

# Shetland

## Employment Land Audit



2020/21



**SHETLAND**  
ISLANDS COUNCIL

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## Introduction

The Shetland Islands Council Employment Land Audit (ELA) provides an overview of the availability of employment land across Shetland. The figures contained within the ELA demonstrate the status and availability of employment sites as of 31<sup>st</sup> March 2021.

For the purposes of this Audit employment land is limited to Class 4 (Business), 5 (General Industry) and 6 (Storage and Distribution) as defined in the 1997 Town and Country Planning (Use Classes) (Scotland) Order.

The Audit is a useful tool in monitoring the uptake of sites with development potential for business and industry and identifying any shortfall in availability of land for such development.

## National Policy:

**Scottish Planning Policy (SPP)** sets out the national policy direction for land use planning, including policy on the provision of employment land in Local Development Plans.

Scottish Planning Policy Paragraphs 101, 102 and 103 state that:

101. Local development plans should allocate a range of sites for business, taking account of current market demand; location, size, quality and infrastructure requirements; whether sites are serviced or serviceable within five years; the potential for a mix of uses; their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks. The allocation of such sites should be informed by relevant economic strategies and business land audits in respect of land use classes 4, 5 and 6.

102. Business land audits should be undertaken regularly by local authorities to inform reviews of development plans, and updated more frequently if relevant. Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply.

103. New sites should be identified where existing sites no longer meet current needs and market expectations. Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site.

## **Local Policy:**

The [Shetland Local Development Plan](#) was adopted in September 2014. The Local Development Plan has a key role to play in maintaining the number of economically active people throughout Shetland by supporting the development of business and industry. Generating and promoting new jobs in existing communities embraces the principles of sustainability, reducing the need to travel and maintaining the viability of local services and infrastructure.

The Plan, alongside associated Draft Supplementary Guidance on Business and Industry, identifies a range of Sites with Development Potential for industry as well as carrying forward the Industrial areas as identified in the previous Shetland Local Plan 2004.

Policy ED1 – ‘Support for Business and industry’ sets out the Council’s position on encouraging sustainable economic development opportunities and business developments with particular regard to Sites with Development Potential for industry and identified industrial areas.

Supplementary Guidance – Business and industry Policy SGED1 ‘Industrial areas and Sites with Development Potential’ sets out the hierarchy of land available for business and industry throughout Shetland. Policy SGED2 ‘Business and Industrial Developments within Existing Rural Settlements’ provides the policy framework for such developments in existing rural settlement, particularly Areas of Best Fit, where land is not designated for specific purposes.

## Methodology:

This Audit is based on data from planning permissions granted for business and industry developments under use classes 4, 5 and 6.

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

The data collected is split into the following four groups reflecting the hierarchy identified within Policy SGED1 of the LDP:

### 1. Applications on Sites with Development Potential as identified in the LDP

- **Sites with Development Potential:** These sites were identified through the 'Call for Sites' process for the adopted LDP. The sites have been assessed as 'Sites with Development Potential' for business and industry through the site assessment process during the formulation of the plan.

### 2. Applications within industrial areas as identified in the LDP

- **Industrial Areas:** Industrial areas previously identified in the 2004 Local Plan were carried forward into the LDP.

### 3. Applications on Areas of Best Fit as identified within the LDP

- **Areas of Best Fit:** Areas of Best Fit (AoBF) were identified in the LDP to provide a focus for growth within and adjacent to the largest community in each locality area of Shetland. Within AoBF amenities such as schools, shops, employment and essential infrastructure are all readily available through a range of sustainable transport options; and will support large, medium and small scale developments.

### 4. Windfall sites

- **Windfall Sites:** Development sites which become available for development unexpectedly during the life of the development plan and so are not identified individually in the plan.

The Planning Service acknowledges that during the period 2016/17 to 2020/21 **66% of business and industry development has occurred on windfall sites**. Whilst these developments are not on sites allocated within the LDP they did comply with the policies of the plan.

## Tables

### Applications approved on Sites with Development Potential

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Use Class 4	2	0	1	0	0	3
Use Class 5	1	4	2	0	0	7
Use Class 6	0	2	0	0	0	2
Total	3	6	3	0	0	12

### Applications approved on Windfall Sites

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Use Class 4	4	2	6	3	4	19
Use Class 5	5	9	5	4	0	23
Use Class 6	2	7	2	1	0	12
Total	11	18	13	8	4	54

### Applications Approved on Industrial Sites identified within the Business & Industry Supplementary Guidance

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Use Class 4	0	1	0	0	1	2
Use Class 5	2	2	2	0	0	6
Use Class 6	0	2	1	1	0	4
Total	2	5	3	1	1	12

### Applications Approved within an Area of Best Fit

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Use Class 4	3	1	1	0	0	5
Use Class 5	0	0	0	0	0	0
Use Class 6	2	0	0	1	1	4
Total	5	1	1	1	1	9

### Total Applications

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Use Class 4	9	4	8	3	5	29
Use Class 5	8	13	8	4	0	33
Use Class 6	4	9	3	3	1	20
Total	21	26	19	10	6	82

## Analysis of Period 2016/2017 to 2020/21

15% of all applications (Use Classes 4-6) approved were on Sites with Development Potential.

25% of applications on Sites with Development Potential were for Class 4, 58% for Class 5 and 17% for Class 6.

33% of applications were for Business developments (Class 4), 42% of applications were for general industry (Class 5) and 25% for storage or distribution (Class 6).

## Analysis of Period 2020/21

In the 2020/21 period there were 6 applications approved. Of these, 4 (67%) were approved on windfall sites. There were no applications approved on Sites with Development Potential.

When viewing LDP sites solely (removing development on sites identified in Supplementary Guidance) only one site (within an AoBF) was granted consent (17% of the total for the year).

## Land Availability of Sites – Local Development Plan (2014)

Analysis of industrial sites and mixed use sites identified in the LDP as 'Sites with Development' Potential shows that 170.03 ha of land was available for employment uses at the adoption of the plan in September 2014. Since then 15.41ha (9%) of land has been developed and 154.62ha (91%) remains available.

The majority of land for Class 4, 5 and 6 development in the LDP are identified in Lerwick, although there are some large sites in the North Mainland at Scatsta and Sellaness.

<b>Industrial Sites</b>	<b>Site Size(ha)</b>	<b>Area Developed(ha)</b>	<b>Area Remaining (ha)</b>
<u>Lerwick</u>			
LK001 Former Decca Station, Lerwick	5.37	1.64	3.73
LK002 Blackhill Industrial Estate, Lerwick	2.16	0	2.16
LK003 Gremista Industrial Estate, Lerwick	0.72	0.14	0.58
LK004 Gremista Industrial Estate, Lerwick	1.29	0	1.29
LK005 Rova Head, Lerwick	7.82	0.66	7.16
LK006 Black Hill Industrial Estate, Lerwick	13.41	0.78	12.63
LK007 Port Business Park, Lerwick	1.6	0.1	1.5
LK011 Staneyhill, Lerwick	37.58	0.9	36.68
LK014 Gremista Industrial Estate, Lerwick	1.7	0	1.7
LK018 Gremista Industrial Estate, Lerwick	0.32	0	0.32
LK019 Rova Head, Lerwick	4.4	0	4.4
LK020 Rova Head, Lerwick	6.18	0	6.18
LK021 Dales Voe, Lerwick	8	7.19	0.81
<b>Lerwick Sites Total</b>	<b>90.55</b>	<b>11.41</b>	<b>79.14</b>

## Outwith Lerwick

NM004 Scatsta	26.5	1.71	24.79
NM005 Sellaness	11.95	0.7	11.25
NM013 Loch of Haggrister, Sullom	6.9	0	6.9
NM020 Sellaness	20.59	2.77	17.82
<b>Other Sites Total</b>	<b>65.94</b>	<b>4.38</b>	<b>61.56</b>

<b>Total Industrial Land (ha)</b>	<b>156.49</b>	<b>15.31</b>	<b>141.18</b>
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## **Mixed Use Sites**

SM019 Scatness, Dunrossness	1.45	0.17	1.28
BR002 Ham, Bressay	0.8	0	0.8
LK10, Seafield Lerwick	0.96	0.73	0.23
LK015, Anderson High School, Lerwick	5.33	0	5.33
NM0008, Firth Camp, Mossbank	1.44	0	1.44
SM024 The Hamarsenn, Dunrossness	3.56	0	3.56
<b>Total Mixed Use Land (ha)</b>	<b>13.54</b>	<b>0.9</b>	<b>12.64</b>

<b>Total Industrial &amp; Mixed Use Land (ha)</b>	<b>170.03</b>	<b>15.41</b>	<b>154.62</b>
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## **Next Steps**

This Audit helps inform the Action Programme as part of the continual monitoring of the Local Development Plan.

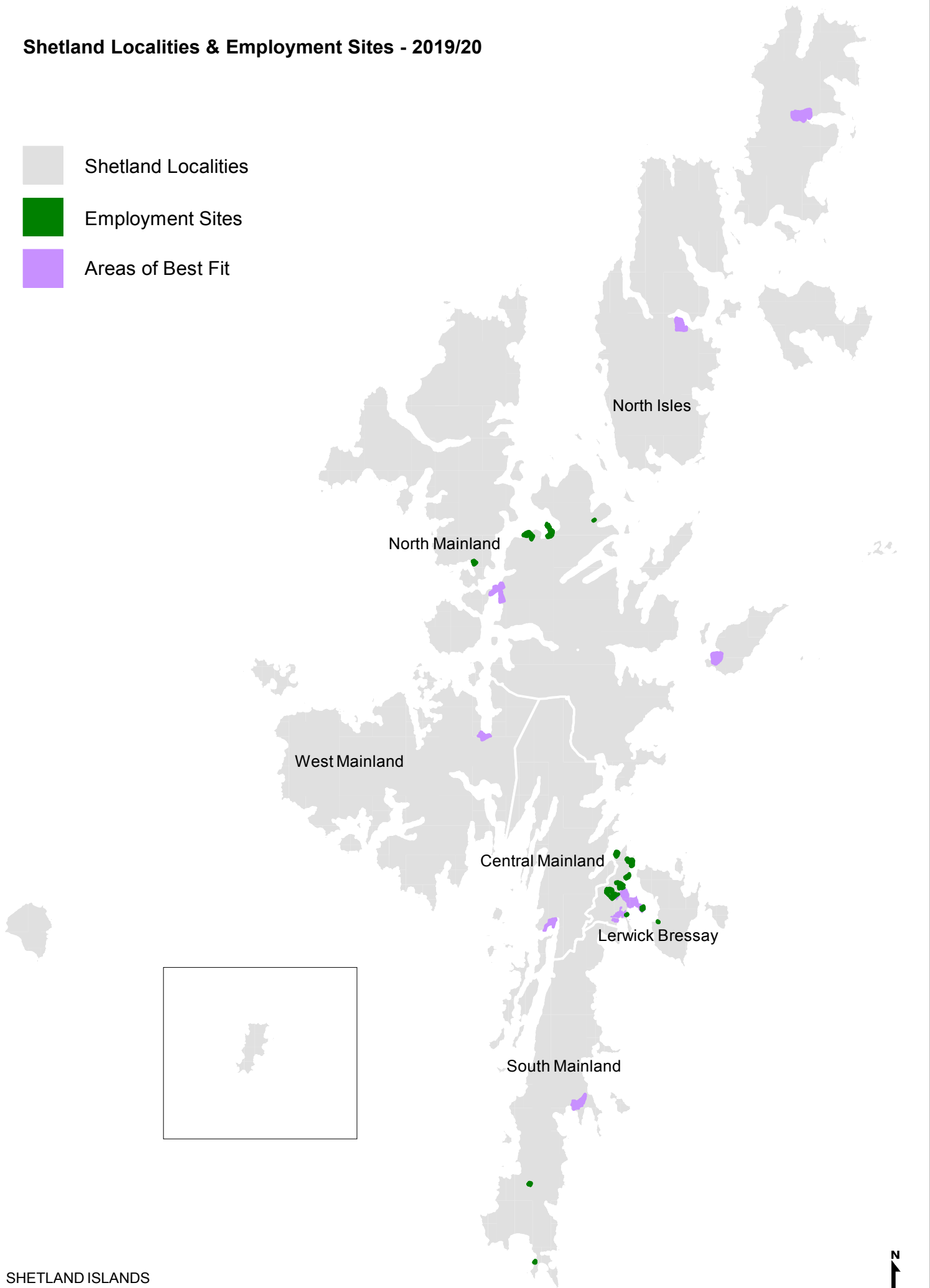
Since the last Employment Land Audit was published work has continued to gather the evidence base that will feed into LDP2. Work has continued on our Spatial Strategy and we ran a Call for Sites inviting landowners and developers to submit land for potential allocation within the next Local Development Plan. The Development Plans team is currently in the process of assessing all the submitted sites, expecting to have completed assessment during 2021. Through this process we are working with the Council's Economic Development Unit and Highlands and Islands Enterprise (HIE) to gain their input into the sites assessments.

We will continue to work closely with developers, agencies and other Council departments through the lifetime of current LDP and throughout the development of the next plan.



# Shetland Localities & Employment Sites - 2019/20

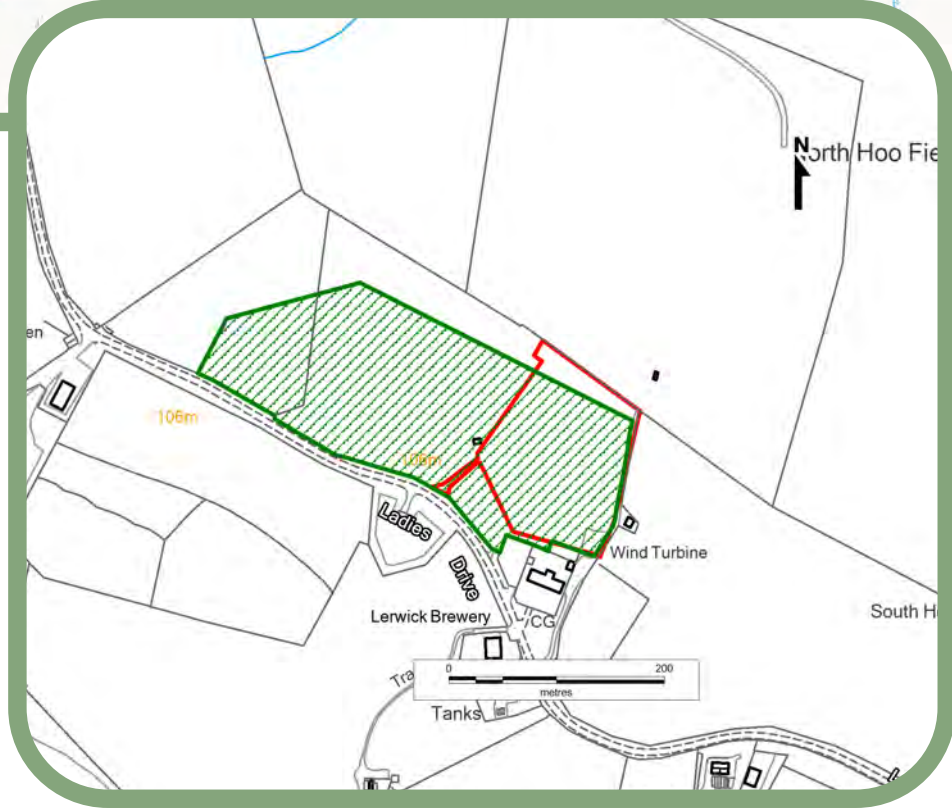
- Shetland Localities
- Employment Sites
- Areas of Best Fit



# Site: LK001

## Former Decca Station, Lerwick

Site Size (ha): 5.37  
 Development size (ha): 1.64  
 Remaining Site for development (ha): 3.73



### 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: LK002

## Blackhill Industrial Estate, Lerwick

Site Size (ha): 2.163  
 Development size (ha): 0  
 Remaining Site for development (ha): 2.163



### 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

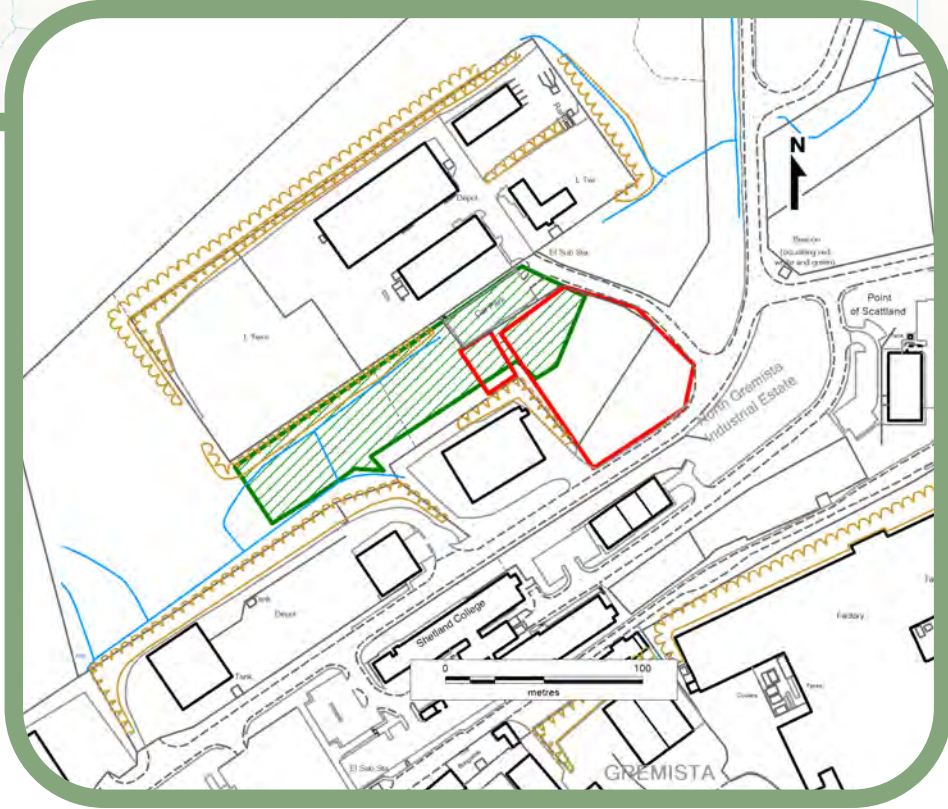


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# LK003

## Gremista Industrial Estate, Lerwick

Site Size (ha): 0.72  
 Development size (ha): 0.14  
 Remaining Site for development (ha): 0.58



### 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: LK004

## Gremista Industrial Estate, Lerwick

Site Size (ha): 1.29  
Development size (ha):  
Remaining Site for development (ha): 1.29



#### 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

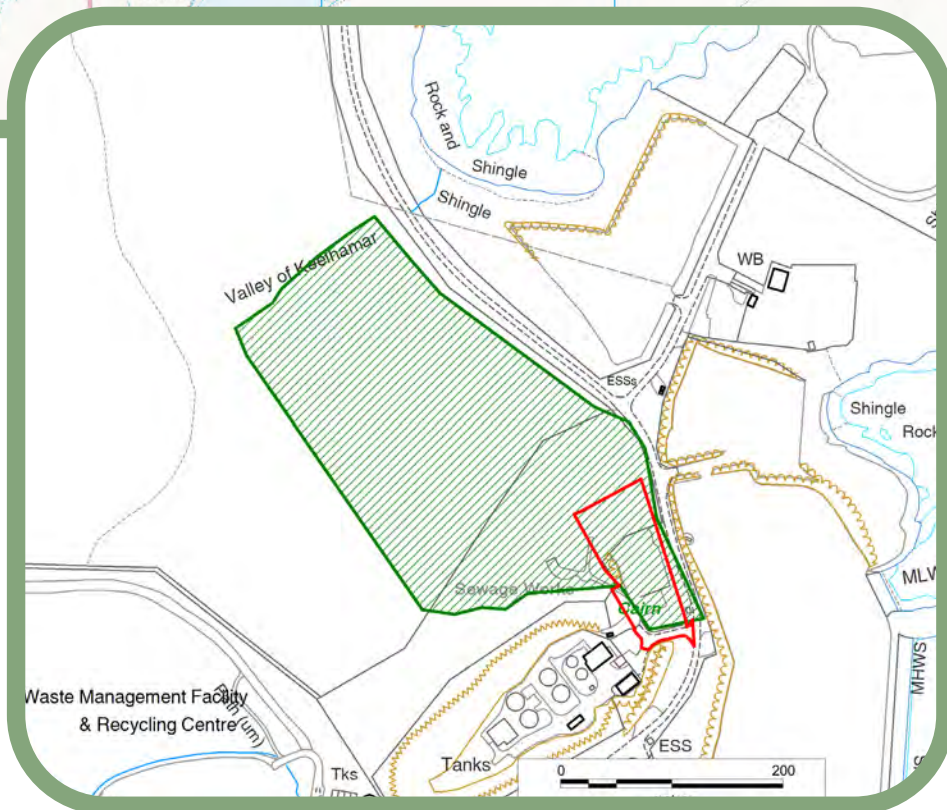
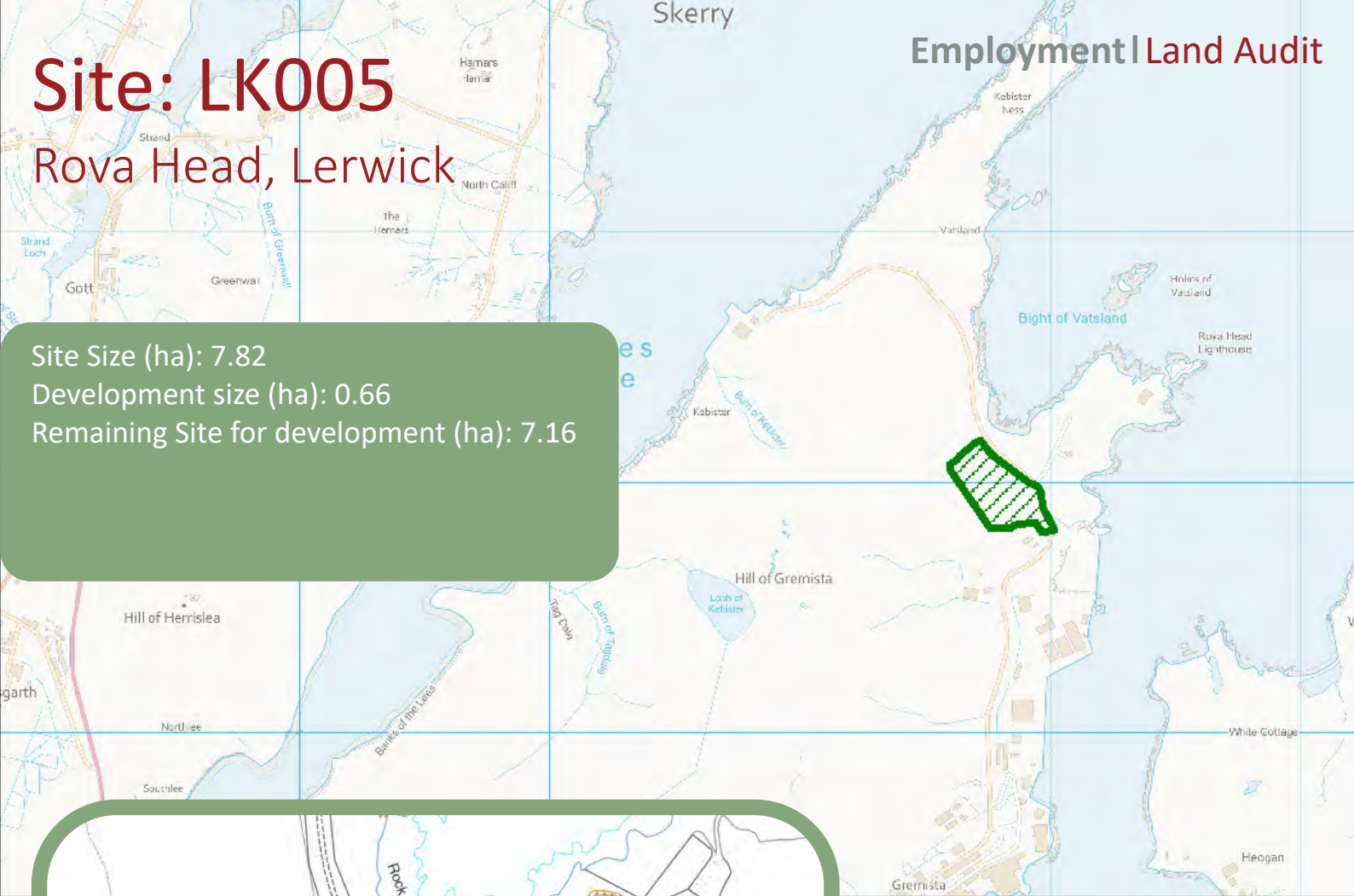


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# Site: LK005

Rova Head, Lerwick

Site Size (ha): 7.82  
 Development size (ha): 0.66  
 Remaining Site for development (ha): 7.16



### 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

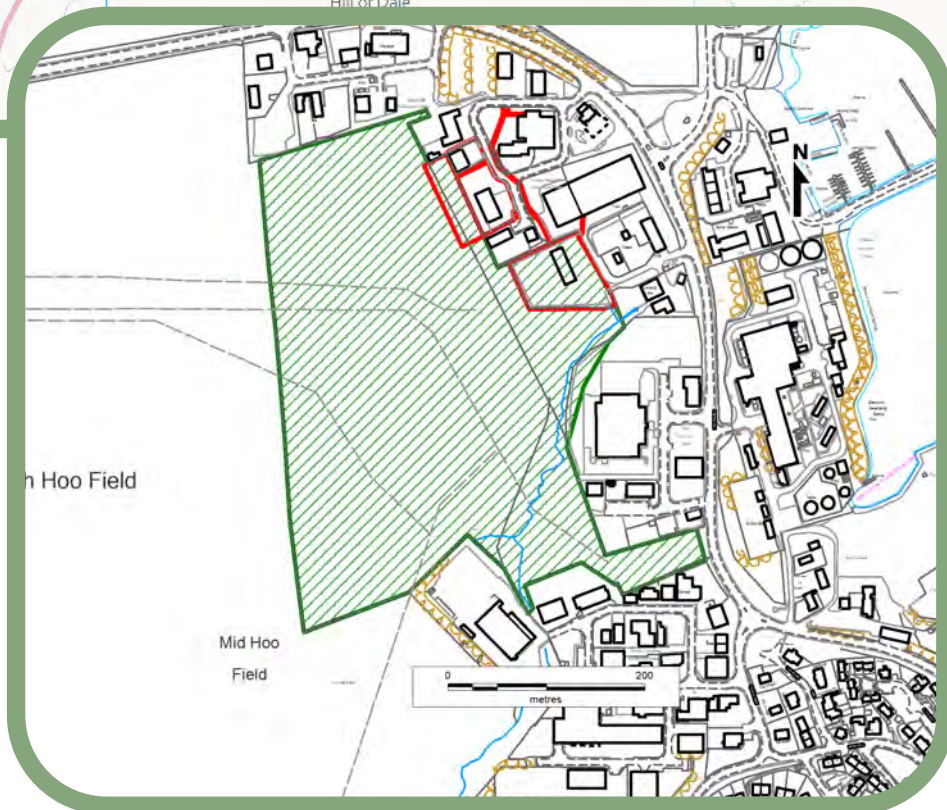


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Islands Council

# Site: LK006

## Blackhill Industrial Estate, Lerwick

Site Size (ha): 13.41  
 Development size (ha): 0.78  
 Remaining Site for development (ha): 12.63



### 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

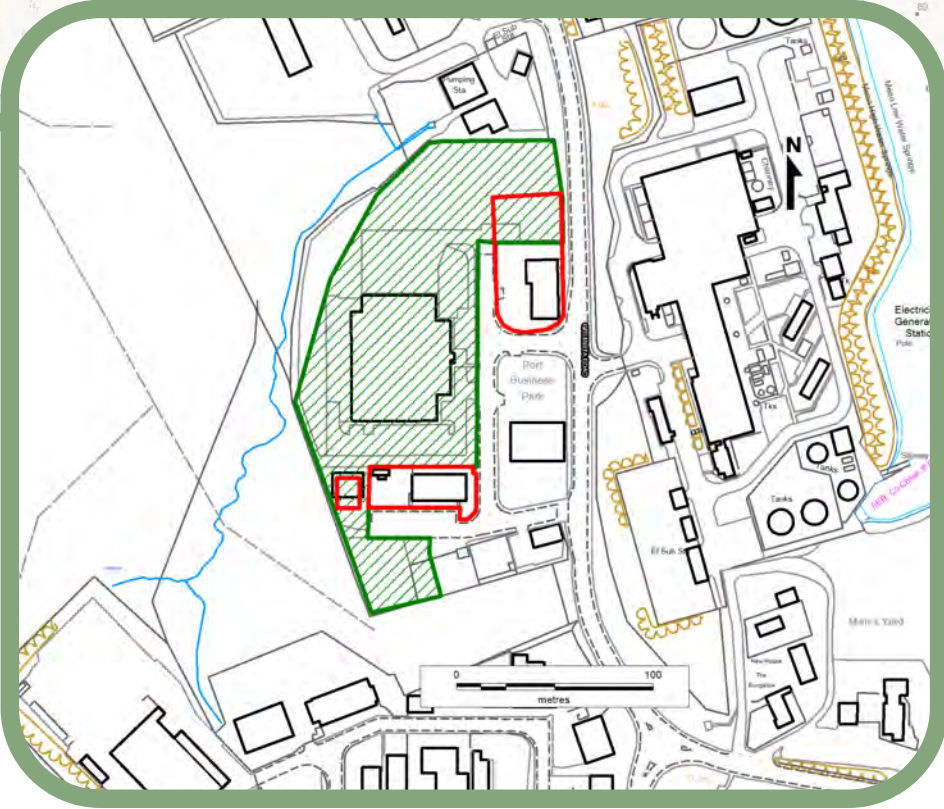
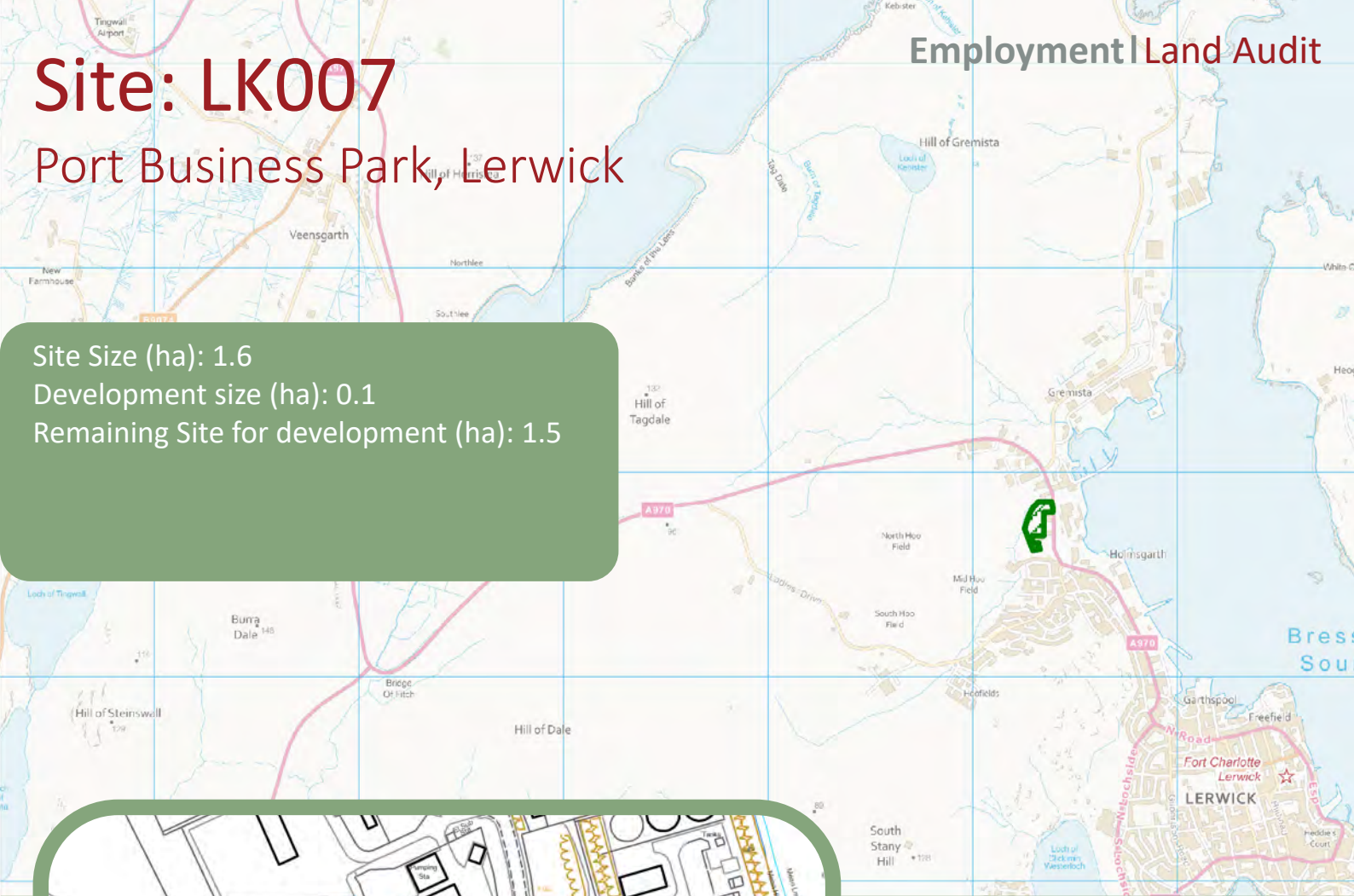


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# Site: LK007

## Port Business Park, Lerwick

Site Size (ha): 1.6  
 Development size (ha): 0.1  
 Remaining Site for development (ha): 1.5



### 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



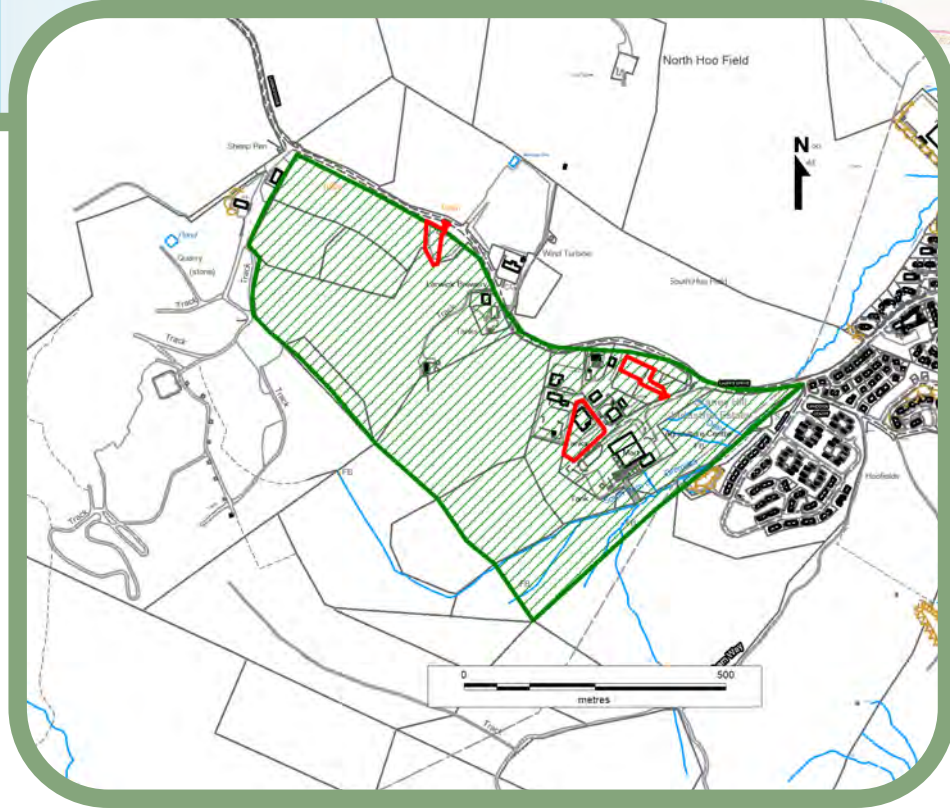
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# Site: LK011

## Staneyhill, Lerwick

Site Size (ha): 37.58  
 Development size (ha): 0.9  
 Remaining Site for development (ha): 36.68



### 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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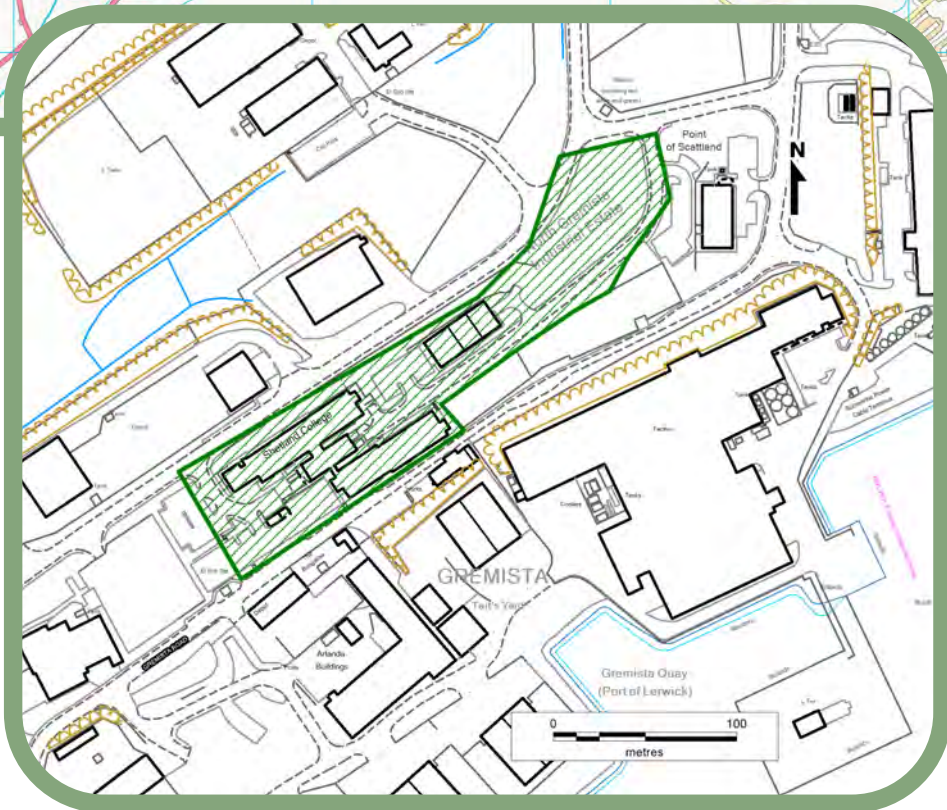
# Site: LK014

## Gremista Industrial Estate, Lerwick

Site Size (ha): 1.88

Development size (ha): 0

Remaining Site for development (ha): 1.88



### 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

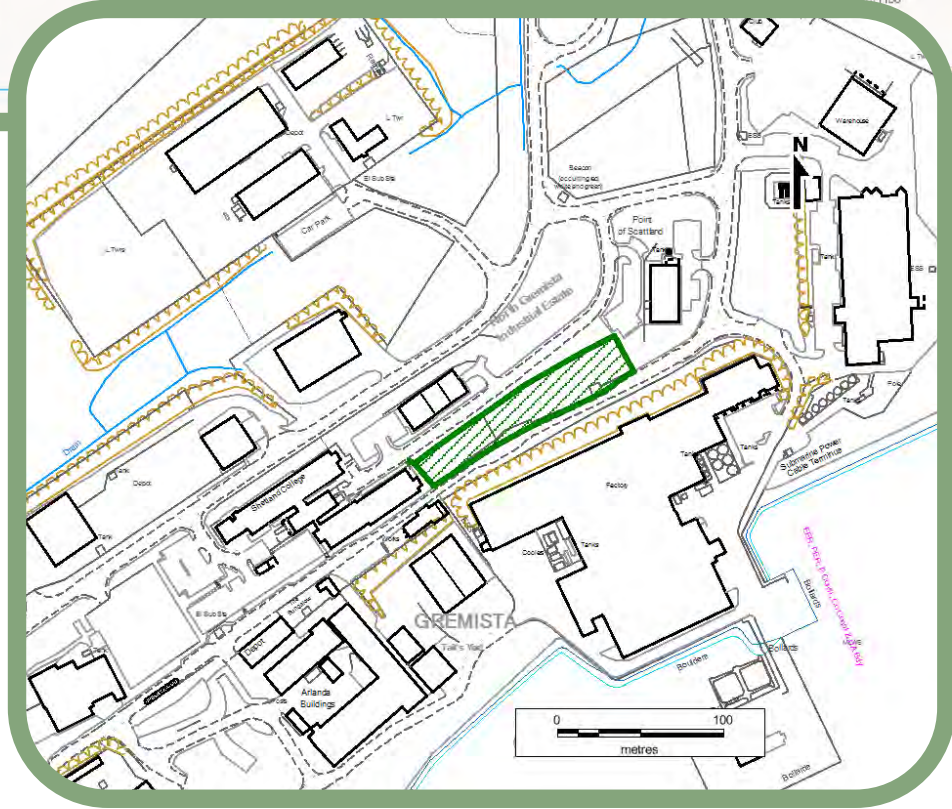


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# Site: LK018

## Gremista Industrial Estate, Lerwick

Site Size (ha): 0.32  
 Development size (ha): 0  
 Remaining Site for development (ha): 0.32



### 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: LK019

## Rova Head, Lerwick

Site Size (ha): 4.4  
 Development size (ha): 0  
 Remaining Site for development (ha): 4.4



### 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

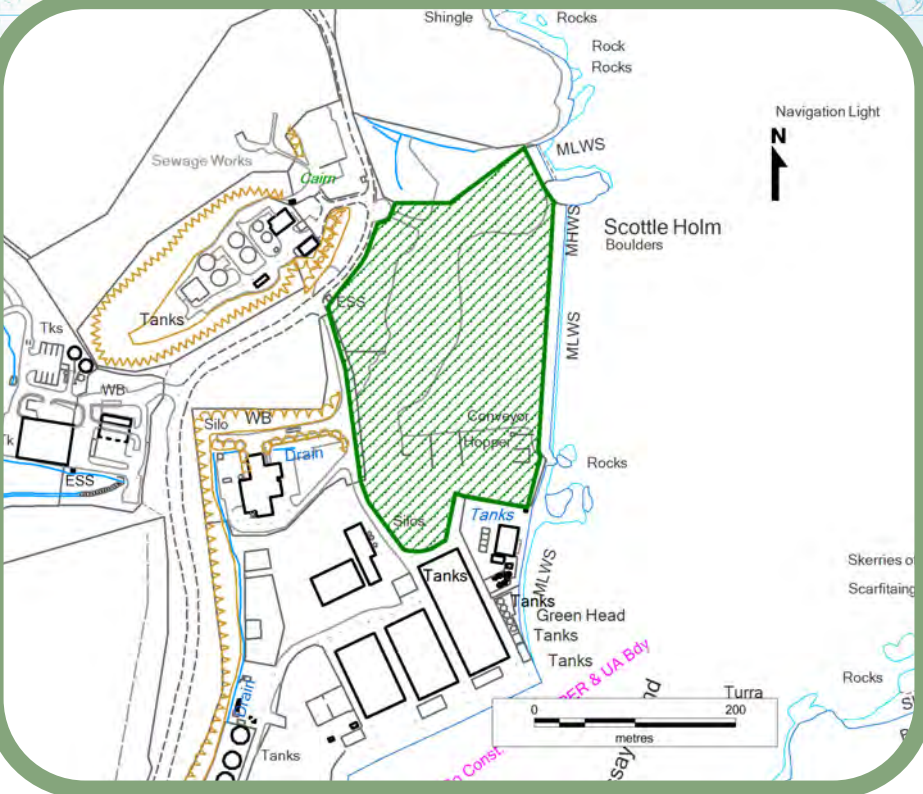


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# Site: LK020

## Rova Head, Lerwick

Site Size (ha): 6.18  
 Development size (ha): 0  
 Remaining Site for development (ha): 6.18



### 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

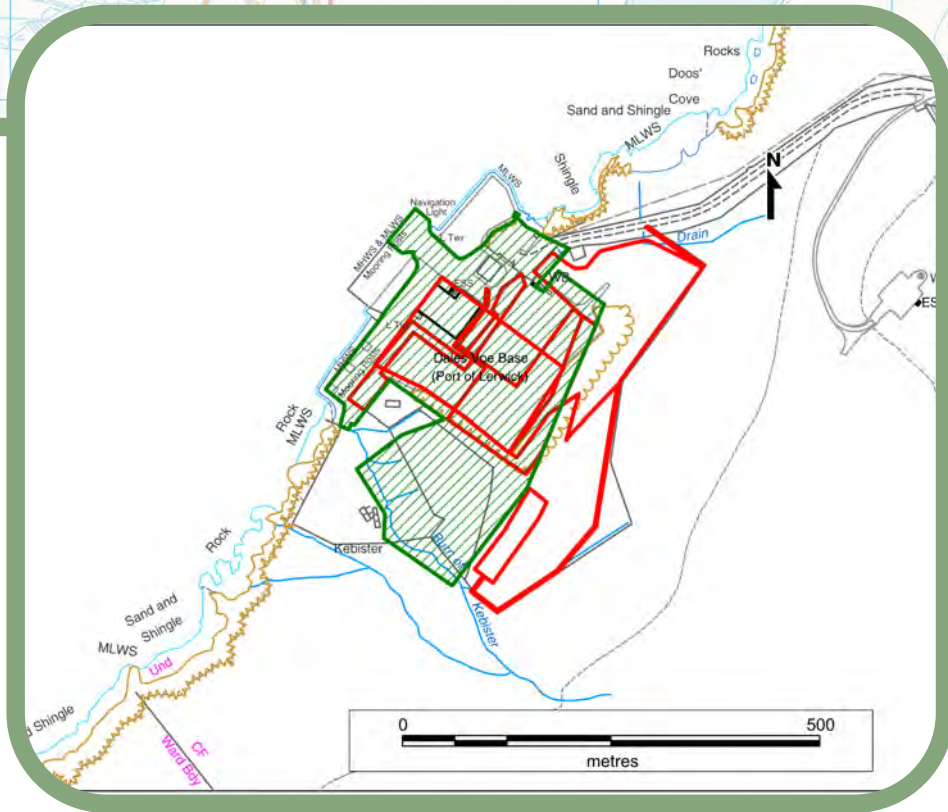


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# Site: LK021

## Dales Voe, Lerwick

Site Size (ha): 8  
 Development size (ha): 7.19  
 Remaining Site for development (ha): 0.81



### 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

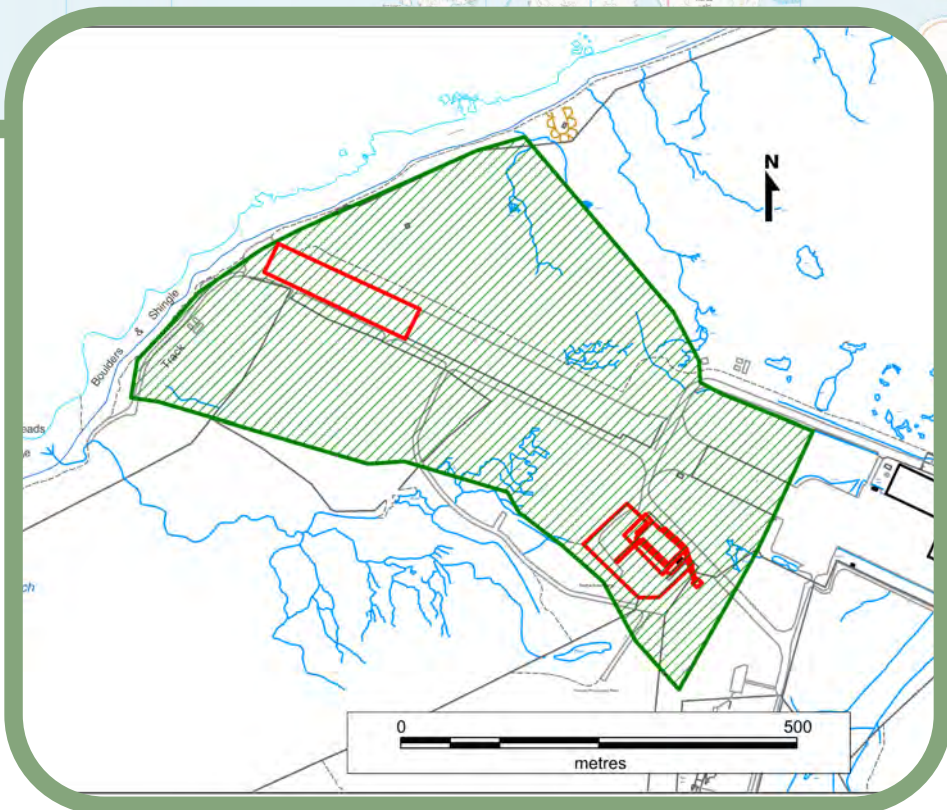


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# Site: NM004

## Scatsta

Site Size (ha): 26.5  
 Development size (ha): 1.71  
 Remaining Site for development (ha): 24.79



### 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

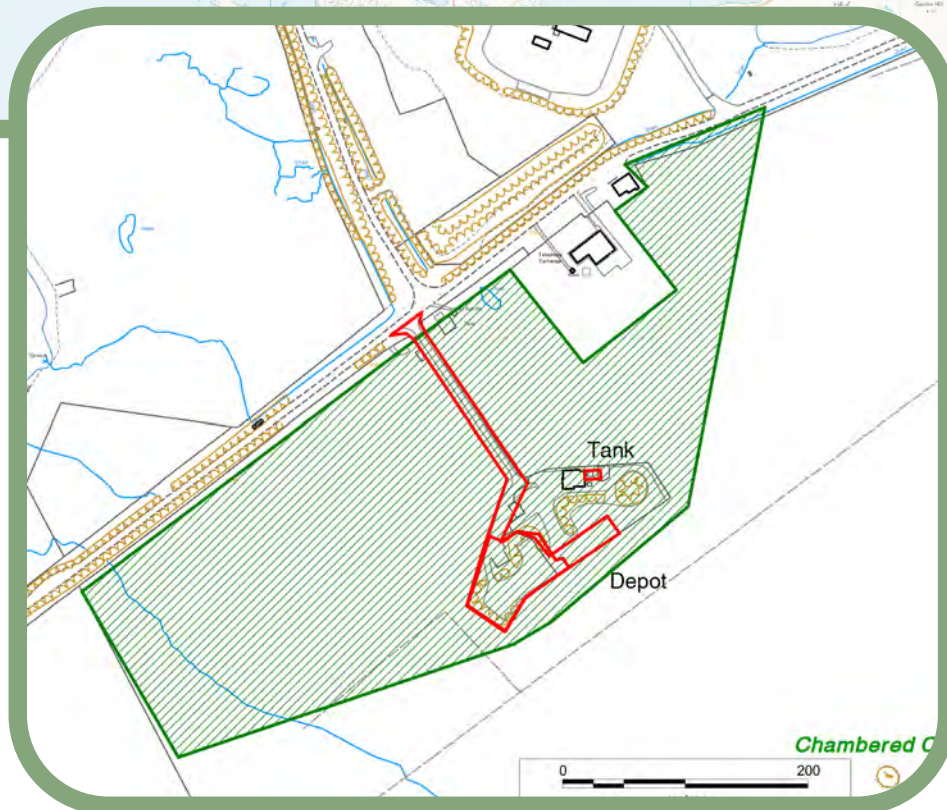


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# Site: NM005

Sellaness

Site Size (ha): 11.95  
 Development size (ha): 0.07  
 Remaining Site for development (ha): 11.25



### 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



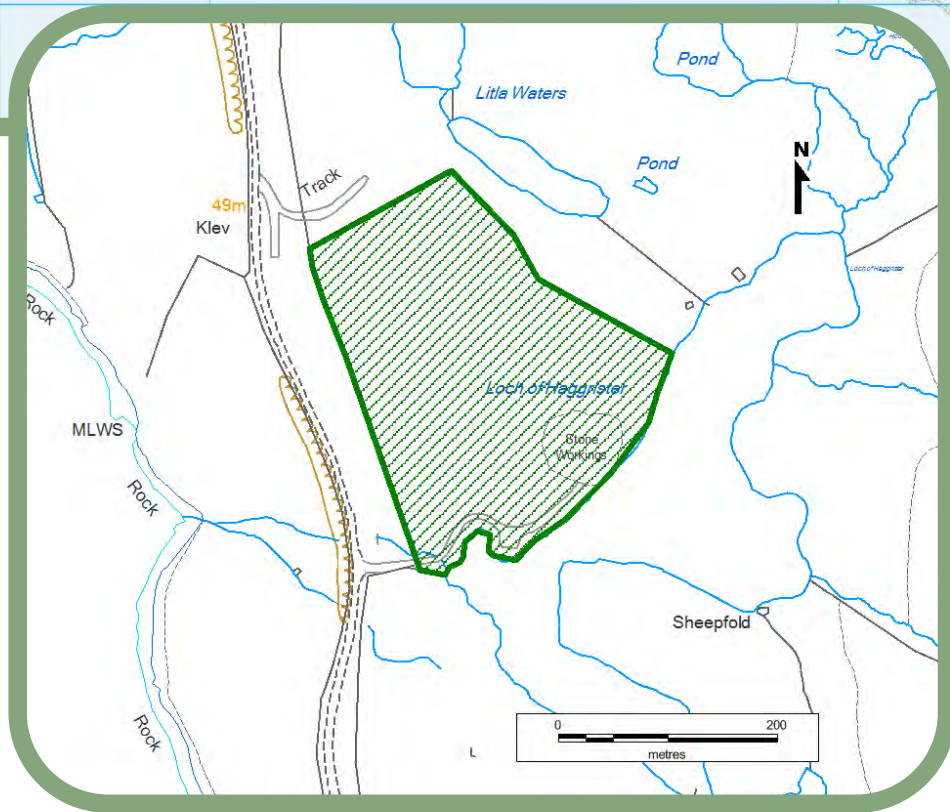
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# Site: NM013

## Loch of Haggriester

Site Size (ha): 6.9  
 Development size (ha): 0  
 Remaining Site for development (ha): 6.9



### 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: NM020

## Sellaness

Site Size (ha): 20.59  
 Development size (ha): 2.77  
 Remaining Site for development (ha): 17.82



### 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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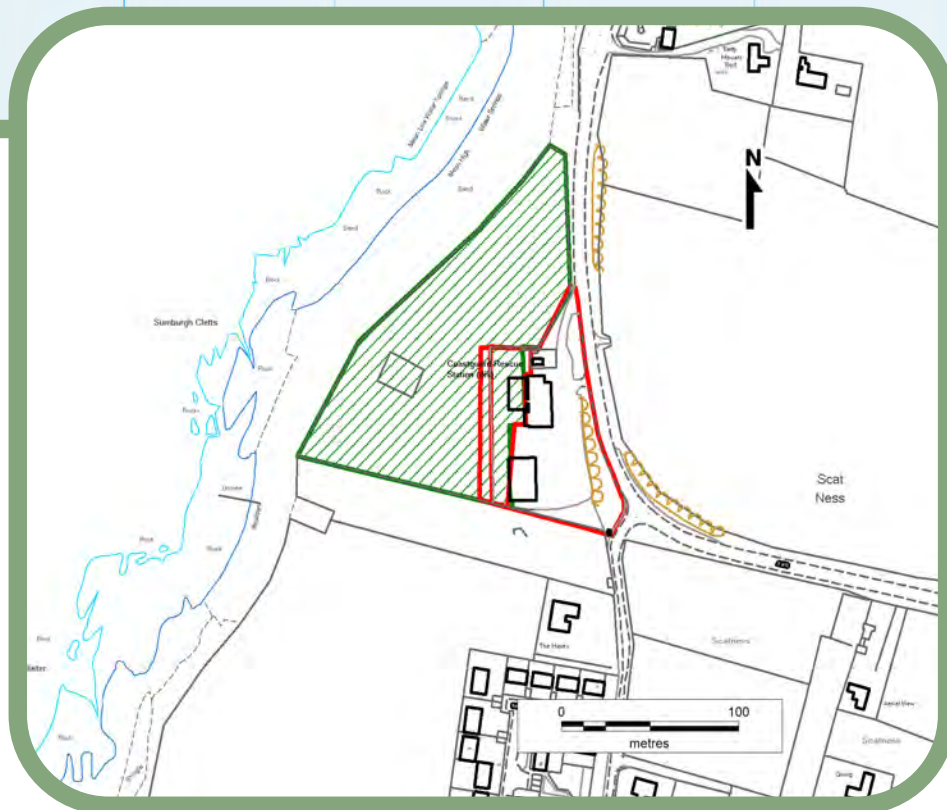
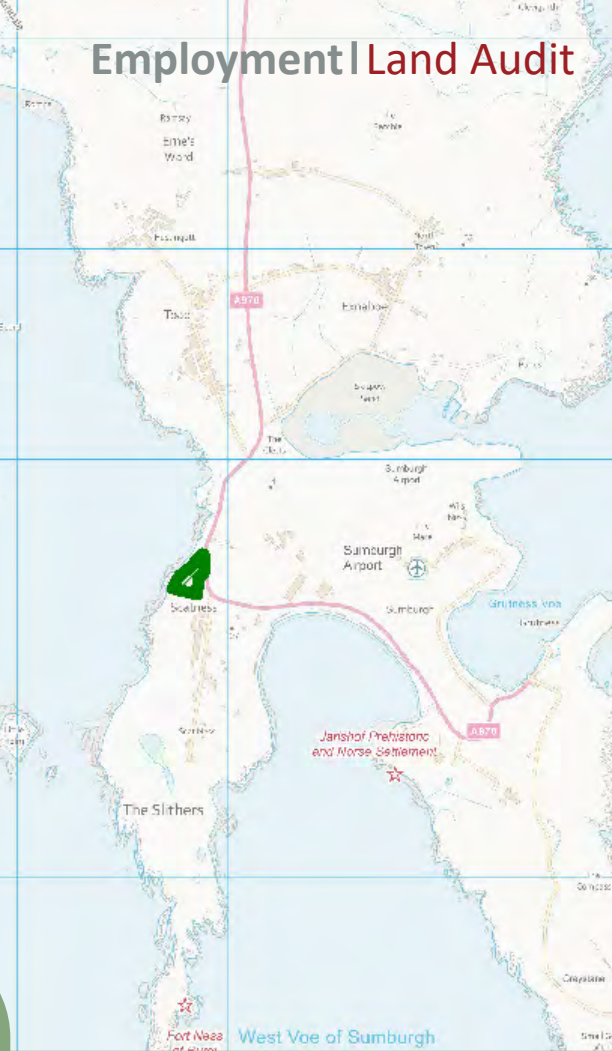


## Mixed Use Sites

# Site: SM019

## Scatness, Dunrossness

Site Size (ha): 1.45  
 Development size (ha): 0.17  
 Remaining Site for development (ha): 1.28



### 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

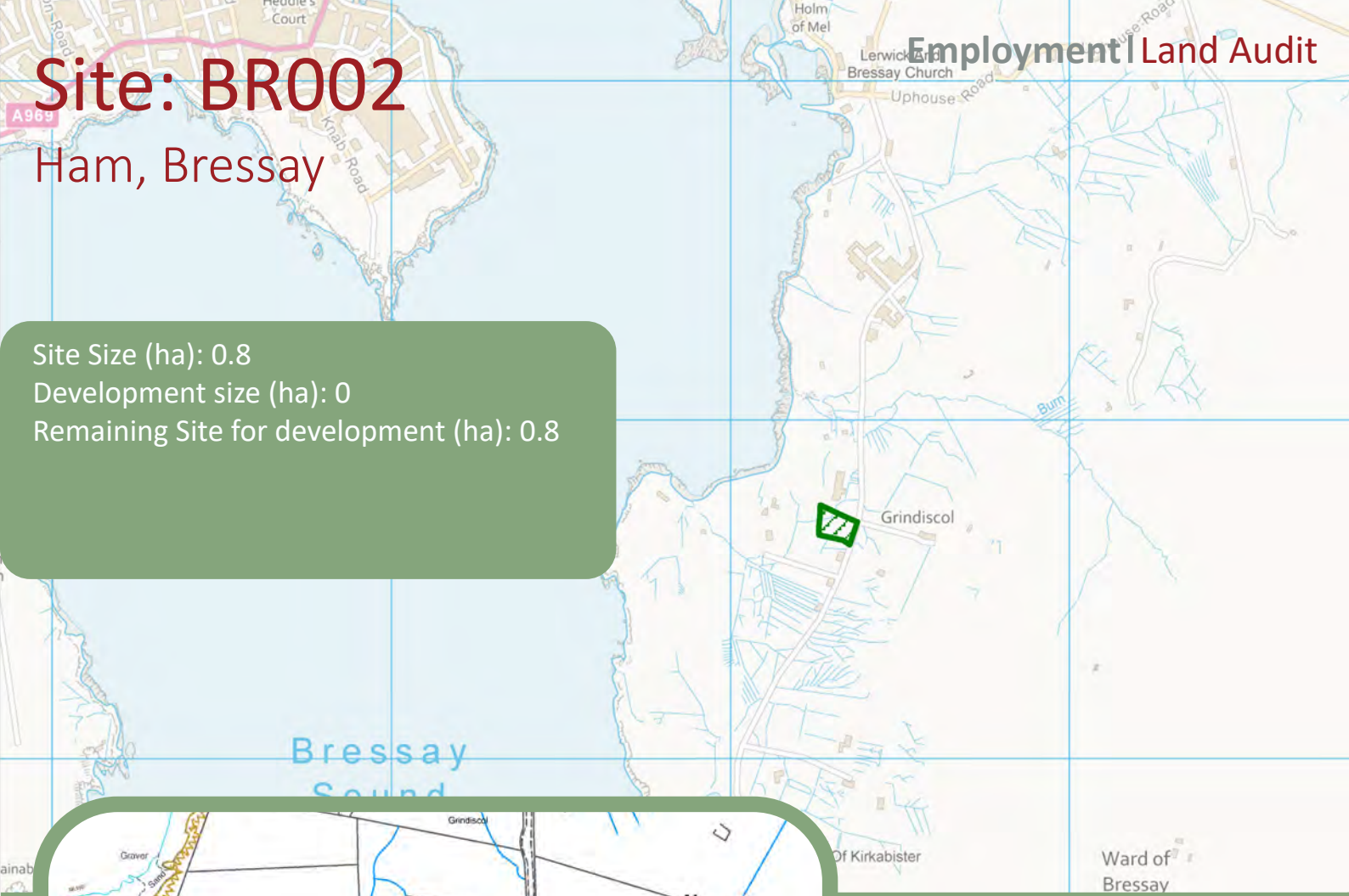


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# Site: BR002

## Ham, Bressay

Site Size (ha): 0.8  
 Development size (ha): 0  
 Remaining Site for development (ha): 0.8



### 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

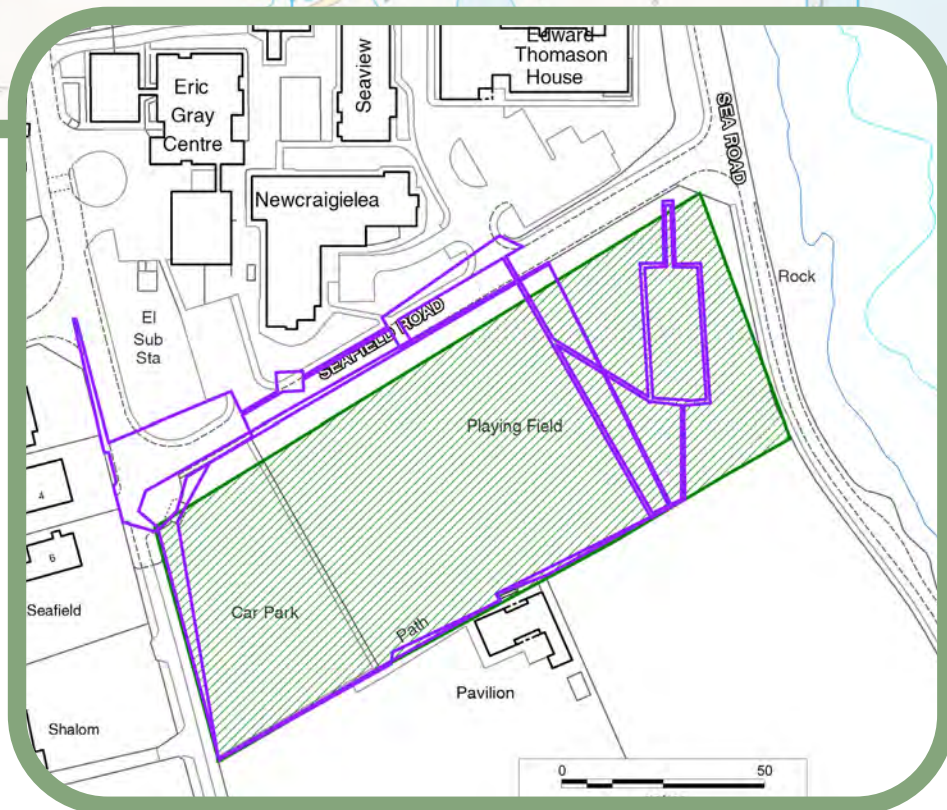
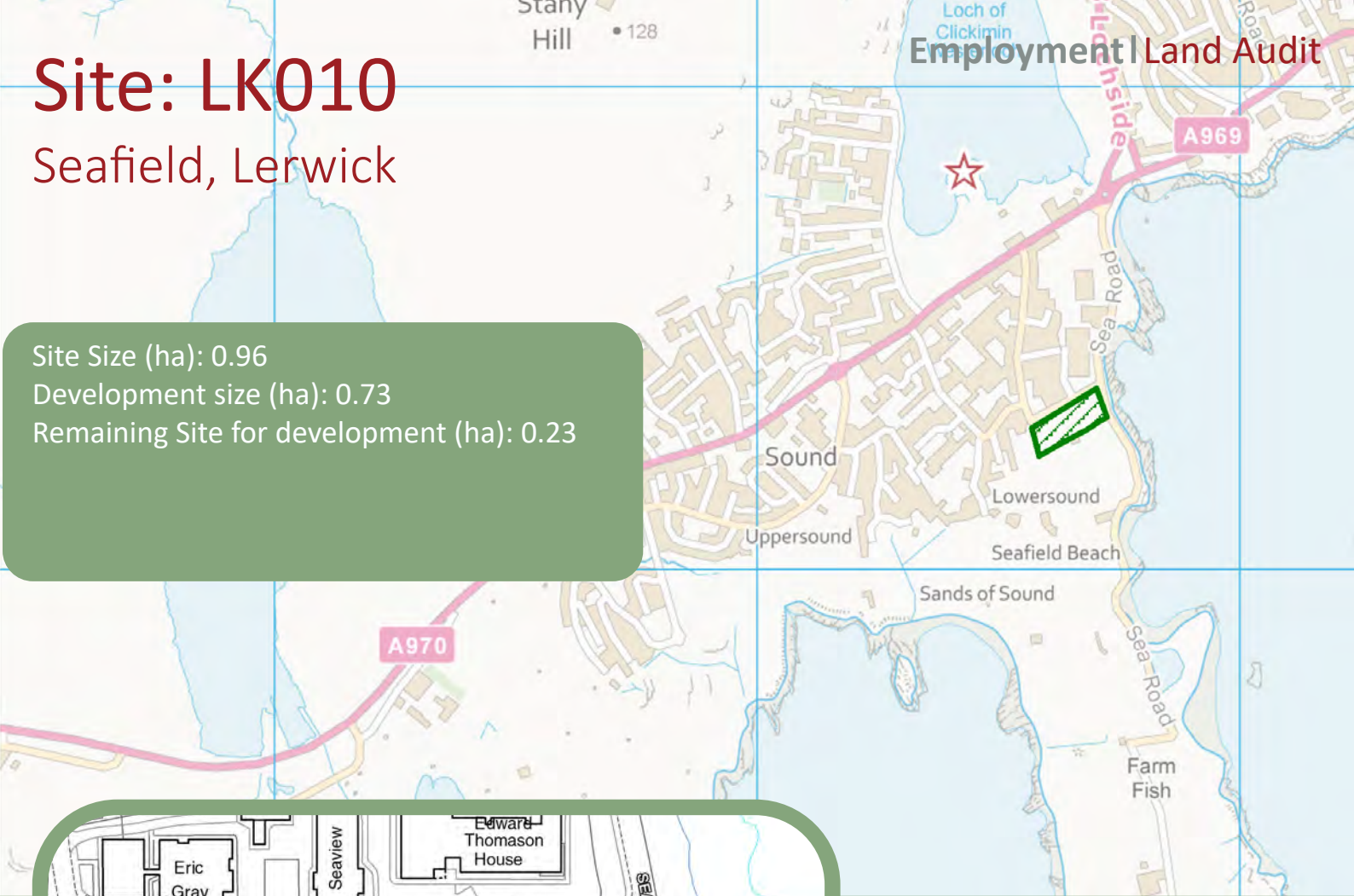
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# Site: LK010

Seafield, Lerwick

Site Size (ha): 0.96  
 Development size (ha): 0.73  
 Remaining Site for development (ha): 0.23



### 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



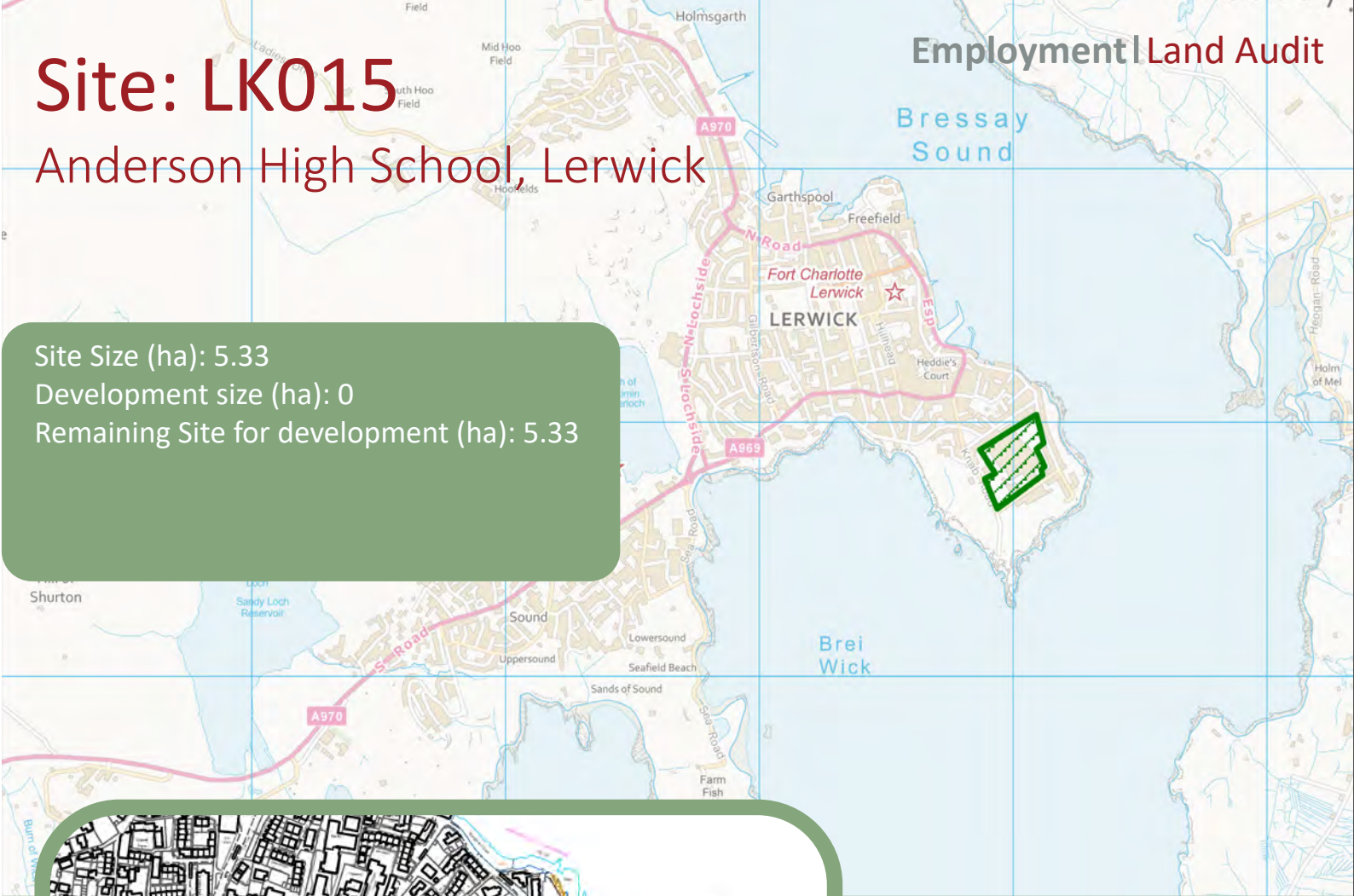
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Please note the purple polygon denotes non 4, 5 or 6 use class approved development(s) on Mixed Use sites.

# Site: LK015

## Anderson High School, Lerwick

Site Size (ha): 5.33  
 Development size (ha): 0  
 Remaining Site for development (ha): 5.33



### 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

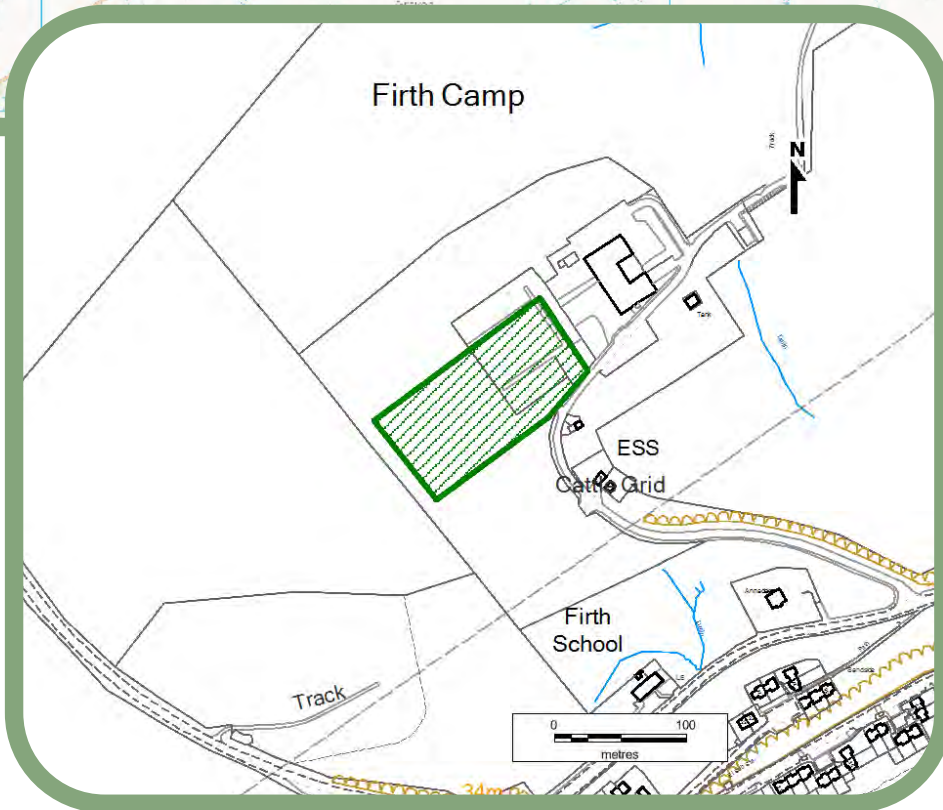
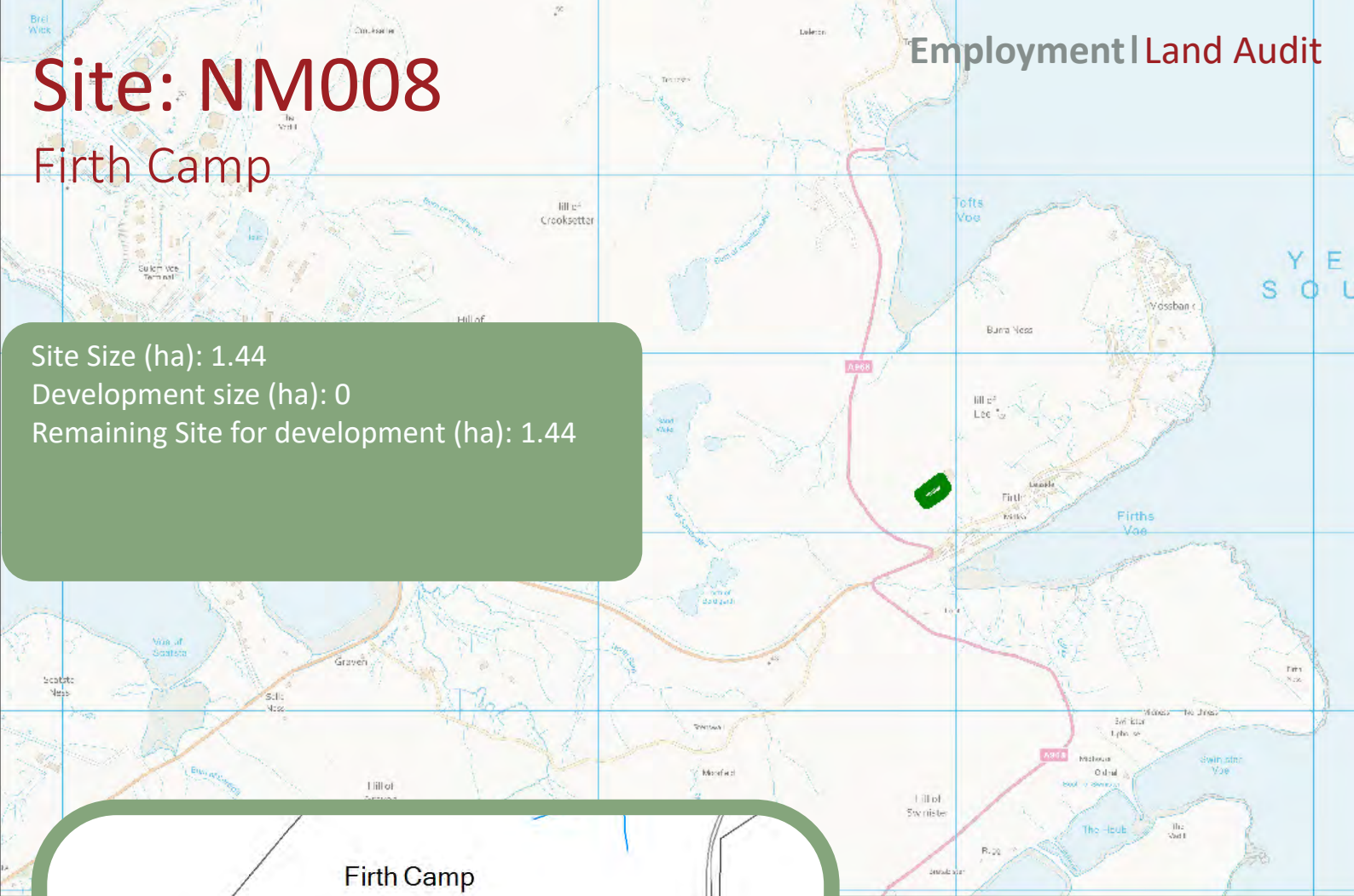


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# Site: NM008

## Firth Camp

Site Size (ha): 1.44  
 Development size (ha): 0  
 Remaining Site for development (ha): 1.44



### 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



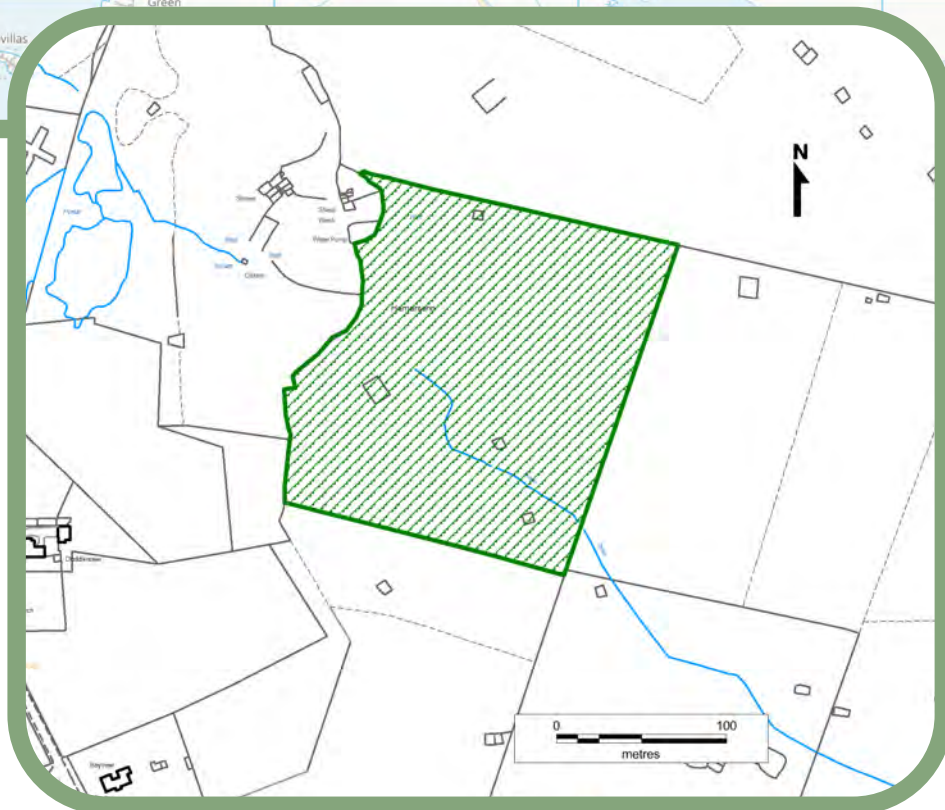
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# Site: SM024

## The Hamarsenn, Whilliegarth, Dunrossness

Site Size (ha): 3.56  
 Development size (ha): 0.00  
 Remaining Site for development (ha): 3.56



### 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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