

# SHETLAND

Housing Land Audit 2021/22



**SHETLAND**  
ISLANDS COUNCIL

**Contents**

Introduction and Methodology.....2

Localities..... 3

Summary of Findings ..... 4

Transient Workers, House Sales and Property Prices .....**5**

Housing Completions..... 6

Housing Approvals/Permissions Granted ..... 11

Housing Land Supply..... 13

Next Steps and Links to Relevant Documents..... 16

Glossary..... 17

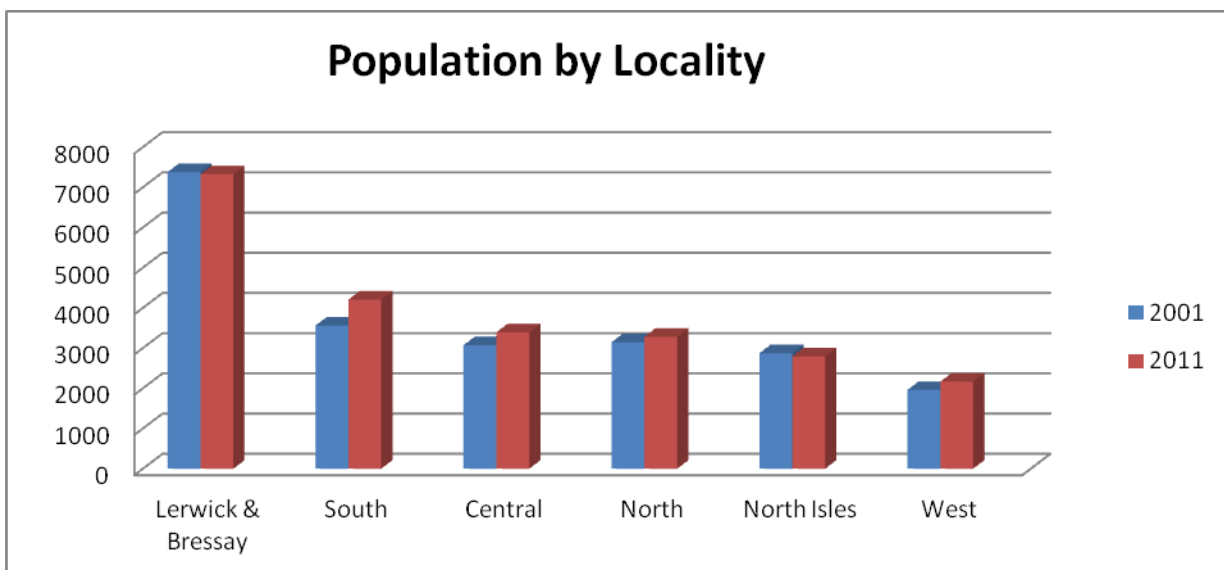
## Introduction

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:

<b>Locality</b>	<b>Community Council Areas</b>
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 2017/18 – 2021/22:

- 334 houses have been completed averaging 67 units per year.
- 65% of new builds were for private housing and 35% for affordable housing.
- Lerwick & Bressay had most completions with 101 units followed by the Central Mainland with 97 and the South Mainland with 62.
- 621 housing units were granted planning permission averaging 124 units per year. 21% of housing approvals have been on Sites with Development Potential and 22% of housing approvals have been on an Area of Best Fit.
- 22% fall within areas covered by both an Area of Best Fit and Sites with Development Potential. This is much higher than previous reporting periods due a large site being granted with such status in the last year.
- 35% of housing approvals have been on windfall sites.

### In the 2021/22 period:

- Much like the previous year, completion figures have been lower, likely owing to the residual effect of the pandemic on the construction sector. The number of consents granted did however rise, due primarily to a 124 unit area of Staneyhill (within the Lerwick & Bressay locality) being granted consent.
- There were 47 completions. 93% of completions were for new builds and 7% were for conversions. 35 (74%) completions were for private housing and 12 (26%) were for affordable housing.
- 184 housing units were approved. This is higher than the five year average and is raised above the average by the aforementioned 124 unit application gaining permission.
- Of the 184 units approved the greatest number of approvals was in the Lerwick & Bressay locality (132 units), followed by South Mainland (21 units) and Central Mainland (19 units). West Mainland (2 units) , North Mainland (5 units) and North Isles (5 units) localities received only a handful of consents each by comparison.
- 22% of housing approvals were on windfall sites.

## House Sales

The below table displays how property prices have changed for Shetland as per the UK House Price Index (Scotland). It is worthwhile bearing in mind these are overall figures that do not take into account regional differences and do not take into account variation within these markets.

It does however serve to display overall trends in the Shetland housing market. The impact of the pandemic can be overserved, when viewed against pre-pandemic market conditions and the recovery of the market as disease control measures (and associated economic impacts) were eased.

End of reporting period		Start of reporting period		% Change
Dec 2022	£203,427	Dec 2021	£176,036	15.6%
Sep 2021	£169,445	Sep 2020	£182,957	-7.4%
Dec 2020	£167,486	Dec 2019	£139,664	19.9%
Dec 2019	£138,366	Dec 2018	£144,715	-4.4%

(Source: HM Land Registry, 2022)

The last available breakdown by locality of house sales indicated that between 2012 and 2016 the median property sale price has increased in all localities, as can be observed in the tables below.

### 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 2021/22 period maintained the relatively low rate of the year prior. A continued low level of completions is 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. When viewed against the three preceding years, the two more recent lower figures display this cooling effect.

The 5 year average for 2017/18 to 2021/22 falls to 67 completions per year. A rise in completions in South Mainland in the last year brings more of a geographic balance to completion figures over the past 5 years, but Lerwick & Bressay and South Mainland localities still hold the majority of completed units, with over half of the local authority area total.

Completions for private housing rose above those for affordable housing, a reversal of the figures for the year prior, potentially indicating the impact of changing sector conditions associated with the pandemic.

### Completions for All Housing (Private & Affordable Housing)

	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL
South Mainland	12	9	17	2	22	62
Lerwick & Bressay	58	7	3	30	3	101
Central Mainland	13	28	38	11	7	97
West Mainland	1	3	5	1	3	13
North Mainland	15	8	12	1	9	45
North Isles	3	5	4	1	3	16
<b>TOTAL</b>	<b>102</b>	<b>60</b>	<b>79</b>	<b>46</b>	<b>47</b>	<b>334</b>

### Completions for Private Housing

	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL
South Mainland	12	9	17	2	10	50
Lerwick & Bressay	26	7	3	3	3	42
Central Mainland	10	12	14	11	7	54
West Mainland	1	3	5	1	3	13
North Mainland	13	8	12	1	9	43
North Isles	3	5	4	1	3	16
<b>TOTAL</b>	<b>65</b>	<b>44</b>	<b>55</b>	<b>19</b>	<b>35</b>	<b>218</b>

### Completions for Affordable Housing

	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL
South Mainland	0	0	0	0	12	12
Lerwick & Bressay	32	0	0	27	0	59
Central Mainland	3	16	24	0	0	43
West Mainland	0	0	0	0	0	0
North Mainland	2	0	0	0	0	2
North Isles	0	0	0	0	0	0
<b>TOTAL</b>	<b>37</b>	<b>16</b>	<b>24</b>	<b>27</b>	<b>12</b>	<b>116</b>

### 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 projects<sup>1</sup>.

A rise in private individual conditions on the previous year indicates some recovery in this area of the sector, however not returning to the level of pre-pandemic completion figures.

	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL
South Mainland	12	9	17	1	10	49
Lerwick & Bressay	11	7	3	0	3	24
Central Mainland	10	9	14	10	7	50
West Mainland	1	3	5	1	3	13
North Mainland	13	8	12	1	9	43
North Isles	3	5	4	1	3	16
<b>TOTAL</b>	<b>50</b>	<b>41</b>	<b>55</b>	<b>14</b>	<b>35</b>	<b>195</b>

### Completions for Individual Units - Affordable Housing

	2017/18	2018/19	2019/20	2020/21	2021/22	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
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> 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 44% (147) of the 334 completions have been for multi-unit schemes including new builds and conversions. 79% of these multi-unit completions were for affordable housing (116 units), which reflects the fact that the Hjalmland Housing Association is building the larger housing schemes. Of the 33 private house multi-unit completions the majority have been in the Central Mainland (12 units) and Lerwick & Bressay (18 units) localities.

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

	2017/18		2018/19		2019/20		2020/21		2021/22		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	1	2	1	1	1	12	3	15
Lerwick & Bressay	5	47	0	0	0	0	2	30	0	0	7	77
Central Mainland	0	3	2	19	1	24	1	1	2	6	6	53
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	1	2	0	0	0	0	0	0	0	0	1	2
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>6</b>	<b>52</b>	<b>2</b>	<b>19</b>	<b>2</b>	<b>26</b>	<b>4</b>	<b>32</b>	<b>3</b>	<b>18</b>	<b>17</b>	<b>147</b>

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

	2017/18		2018/19		2019/20		2020/21		2021/22		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	1	12	1	12
Lerwick & Bressay	2	32	0	0	0	0	1	27	0	0	3	59
Central Mainland	0	3	1	16	1	24	0	0	0	0	2	43
West Mainland	0	0	0	0	0	0	0	0	0	0	0	0
North Mainland	1	2	0	0	0	0	0	0	0	0	1	2
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>37</b>	<b>1</b>	<b>16</b>	<b>1</b>	<b>24</b>	<b>1</b>	<b>27</b>	<b>1</b>	<b>12</b>	<b>7</b>	<b>116</b>

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

	2017/18		2018/19		2019/20		2020/21		2021/22		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	1	2	1	1	0	0	2	3
Lerwick & Bressay	3	15	0	0	0	0	1	3	0	0	4	18
Central Mainland	0	0	1	3	1	2	1	1	2	6	5	12
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	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>15</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>6</b>	<b>11</b>	<b>33</b>

**Number of applications submitted and units completed for: Conversions**

	2017/18		2018/19		2019/20		2020/21		2021/22		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	1	1	0	0	0	0	1	1
Lerwick & Bressay	5	17	1	1	2	2	1	3	2	1	9	23
Central Mainland	2	4	1	1	0	0	0	0	0	0	3	5
West Mainland	0	0	0	0	1	1	0	0	0	0	1	1
North Mainland	1	2	0	0	1	1	0	0	1	1	2	3
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>8</b>	<b>23</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>16</b>	<b>33</b>



## Number of applications submitted and units granted for New Dwellings

	2017/18		2018/19		2019/20		2020/21		2021/22		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	11	12	10	9	16	17	2	2	10	10	49	50
Lerwick & Bressay	6	41	6	6	3	3	1	27	1	1	17	78
Central Mainland	9	9	10	27	14	38	12	11	2	2	47	87
West Mainland	1	1	5	3	5	5	1	1	3	3	15	13
North Mainland	11	13	9	8	13	12	1	1	8	8	42	42
North Isles	3	3	5	5	4	4	1	1	3	3	16	16
<b>TOTAL</b>	<b>41</b>	<b>79</b>	<b>45</b>	<b>58</b>	<b>55</b>	<b>79</b>	<b>18</b>	<b>43</b>	<b>27</b>	<b>27</b>	<b>186</b>	<b>286</b>

## Housing Approvals

### Total Number of Units Approved

621 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 (485 in total), and then separately adding the approvals that lie within both SWDP and AoBF (136), which had been eliminated from collation of other figures.

There were 184 units approved in 2021/2022, this figure inflated by a large development being granted consent in Lerwick. Without this figure consents would lie at 60 units, exactly the same as the figure for the previous year and below the rate for previous years. But overall, this shows the number of houses granted consent recovering from the 2020/21 low.

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
South Mainland	38	25	21	14	21	119
Lerwick & Bressay	8	48	14	7	132	209
Central Mainland	38	23	87	6	19	173
West Mainland	5	6	11	13	2	37
North Mainland	10	5	20	9	5	49
North Isles	4	7	7	11	5	34
<b>TOTAL</b>	<b>103</b>	<b>114</b>	<b>160</b>	<b>60</b>	<b>184</b>	<b>621</b>

### Permissions Granted on SWDP (units)

Over the last 5 years, 131 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.

2021/2022 figures are still lower than some of the years preceding the pandemic, though it is noted, that the large Staneyhill consent is excluded from these figures, being a site on both a SWDP and AoBF. With this site the figure is much higher than all preceding years within the 5 year period.

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
South Mainland	20	0	8	1	5	34
Lerwick & Bressay	1	0	0	0	0	1
Central Mainland	27	7	41	0	0	75
West Mainland	0	0	4	0	1	5
North Mainland	2	2	9	1	2	16
North Isles	0	0	0	0	0	0
<b>TOTAL</b>	<b>50</b>	<b>9</b>	<b>62</b>	<b>2</b>	<b>8</b>	<b>131</b>

### 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 136 units have been approved on areas solely determined as 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. Much as with the SWDP figures, when the 124 unit development in Lerwick (granted consent 2021/2022) is included, it compounds the already clear picture from the table below, that AoBF within Lerwick & Bressay outperform those in all other localities.

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
South Mainland	1	12	0	0	4	17
Lerwick & Bressay	6	48	8	7	6	75
Central Mainland	0	0	36	0	0	36
West Mainland	0	0	0	0	0	0
North Mainland	0	0	0	1	1	2
North Isles	0	2	3	1	0	6
<b>TOTAL</b>	<b>7</b>	<b>62</b>	<b>47</b>	<b>9</b>	<b>11</b>	<b>136</b>

### Permissions Granted on Windfall (units)

Over the last 5 years 218 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.

Windfall sites have proven much more resistant to pressures associated with the pandemic than sites identified in the Local Development Plan and have been broadly consistent over the 5 year period.

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
South Mainland	17	13	13	13	12	68
Lerwick & Bressay	1	0	0	0	2	3
Central Mainland	11	16	10	6	19	62
West Mainland	5	6	7	7	1	26
North Mainland	8	3	11	7	2	31
North Isles	4	5	4	10	5	28
<b>TOTAL</b>	<b>46</b>	<b>43</b>	<b>45</b>	<b>43</b>	<b>41</b>	<b>218</b>

**Permissions Granted on both SWDP & AOBF**

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	0	0	6	0	124	130
Central Mainland	0	0	0	0	0	0
West Mainland	0	0	0	6	0	6
North Mainland	0	0	0	0	0	0
North Isles	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>124</b>	<b>136</b>

The table above includes sites falling within the two area types found within the Local Development Plan.

**Applications Granted Permission but not yet commenced (as of 01/04/2022)**

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.

	2019/20	2020/21	2021/22	Total
South Mainland	4	2	8	14
Lerwick & Bressay	1	4	125	130
Central Mainland	1	0	4	5
West Mainland	0	3	2	5
North Mainland	10	0	0	10
North Isles	0	5	1	6
<b>TOTAL</b>	<b>16</b>	<b>14</b>	<b>16</b>	<b>170</b>

## 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 2022 for development on SWDP as identified in the LDP is 124.38 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 type 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 (2017-2022)

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.

In early 2022 the Planning Service conducted a Main Issues Report consultation. Alongside this public consultation was also conducted on the sites submitted as part of the Call for Sites exercise.

### **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](mailto: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](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



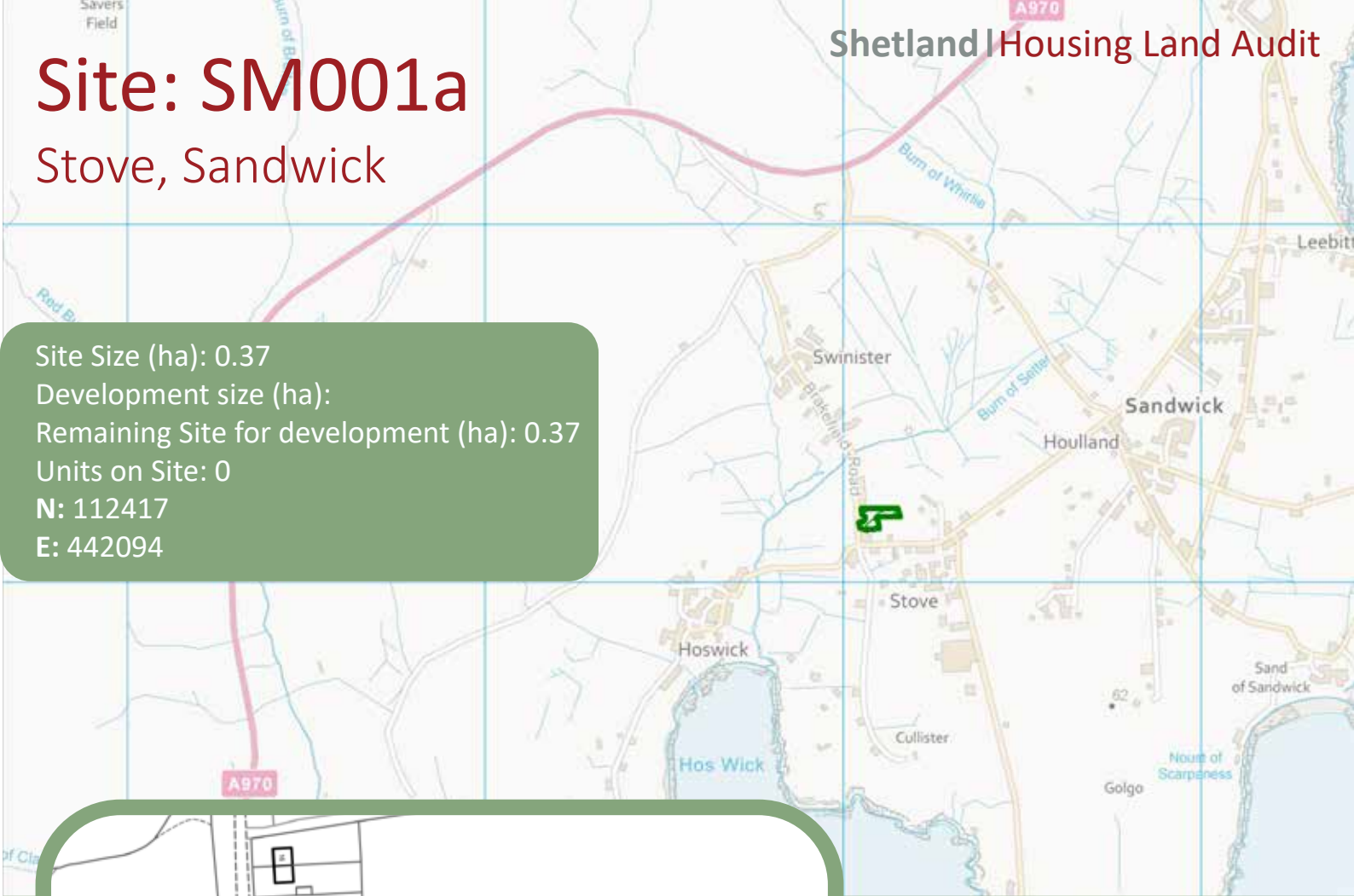
## Shetland Housing Land Audit 2021/22

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# 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



Shetland  
Islands Council

# 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



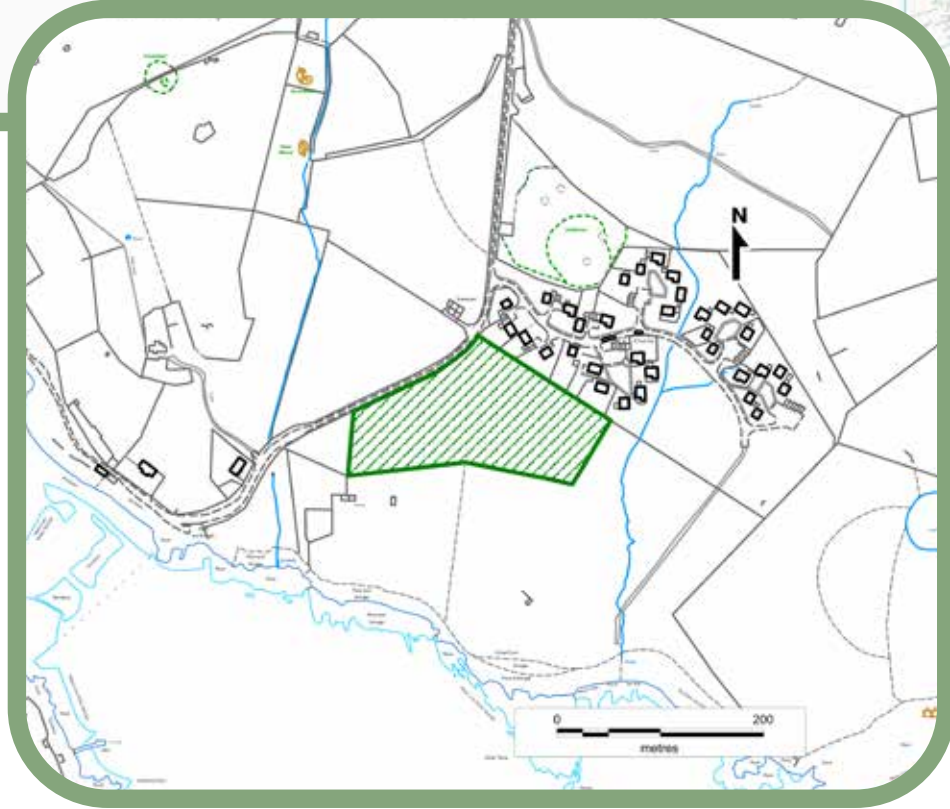
Shetland  
Islands Council



# 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



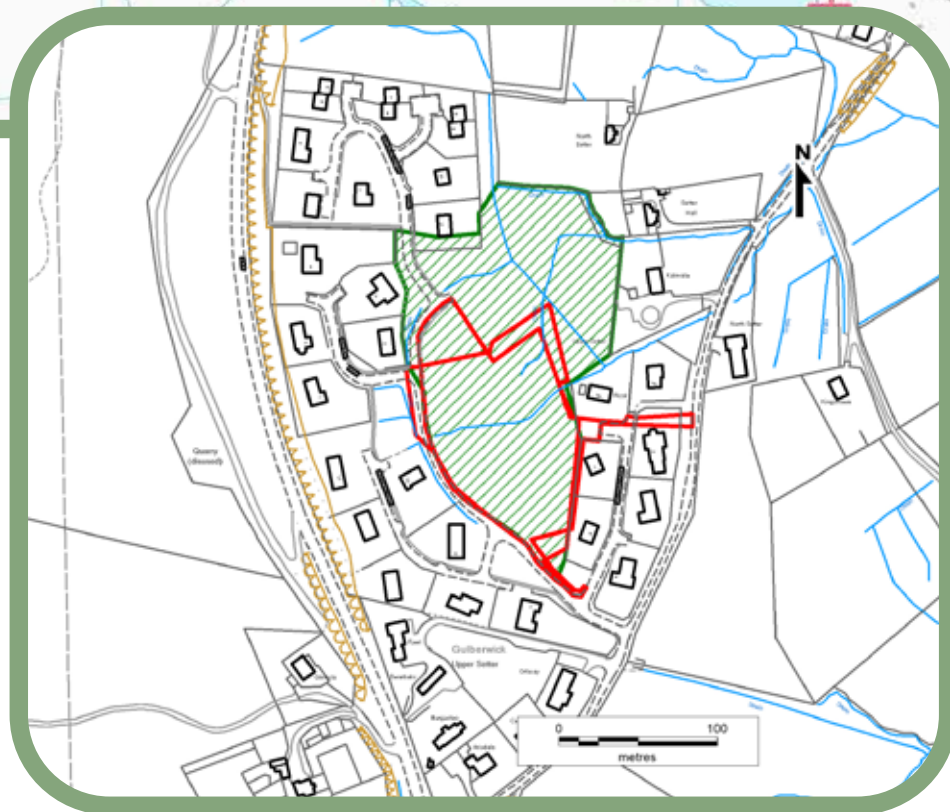
**Shetland**  
Islands Council



# 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

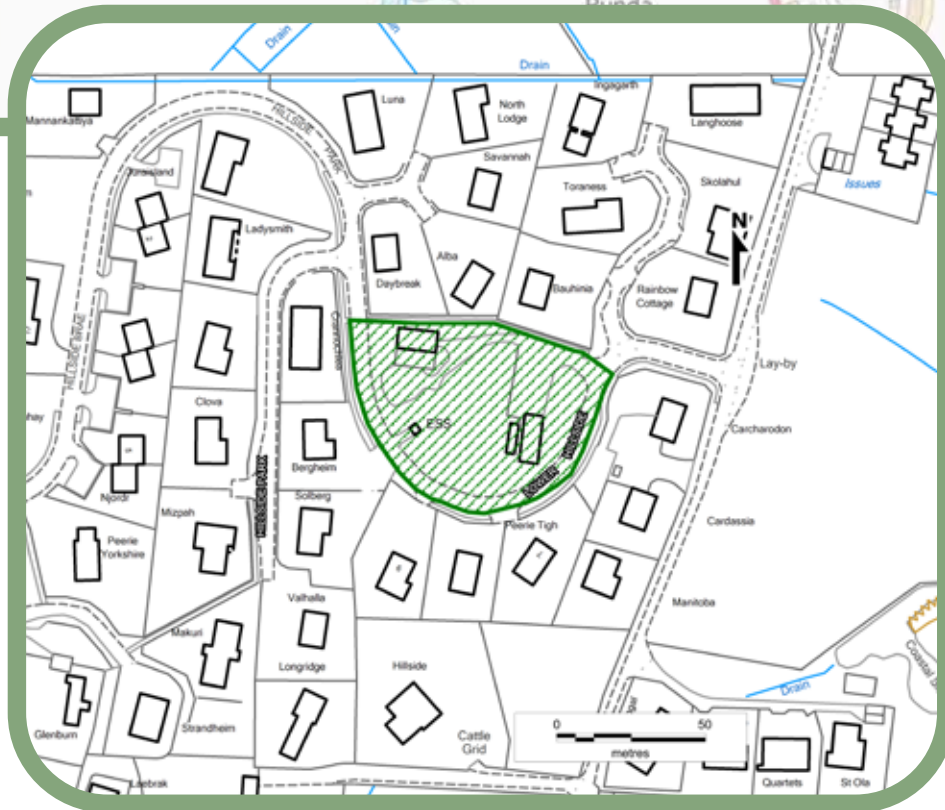
Site Size (ha): 0.42  
 Development size (ha):  
 Remaining Site for development (ha): 0.42  
 Units Site: 0  
 N: 113842  
 E: 444042

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



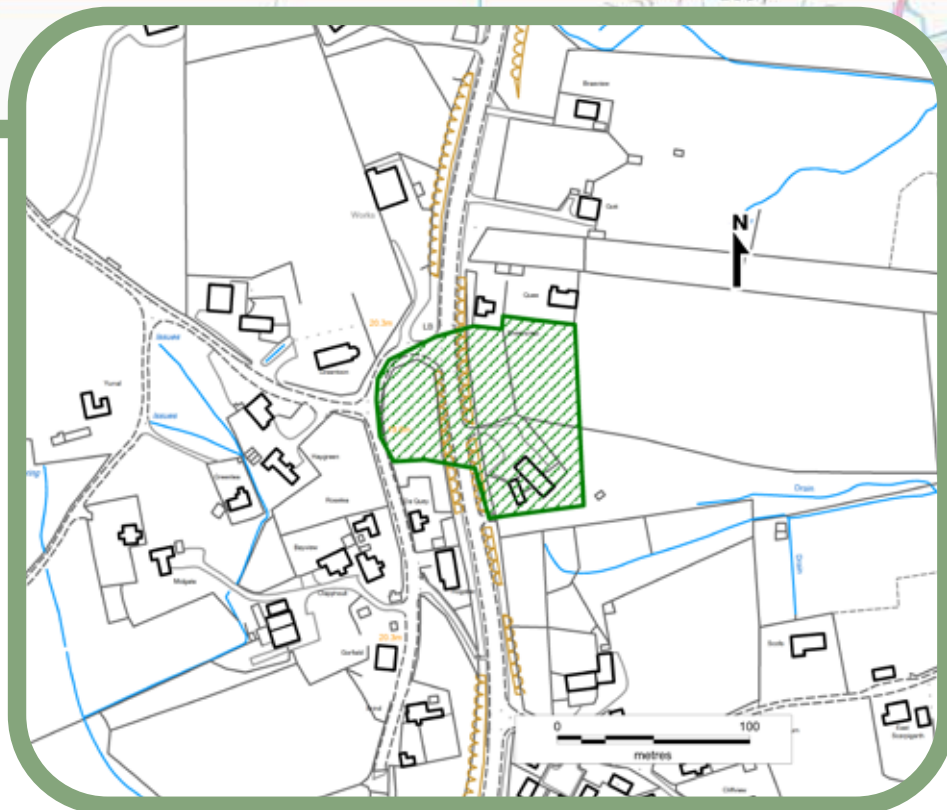
Shetland  
Islands Council



# 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

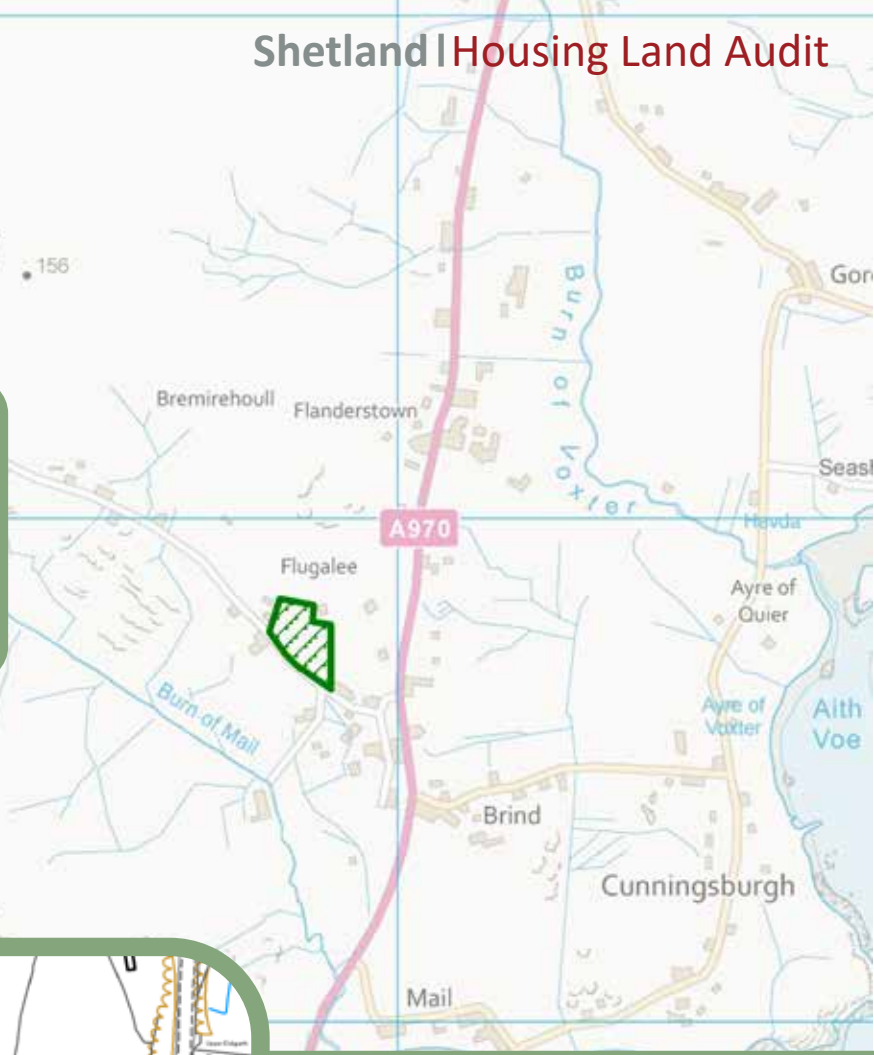
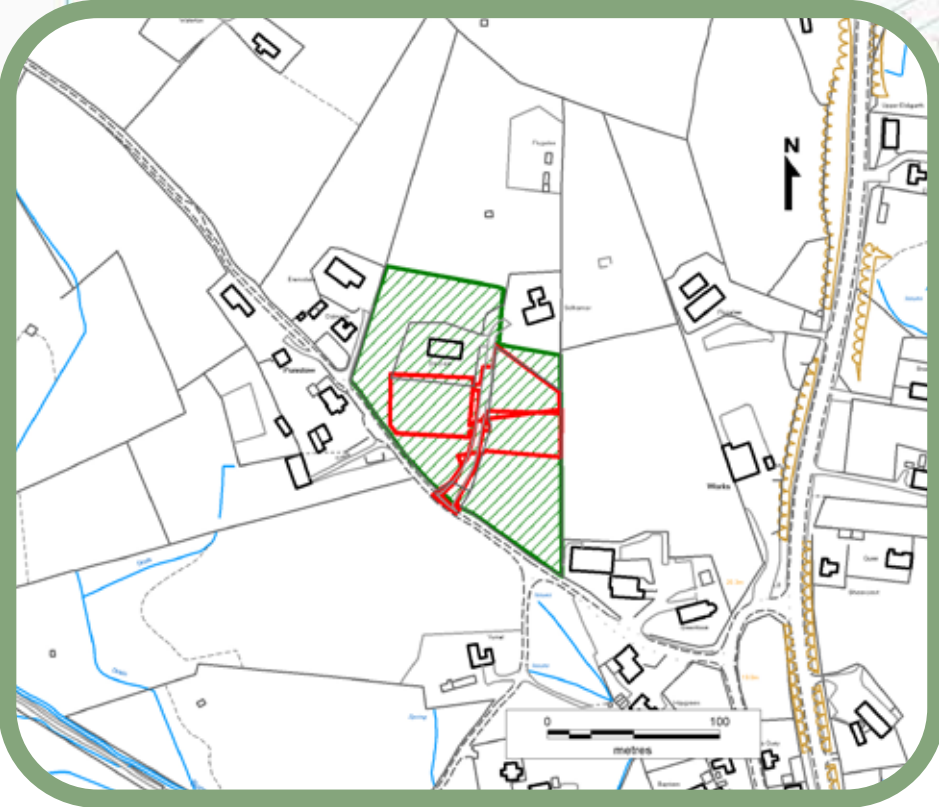


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Islands Council

# 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

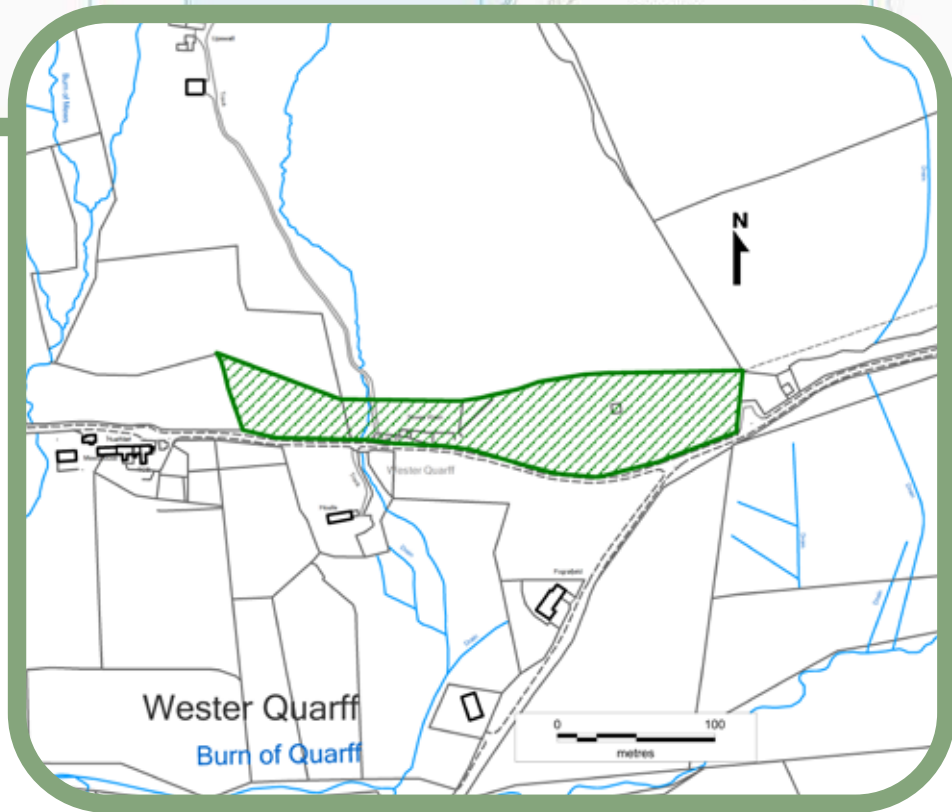


Shetland  
Islands Council

# Site: SM007

## Upwall, 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



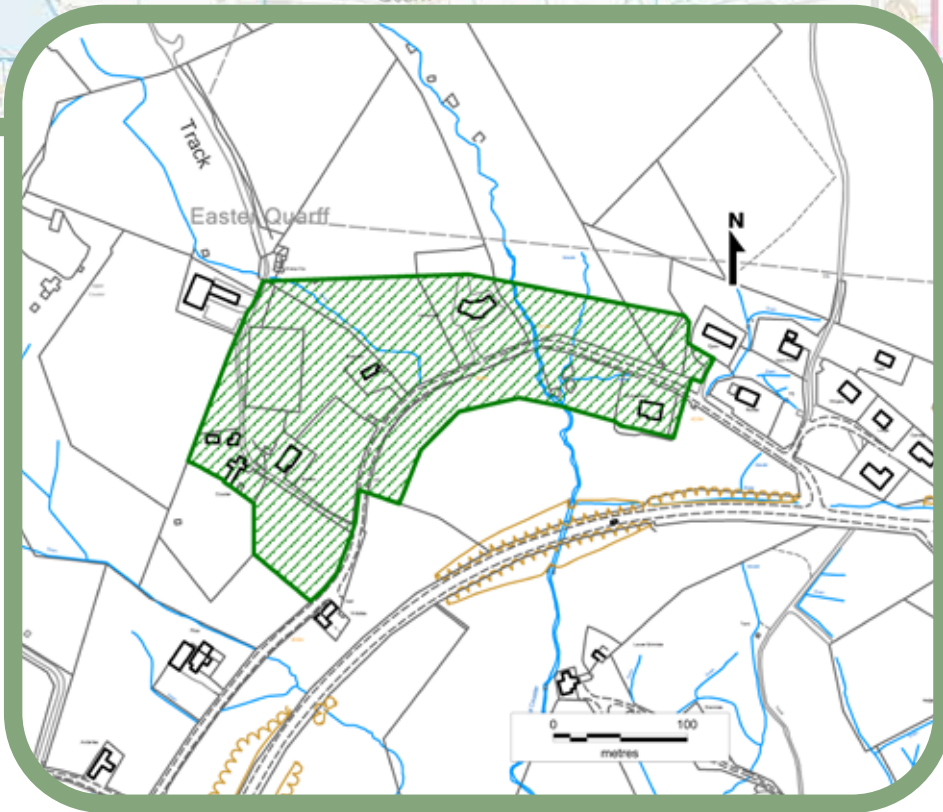
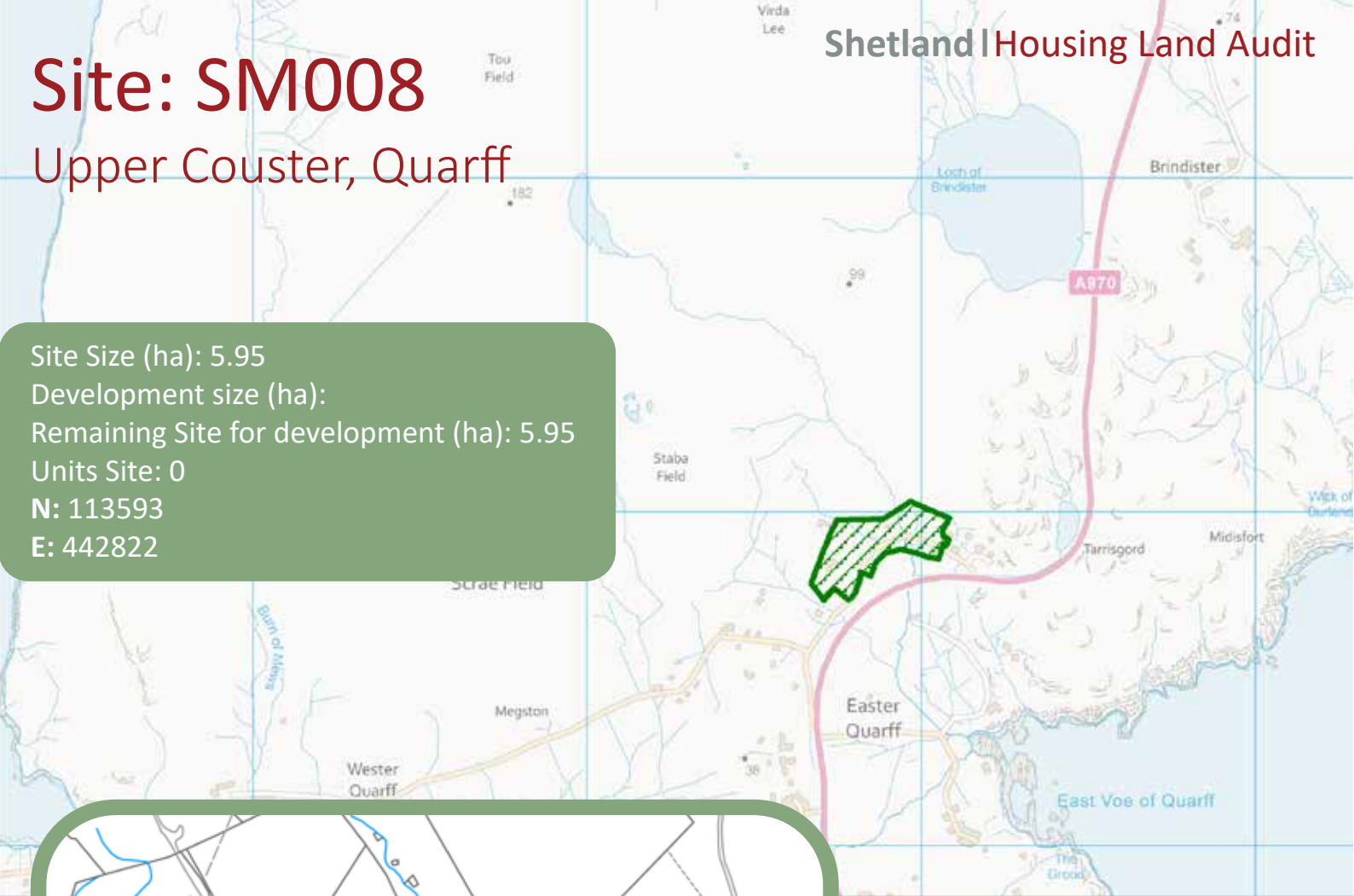
**Shetland**  
Islands Council



# 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



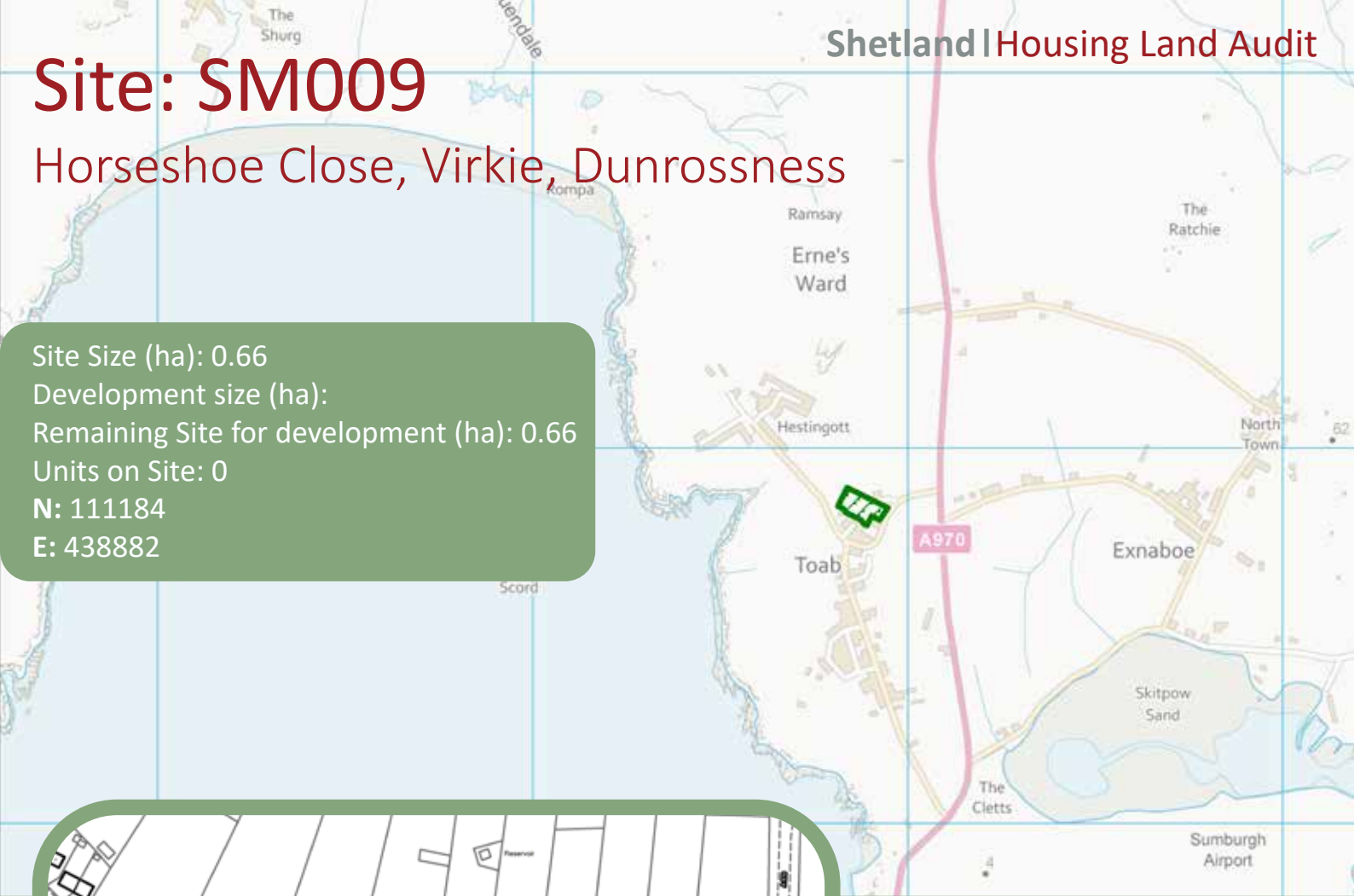
Shetland  
Islands Council



# 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**

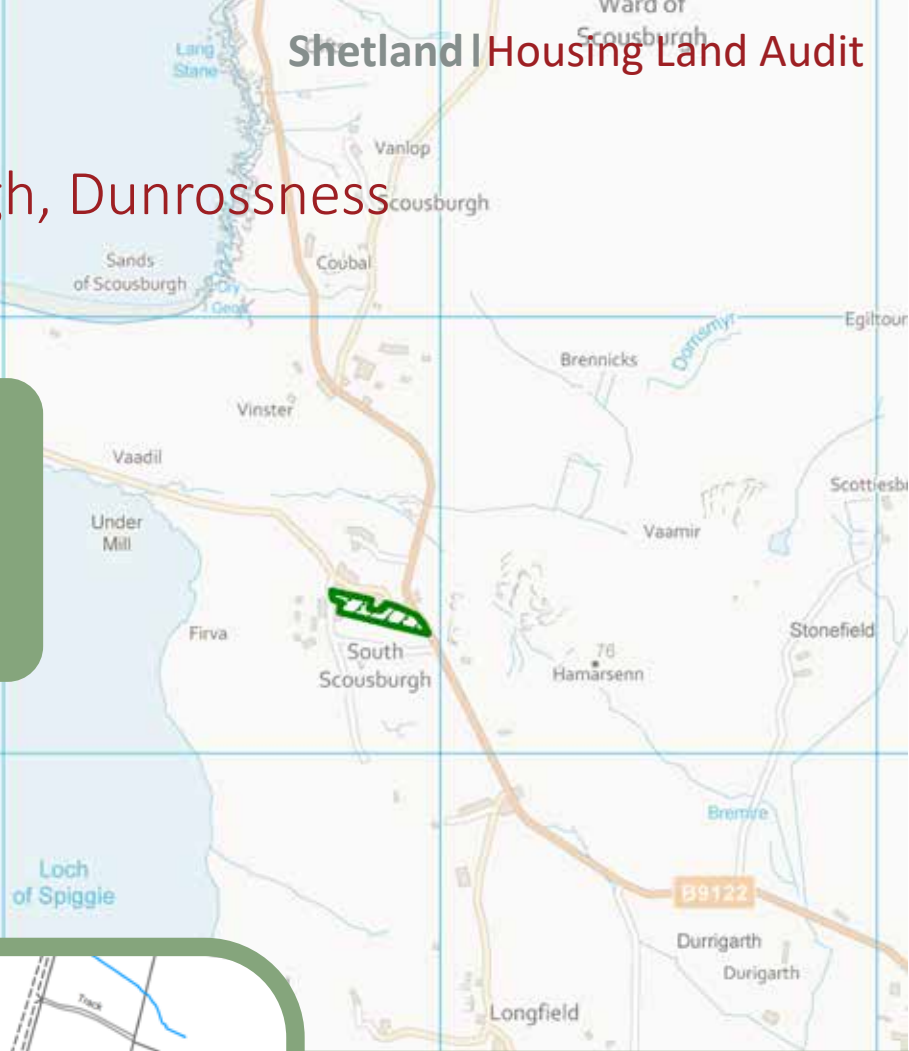
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# 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

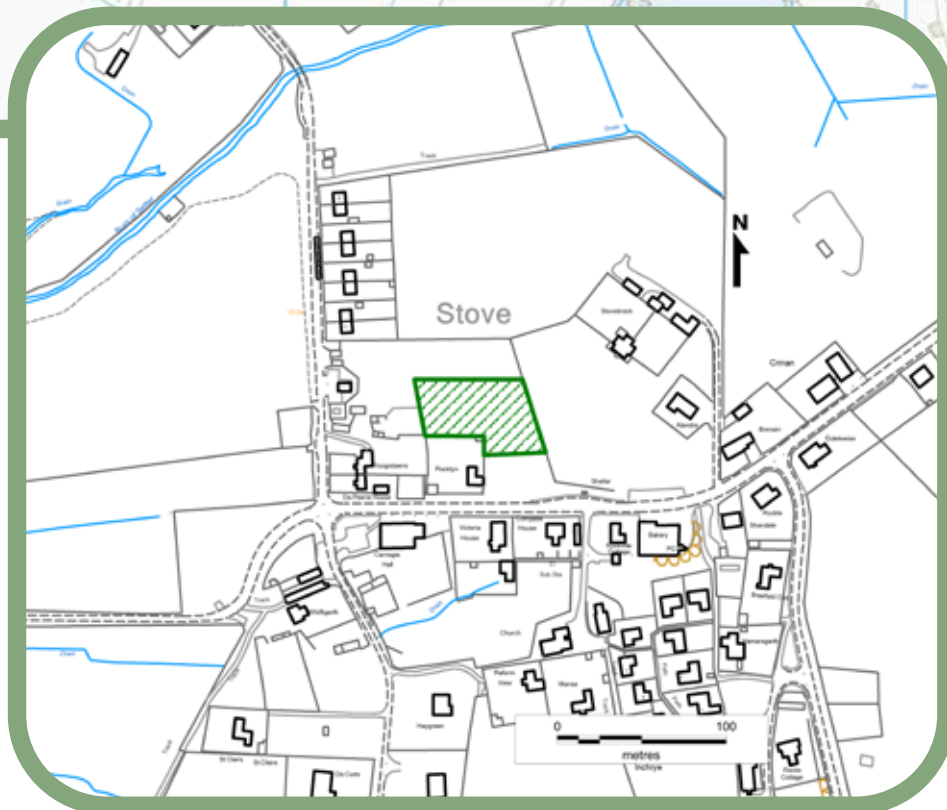
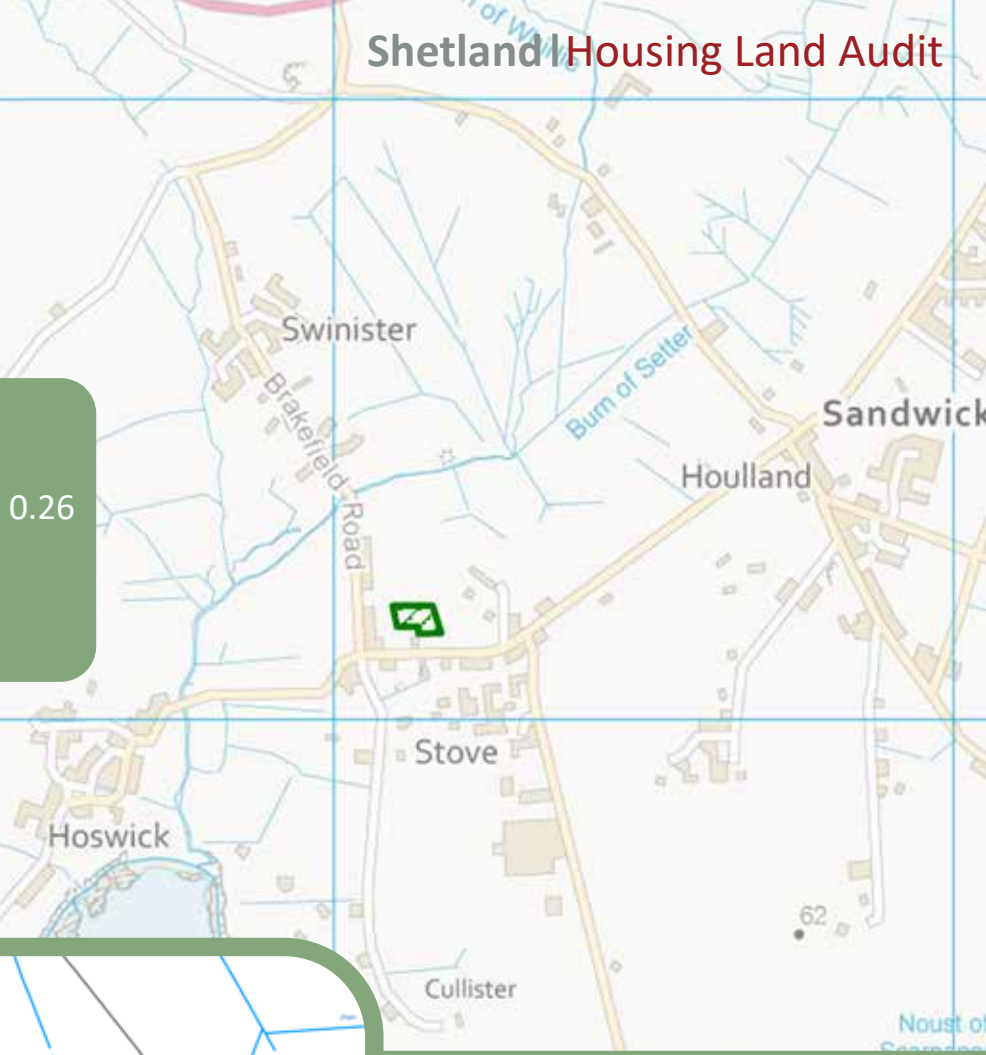


Shetland  
Islands Council

# 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



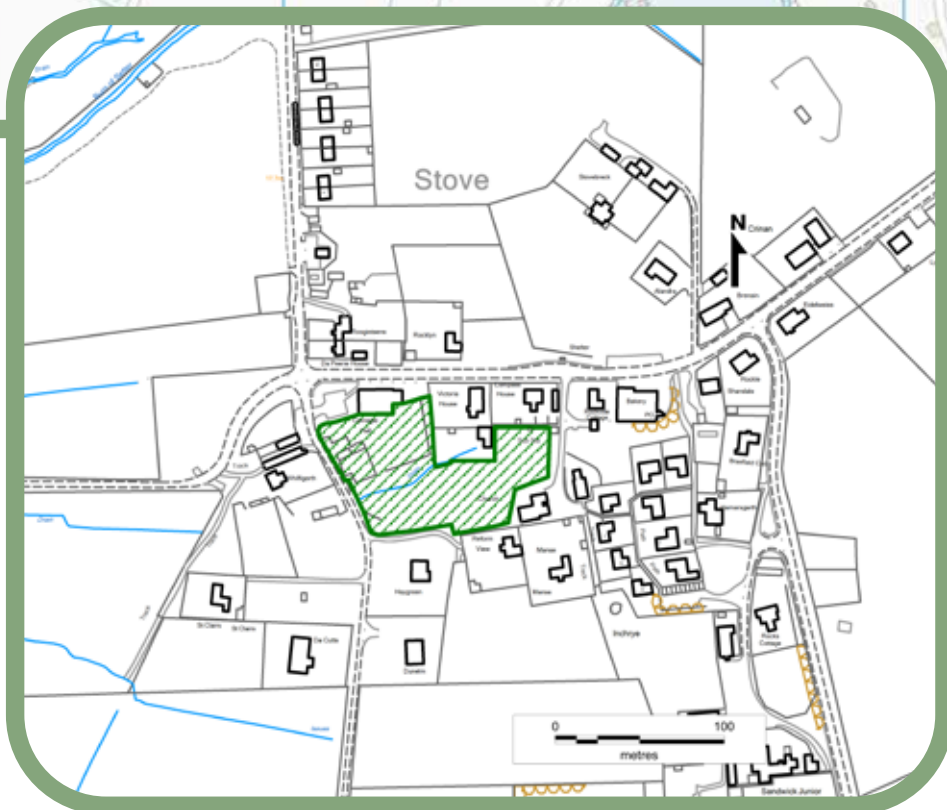
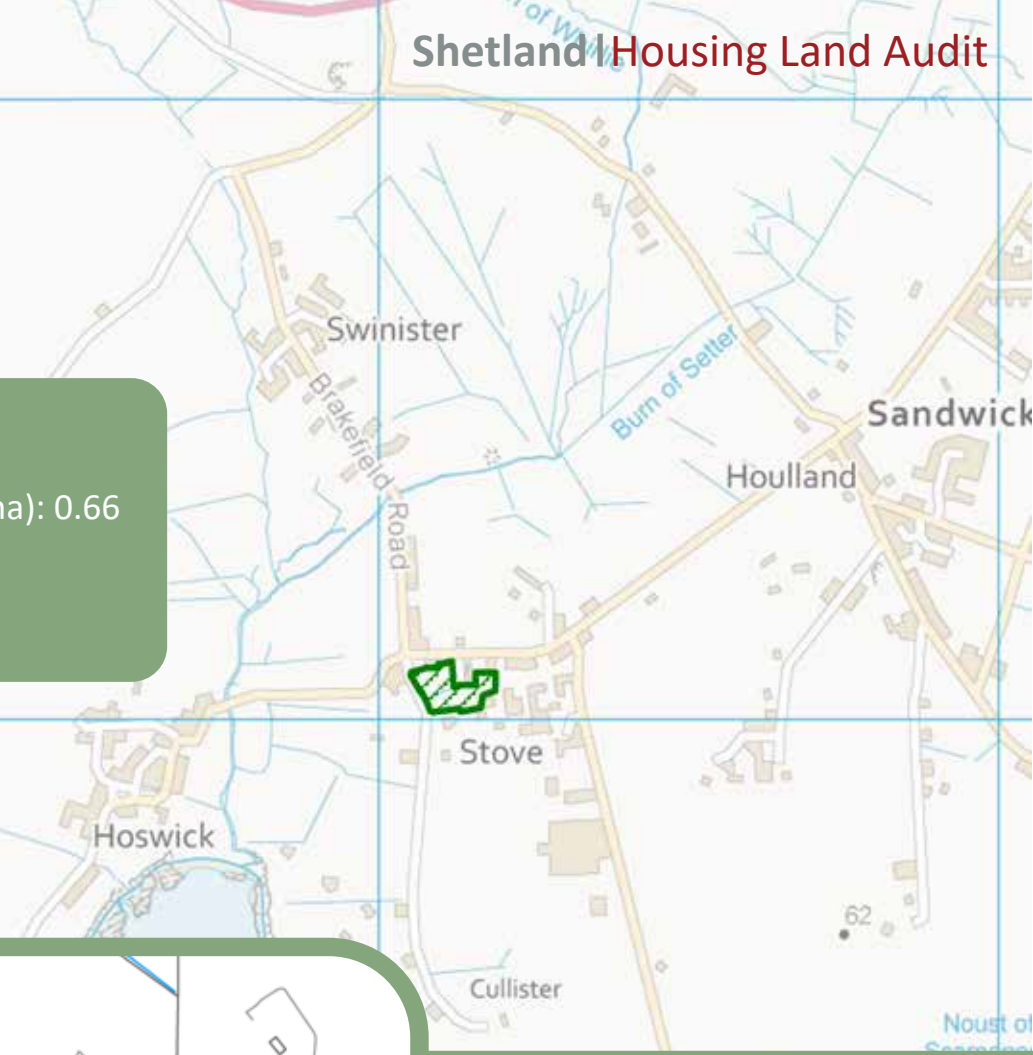
Shetland  
Islands Council



# 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



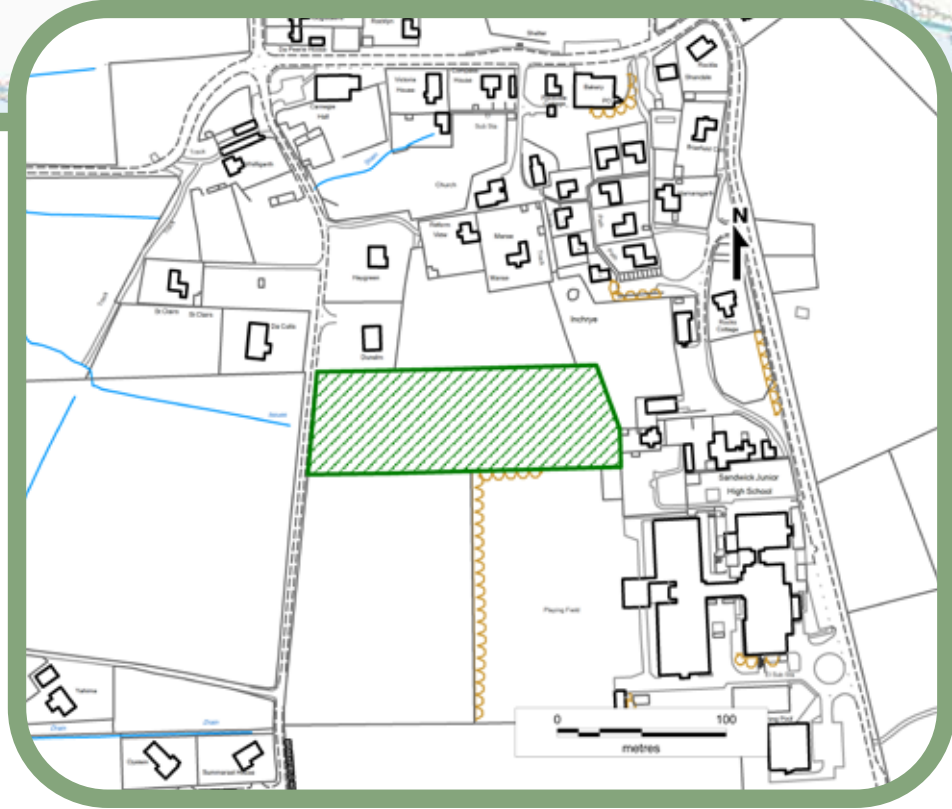
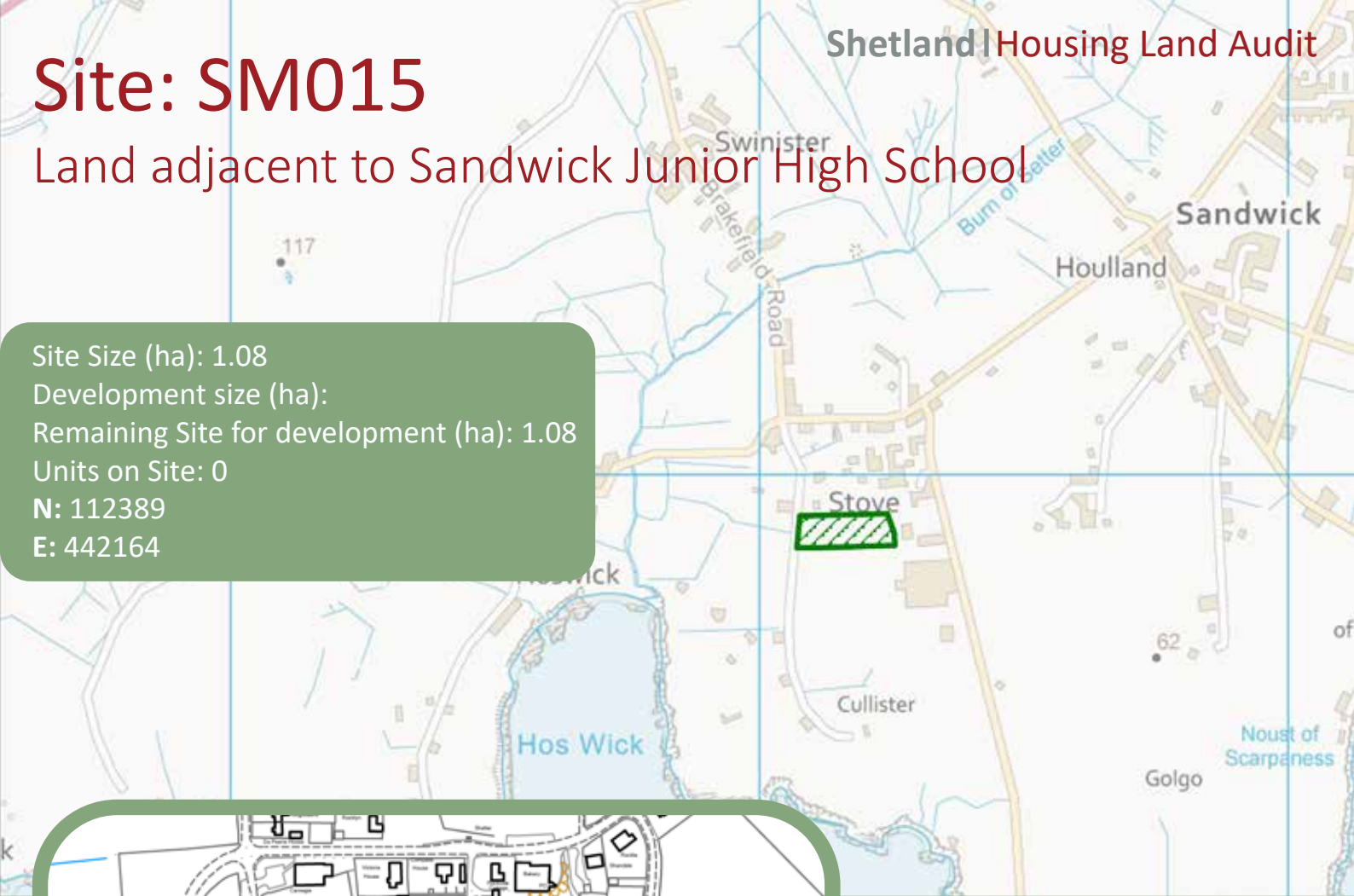
Shetland  
Islands Council



# 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

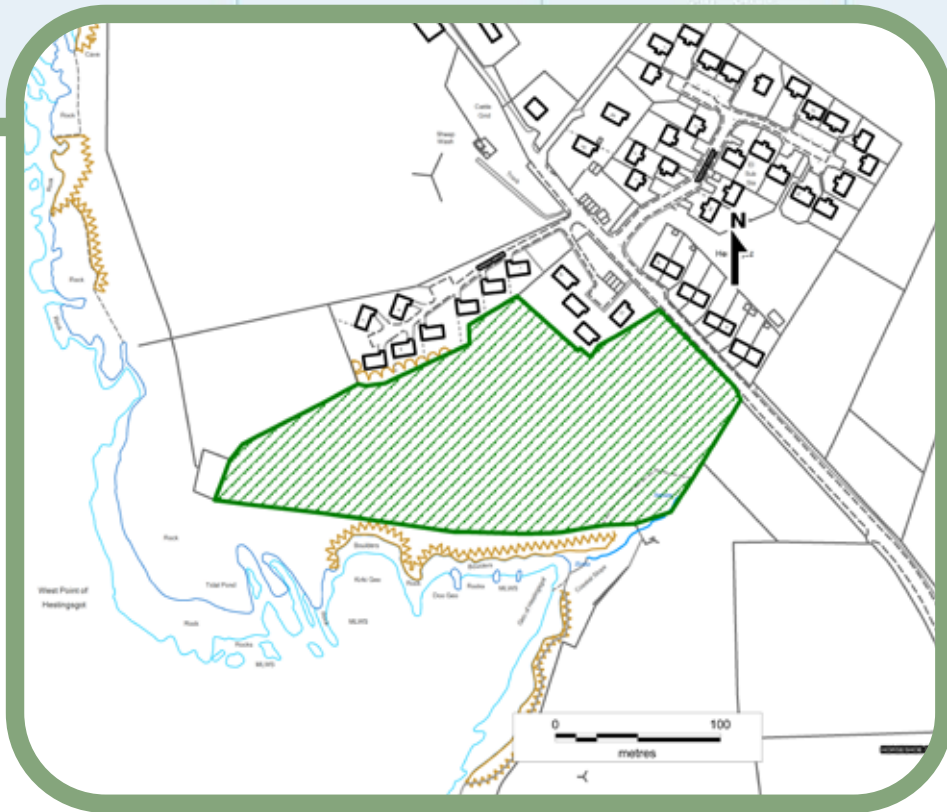
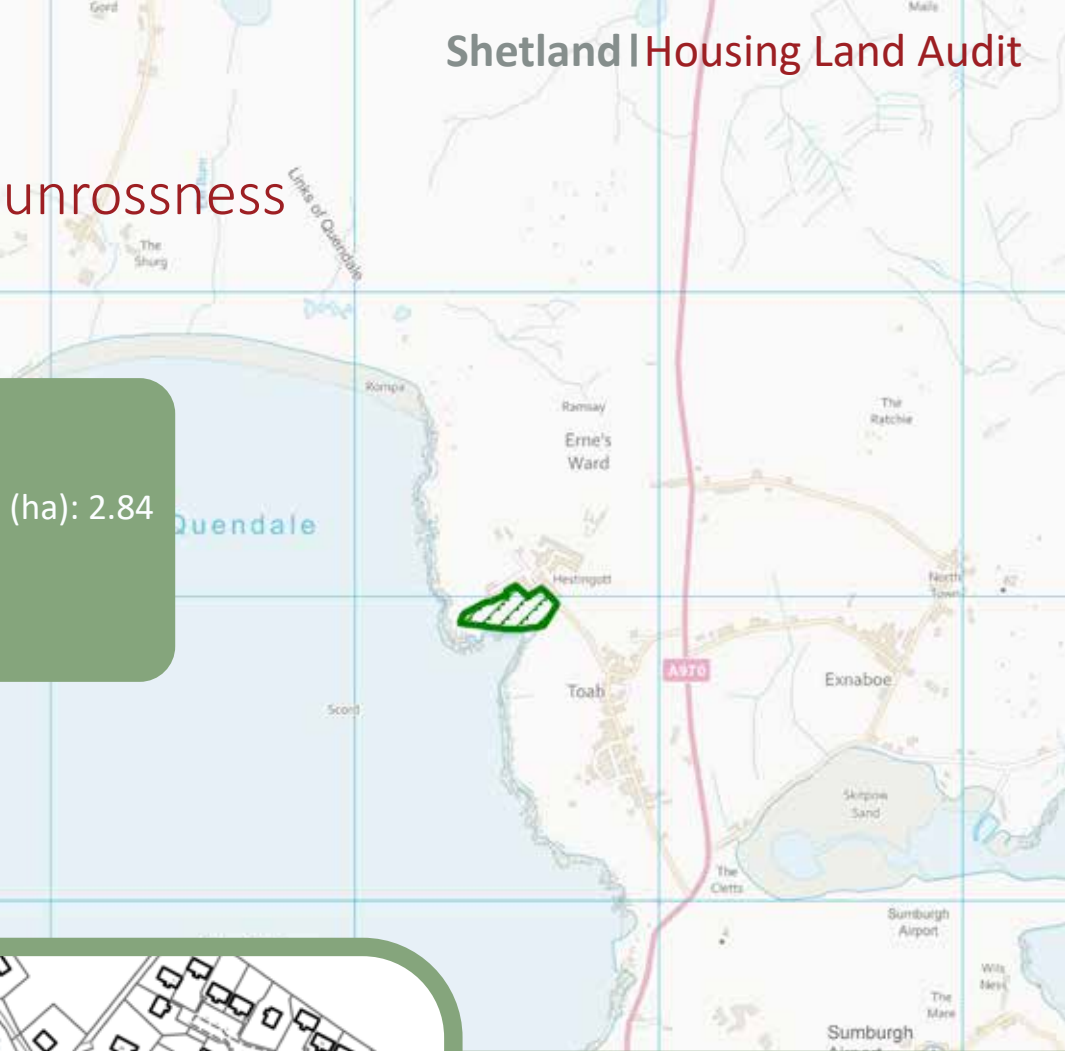


Shetland  
Islands Council

# 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



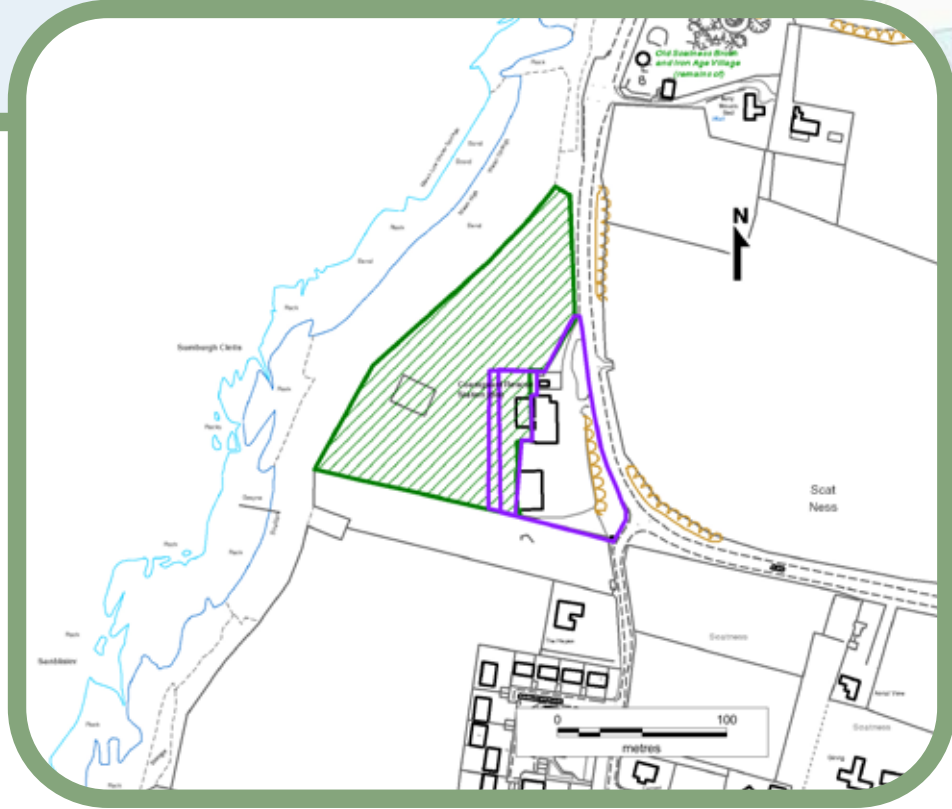
Shetland  
Islands Council



# 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

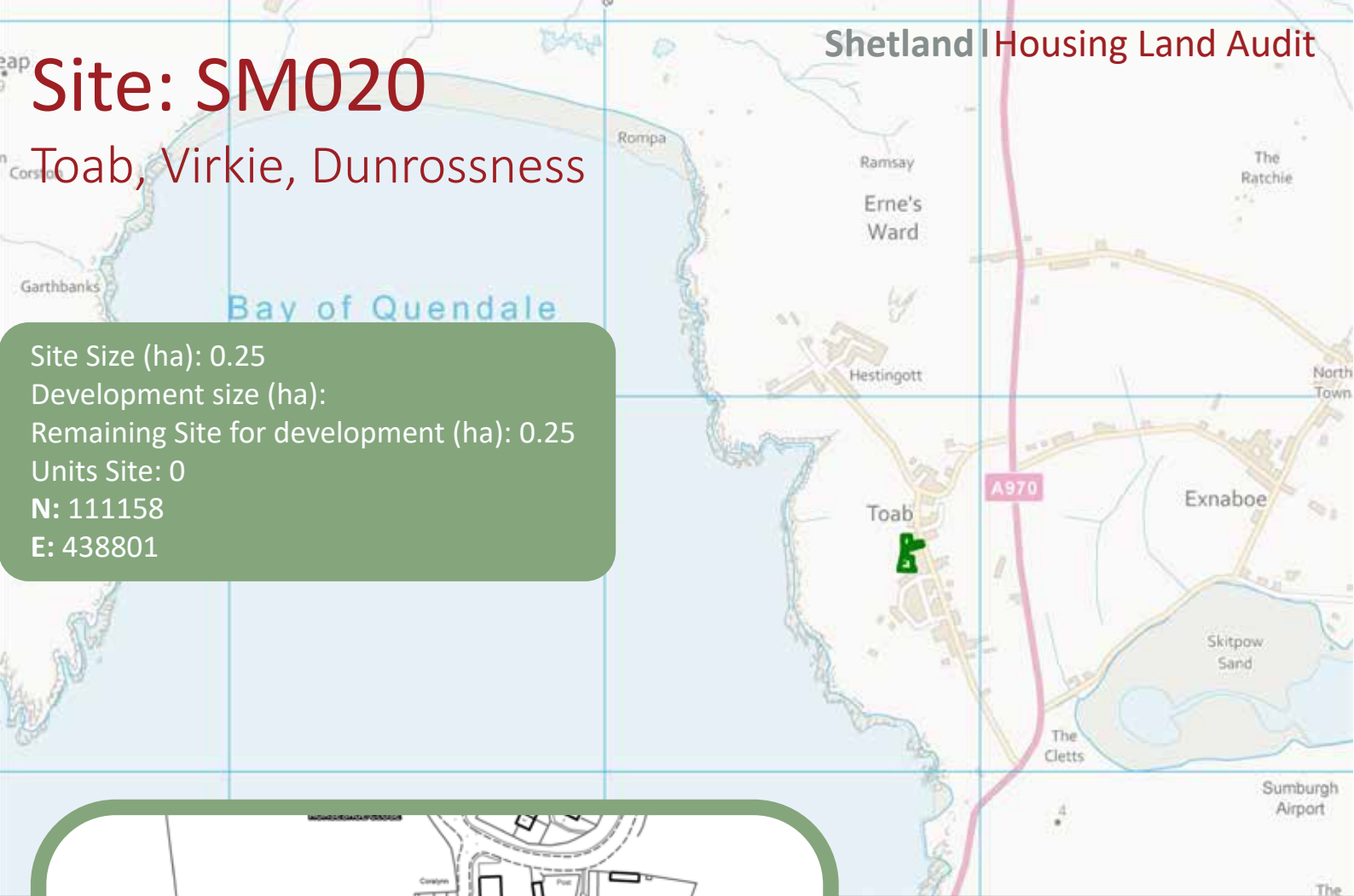


Shetland Islands Council

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

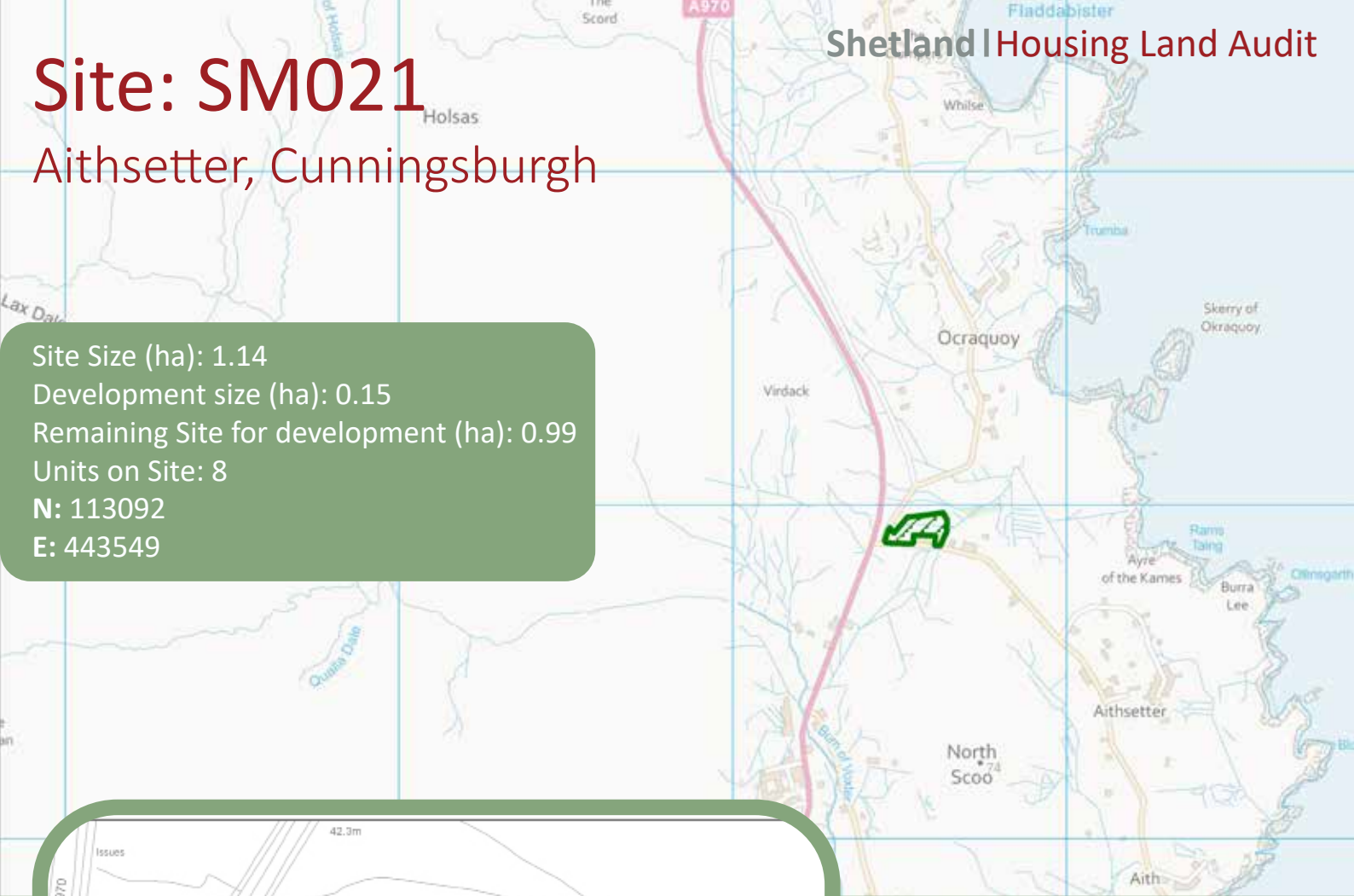


Shetland Islands Council

# 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



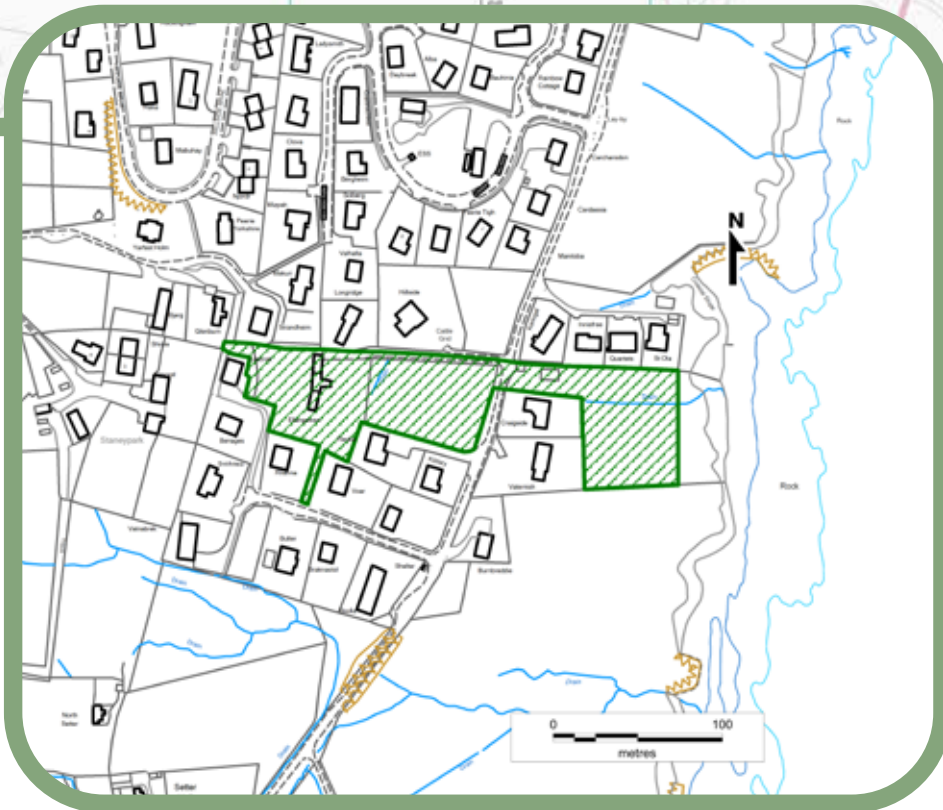
**Shetland**  
Islands Council



# 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



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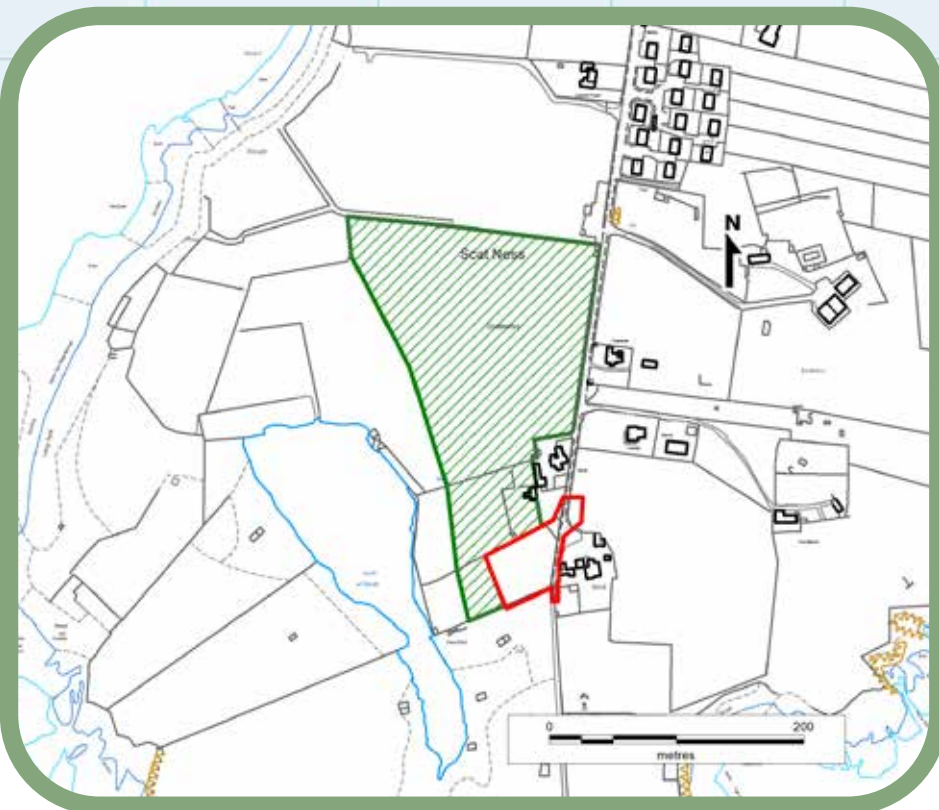
## Shetland Housing Land Audit 2021/22



# 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

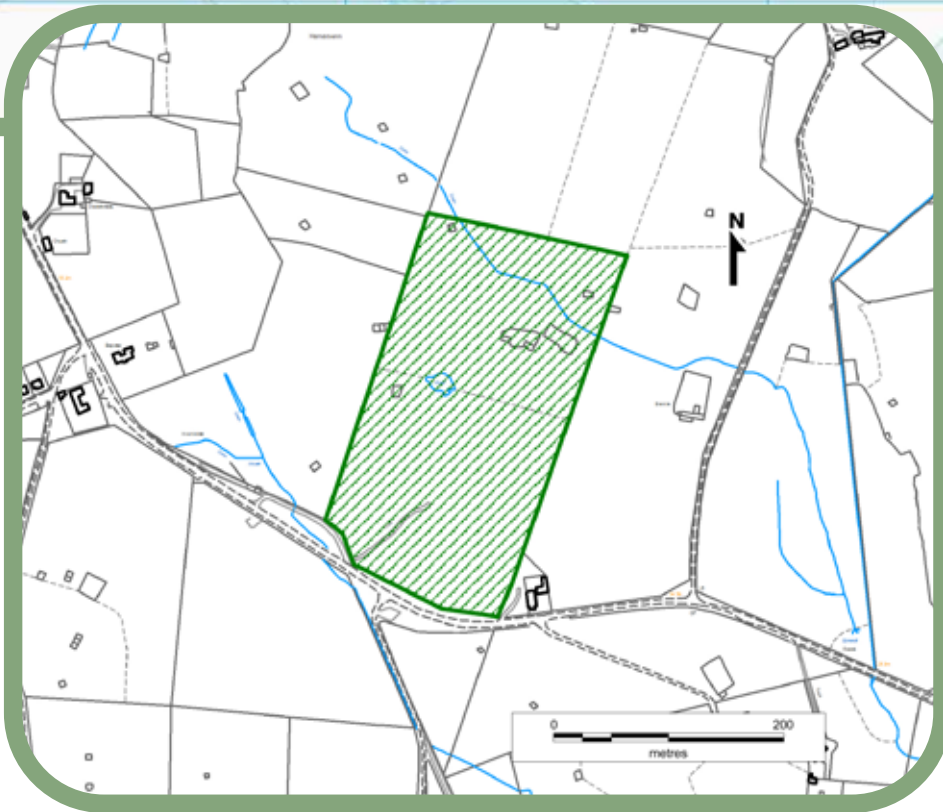
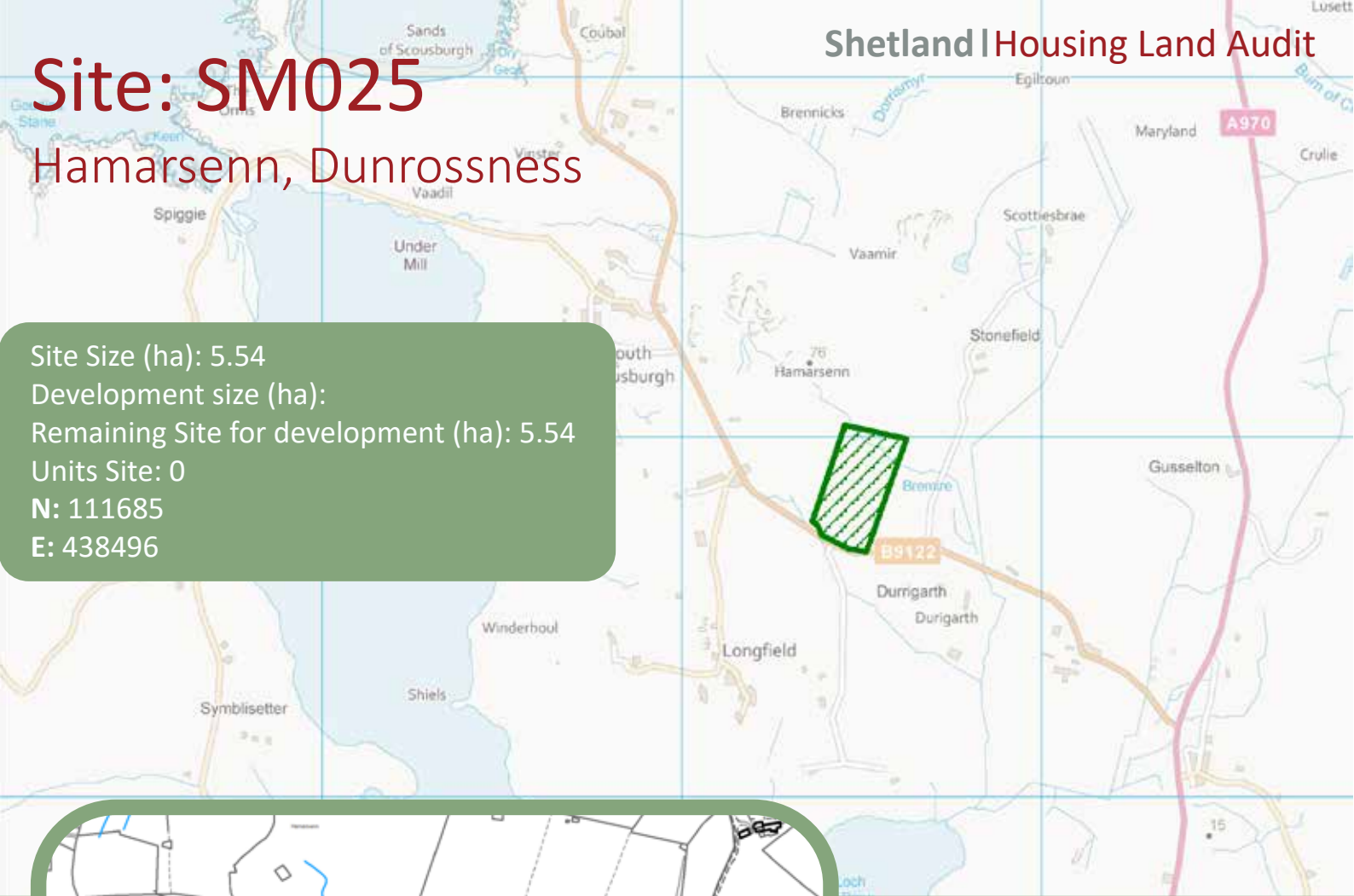


Shetland  
Islands Council

# 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



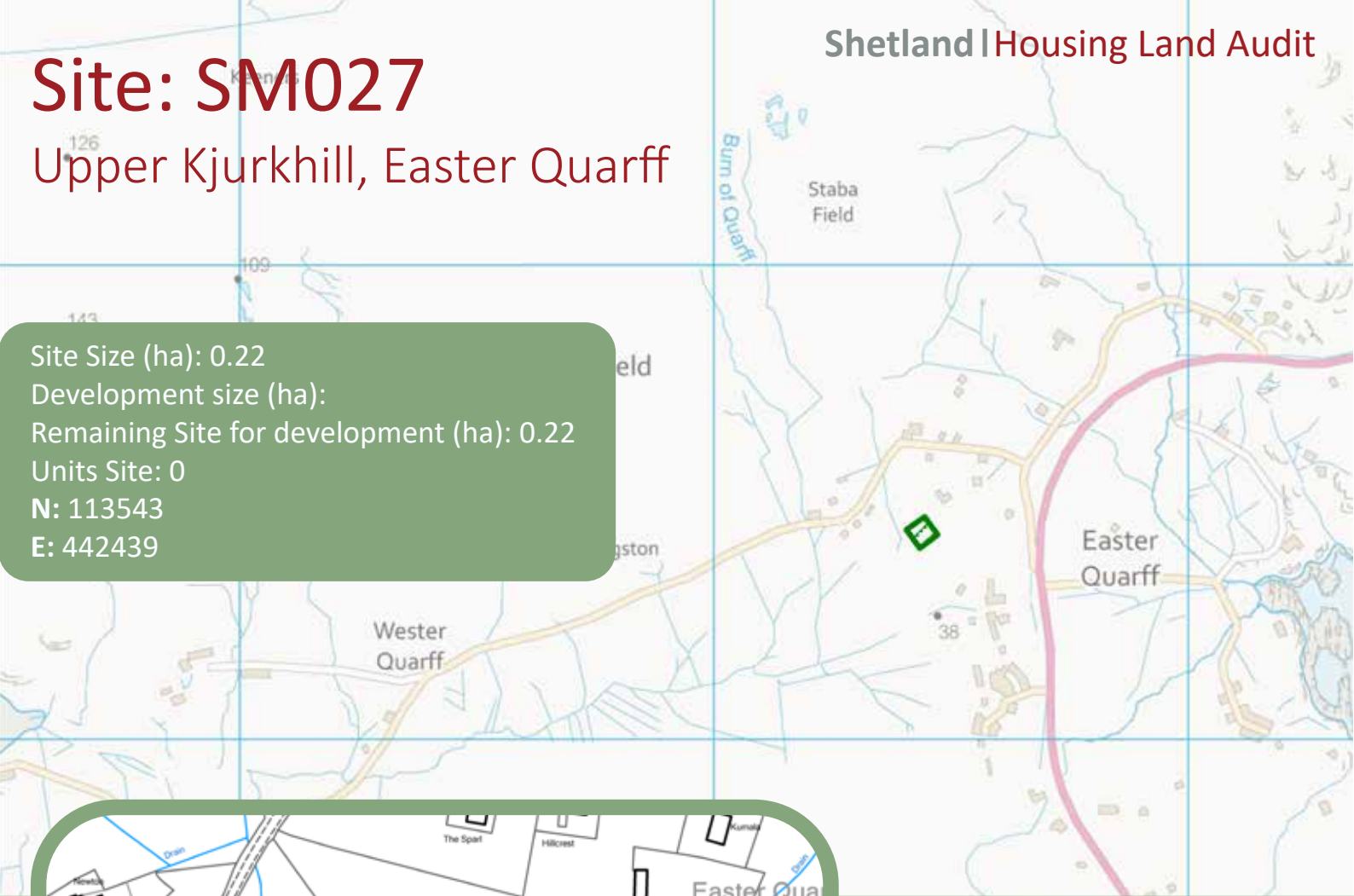
Shetland  
Islands Council



# 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

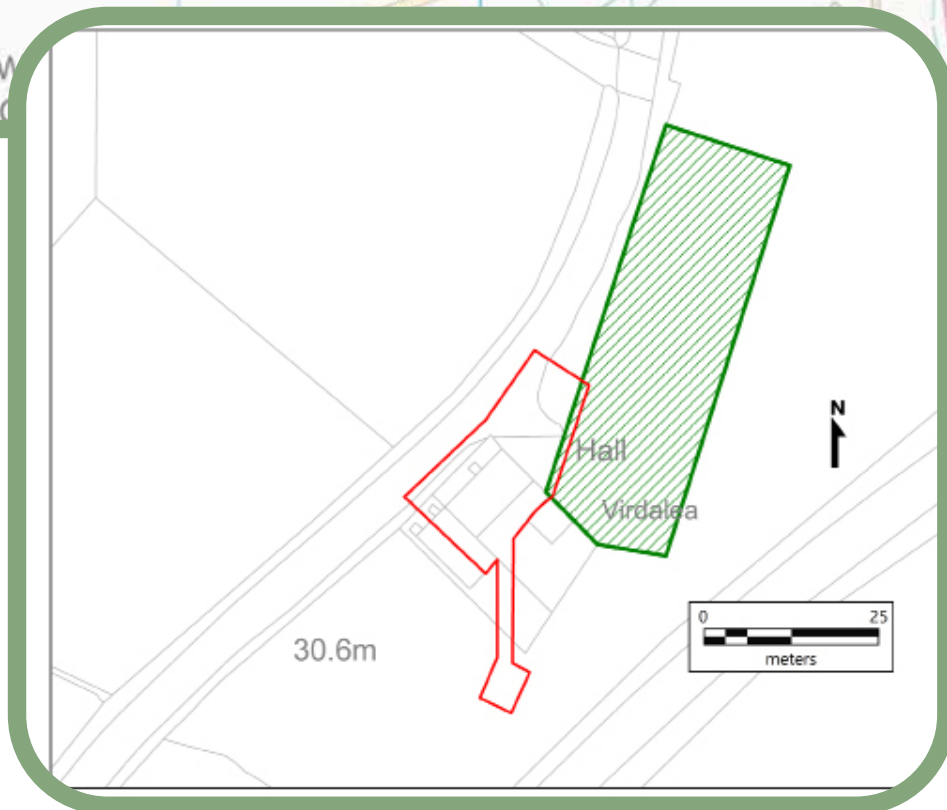
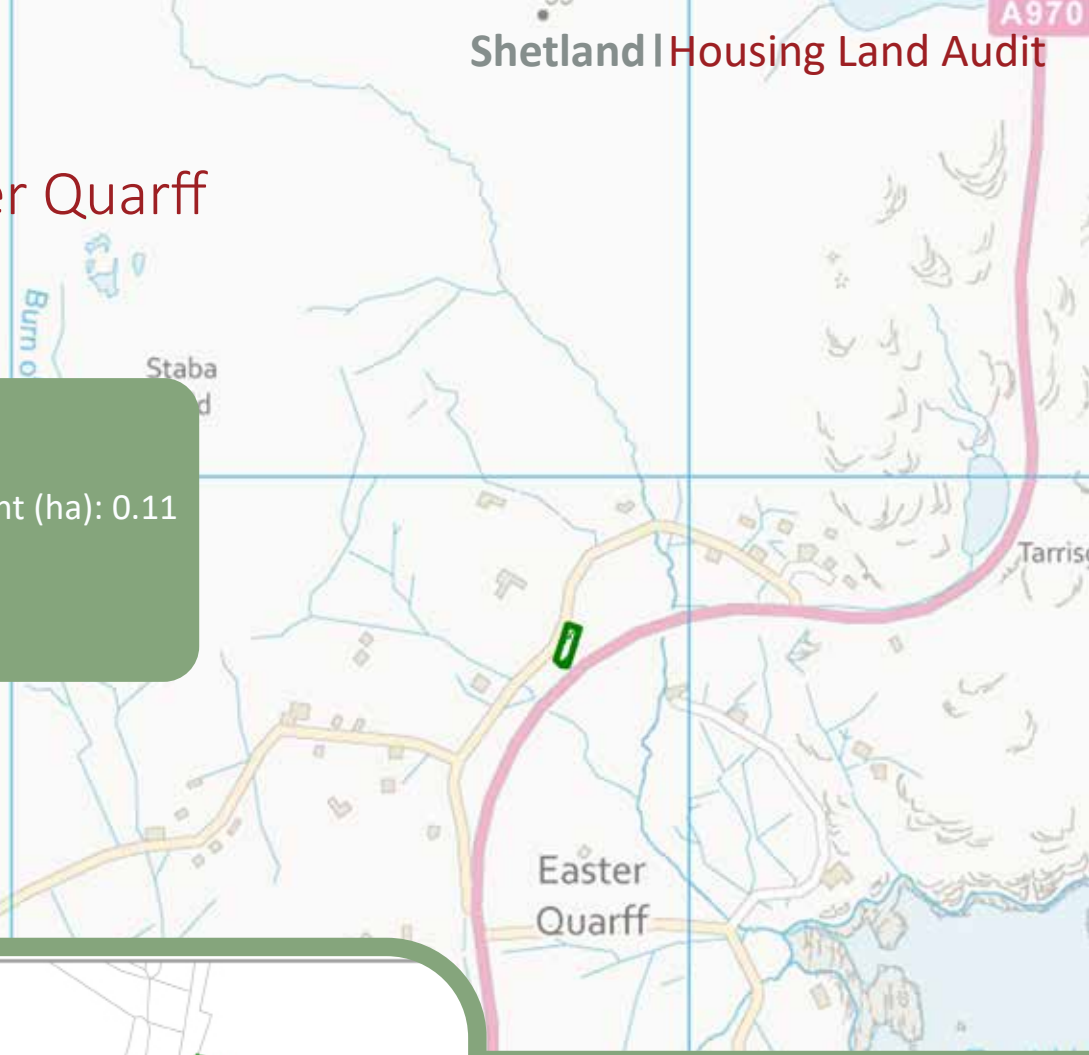


Shetland  
Islands Council

# 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

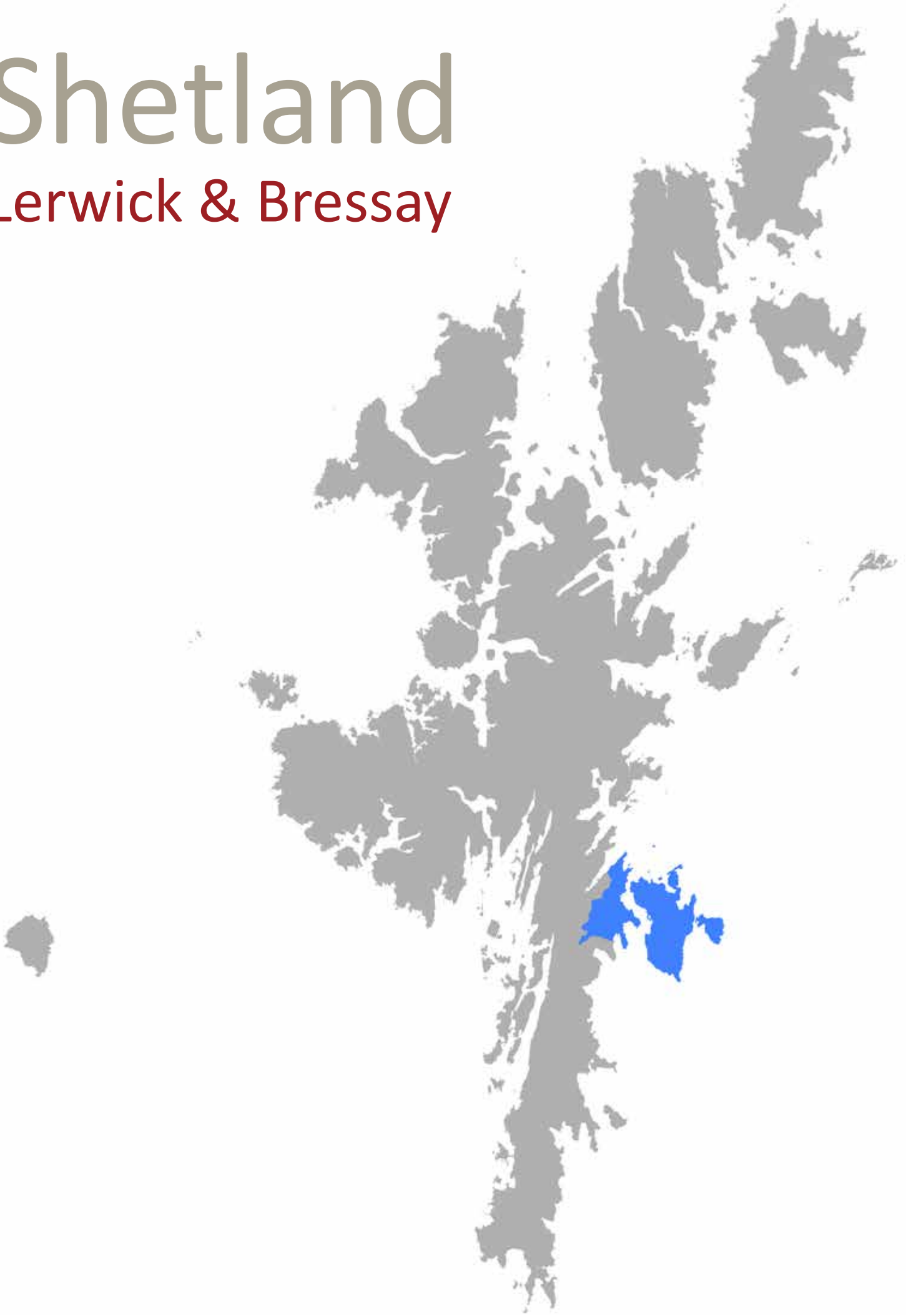


Shetland  
Islands Council



# Shetland

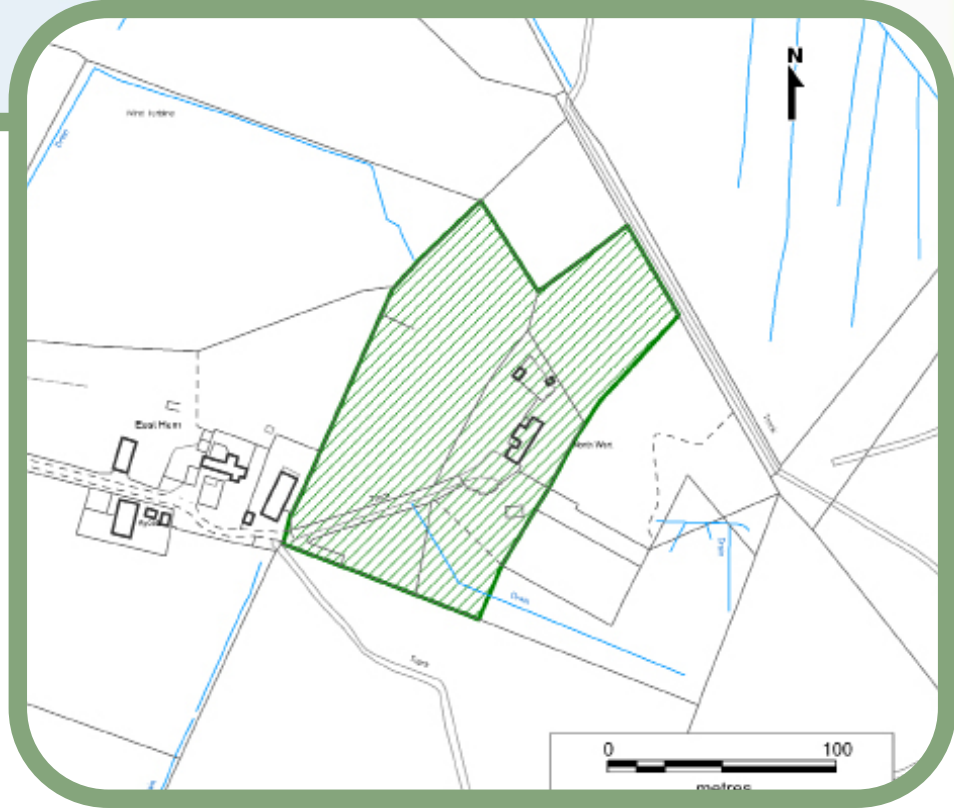
## Lerwick & Bressay



# 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

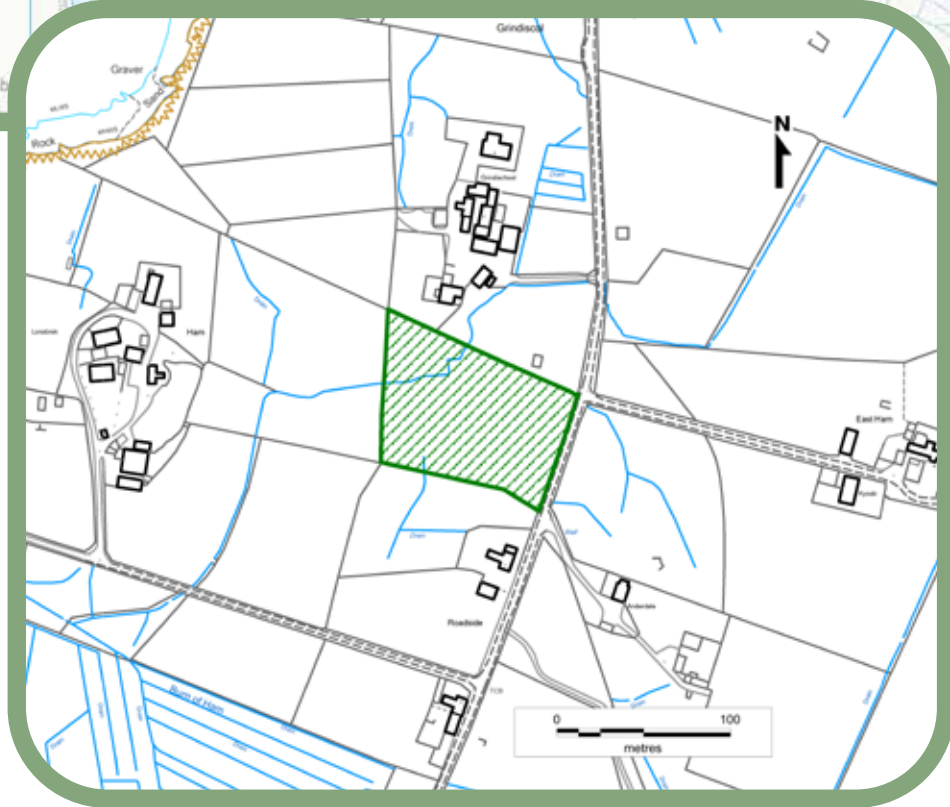


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Islands Council

# 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



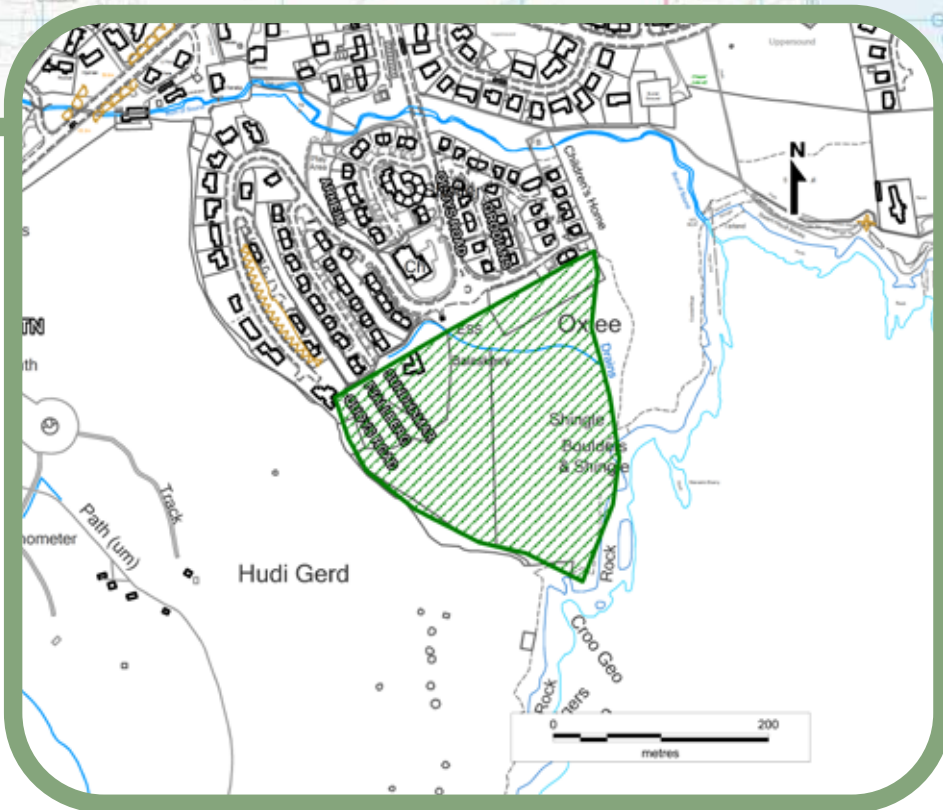
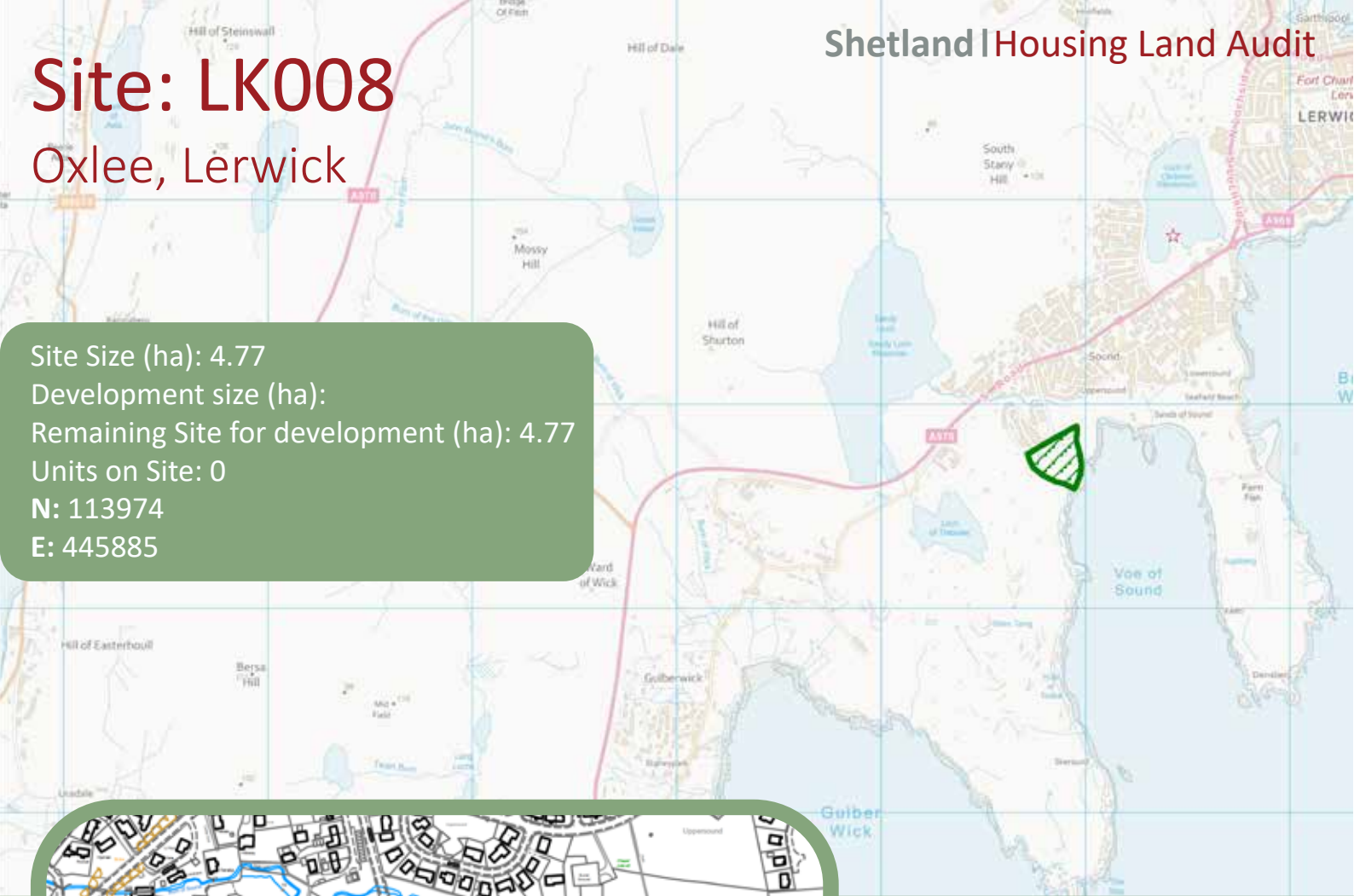
Shetland Islands Council



# 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



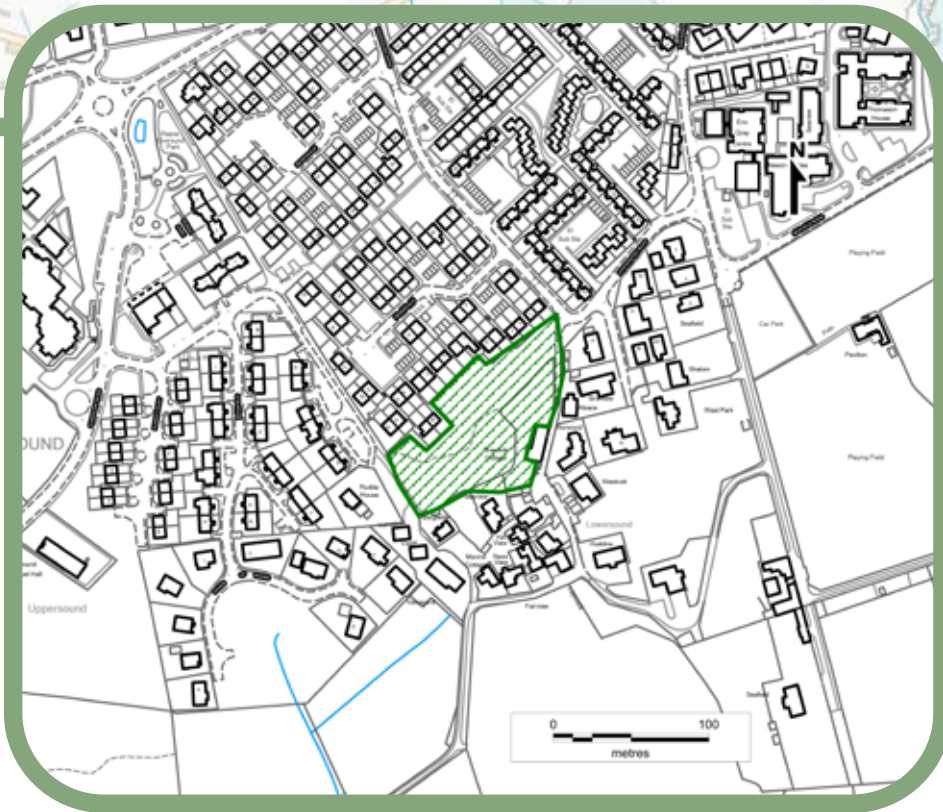
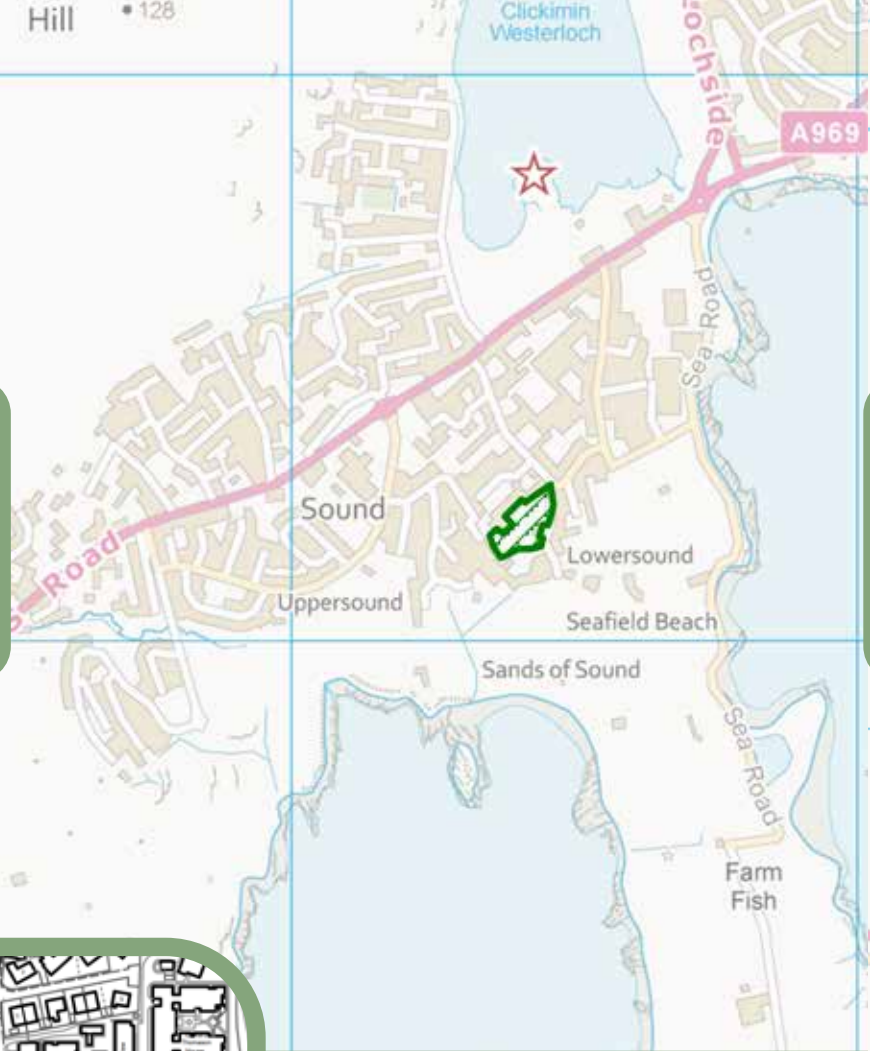
Shetland  
Islands Council



# 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



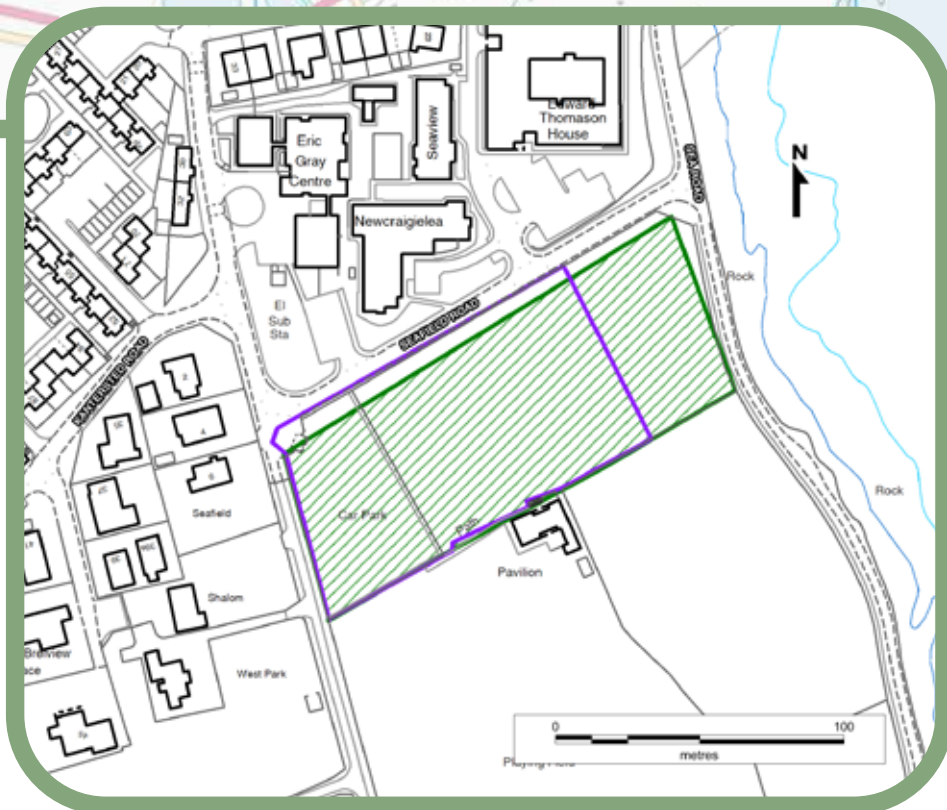
Shetland  
Islands Council

Shetland Housing Land Audit 2021/22

# 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.



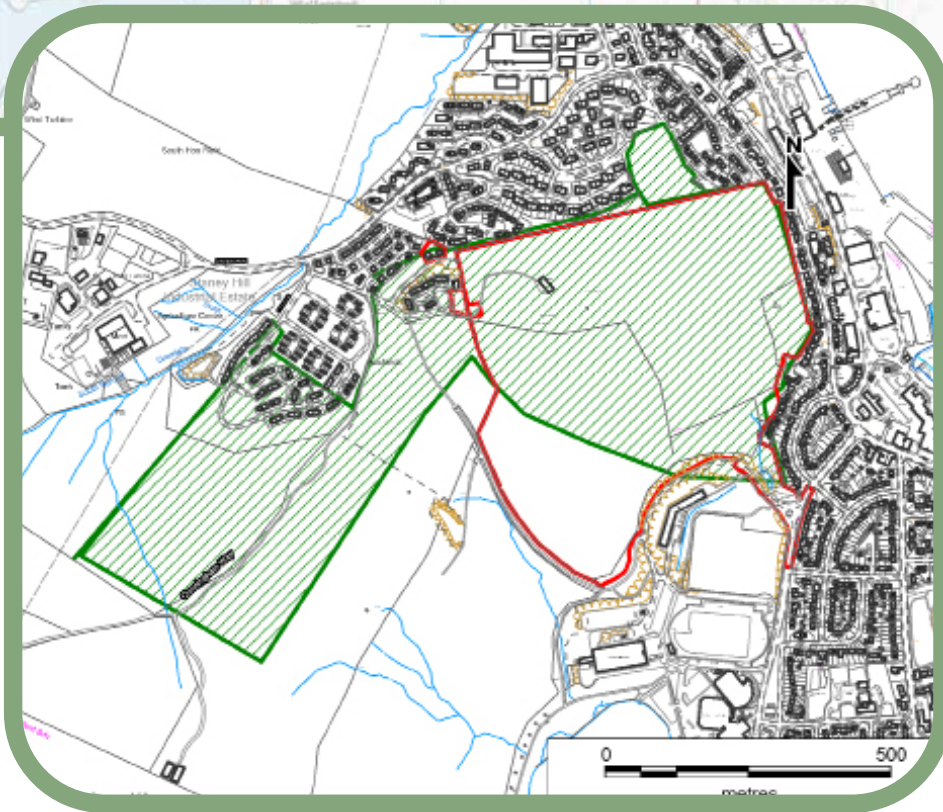
Shetland  
Islands Council



# 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



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

## Shetland Housing Land Audit 2021/22

# 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



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Shetland Housing Land Audit 2021/22



# 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



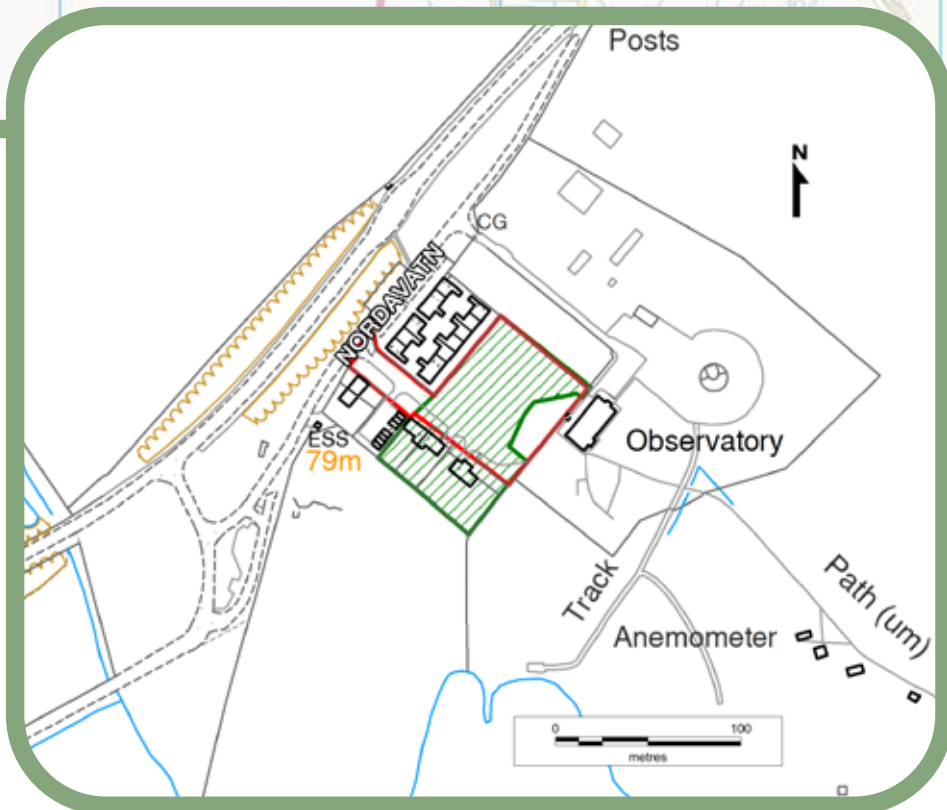
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Islands Council

## Shetland Housing Land Audit 2021/22

# 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



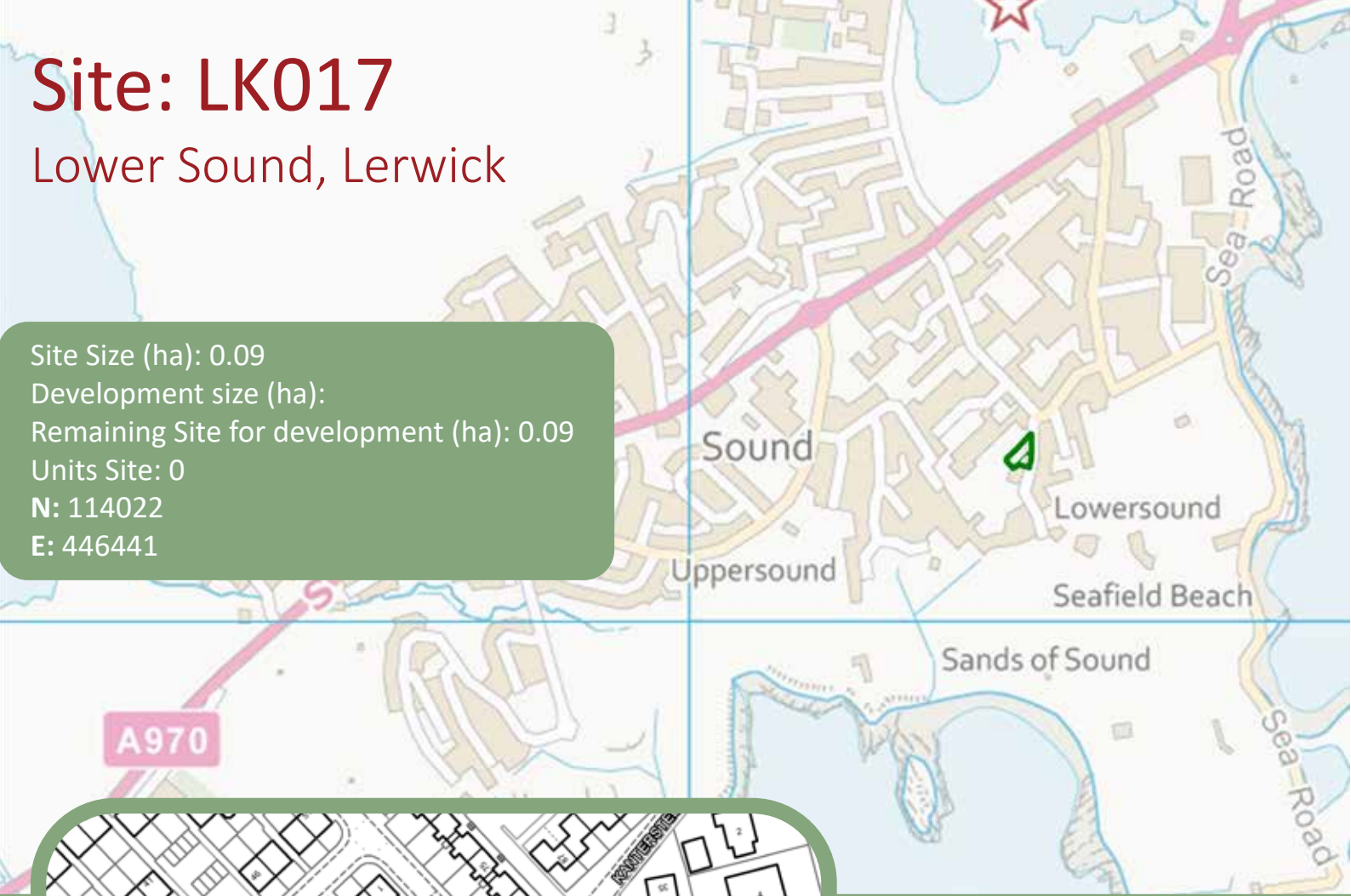
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Islands Council



# 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



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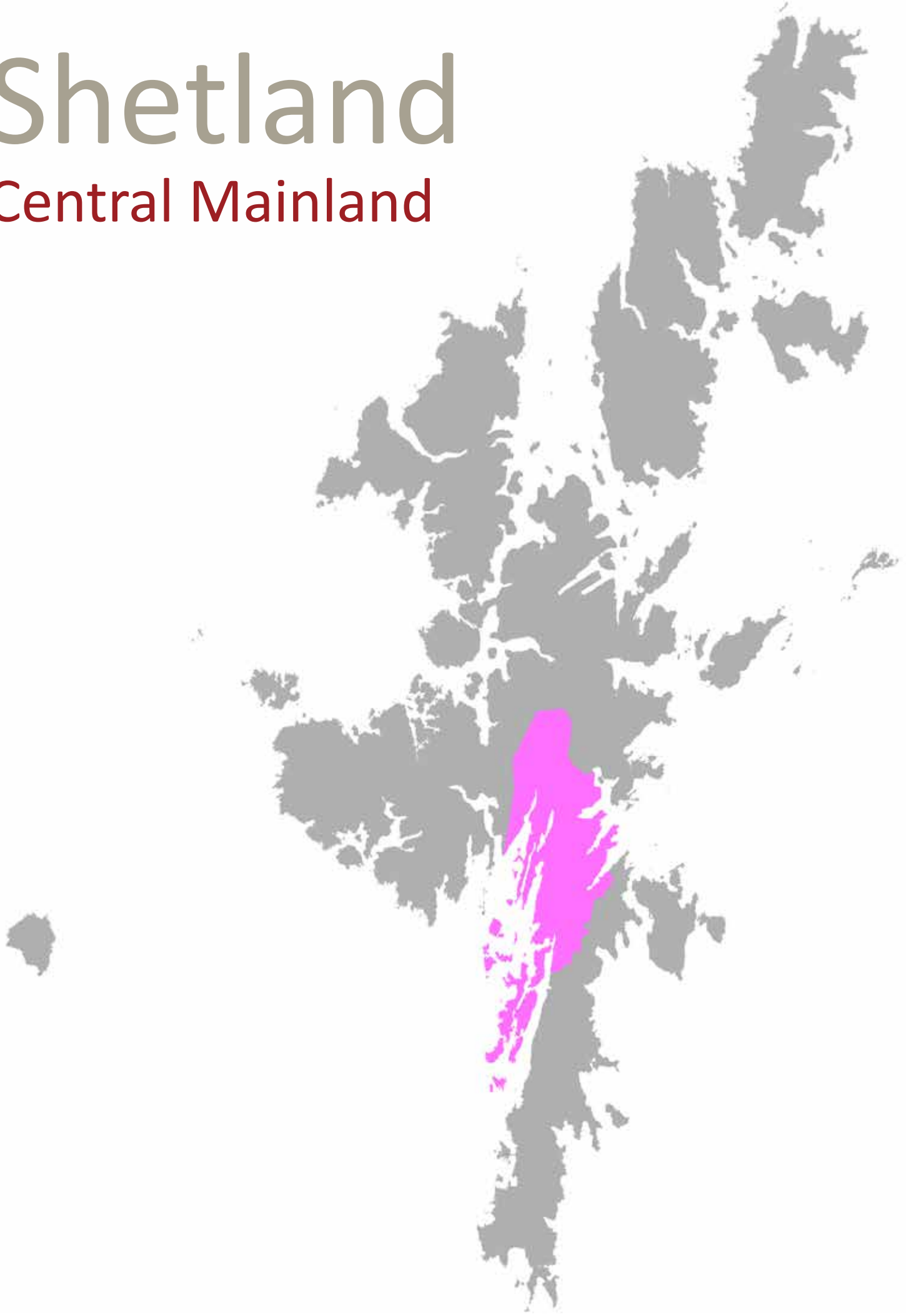
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# Shetland

## Central Mainland

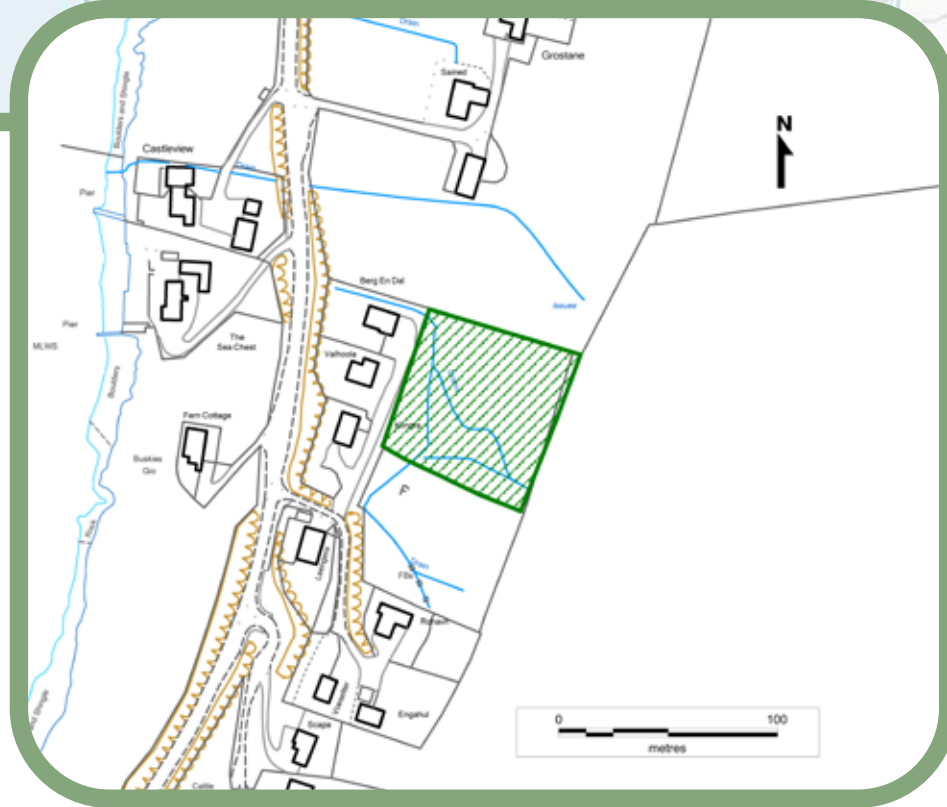




# Site: CL001

## 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



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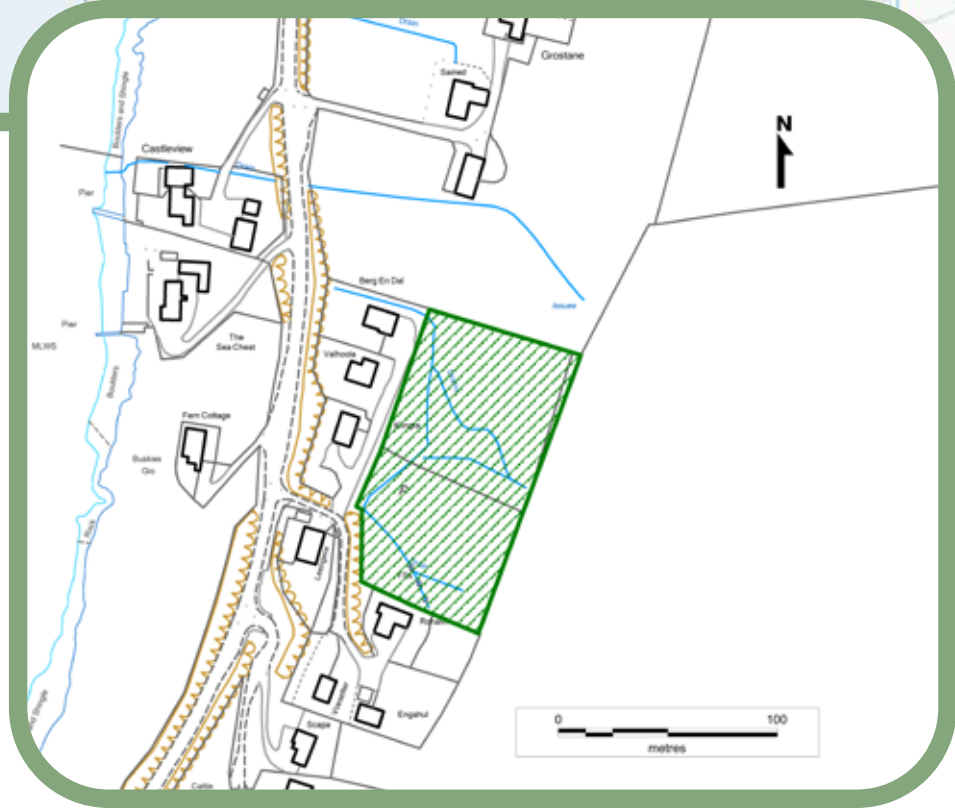
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# Site: CL002

## 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

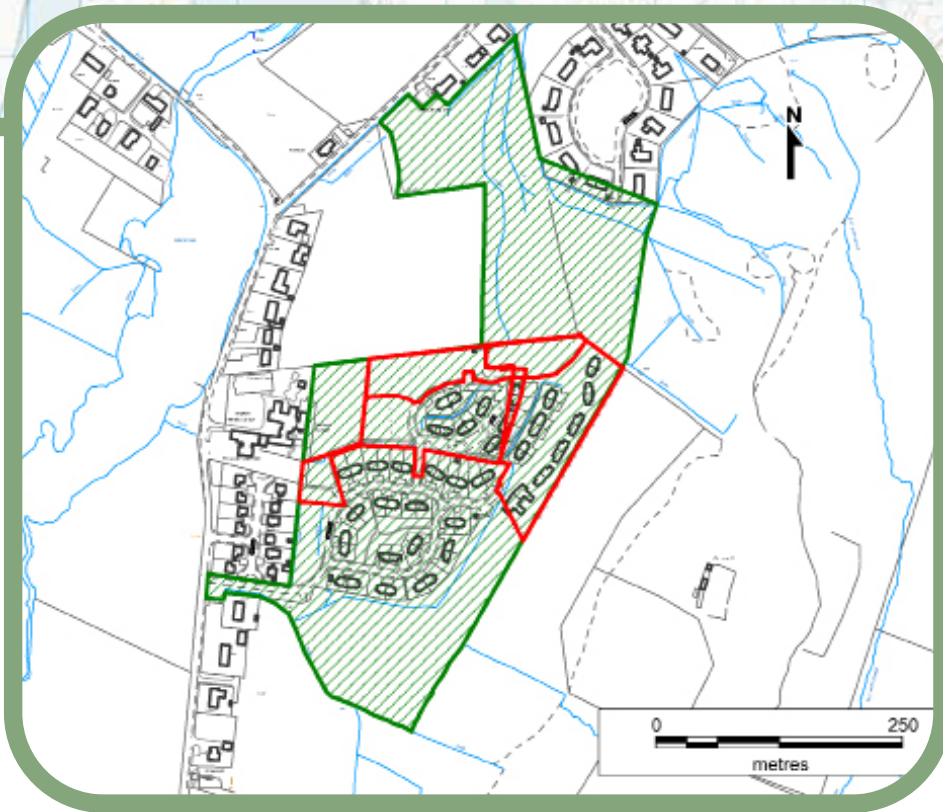
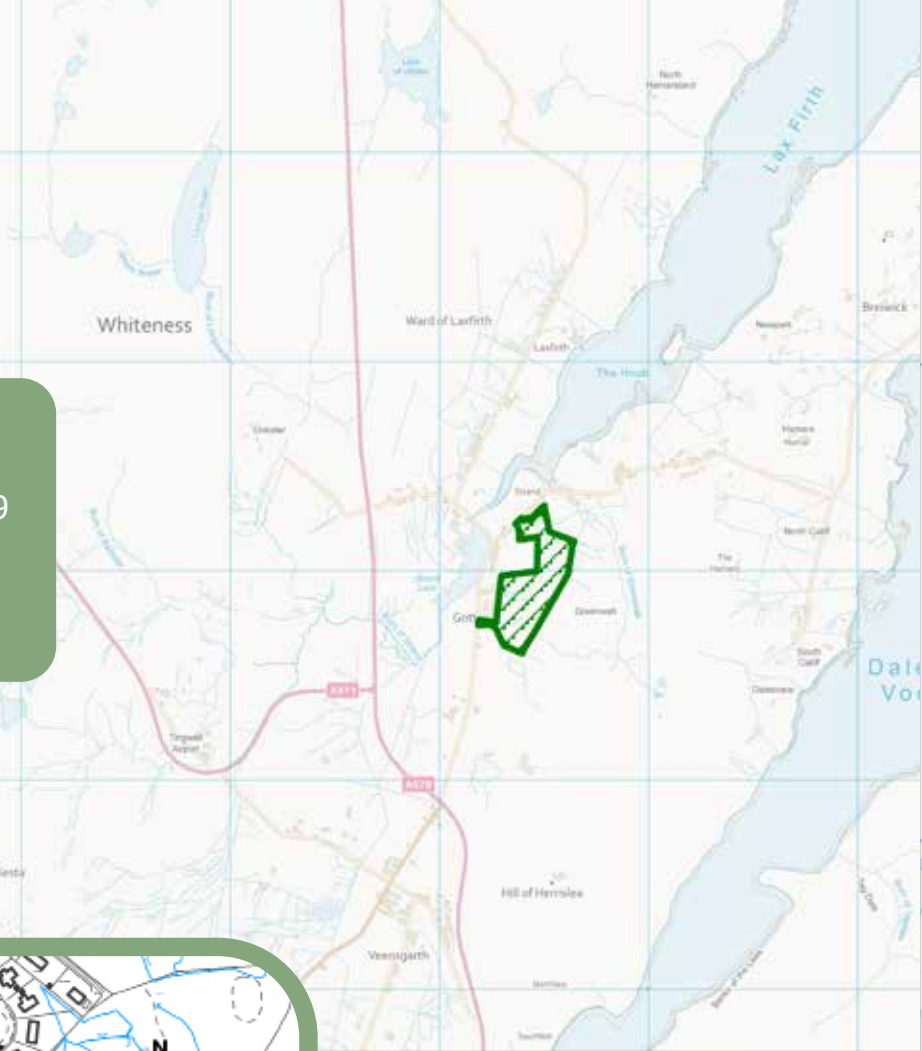


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# Site: CL003

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



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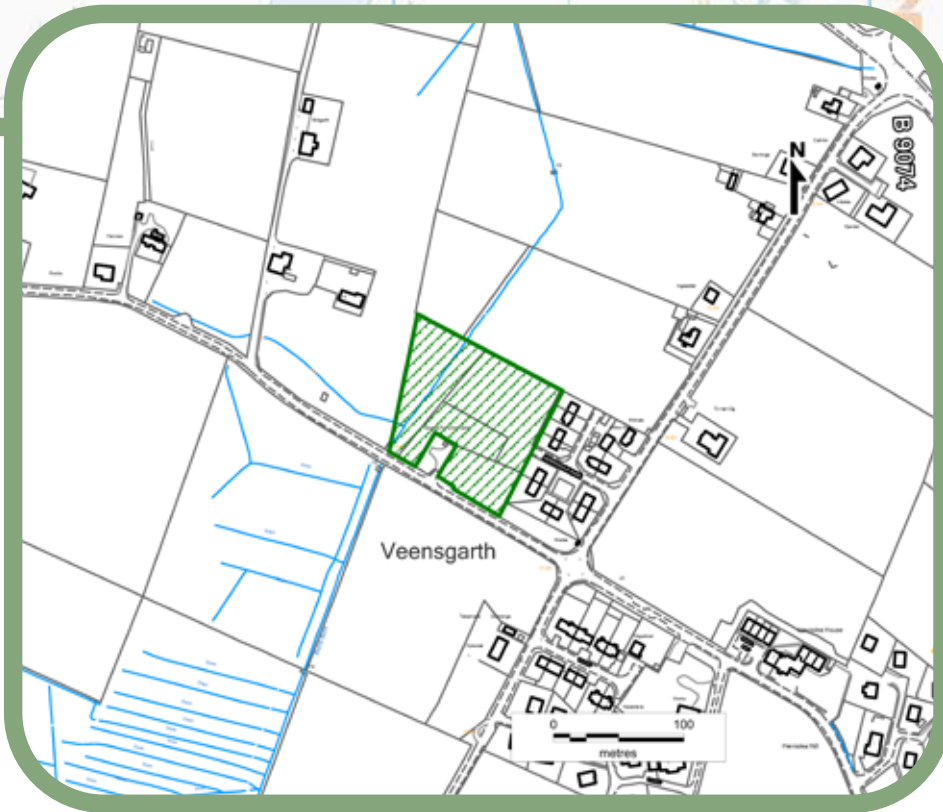
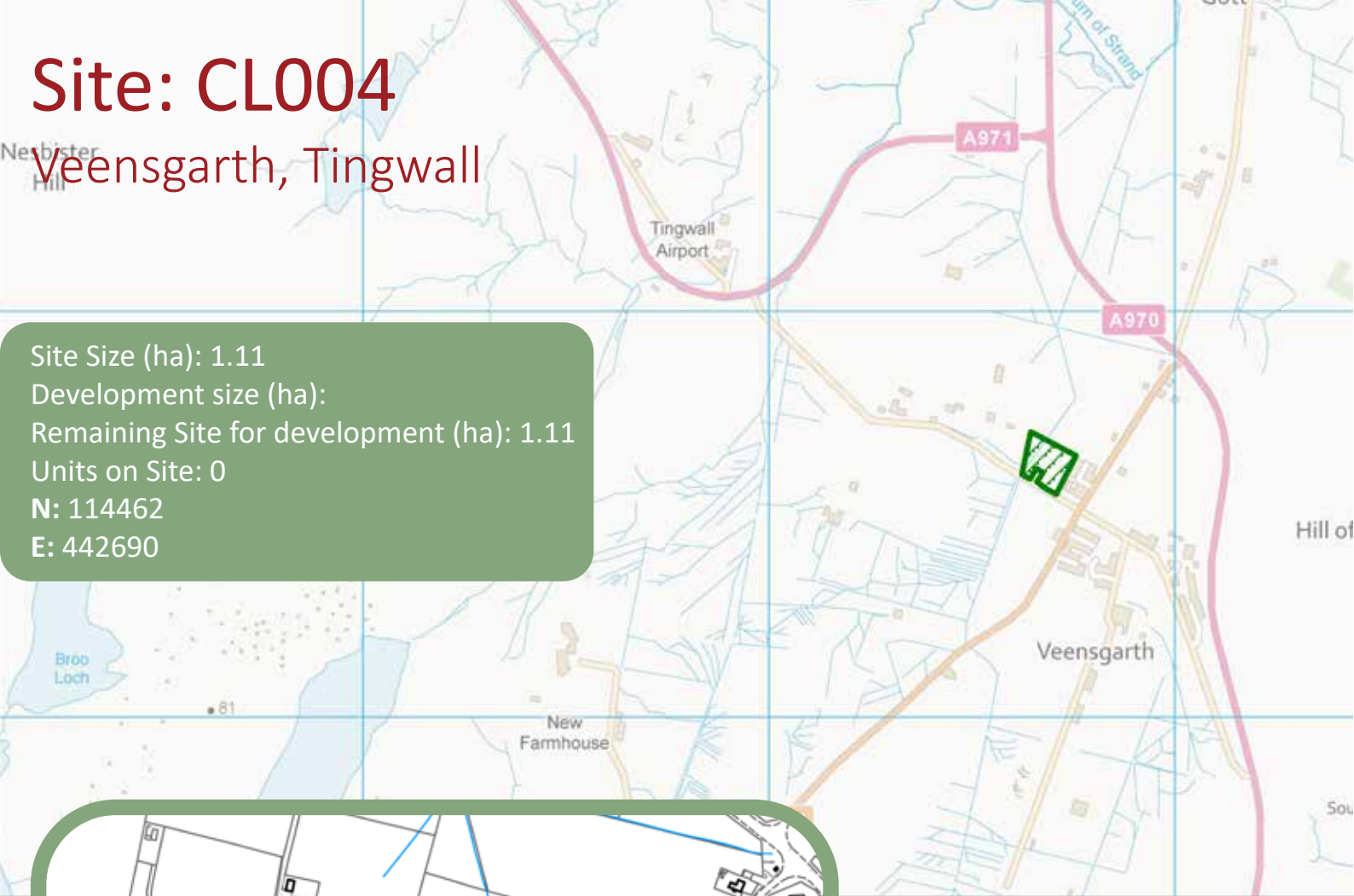
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# Site: CL004

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



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# 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



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# Site: CL006

Northouse Croft, Bridge End, Burra

Site Size (ha): 0.47

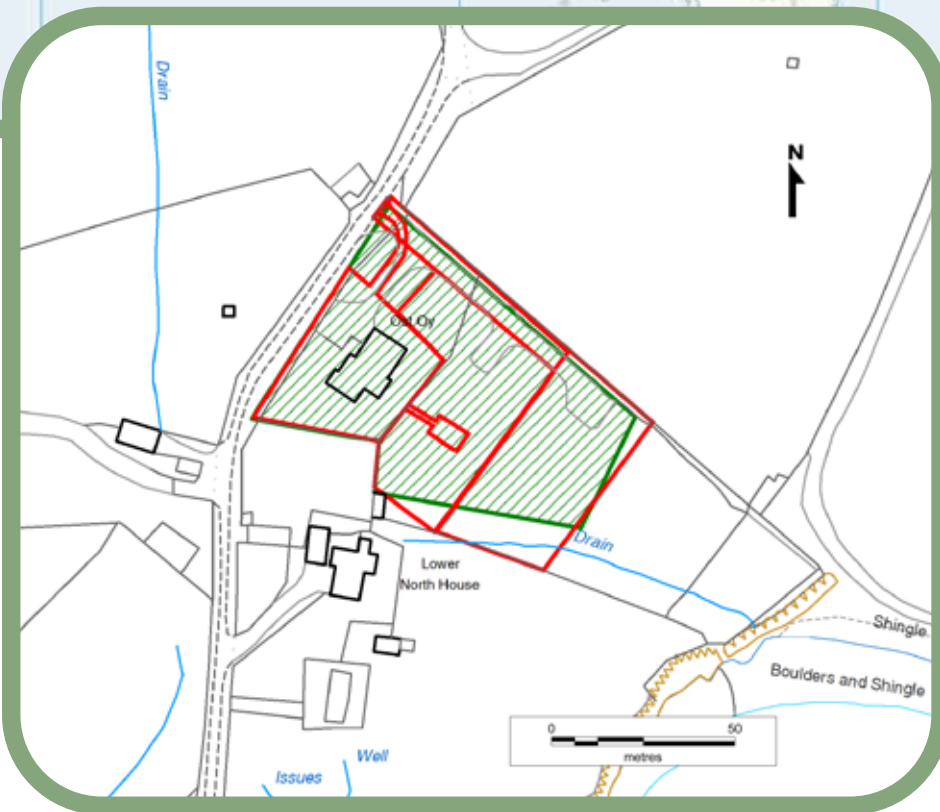
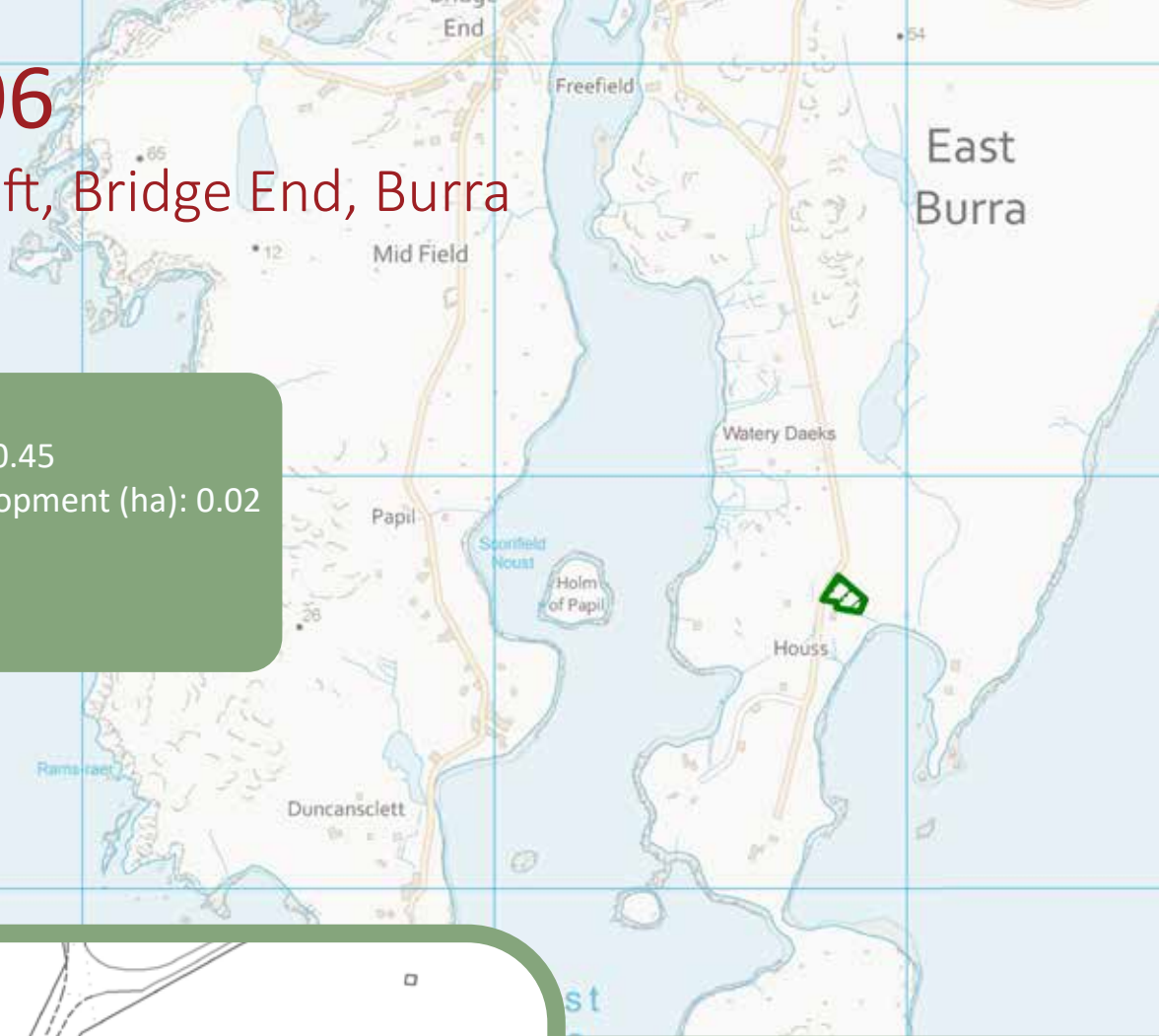
Development size (ha): 0.45

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



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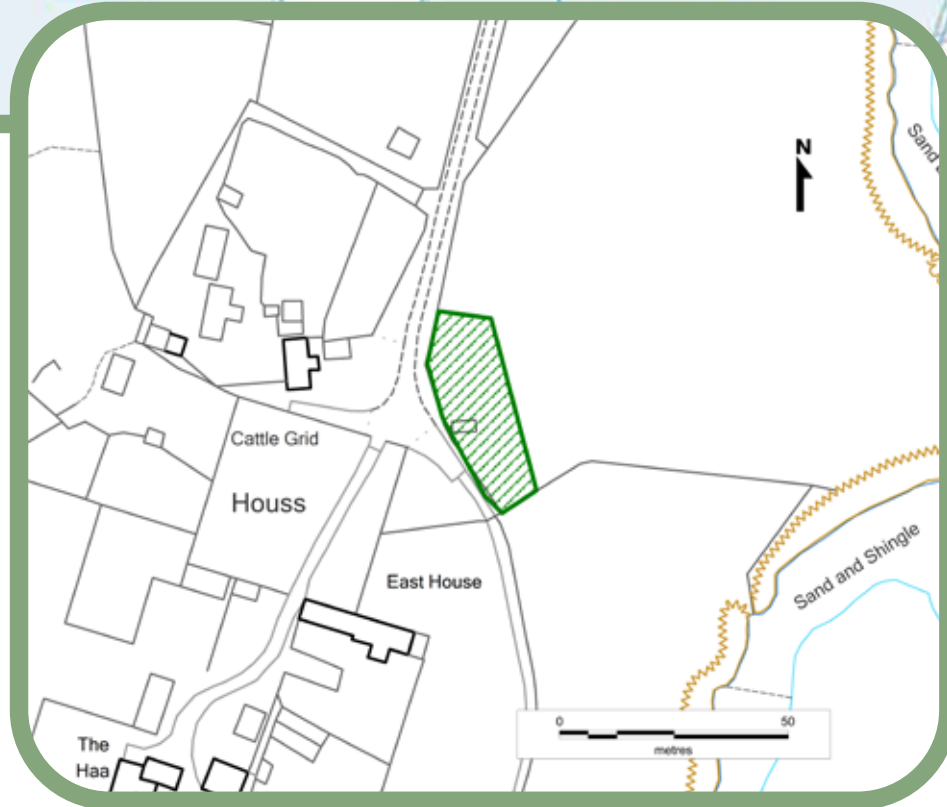
Shetland Housing Land Audit 2021/22

# 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



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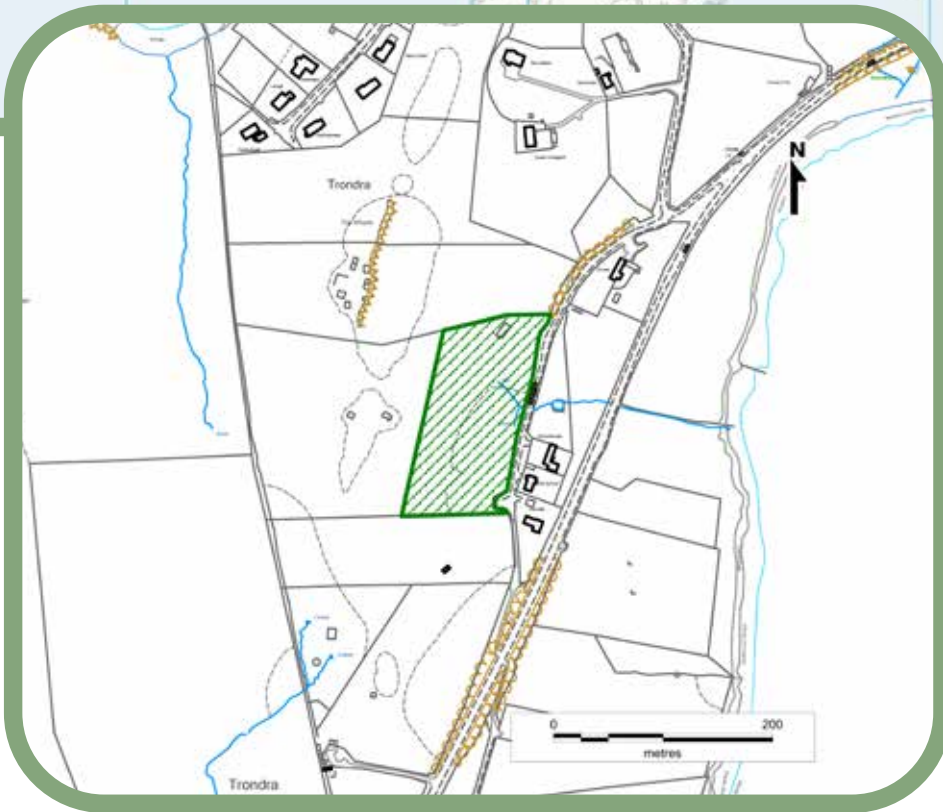
## Shetland Housing Land Audit 2021/22



# 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



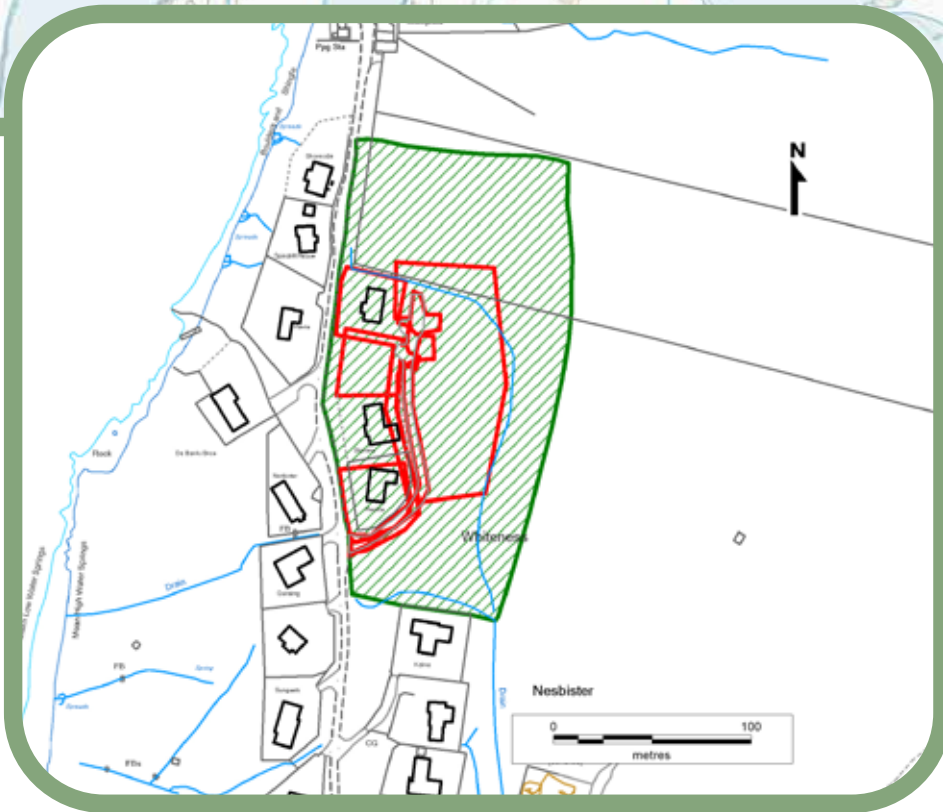
Shetland  
Islands Council



# 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



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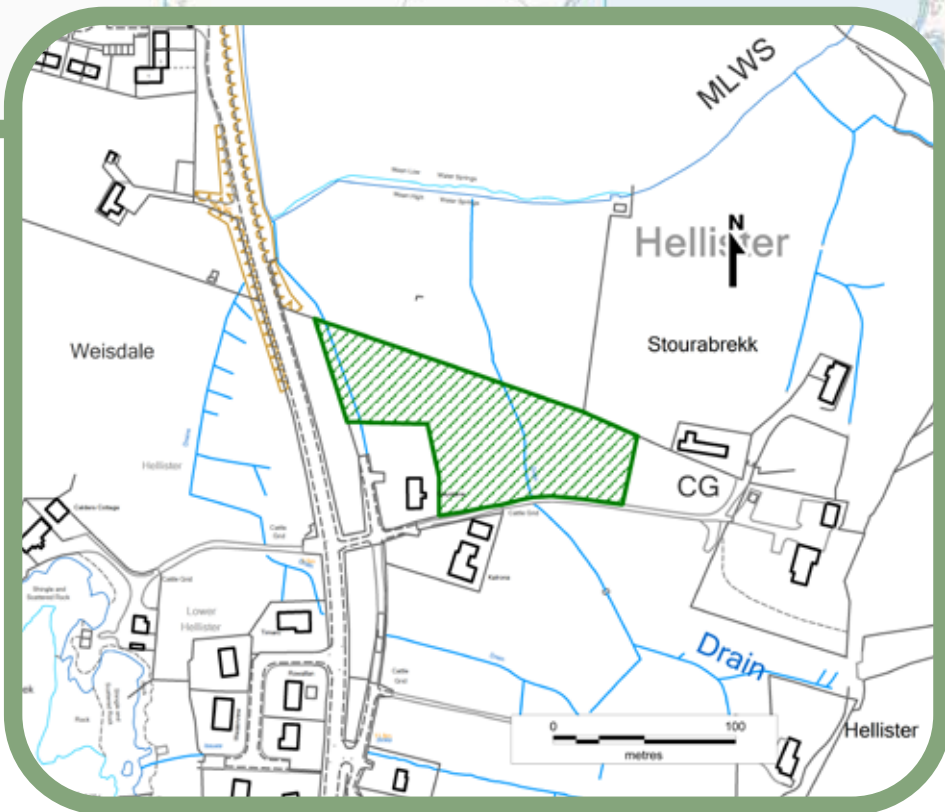
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A971

# 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

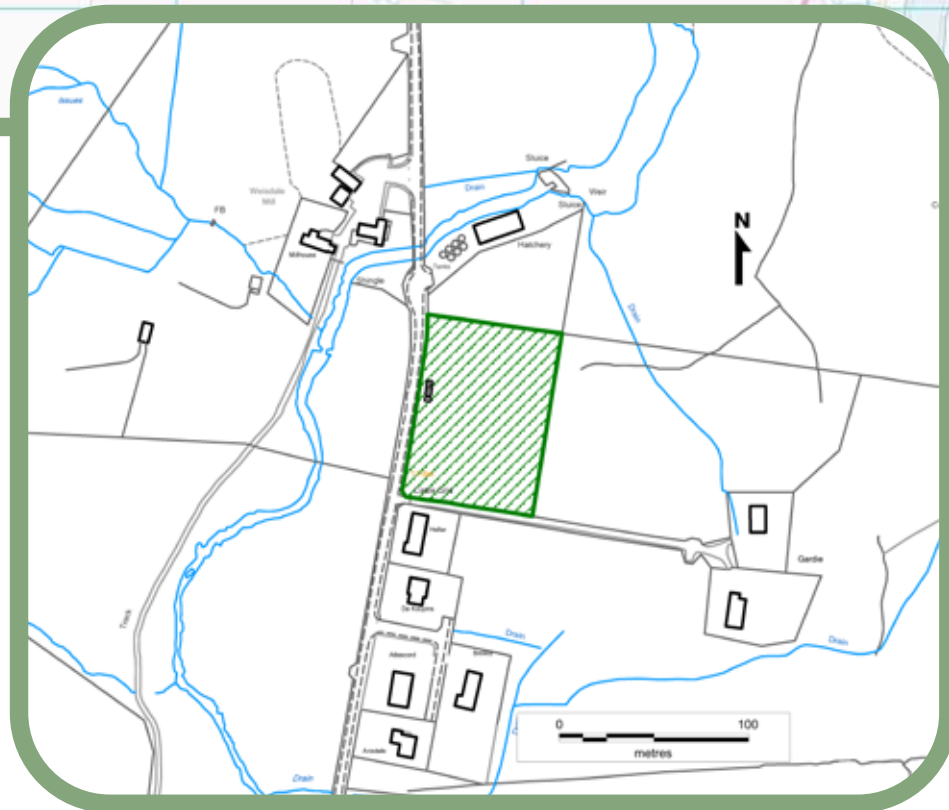


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Islands Council

# 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



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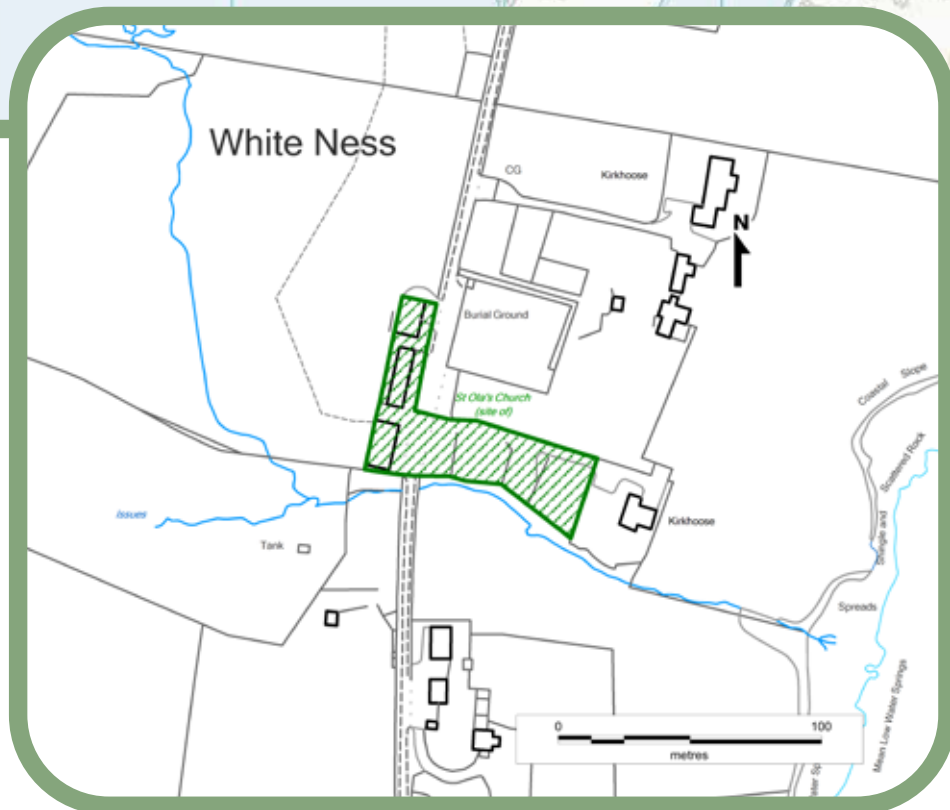
Shetland Housing Land Audit 2021/22



# 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

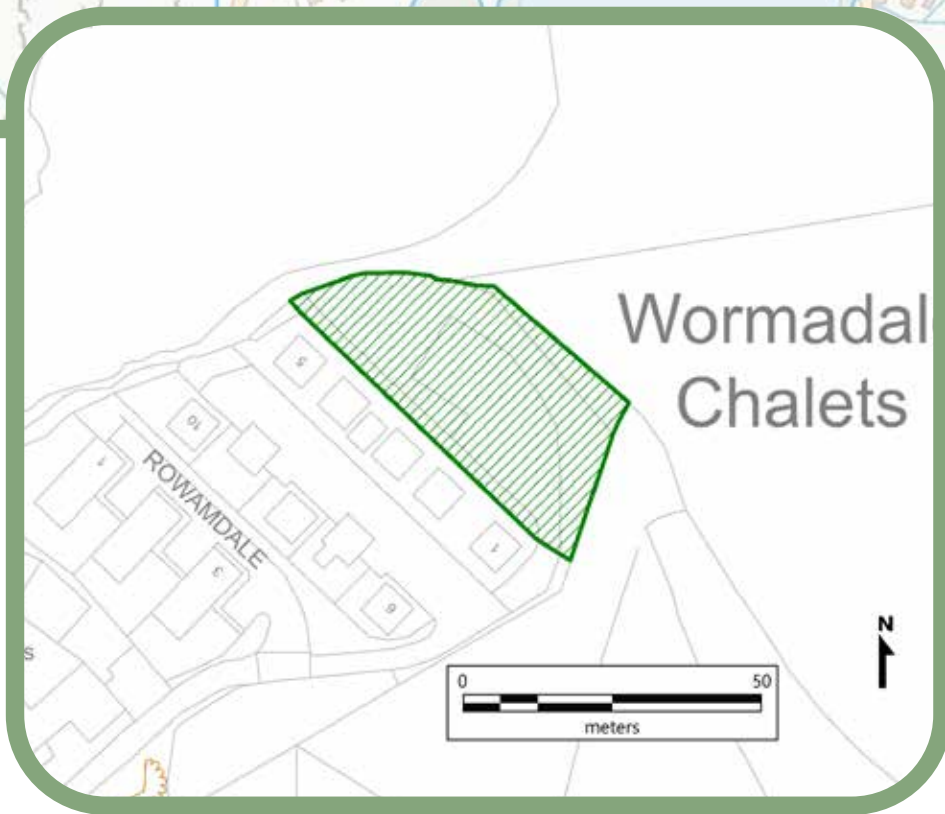


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# Site: WM010

## Wormadale, Whiteness

Site Size (ha): 0.13  
Development size (ha): 0.0  
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



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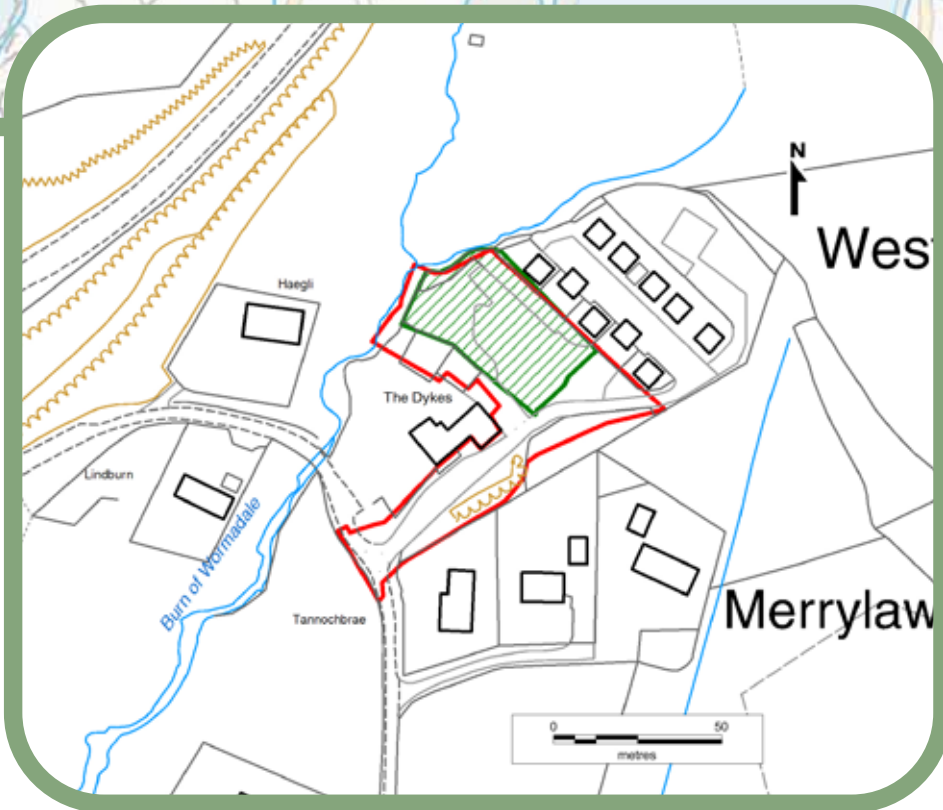
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# Site: WM011

## 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



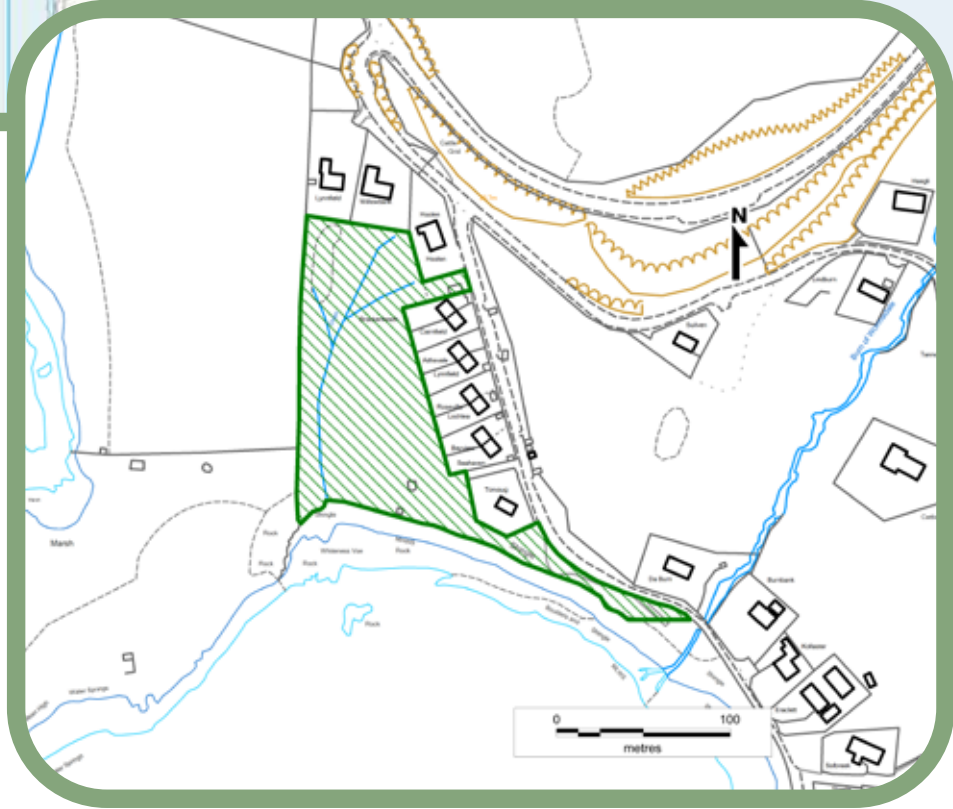
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# Site: WM012

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**

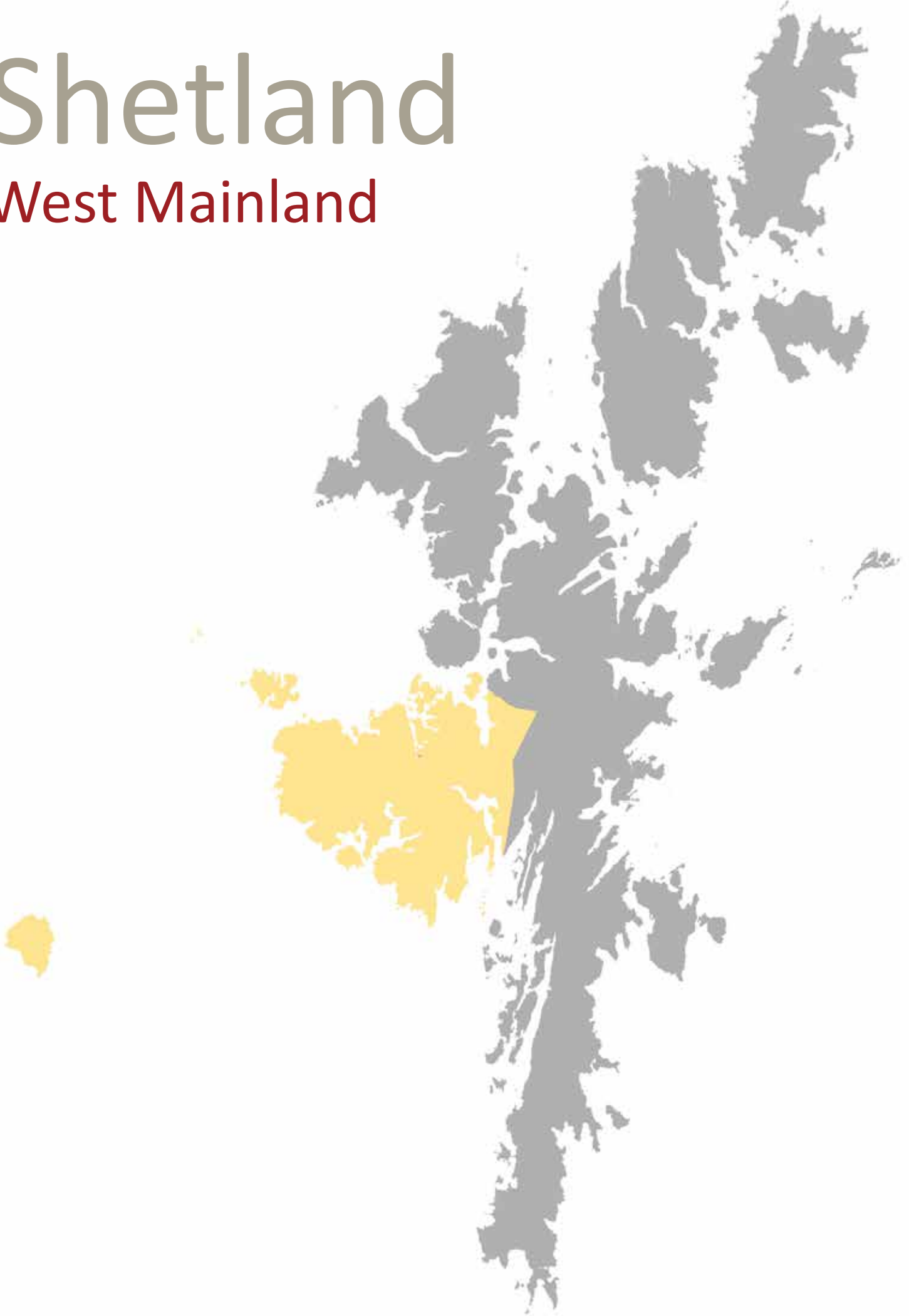
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



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# Shetland

## West Mainland



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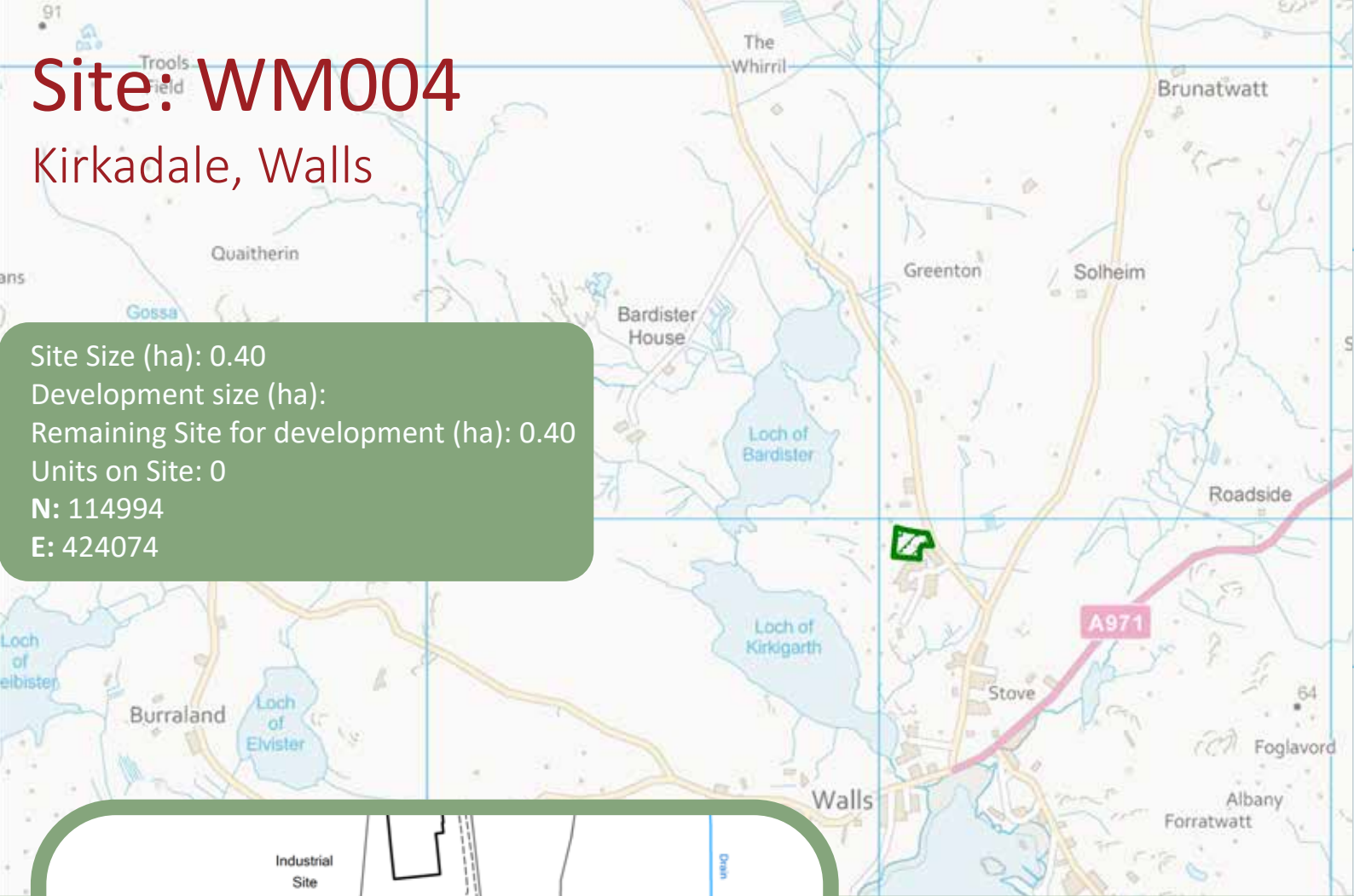
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# Site: WM004

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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Shetland Housing Land Audit 2021/22



# 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

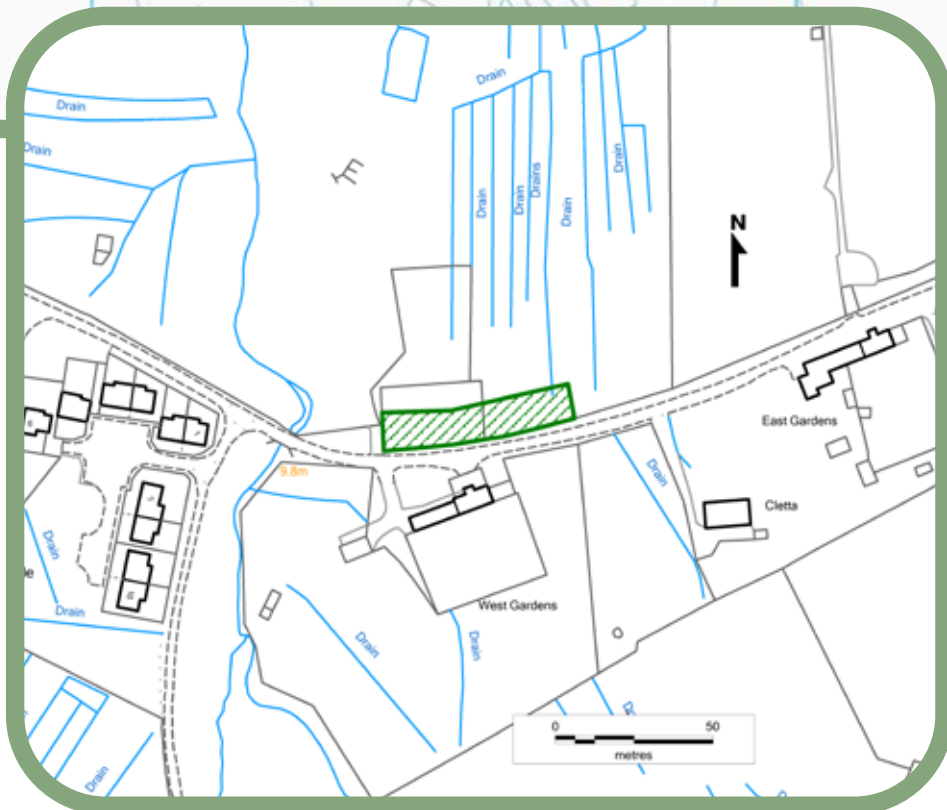


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# Site: WM007

## 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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# 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



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# 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  
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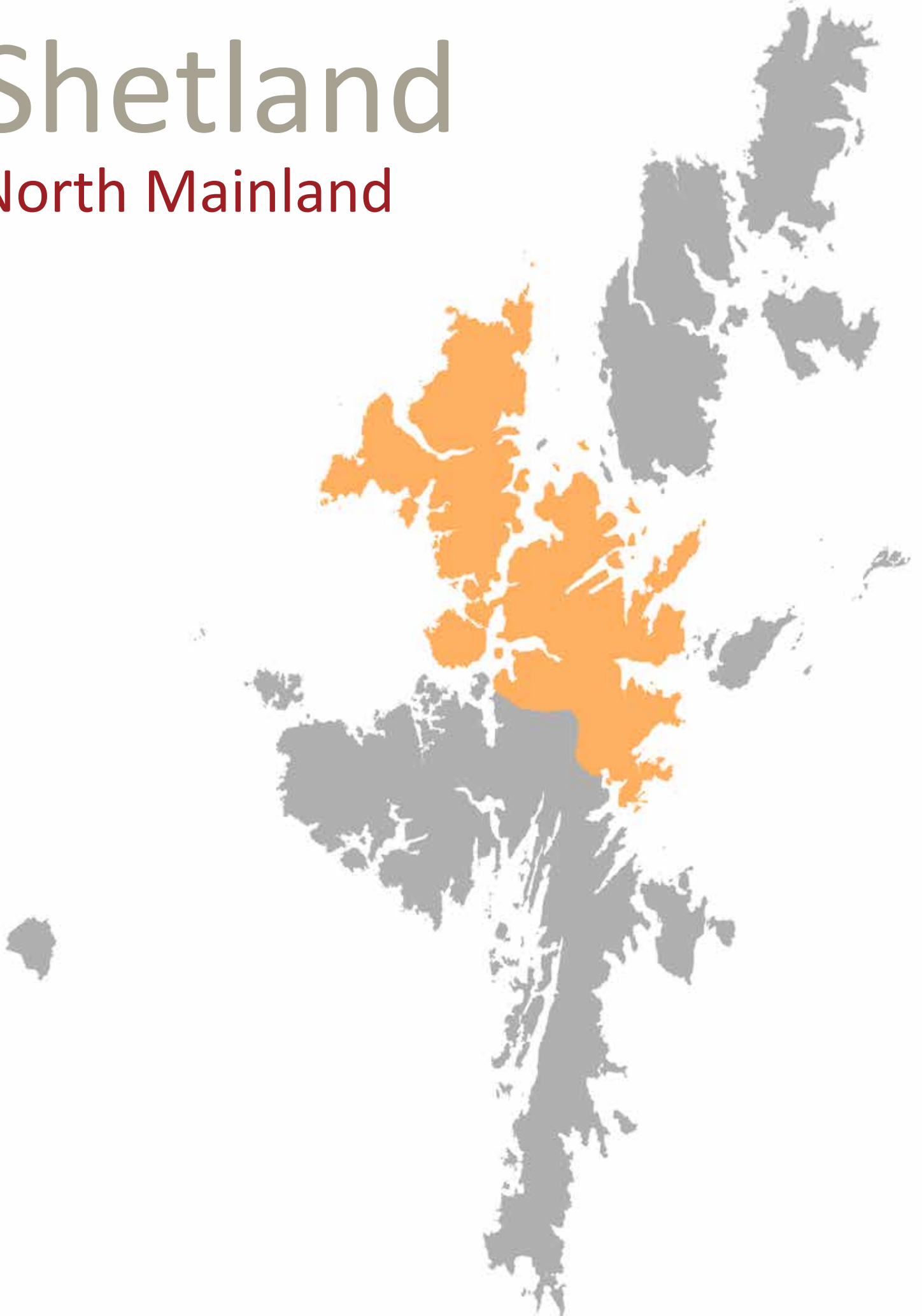
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# Shetland

## North Mainland



# Site: NM001

The Houllands, Brae

Site Size (ha): 5.37  
Development size (ha): 0.32  
Remaining Site for development (ha): 5.05  
Units on Site: 4  
N: 116625  
E: 436132

Busta  
Voe

Hill of  
Burravoe

Busta



A970

## Development Timescale as per Action Programme:

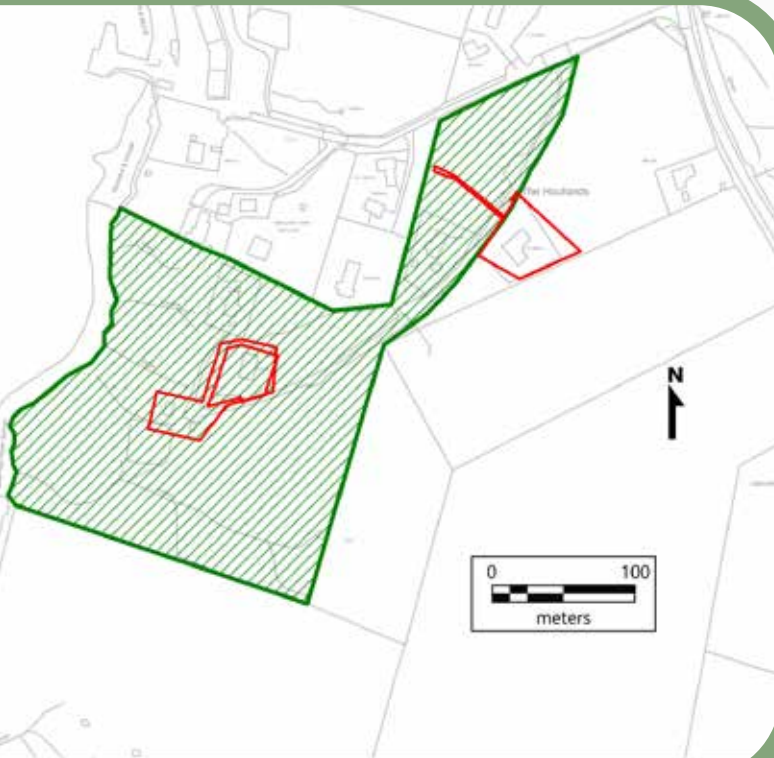
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

## Planning Status

- Site within Area of Best Fit

## Development Status

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



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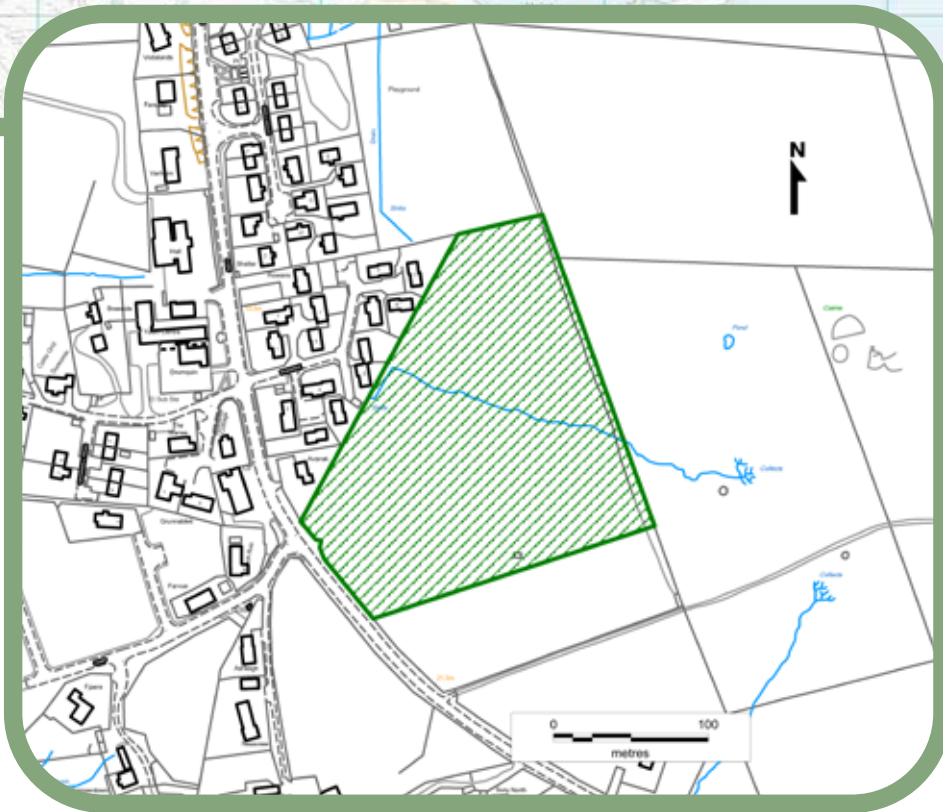
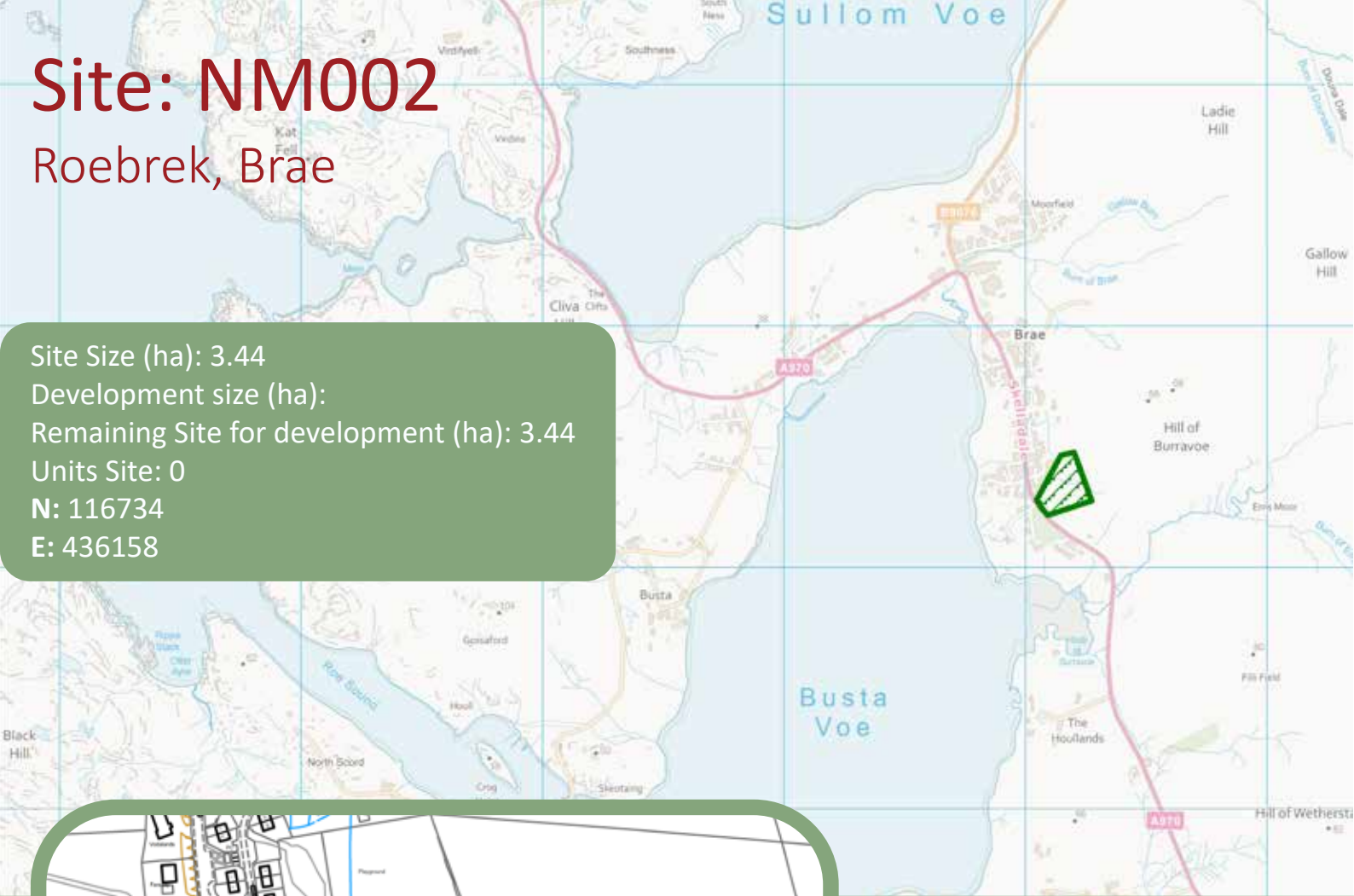
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# Site: NM002

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

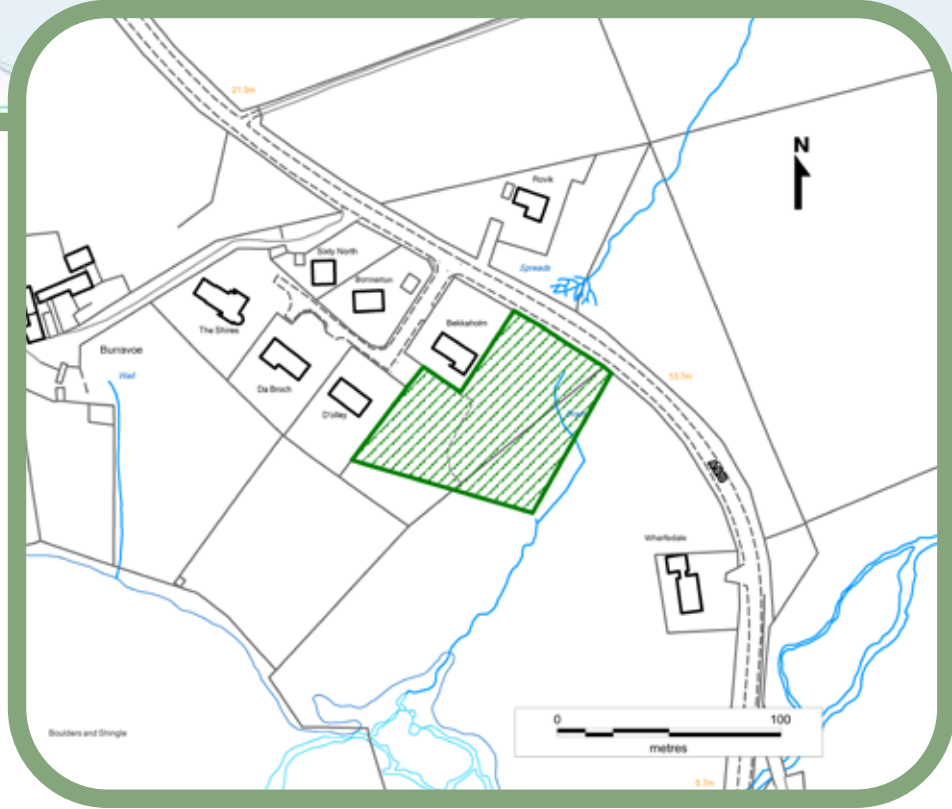


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# Site: NM003

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

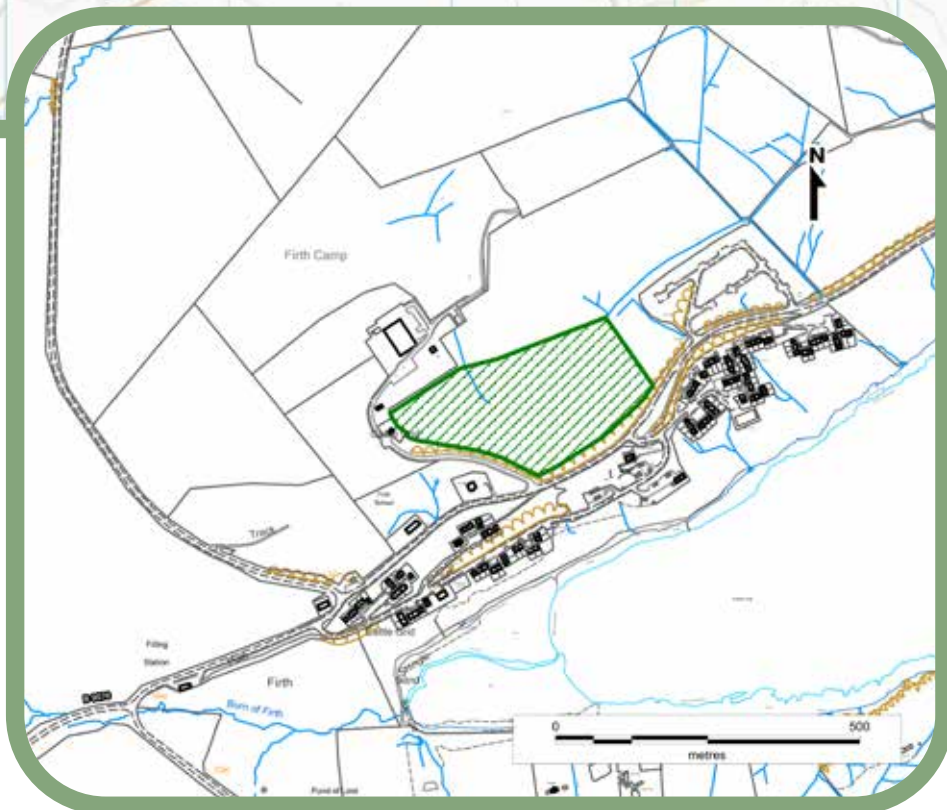
**Development Status**

- 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

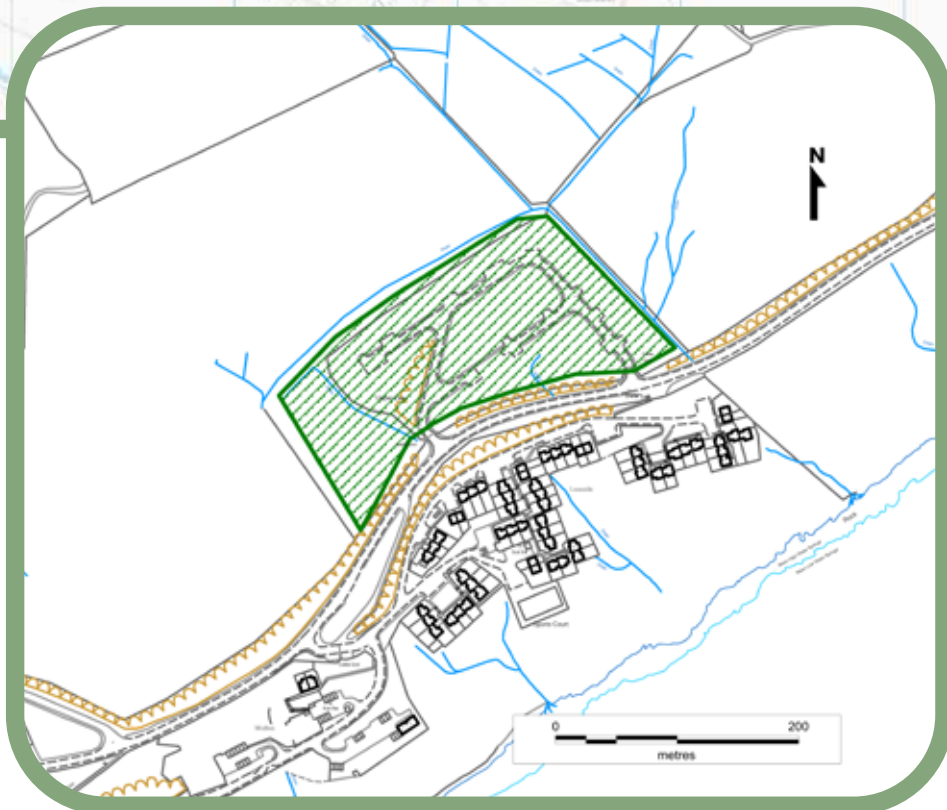
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# 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

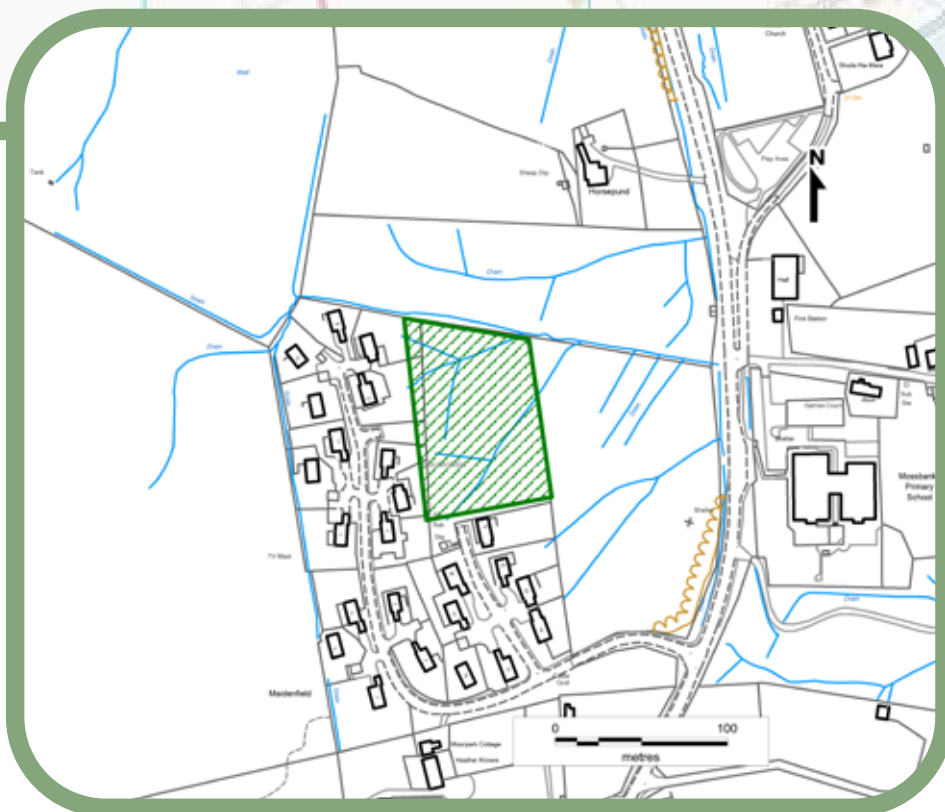
### Development Status

- 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

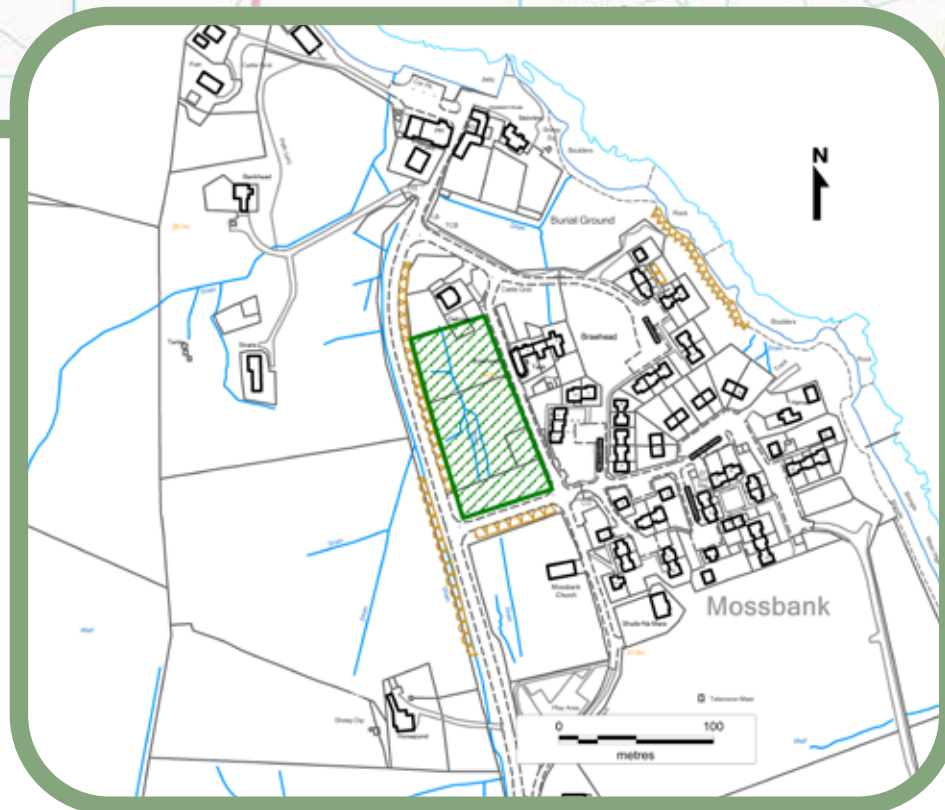
## Development Status

- 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

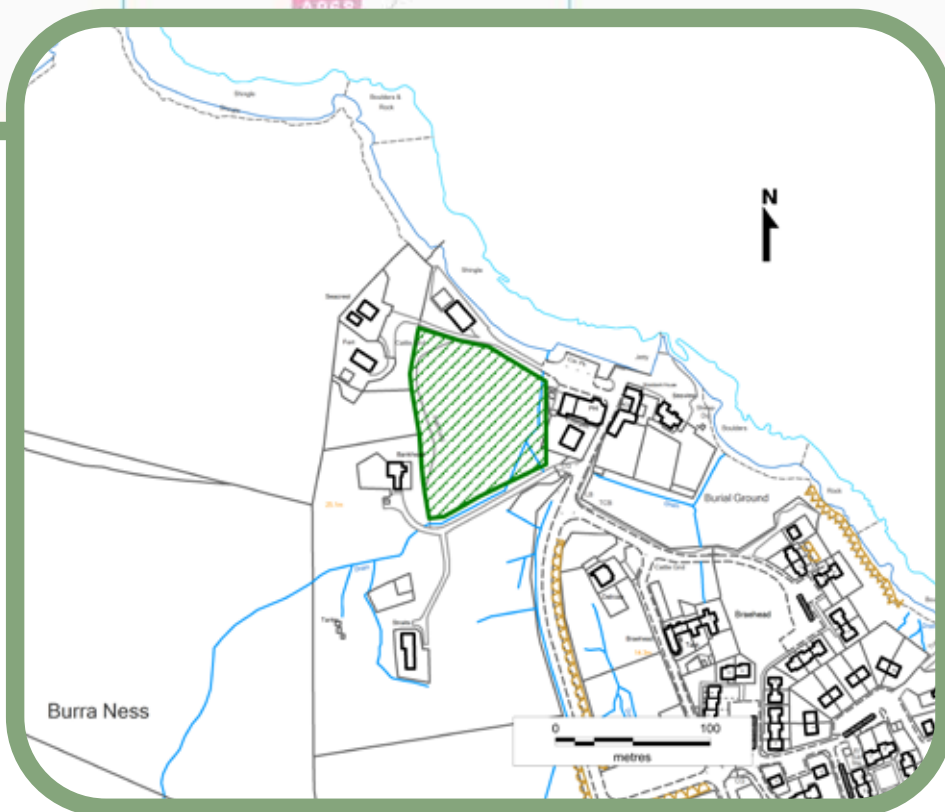
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# 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

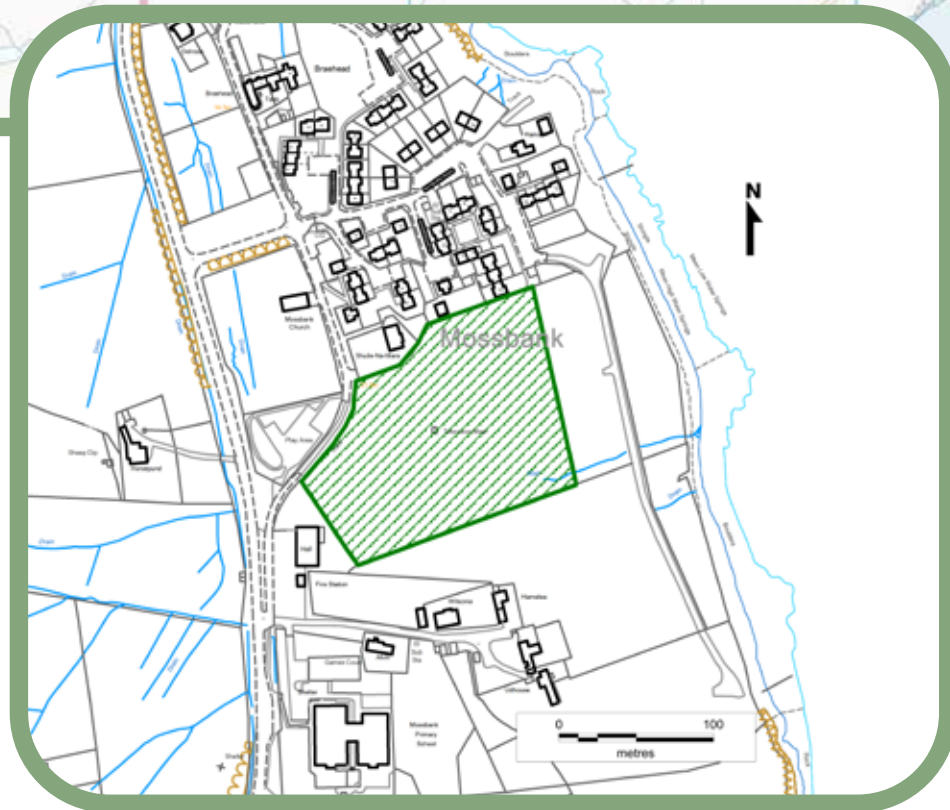
### Development Status

- 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

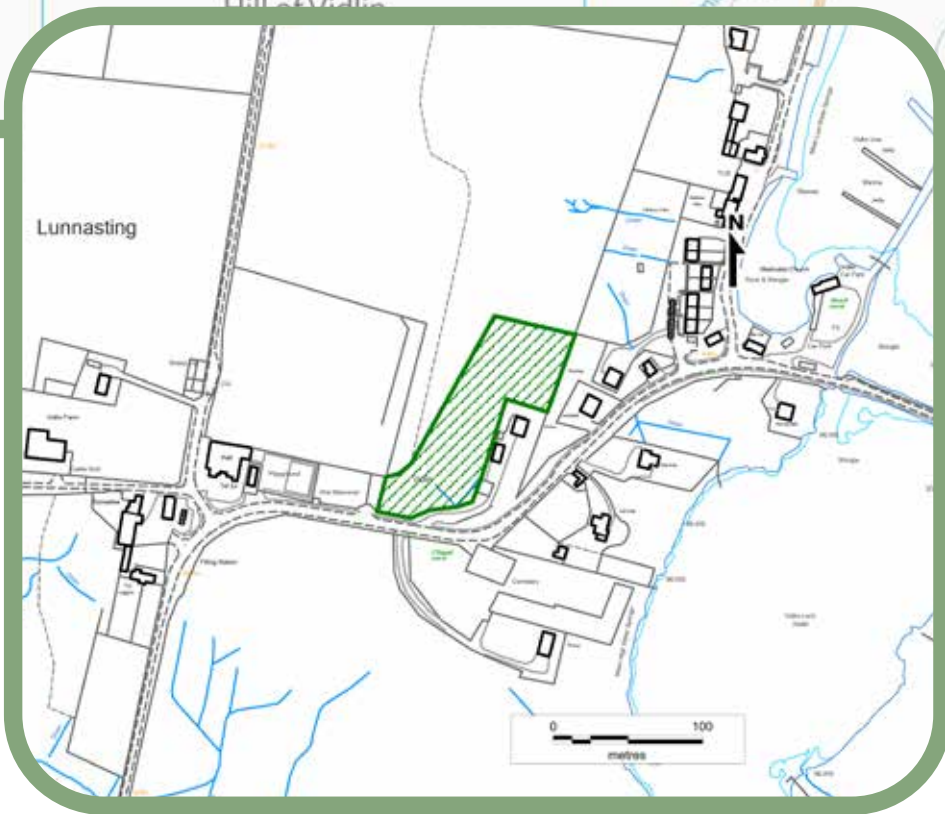
### Development Status

- 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

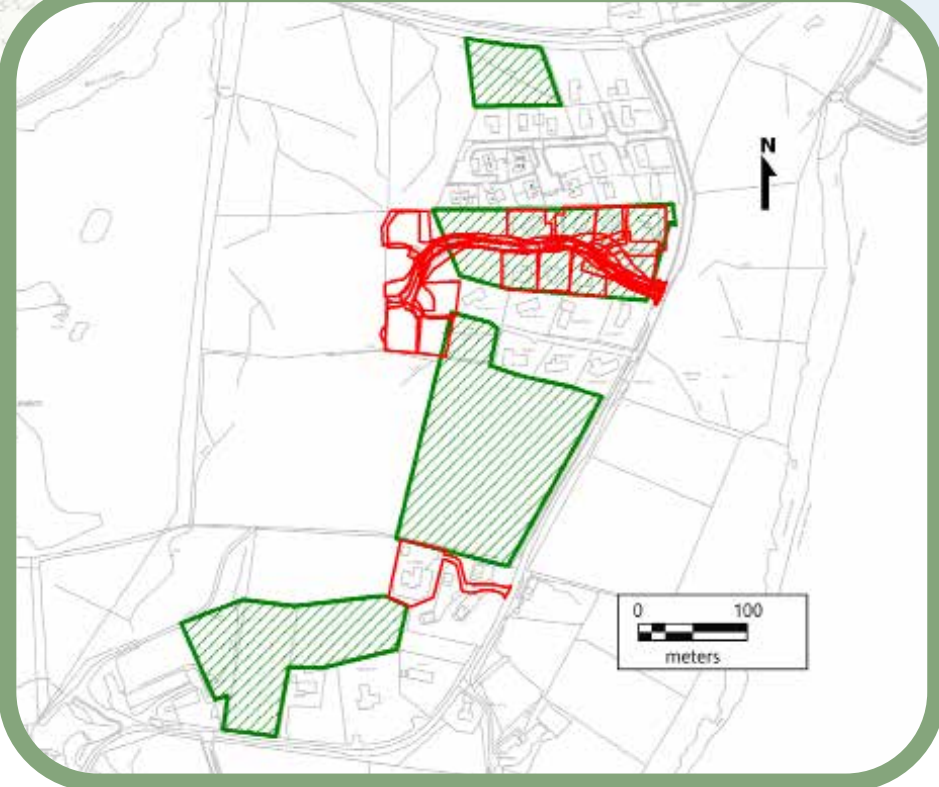
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# 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

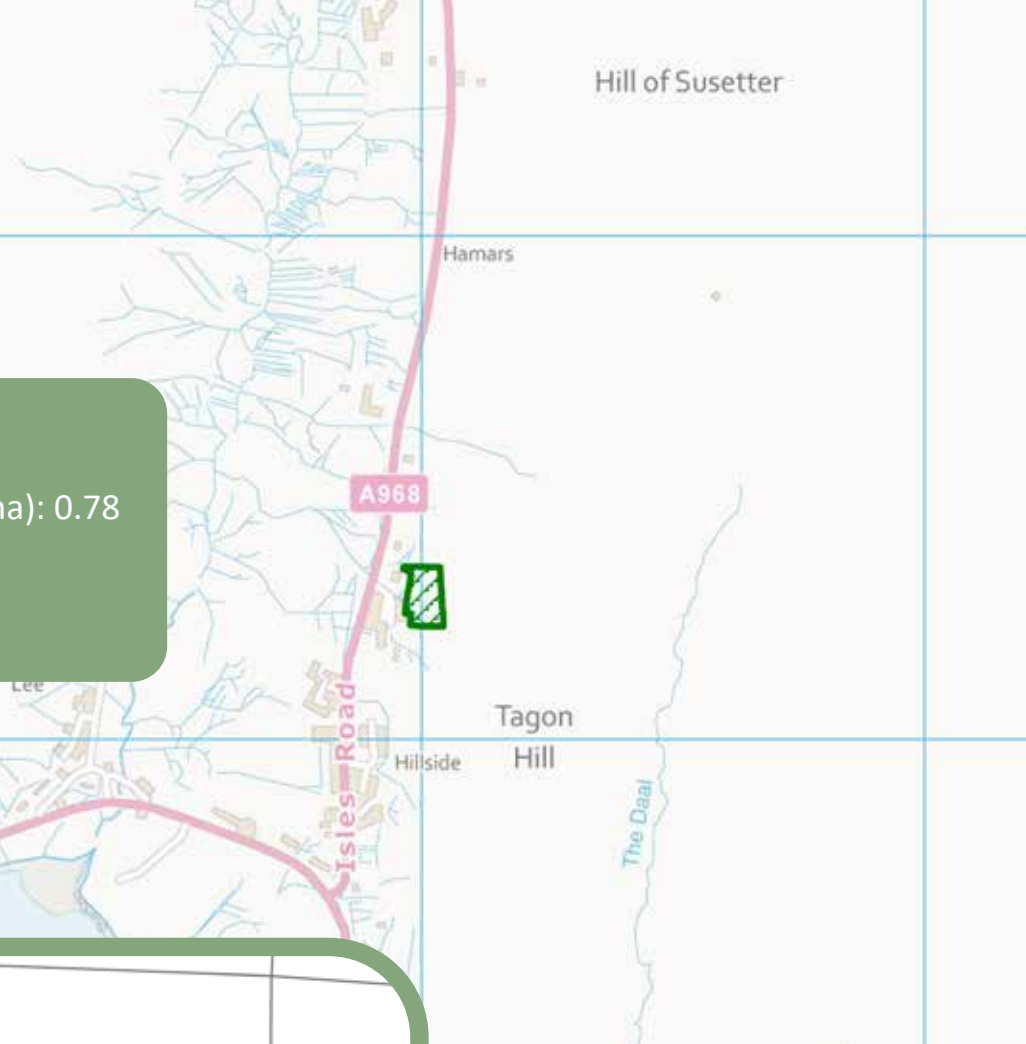
### Development Status

- 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

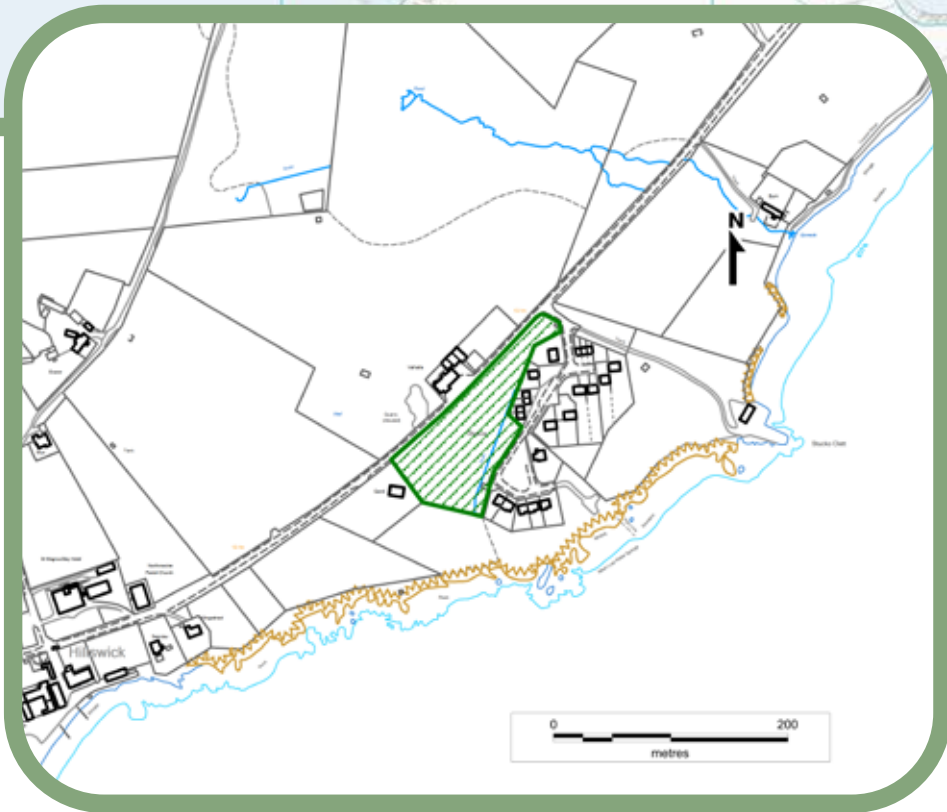
### Development Status

- 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



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Islands Council

## Shetland Housing Land Audit 2021/22



# 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

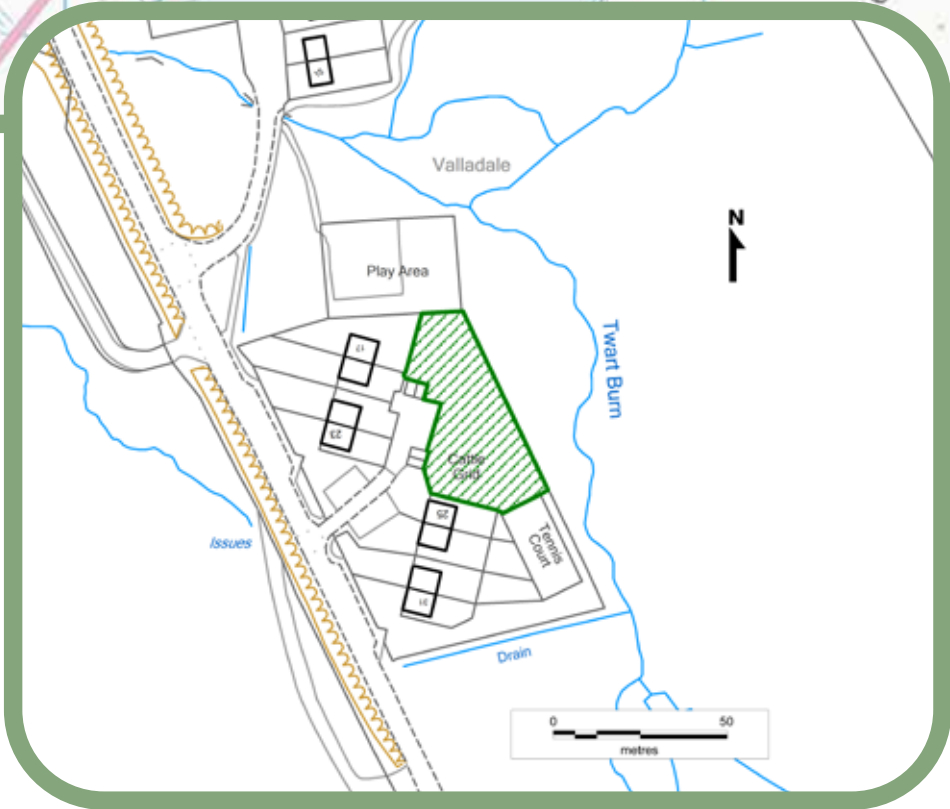
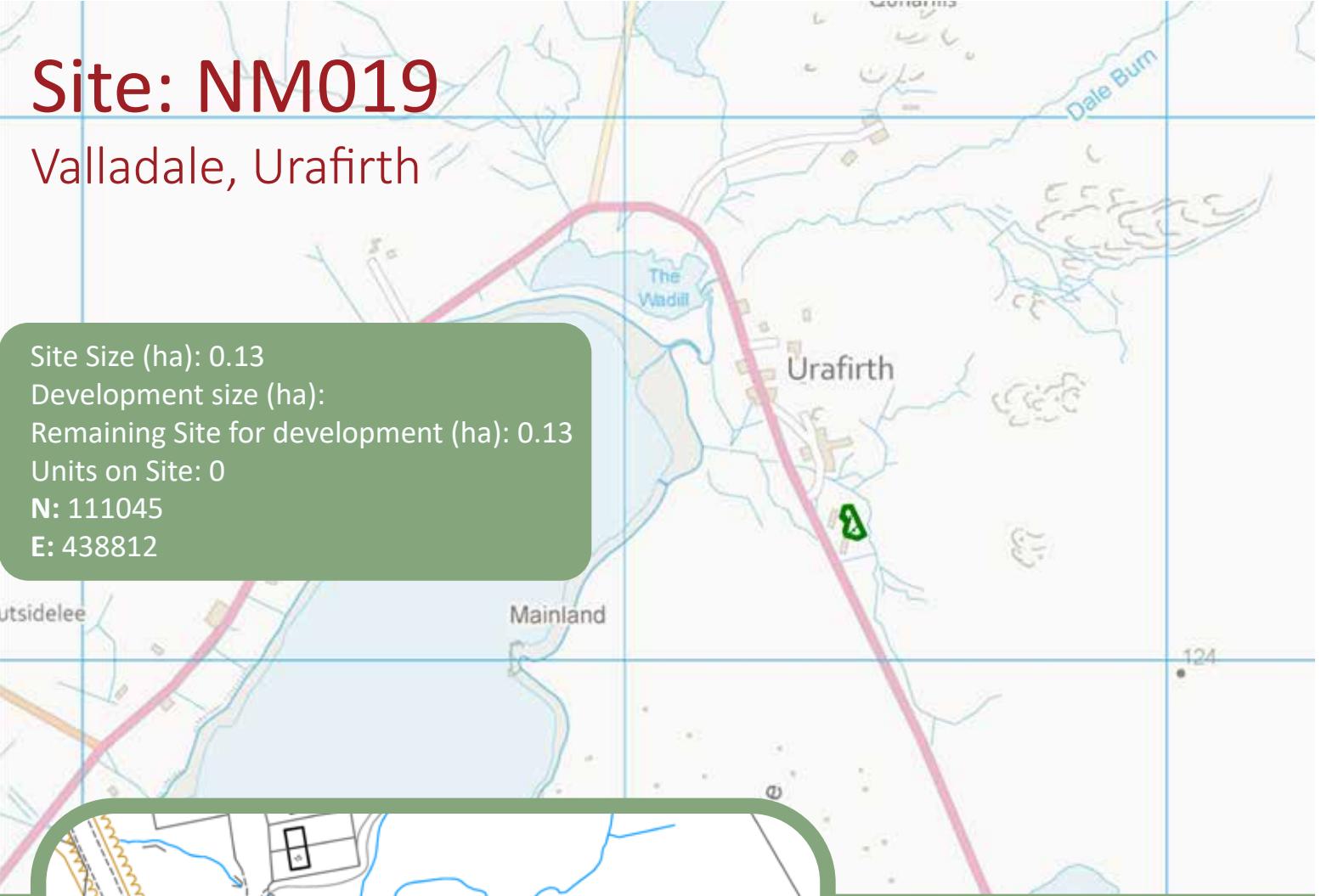


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# Site: NM019

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

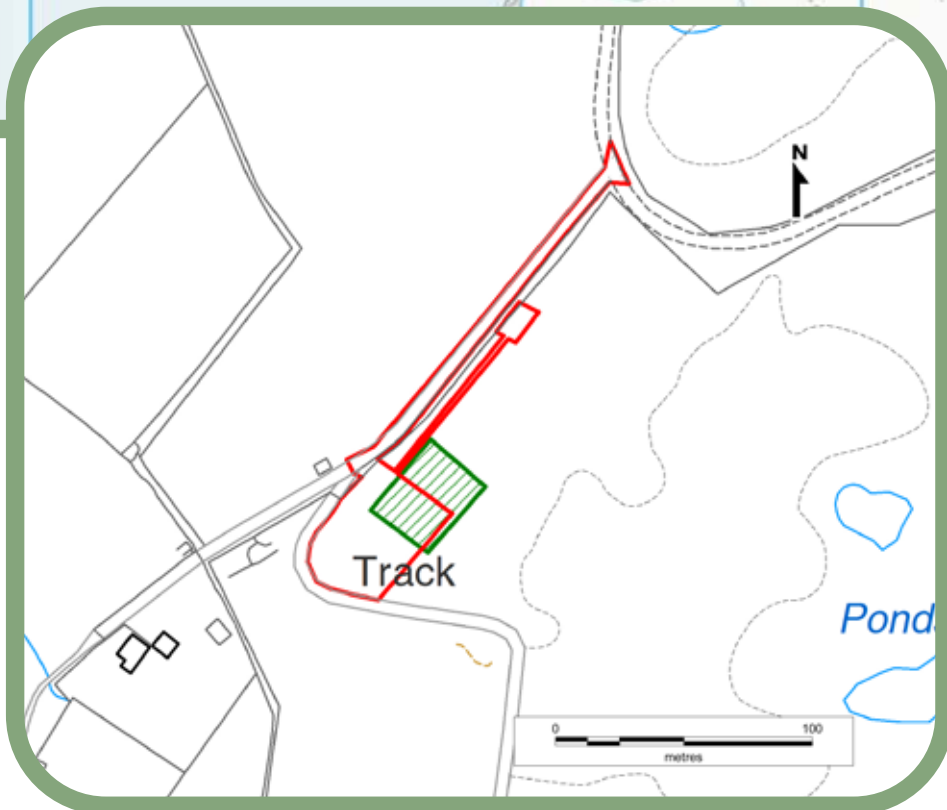
### Development Status

- 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

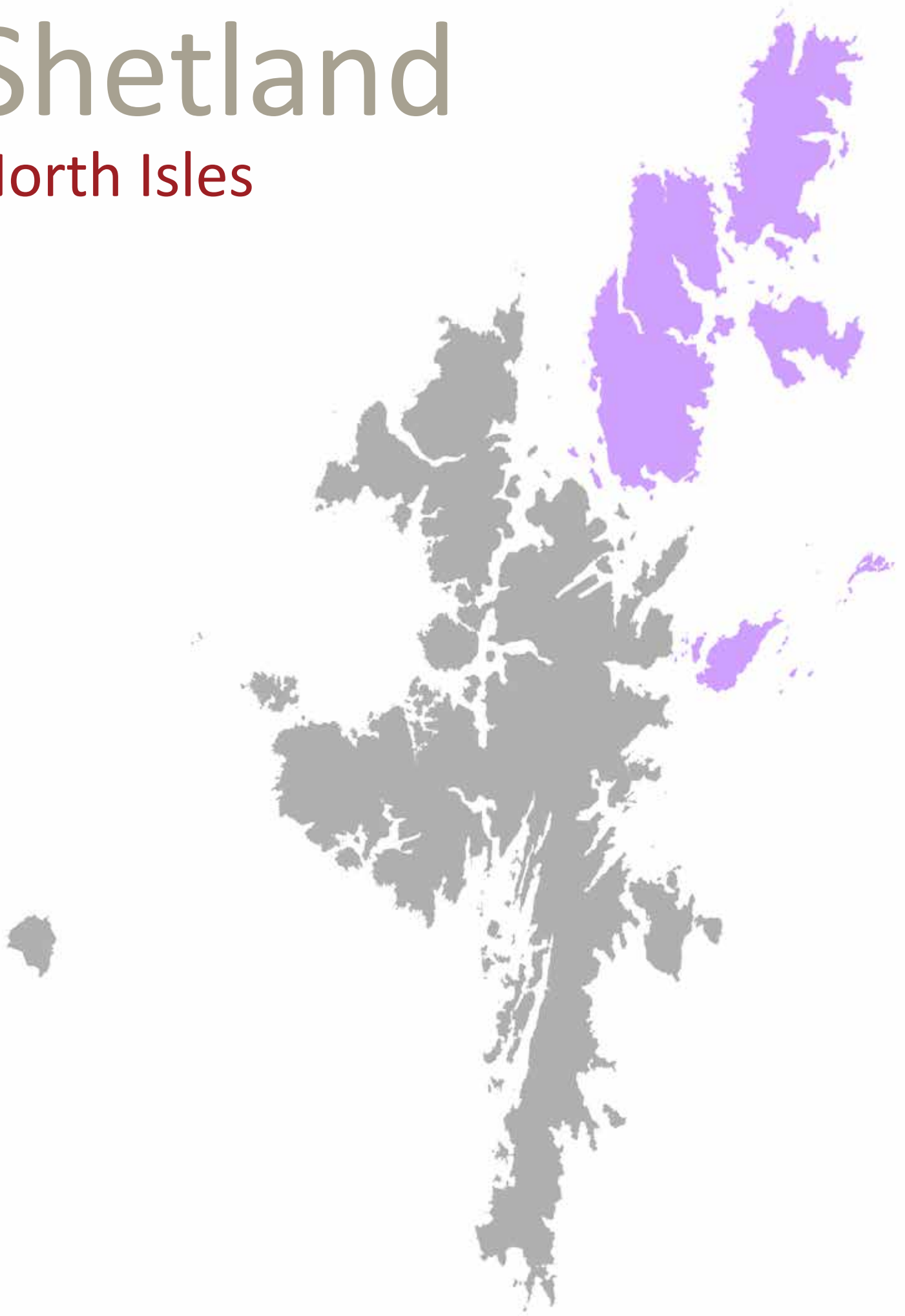
### Development Status

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



# Shetland

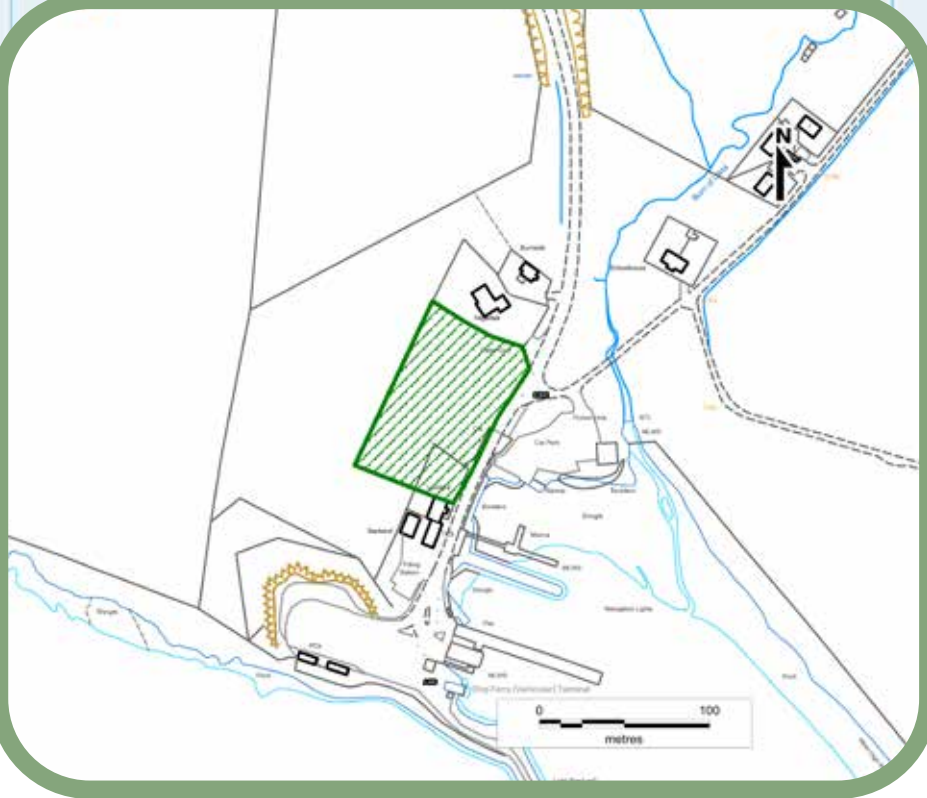
## North Isles



# 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

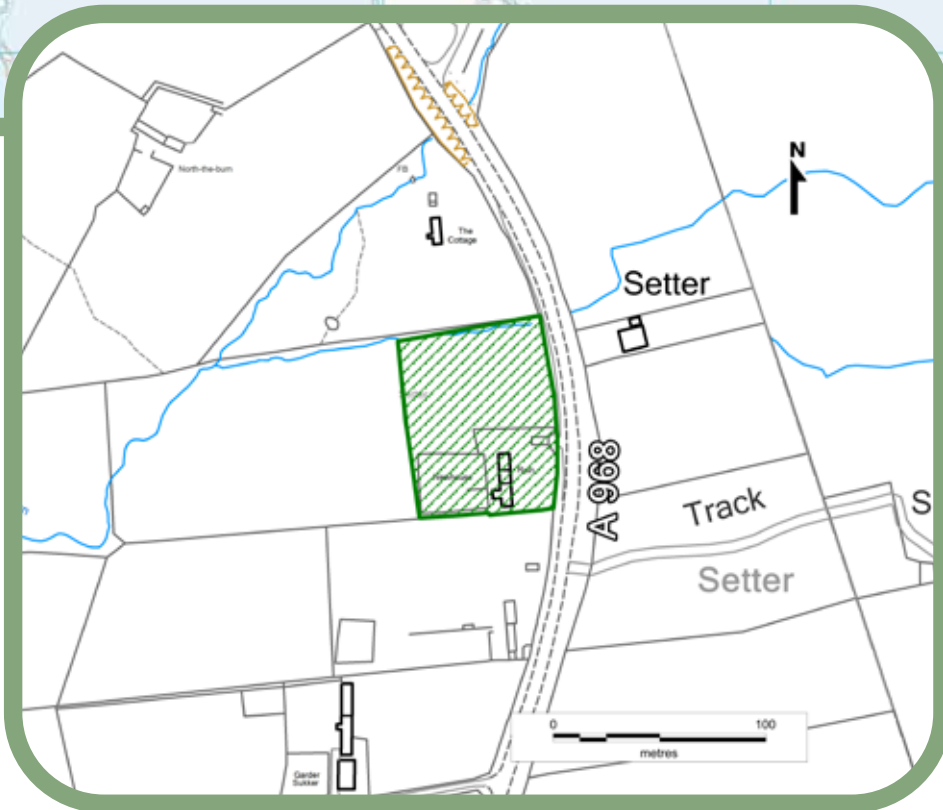
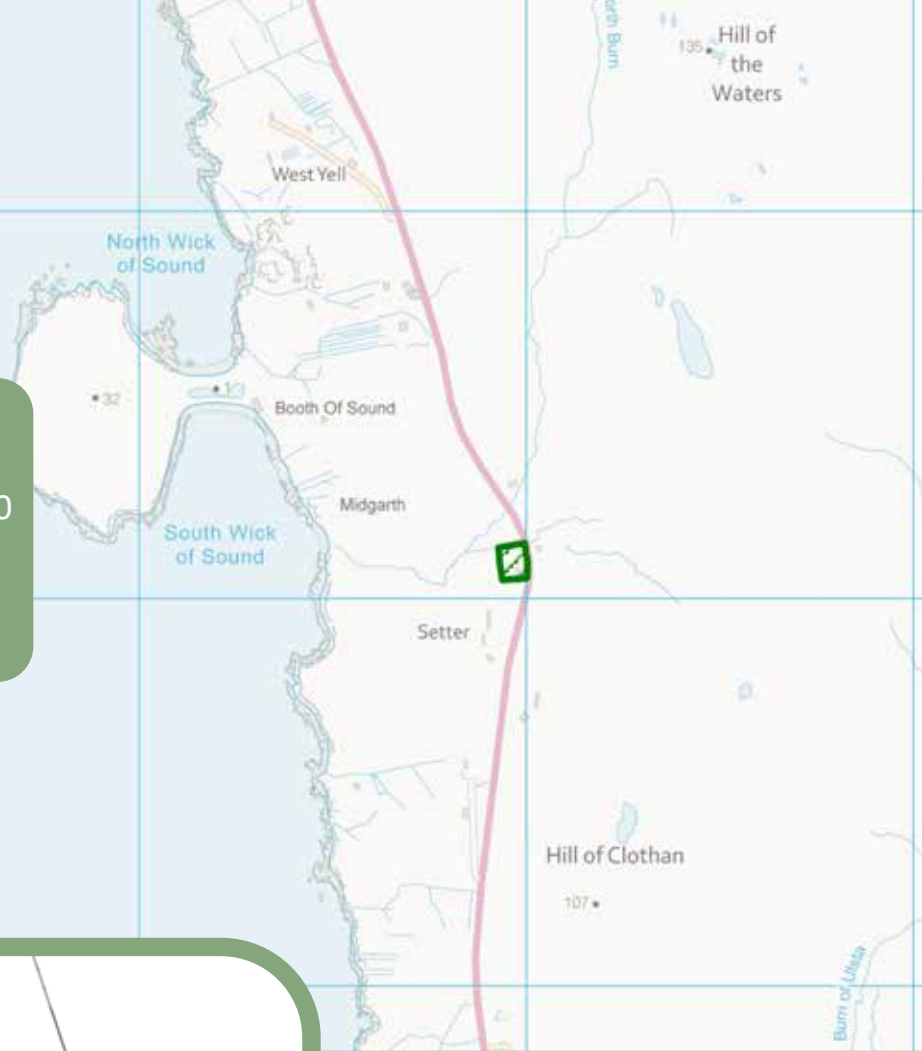
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# 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

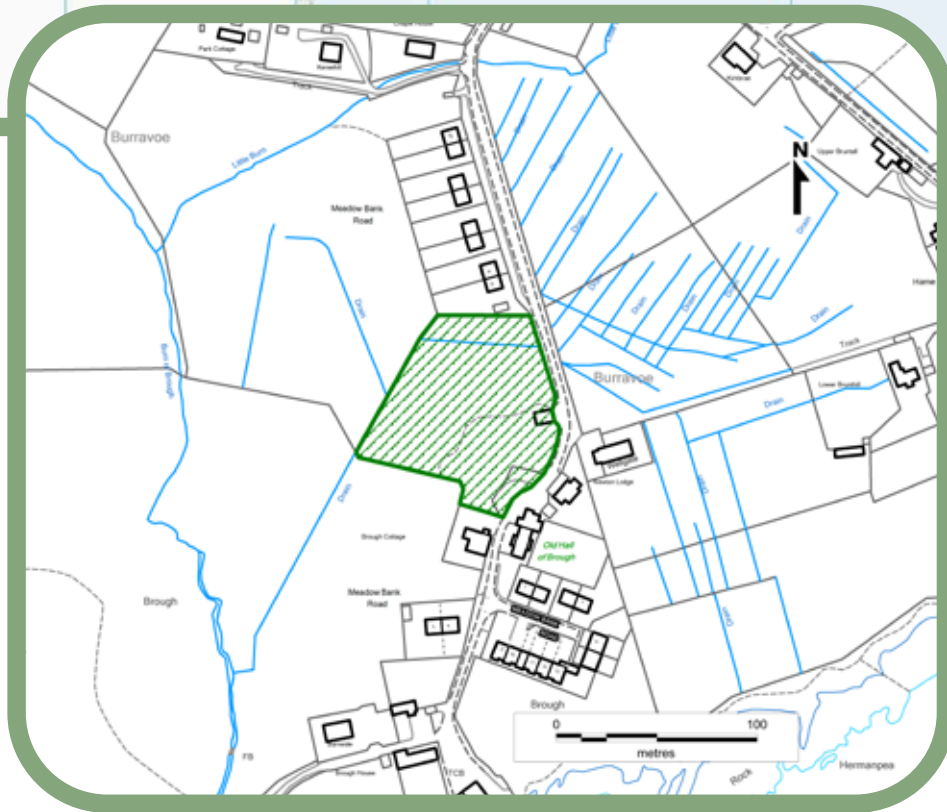
## Development Status

- 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



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### **Shetland Housing Land Audit**

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