

Shetland

Employment Land Audit



2021/22



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 31st March 2022.

For the purposes of this Audit employment land is limited to Class 4 (Business), Class 5 (General Industry) and Class 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 (LDP) 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.
 - These sites (SWDP) 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 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 (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
 - 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 2017/18-2021/22 **70% 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 on a Site With Development Potential						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	0	1	0	0	0	1
Use Class 5	4	2	0	0	1	7
Use Class 6	2	0	0	0	1	3
Total	6	3	0	0	2	11

Application on Windfall Sites						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	2	6	3	4	1	16
Use Class 5	9	5	4	0	2	20
Use Class 6	7	2	1	0	0	10
Total	18	13	8	4	3	46

Applications on Industrial Sites Identified in the Business & Industry Supplementary Guidance						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	1	0	0	1	0	2
Use Class 5	2	2	0	0	0	4
Use Class 6	2	1	1	0	0	4
Total	5	3	1	1	0	10

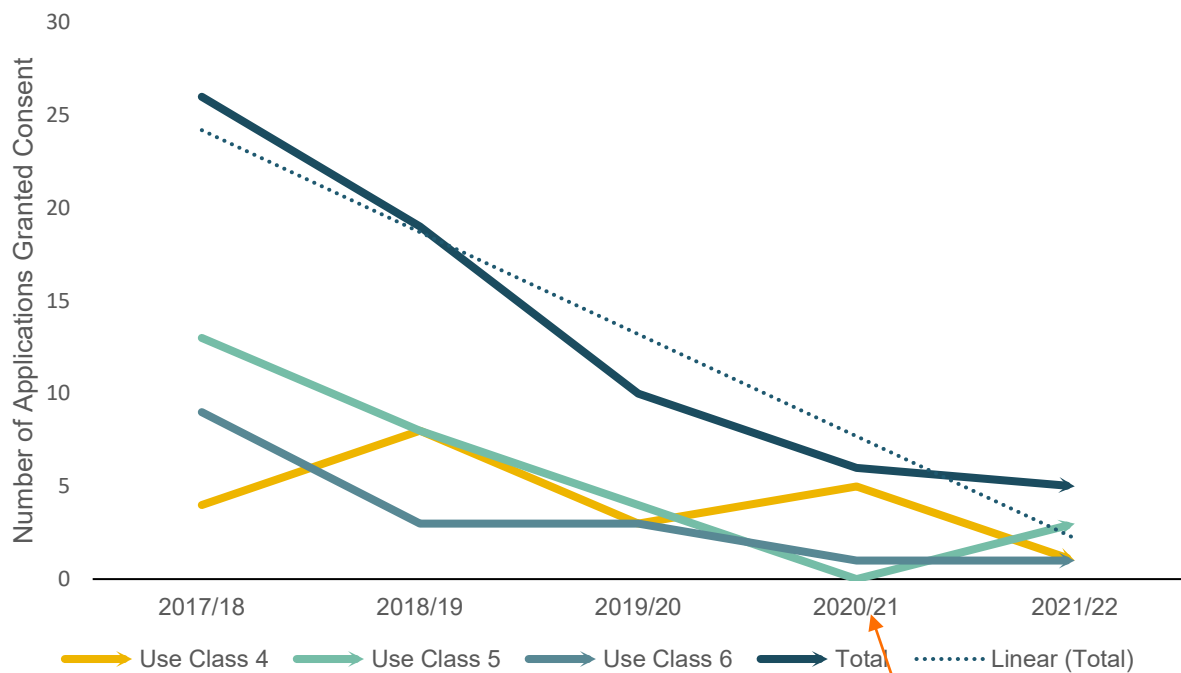
Application within an Area of Best Fit						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	1	1	0	0	0	2
Use Class 5	0	0	0	0	0	0
Use Class 6	0	0	1	1	1	3
Total	1	1	1	1	1	5

Applications on both a SWDP & AoBF						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	0	0	0	0	0	0
Use Class 5	0	0	0	0	0	0
Use Class 6	0	0	0	0	1	1
Total	0	0	0	0	1	1

Applications on both a SWDP & Industrial Zone						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	0	0	0	0	0	0
Use Class 5	4	1	0	0	0	5
Use Class 6	2	0	0	0	1	3
Total	6	1	0	0	1	8

Total Applications						
	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Use Class 4	4	8	3	5	1	21
Use Class 5	13	8	4	0	3	28
Use Class 6	9	3	3	1	1	17
Total	26	19	10	6	5	66

Permissions Granted - Total over 5 year period



Covid-19
Scotland's First Lockdown
23.03.2020

Analysis of Period 2017/18 to 2021/22

17% of all applications (Use Classes 4-6) approved were on Sites with Development Potential.

9% of applications on Sites with Development Potential were for Class 4, 64% for Class 5 and 27% for Class 6.

32% of applications were for Business developments (Class 4), 42% of applications were for general industry (Class 5) and 26% for storage or distribution (Class 6).

Analysis of Period 2021/22

In the 2021/2022 period there were 5 applications approved. Of these, 3 (60%) were approved on windfall sites. There were 2 (40%) applications approved on Sites with Development Potential.

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 169.73ha of land was available for employment uses at the adoption of the plan in September 2014. Since then 15.29ha (9%) of land has been developed and 154.44ha (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.

Industrial Sites		Site Size(ha)	Area Developed(ha)	Area Remaining (ha)
<u>Lerwick</u>				
LK001	Former Decca Station Lerwick	5.37	1.66	3.71
LK002	Black Hill Industrial Estate	2.16	0.01	2.15
LK003	Gremista, Lerwick	0.72	0.14	0.58
LK004	Gremista, Lerwick	1.29	0.01	1.28
LK005	Rova Head, Lerwick	7.82	0.69	7.13
LK006	Port Business Park/Black Hill Ind. Est	13.41	0.84	12.57
LK007	Port Business Park	1.60	0.00	1.60
LK011	Staneyhill, Lerwick	37.58	1.08	36.50
LK018	Gremista Lerwick	0.32	0.00	0.32
LK019	North Greenhead Lerwick	4.40	0.93	3.47
LK020	North Greenhead Lerwick	6.18	0.03	6.15
LK021	Dales Voe Lerwick	8.00	3.43	4.57
Lerwick Sites Total		88.85	8.82	80.03

Outwith Lerwick

NM004	Scatsta Airport	26.5	1.84	24.66
NM005	Scatsta Airport	11.95	0.75	11.2
NM013	Loch of Haggriester Sullom	6.9	0.04	6.86
NM020	Sellaness Scasta	20.59	2.86	17.73
Other Sites Total (ha)		65.94	5.49	60.45
Total Industrial Land (ha)		154.79	14.31	140.48

Mixed Use Sites

BR002	Ham Bressay	0.8	0.01	0.79
LK010	Lerwick	0.97	0.74	0.23
LK014	Lerwick	1.69	0	1.69
LK015	Lerwick	5.33	0.03	5.3
NM008	Mossbank and Firth	1.14	0.01	1.13
SM019	Scatness Virkie	1.45	0.18	1.27
SM024	Whilligarth Scousborough	3.56	0.01	3.55
Total Mixed Used Land (ha)		14.94	0.98	13.96
Total Industrial & Mixed Use Land (ha)		169.73	15.29	154.44

Next Steps

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

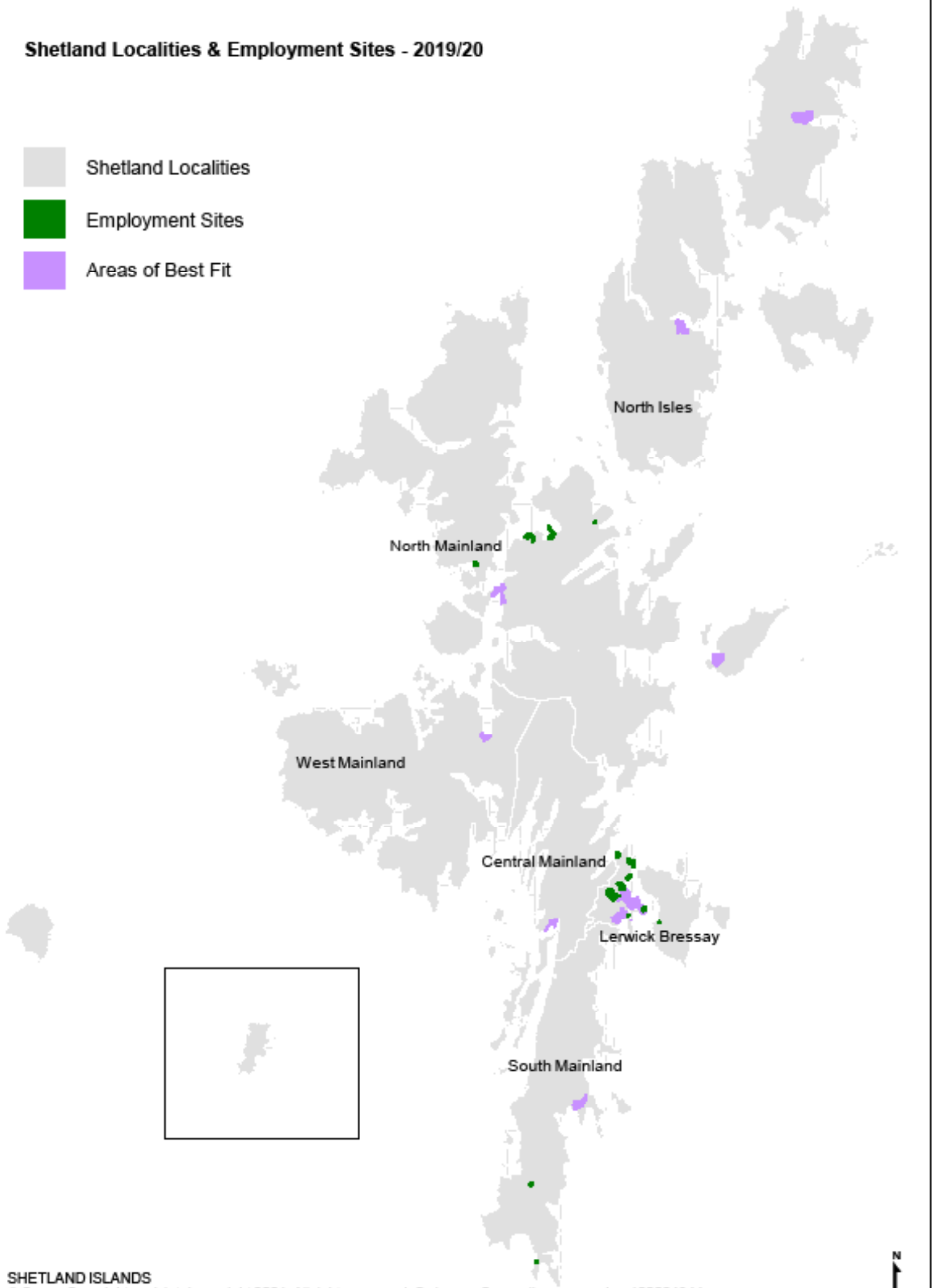
Since the last Employment Land Audit was published work has continued to gather the evidence base that will feed into LDP2. Work has continued on our Spatial Strategy and we ran a Call for Sites inviting landowners and developers to submit land for potential allocation within the next Local Development Plan.

The Development Plans team has assessed all the submitted sites and conducted an initial public consultation exercise on them in early 2022. Throughout this process, we continue to work 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 Local Development Plan.

Shetland Localities & Employment Sites - 2019/20

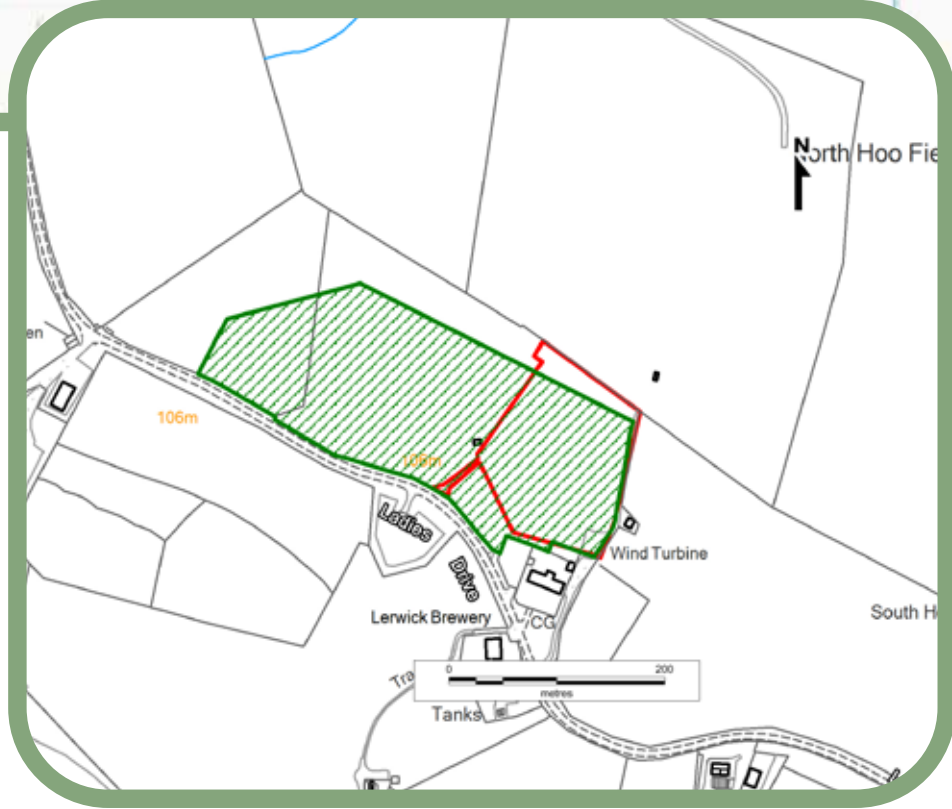
- Shetland Localities
- Employment Sites
- Areas of Best Fit



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

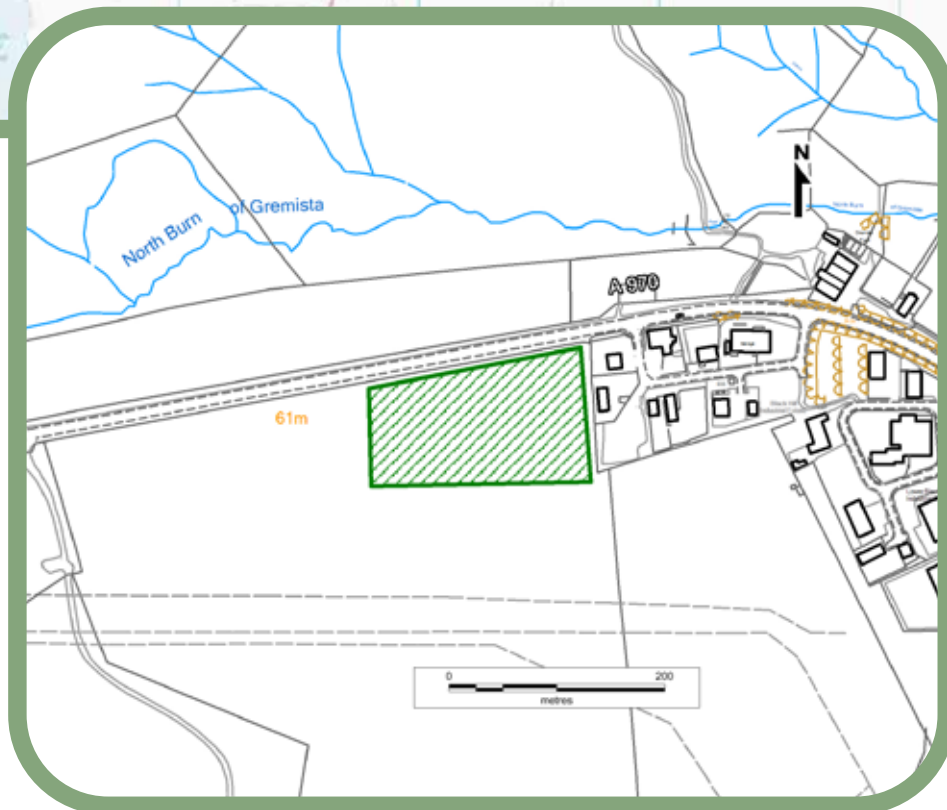


Shetland
Islands Council

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

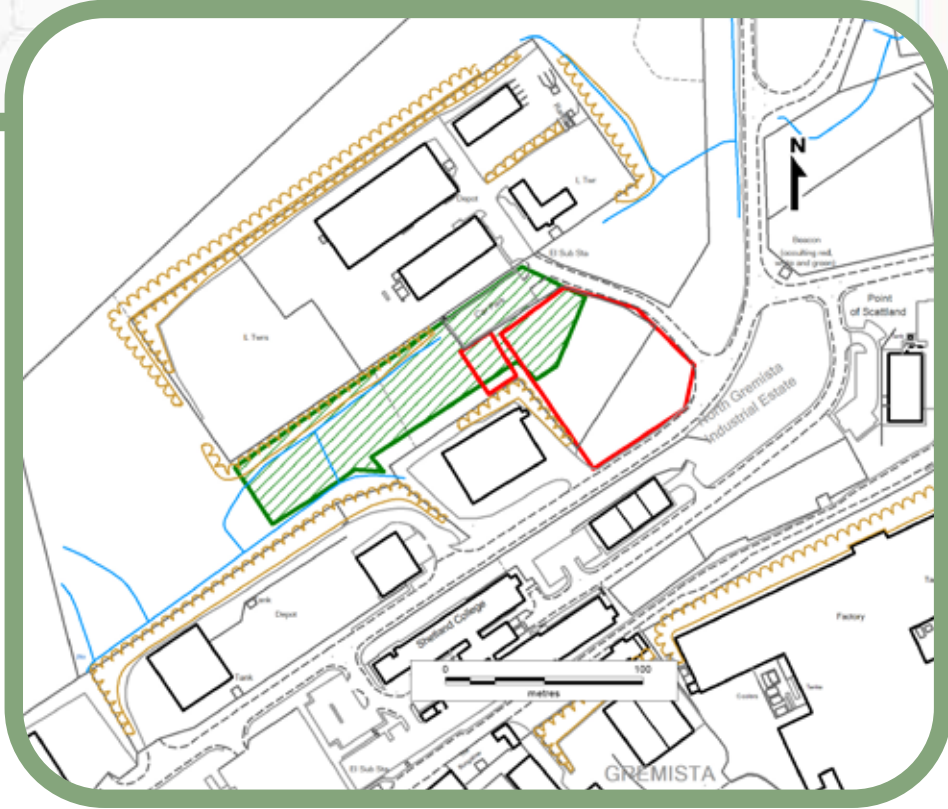


Shetland
Islands Council

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



Shetland
Islands Council

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



Shetland
Islands Council

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

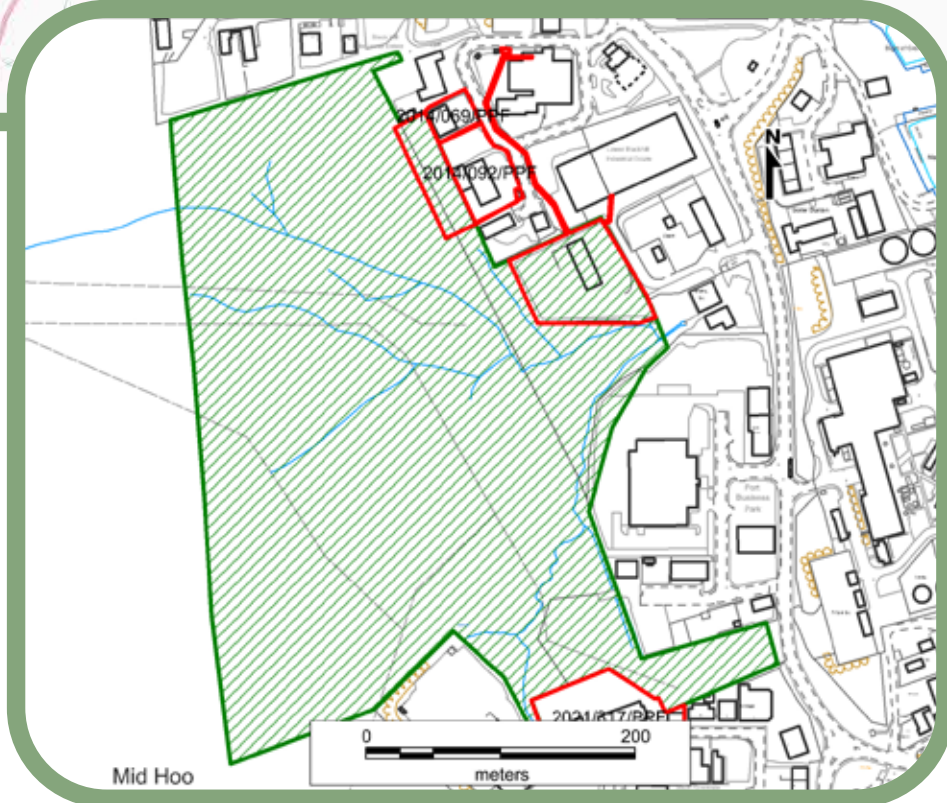


Shetland
Islands Council

Site: LK006

Blackhill Industrial Estate, Lerwick

Site Size (ha): 13.41
 Development size (ha): 12.57
 Remaining Site for development (ha): 0.84



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

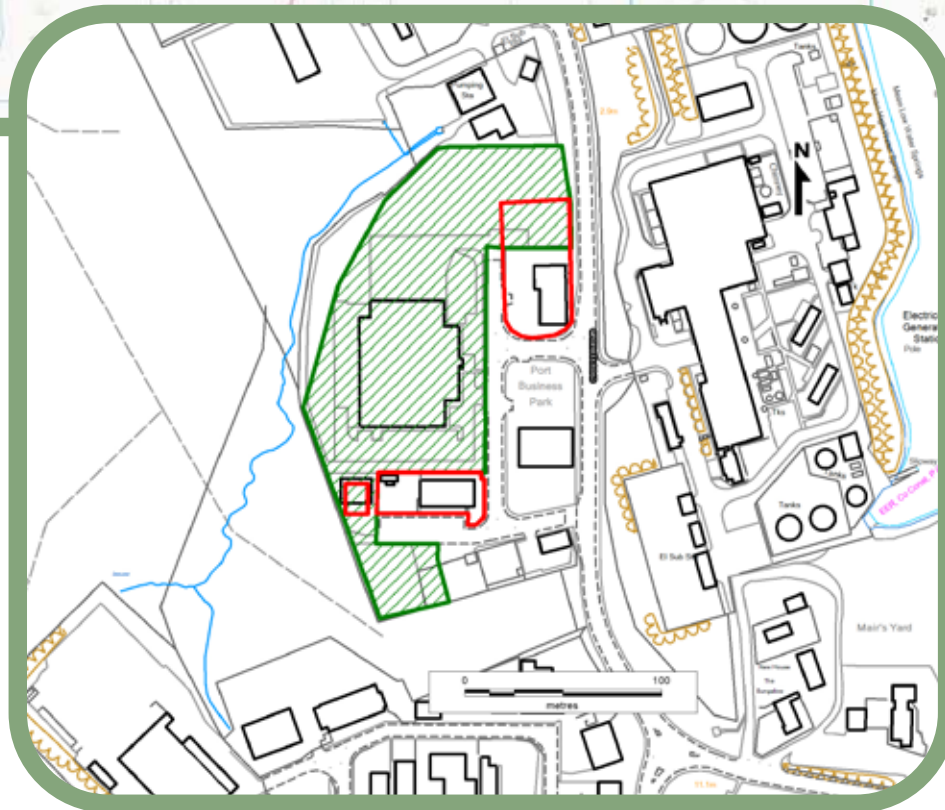
Site: LK007

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

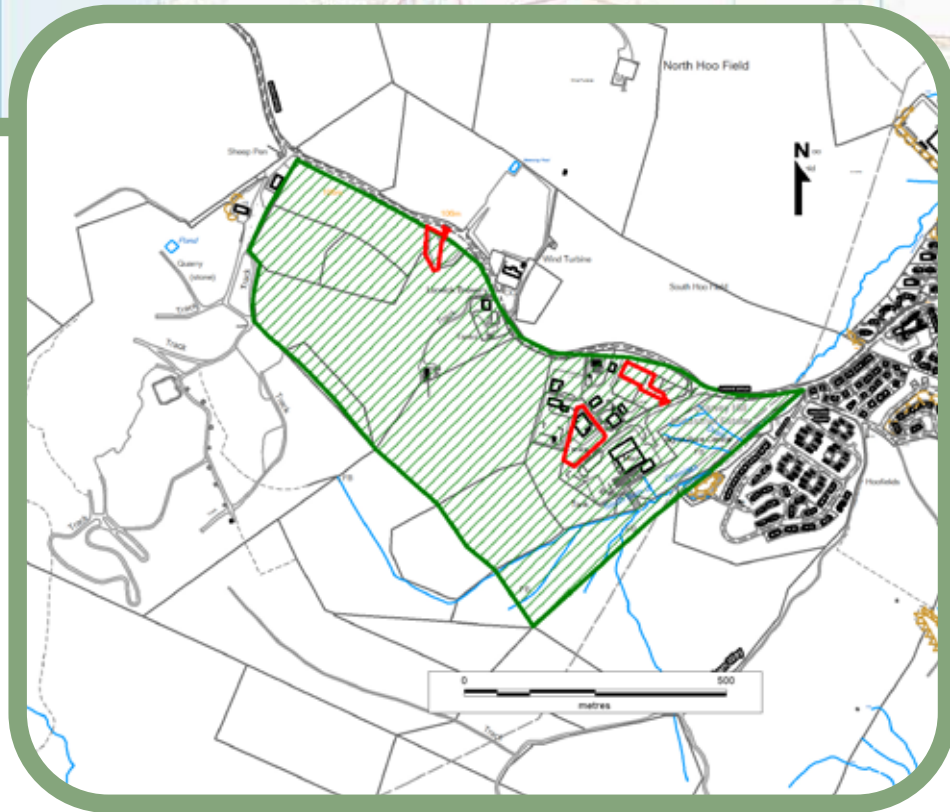


Shetland
Islands Council

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

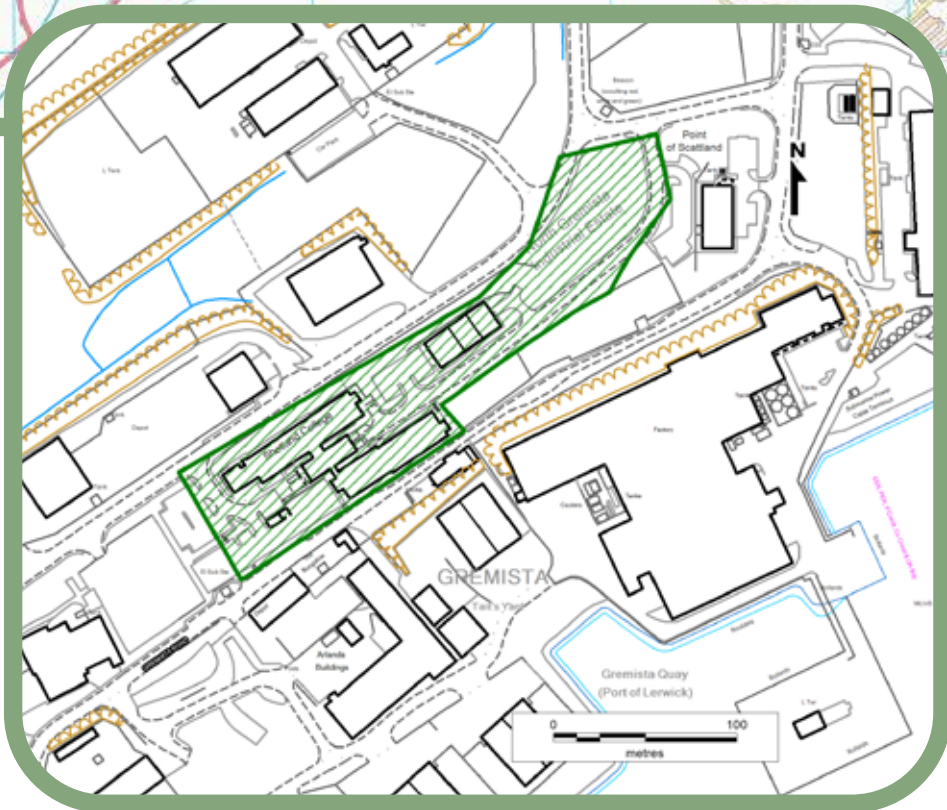


Shetland
Islands Council

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

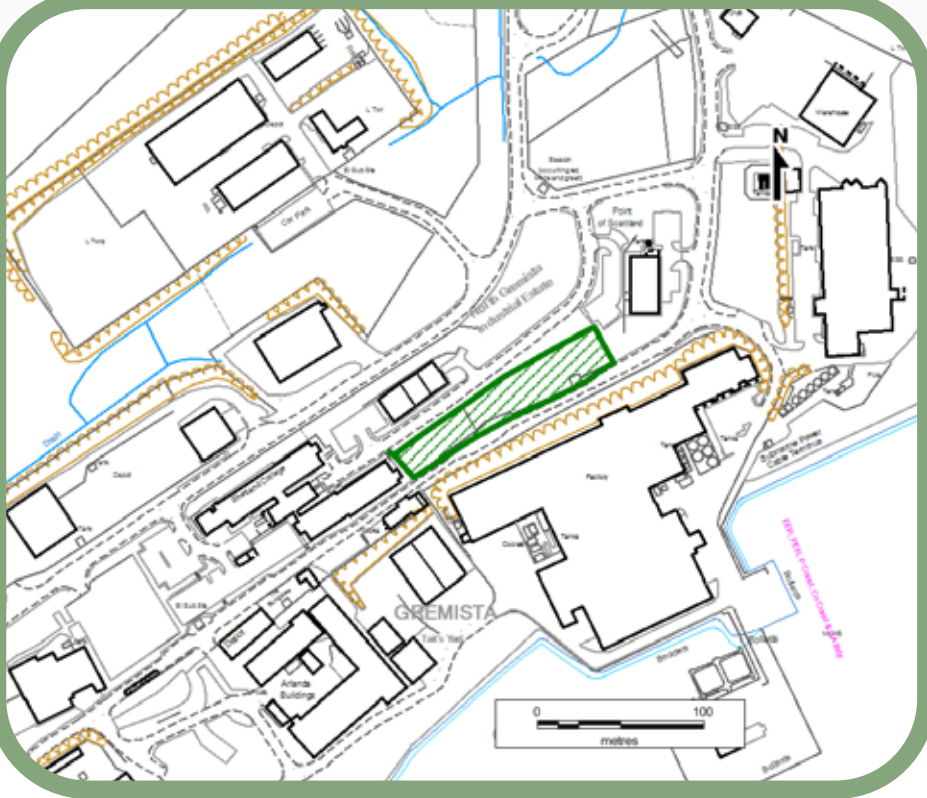


Shetland
Islands Council

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



Shetland
Islands Council

Site: LK019

Rova Head, Lerwick

Site Size (ha): 4.4

Development size (ha): 3.47

Remaining Site for development (ha): 0.93



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: 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

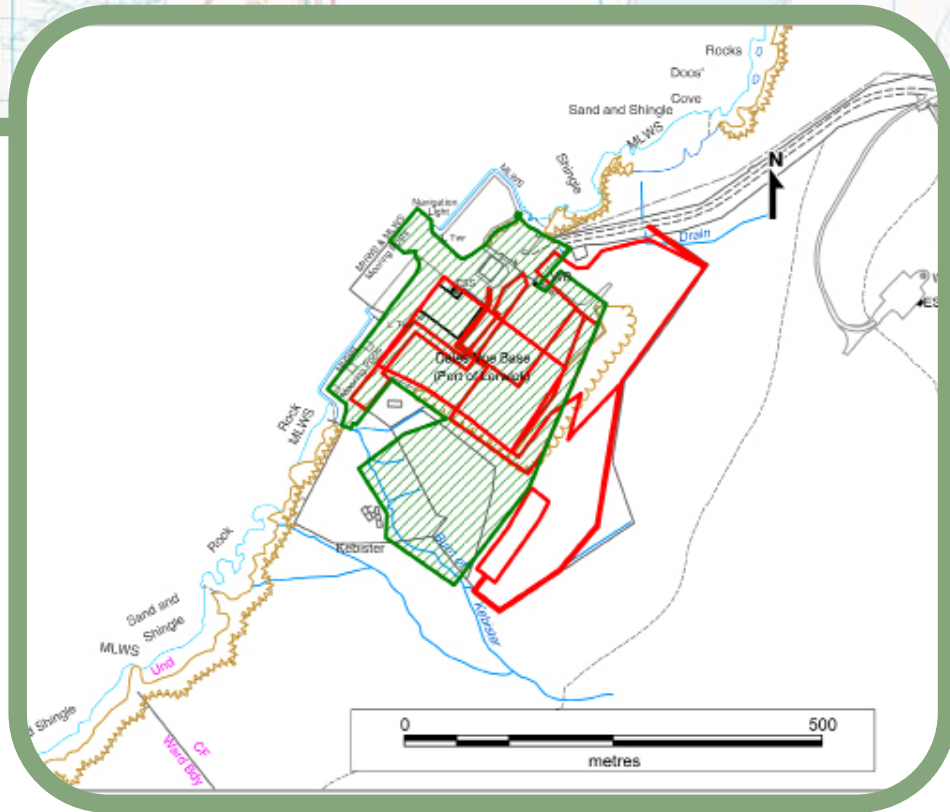


Shetland
Islands Council

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

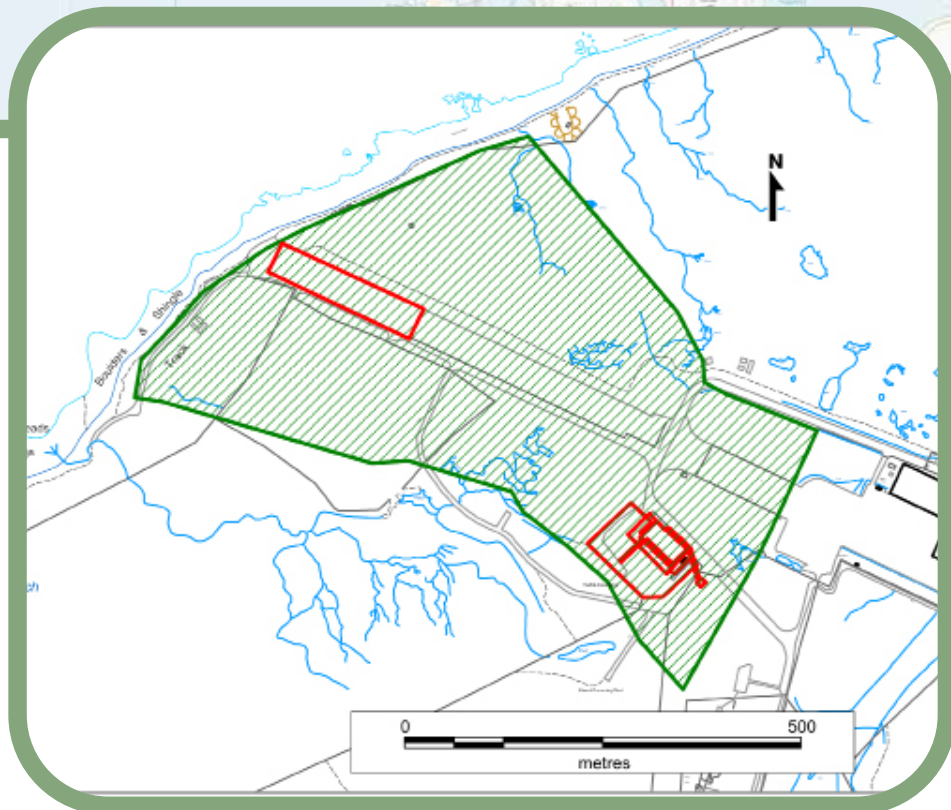


Shetland
Islands Council

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

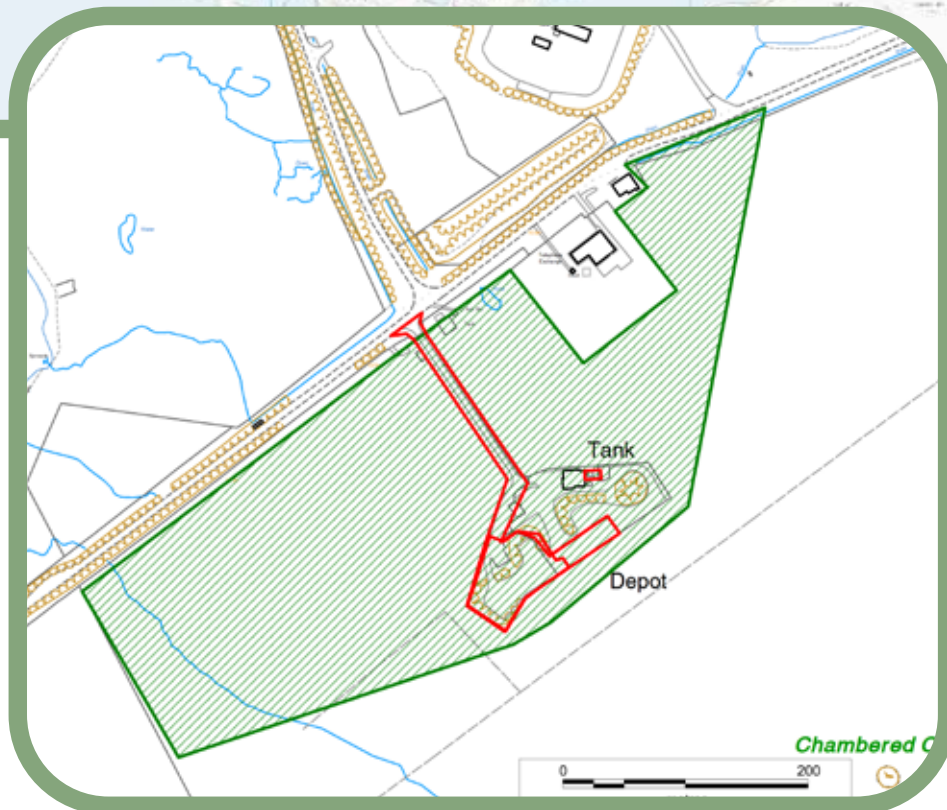


Shetland
Islands Council

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

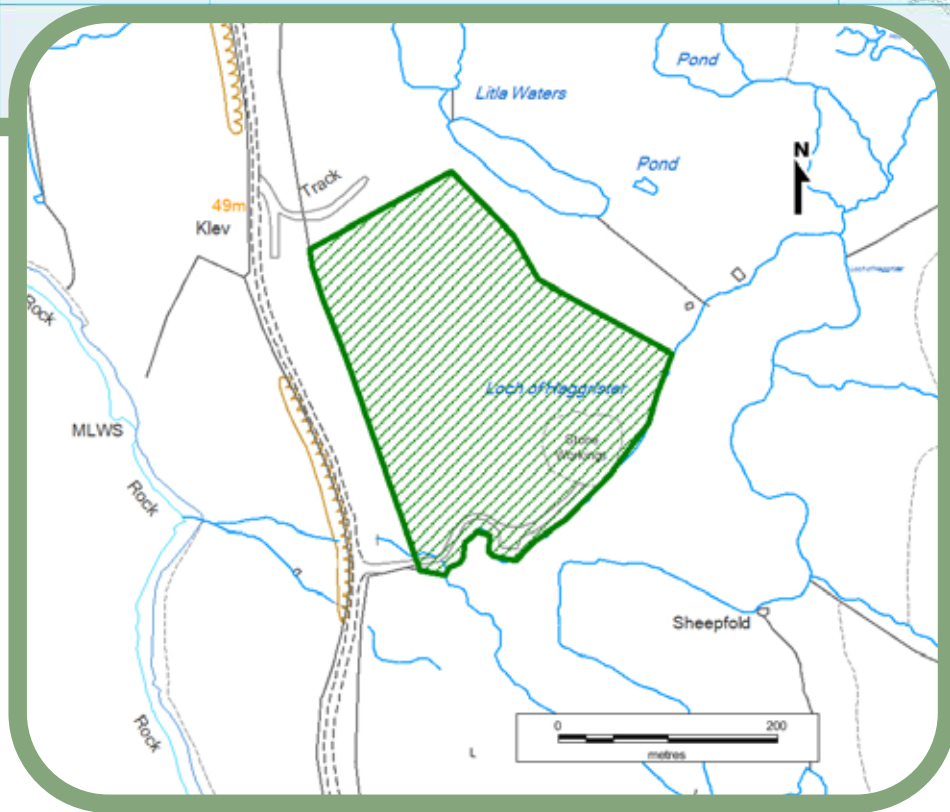


Shetland
Islands Council

Site: NM013

Loch of Haggrister

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



Development Timescale as per Action Programme:

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- Medium term - 5-10 years
- Long term

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
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- Development Commenced
- Complete

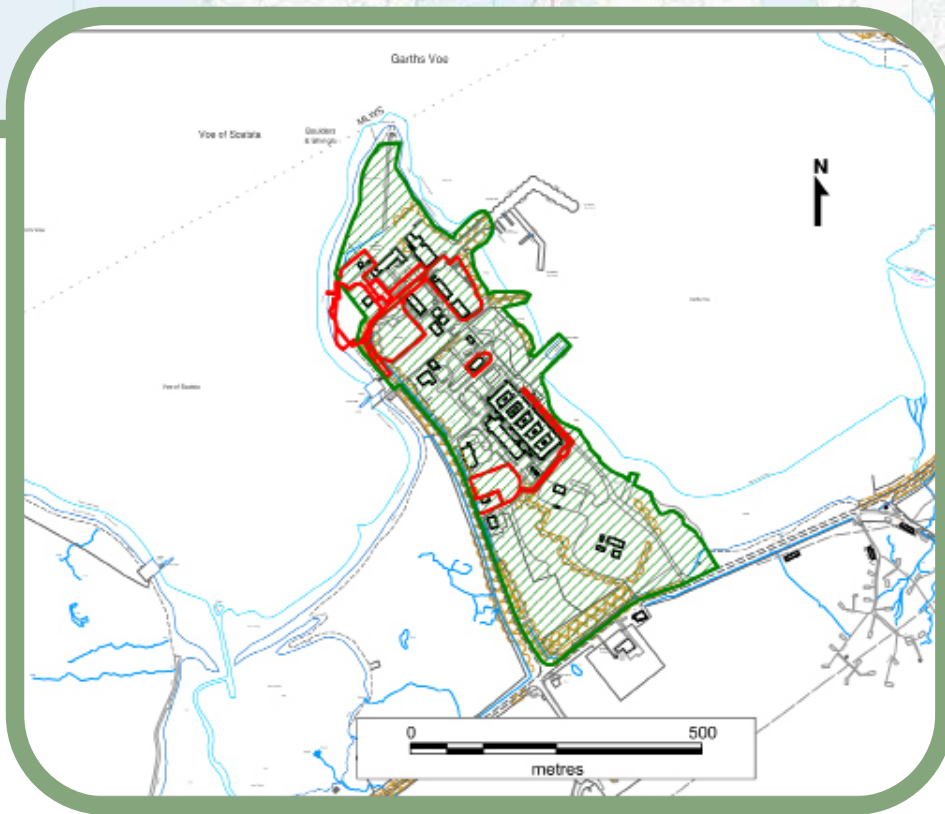


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Islands Council

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:

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Planning Status

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Development Status

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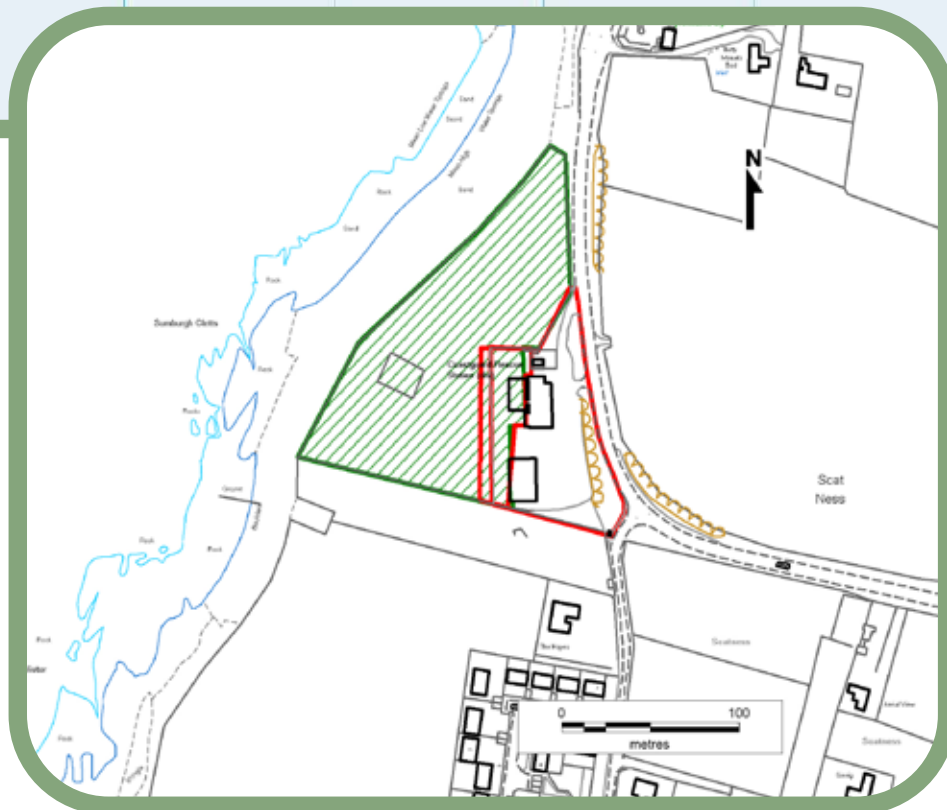
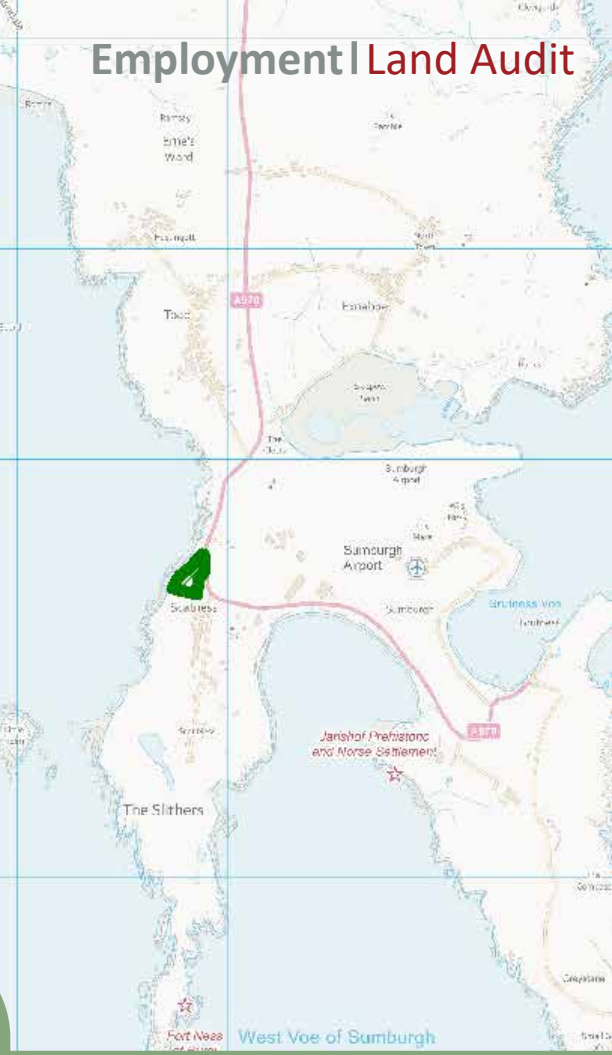


Mixed Use Sites

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:

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Planning Status

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Development Status

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- Complete

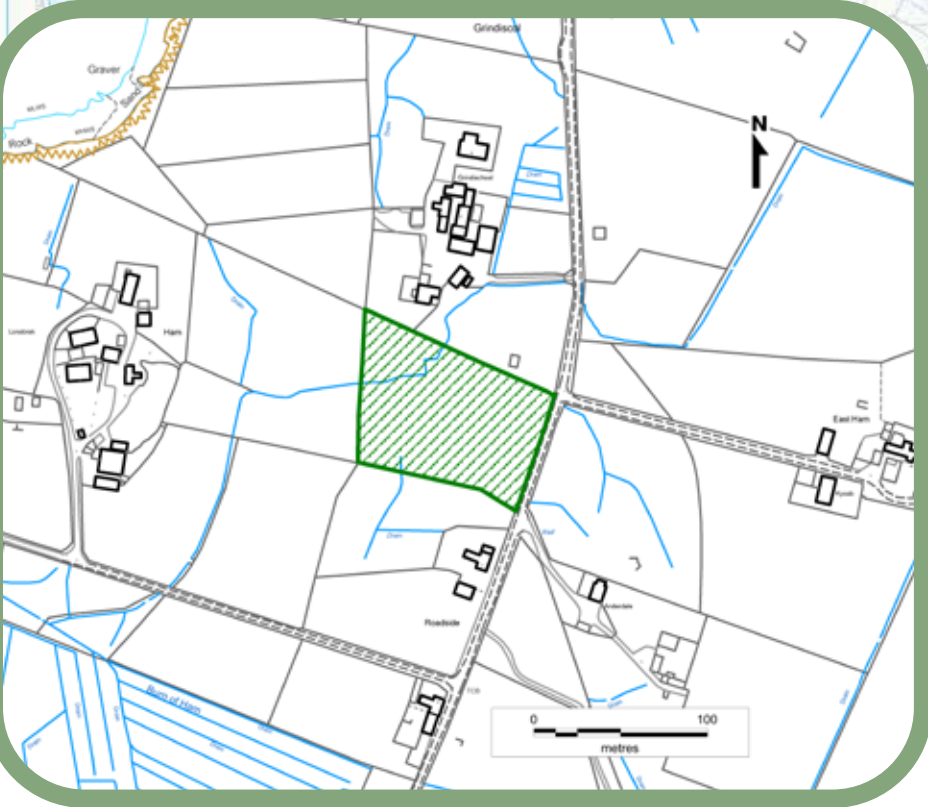


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Site: BR002

Ham, Bressay

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



Development Timescale as per Action Programme:

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Planning Status

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Development Status

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- Complete

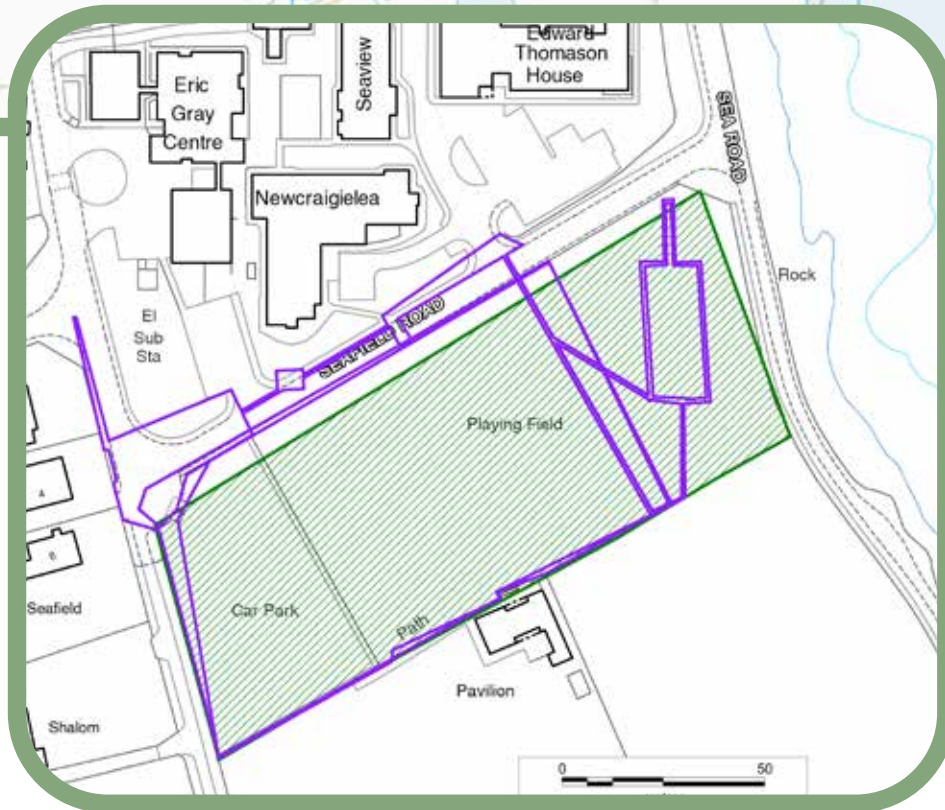


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Site: LK010

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:

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Planning Status

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Development Status

- Site Not Developed
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- Development Commenced
- Complete



Shetland
Islands Council

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



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Development Status

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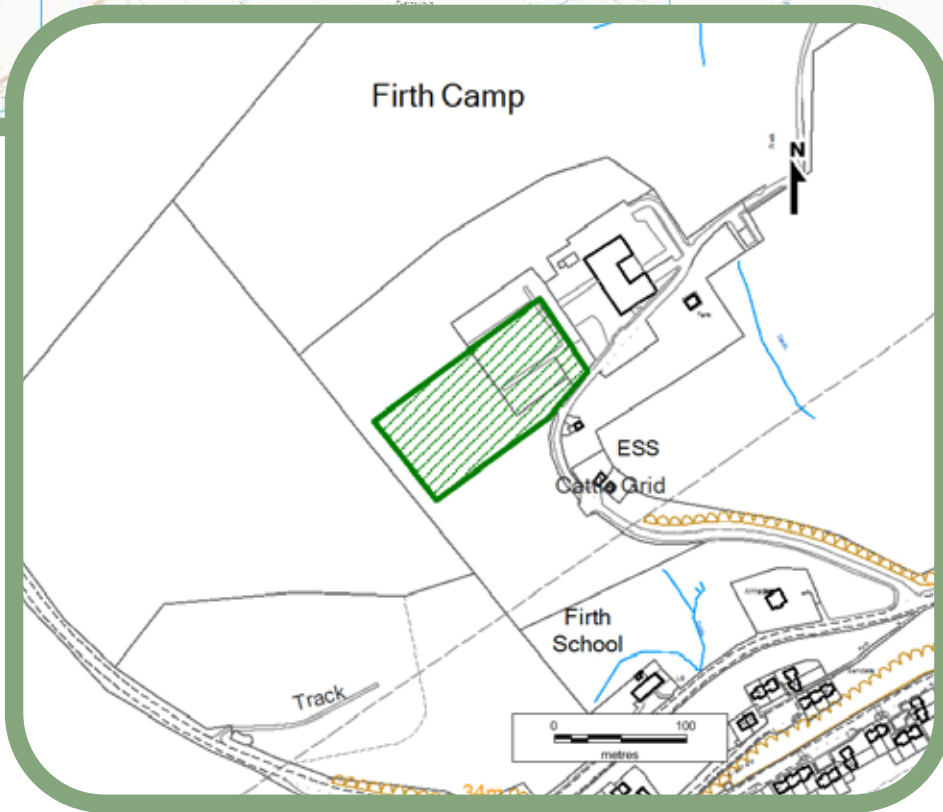


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Site: NM008

Firth Camp

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



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Planning Status

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Development Status

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- Development Commenced
- Complete

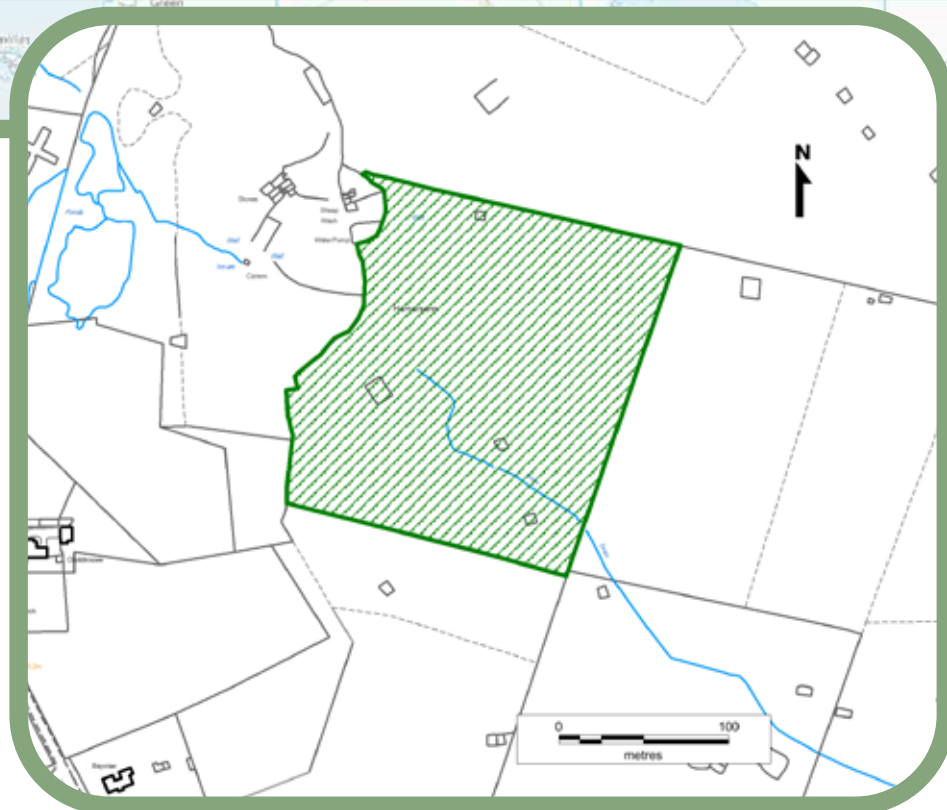


Shetland
Islands Council

Site: SM024

The Hamarsenn, Whilliegarth, Dunrossness

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



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Planning Status

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Development Status

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- Complete



Shetland
Islands Council

Shetland Employment Land Audit
Development Plans
Shetland Islands Council
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Lerwick, Shetland
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Shetland
Islands Council

