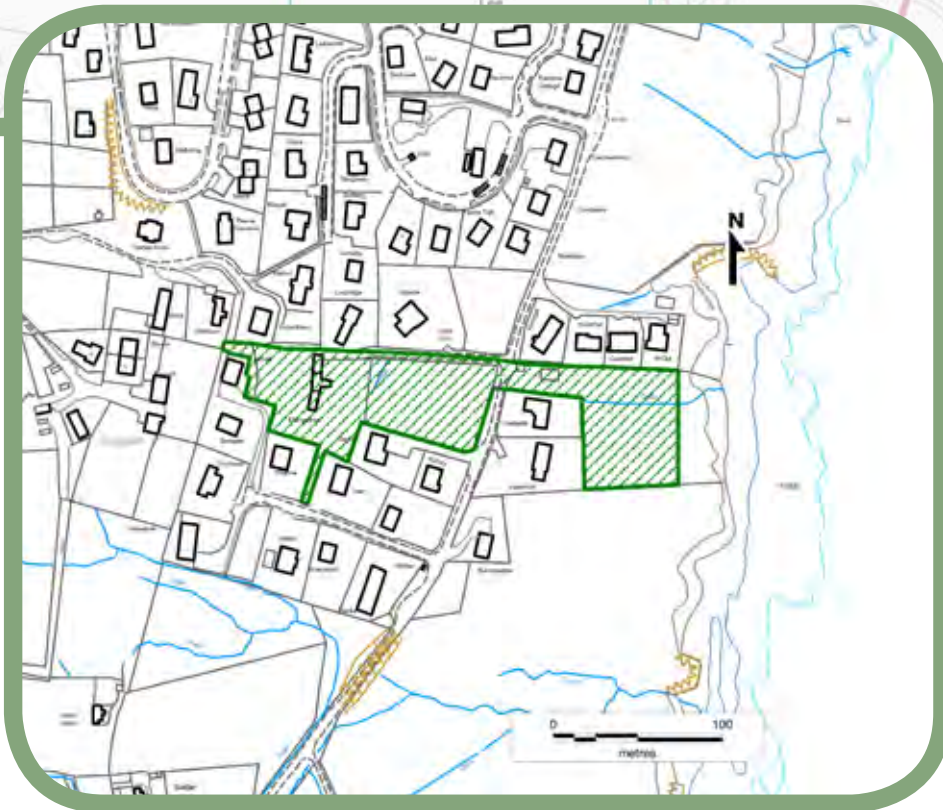


Shetland
Islands Council

Site: SM022

Ellangowan, Gulberwick

Site Size (ha): 1.23
 Development size (ha):
 Remaining Site for development (ha): 1.23
 Units Site: 0
 N: 113826
 E: 444057



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

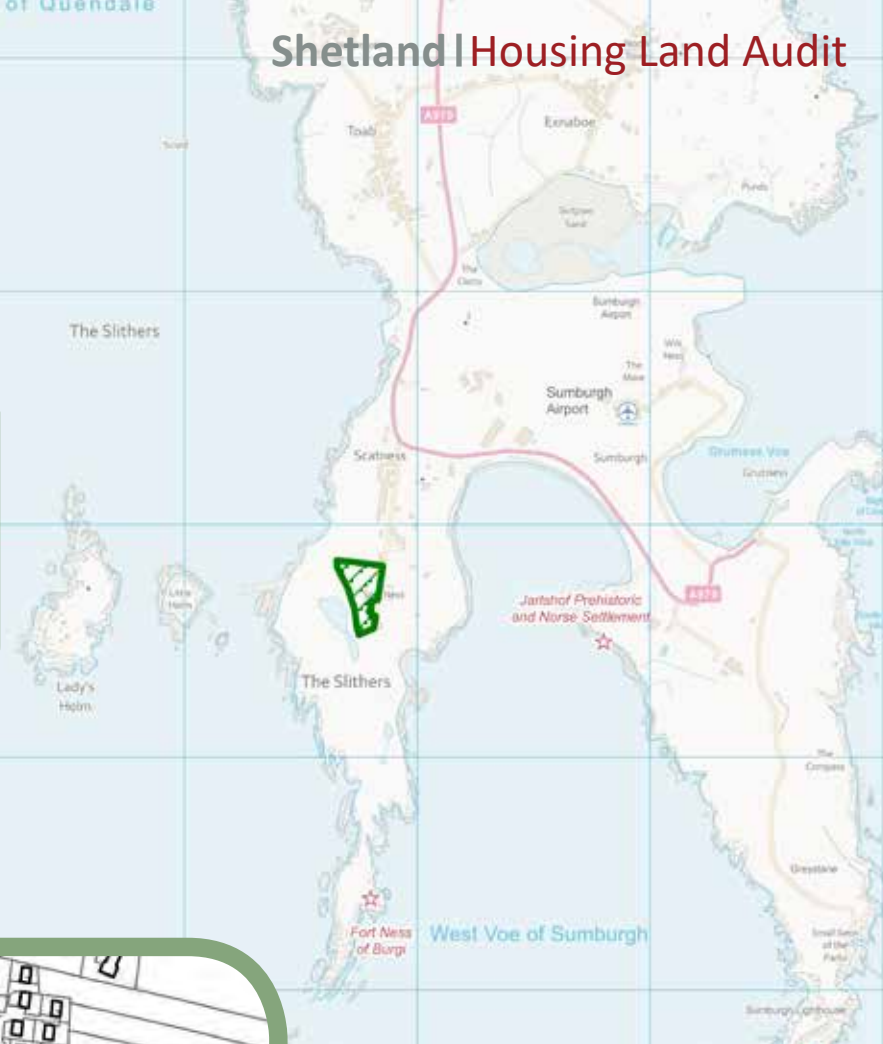


Shetland
Islands Council

Site: SM023

Scatness, Dunrossness

Site Size (ha): 3.51
 Development size (ha): 3.27
 Remaining Site for development (ha): 0.24
 Units on Site: 1
 N: 110968
 E: 438755



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

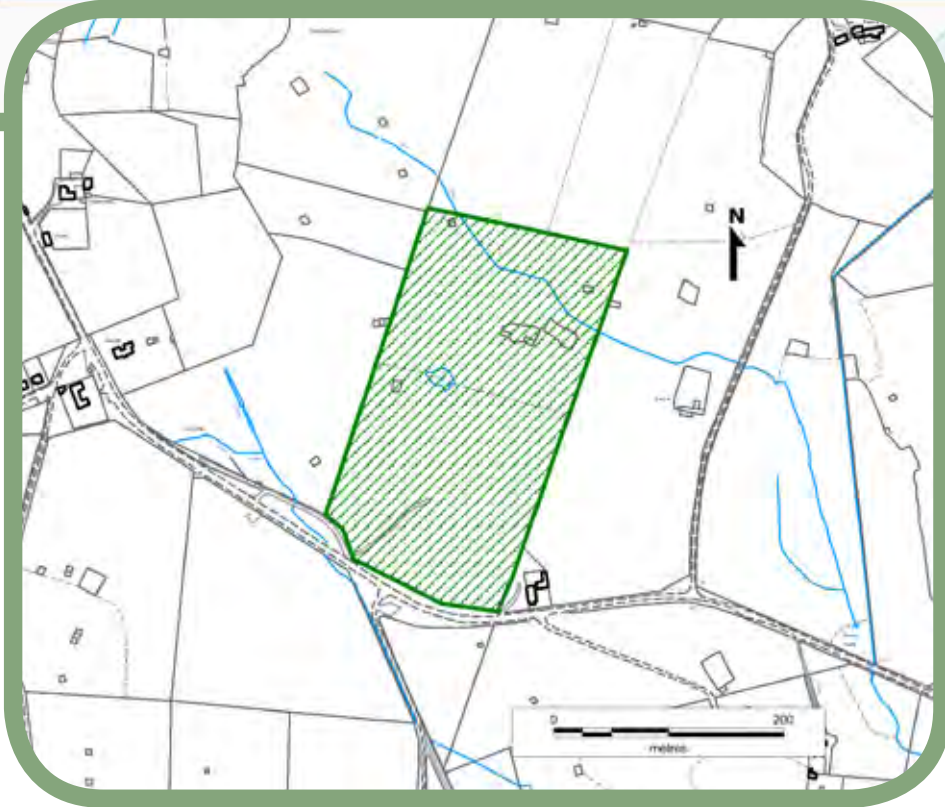
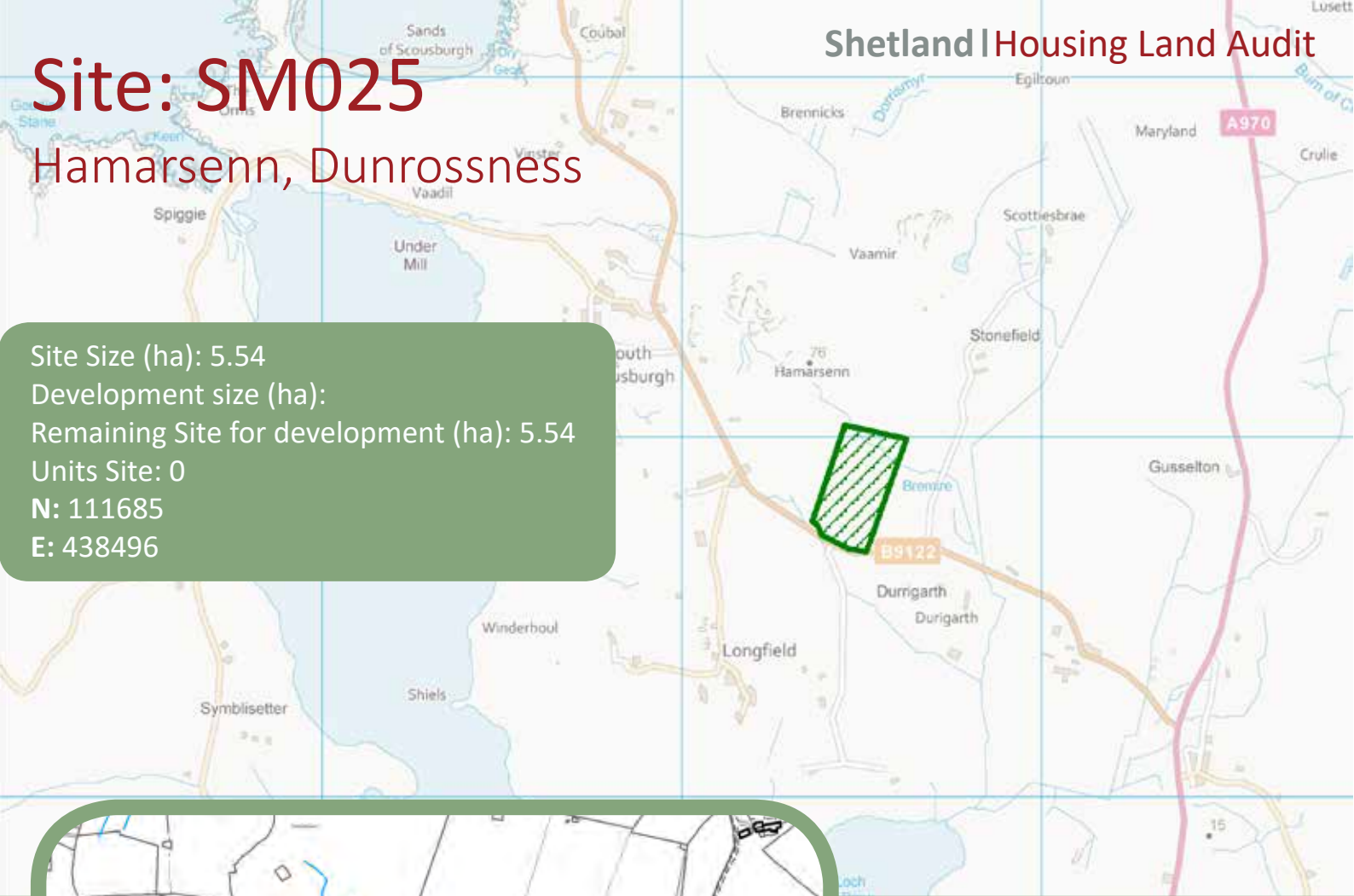


Shetland
Islands Council

Site: SM025

Hamarsenn, Dunrossness

Site Size (ha): 5.54
 Development size (ha):
 Remaining Site for development (ha): 5.54
 Units Site: 0
 N: 111685
 E: 438496



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: SM026

Scousburgh, Dunrossness

Site Size (ha): 0.66
 Development size (ha):
 Remaining Site for development (ha): 0.66
 Units on Site: 0
 N: 111721
 E: 437941



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

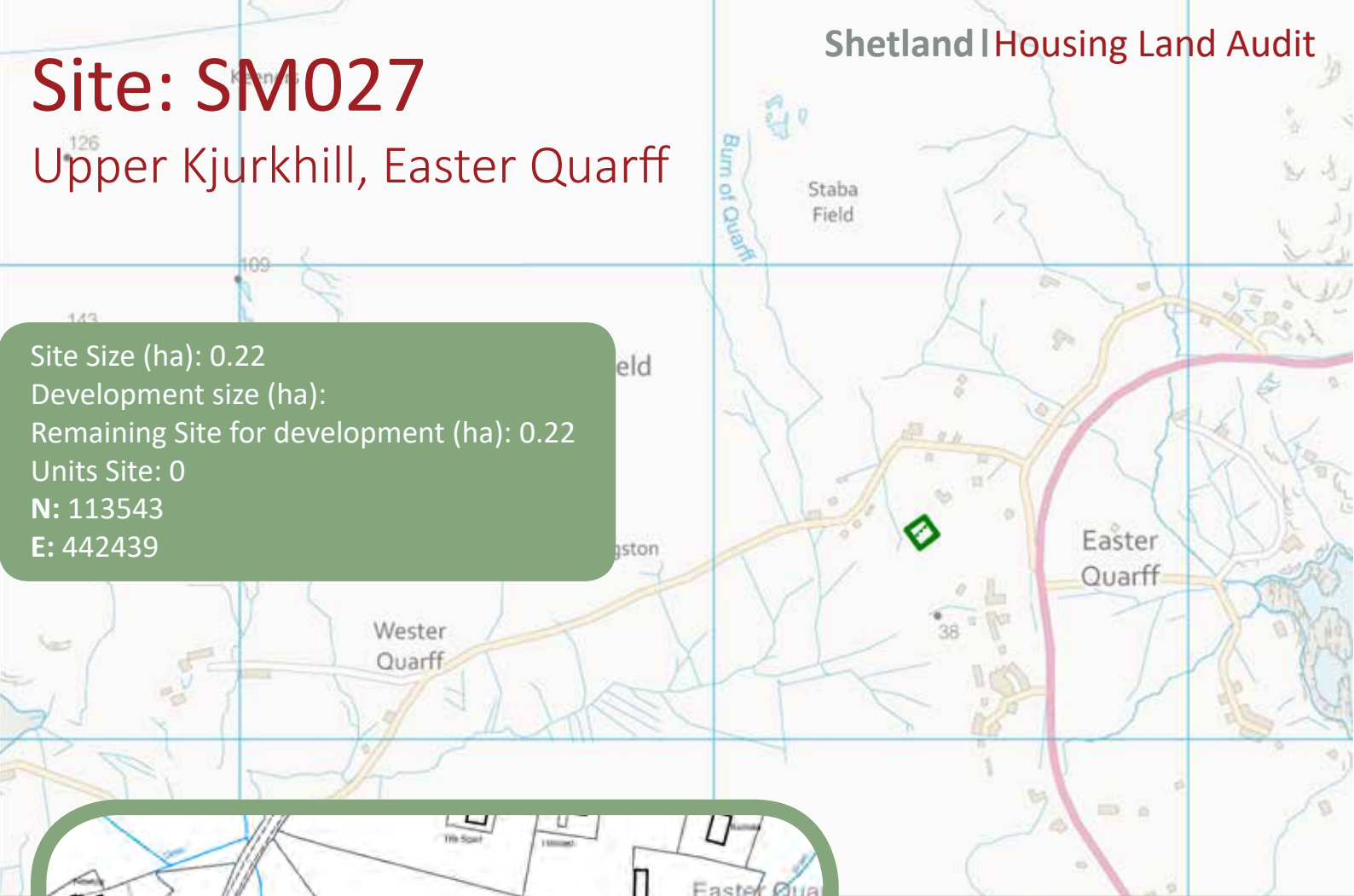


Shetland
Islands Council

Site: SM027

Upper Kjurkhill, Easter Quarff

Site Size (ha): 0.22
 Development size (ha):
 Remaining Site for development (ha): 0.22
 Units Site: 0
 N: 113543
 E: 442439



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

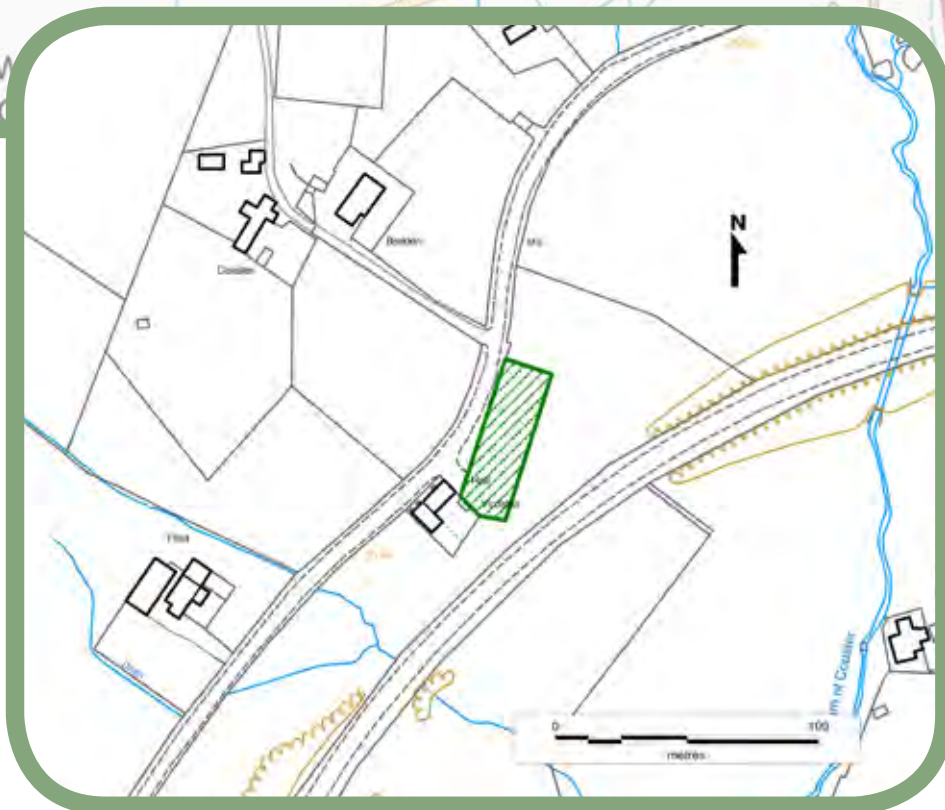
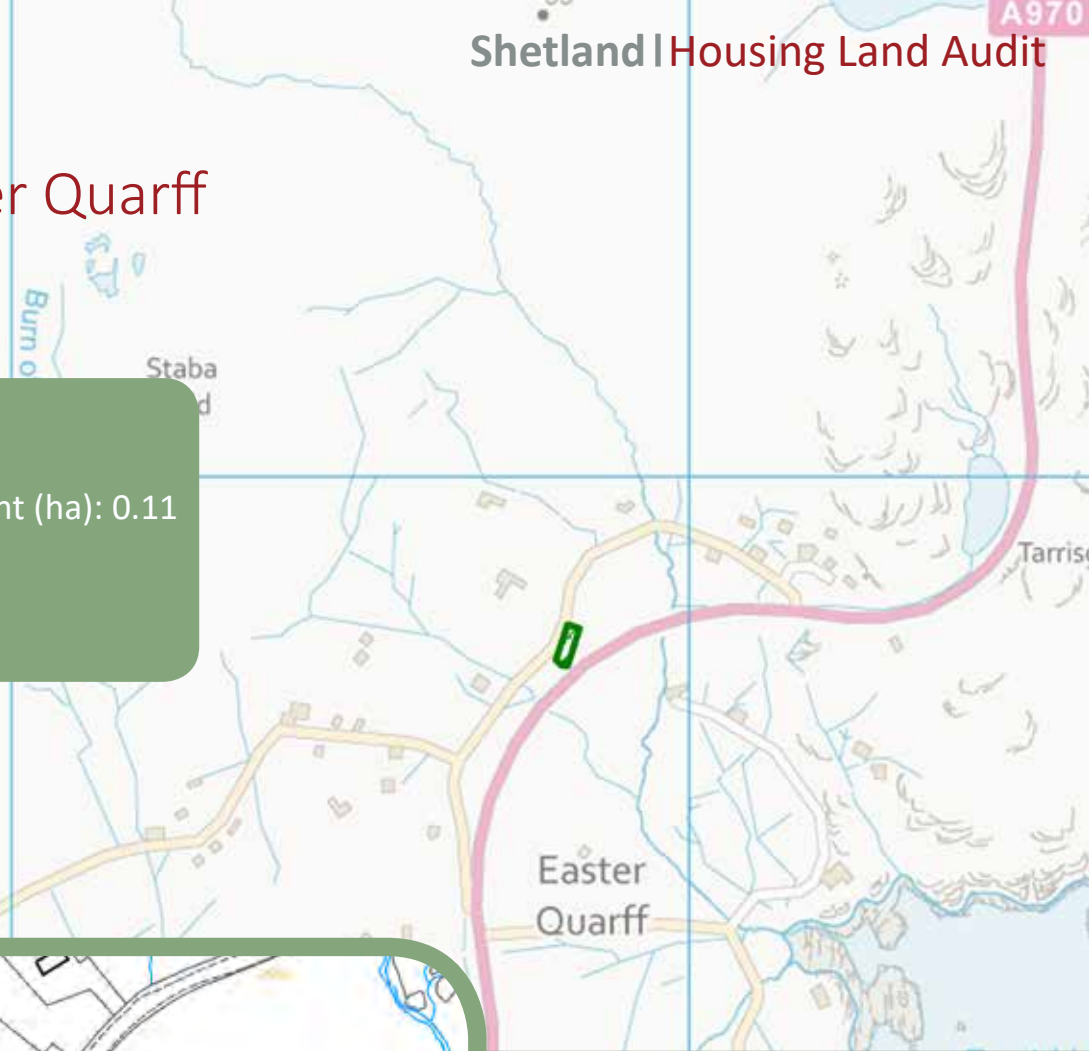


Shetland
Islands Council

Site: SM028

Next to Hall, Easter Quarff

Site Size (ha): 0.11
 Development size (ha):
 Remaining Site for development (ha): 0.11
 Units on Site: 0
 N: 113575
 E: 442821



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

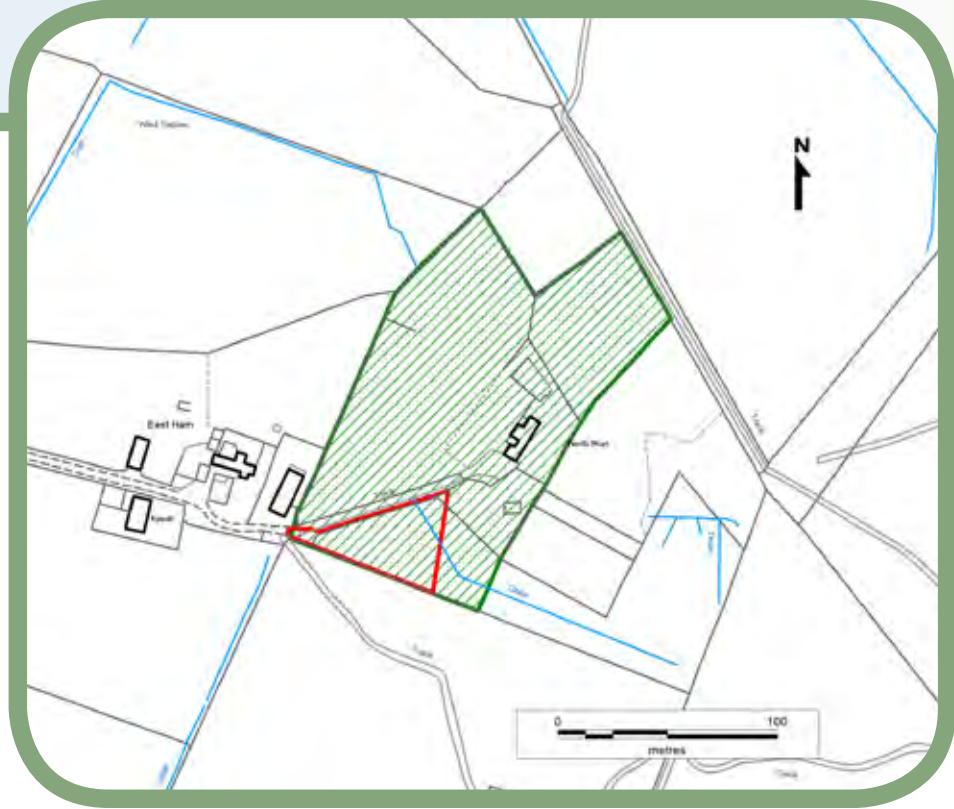
Lerwick & Bressay



Site: BR001

East Ham, Bressay

Site Size (ha): 1.64
 Development size (ha): 0.16
 Remaining Site for development (ha): 1.48
 Units on Site: 0
 N: 113971
 E: 449657



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: BR002

Ham, Bressay

Site Size (ha): 0.80
 Development size (ha):
 Remaining Site for development (ha): 0.80
 Units on Site: 0
 N: 113969
 E: 449317



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

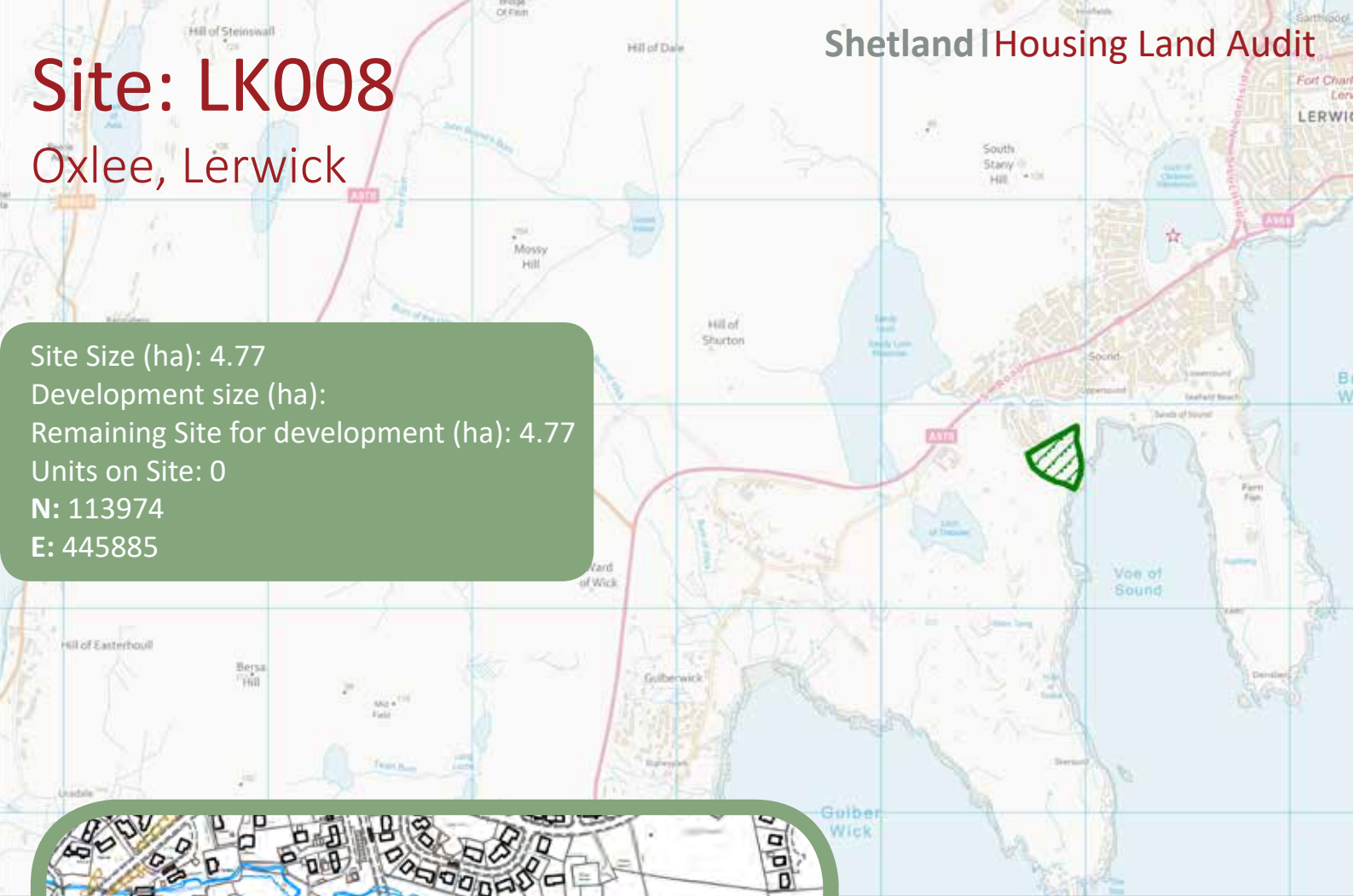


Shetland Islands Council

Site: LK008

Oxlee, Lerwick

Site Size (ha): 4.77
 Development size (ha):
 Remaining Site for development (ha): 4.77
 Units on Site: 0
 N: 113974
 E: 445885



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

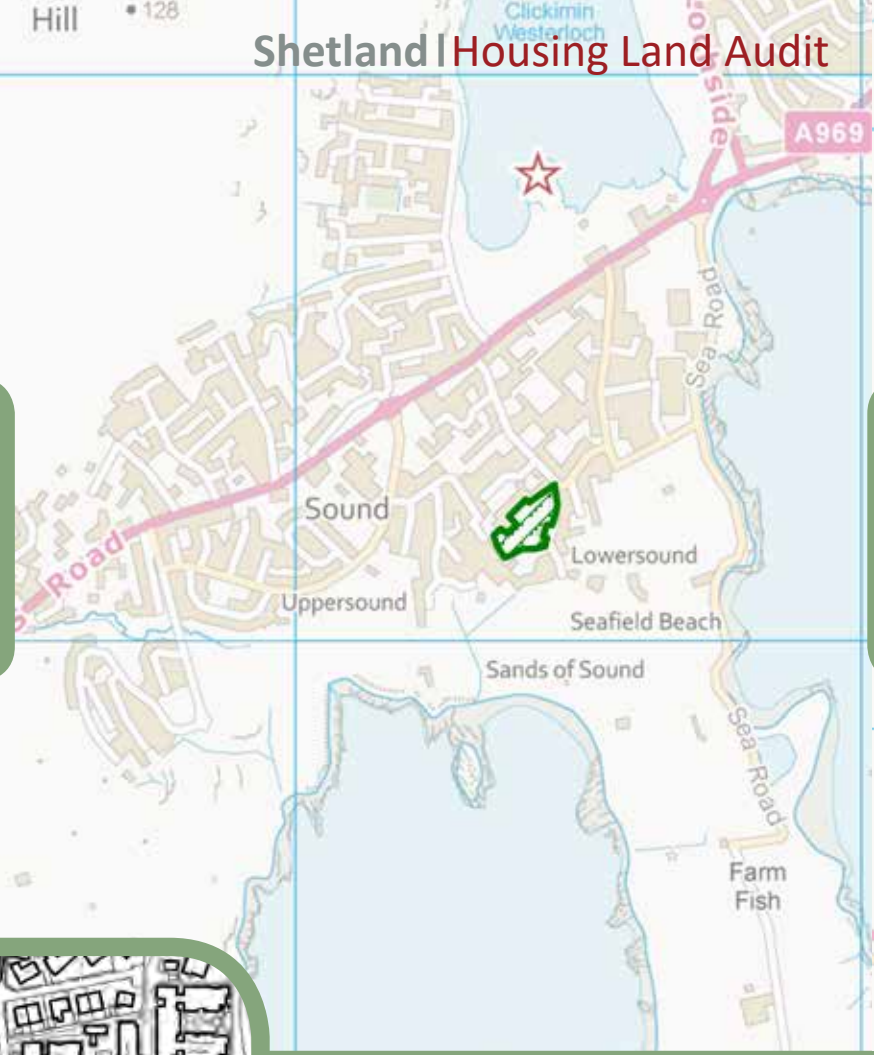


Shetland
Islands Council

Site: LK009

Lower Sound, Lerwick

Site Size (ha): 0.73
 Development size (ha):
 Remaining Site for development (ha): 0.73
 Units on Site: 0
 N: 114021
 E: 446407



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: LK010

Seafield, Lerwick

Site Size (ha): 0.97
 Development size (ha): 0.72
 Remaining Site for development (ha): 0.25
 Units on Site: 0
 N: 114024
 E: 446598



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

Please note the purple polygon denotes non class 9 (housing) development approved on this mixed use site.

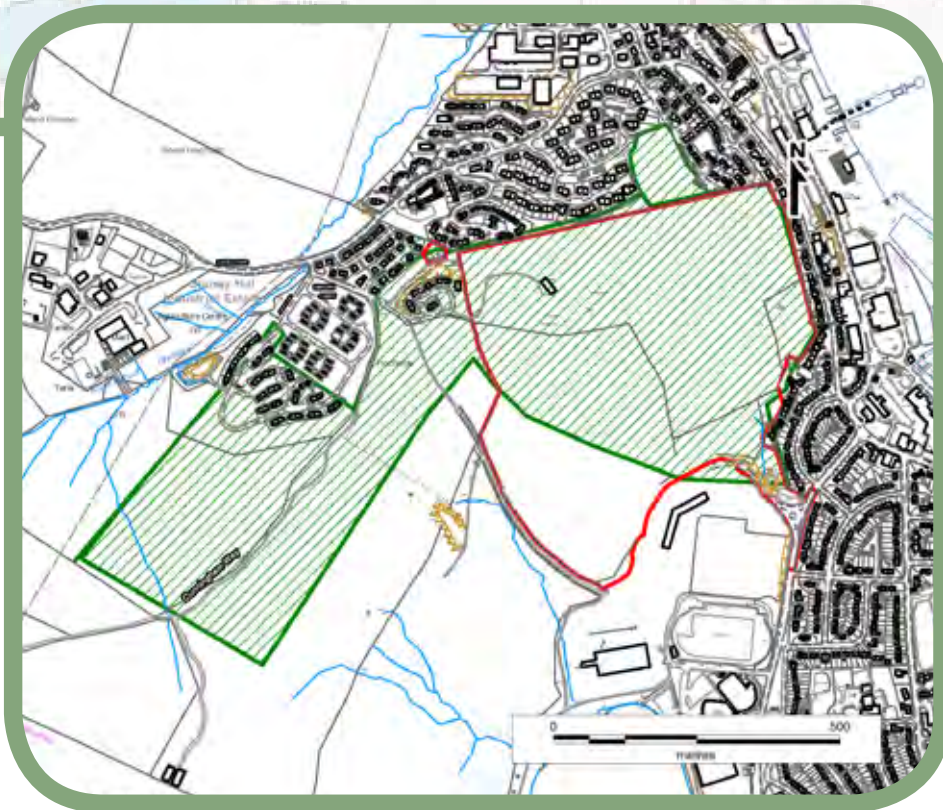


Shetland
Islands Council

Site: LK012

Staneyhill, Lerwick

Site Size (ha): 44.14
 Development size (ha): 22.44
 Remaining Site for development (ha): 21.7
 Units Site: Unknown / 1
 N: 114179
 E: 445918



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Please note that the development commenced to date relates to an approved application for 2 residential units at Pegasus Place.

Site: LK013

Norstane, Lerwick

Site Size (ha): 1.19
 Development size (ha):
 Remaining Site for development (ha): 1.19
 Units on Site: 0
 N: 114224
 E: 446553



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: LK015

Anderson High School, Lerwick

Site Size (ha): 5.33
 Development size (ha):
 Remaining Site for development (ha): 5.33
 Units Site: 0
 N: 114084
 E: 447998



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

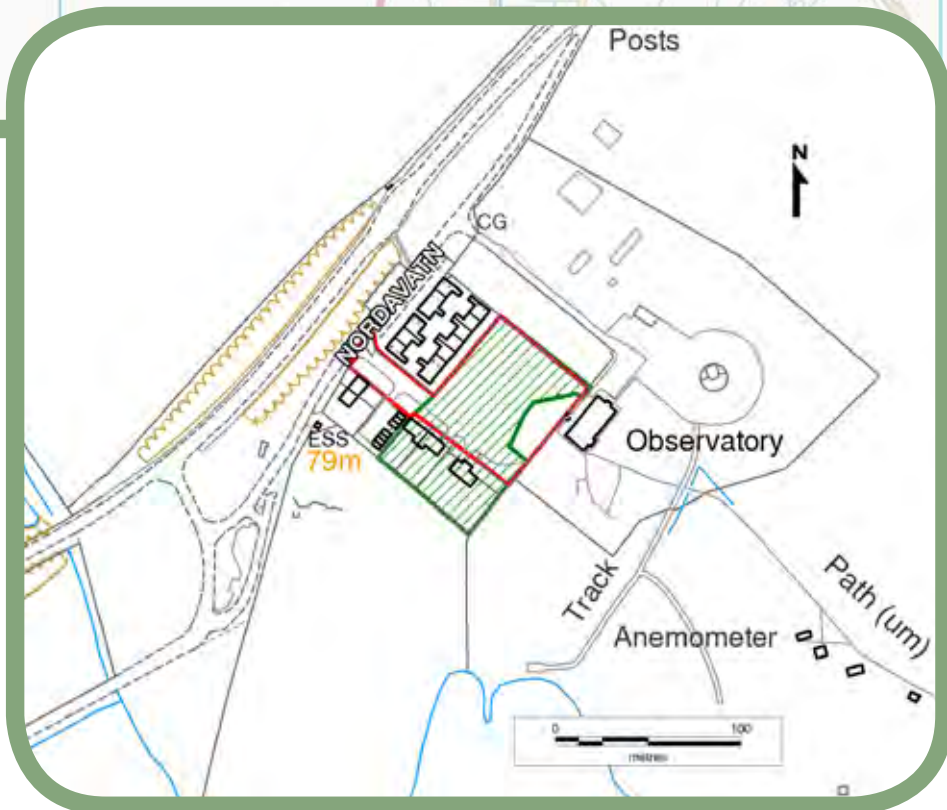


Shetland
Islands Council

Site: LK016

Lerwick Observatory, Lerwick

Site Size (ha): 0.57
 Development size (ha): 0.36
 Remaining Site for development (ha): 0.21
 Units on Site: 21
 N: 113970
 E: 445327



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

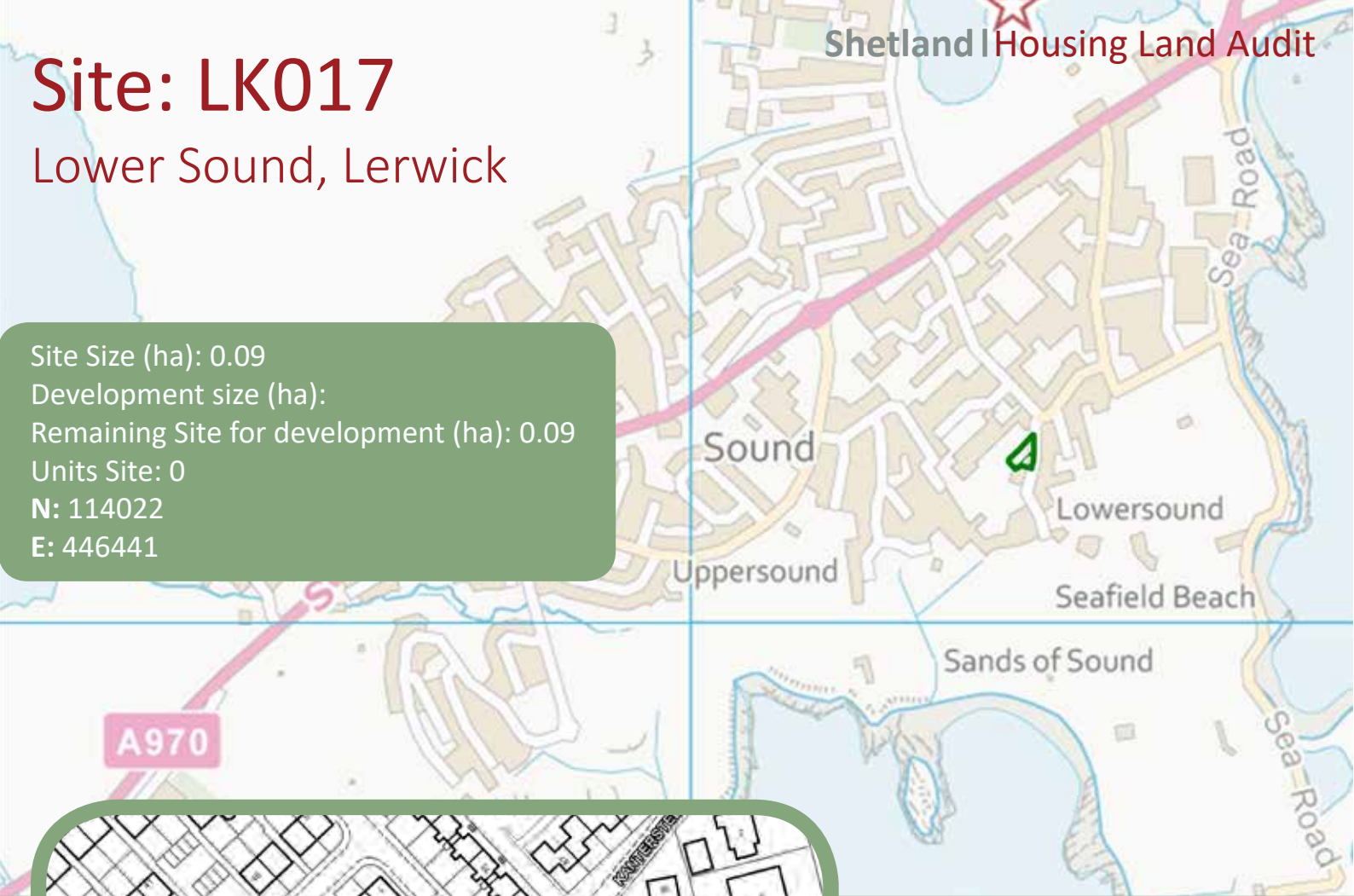


Shetland
Islands Council

Site: LK017

Lower Sound, Lerwick

Site Size (ha): 0.09
 Development size (ha):
 Remaining Site for development (ha): 0.09
 Units Site: 0
 N: 114022
 E: 446441



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

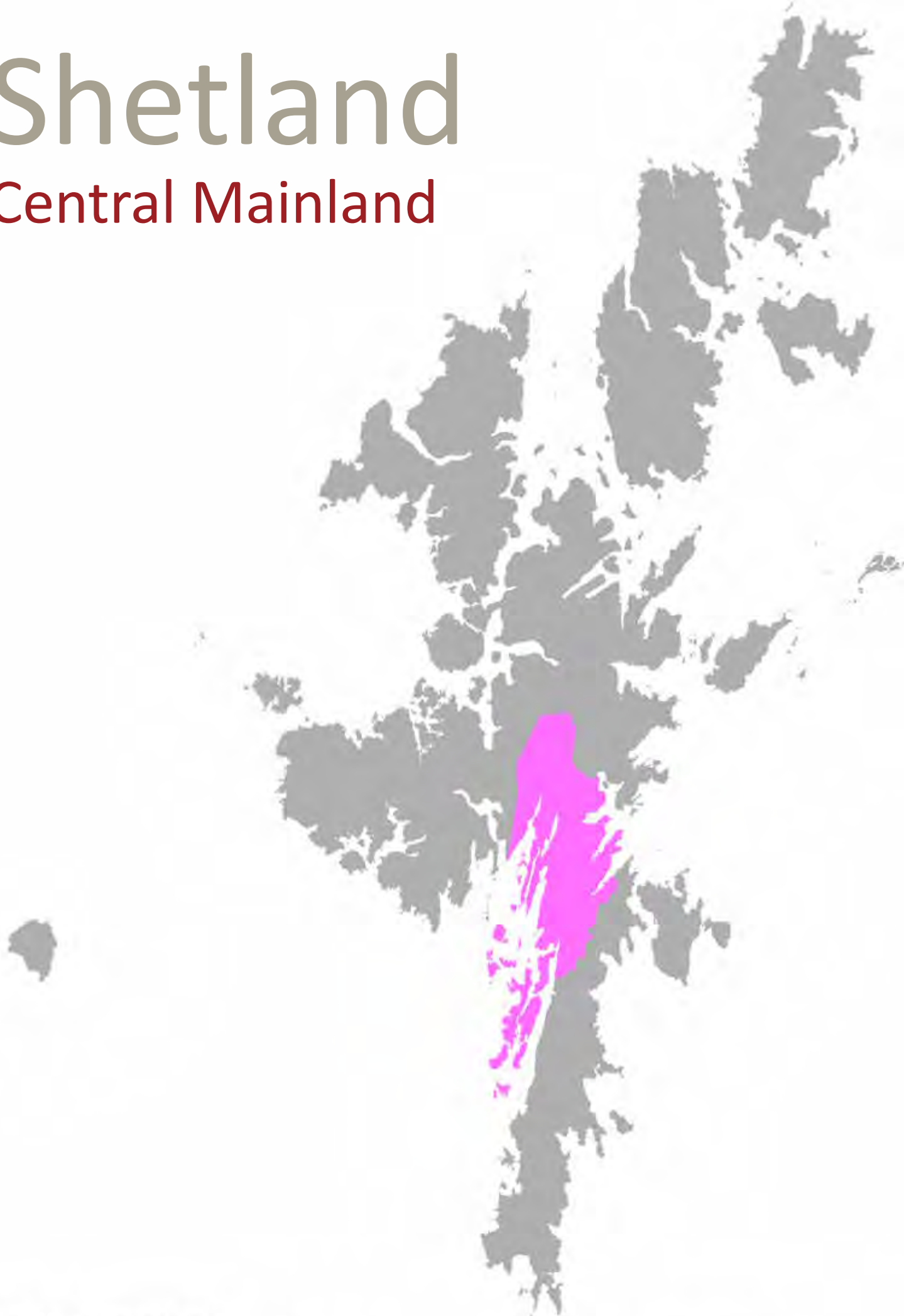
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

Central Mainland



Site: CL001

Sundibanks, Scalloway

Site Size (ha): 0.51
 Development size (ha):
 Remaining Site for development (ha): 0.51
 Units on Site: 0
 N: 113880
 E: 440883



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: CL002

Sundibanks, Scalloway

Site Size (ha): 0.92
 Development size (ha):
 Remaining Site for development (ha): 0.92
 Units on Site: 0
 N: 113876
 E: 440892



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

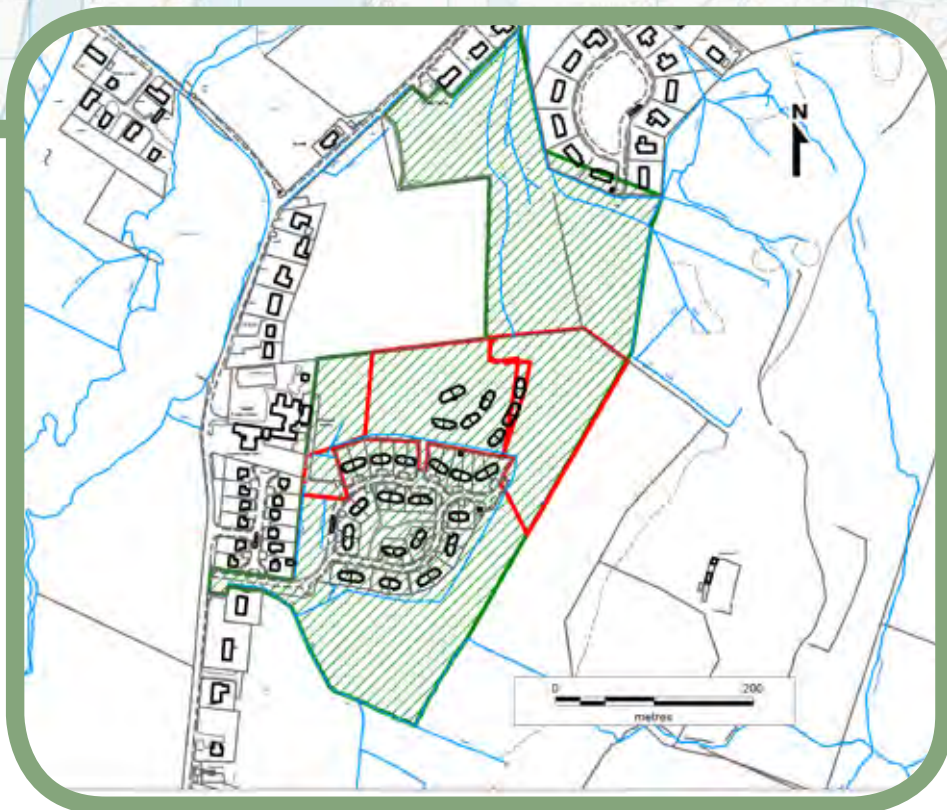
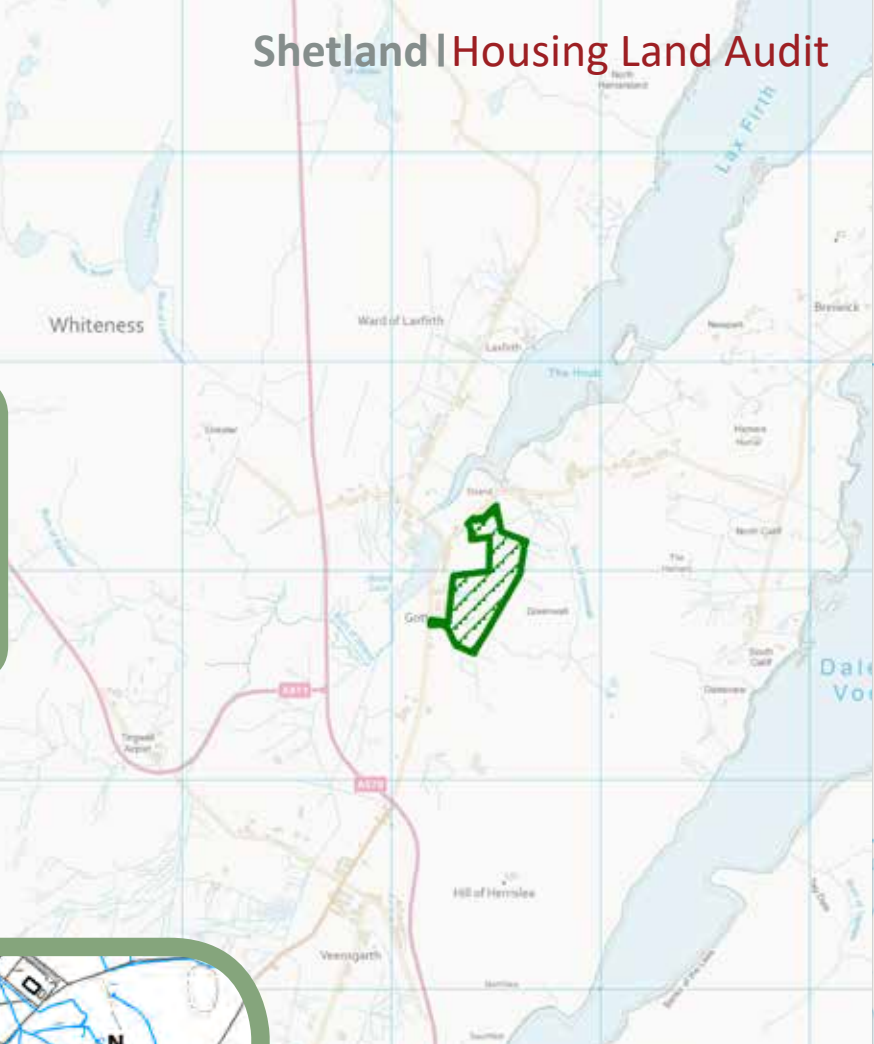


Shetland
Islands Council

Site: CL003

Strand, Greenwell, Gott

Site Size (ha): 12.76
 Development size (ha): 9.68
 Remaining Site for development (ha): 3.08
 Units on Site: 45
 N: 113880
 E: 440883



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

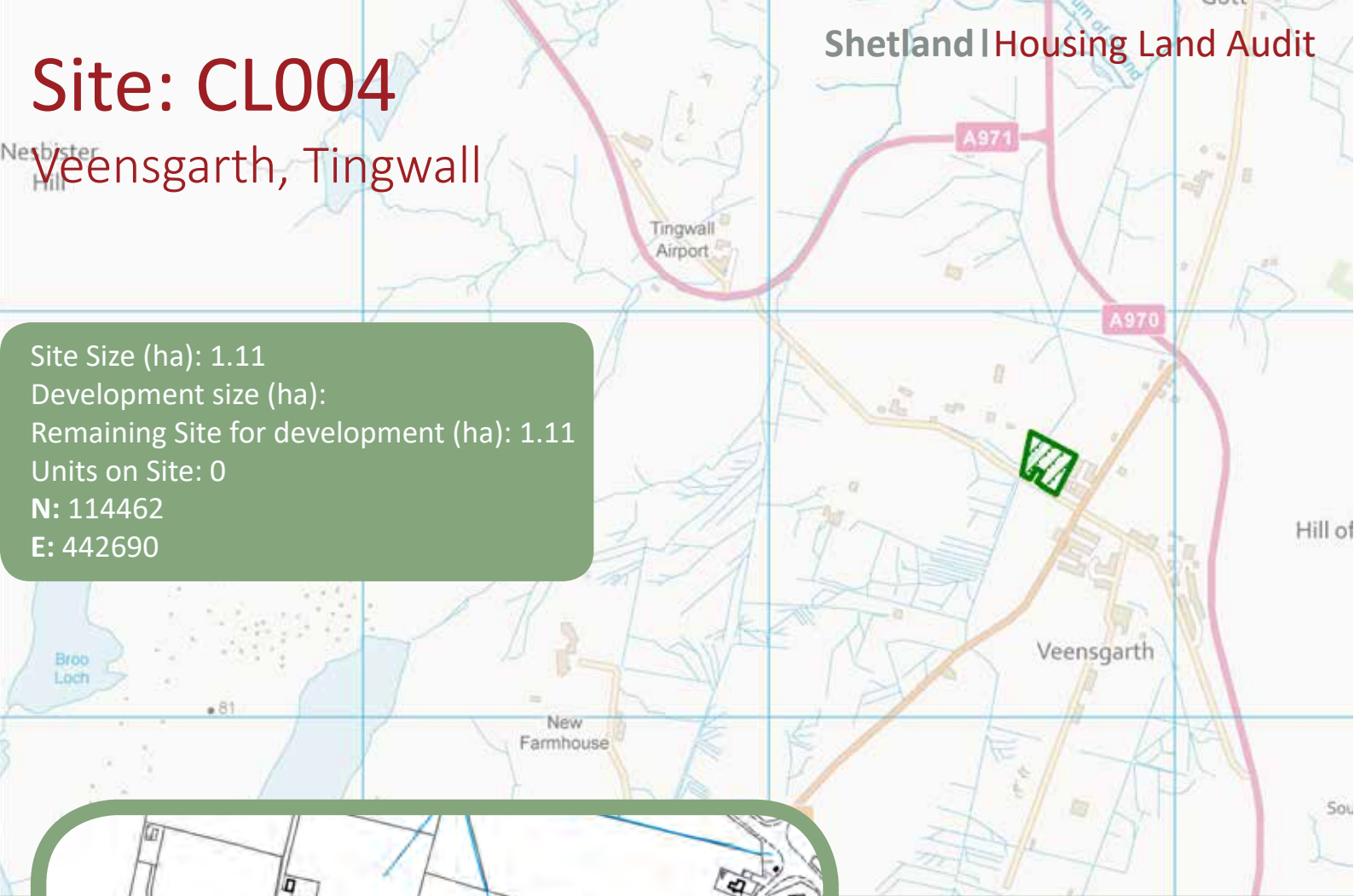


Shetland
Islands Council

Site: CL004

Veensgarth, Tingwall

Site Size (ha): 1.11
 Development size (ha):
 Remaining Site for development (ha): 1.11
 Units on Site: 0
 N: 114462
 E: 442690



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

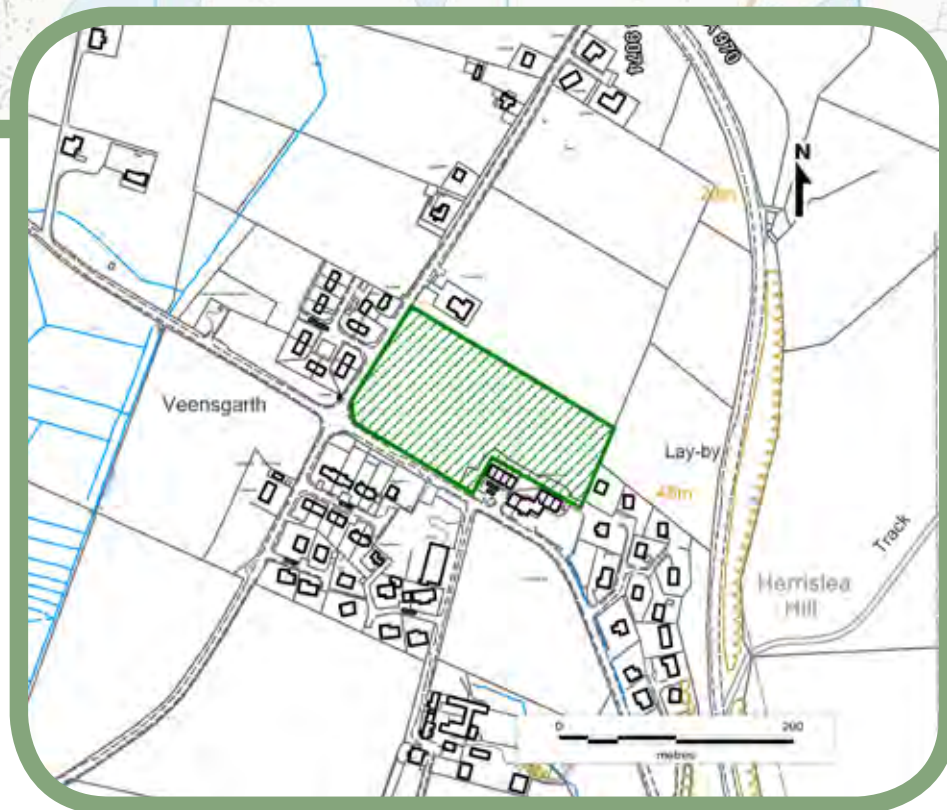


Shetland
Islands Council

Site: CL005

Veensgarth, Tingwall

Site Size (ha): 1.99
 Development size (ha):
 Remaining Site for development (ha): 1.99
 Units on Site: 0
 N: 114452
 E: 442890



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

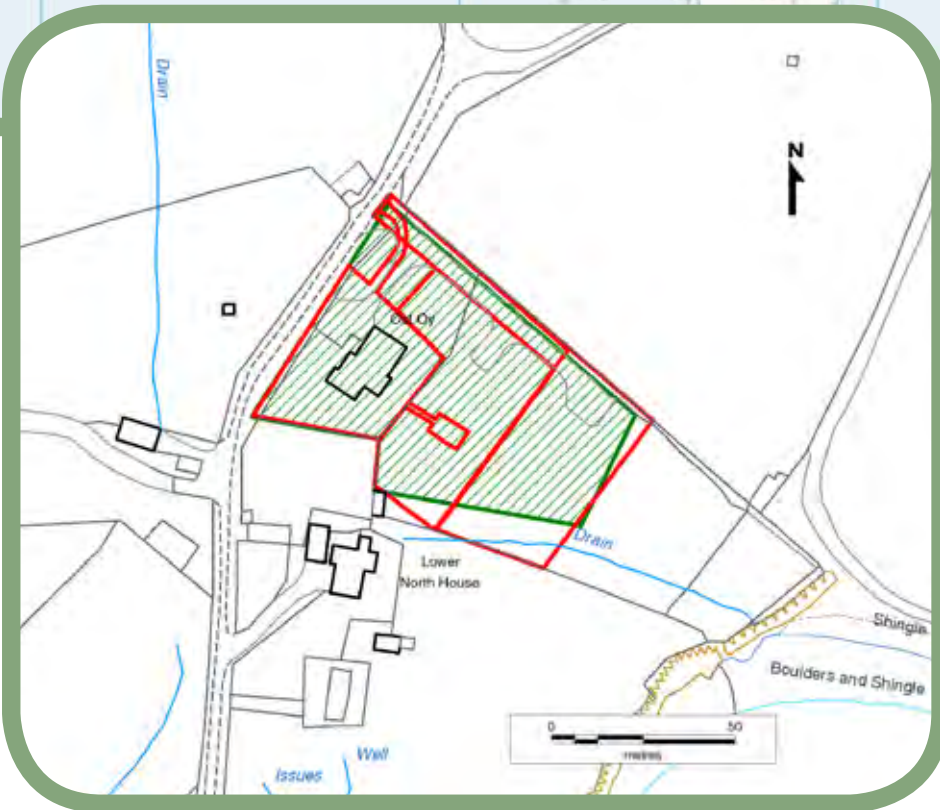


Shetland
Islands Council

Site: CL006

Northouse Croft, Bridge End, Burra

Site Size (ha): 0.47
 Development size (ha): 0.45
 Remaining Site for development (ha): 0.02
 Units on Site: 3
 N: 113171
 E: 437850



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

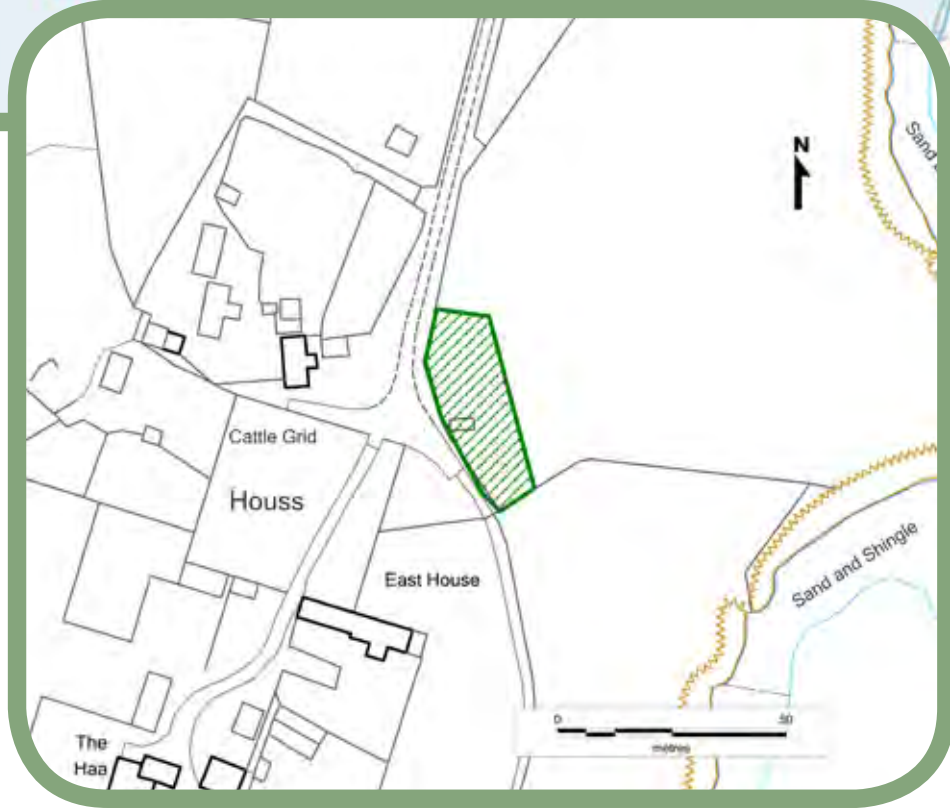


Shetland
Islands Council

Site: CL007

House, Bridge End, Burra

Site Size (ha): 0.06
 Development size (ha):
 Remaining Site for development (ha): 0.06
 Units on Site: 0
 N: 113116
 E: 437702



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland Islands Council

Site: CL008

Old School Road, Trondra

Site Size (ha): 1.59
 Development size (ha):
 Remaining Site for development (ha): 1.59
 Units on Site: 0
 N: 113785
 E: 439647



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

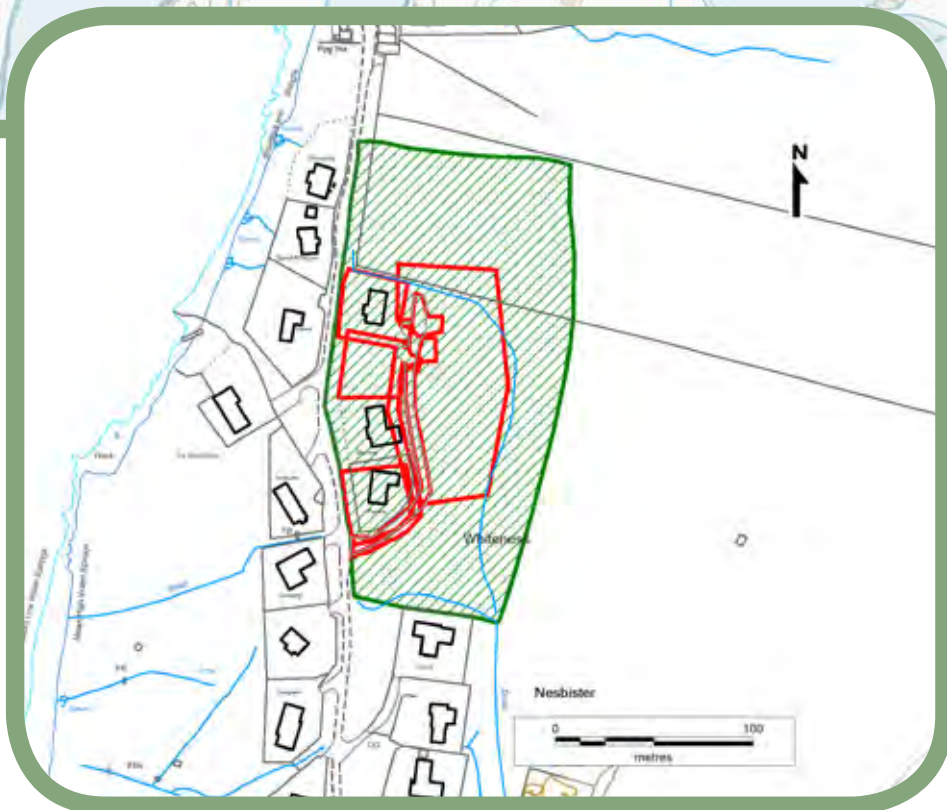


Shetland
Islands Council

Site: WM001

Nesbister, Whiteness

Site Size (ha): 2.48
 Development size (ha): 1.57
 Remaining Site for development (ha): 0.91
 Units Site: 6
 N: 114564
 E: 439900



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

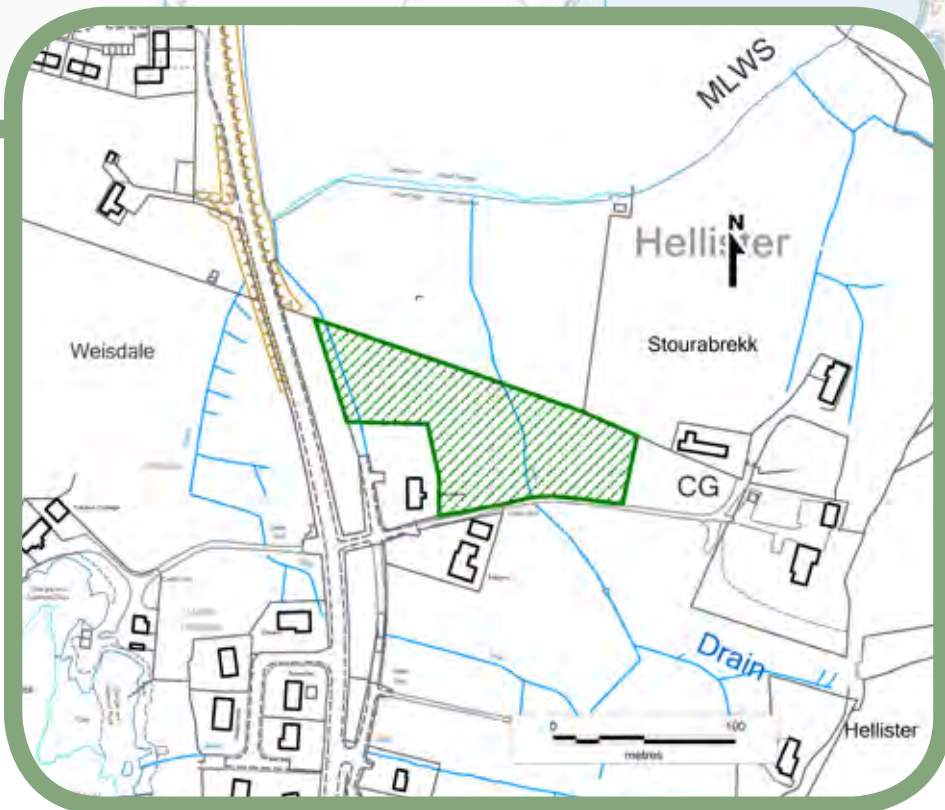


Shetland
Islands Council

Site: WM002

Hellister, Weisdale

Site Size (ha): 0.89
 Development size (ha):
 Remaining Site for development (ha): 0.89
 Units on Site: 0
 N: 114953
 E: 438922



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: WM003

Gardie, Weisdale

Site Size (ha): 0.68
 Development size (ha):
 Remaining Site for development (ha): 0.68
 Units Site: 0
 N: 115299
 E: 439545



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

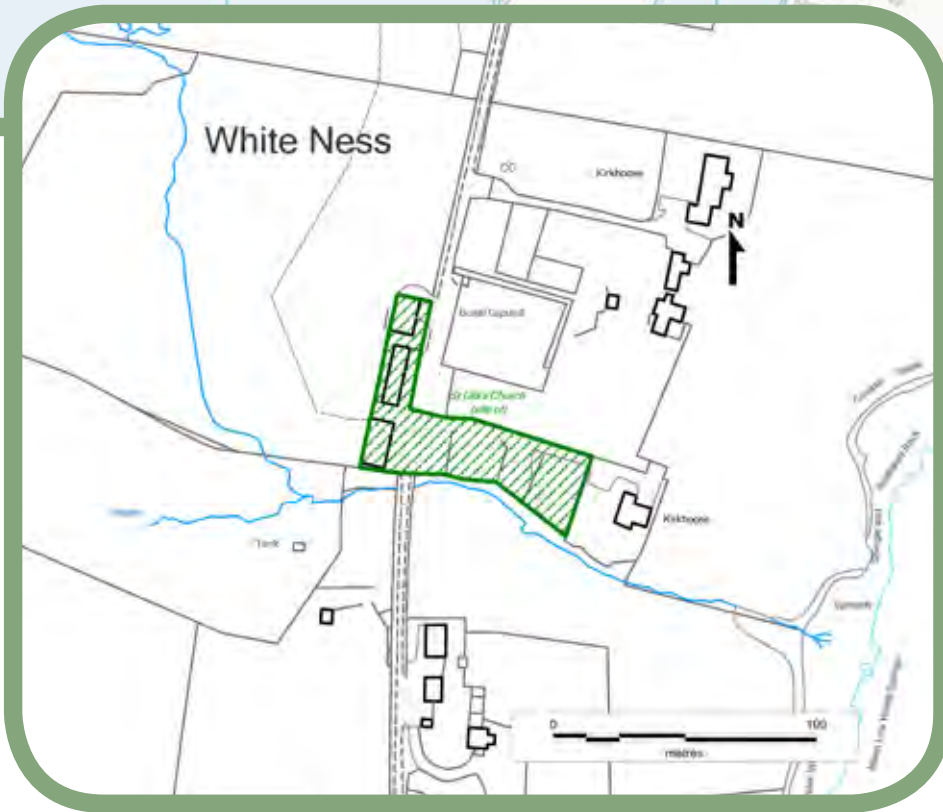


Shetland
Islands Council

Site: WM005

Kirkhouse, South Whiteness

Site Size (ha): 0.18
 Development size (ha):
 Remaining Site for development (ha): 0.18
 Units Site: 0
 N: 114445
 E: 438644



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: WM010

Wormadale, Whiteness

Site Size (ha): 0.13
 Development size (ha):
 Remaining Site for development (ha): 0.13
 Units Site: 0
 N: 114622
 E: 440043



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

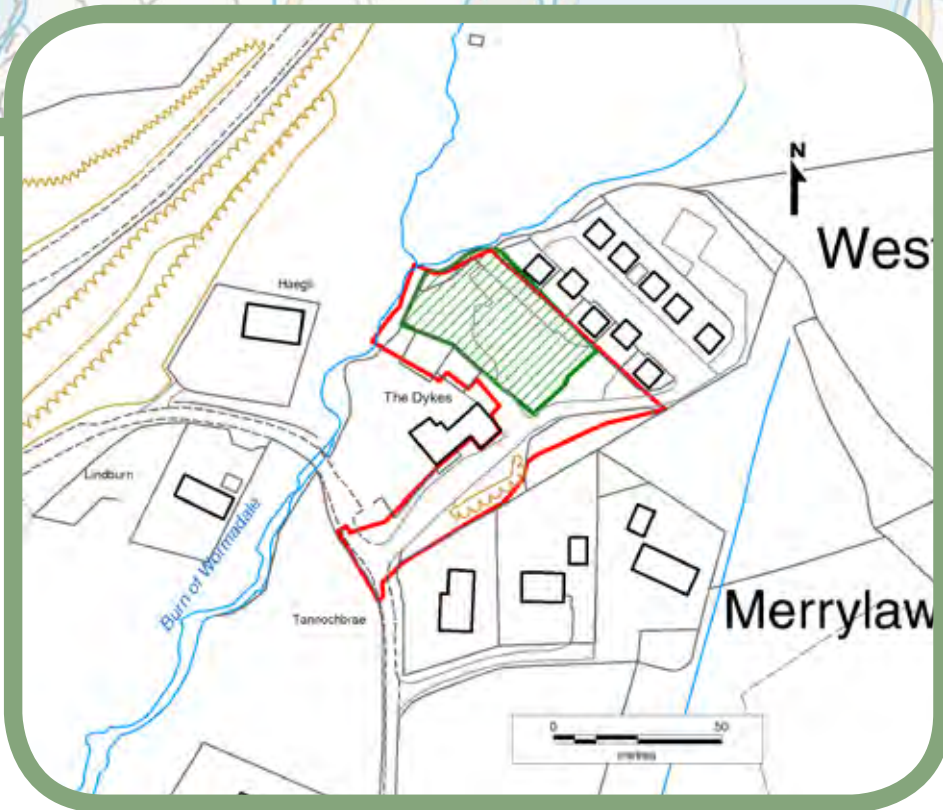


Shetland
Islands Council

Site: WM011

Wormadale, Whiteness

Site Size (ha): 0.15
 Development size (ha): 0.14
 Remaining Site for development (ha): 0.01
 Units on Site: 3
 N: 114620
 E: 439987



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

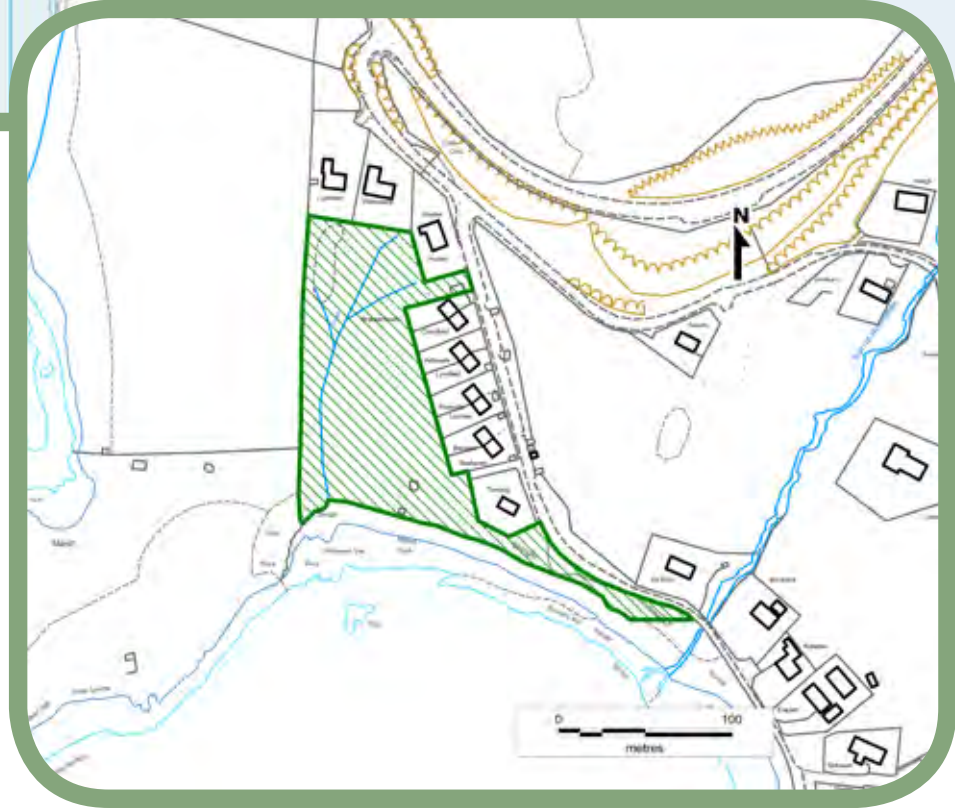


Shetland
Islands Council

Site: WM012

Gronnack, Whiteness

Site Size (ha): 1.44
 Development size (ha):
 Remaining Site for development (ha): 1.44
 Units Site: 0
 N: 114608
 E: 439607



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

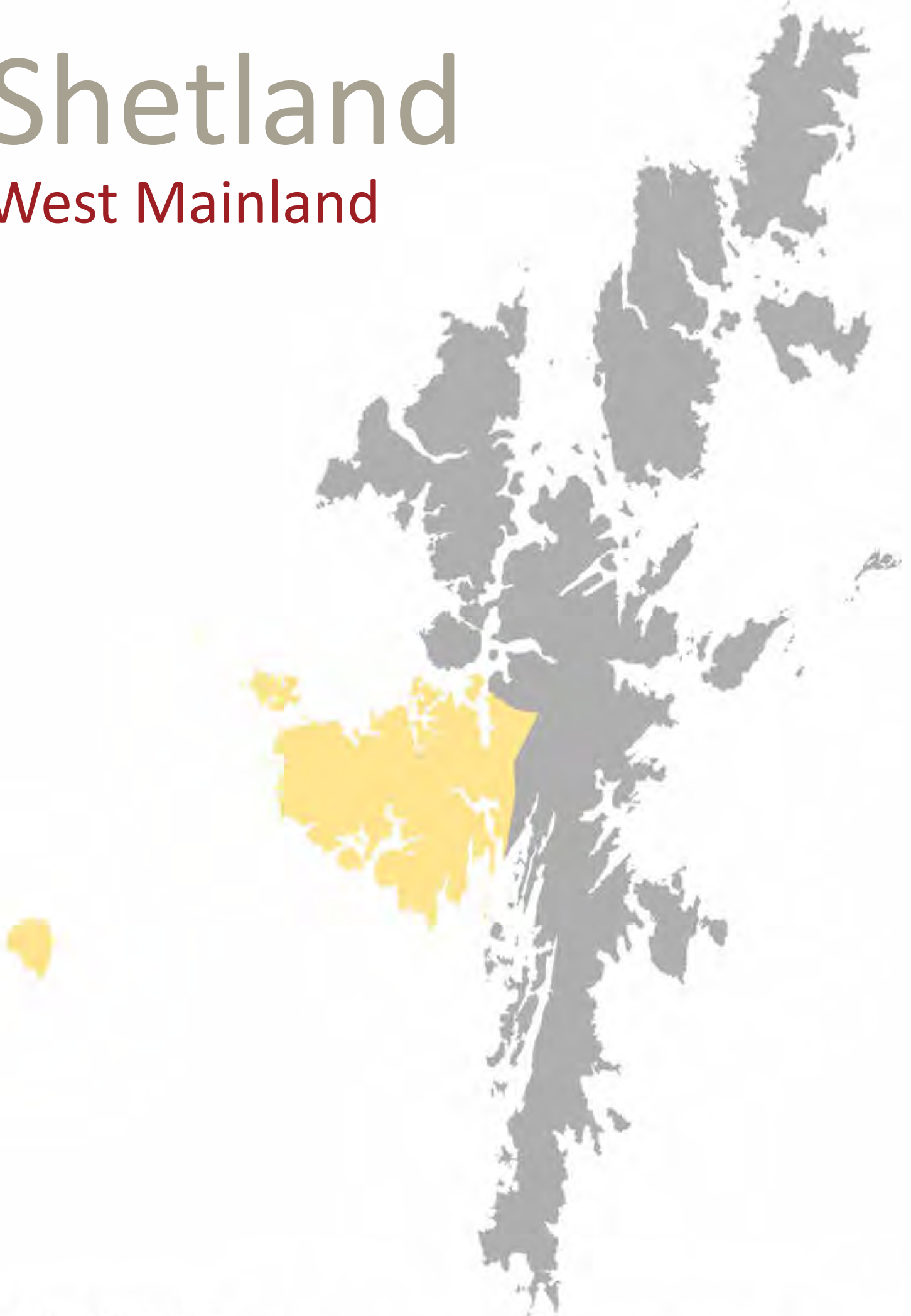
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

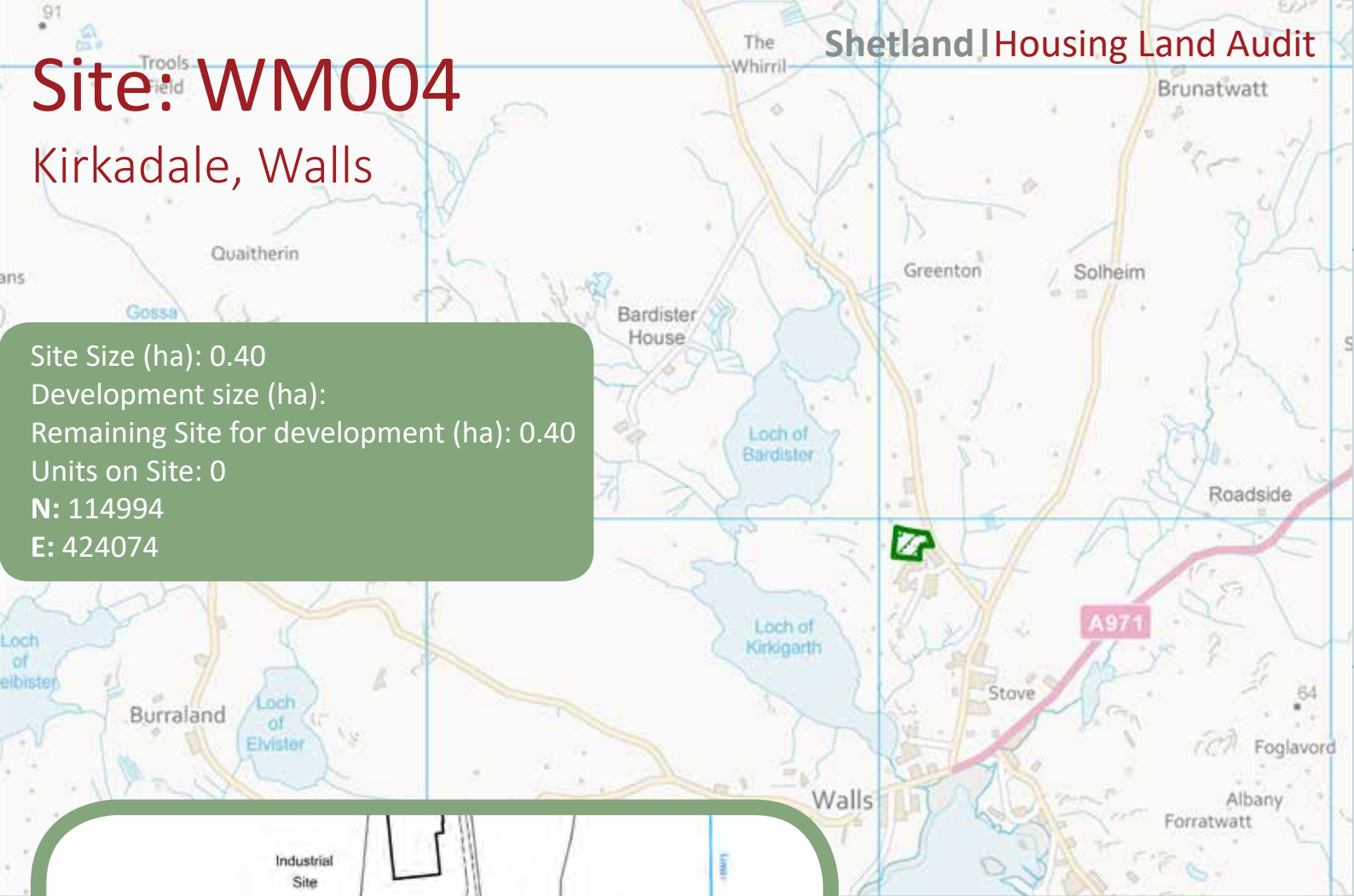
West Mainland



Site: WM004

Kirkadale, Walls

Site Size (ha): 0.40
 Development size (ha):
 Remaining Site for development (ha): 0.40
 Units on Site: 0
 N: 114994
 E: 424074



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: WM006

Breck, Whiteness

Site Size (ha): 0.29
 Development size (ha): 0.29
 Remaining Site for development (ha): 0
 Units Site: 2
 N: 114528
 E: 438921



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: WM007

Gardens Croft, Sandness

Site Size (ha): 0.7
 Development size (ha):
 Remaining Site for development (ha): 0.7
 Units on Site: 0
 N: 115719
 E: 419347



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: WM008

Aith Hall, Aith

Site Size (ha): 0.42
 Development size (ha): 1.17
 Remaining Site for development (ha): 0.75
 Units Site: 8
 N: 115584
 E: 434425



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: WM009

Whitelaw Road, Aith

The Dudd

Aith Voe

Site Size (ha): 1.5
 Development size (ha): 0
 Remaining Site for development (ha): 1.5
 Units on Site: 0
 N: 115563
 E: 434839

Aith

B9071

Loch of Houser

Whirrie Burn

78



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

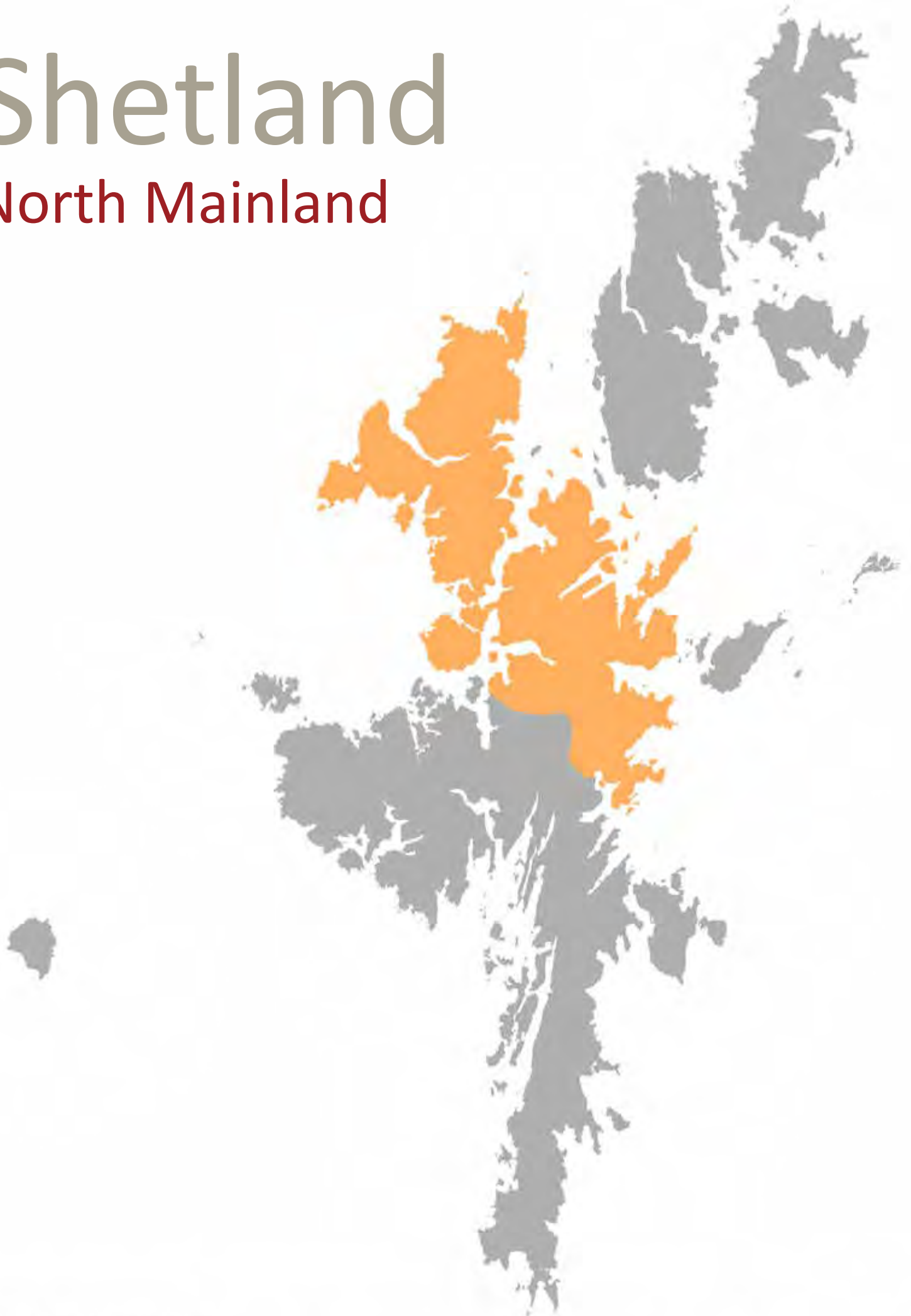
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

North Mainland



Site: NM001

The Houllands, Brae

Site Size (ha): 5.37
 Development size (ha): 4.9
 Remaining Site for development (ha): 0.47
 Units on Site: 4
 N: 116625
 E: 436132



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM002

Roebrek, Brae

Site Size (ha): 3.44
 Development size (ha):
 Remaining Site for development (ha): 3.44
 Units Site: 0
 N: 116734
 E: 436158



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM003

Burravoe, Brae

Site Size (ha): 0.54
 Development size (ha):
 Remaining Site for development (ha): 0.54
 Units on Site: 0
 N: 116703
 E: 436244



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Site: NM006

Firth

Site Size (ha): 6.12
 Development size (ha):
 Remaining Site for development (ha): 6.12
 Units Site: 0
 N: 117422
 E: 444166



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM007

Upper Lea, Firth

Site Size (ha): 3.44
 Development size (ha):
 Remaining Site for development (ha): 3.44
 Units on Site: 0
 N: 117438
 E: 444485



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

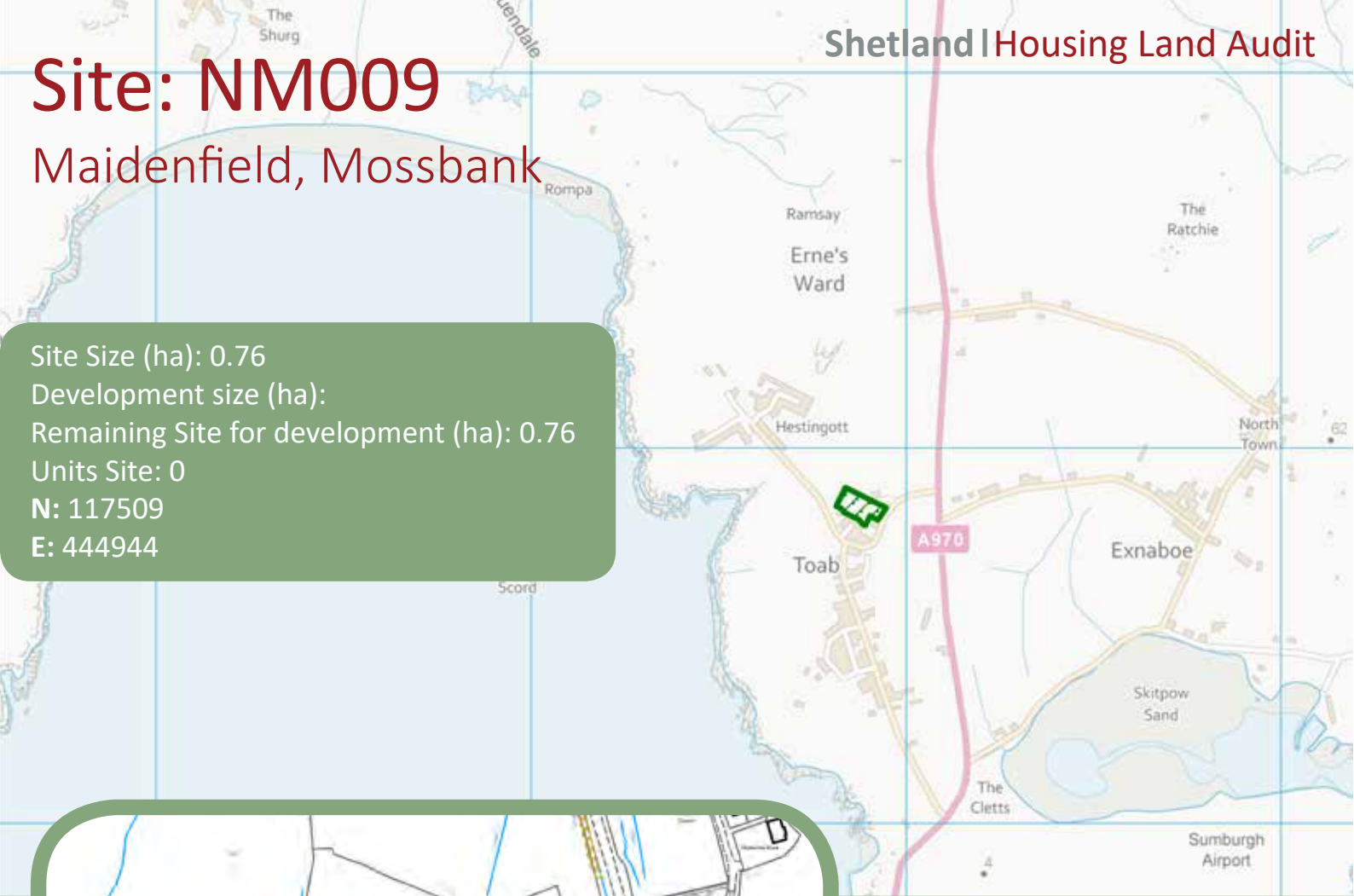


Shetland
Islands Council

Site: NM009

Maidenfield, Mossbank

Site Size (ha): 0.76
 Development size (ha):
 Remaining Site for development (ha): 0.76
 Units Site: 0
 N: 117509
 E: 444944



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM010

Braehead, Mossbank

Site Size (ha): 0.66
 Development size (ha):
 Remaining Site for development (ha): 0.66
 Units on Site: 0
 N: 117543
 E: 445062



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM011

Bankhead, Mossbank

Site Size (ha): 0.77
 Development size (ha):
 Remaining Site for development (ha): 0.77
 Units Site: 0
 N: 117560
 E: 444963



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM012

Hall, Mossbank

Site Size (ha): 1.87
 Development size (ha):
 Remaining Site for development (ha): 1.87
 Units on Site: 0
 N: 117525
 E: 445258



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

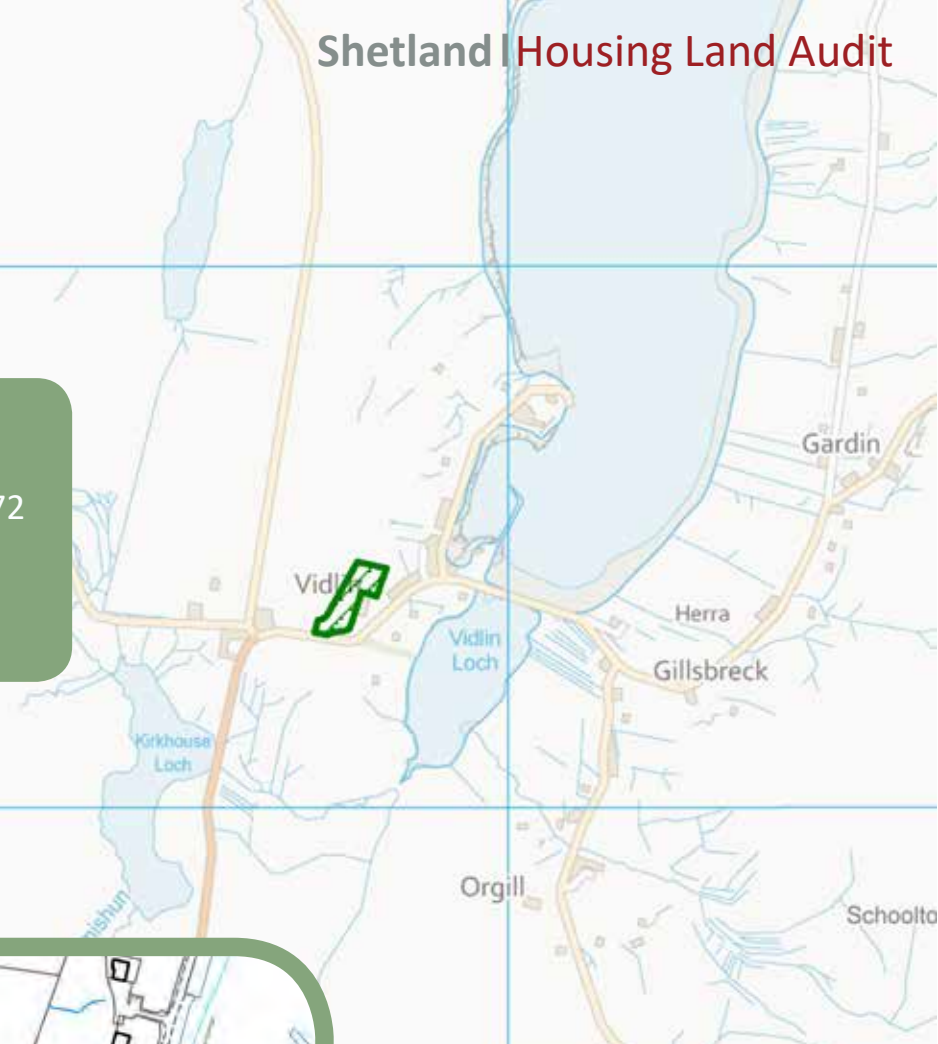


Shetland
Islands Council

Site: NM014

Hall Park, Vidlin

Site Size (ha): 0.72
 Development size (ha):
 Remaining Site for development (ha): 0.72
 Units Site: 0
 N: 116538
 E: 447710



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

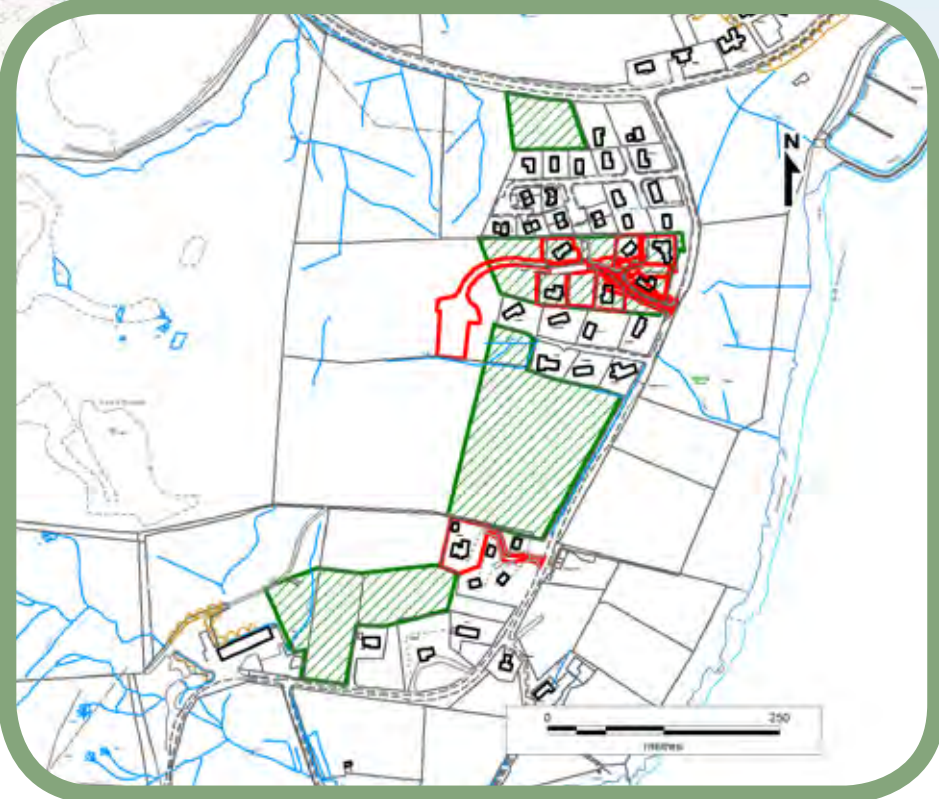


Shetland
Islands Council

Site: NM015

Busta, Brae

Site Size (ha): 5.68
 Development size (ha): 4.72
 Remaining Site for development (ha): 0.97
 Units on Site: 9
 N: 116733
 E: 434682



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM016

Hillside, Voe

Site Size (ha): 0.78
 Development size (ha):
 Remaining Site for development (ha): 0.78
 Units Site: 0
 N: 116428
 E: 441003



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM017

Stucca, Hillswick

Site Size (ha): 0.90
 Development size (ha):
 Remaining Site for development (ha): 0.90
 Units on Site: 0
 N: 117725
 E: 428596



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NM018

Stucca, Hillswick

Site Size (ha): 0.65
 Development size (ha):
 Remaining Site for development (ha): 0.65
 Units Site: 0
 N: 117726
 E: 428722



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

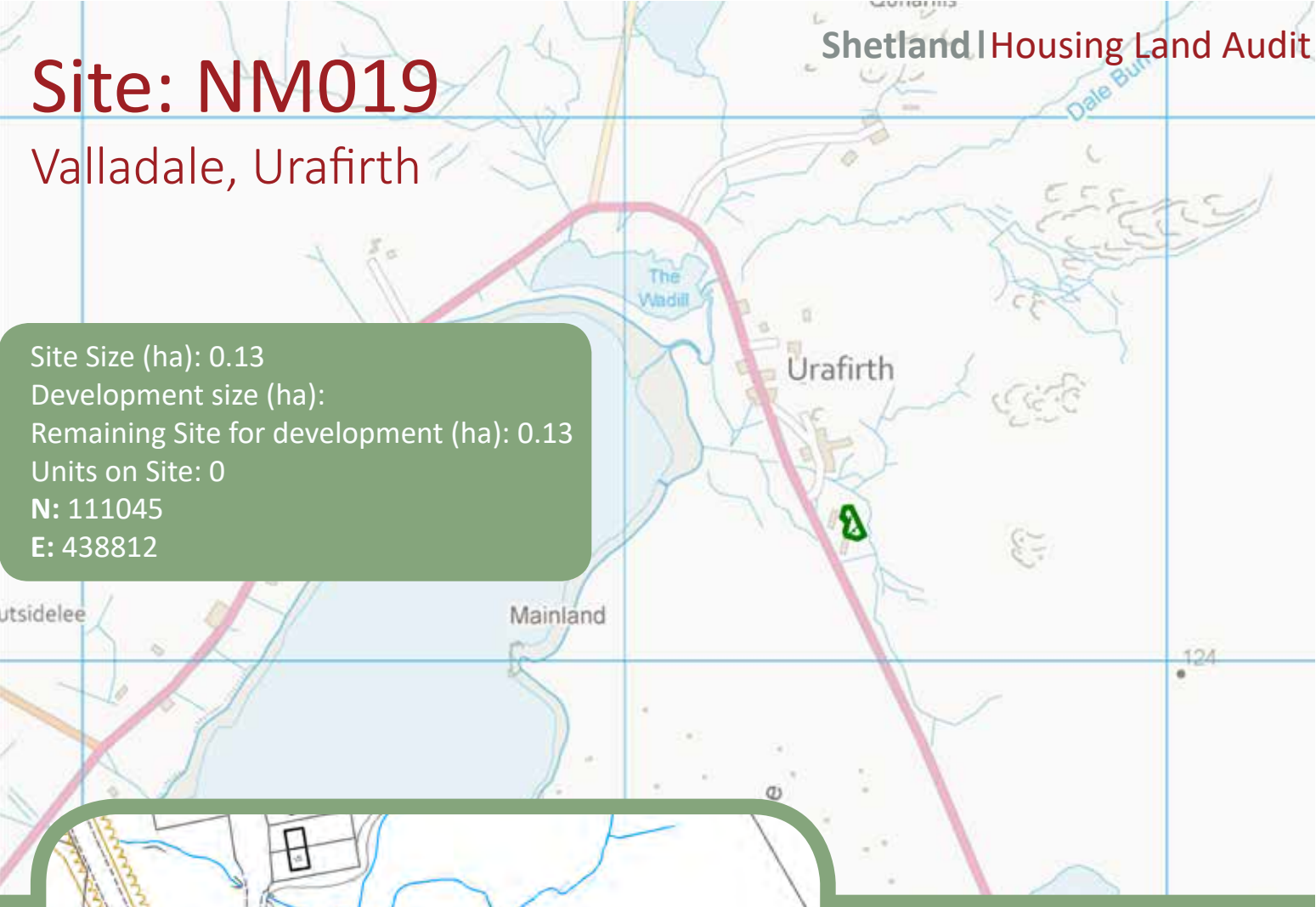


Shetland
Islands Council

Site: NM019

Valladale, Urafirth

Site Size (ha): 0.13
 Development size (ha):
 Remaining Site for development (ha): 0.13
 Units on Site: 0
 N: 111045
 E: 438812



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

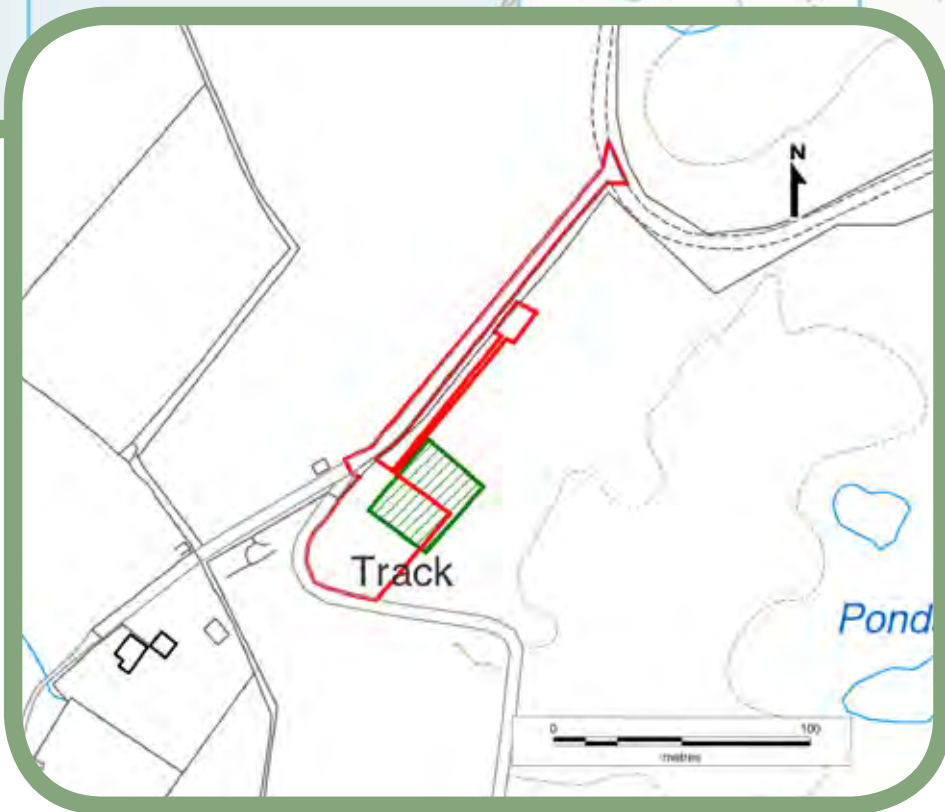


Shetland
Islands Council

Site: NM021

Railsbrough, South Nesting

Site Size (ha): 0.10
 Development size (ha): 0.04
 Remaining Site for development (ha): 0.06
 Units Site: 1
 N: 115234
 E: 446129



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

North Isles



Site: NI001

Ulsta, Yell

Site Size (ha): 0.58
 Development size (ha):
 Remaining Site for development (ha): 0.58
 Units on Site: 0
 N: 117962
 E: 446312



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Site: NI002

Ulsta, Yell

Site Size (ha): 0.30
 Development size (ha):
 Remaining Site for development (ha): 0.30
 Units Site: 0
 N: 117973
 E: 446356



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

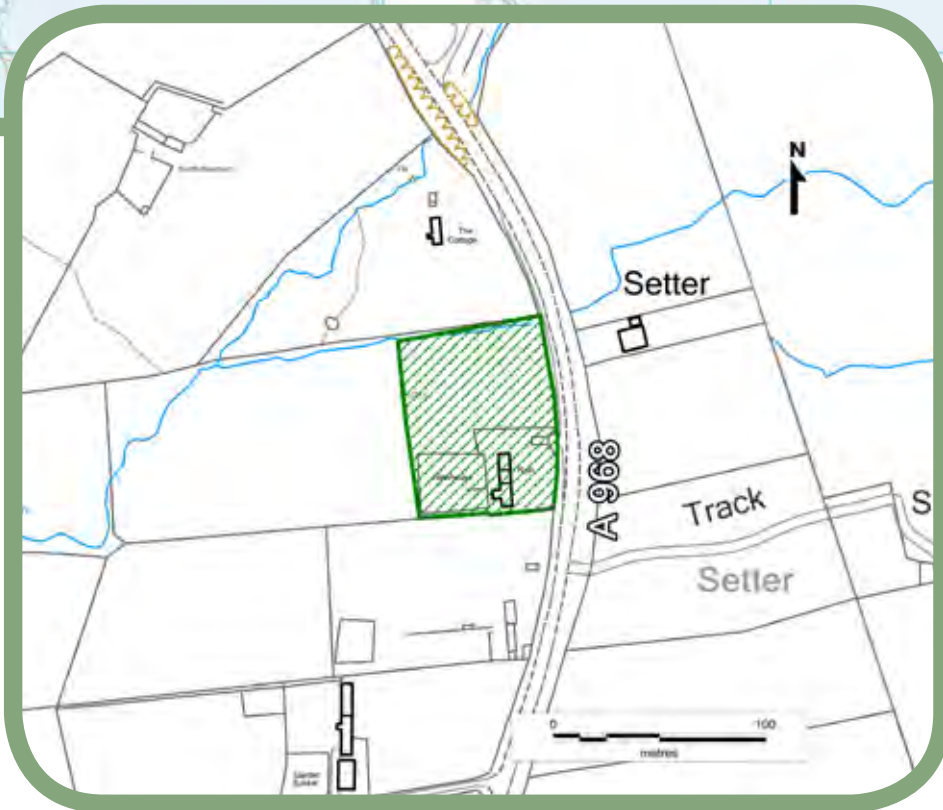
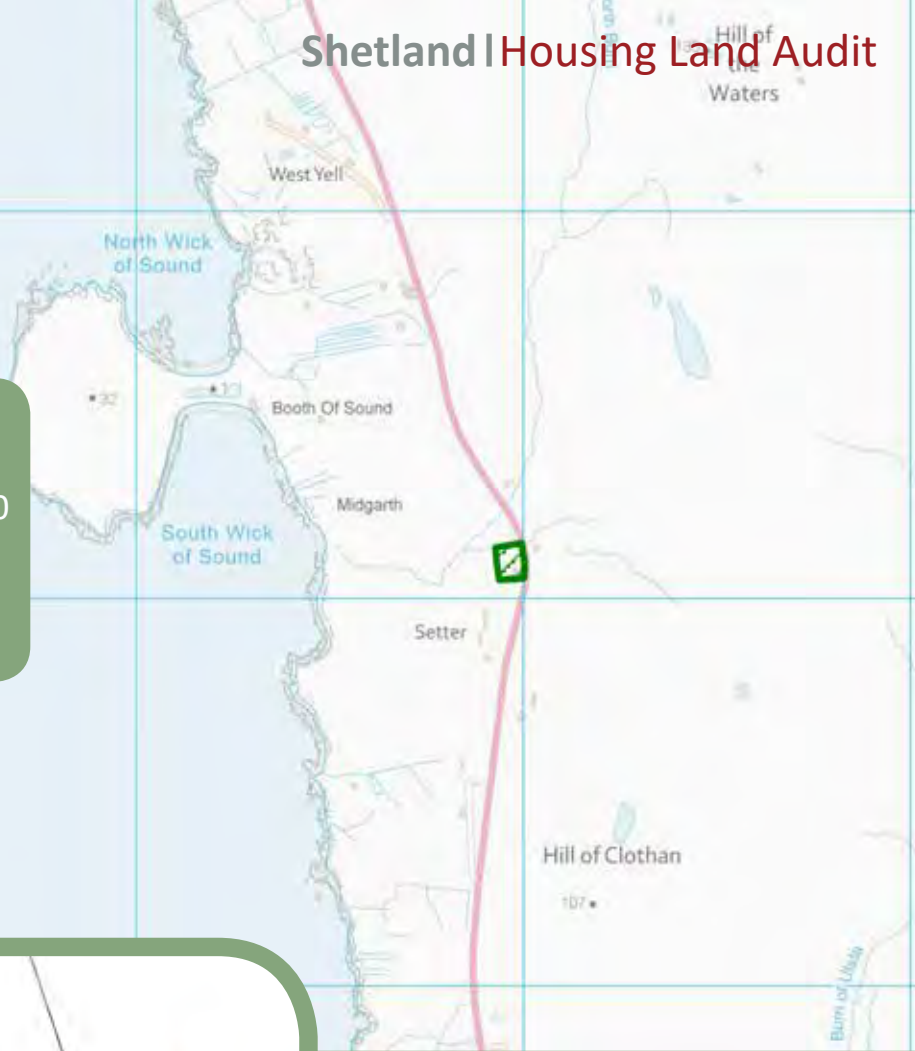


Shetland
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Site: NI003

West Yell, Yell

Site Size (ha): 0.60
 Development size (ha):
 Remaining Site for development (ha): 0.60
 Units on Site: 0
 N: 118209
 E: 445948



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete

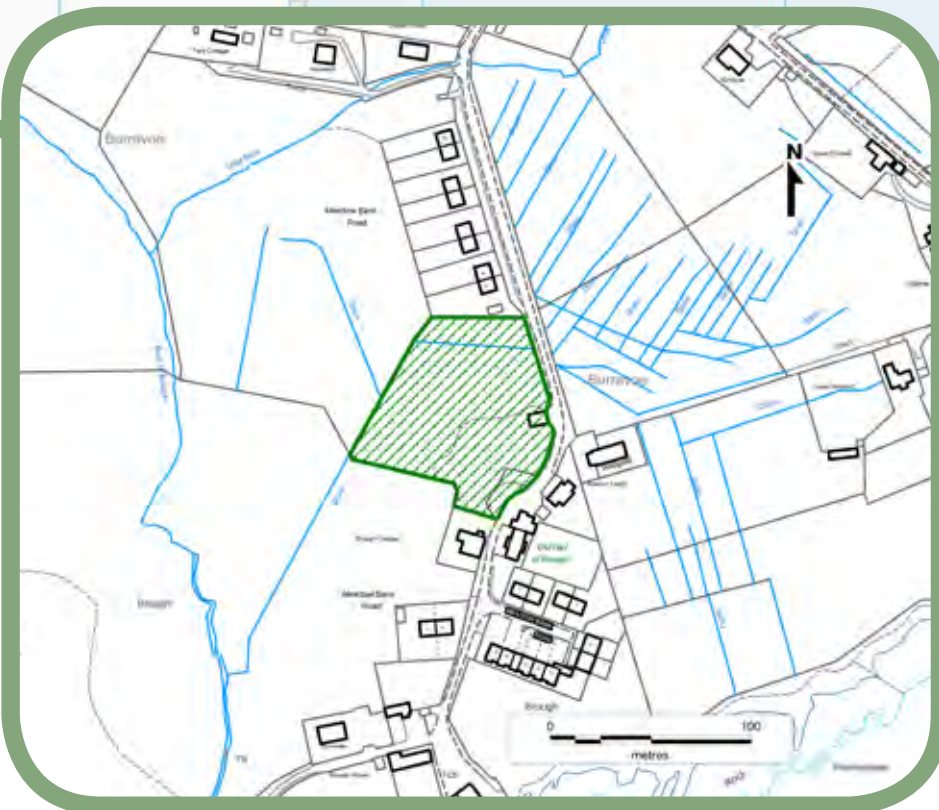
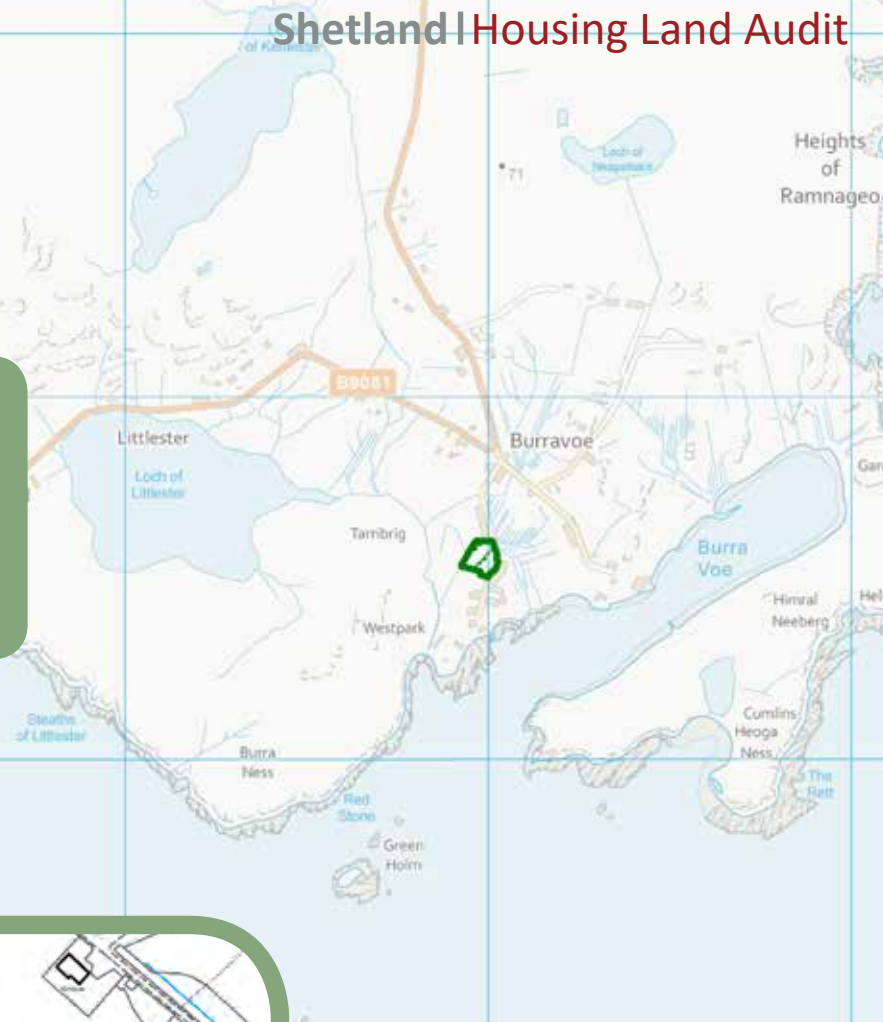


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Site: NI004

Burravoe, Yell

Site Size (ha): 0.67
 Development size (ha):
 Remaining Site for development (ha): 0.67
 Units Site: 0
 N: 117959
 E: 451969



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



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