

SHETLAND

Housing Land Audit 2020/21



SHETLAND
ISLANDS COUNCIL

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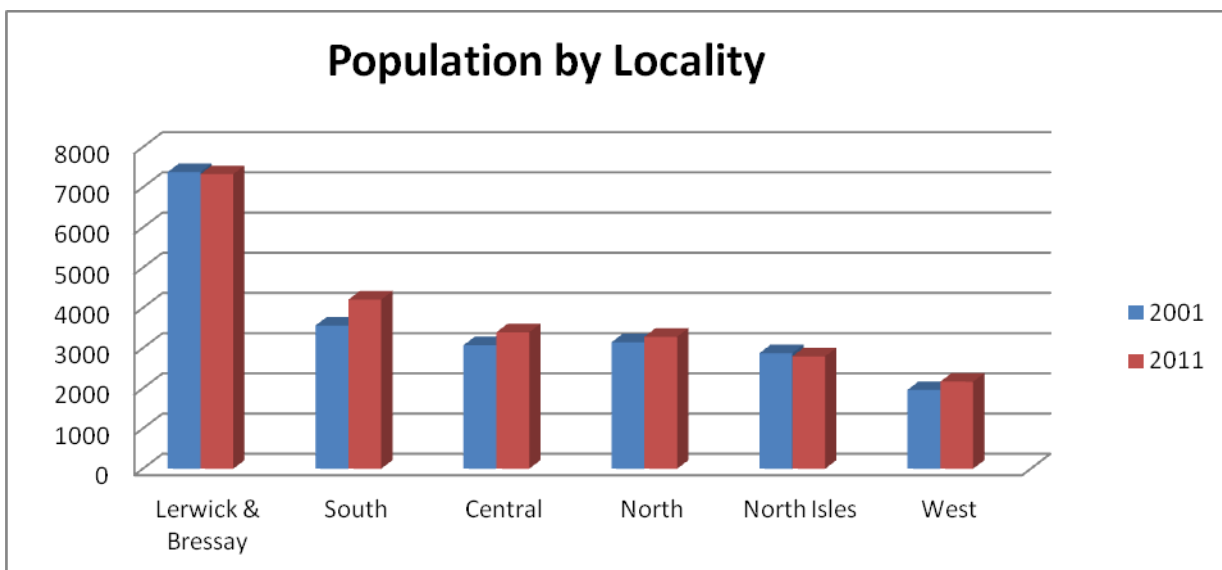
Introduction

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 2016/17 to 2020/21.

In the 5yr recording period 2016/17 – 2020/21:

- 367 houses have been completed averaging 73 units per year.
- 65% of new builds were for private housing and 35% for affordable housing.
- Lerwick & Bressay had most completions with 139 units followed by the Central Mainland with 100 and the South Mainland with 49.
- 544 housing units were granted planning permission averaging 108 units per year.
- 27% of housing approvals have been on Sites with Development Potential.
- 32% of housing approvals have been on an Area of Best Fit.
- 44% of housing approvals have been on windfall sites.

In the 2020/21 period:

- Figures in this reporting period were greatly distorted (versus previous trends) due to the impact of the Covid 19 pandemic and associated disease suppression measures, such as lockdowns. Numbers returned in this accounting period are generally much lower than those for previous years.
- There were 46 completions. 93% of completions were for new builds and 7% were for conversions. 27 (59%) completions were for private housing and 19 (41%) were for affordable housing.
- 48 housing units were approved. This is significantly below the average of 111 units over the last 5 years (and reduces this average from the figure in the 2019/20 Housing Land Audit of 128 units).
- Of the 48 units approved the greatest number of approvals was in the South Mainland locality with 14 units. The distribution of approvals across localities is more balanced in this year's Housing Land Audit (aside from West Mainland), reflective of the much lower overall figure.
- 4% of housing approvals have been on Sites with Development Potential.
- 19% of housing approvals have been on an Area of Best Fit.
- 90% 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 in the 2020/21 period fell to a low for the past 5 year reporting period of 46 across all localities. A fall in completions was to be expected due to the impact of the Covid 19 pandemic and associated lockdowns on function of the construction sector and the wider economy. The 5 year average from the previous HLA (5 years of standard operating conditions) of 78 gives an indication of how far below normal completion volumes this year fell (58% of the preceding 5 year period average).

With this year's figure included, the amended 5 year average for 2016/17 to 2020/21 falls to 73 completions per year. 89% of completions during 2020/21 were in the Lerwick and Bressay and Central Mainland localities. This somewhat follows the trends of previous years, but in a more weighted manner towards areas in and around Shetland's primary settlement. Given the low number of houses completed overall it is also the case that one or two projects being brought to completion will tilt figures towards the localities where they are located.

With 27 of the units completed being affordable housing provision and only 19 being private, there is further indication of how the pandemic has suppressed build out rates, with 41% being for private ownership.

Completions for All Housing (Private & Affordable Housing)

Completions for Private & Affordable Housing

	2016/2017	2017/18	2018/19	2019/20	2020/21	TOTAL
South Mainland	9	12	9	17	2	49
Lerwick & Bressay	41	58	7	3	30	139
Central Mainland	10	13	28	38	11	100
West Mainland	4	1	3	5	1	14
North Mainland	6	15	8	12	1	42
North Isles	10	3	5	4	1	23
TOTAL	80	102	60	79	46	367

Completions for Private Housing

	2016/2017	2017/18	2018/19	2019/20	2020/21	TOTAL
South Mainland	9	12	9	17	2	49
Lerwick & Bressay	15	26	7	3	3	54
Central Mainland	10	10	12	14	11	57
West Mainland	4	1	3	5	1	14
North Mainland	6	13	8	12	1	40
North Isles	10	3	5	4	1	23
TOTAL	54	65	44	55	19	237

Completions for Affordable Housing

	2016/2017	2017/18	2018/19	2019/20	2020/21	TOTAL
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	26	32	0	0	27	85
Central Mainland	0	3	16	24	0	43
West Mainland	0	0	0	0	0	0
North Mainland	0	2	0	0	0	2
North Isles	0	0	0	0	0	0
TOTAL	26	37	16	24	27	130

Completions for Individual Units - Private Housing

There is no change in the division of completion type in regard to individual dwellings and their split between private and affordable housing. This is expected as most affordable housing provision is brought forward as part of multiple unit projects¹.

With only 14 private housing completions for individual units, again the impact of the pandemic can be seen in regard to rates for previous years under more stable operating conditions.

	2016/2017	2017/18	2018/19	2019/20	2020/21	TOTAL
South Mainland	8	12	9	17	1	47
Lerwick & Bressay	1	11	7	3	0	22
Central Mainland	8	10	9	14	10	51
West Mainland	4	1	3	5	1	14
North Mainland	6	13	8	12	1	40
North Isles	8	3	5	4	1	21
TOTAL	35	50	41	55	14	195

Completions for Individual Units - Affordable Housing

	2016/2017	2017/18	2018/19	2019/20	2020/21	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

¹ As has been stated in previous HLA reports, lack of individual affordable housing completions is reflective of 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.

Over the last 5 years 51% (174) of the 339 completions have been for multi-unit schemes including new builds and conversions. 74% of these multi-unit completions were for affordable housing (130 units), which reflects the fact that the Hjalmland Housing Association is building the larger housing schemes. Of the 46 private house multi-unit completions over two thirds, 32 (70%), have been in the Lerwick & Bressay locality.

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

	2016/17		2017/18		2018/19		2019/20		2020/21		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	1	1	0	0	0	0	1	2	1	1	3	4
Lerwick & Bressay	4	40	5	47	0	0	0	0	2	30	11	117
Central Mainland	1	2	0	3	2	19	1	24	1	1	5	49
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	0	0	1	2	0	0	0	0	0	0	1	2
North Isles	1	2	0	0	0	0	0	0	0	0	1	2
TOTAL	7	45	6	52	2	19	2	26	4	32	21	174

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

	2016/17		2017/18		2018/19		2019/20		2020/21		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	2	26	2	32	0	0	0	0	1	27	5	85
Central Mainland	0	0	0	3	1	16	1	24	0	0	2	43
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	0	0	1	2	0	0	0	0	0	0	1	2
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2	26	3	37	1	16	1	24	1	27	8	130

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

	2016/17		2017/18		2018/19		2019/20		2020/21		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	1	1	0	0	0	0	1	2	1	1	3	4
Lerwick & Bressay	2	14	3	15	0	0	0	0	1	3	6	32
Central Mainland	1	2	0	0	1	3	1	2	1	1	4	8
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Isles	1	2	0	0	0	0	0	0	0	0	1	2
TOTAL	5	19	3	15	1	3	2	4	3	5	14	46

Number of applications submitted and units completed for: Conversions

	2016/17		2017/18		2018/19		2019/20		2020/21		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	1	1	0	0	1	1
Lerwick & Bressay	0	0	5	17	1	1	2	2	1	3	9	23
Central Mainland	0	0	2	4	1	1	0	0	0	0	3	5
West Mainland	0	0	0	0	0	0	1	1	0	0	1	1
North Mainland	0	0	1	2	0	0	1	1	0	0	2	3
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	8	23	2	2	5	5	1	3	16	33

Number of applications submitted and units granted for New Dwellings

	2016/17		2017/18		2018/19		2019/20		2020/21		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	9	9	11	12	10	9	16	17	2	2	48	49
Lerwick & Bressay	4	41	6	41	6	6	3	3	1	27	20	118
Central Mainland	7	8	9	9	10	27	14	38	12	11	52	93
West Mainland	6	6	1	1	5	3	5	5	1	1	18	16
North Mainland	6	6	11	13	9	8	13	12	1	1	40	40
North Isles	9	10	3	3	5	5	4	4	1	1	22	23
TOTAL	41	80	41	79	45	58	55	79	18	43	200	339

Housing Approvals

Total Number of Units Approved

554 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 (566 in total), and then subtracting the approvals that lie within both SWDP and AoBF (6).

There were 48 units approved in 2020/21, this much smaller figure in relation to previous year, a fall in 100 units or 68% from 2019/20, is to be expected and is symptomatic of the pressures placed on prospective applicants during the pandemic.

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
South Mainland	37	38	25	21	14	135
Lerwick & Bressay	42	8	48	2	7	107
Central Mainland	38	38	23	87	6	192
West Mainland	5	5	6	11	1	28
North Mainland	14	10	5	20	9	58
North Isles	5	4	7	7	11	34
TOTAL	141	103	114	148	48	554

Permissions Granted on SWDP (units)

Over the last 5 years, 151 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.

2020/21 saw a dramatic slump in the number of units consented on SWDP, with only 2 coming forward. This being even lower than the previous 5 year low in 2018/2019. Again, the low figures for 2020/21 should be seen as an anomaly and reflective of the exceptional circumstances presented by the Covid 19 pandemic.

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
South Mainland	8	20	0	8	1	37
Lerwick & Bressay	0	1	0	0	0	1
Central Mainland	18	27	7	41	0	93
West Mainland	0	0	0	4	0	4
North Mainland	2	2	2	9	1	16
North Isles	0	0	0	0	0	0
TOTAL	28	50	9	62	2	151

Over the 5 year reporting period the highest number of approvals have been in the Central Mainland (93) and South Mainland (37). In last year’s HLA report, Lerwick & Bressay was noted as a prominent locality in respect of number of units granted on SWDP, but this has now dropped to being negligible in the current 5 year period, perhaps reflective of most SWDP sites in this locality that are practicable to develop now benefitting from some form of consent.

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 174 units have been approved on Areas of Best Fit. The majority of approvals have been in Lerwick & Bressay, which can be expected due to its size and the area covered. The 2020/21 period (9 units) represents a reduction on the total for the previous two years, replicating the general fall in number of units across the board and attributable to Covid 19 measures and lockdowns, with their associated economic uncertainty.

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
South Mainland	3	1	12	0	0	16
Lerwick & Bressay	42	6	48	8	7	111
Central Mainland	4	0	0	36	0	40
West Mainland	0	0	0	0	0	0
North Mainland	0	0	0	0	1	1
North Isles	0	0	2	3	1	6
TOTAL	49	7	62	47	9	174

Permissions Granted on Windfall (units)

Over the last 5 years 241 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.

Unlike applications on SWDP and AOBF sites, windfall figures appear to have been more resistant to pressures placed by the pandemic, maintaining an output of consented units (43) only slightly below the 5 year average (48) for the period 2016-2021 and within 2 to 3 units of figures presented for the preceding 3 years.

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	2016/17	2017/18	2018/19	2019/20	2020/21	Total
South Mainland	26	17	13	13	13	82
Lerwick & Bressay	0	1	0	0	0	1
Central Mainland	16	11	16	10	6	59
West Mainland	5	5	6	7	7	30
North Mainland	12	8	3	11	7	41
North Isles	5	4	5	4	10	28
TOTAL	64	46	43	45	43	241

Permissions Granted on both SWDP & AOBF

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	0	0	0	6	0	6
Central Mainland	0	0	0	0	0	0
West Mainland	0	0	0	0	6	6
North Mainland	0	0	0	0	0	0
North Isles	0	0	0	0	0	0
TOTAL	0	0	0	6	6	12

The figures in the above table are used for the elimination of duplicates found on both the SWDP and AOBF tables on pages 11 and 12 in assisting with calculating the total number of units approved.

Applications Granted Permission but not yet commenced (as of 31/03/2021)

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.

	2018/2019	2019/20	2020/21	Total
South Mainland	9	1	2	12
Lerwick & Bressay	46	0	3	49
Central Mainland	11	1	1	13
West Mainland	3	0	2	5
North Mainland	3	1	0	4
North Isles	2	0	4	6
TOTAL	74	3	12	77

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 2021 for development on SWDP as identified in the LDP is 124.39 hectares. Using the desk based density calculations this provides enough land for approximately **1414 housing units**. It should be noted that this figure is based on desk based calculations detailed above, namely:

- Lerwick = 34.18 remaining @ 18 units per hectare = 615 units
- Areas of Best Fit = 19.84ha remaining @ 14 units per hectare = 278 units
- Elsewhere = 74.42 remaining @ 7 units per hectare = 521 units

Please note, there is a discrepancy between these three area totals and the overall figure, which is likely to do with site overlap (AOBF and SWDP) and method of data capture.

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 (2016-2021)

Tenure	HST Requirement	Total Completions	Shortfall
Private Housing Units	350	237	113
Affordable Housing Units	360	130	230
All Tenure Units	710	367	343

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 **1028 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.

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

At the time of finalising this year’s Audit the effective housing land supply equates to **7.3 years**. Namely 1030 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).

We are in the process of updating our action programme to reflect the same recording period as the Housing Land Audit. 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.

The Planning Service ran a Call for Sites process from the end of 2018 until summer 2019. The Call for Sites was an opportunity for landowners and developers to submit sites to the Planning service to be assessed for possible inclusion as an allocation in the next Local Development Plan.

We have had a good level of engagement with land owners and developers through the process resulting in a good number of submissions being made.

Contacts and links to relevant Documents:

SIC Planning Service
8 North Ness Business Park
Lerwick
Shetland
ZE1 0LZ

Telephone: 01595 744293.

Email: 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

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

South Mainland

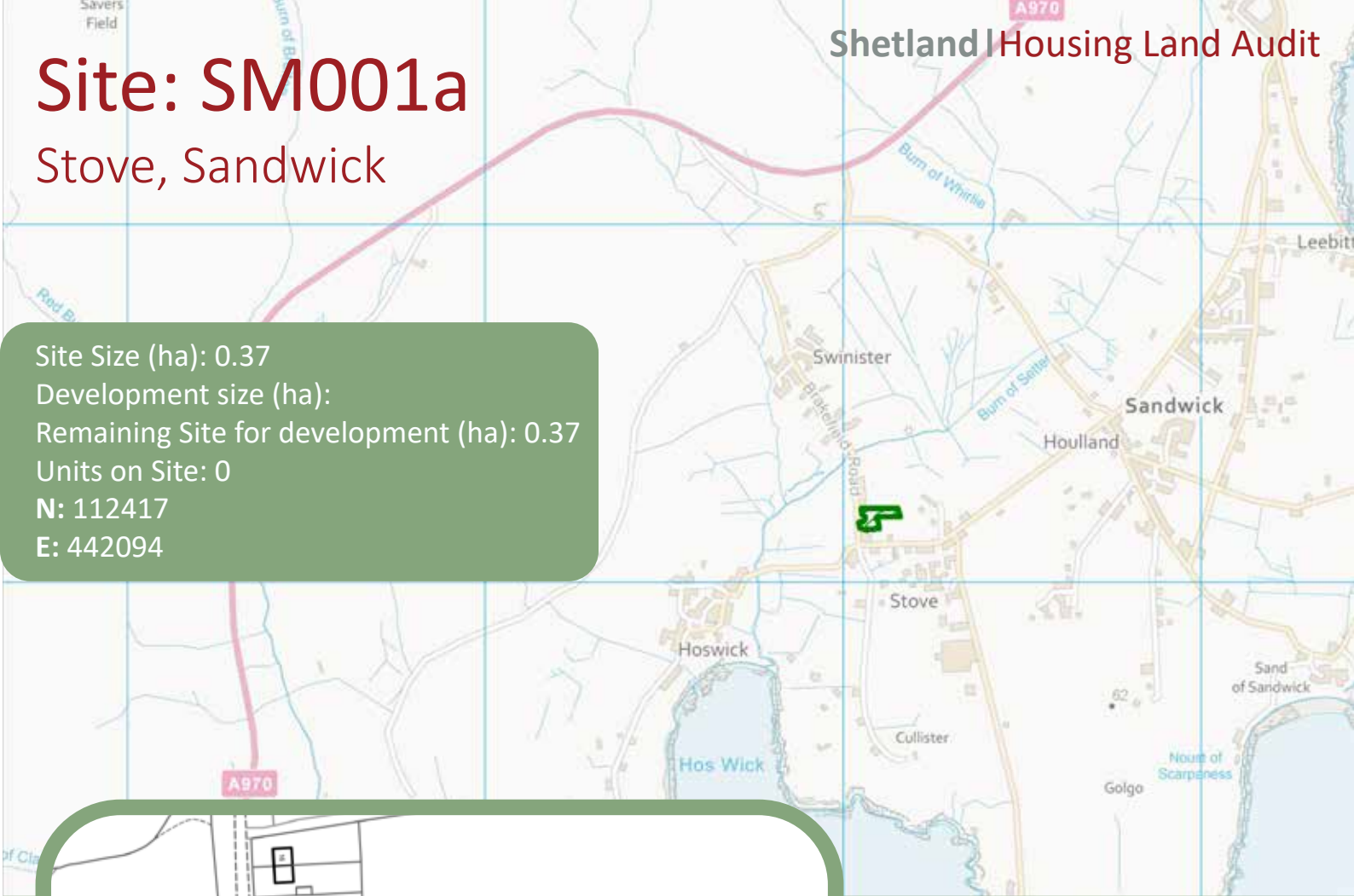


Shetland Housing Land Audit 2020/21

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

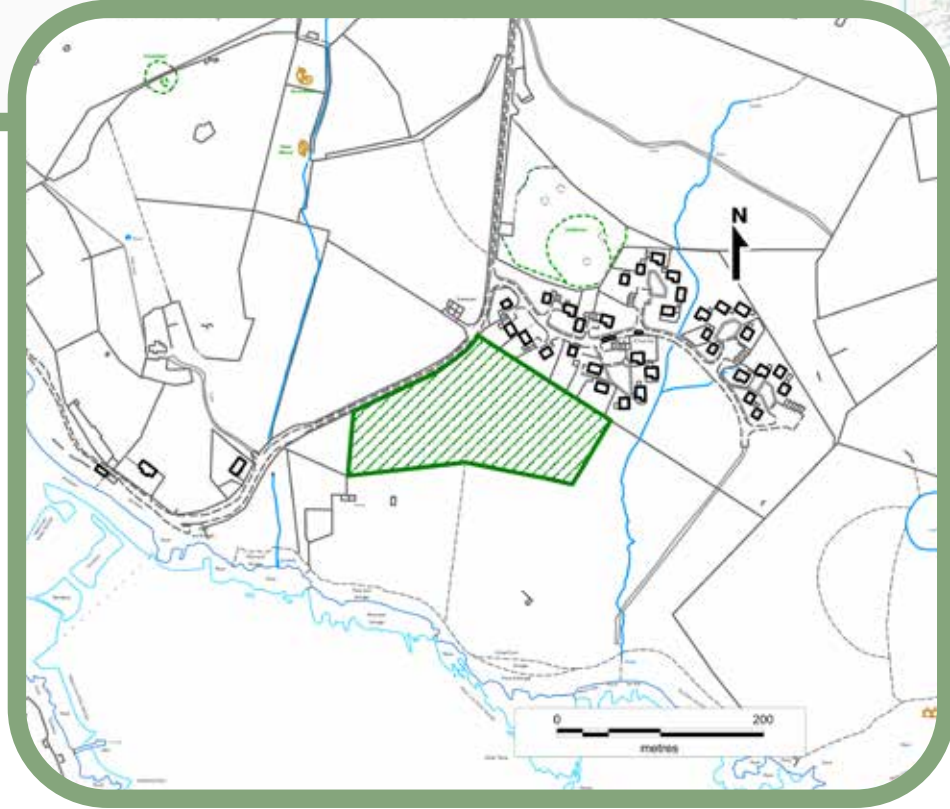


Shetland
Islands Council

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

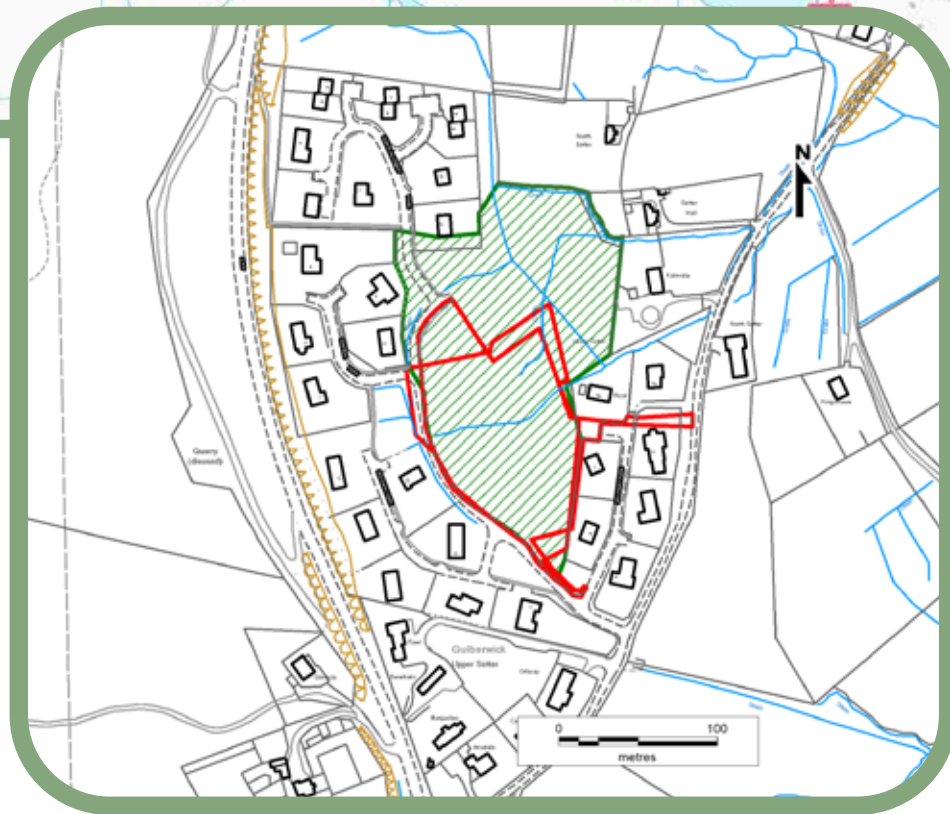


Shetland
Islands Council

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

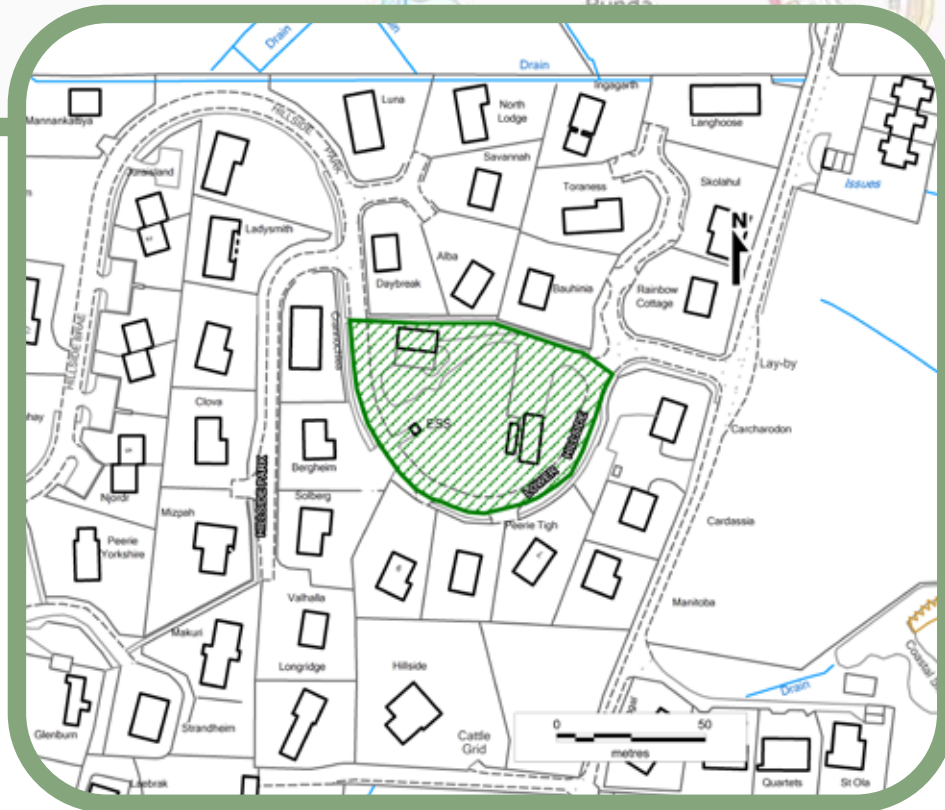
Site Size (ha): 0.42
 Development size (ha):
 Remaining Site for development (ha): 0.42
 Units Site: 0
 N: 113842
 E: 444042

Ward of Wick

Gulberwick

Staneypark

Gulberwick



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

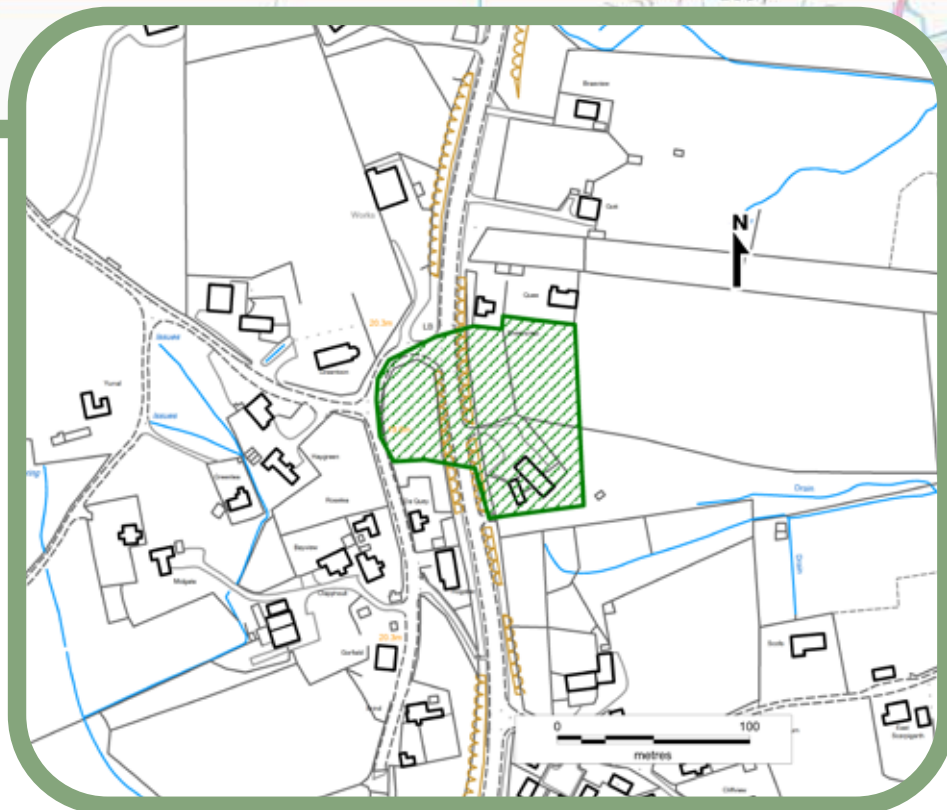


Shetland
Islands Council

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

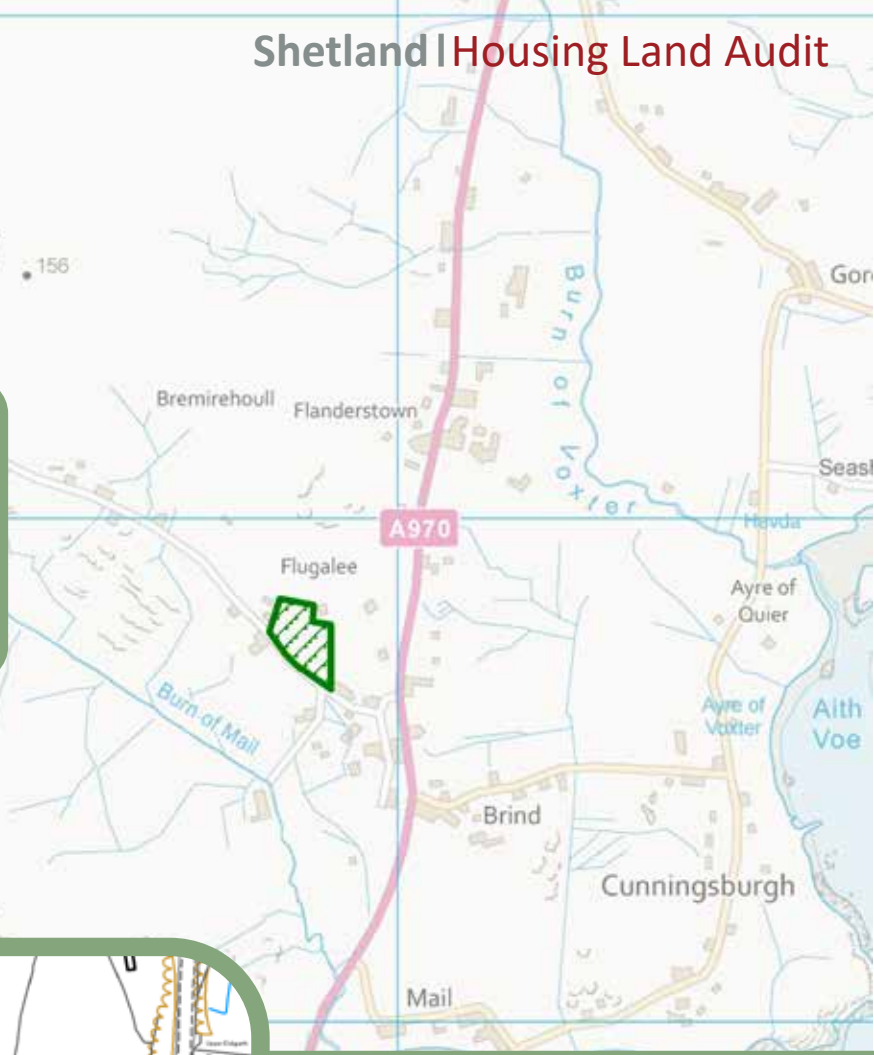
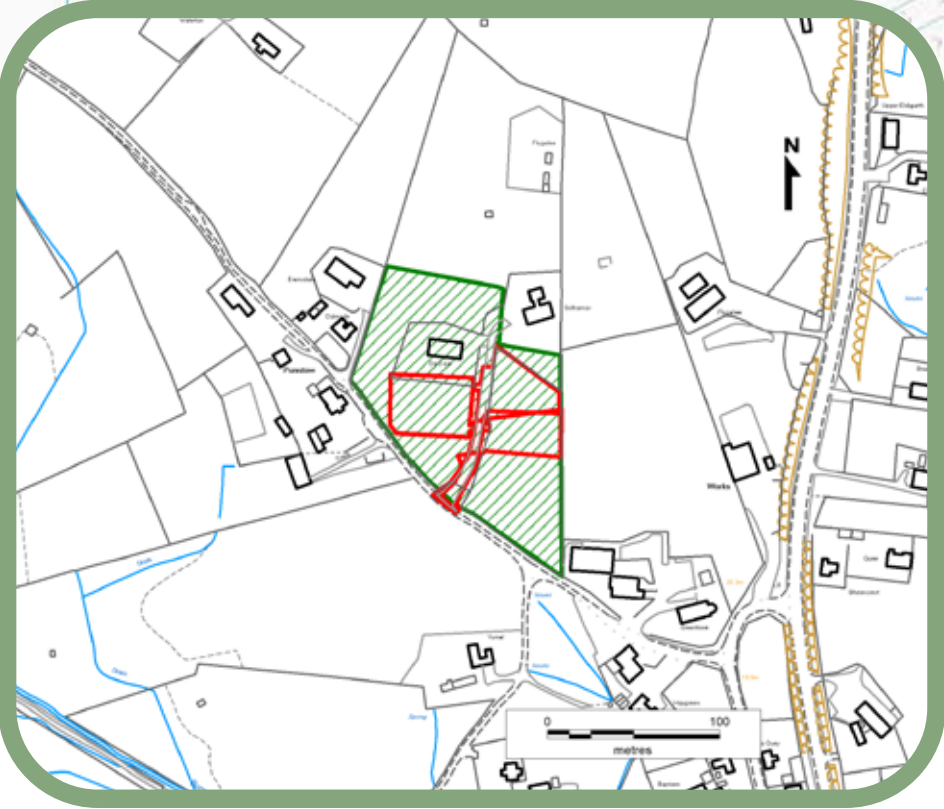


Shetland
Islands Council

Site: SM006

Flugalee, Cunningsburgh

Site Size (ha): 1.33
 Development size (ha): 0.91
 Remaining Site for development (ha): 0.42
 Units Site: 5
 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

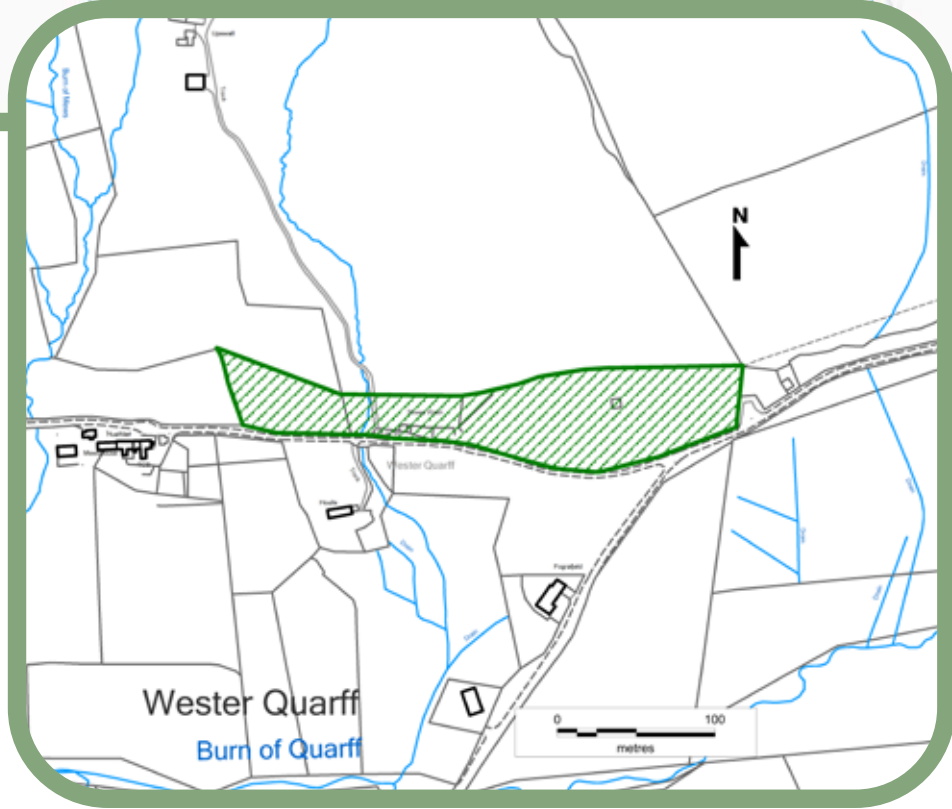


Shetland
Islands Council

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

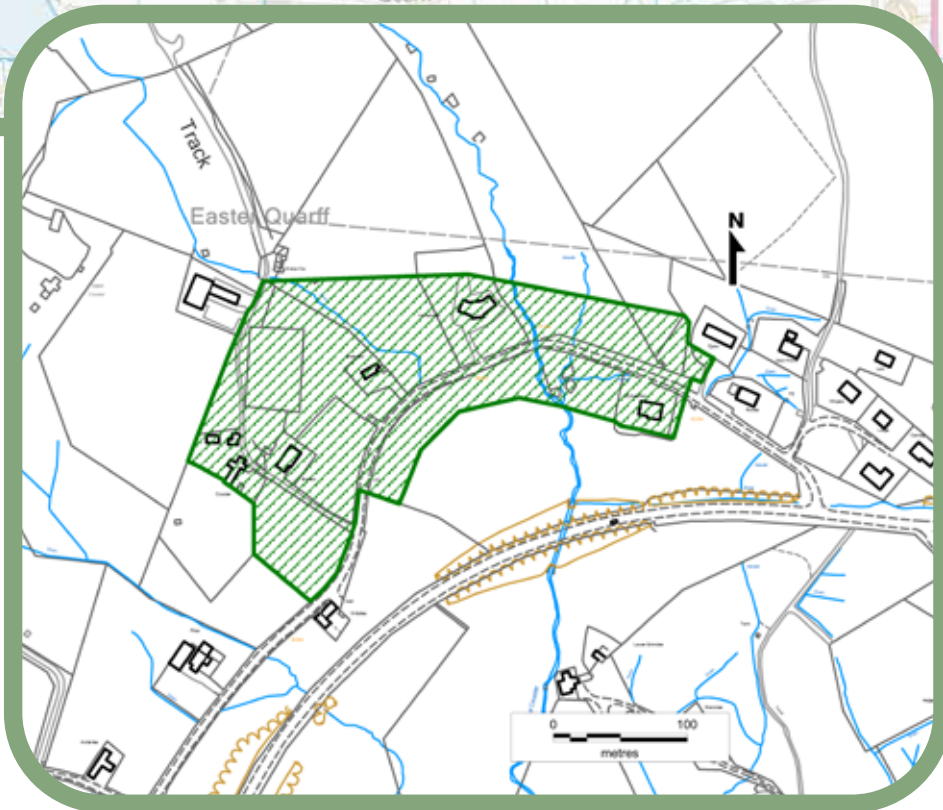
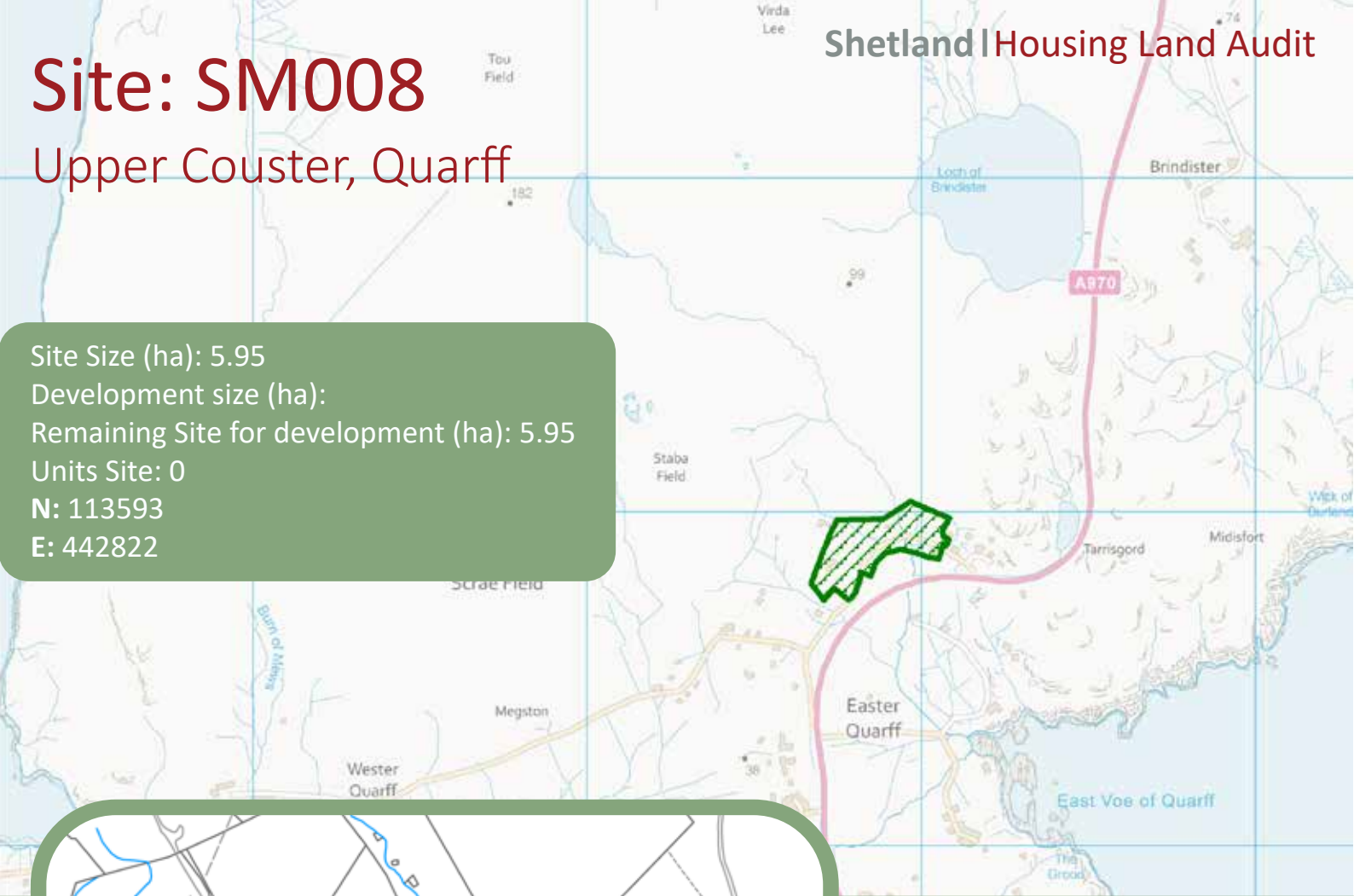


Shetland
Islands Council

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

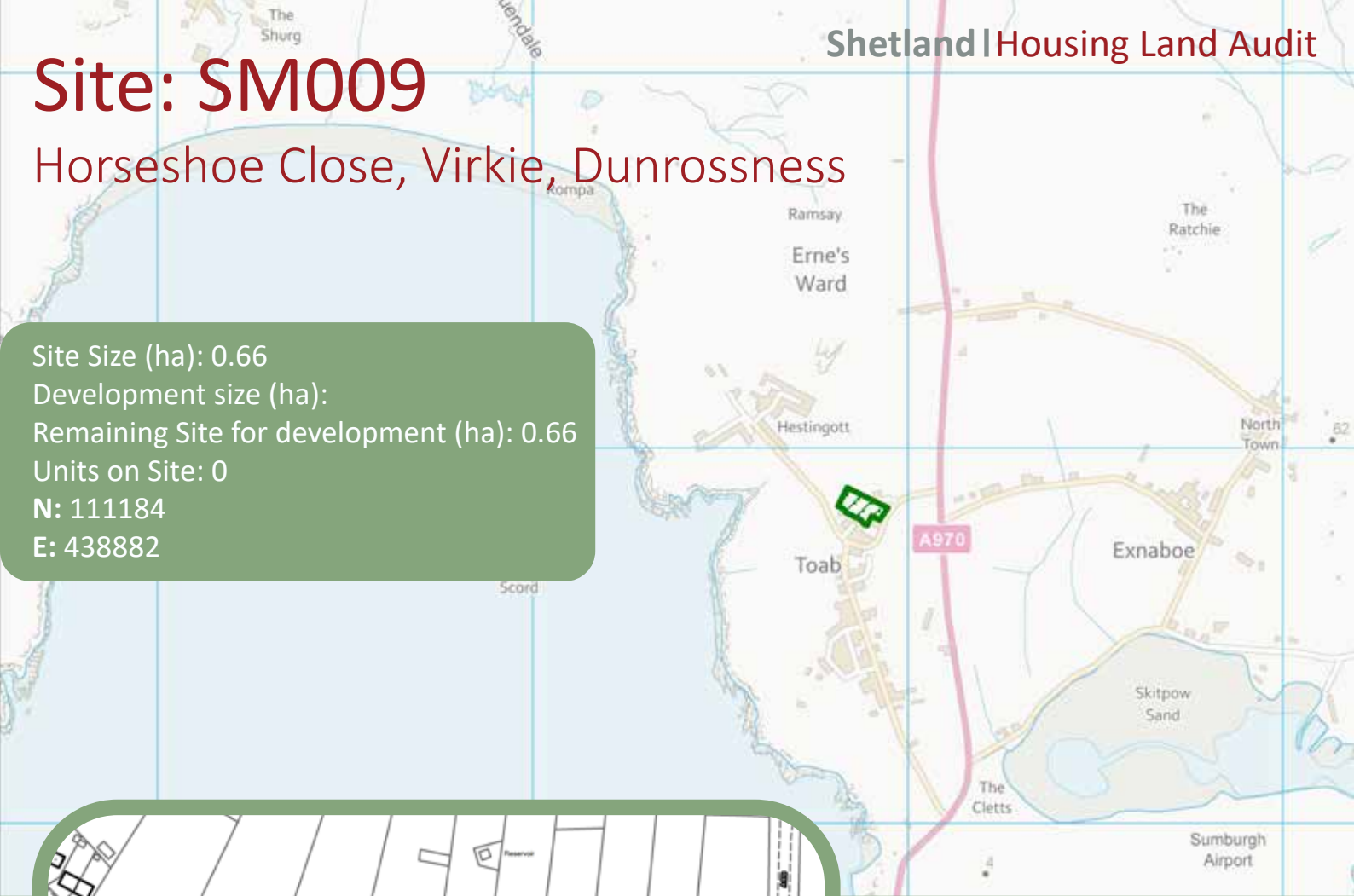


Shetland
Islands Council

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

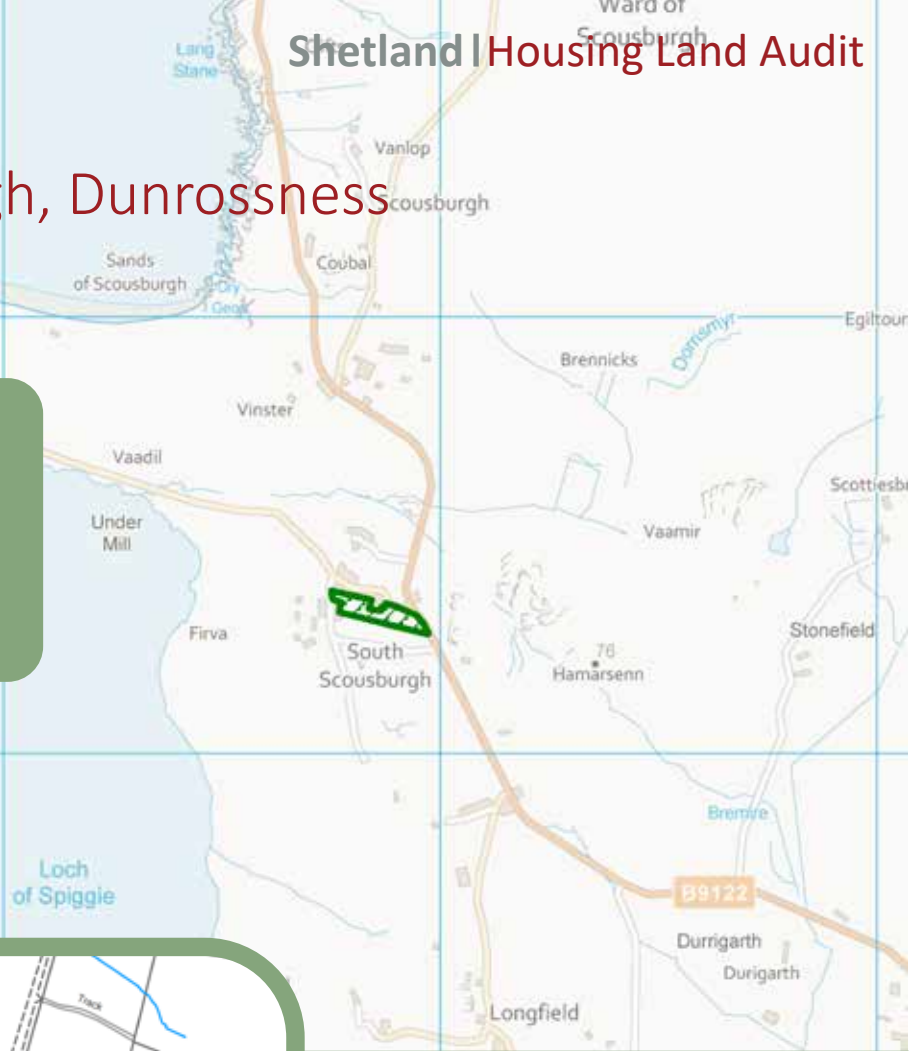


Shetland Islands Council

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

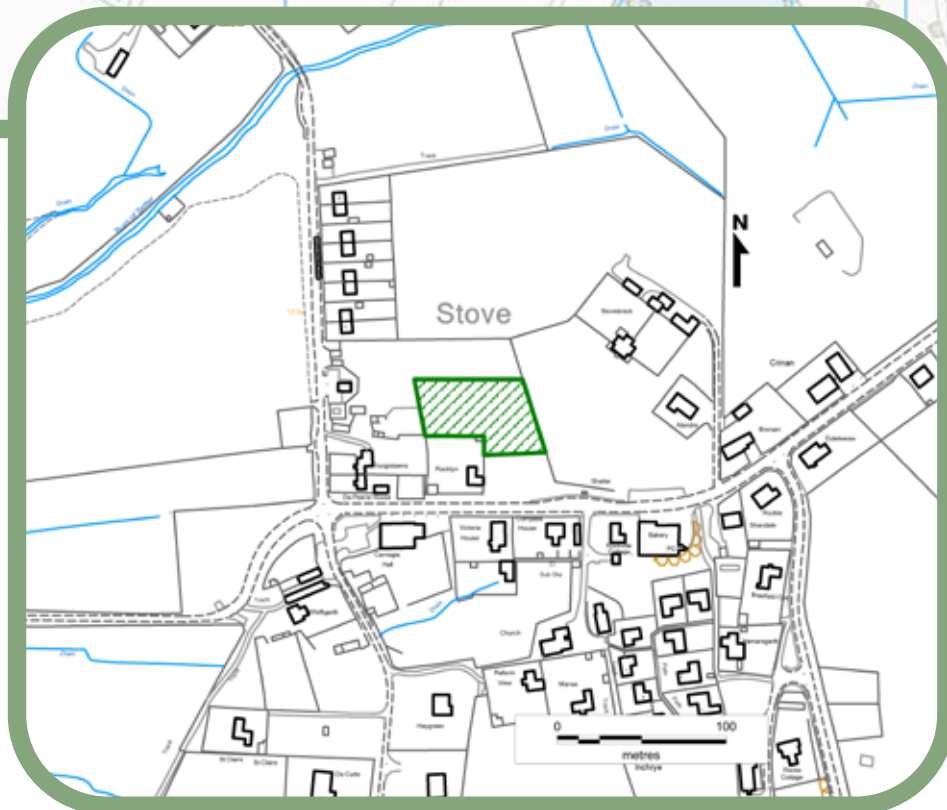
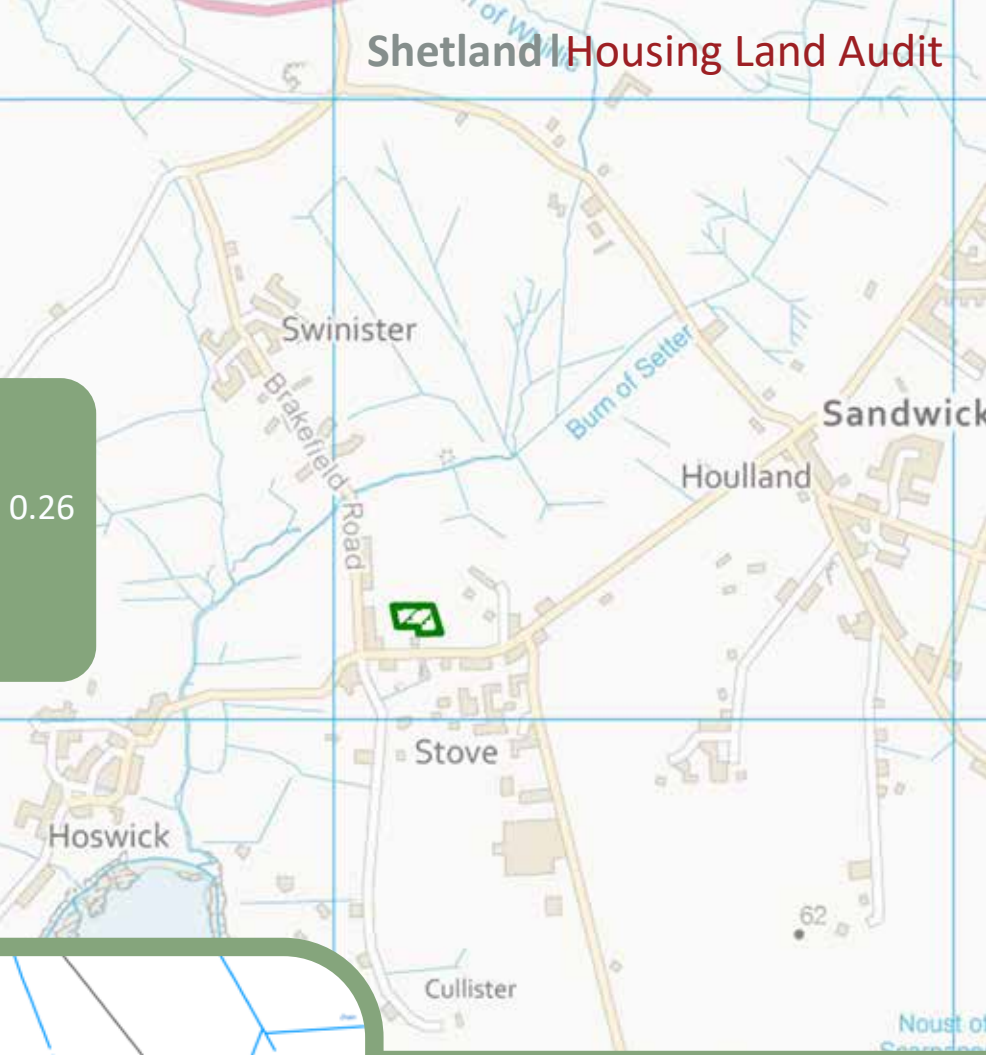


Shetland
Islands Council

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

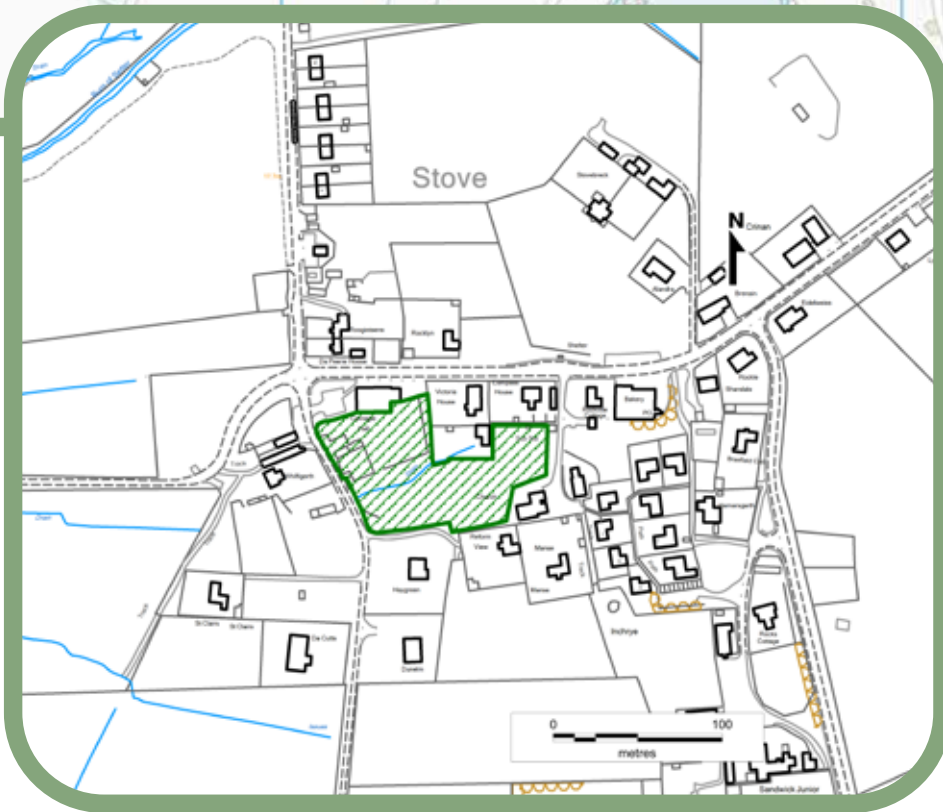
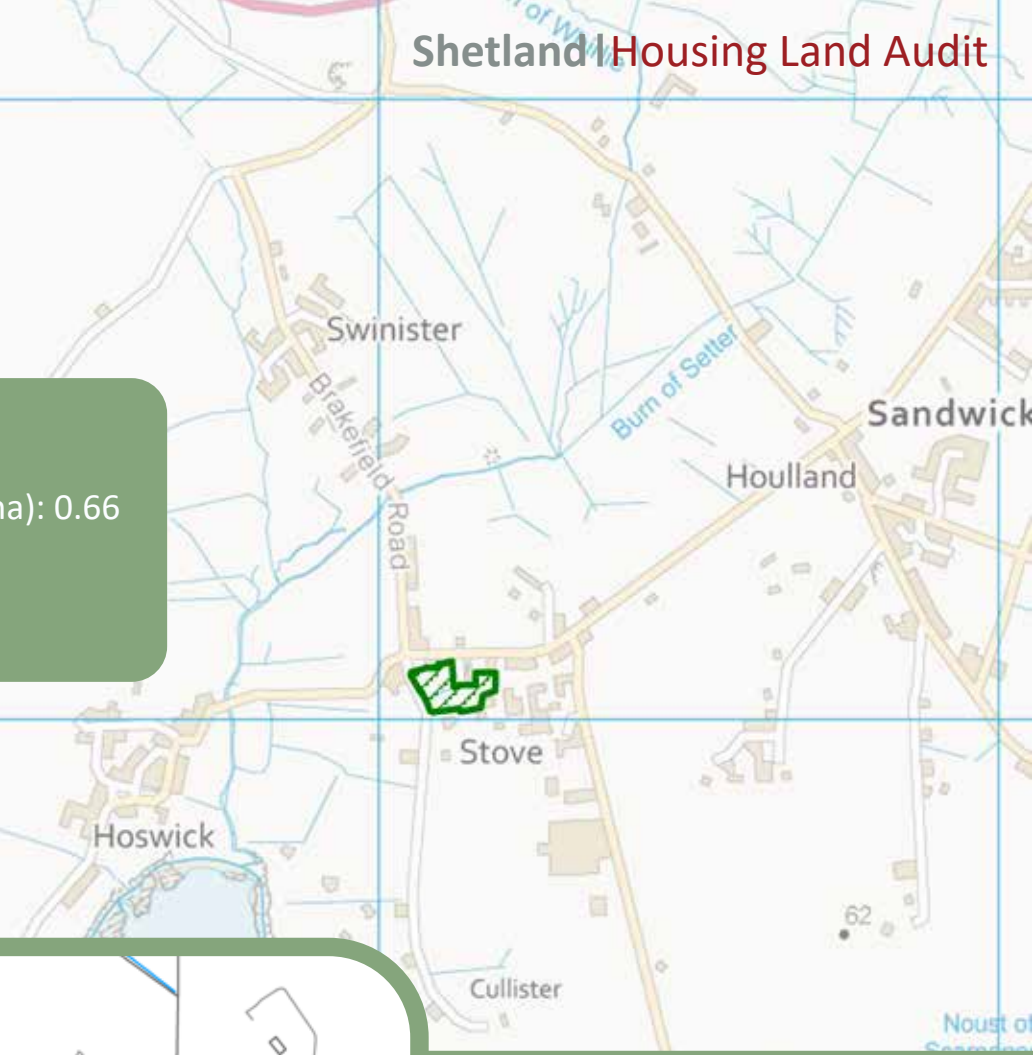


Shetland
Islands Council

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

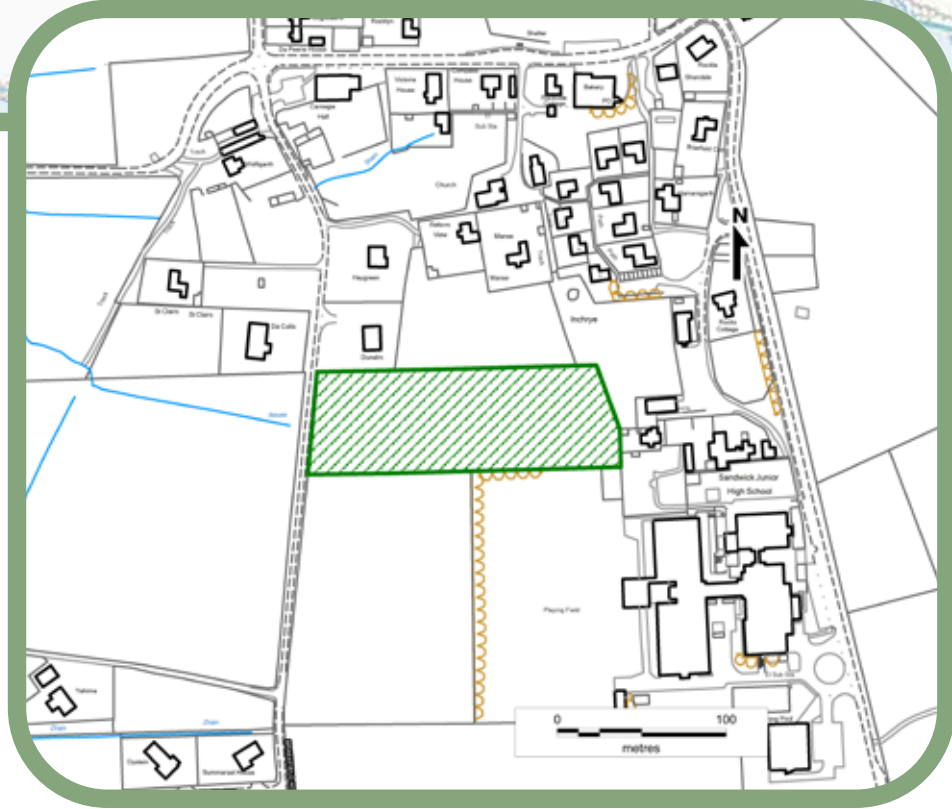
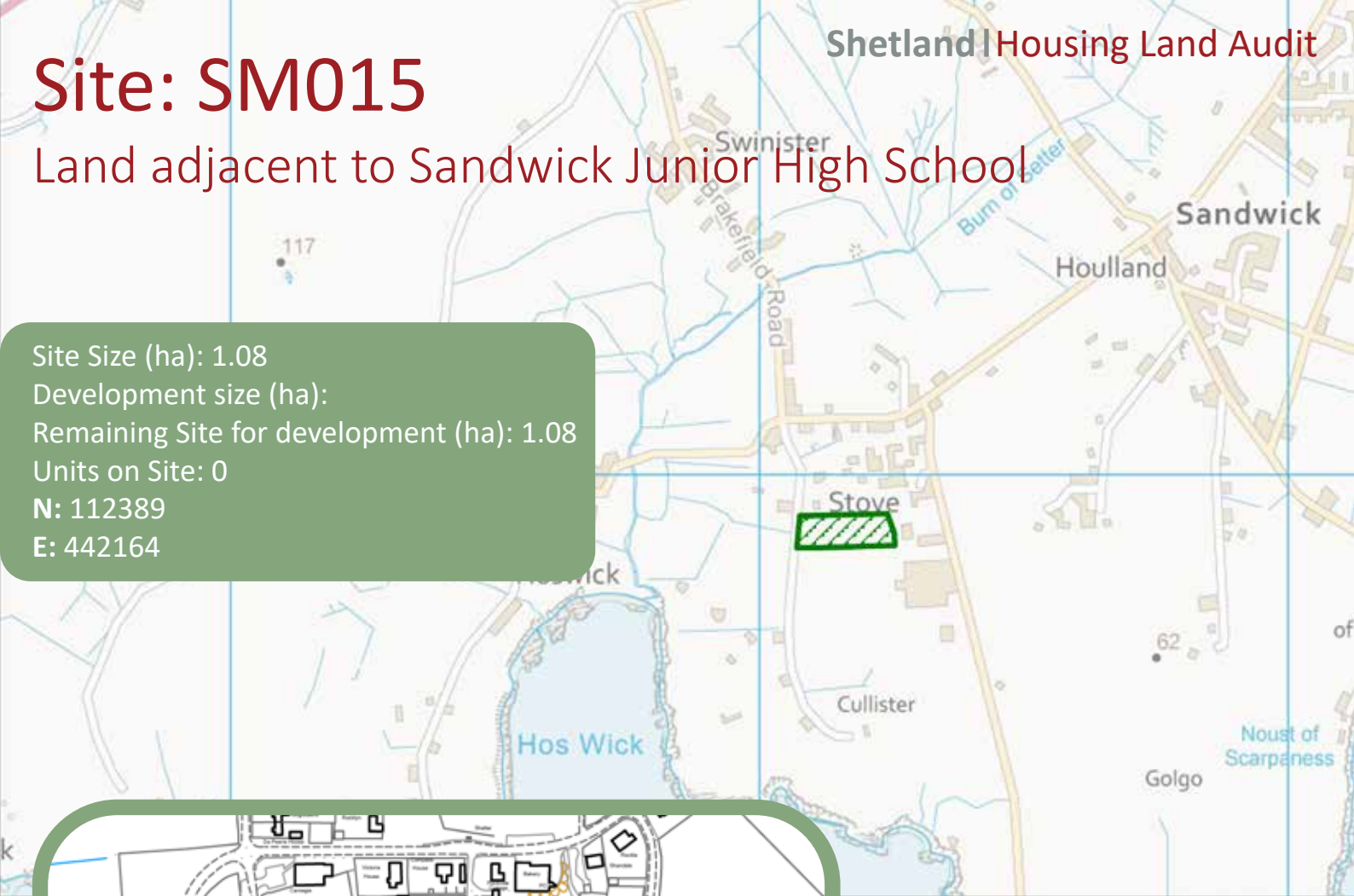


Shetland
Islands Council

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

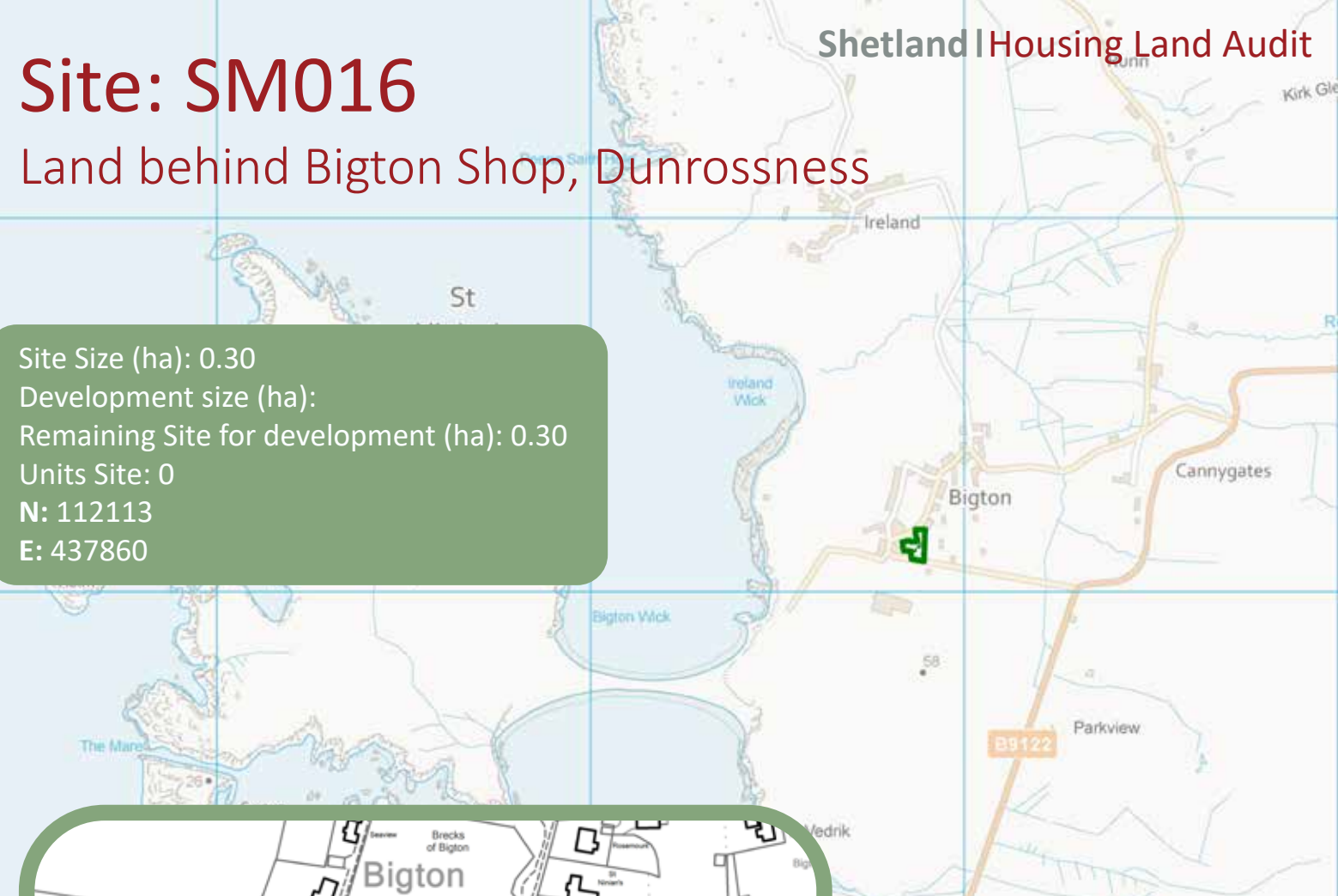


Shetland Islands Council

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

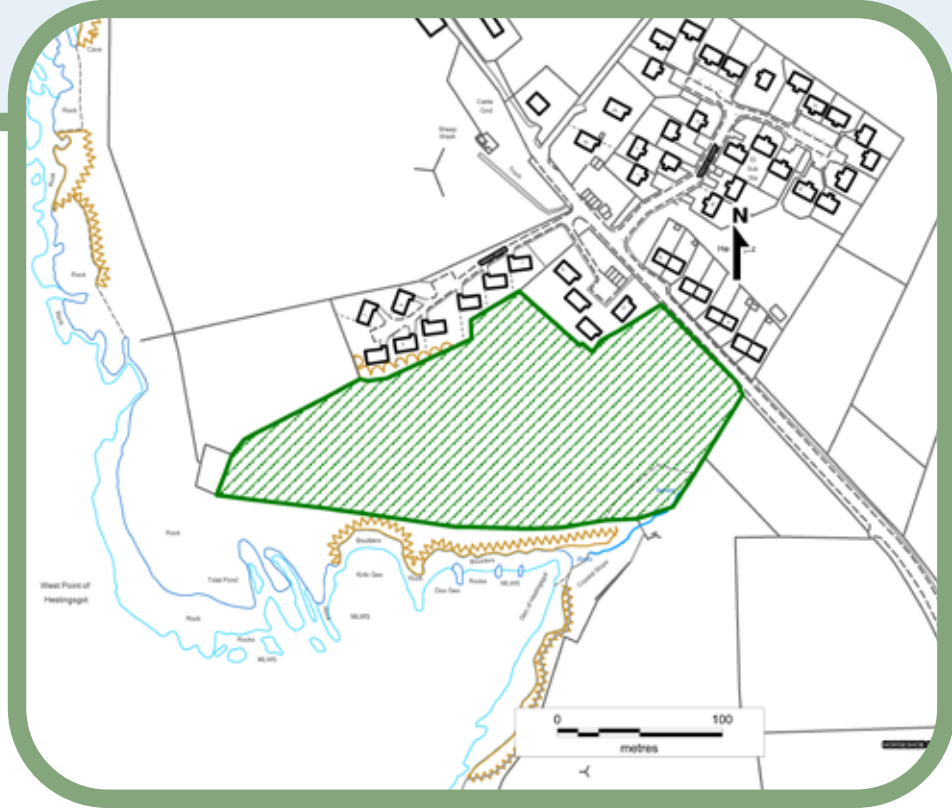


Shetland
Islands Council

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



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

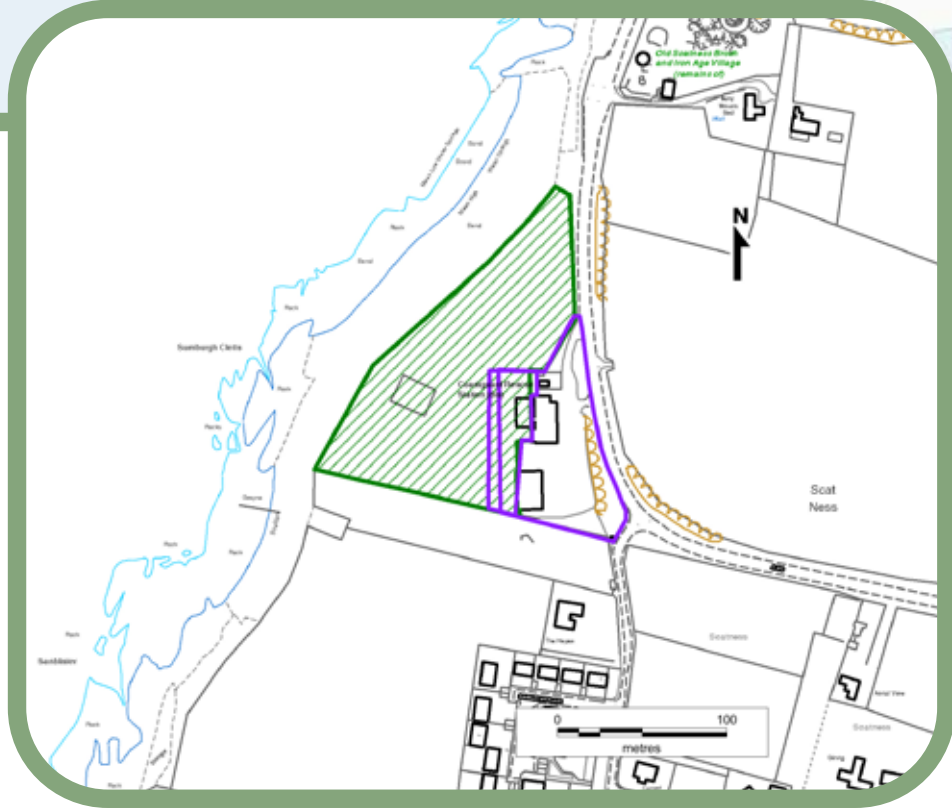


Shetland
Islands Council

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

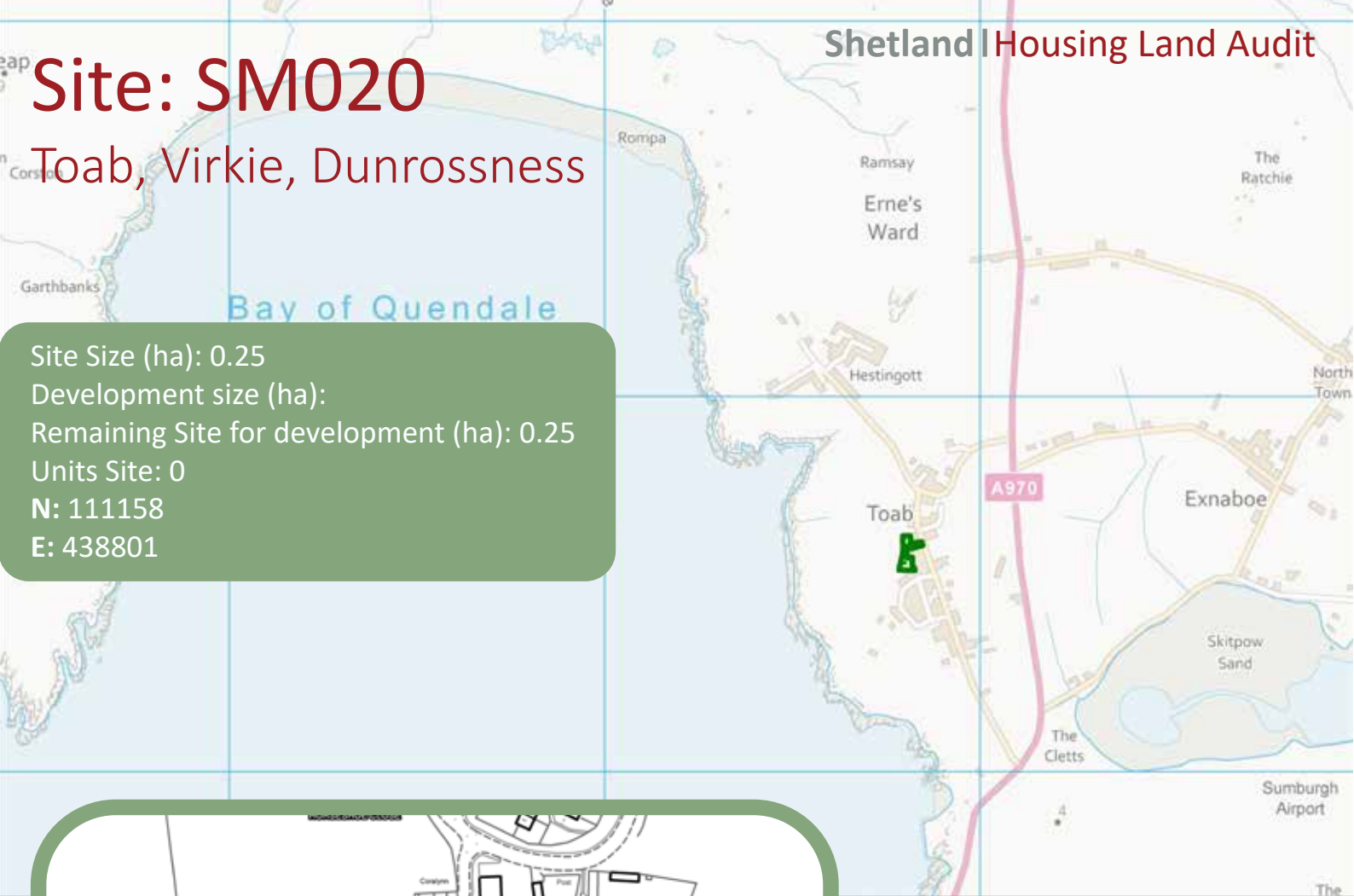


Shetland Islands Council

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

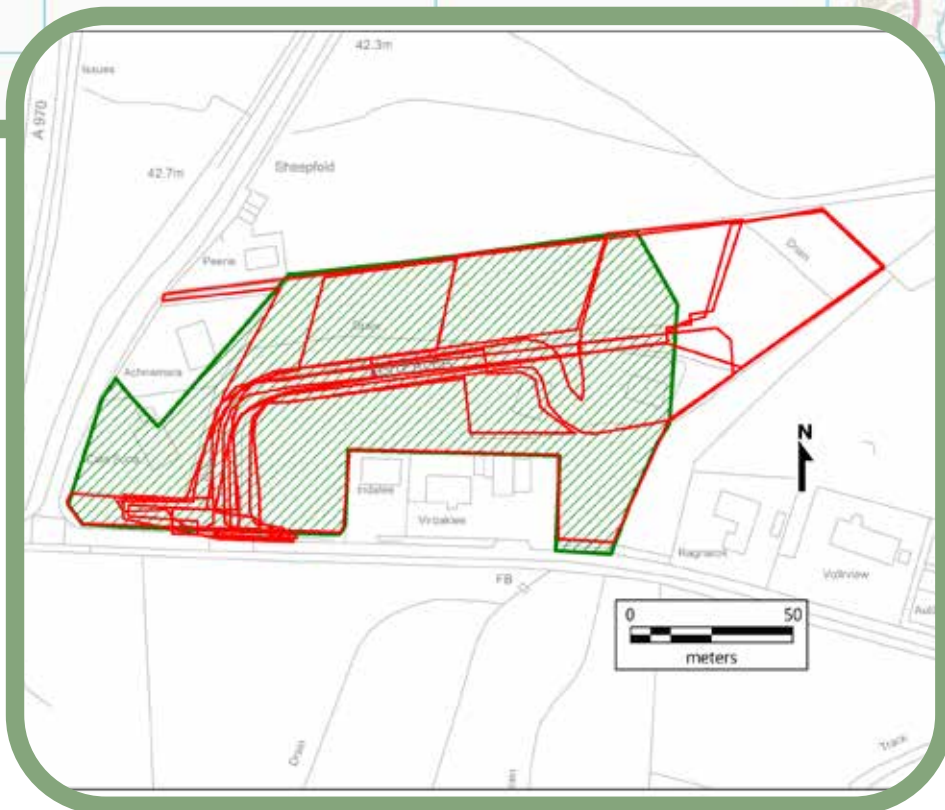
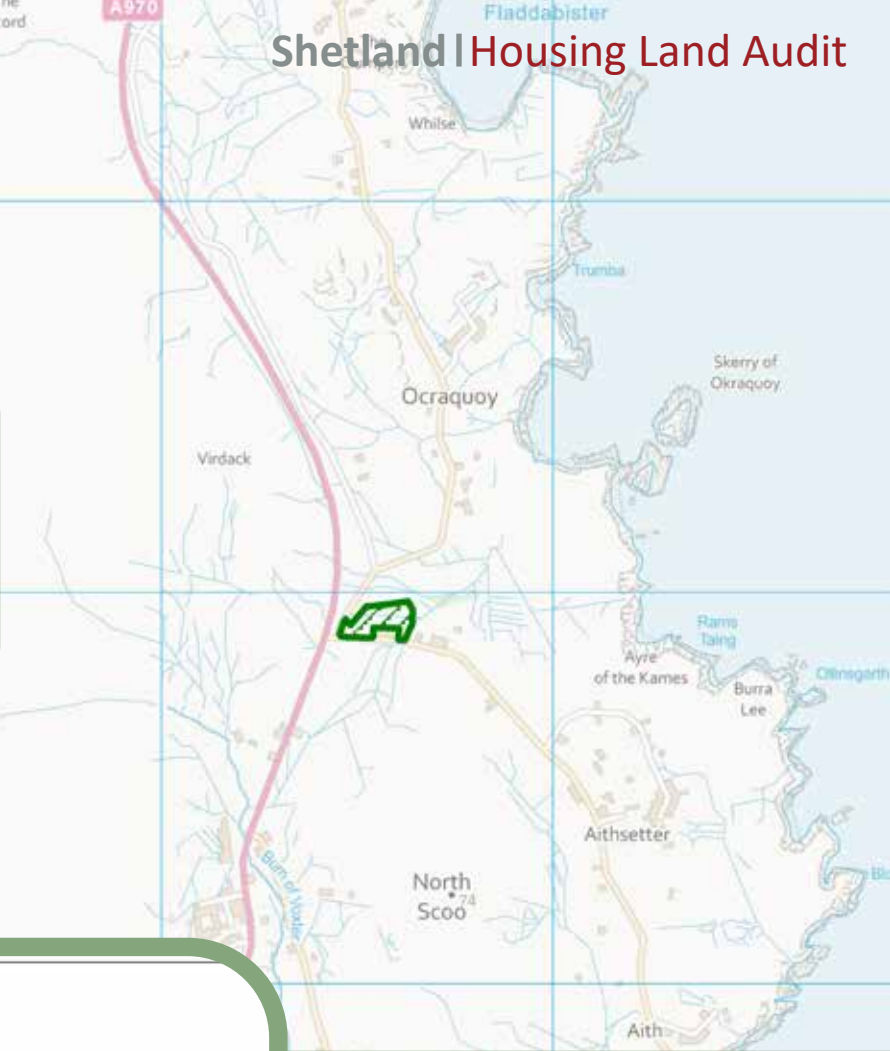


Shetland
Islands Council

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

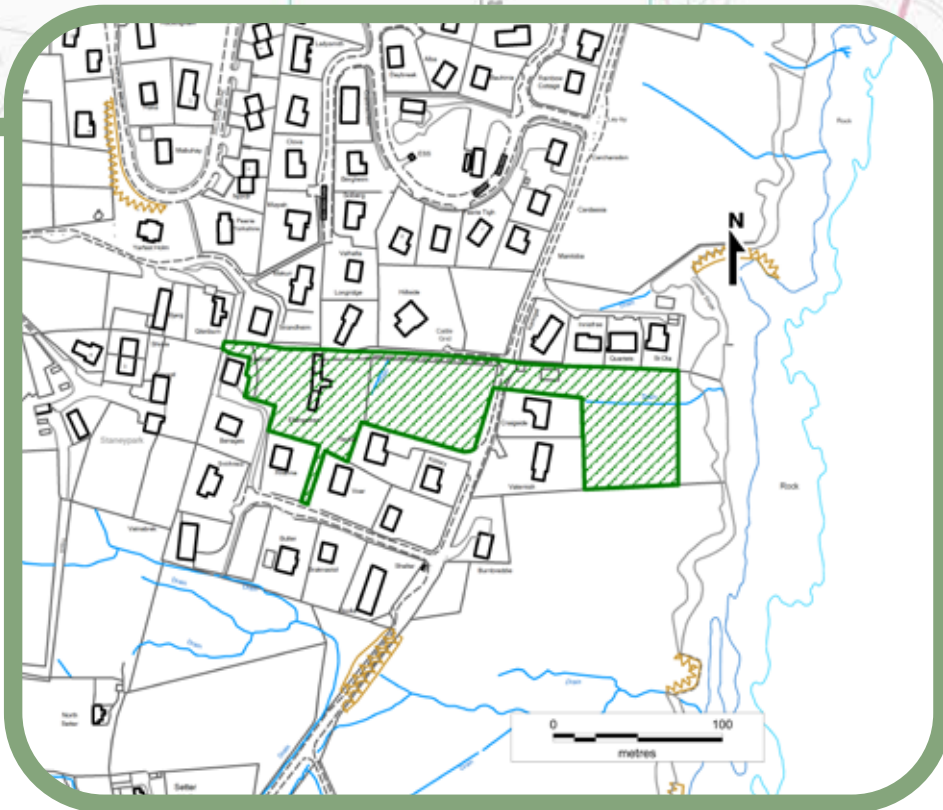


Shetland
Islands Council

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



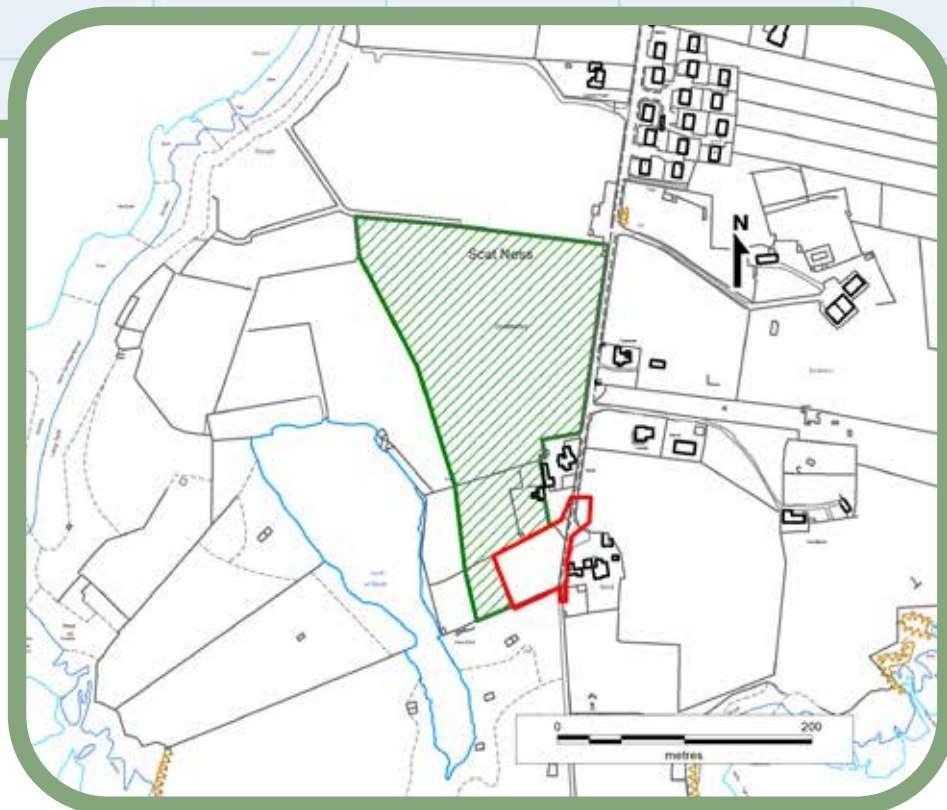
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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

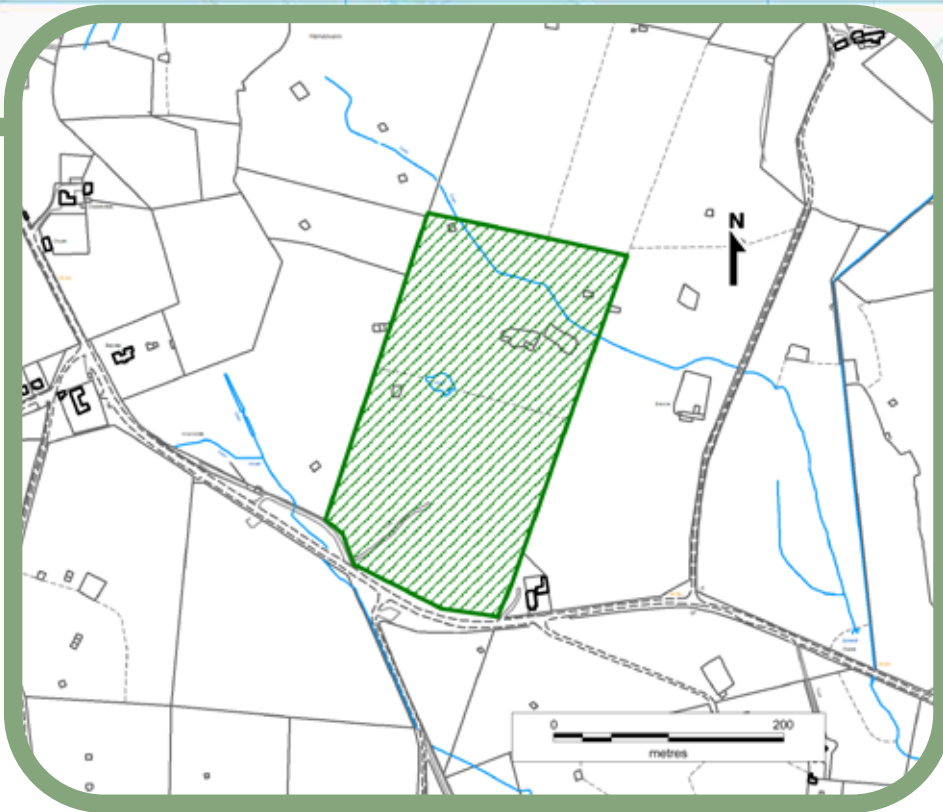
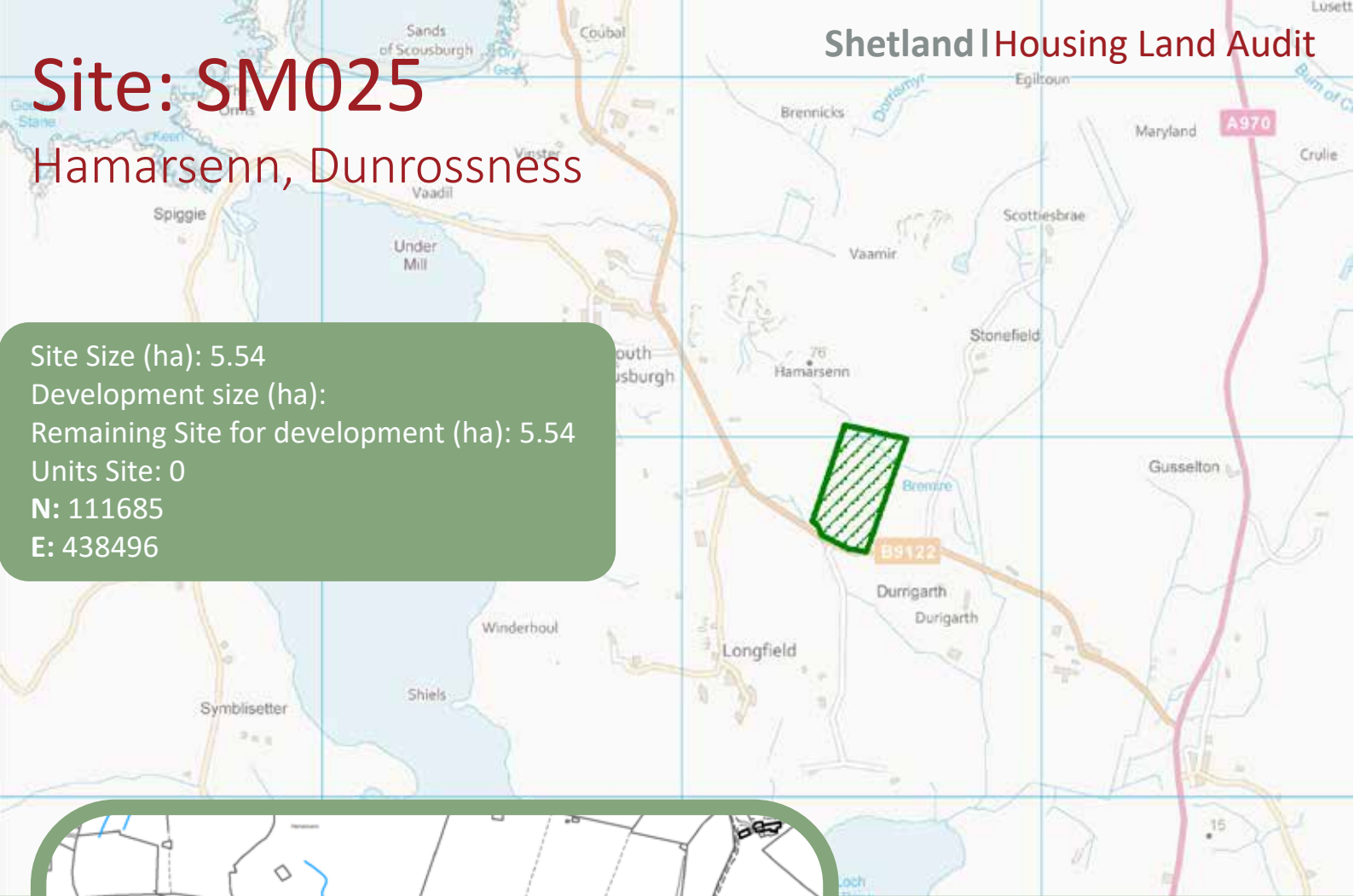


Shetland
Islands Council

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

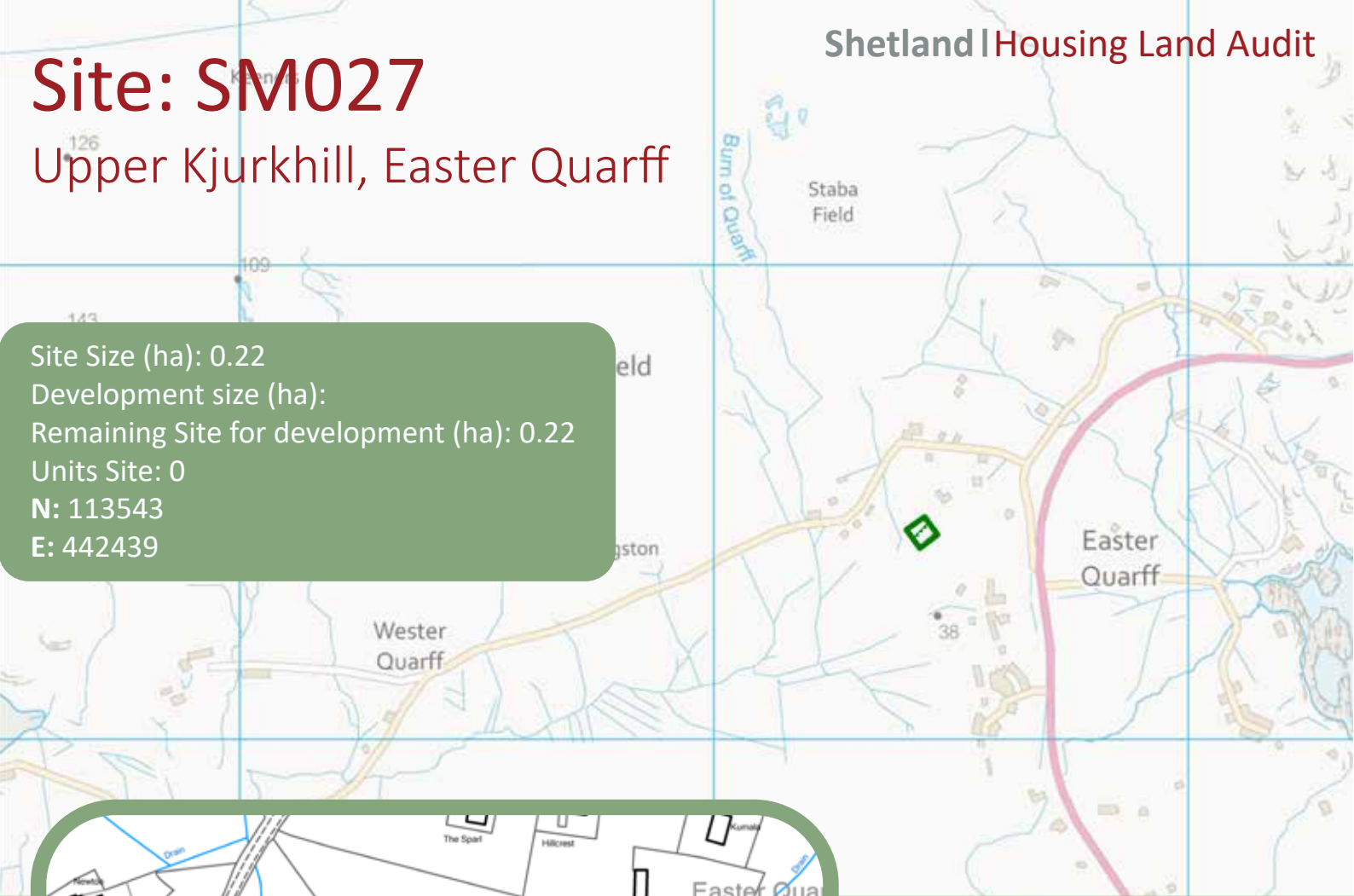


Shetland
Islands Council

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

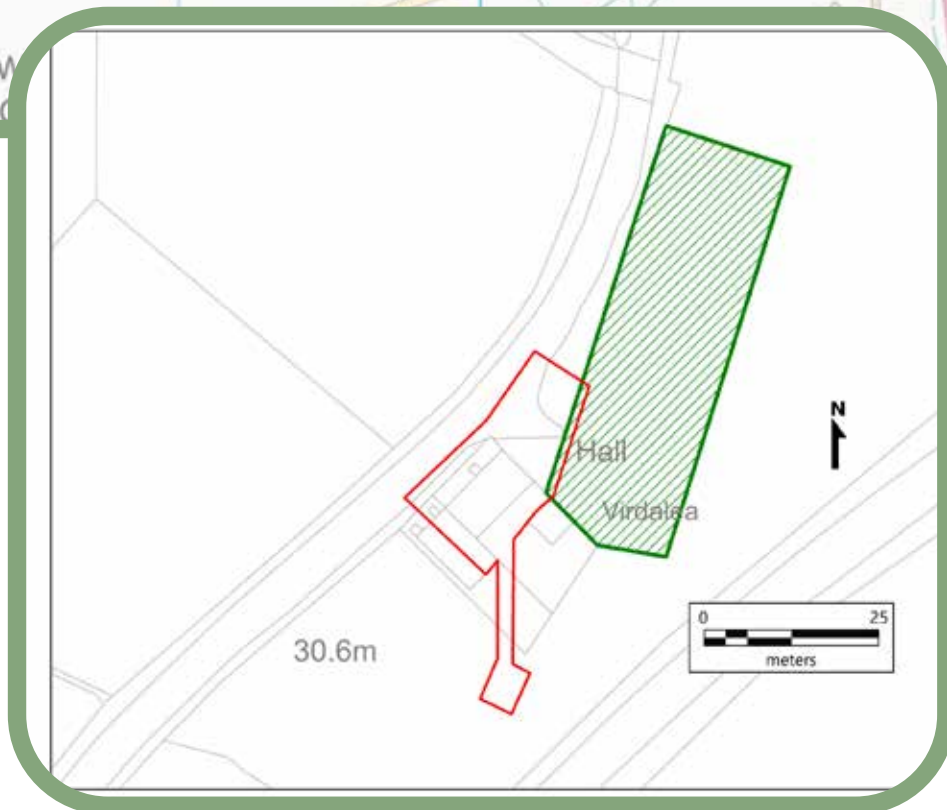
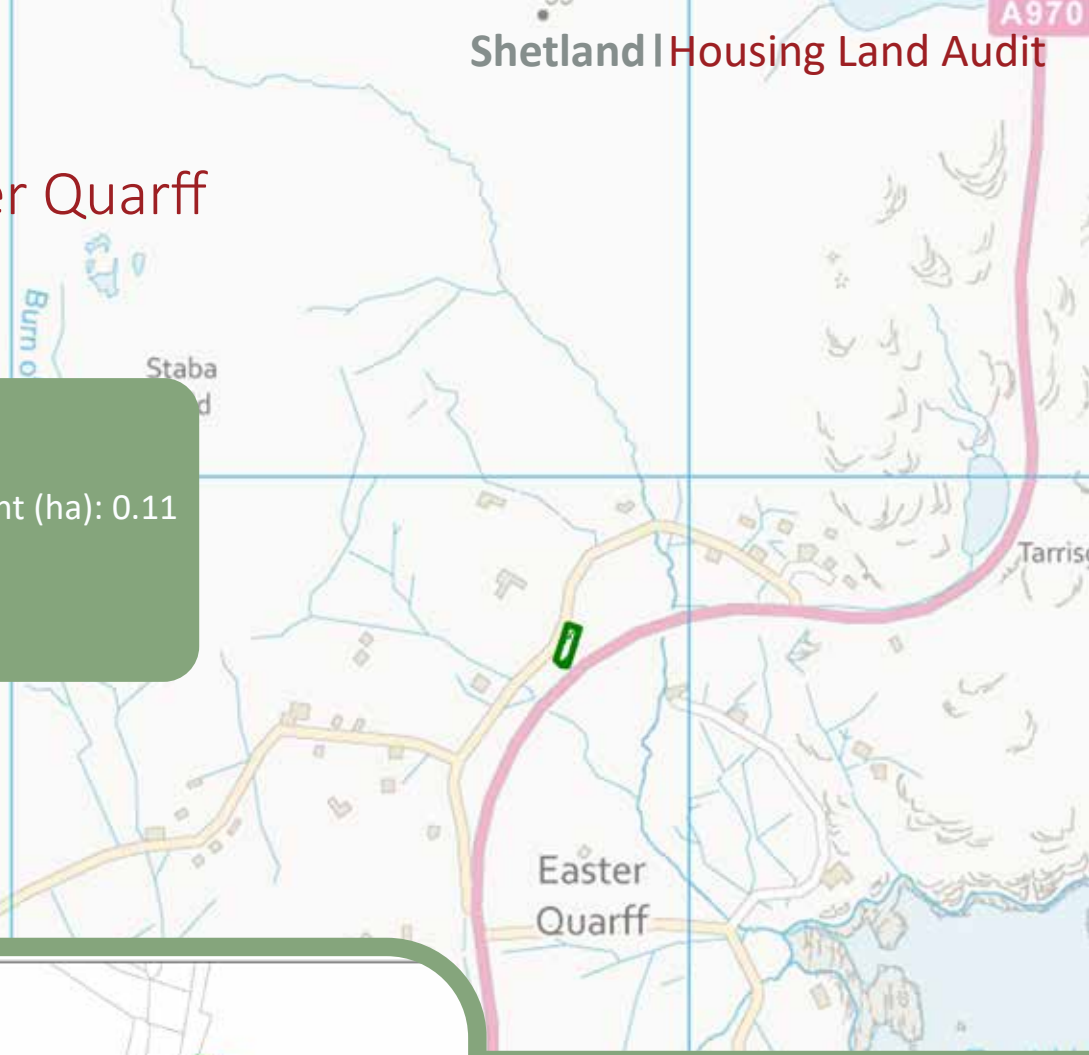


Shetland
Islands Council

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

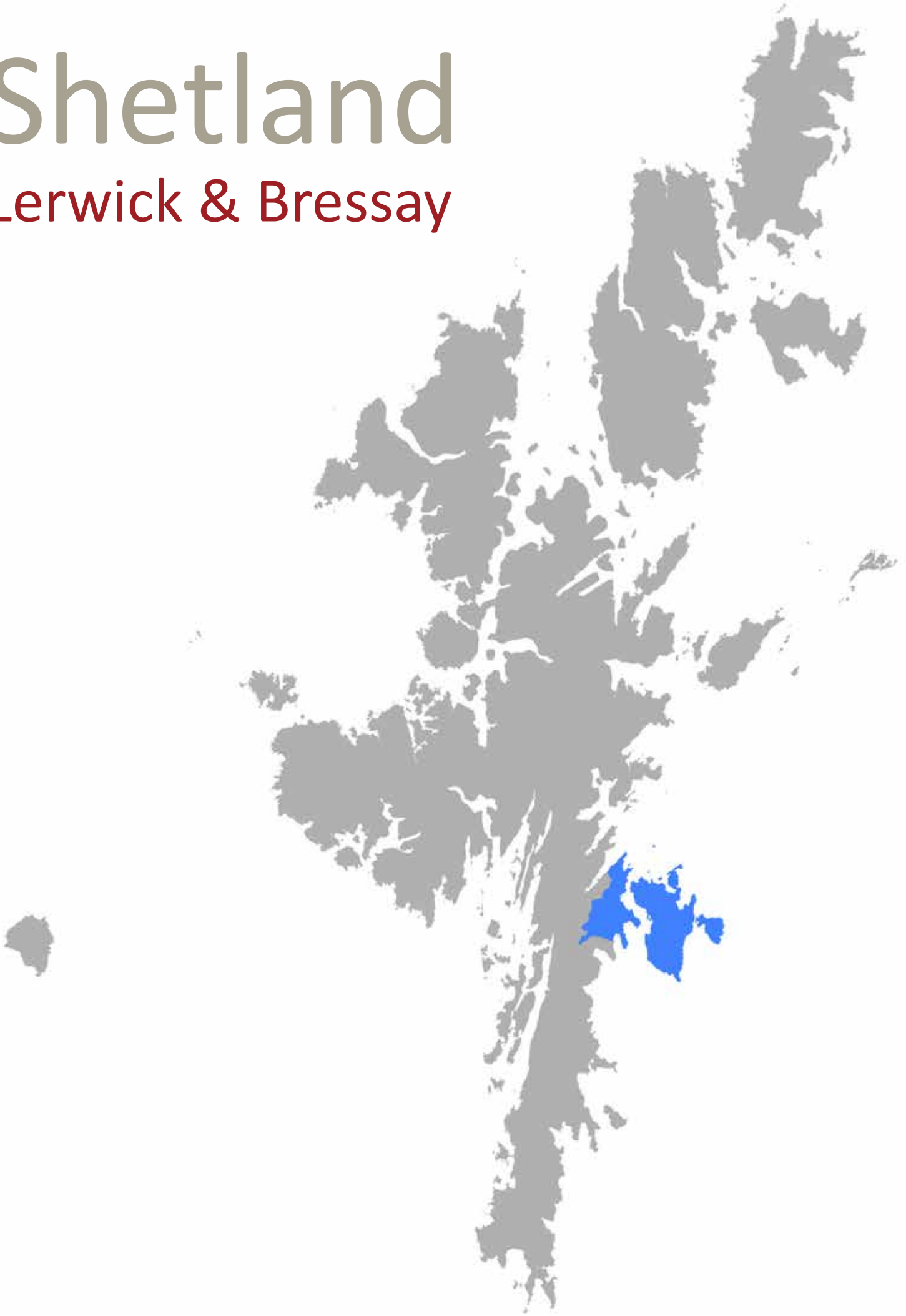
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

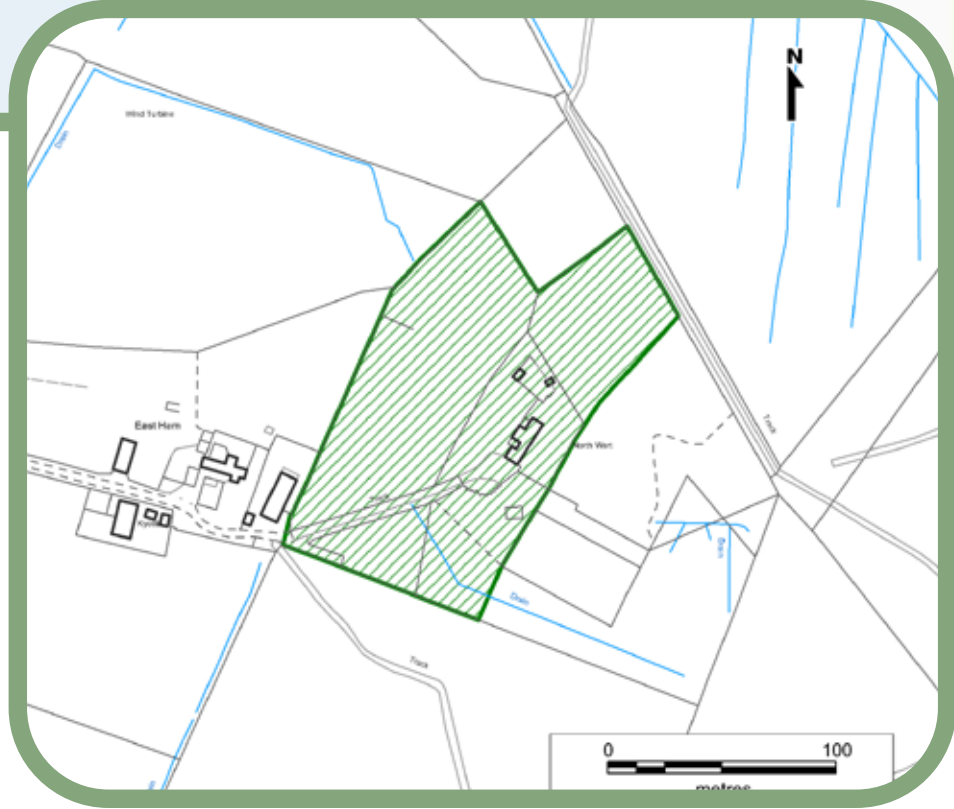
Lerwick & Bressay



Site: BR001

East Ham, Bressay

Site Size (ha): 1.64
 Development size (ha): 0
 Remaining Site for development (ha): 1.64
 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

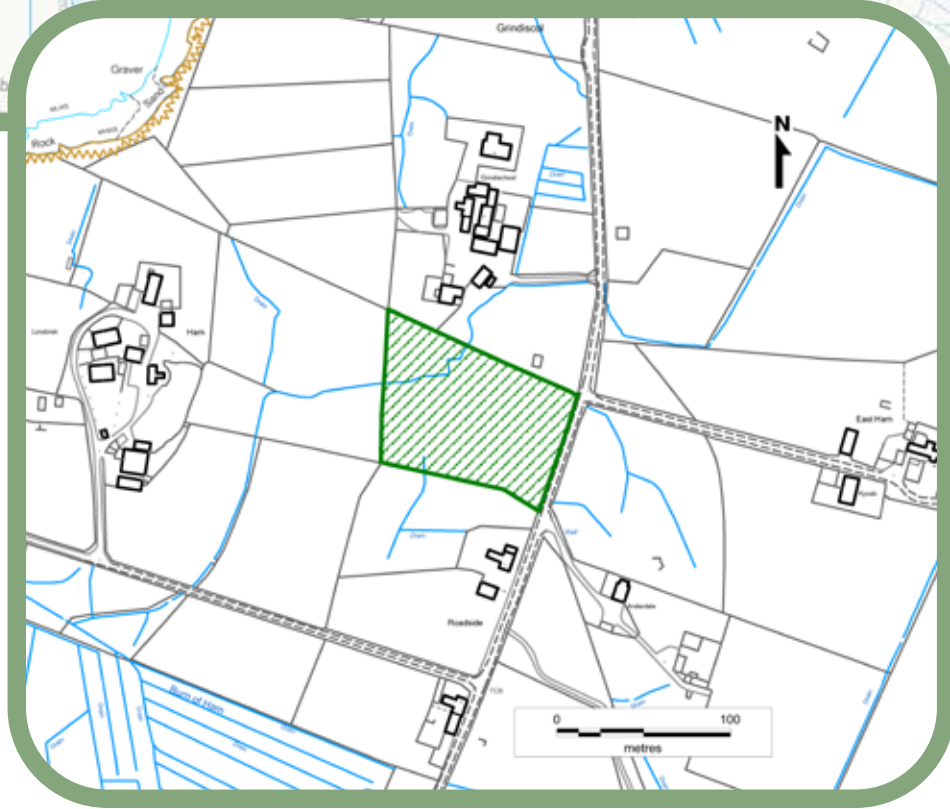


Shetland
Islands Council

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

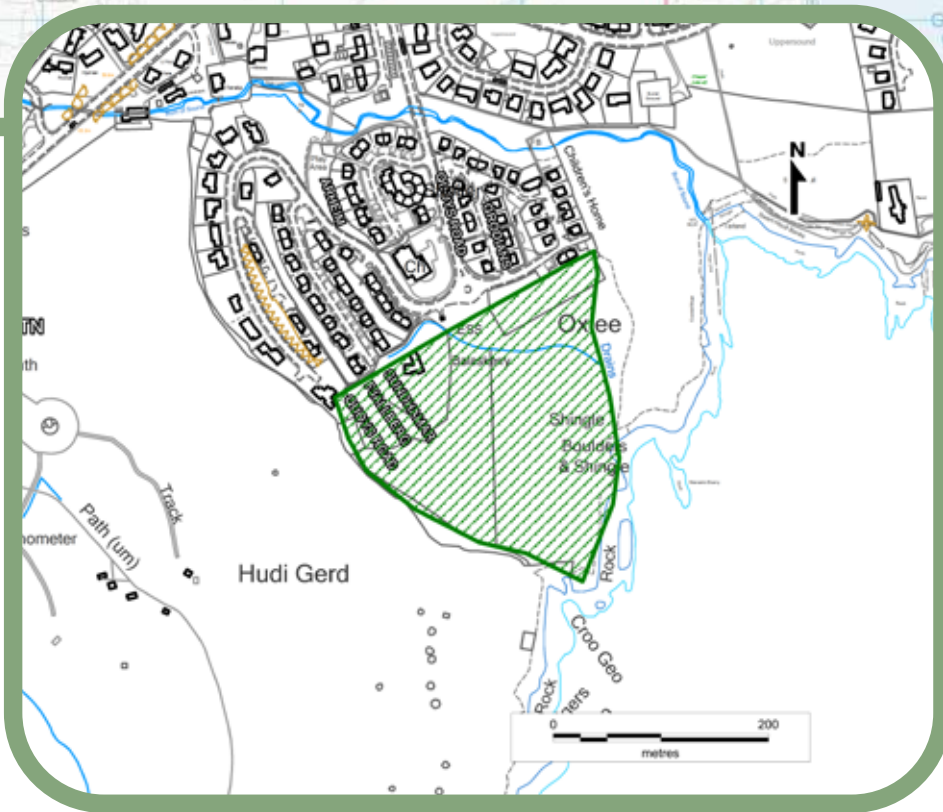
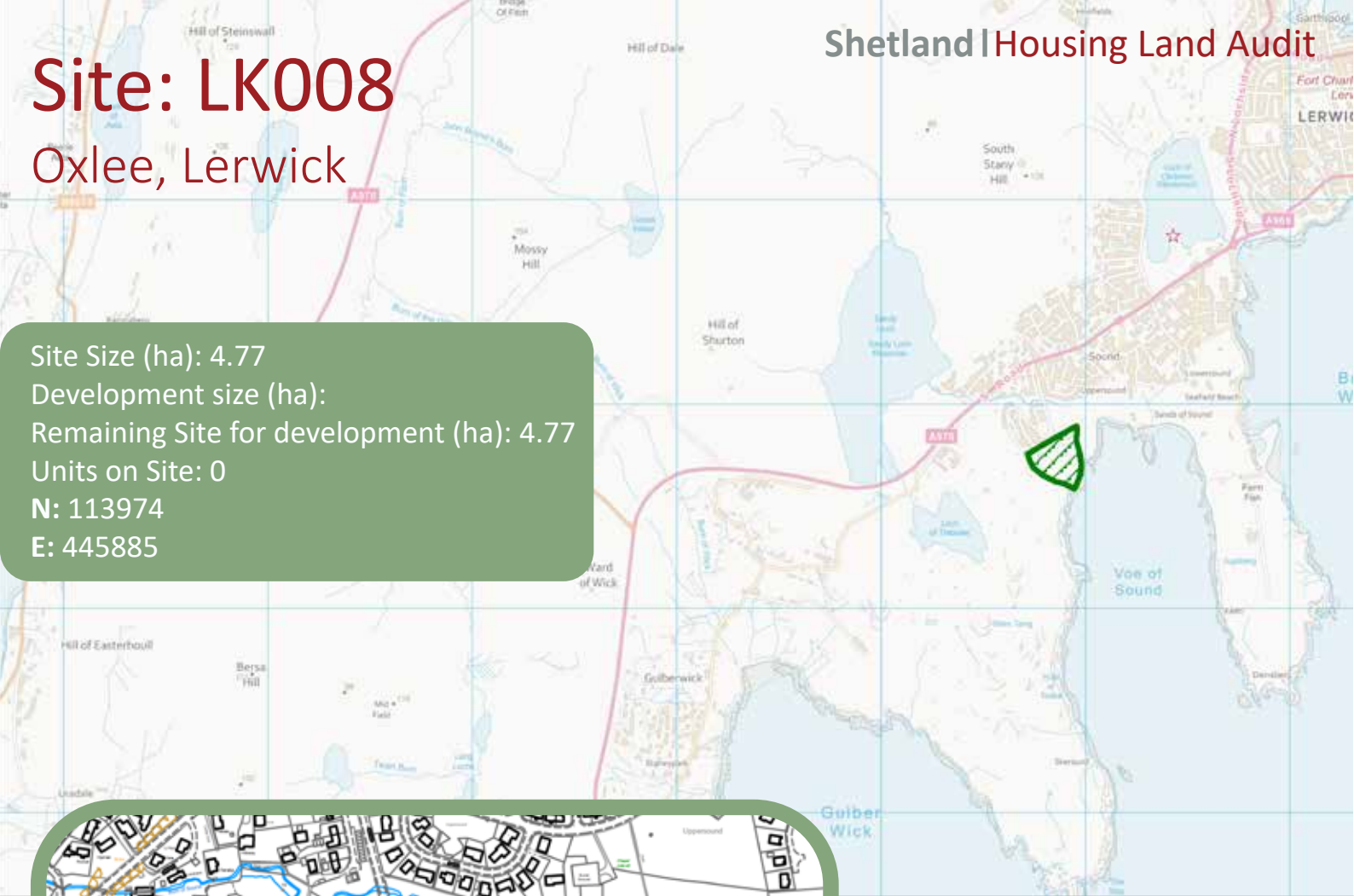


Shetland Islands Council

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

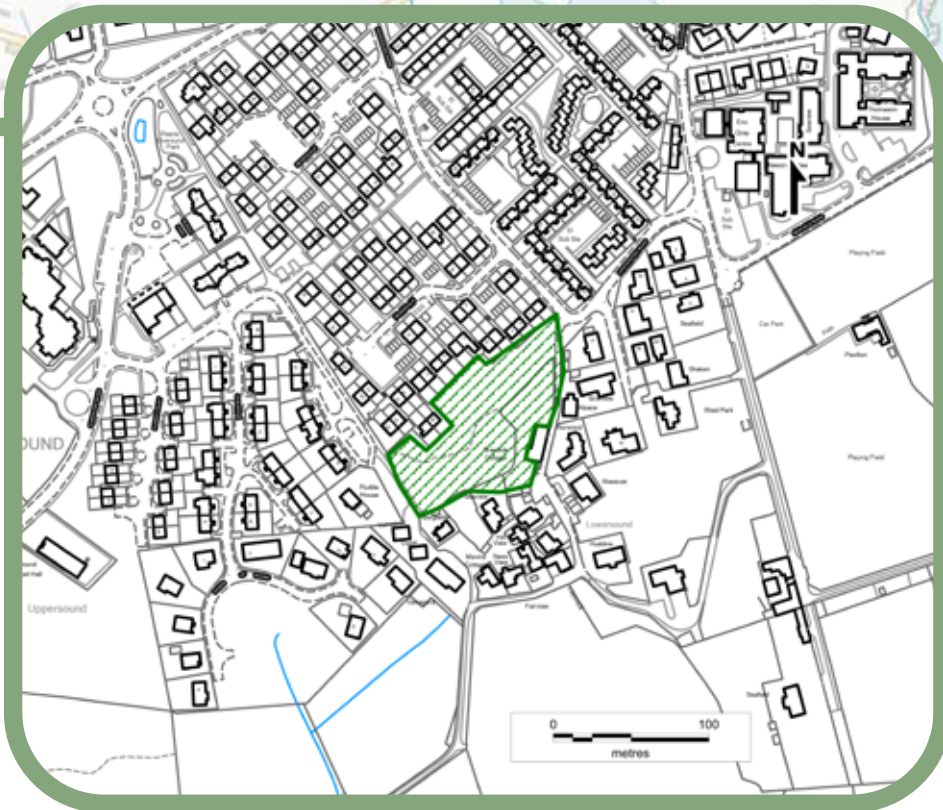
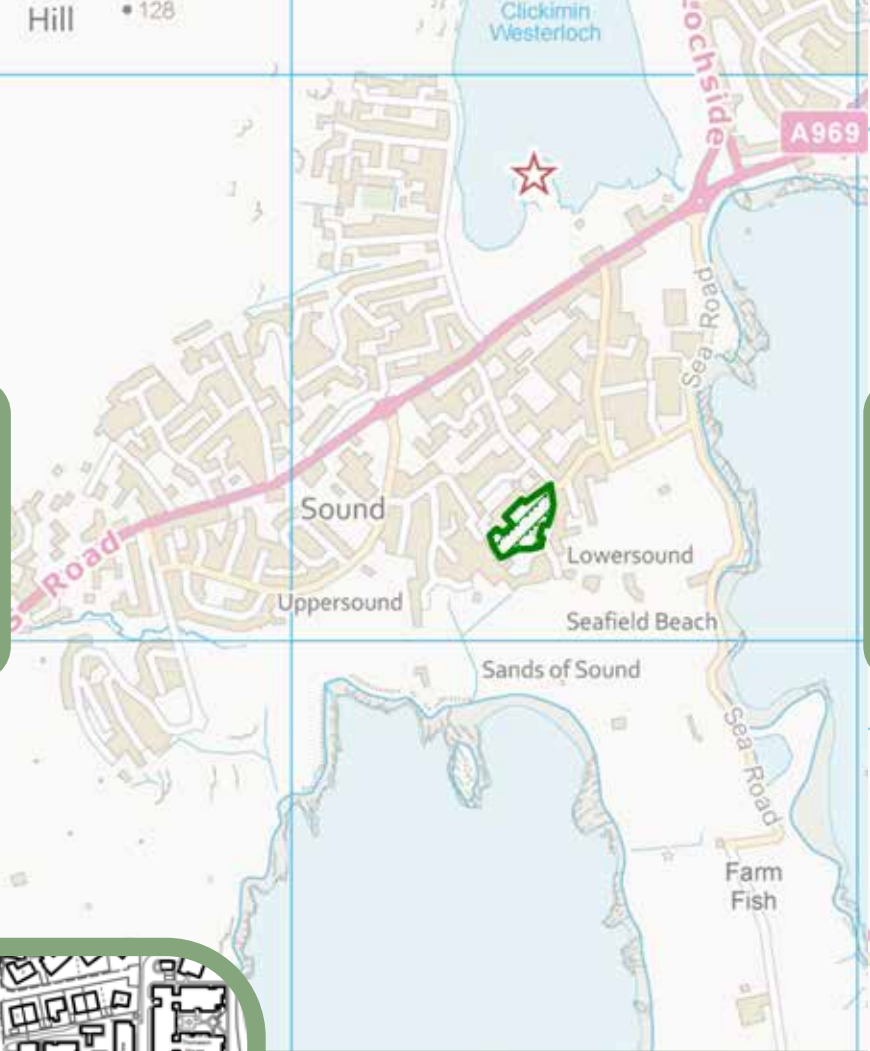


Shetland
Islands Council

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



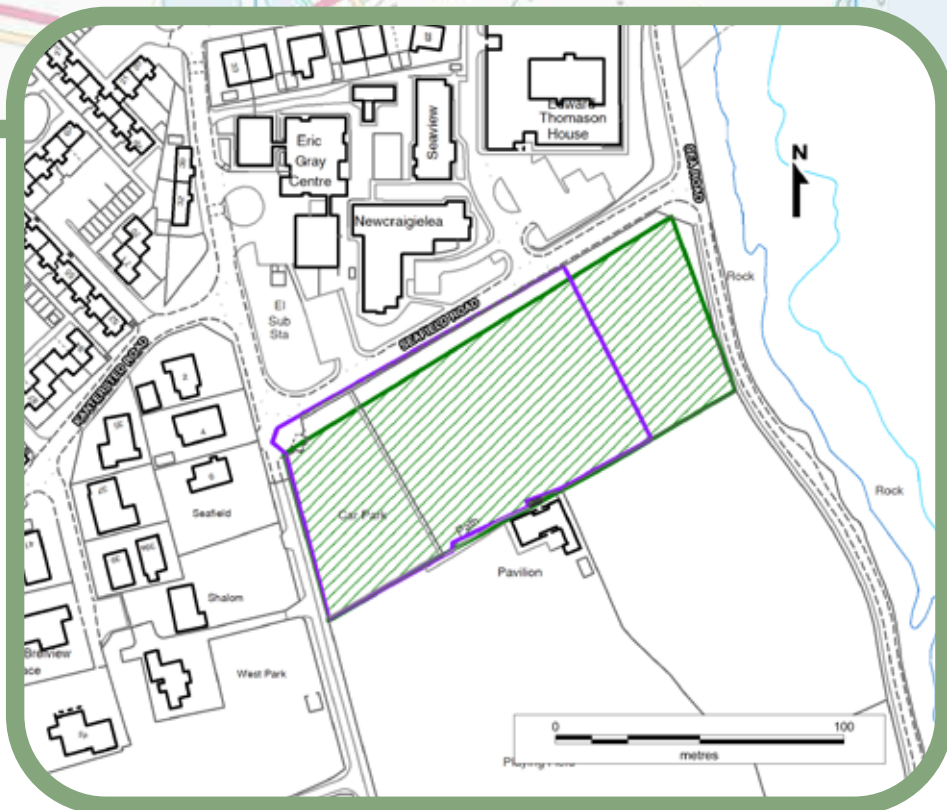
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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.

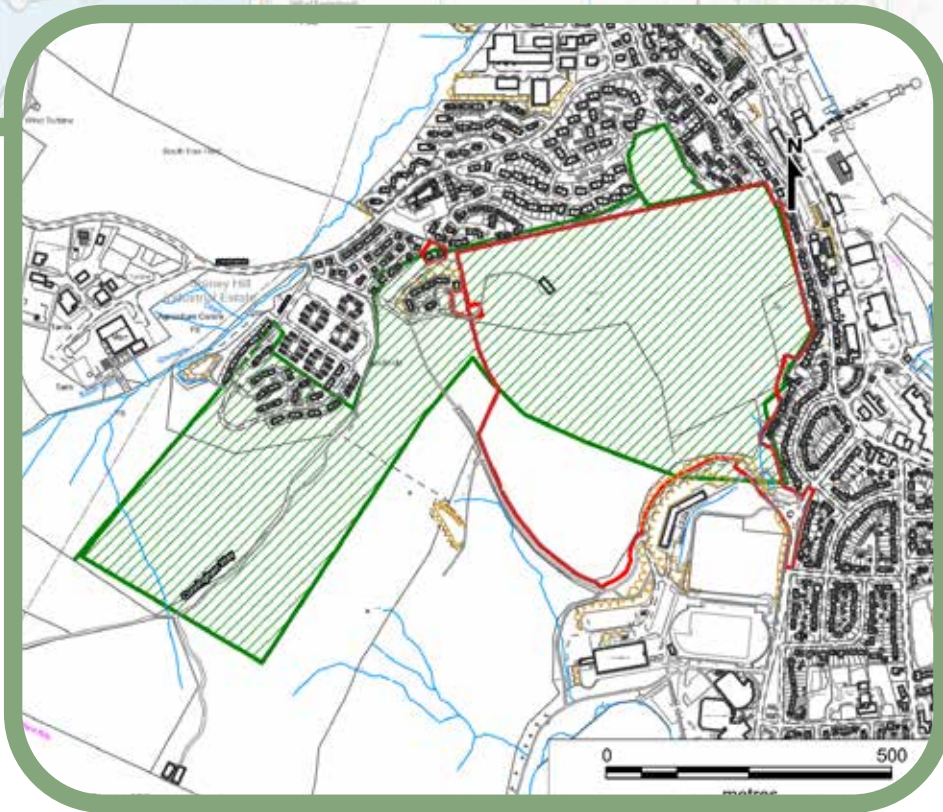


Shetland
Islands Council

Site: LK012

Staneyhill, Lerwick

Site Size (ha): 44.14
Development size (ha): 22.53
Remaining Site for development (ha): 21.61
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.

Shetland Housing Land Audit 2020/21

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



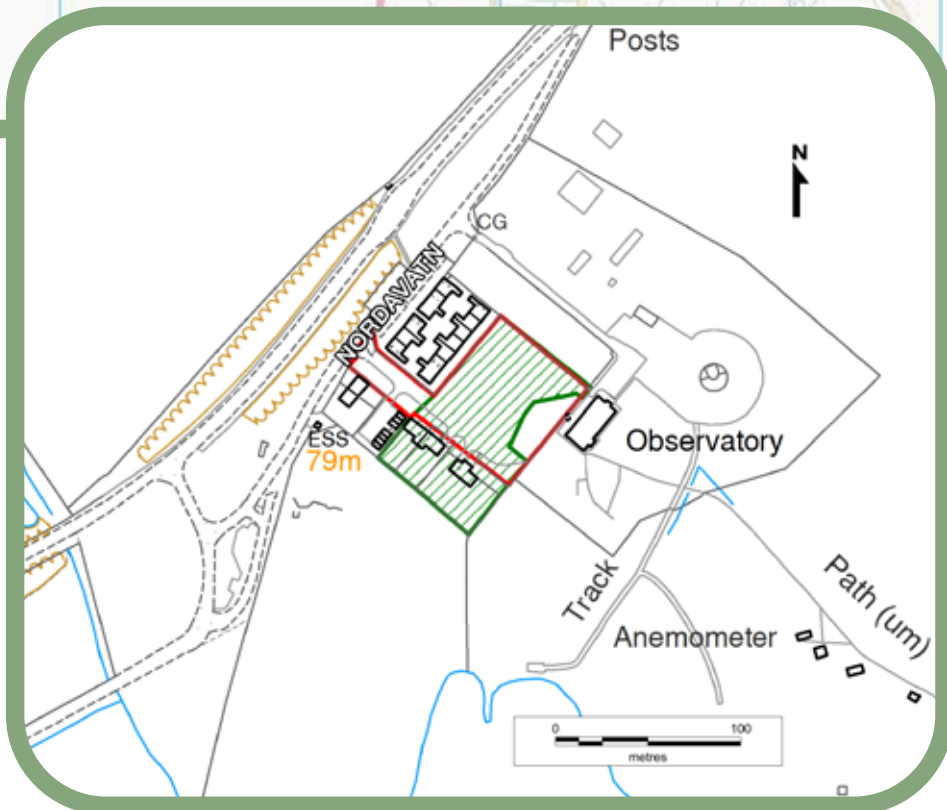
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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

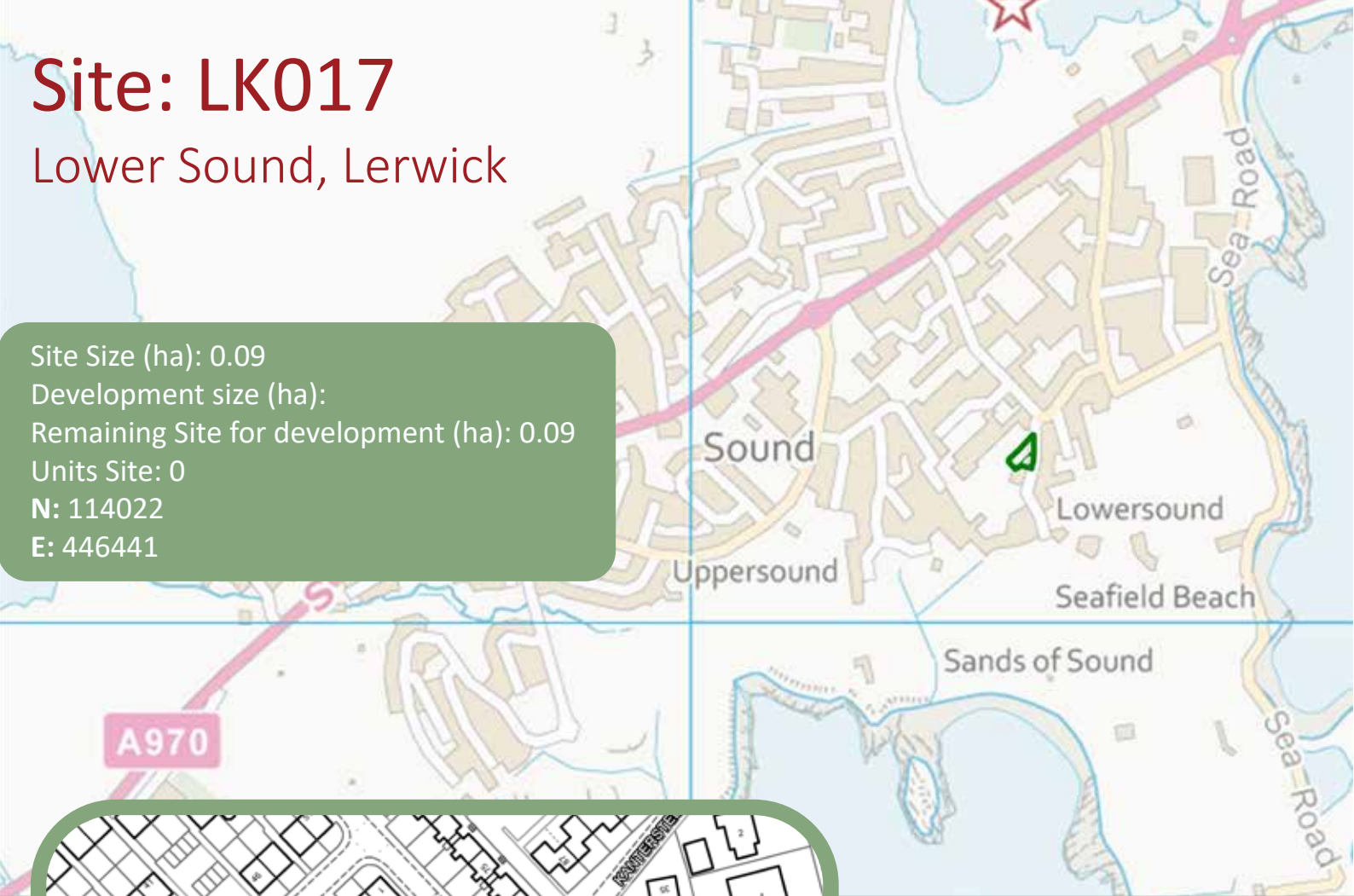


Shetland
Islands Council

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

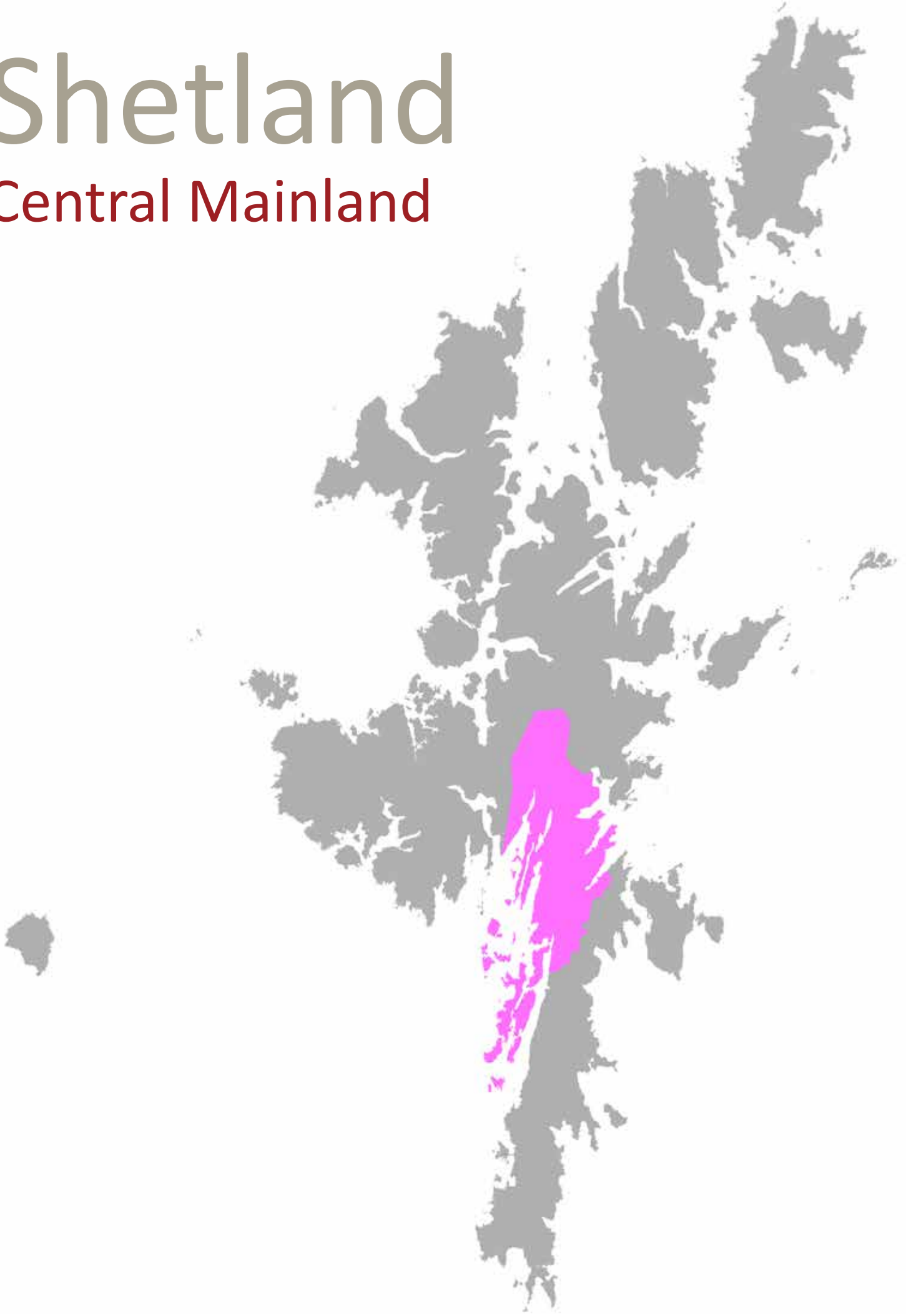


Shetland
Islands Council

Shetland Housing Land Audit 2020/21

Shetland

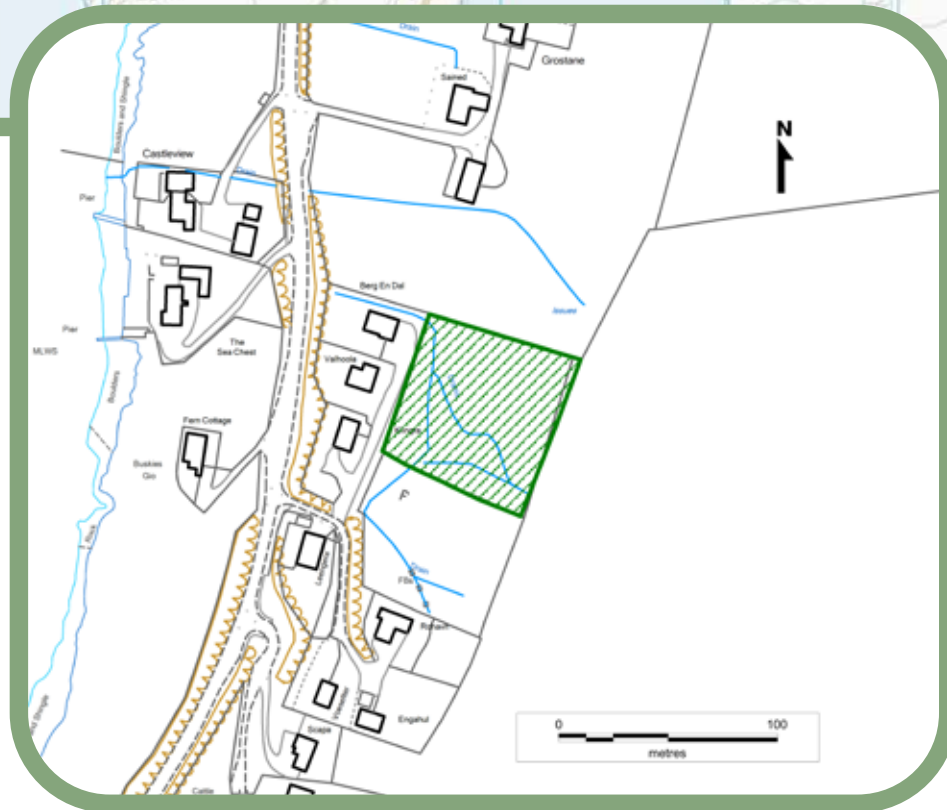
Central Mainland



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

Shetland Housing Land Audit 2020/21

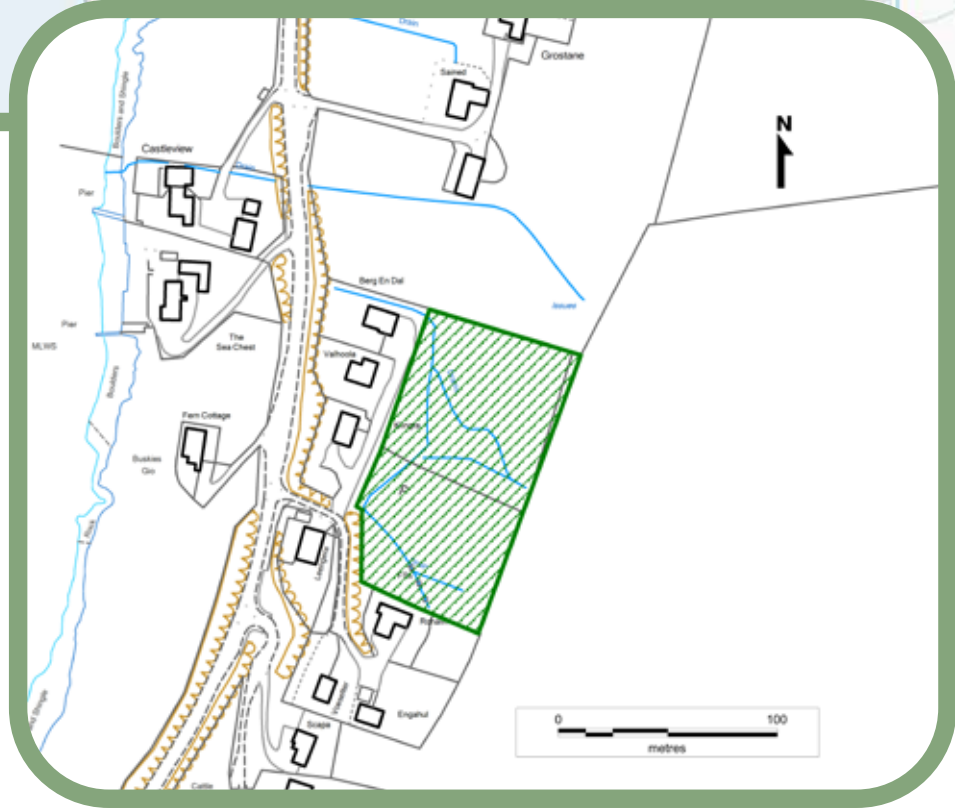
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Site: CL002

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

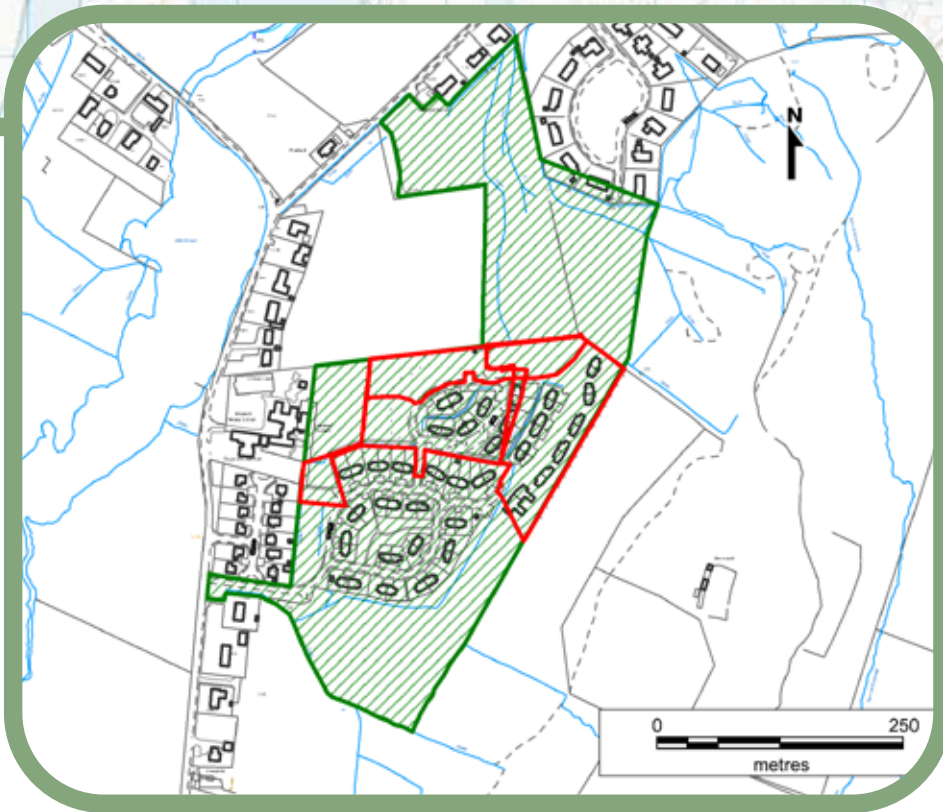
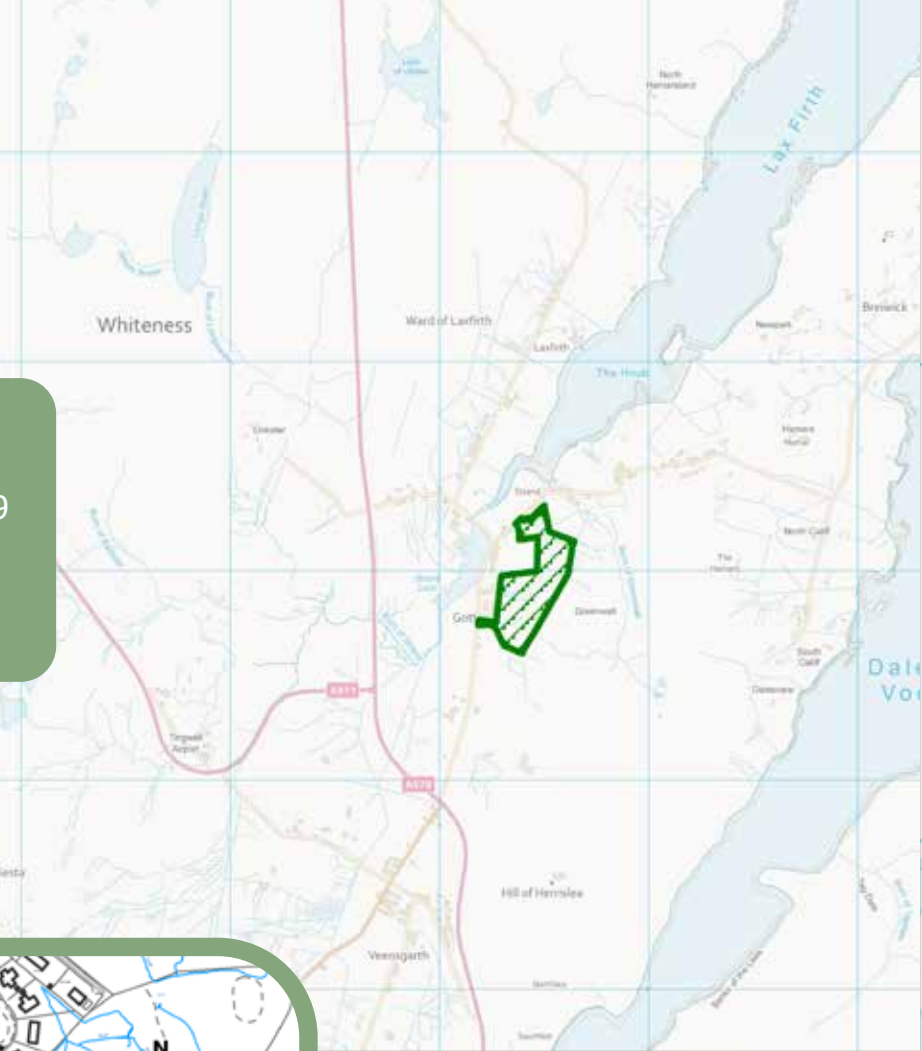
Development size (ha): 9.67

Remaining Site for development (ha): 3.09

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



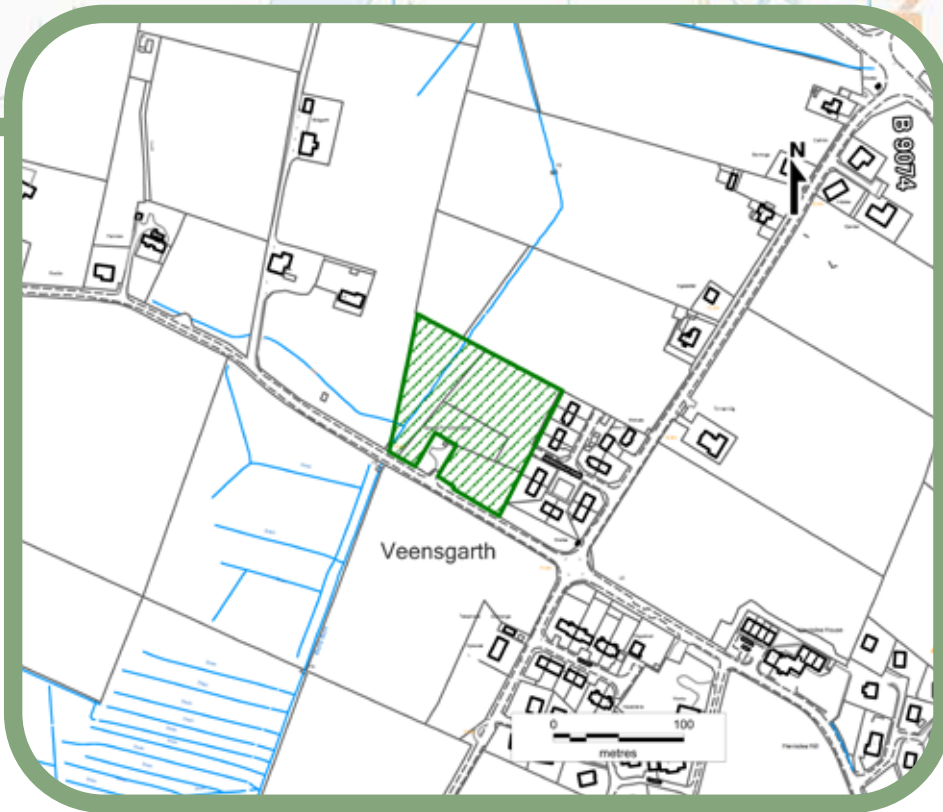
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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

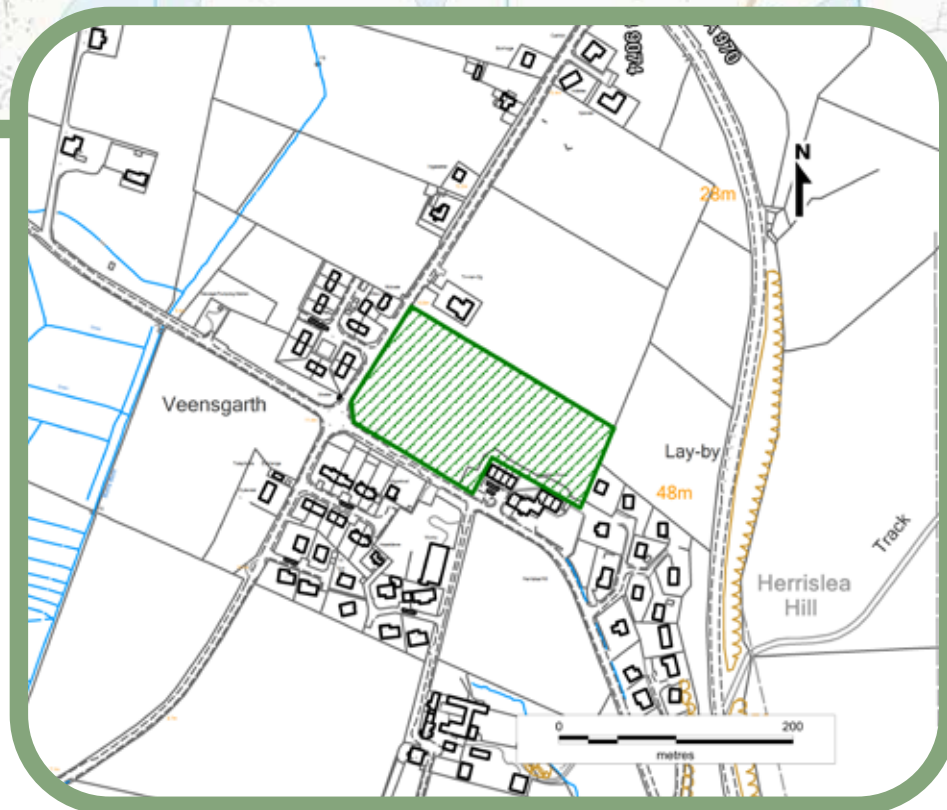


Shetland
Islands Council

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

Shetland Housing Land Audit 2020/21

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Site: CL006

Northouse Croft, Bridge End, Burra

Site Size (ha): 0.47

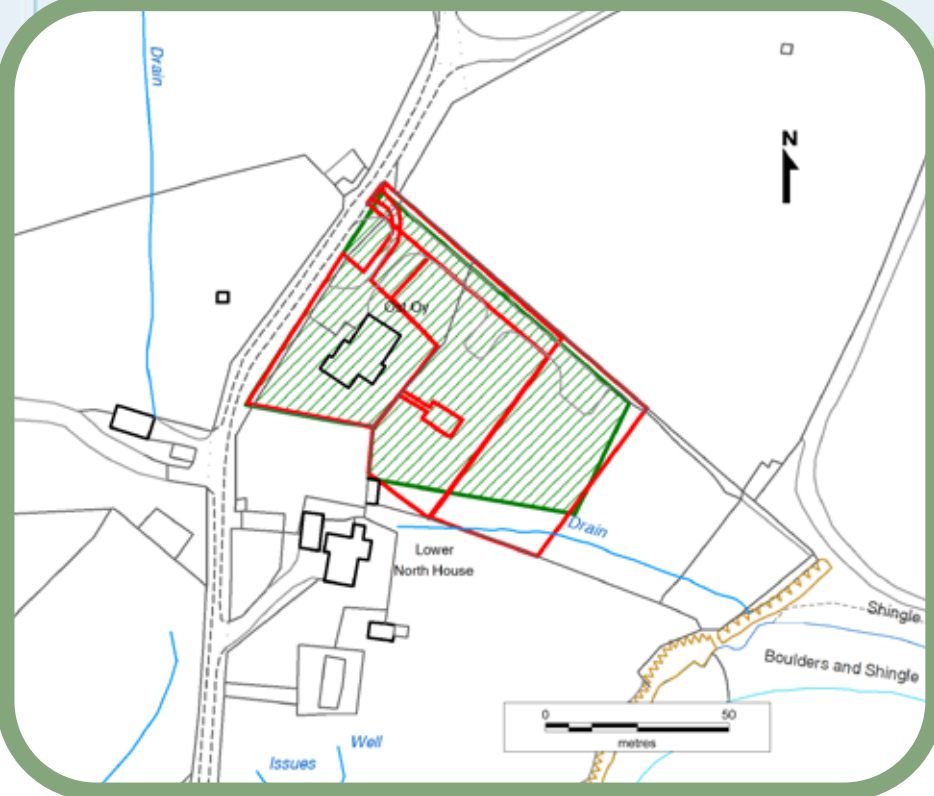
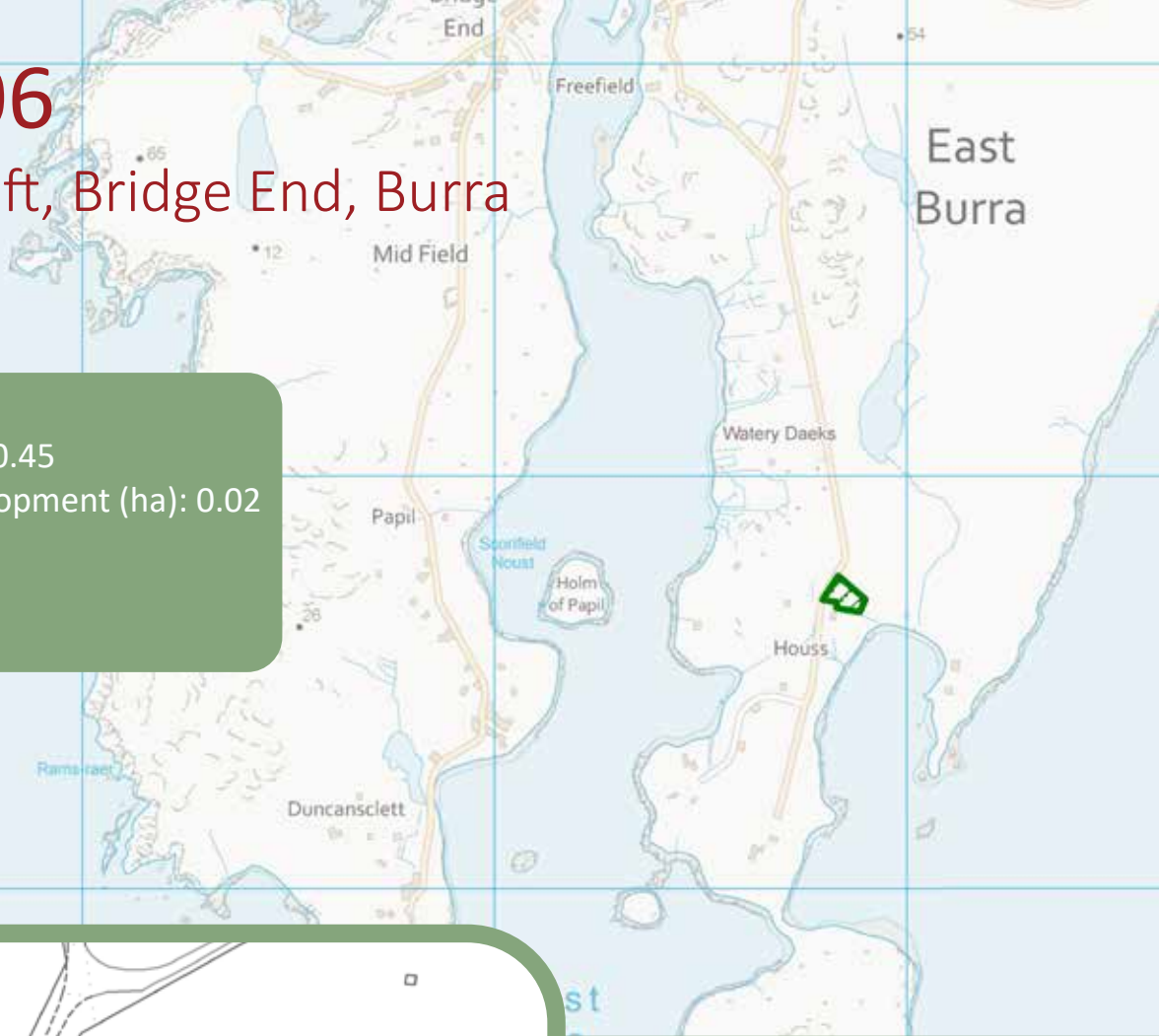
Development size (ha): 0.45

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

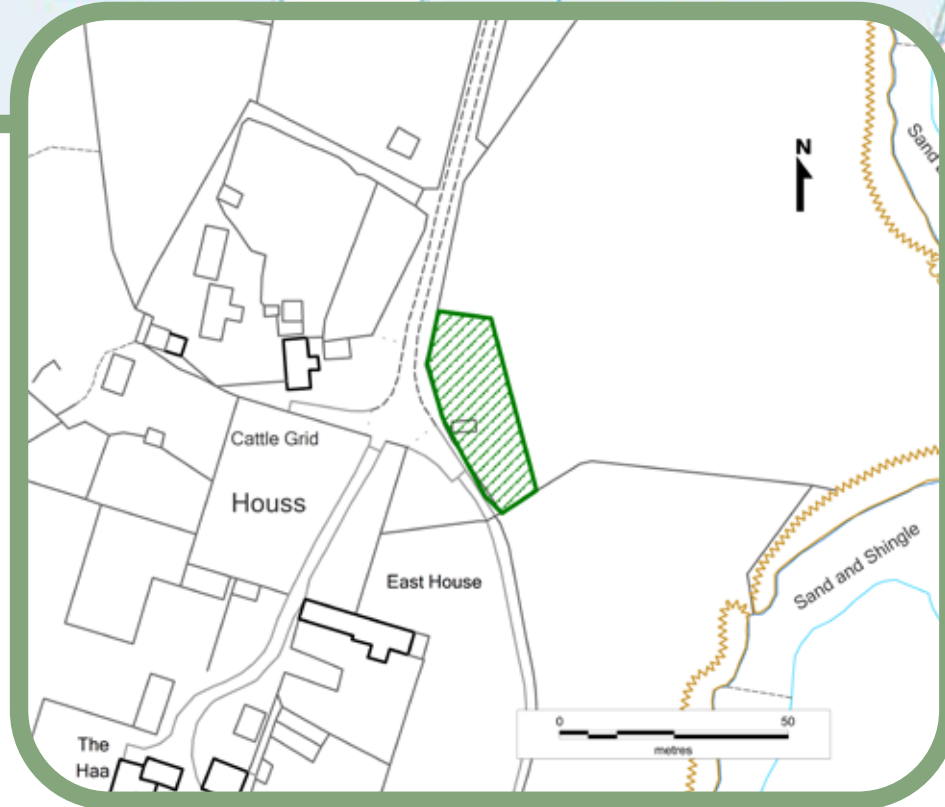
Shetland Housing Land Audit 2020/21

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

Banna Minn
West



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 Housing Land Audit 2020/21

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

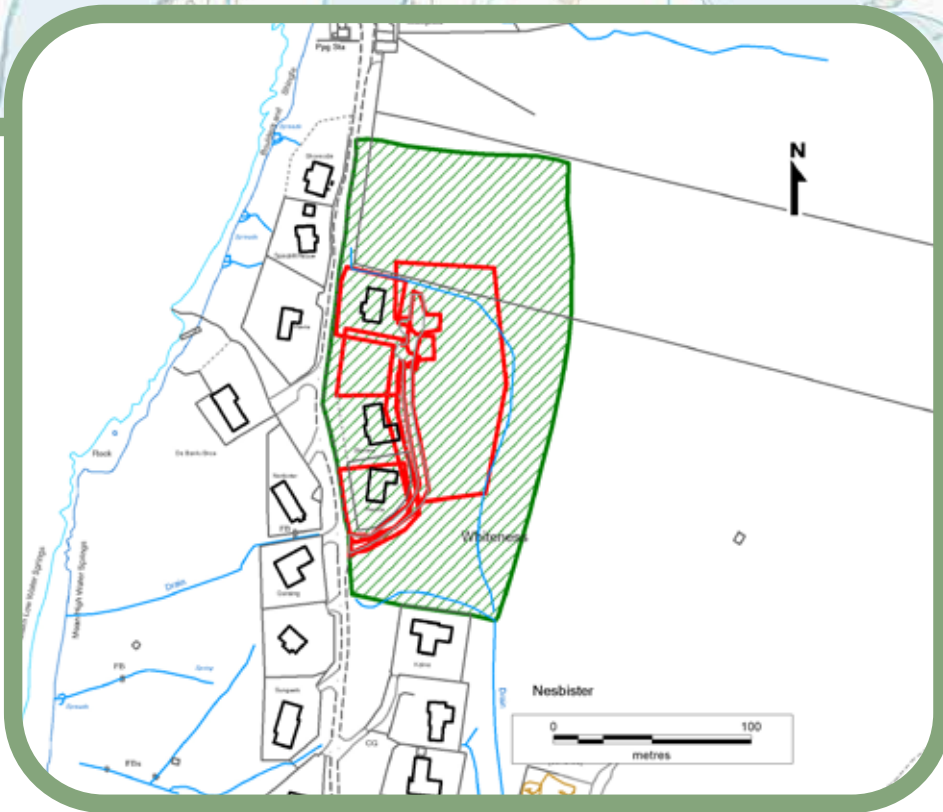


Shetland
Islands Council

Site: WM001

Nesbister, Whiteness

Site Size (ha): 2.48
Development size (ha): 0.91
Remaining Site for development (ha): 1.57
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



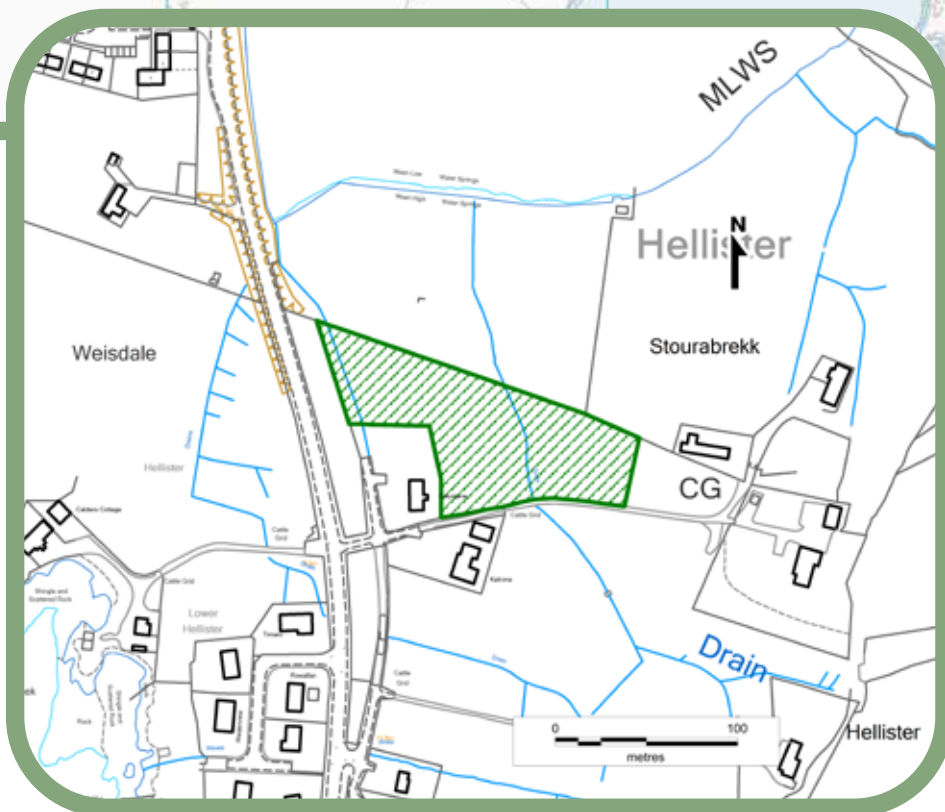
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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

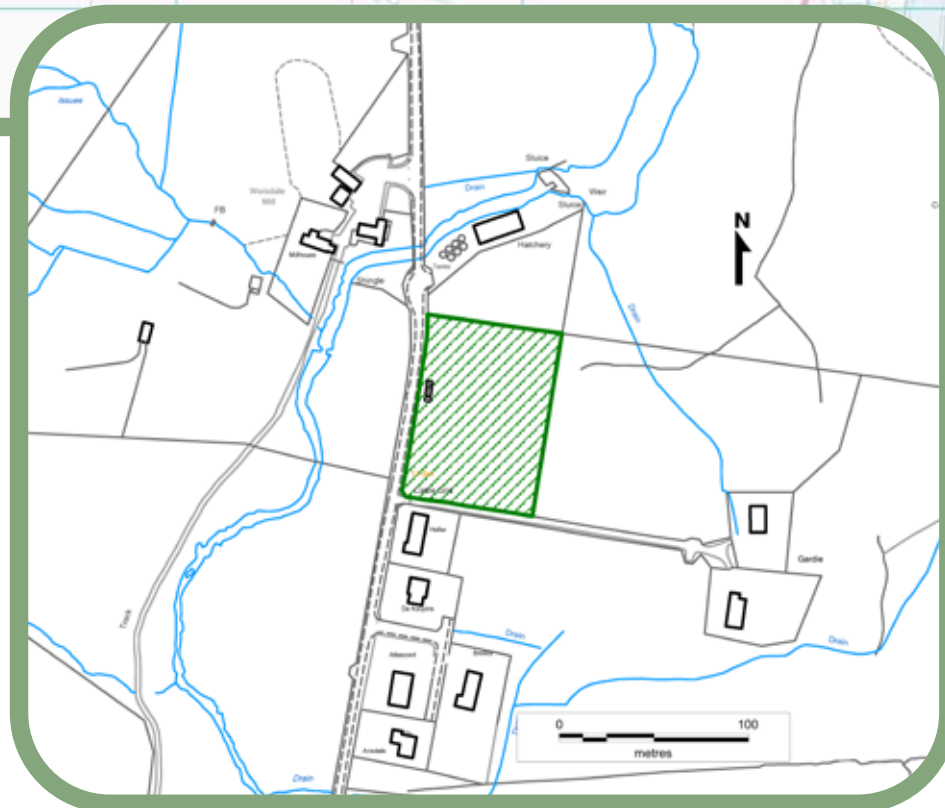


Shetland
Islands Council

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



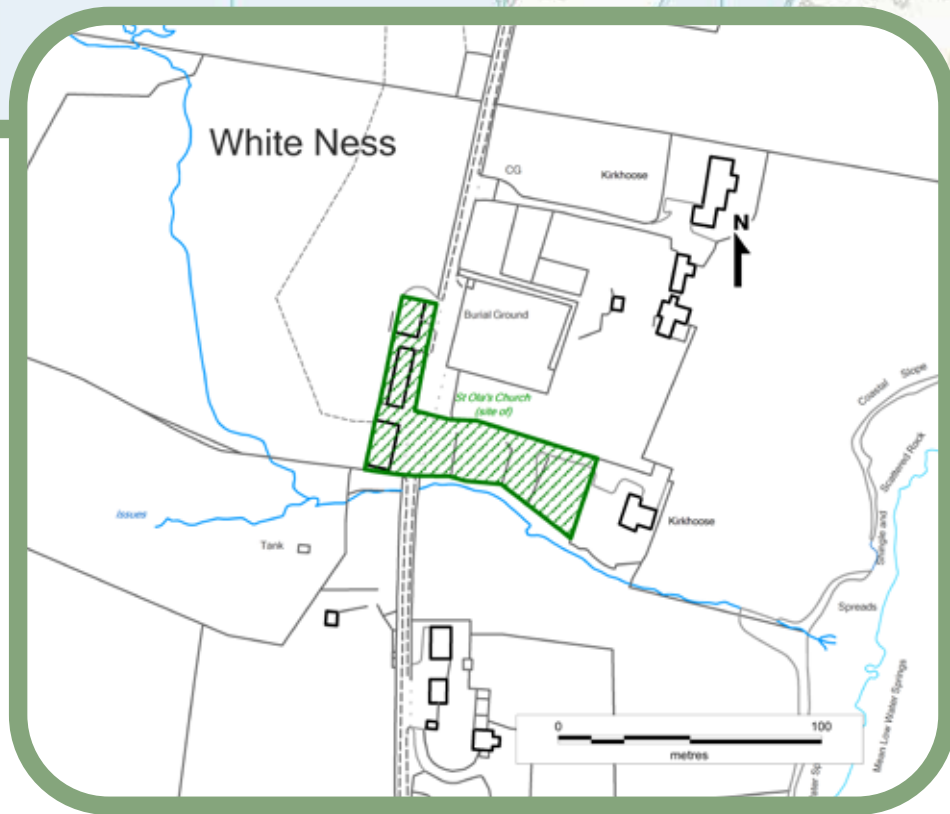
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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



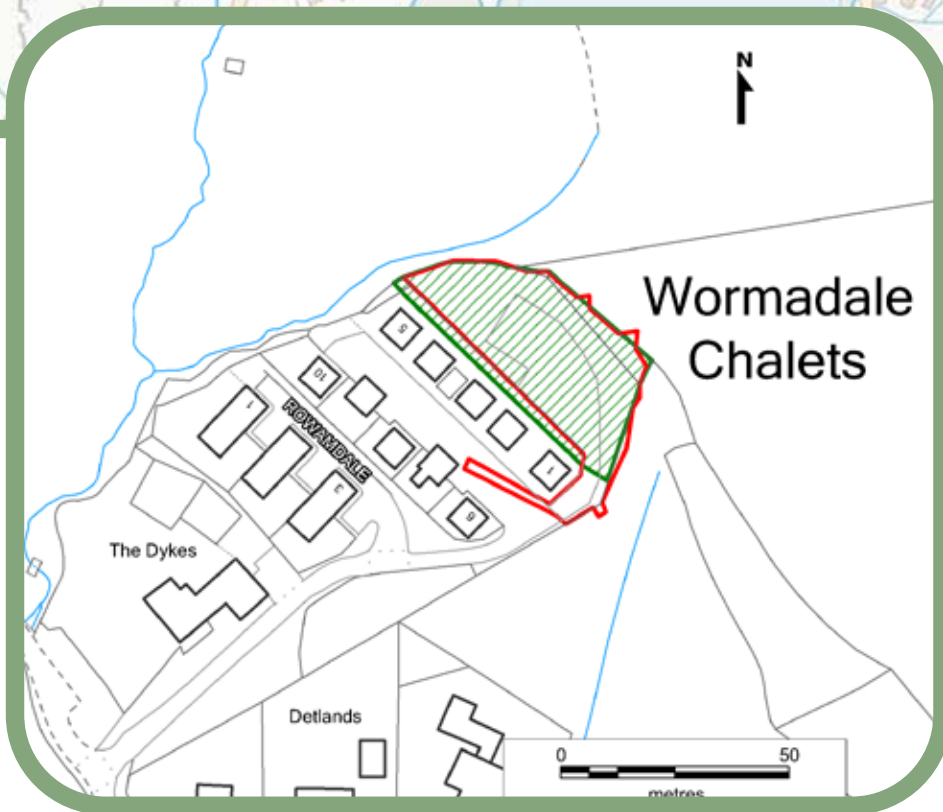
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

Site: WM010

Wormadale, Whiteness

Site Size (ha): 0.13
Development size (ha): 0.12
Remaining Site for development (ha): 0.1
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



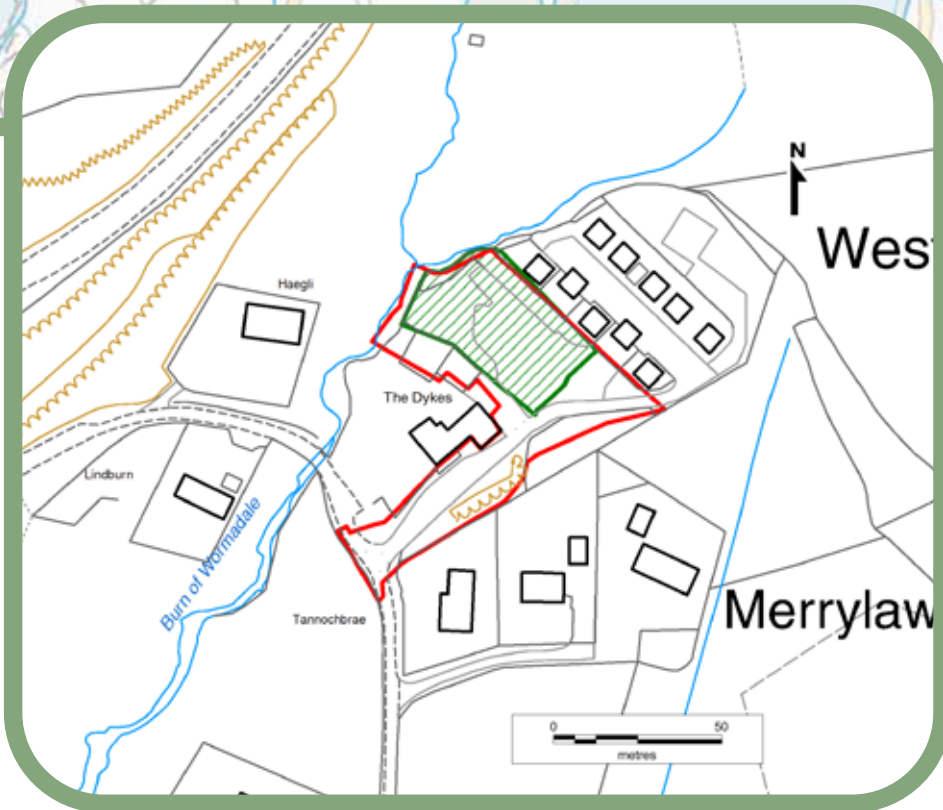
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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

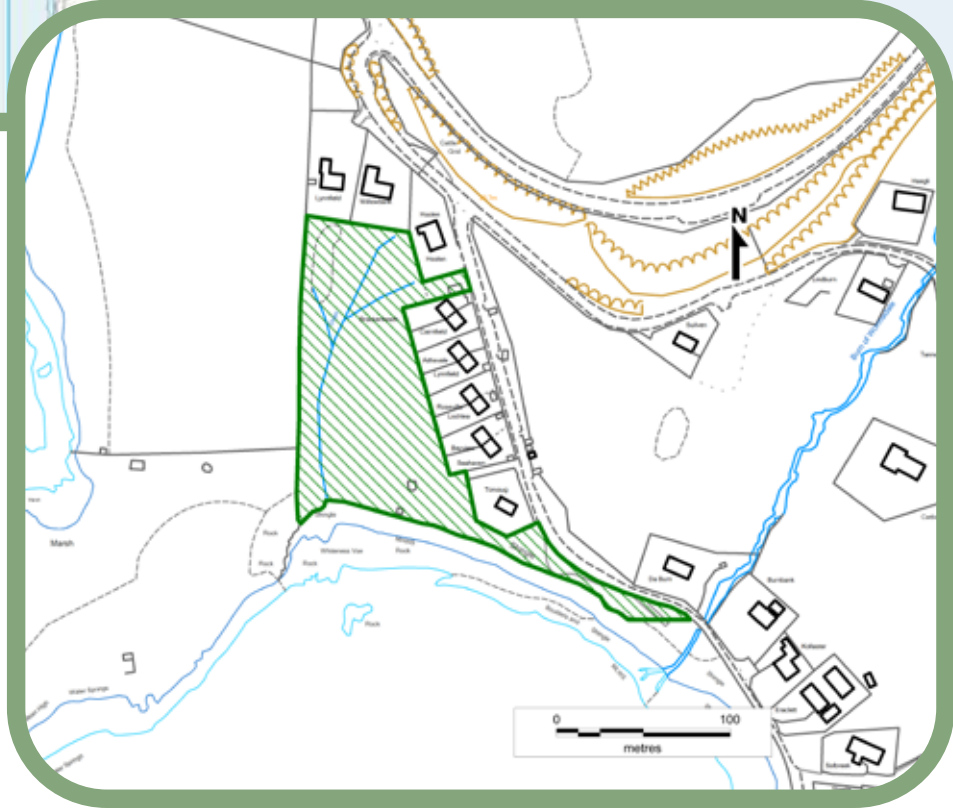


Shetland
Islands Council

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

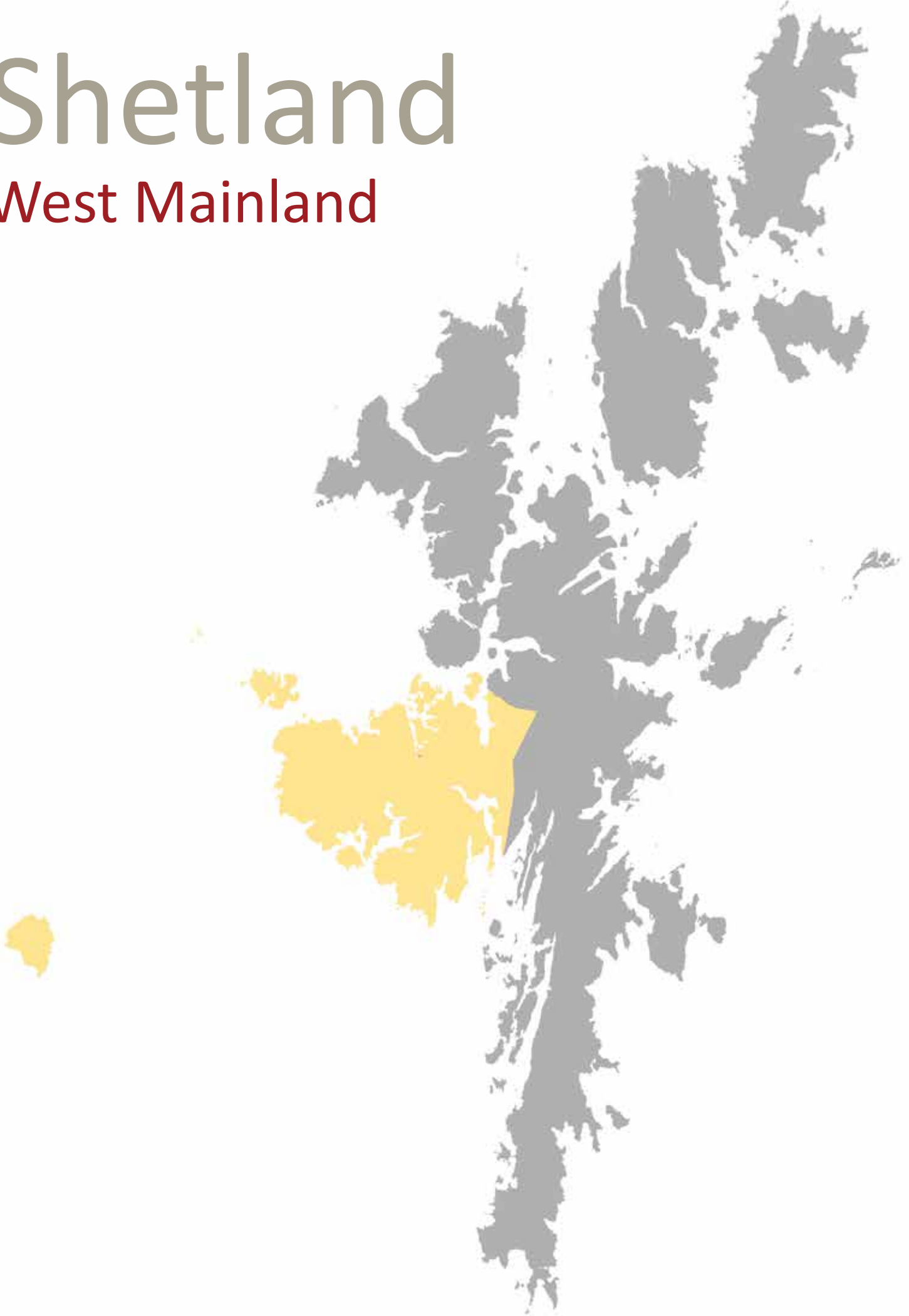
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

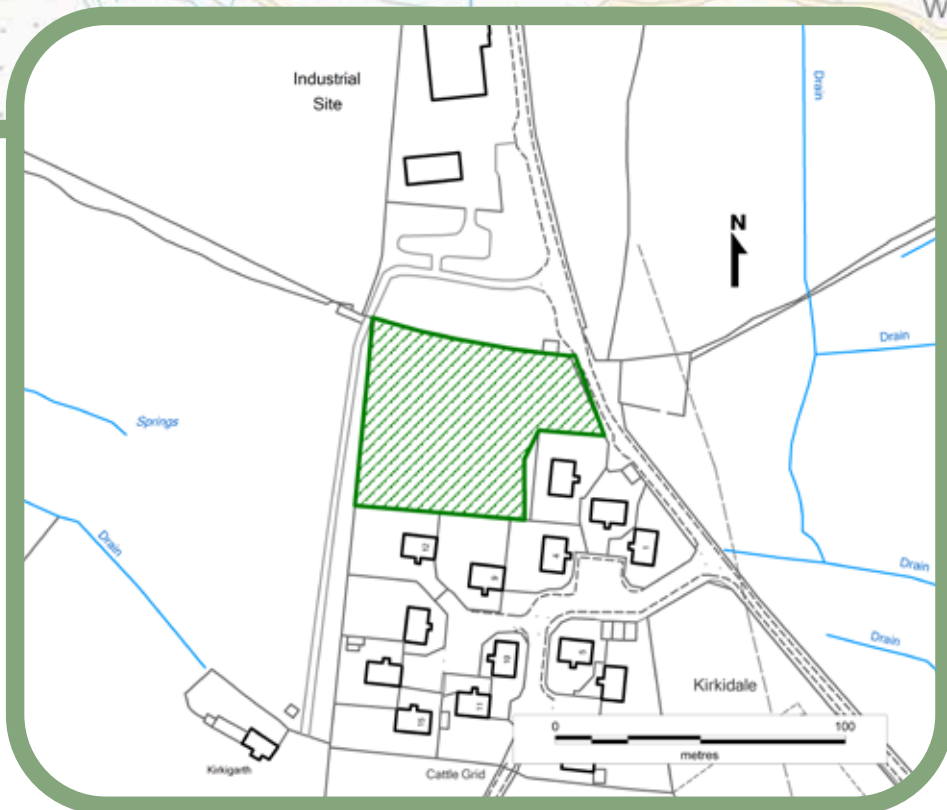
West Mainland



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



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Islands Council

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Site: WM006

Breck, Whiteness

Site Size (ha): 0.29
Development size (ha): 0
Remaining Site for development (ha): 0.29
Units Site: 0
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

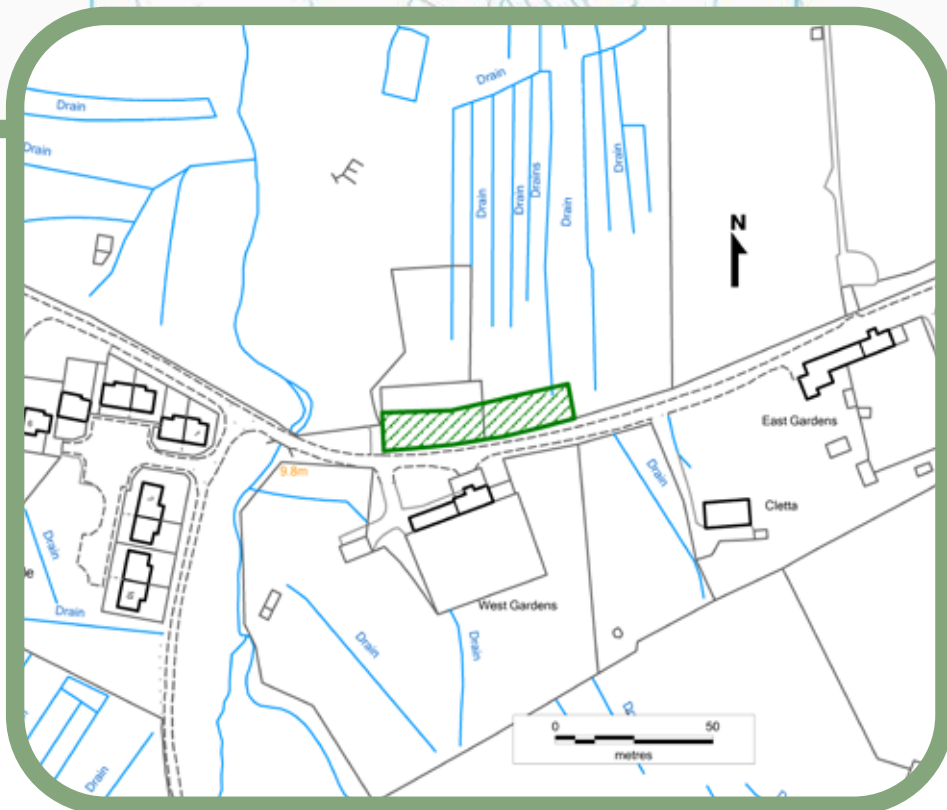


Shetland
Islands Council

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



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Islands Council

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Site: WM008

Aith Hall, Aith

Site Size (ha): 1.17
Development size (ha): 0.46
Remaining Site for development (ha): 0.71
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

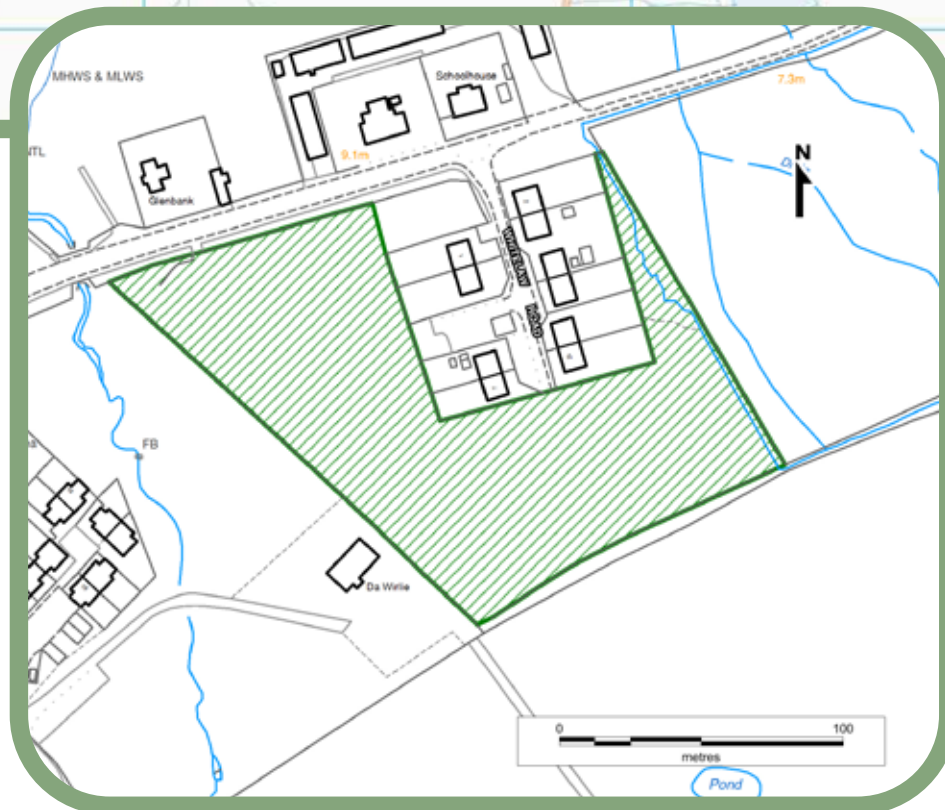


Shetland
Islands Council

Site: WM009

Whitelaw Road, Aith

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



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

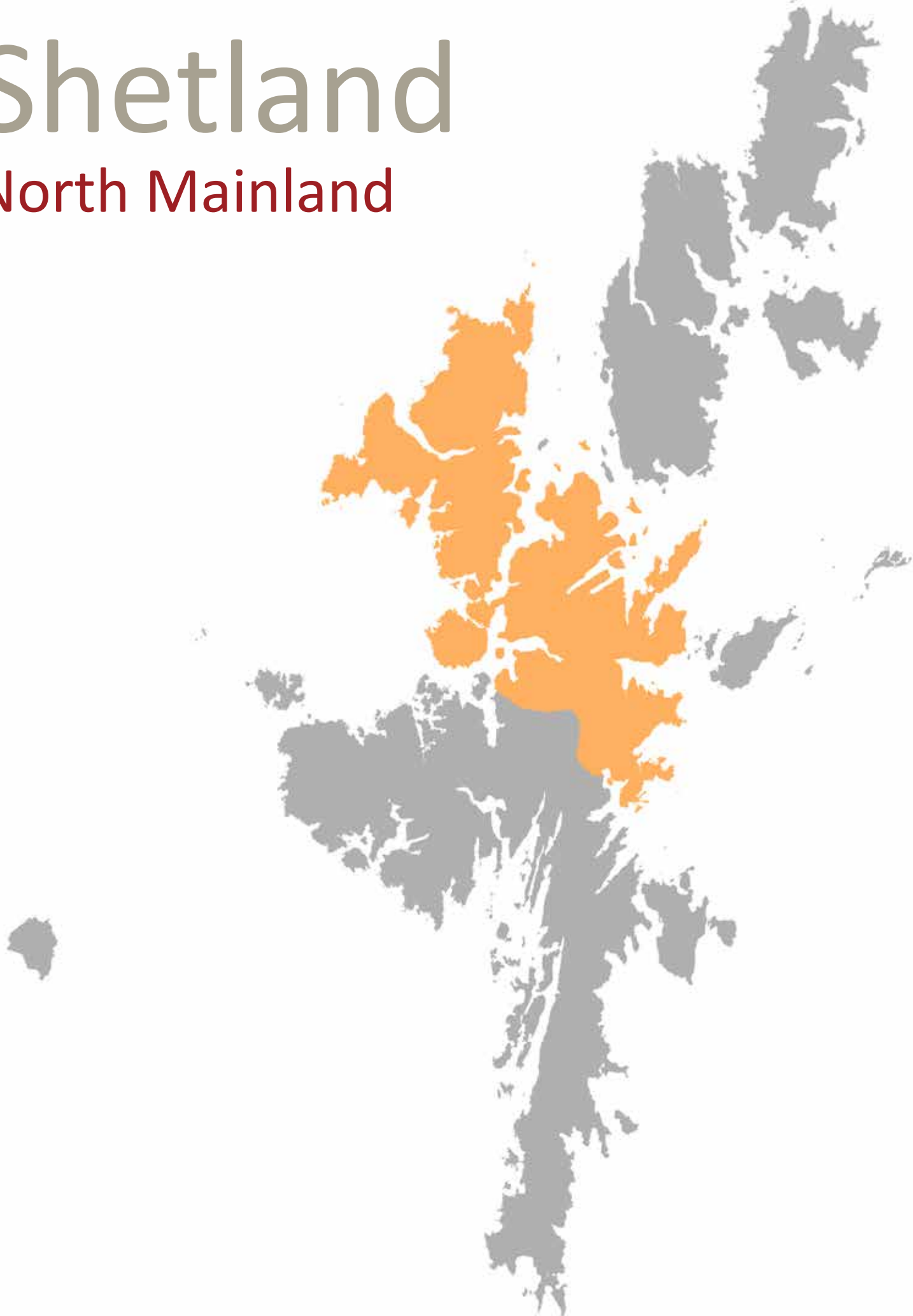


Shetland
Islands Council

Shetland Housing Land Audit 2020/21

Shetland

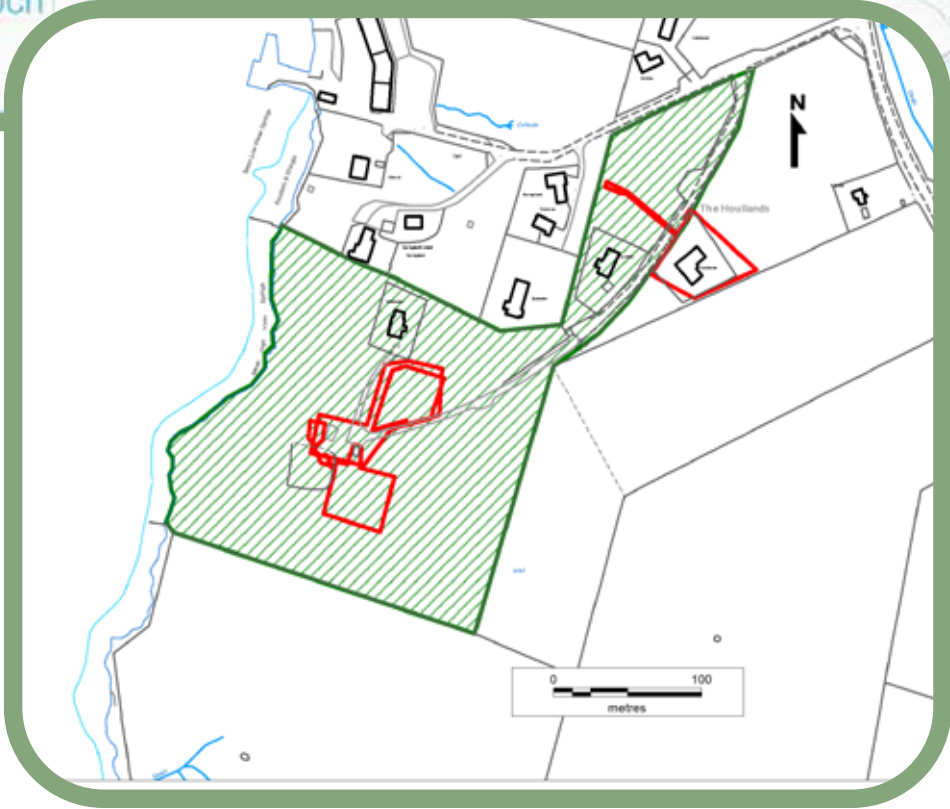
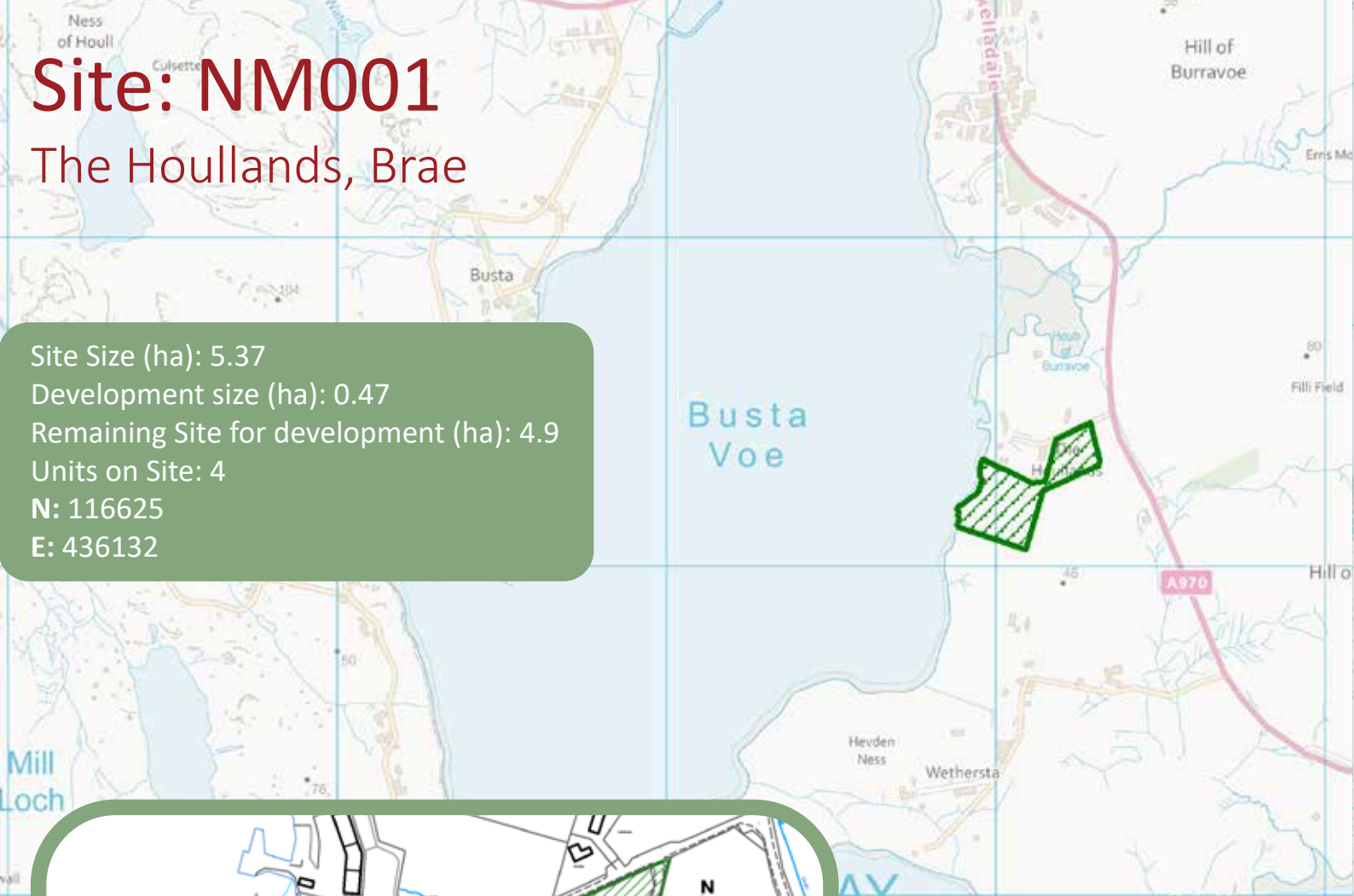
North Mainland



Site: NM001

The Houllands, Brae

Site Size (ha): 5.37
Development size (ha): 0.47
Remaining Site for development (ha): 4.9
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



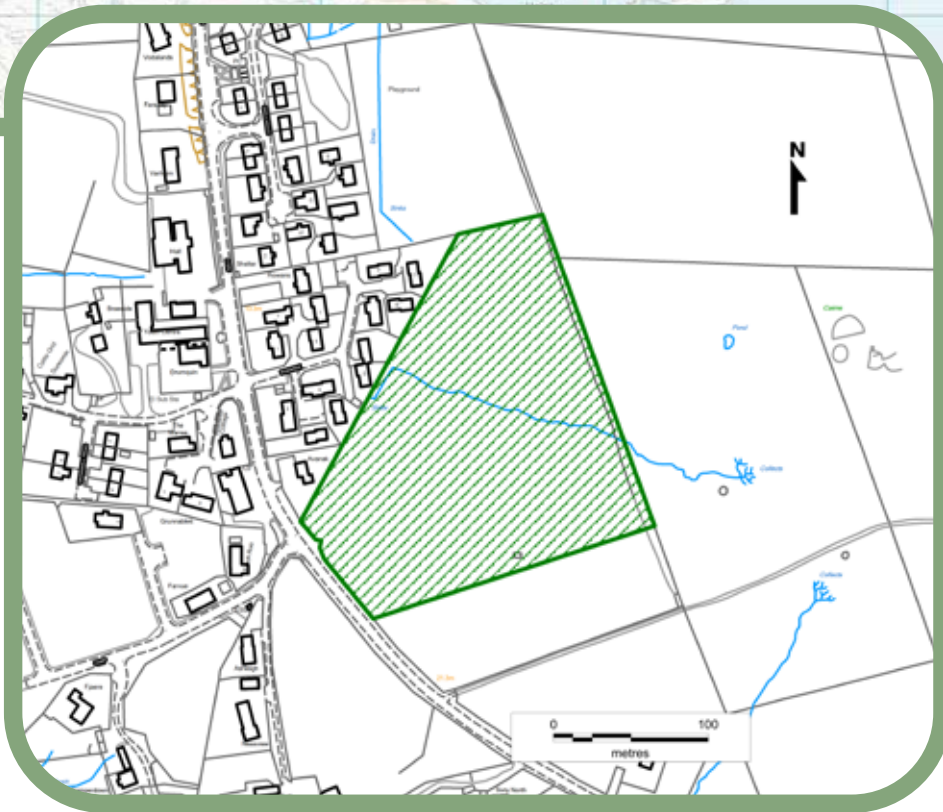
Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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

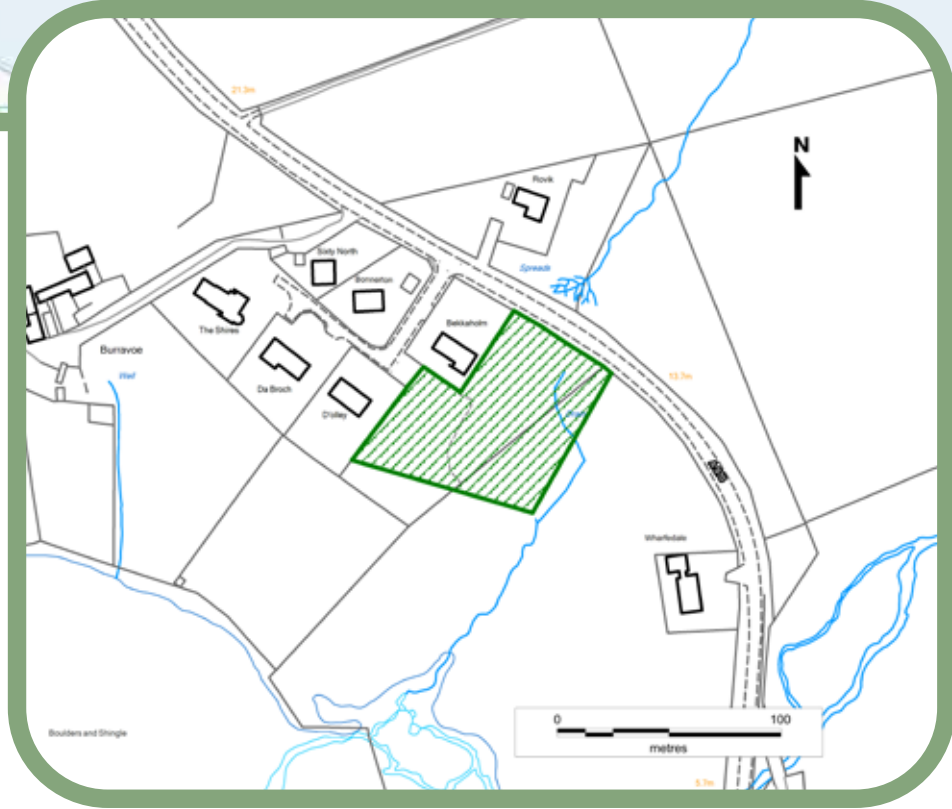


Shetland
Islands Council

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

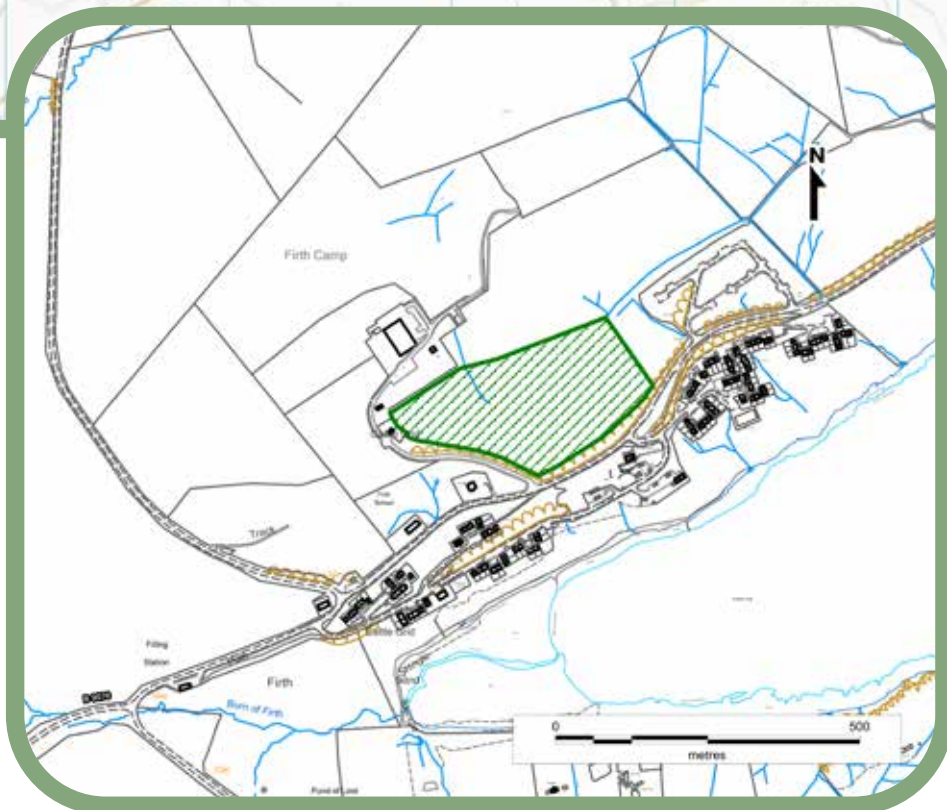
Development Status

- 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

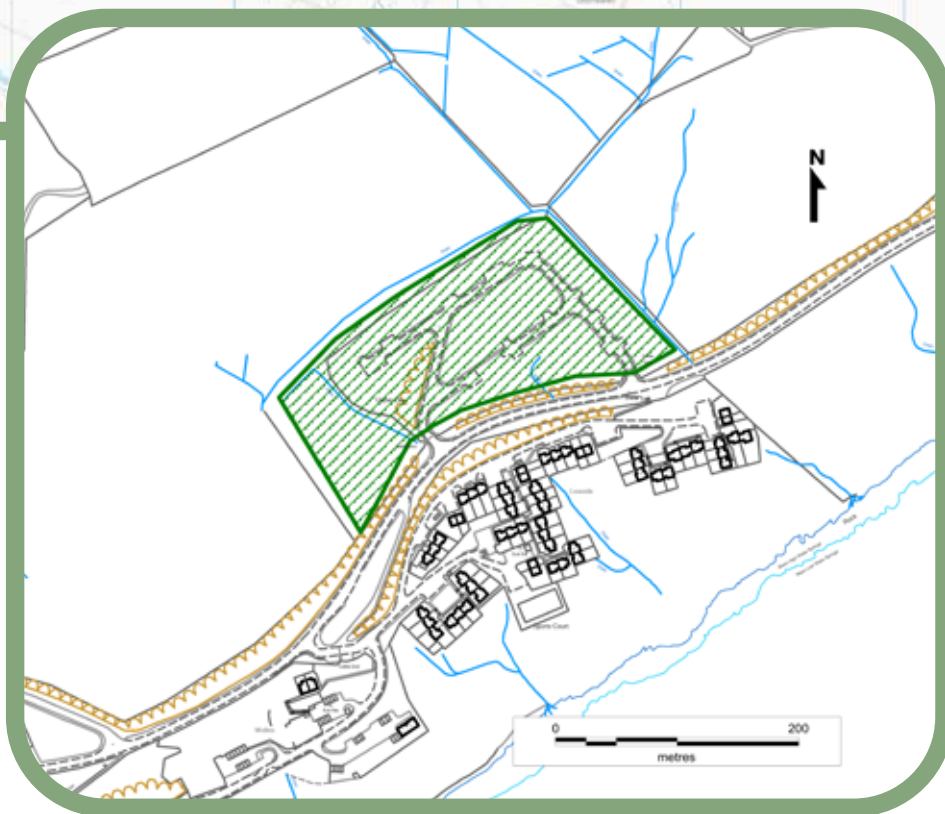
Development Status

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

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

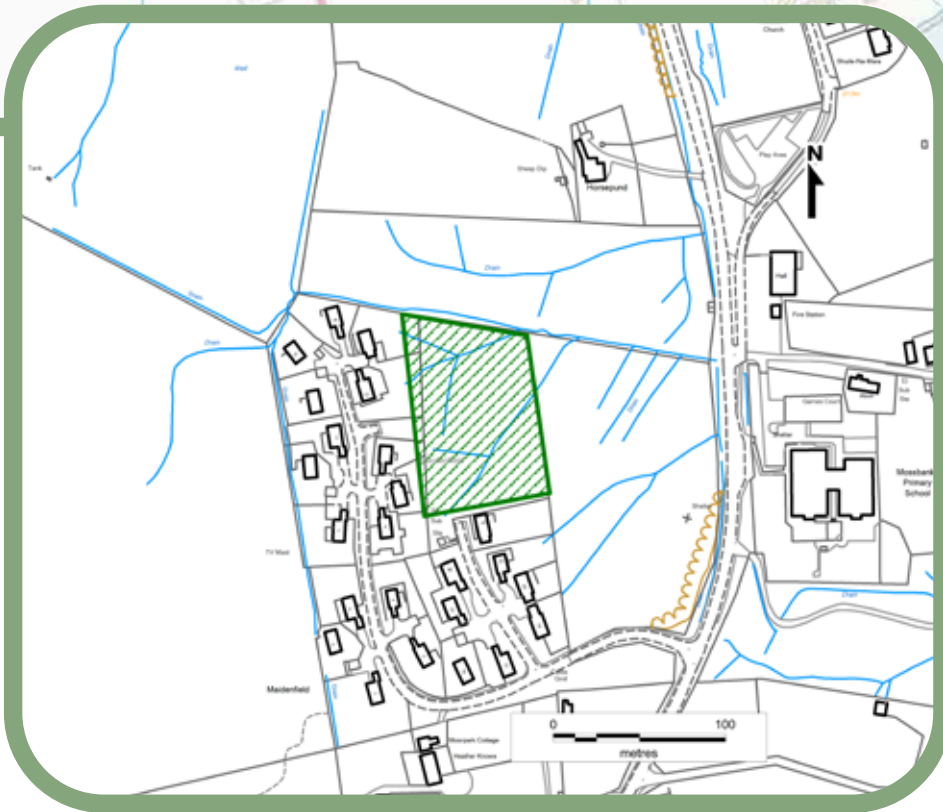
Development Status

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

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

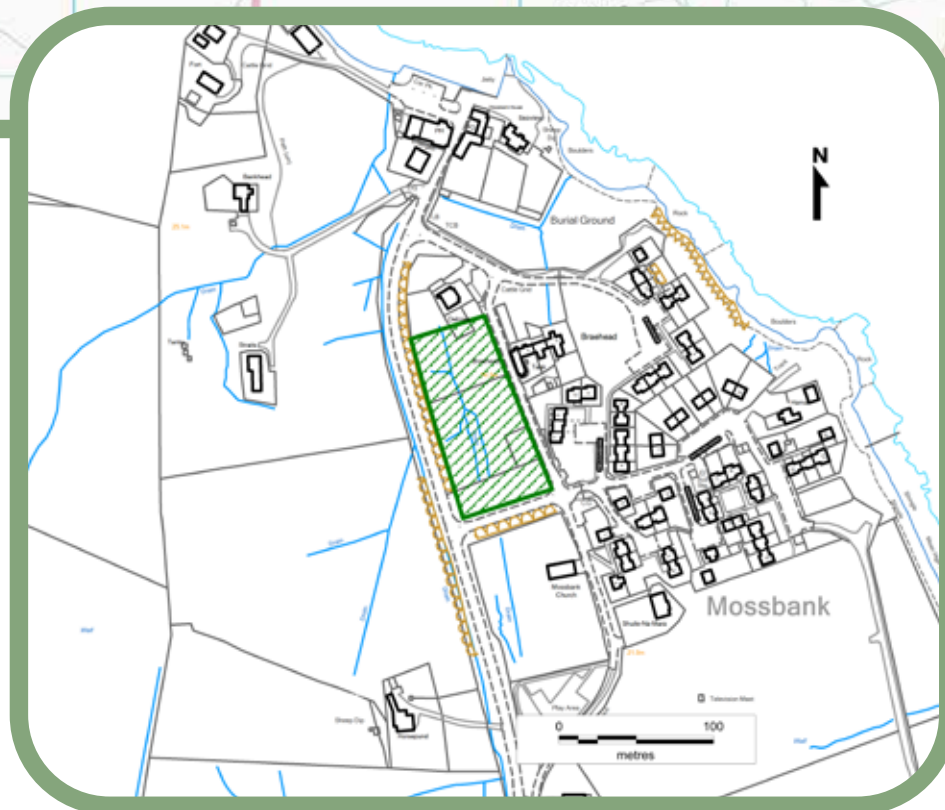
Development Status

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

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

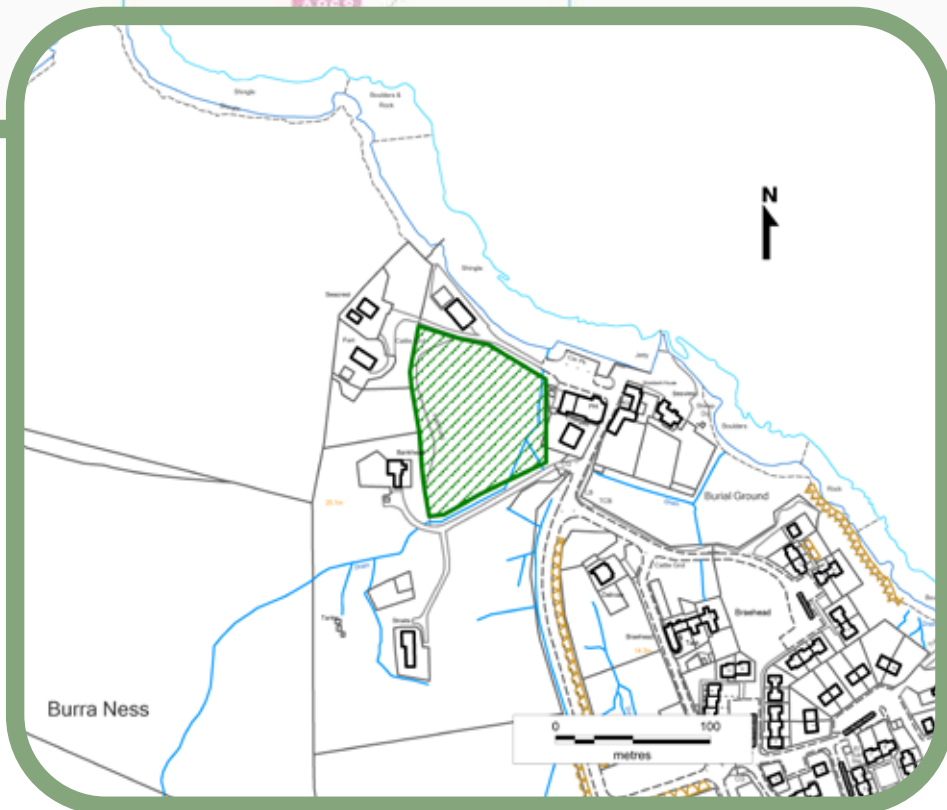
Development Status

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

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

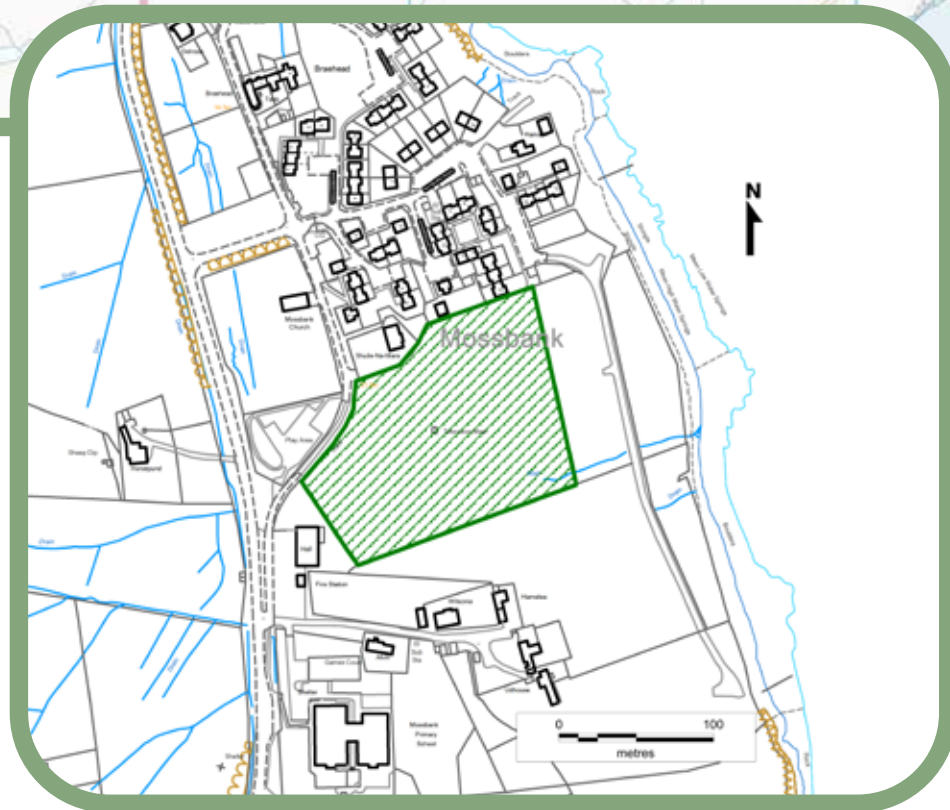
Development Status

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

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

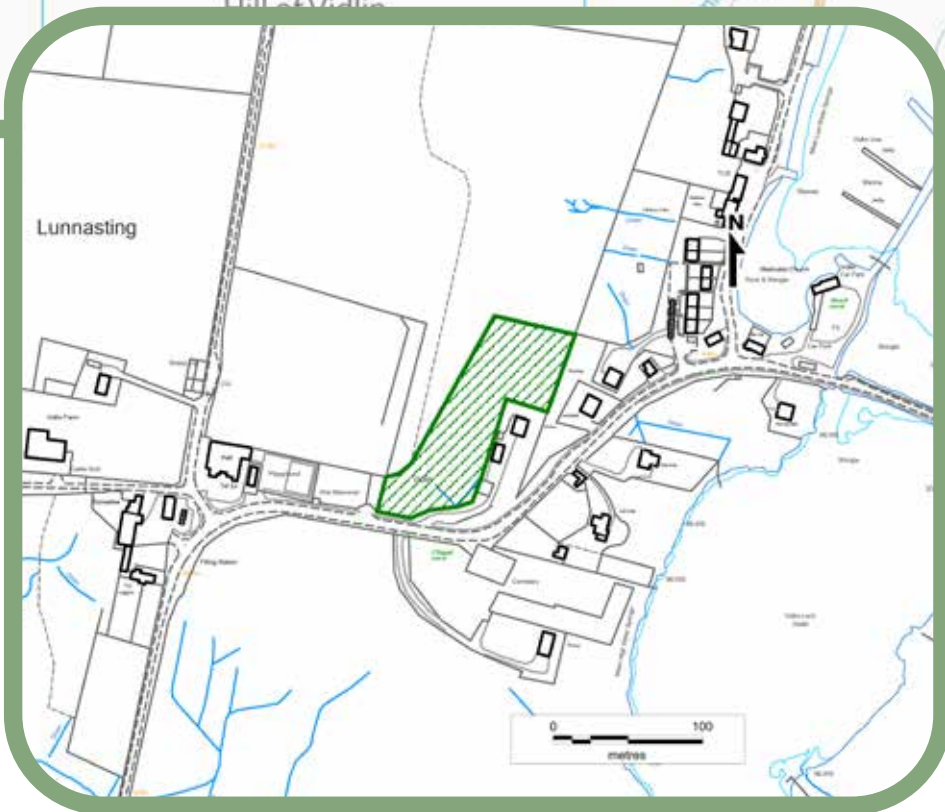
Development Status

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

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

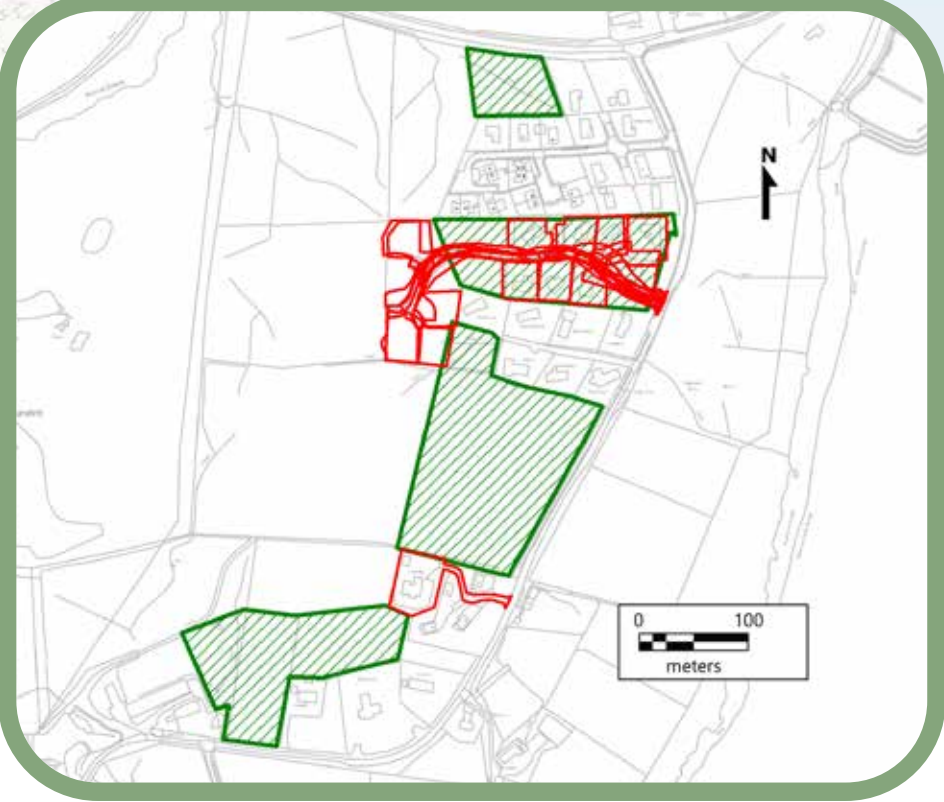
Development Status

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

Site: NM015

Busta, Brae

Site Size (ha): 5.68
Development size (ha): 4.59
Remaining Site for development (ha): 1.1
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

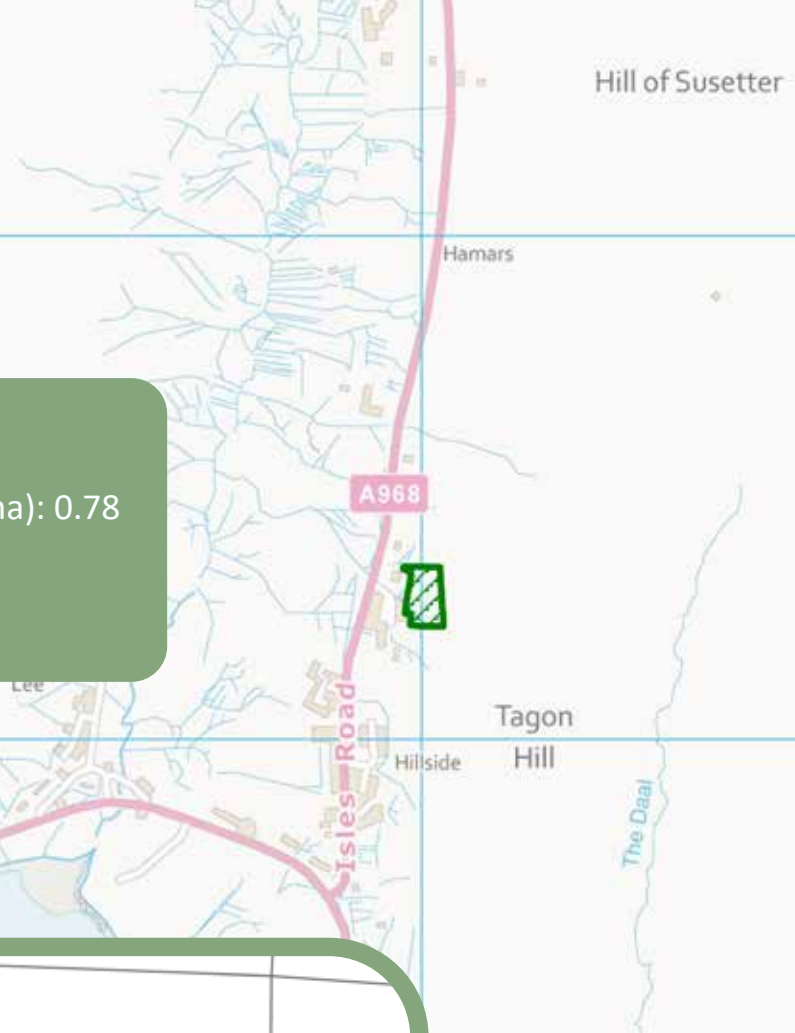
Development Status

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

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

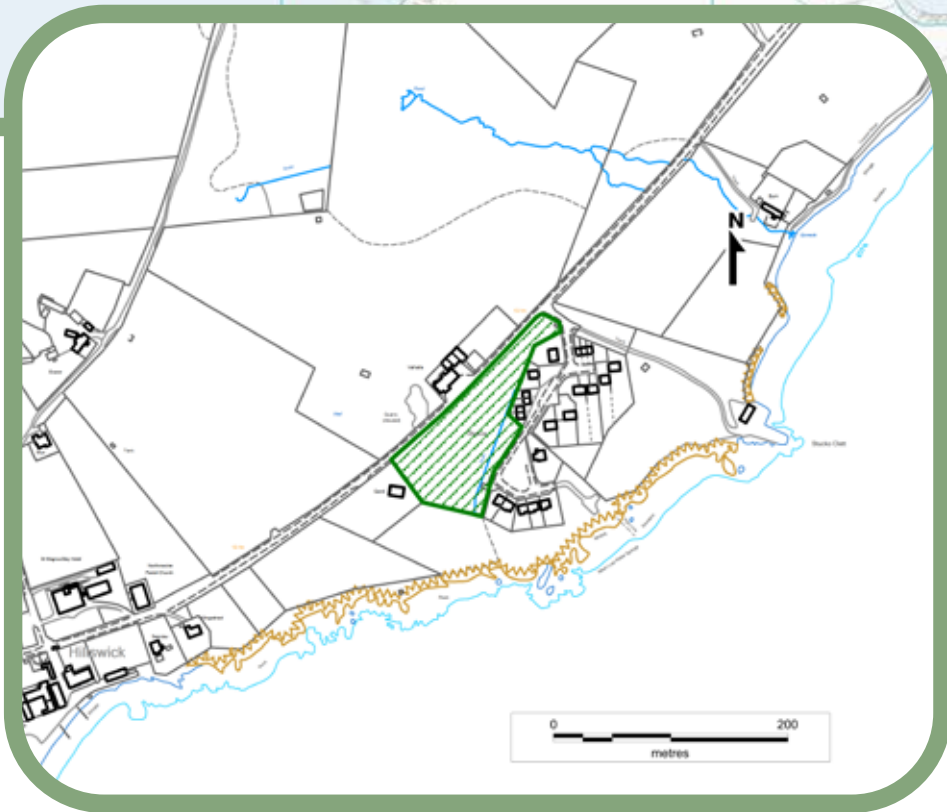
Development Status

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

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

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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

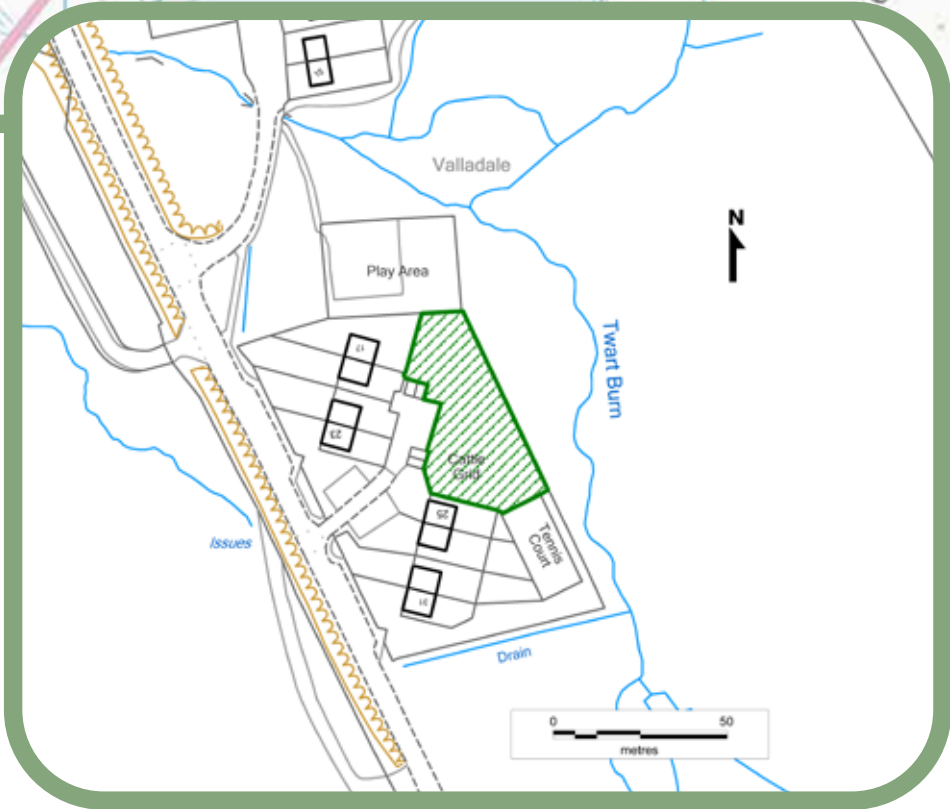
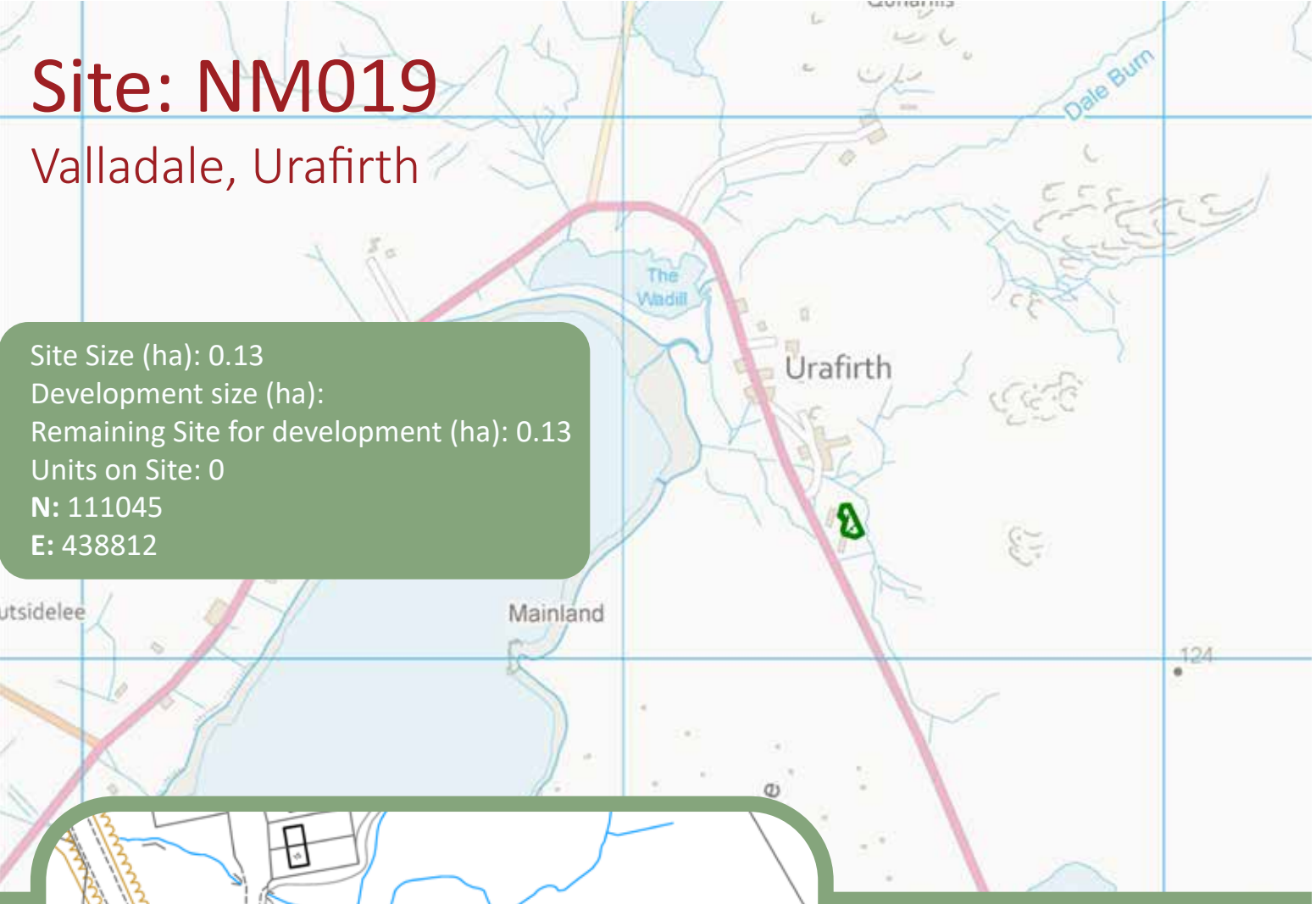


Shetland
Islands Council

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

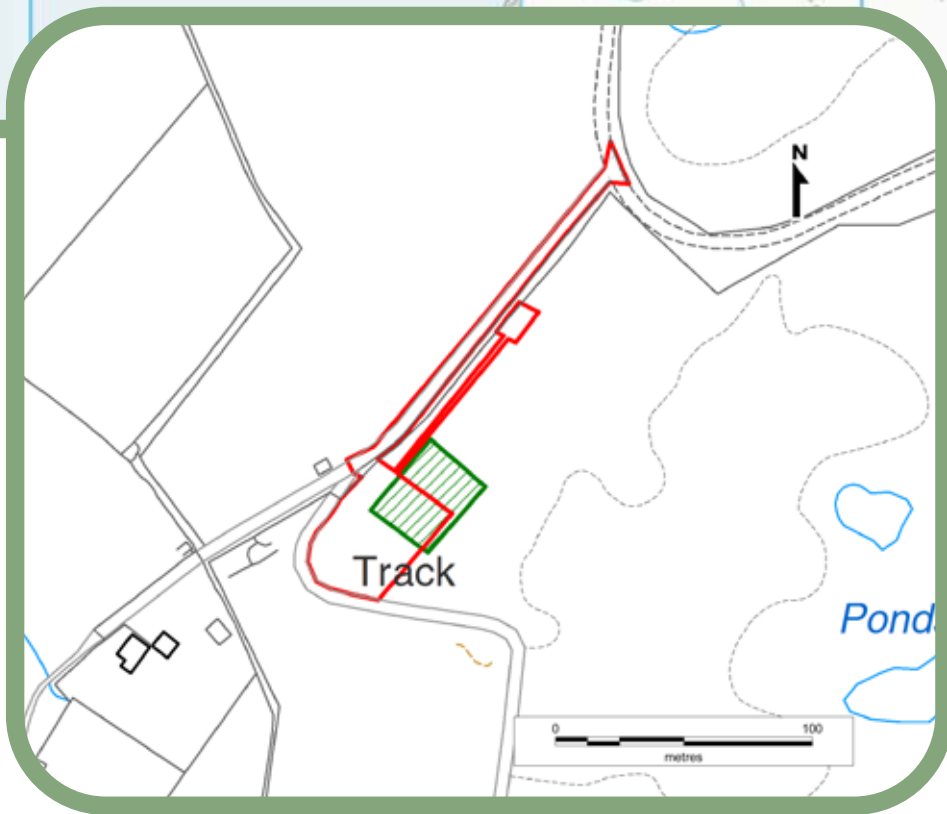
Development Status

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

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

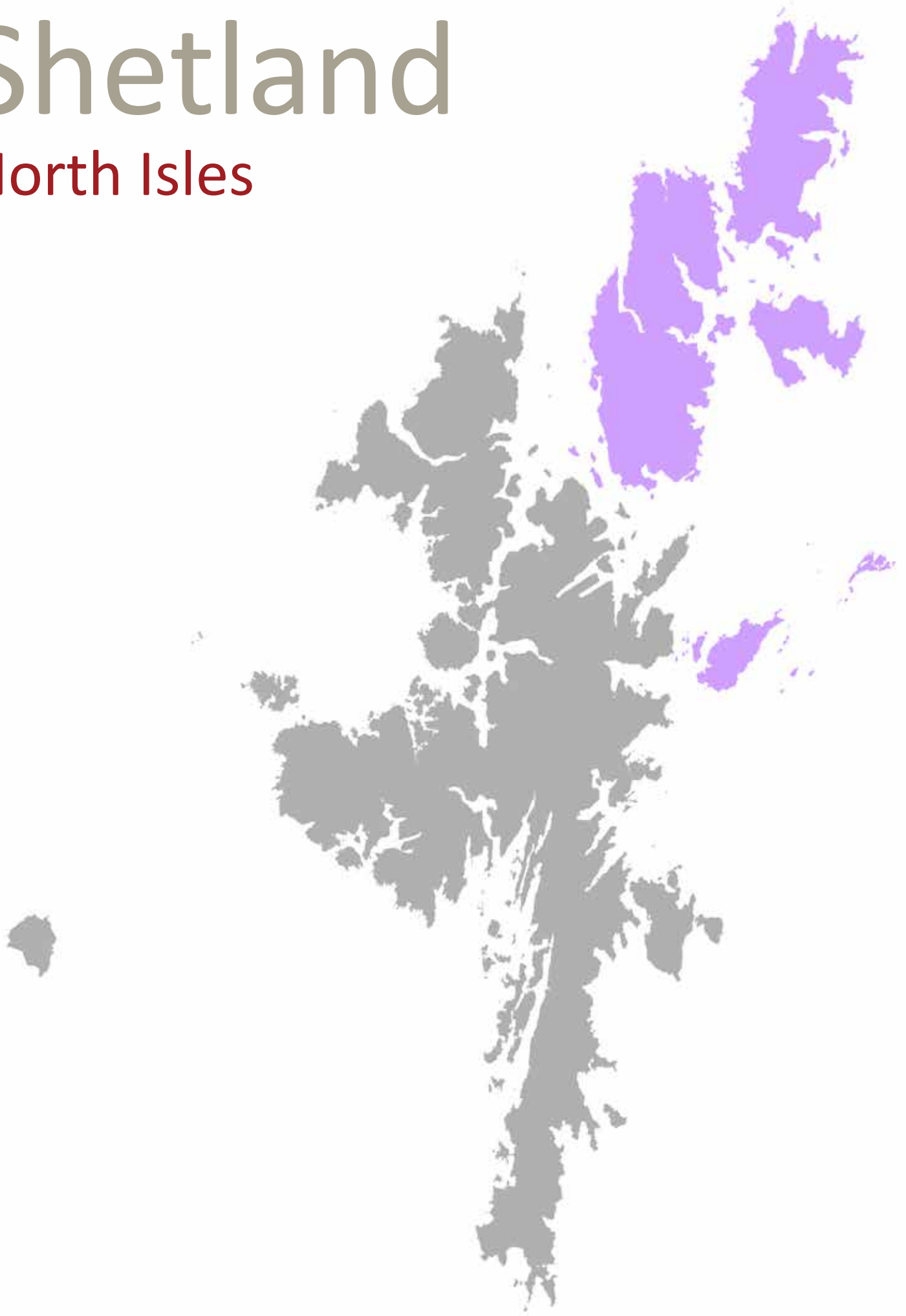
- Site within Area of Best Fit

Development Status

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

Shetland

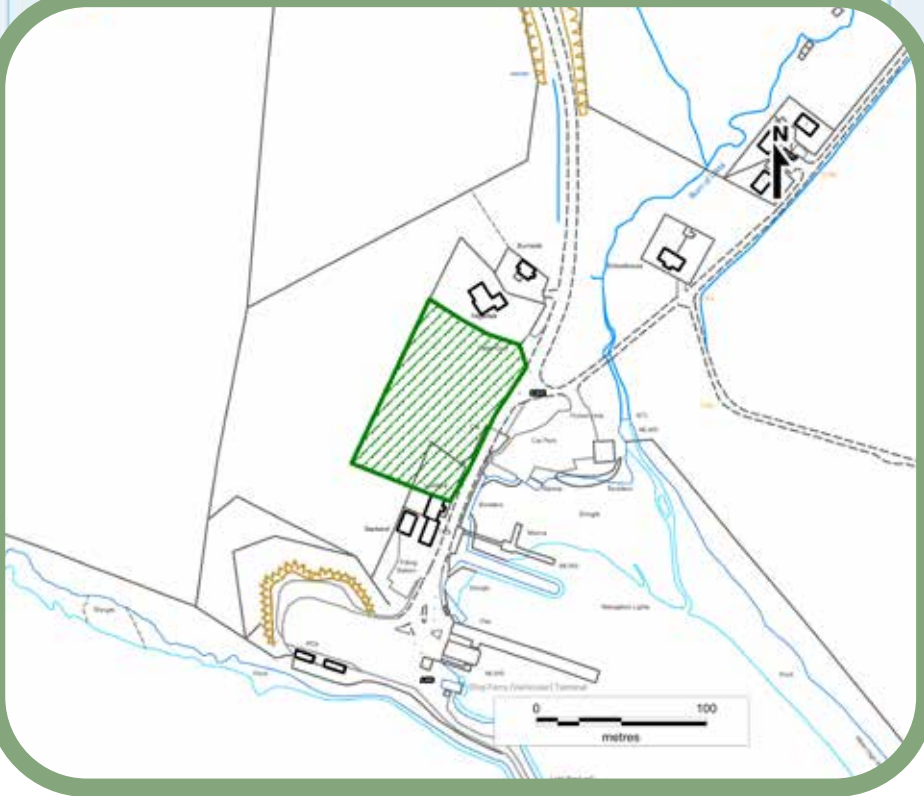
North Isles



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

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

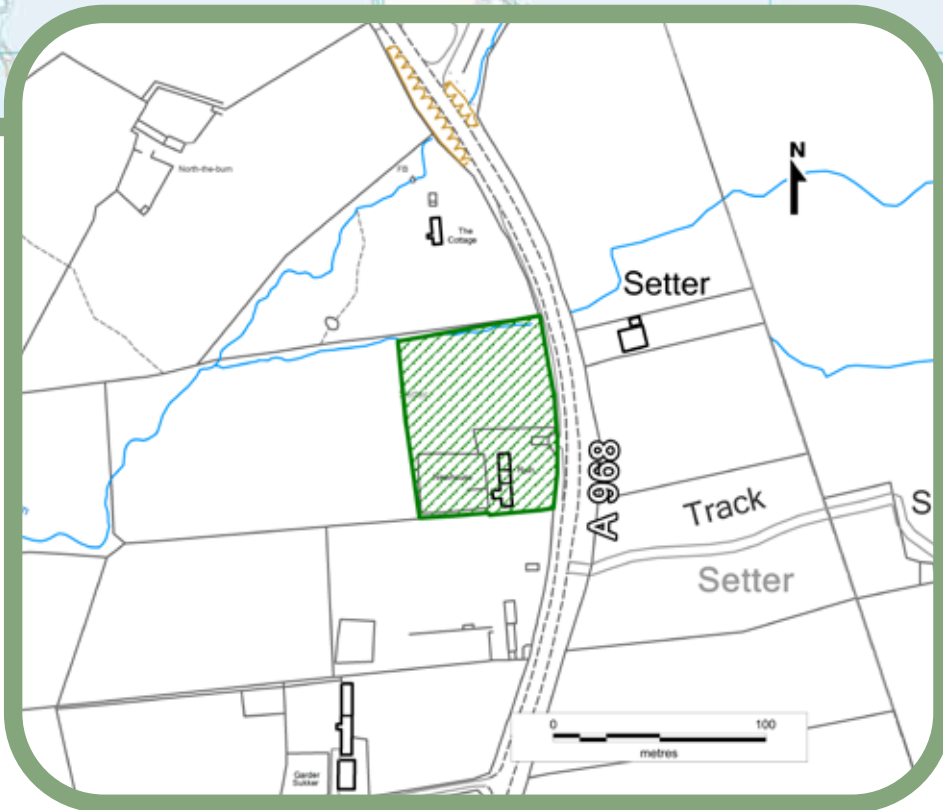
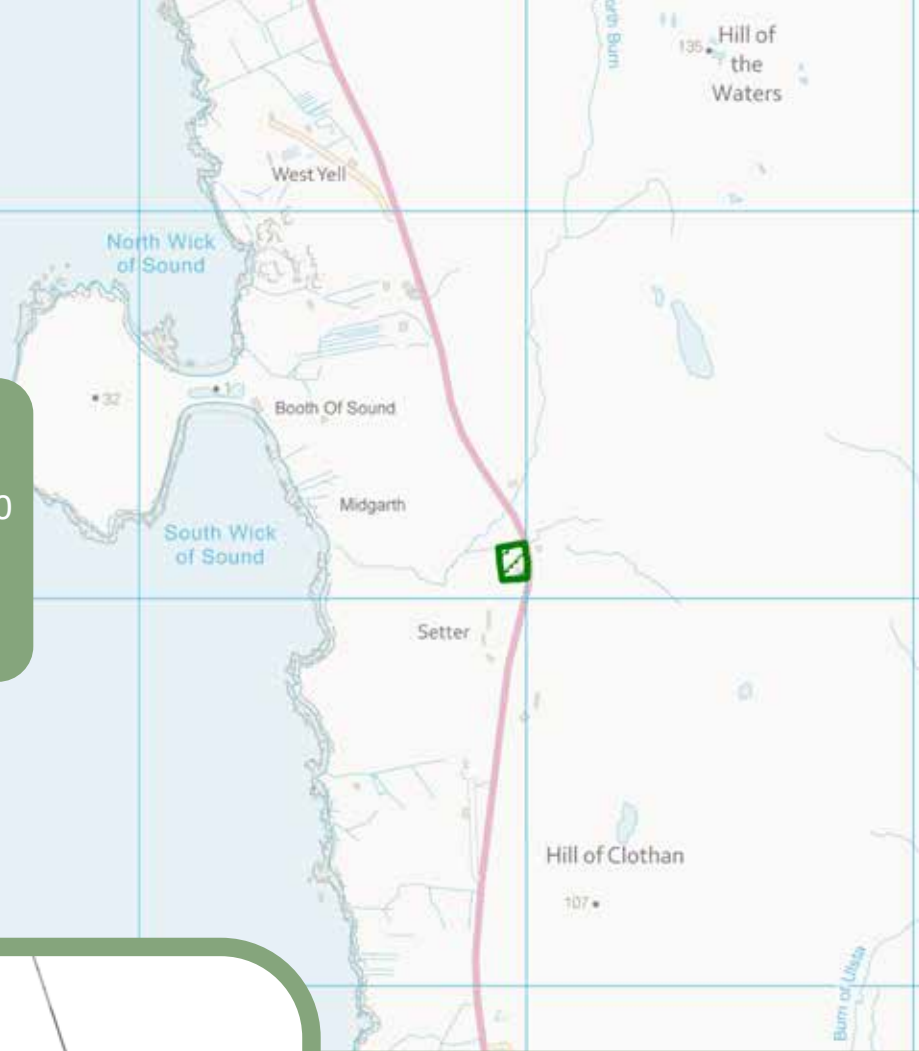
Development Status

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

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

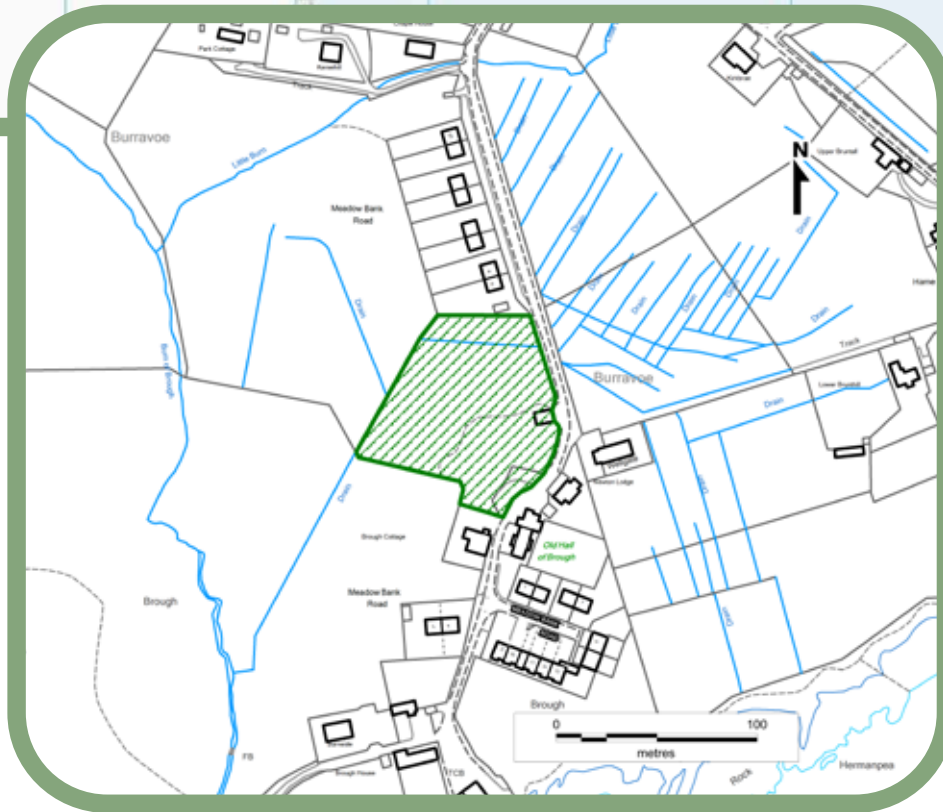
Development Status

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

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



Shetland
Islands Council

Shetland Housing Land Audit 2020/21

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Shetland Housing Land Audit

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