

# SHETLAND

Housing Land Audit 2022/23



**SHETLAND**  
ISLANDS COUNCIL

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## Introduction

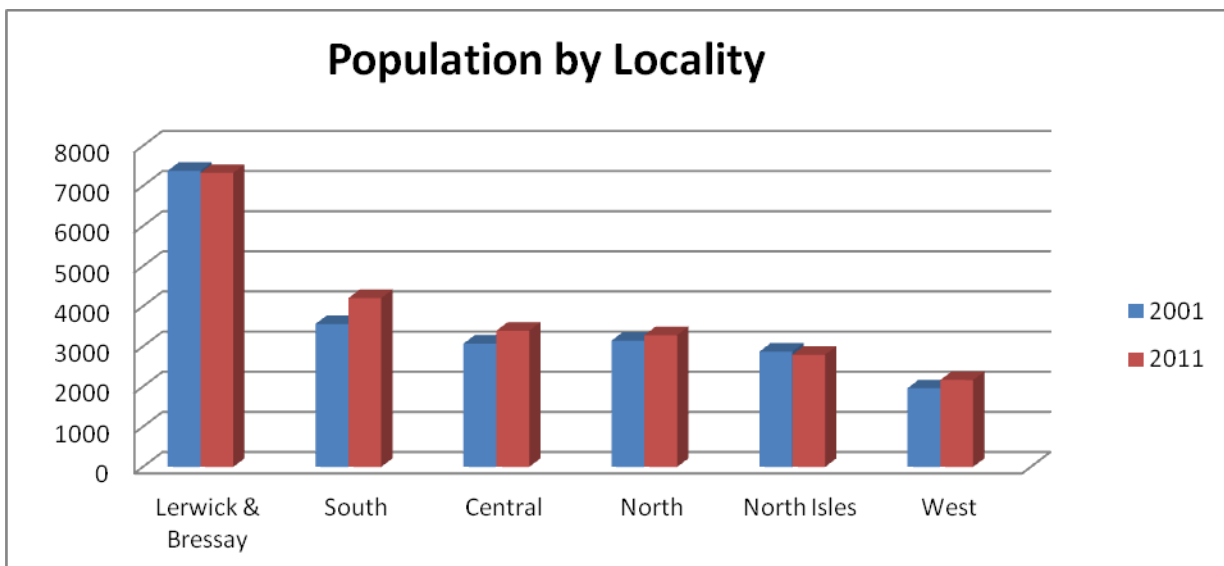
The Housing Land Audit (HLA) has been carried out as per the requirements of Scottish Planning Policy and Planning Advice Note 2/2010, which states: “Scottish Planning Policy (SPP) requires that a five year ongoing effective land supply is available to meet the identified housing land requirements. Planning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

Furthermore, it is noted that HLAs form an important data source in the preparation of Evidence Reports for new style Local Development Plans and will have emerging changes under the context of Local Development Planning Guidance (May 2023) and National Planning Framework 4. During this transitional period, this HLA and the following year’s (2023/2024) will follow the existing format, to ensure consistency with other Housing Land Audits for the current Local Development Plan.

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.

### 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<br>Unst<br>Yell<br>Skerries<br>Whalsay                  |
| Central           | Burra & Trondra<br>Scalloway<br>Tingwall, Whiteness & Weisdale |
| North             | Delting<br>Nesting & Lunnasting<br>Northmaven                  |
| South             | Dunrossness<br>Gulberwick, Quarff & Cunningsburgh              |

|      |   |
|------|---|
|      | Sandwick                                  |
| West | Sandness & Walls<br>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 2018/2019 to 2022/23.

### In the 5yr recording period 2018/2019 to 2022/23:

- 269 houses have been completed averaging 54 units per year.
- 68% of new builds were for private housing and 32% for affordable housing.
- Central Mainland had most completions with 90 units followed by the South Mainland with 60 and Lerwick & Bressay with 50 units.
- 596 housing units were granted planning permission averaging 119 units per year. 15% of housing approvals have been on Sites with Development Potential and 23% of housing approvals have been on an Area of Best Fit.
- 38% of housing approvals have been on windfall sites.

### In the 2022/23 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 in previous year.
- There were 37 completions, all of which for new builds. 31 (84%) completions were for private housing and 6 (16%) were for affordable housing.
- 78 housing units were approved. This is lower than the five year average of 119.
- Of the 78 units approved the greatest number of approvals was in the Central Mainland locality (27 units), followed by West Mainland (15 units) and North Mainland (14 units). South Mainland (10 units), Lerwick & Bressay (9 units) and North Isles (3 units) localities received only a handful of consents each by comparison.
- 73% 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)

## 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 2022/23 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 2018/19 to 2022/23 falls to 54 completions per year. Over the past year the distribution in completions has been more even, albeit at a subdued rate across Shetland as a whole. Lerwick & Bressay, Central and South Mainland localities still hold the majority of completed units.

Completions for private housing rose above those for affordable housing, continuing the trend from the previous year.

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

|                   | 2018/19   | 2019/20   | 2020/21   | 2021/22   | 2022/23   | TOTAL      |
|-------------------|-----------|-----------|-----------|-----------|-----------|------------|
| South Mainland    | 9         | 17        | 2         | 22        | 10        | 60         |
| Lerwick & Bressay | 7         | 3         | 30        | 3         | 7         | 50         |
| Central Mainland  | 28        | 38        | 11        | 7         | 6         | 90         |
| West Mainland     | 3         | 5         | 1         | 3         | 6         | 18         |
| North Mainland    | 8         | 12        | 1         | 9         | 3         | 33         |
| North Isles       | 5         | 4         | 1         | 3         | 5         | 18         |
| <b>TOTAL</b>      | <b>60</b> | <b>79</b> | <b>46</b> | <b>47</b> | <b>37</b> | <b>269</b> |

### Completions for Private Housing

|                   | 2018/19   | 2019/20   | 2020/21   | 2021/22   | 2022/23   | TOTAL      |
|-------------------|-----------|-----------|-----------|-----------|-----------|------------|
| South Mainland    | 9         | 17        | 2         | 10        | 10        | 48         |
| Lerwick & Bressay | 7         | 3         | 3         | 3         | 1         | 17         |
| Central Mainland  | 12        | 14        | 11        | 7         | 6         | 50         |
| West Mainland     | 3         | 5         | 1         | 3         | 6         | 18         |
| North Mainland    | 8         | 12        | 1         | 9         | 3         | 33         |
| North Isles       | 5         | 4         | 1         | 3         | 5         | 18         |
| <b>TOTAL</b>      | <b>44</b> | <b>55</b> | <b>19</b> | <b>35</b> | <b>31</b> | <b>184</b> |

### Completions for Affordable Housing

|                   | 2018/19   | 2019/20   | 2020/21   | 2021/22   | 2022/23  | TOTAL     |
|-------------------|-----------|-----------|-----------|-----------|----------|-----------|
| South Mainland    | 0         | 0         | 0         | 12        | 0        | 12        |
| Lerwick & Bressay | 0         | 0         | 27        | 0         | 6        | 33        |
| Central Mainland  | 16        | 24        | 0         | 0         | 0        | 40        |
| 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>16</b> | <b>24</b> | <b>27</b> | <b>12</b> | <b>6</b> | <b>85</b> |

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 completions in the past two years indicates some recovery in this area of the sector, however still not returning to the level of pre-pandemic completion figures.

### Completions for Individual Units - Private Housing

|                   | 2018/19   | 2019/20   | 2020/21   | 2021/22   | 2022/23   | TOTAL      |
|-------------------|-----------|-----------|-----------|-----------|-----------|------------|
| South Mainland    | 9         | 17        | 1         | 10        | 10        | 37         |
| Lerwick & Bressay | 7         | 3         | 0         | 3         | 1         | 13         |
| Central Mainland  | 9         | 14        | 10        | 7         | 6         | 40         |
| West Mainland     | 3         | 5         | 1         | 3         | 6         | 12         |
| North Mainland    | 8         | 12        | 1         | 9         | 3         | 30         |
| North Isles       | 5         | 4         | 1         | 3         | 5         | 13         |
| <b>TOTAL</b>      | <b>41</b> | <b>55</b> | <b>14</b> | <b>35</b> | <b>31</b> | <b>145</b> |

### Completions for Individual Units - Affordable Housing

|                   | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 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     |

<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.

# Housing Land Audit 2022/23

|       |   |   |   |   |   |   |
|-------|---|---|---|---|---|---|
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
|-------|---|---|---|---|---|---|

Over the last 5 years 48% (128) of the 269 completions have been for multi-unit schemes including new builds and conversions. 66% of these multi-unit completions were for affordable housing (85 units), which reflects the fact that the Hjaltland Housing Association is building the larger housing schemes. Of the 45 private house multi-unit completions the majority have been in the South Mainland (14 units) and West Mainland (9 units) localities.

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

|                   | 2018/19     |           | 2019/20     |           | 2020/21     |           | 2021/22     |           | 2022/23     |           | 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         | 1           | 2         | 1           | 1         | 1           | 12        | 2           | 14        | 5           | 29         |
| Lerwick & Bressay | 0           | 0         | 0           | 0         | 2           | 30        | 0           | 0         | 1           | 6         | 3           | 36         |
| Central Mainland  | 2           | 19        | 1           | 24        | 1           | 1         | 2           | 6         | 0           | 0         | 6           | 50         |
| West Mainland     | 0           | 0         | 0           | 0         | 0           | 0         | 0           | 0         | 2           | 9         | 2           | 9          |
| North Mainland    | 0           | 0         | 0           | 0         | 0           | 0         | 0           | 0         | 1           | 2         | 1           | 2          |
| North Isles       | 0           | 0         | 0           | 0         | 0           | 0         | 0           | 0         | 1           | 2         | 1           | 2          |
| <b>TOTAL</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>7</b>    | <b>33</b> | <b>18</b>   | <b>128</b> |

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

|                   | 2018/19     |           | 2019/20     |           | 2020/21     |           | 2021/22     |           | 2022/23     |          | TOTAL       |           |
|-------------------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|----------|-------------|-----------|
|                   | No. Of Apps | Units     | No. Of Apps | Units     | No. Of Apps | Units     | No. Of Apps | Units     | No. Of Apps | Units    | No. Of apps | Units     |
| South Mainland    | 0           | 0         | 0           | 0         | 0           | 0         | 1           | 12        | 0           | 0        | 1           | 12        |
| Lerwick & Bressay | 0           | 0         | 0           | 0         | 1           | 27        | 0           | 0         | 1           | 6        | 1           | 33        |
| Central Mainland  | 1           | 16        | 1           | 24        | 0           | 0         | 0           | 0         | 0           | 0        | 2           | 40        |
| 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>1</b>    | <b>16</b> | <b>1</b>    | <b>24</b> | <b>1</b>    | <b>27</b> | <b>1</b>    | <b>12</b> | <b>1</b>    | <b>6</b> | <b>4</b>    | <b>85</b> |

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

|                   | 2018/19     |          | 2019/20     |          | 2020/21     |          | 2021/22     |          | 2022/23     |           | 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        | 1           | 2        | 1           | 1        | 0           | 0        | 2           | 14        | 4           | 17        |
| Lerwick & Bressay | 0           | 0        | 0           | 0        | 1           | 3        | 0           | 0        | 0           | 0         | 1           | 3         |
| Central Mainland  | 1           | 3        | 1           | 2        | 1           | 1        | 2           | 6        | 0           | 0         | 5           | 12        |
| West Mainland     | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0        | 2           | 9         | 2           | 9         |
| North Mainland    | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0        | 1           | 2         | 1           | 2         |
| North Isles       | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0        | 1           | 2         | 1           | 2         |
| <b>TOTAL</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>6</b>    | <b>27</b> | <b>14</b>   | <b>45</b> |

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

|                   | 2018/19     |          | 2019/20     |          | 2020/21     |          | 2021/22     |          | 2022/23     |          | 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        | 1           | 1        | 0           | 0        | 0           | 0        | 0           | 0        | 1           | 1         |
| Lerwick & Bressay | 1           | 1        | 2           | 2        | 1           | 3        | 2           | 1        | 0           | 0        | 6           | 7         |
| Central Mainland  | 1           | 1        | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0        | 1           | 1         |
| West Mainland     | 0           | 0        | 1           | 1        | 0           | 0        | 0           | 0        | 0           | 0        | 1           | 1         |
| North Mainland    | 0           | 0        | 1           | 1        | 0           | 0        | 1           | 1        | 0           | 0        | 2           | 2         |
| North Isles       | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0        | 0           | 0         |
| <b>TOTAL</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>0</b>    | <b>0</b> | <b>11</b>   | <b>12</b> |

## Housing Approvals

### Total Number of Units Approved

596 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 (458 in total), and then separately adding the approvals that lie within both SWDP and AoBF (138), which had been eliminated from collation of other figures.

There were 78 units approved in 2022/2023, below the 5 year average of 119. The reduction in consented dwellings from the previous year can be attributed primarily to a large site receiving consent in the 2021/2022 reporting period.

|                   | 2018/19    | 2019/20    | 2020/21   | 2021/22    | 2022/23   | Total      |
|-------------------|------------|------------|-----------|------------|-----------|------------|
| South Mainland    | 25         | 21         | 14        | 21         | 10        | 91         |
| Lerwick & Bressay | 48         | 14         | 7         | 132        | 9         | 210        |
| Central Mainland  | 23         | 87         | 6         | 19         | 27        | 162        |
| West Mainland     | 6          | 11         | 13        | 2          | 15        | 47         |
| North Mainland    | 5          | 20         | 9         | 5          | 14        | 53         |
| North Isles       | 7          | 7          | 11        | 5          | 3         | 33         |
| <b>TOTAL</b>      | <b>114</b> | <b>160</b> | <b>60</b> | <b>184</b> | <b>78</b> | <b>596</b> |

### Permissions Granted on SWDP (units)

Over the last 5 years, 90 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.

2022/2023 figures are still lower than some of the years preceding the pandemic. It should be noted that the large Staneyhill consent from the 2021/2022 reporting period is excluded from figures solely relating the SWDP, being a site on both a SWDP and AoBF (therefore falling under this combined site designation category).

|                   | 2018/19  | 2019/20   | 2020/21  | 2021/22  | 2022/23  | Total     |
|-------------------|----------|-----------|----------|----------|----------|-----------|
| South Mainland    | 0        | 8         | 1        | 5        | 0        | 14        |
| Lerwick & Bressay | 0        | 0         | 0        | 0        | 0        | 0         |
| Central Mainland  | 7        | 41        | 0        | 0        | 6        | 54        |
| West Mainland     | 0        | 4         | 0        | 1        | 0        | 5         |
| North Mainland    | 2        | 9         | 1        | 2        | 3        | 17        |
| North Isles       | 0        | 0         | 0        | 0        | 0        | 0         |
| <b>TOTAL</b>      | <b>9</b> | <b>62</b> | <b>2</b> | <b>8</b> | <b>9</b> | <b>90</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 139 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.

|                   | 2018/19   | 2019/20   | 2020/21  | 2021/22   | 2022/23   | Total      |
|-------------------|-----------|-----------|----------|-----------|-----------|------------|
| South Mainland    | 12        | 0         | 0        | 4         | 1         | 17         |
| Lerwick & Bressay | 48        | 8         | 7        | 6         | 5         | 74         |
| Central Mainland  | 0         | 36        | 0        | 0         | 0         | 36         |
| West Mainland     | 0         | 0         | 0        | 0         | 0         | 0          |
| North Mainland    | 0         | 0         | 1        | 1         | 3         | 5          |
| North Isles       | 2         | 3         | 1        | 0         | 1         | 7          |
| <b>TOTAL</b>      | <b>62</b> | <b>47</b> | <b>9</b> | <b>11</b> | <b>10</b> | <b>139</b> |

**Permissions Granted on Windfall (units)**

Over the last 5 years 229 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.

|                   | 2018/19   | 2019/20   | 2020/21   | 2021/22   | 2022/23   | Total      |
|-------------------|-----------|-----------|-----------|-----------|-----------|------------|
| South Mainland    | 13        | 13        | 13        | 12        | 9         | 60         |
| Lerwick & Bressay | 0         | 0         | 0         | 2         | 4         | 6          |
| Central Mainland  | 16        | 10        | 6         | 19        | 21        | 72         |
| West Mainland     | 6         | 7         | 7         | 1         | 13        | 34         |
| North Mainland    | 3         | 11        | 7         | 2         | 8         | 31         |
| North Isles       | 5         | 4         | 10        | 5         | 2         | 26         |
| <b>TOTAL</b>      | <b>43</b> | <b>45</b> | <b>43</b> | <b>41</b> | <b>57</b> | <b>229</b> |

**Permissions Granted on both SWDP & AOBF**

|                   | 2018/19  | 2019/20  | 2020/21  | 2021/22    | 2022/23  | Total      |
|-------------------|----------|----------|----------|------------|----------|------------|
| South Mainland    | 0        | 0        | 0        | 0          | 0        | 0          |
| Lerwick & Bressay | 0        | 6        | 0        | 124        | 0        | 130        |
| Central Mainland  | 0        | 0        | 0        | 0          | 0        | 0          |
| West Mainland     | 0        | 0        | 6        | 0          | 2        | 8          |
| North Mainland    | 0        | 0        | 0        | 0          | 0        | 0          |
| North Isles       | 0        | 0        | 0        | 0          | 0        | 0          |
| <b>TOTAL</b>      | <b>0</b> | <b>6</b> | <b>6</b> | <b>124</b> | <b>2</b> | <b>138</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**

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.

|                   | 2020/21   | 2021/22   | 2022/23  | Total     |
|-------------------|-----------|-----------|----------|-----------|
| South Mainland    | 2         | 4         | 0        | 6         |
| Lerwick & Bressay | 3         | 3         | 0        | 6         |
| Central Mainland  | 1         | 4         | 2        | 7         |
| West Mainland     | 2         | 1         | 1        | 4         |
| North Mainland    | 0         | 1         | 2        | 3         |
| North Isles       | 4         | 3         | 0        | 7         |
| <b>TOTAL</b>      | <b>12</b> | <b>16</b> | <b>5</b> | <b>33</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 2023 for development on SWDP as identified in the LDP is 109.49 hectares. Using the desk based density calculations this provides enough land for approximately 1332 housing units. It should be noted that this figure is based on desk based calculations detailed above, namely:**

- **Lerwick = 26.82ha remaining @ 18 units per hectare = 483 units**
- **Areas of Best Fit = 19.27ha remaining @ 14 units per hectare = 270 units**
- **Elsewhere = 82.67 remaining @ 7 units per hectare = 579 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.

### Local Housing Land Requirement & Housing Supply Target

As set out in the Quality Homes section of National Planning Framework 4 (NPF4), Local Development Plans are expected to identify a Local Housing Land Requirement, which exceeds the 10 year Minimum All Tenure Housing Land Requirement (MATHLR) set out in Annex E.

The current Local Development Plan predates NPF4 (having been adopted in 2014, 9 years prior to NPF4 being published), However this is now the adopted Scotland-wide mechanism for reviewing land supply in local authority areas. Therefore, though sites are out of date and as such there is a transitional element to HLAs referring to old-style Local Development Plans, current supply in the 2014 Shetland Local Development Plan has been assessed in this HLA against the MATHLR figure to ascertain availability of land identified for housing development.

The proposed Minimum All Tenure Housing Land Requirement (MATHLR) set for Shetland for the next 10 years is 850 units, equating to 85 units a year. The Shetland Local Housing Strategy 2022/2027 sets the Housing Supply Target for

Shetland at 90 units per annum (and therefore in accordance with the MATHLR figure).

The number of completions for this year (2022-2023) stands at 37 (for all tenure), representing a significant shortfall in delivery from the MATHLR figure of 85 and LHS target of 90.

Furthermore, the LHS identifies a locality level breakdown of the Supply Target:

| Shetland Housing Supply Targets 2021-30 | Annual HST = 90 | % Affordable Housing | % Market Housing |
|---|-----------------|----------------------|------------------|
| Central Mainland (14%)                  | 13              | 60%                  | 40%              |
| Lerwick & Bressay (47%)                 | 42              | 60%                  | 40%              |
| North Isles (9%)                        | 8               | 40%                  | 60%              |
| North Mainland (11%)                    | 10              | 40%                  | 60%              |
| South Mainland (14%)                    | 12              | 60%                  | 40%              |
| West Mainland (5%)                      | 5               | 40%                  | 60%              |
| Shetland Total                          | 90              |                      |                  |

Which compares as follows to delivery (completions, both categorised as private and affordable) for the current year:

|                   | 2022/23 | Affordable | Affordable as % | Private | Private as % |
|-------------------|---------|------------|-----------------|---------|--------------|
| South Mainland    | 10      | 0          | 0%              | 10      | 100%         |
| Lerwick & Bressay | 7       | 6          | 83%             | 1       | 17%          |
| Central Mainland  | 6       | 0          | 0%              | 6       | 100%         |
| West Mainland     | 6       | 0          | 0%              | 6       | 100%         |
| North Mainland    | 3       | 0          | 0%              | 3       | 100%         |
| North Isles       | 5       | 0          | 0%              | 5       | 100%         |
| TOTAL             | 37      | 6          | 19%             | 31      | 81%          |

In terms of the MATHLR and Housing Supply Target, the available identified land in the Local Development Plan indicates provision for 1332 housing units, which when applied over a 10 year period exceeds the MATHLR figure.

It is however recognised that the current Local Development Plan sites do not necessarily accord with the level of assessment and connection to delivery that sites would under a new style Local Development Plan.

## 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. Please note, these are to be updated in the 2024/2025 Housing Land Audit and due to this HLA report now being historic, maps may not contain up to date consents information.

## Next Steps

This Audit identifies that, though the Local Development Plan is now increasingly dated, that there is still provision of an adequate supply of housing land identified within it, to meet both national and local targets.

As part of transition to the new methodology for both Housing Land Audits and Local Development Plans, historic HLAs such as this one and the 2023/2024 HLA should be viewed within this transitional context. This HLA is an evaluation of consents and completion data coming forward in the audit period and a reflection on the performance of current Local Development Plan sites.

With the preparation of new style Local Development Plans and processes, there will be changes to how HLAs and Delivery Programmes (another process evaluating available sites) will be prepared, both to be in line with Scottish Government Guidance and the shifting focus to delivery alongside review of plan performance.

The Planning Service is currently working on the Evidence Gathering stage of the next Local Development Plan, which is due to be completed and drafted in 2026.

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). 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.

### **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**

<https://www.shetland.gov.uk/downloads/download/1431/local-housing-strategy-2022-2027>

## **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**

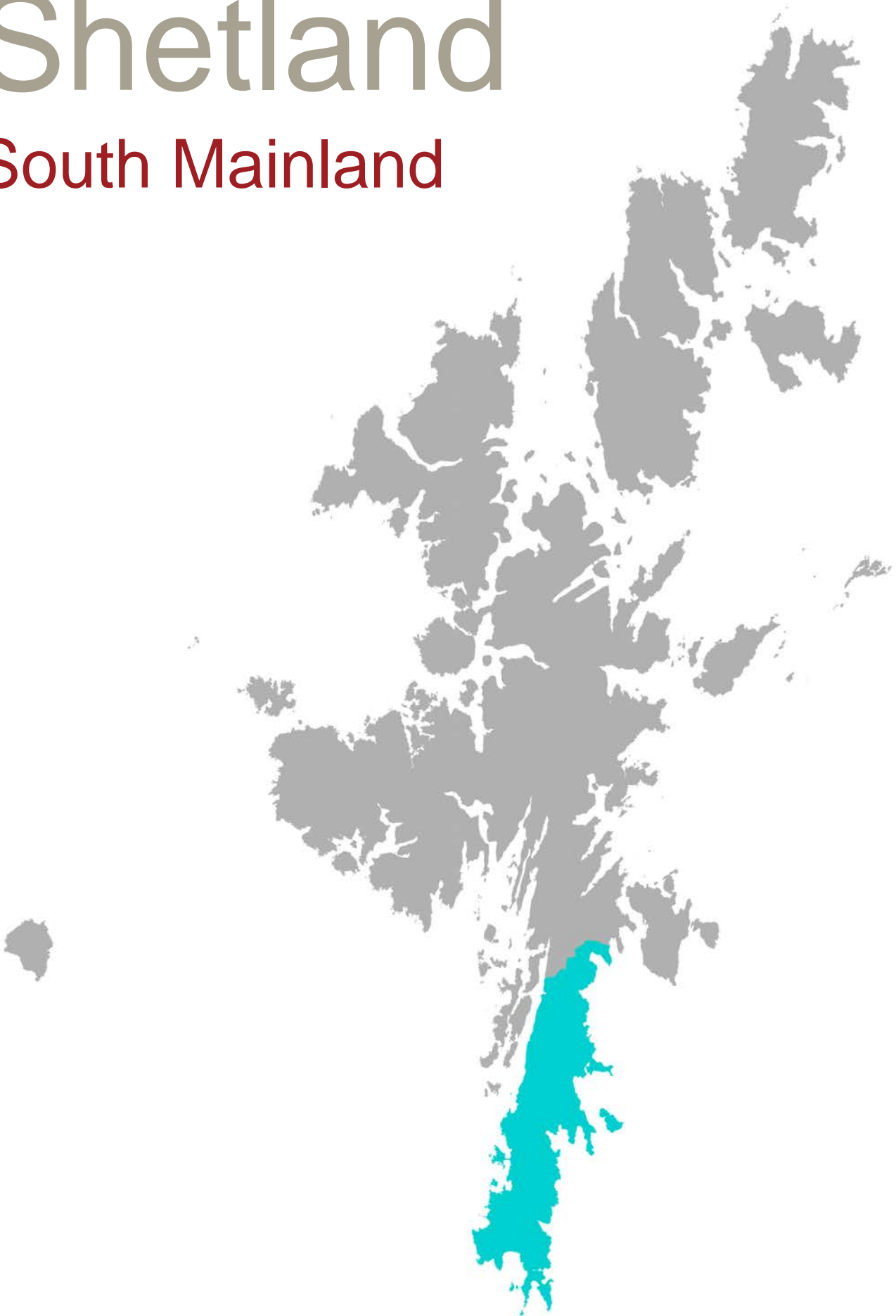
Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (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

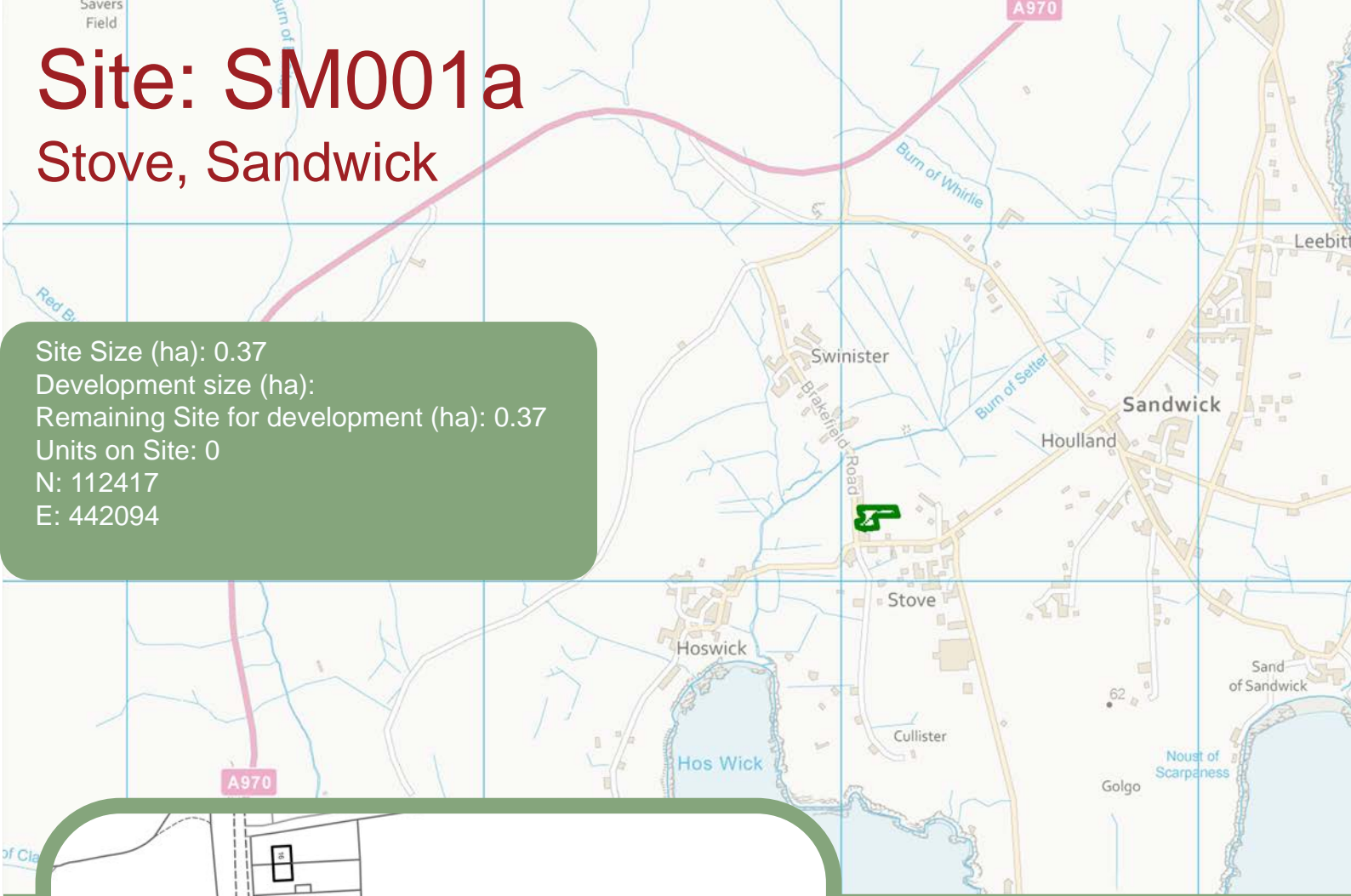
## South Mainland



# 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

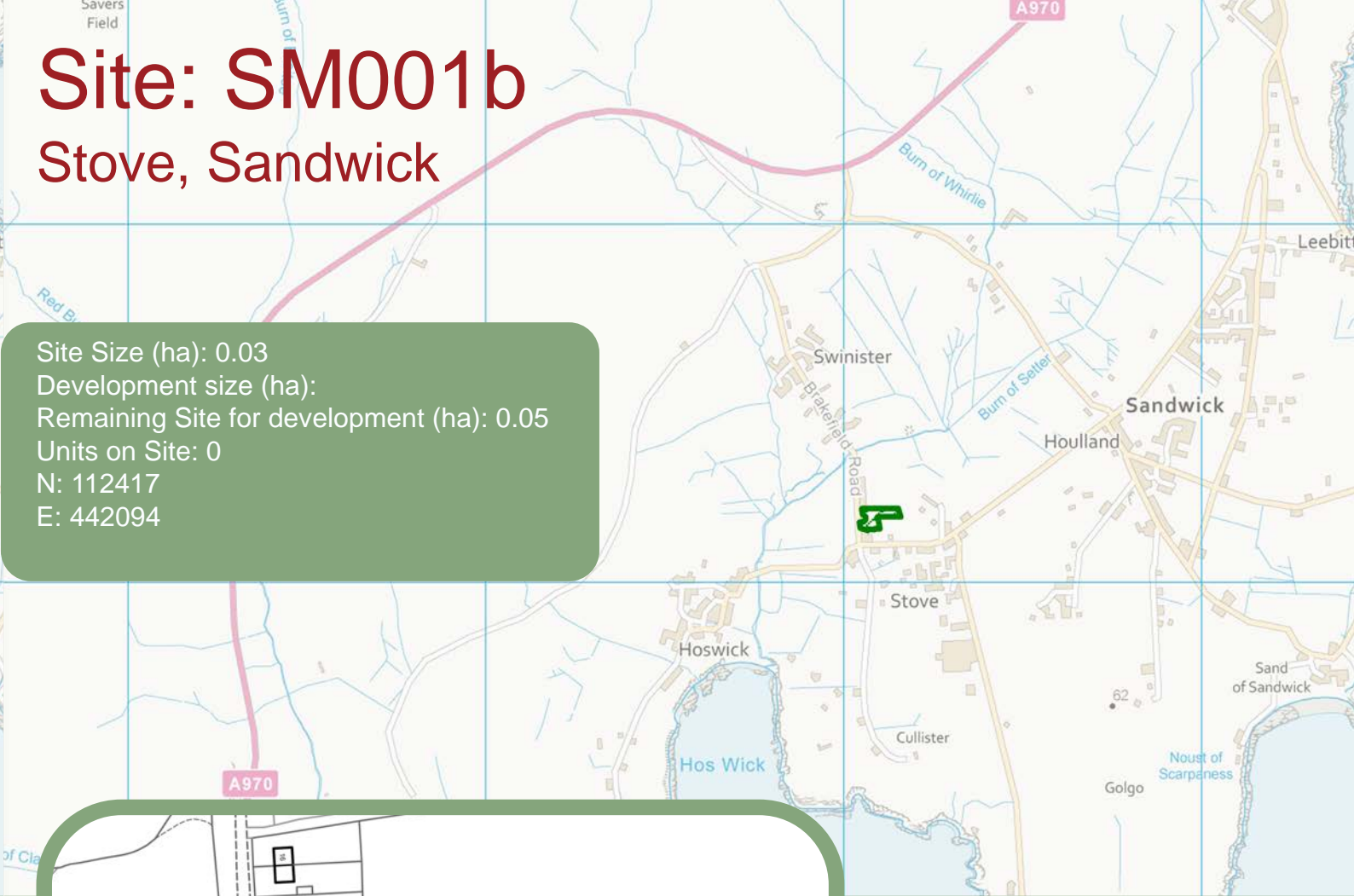


Shetland  
Islands Council

# 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

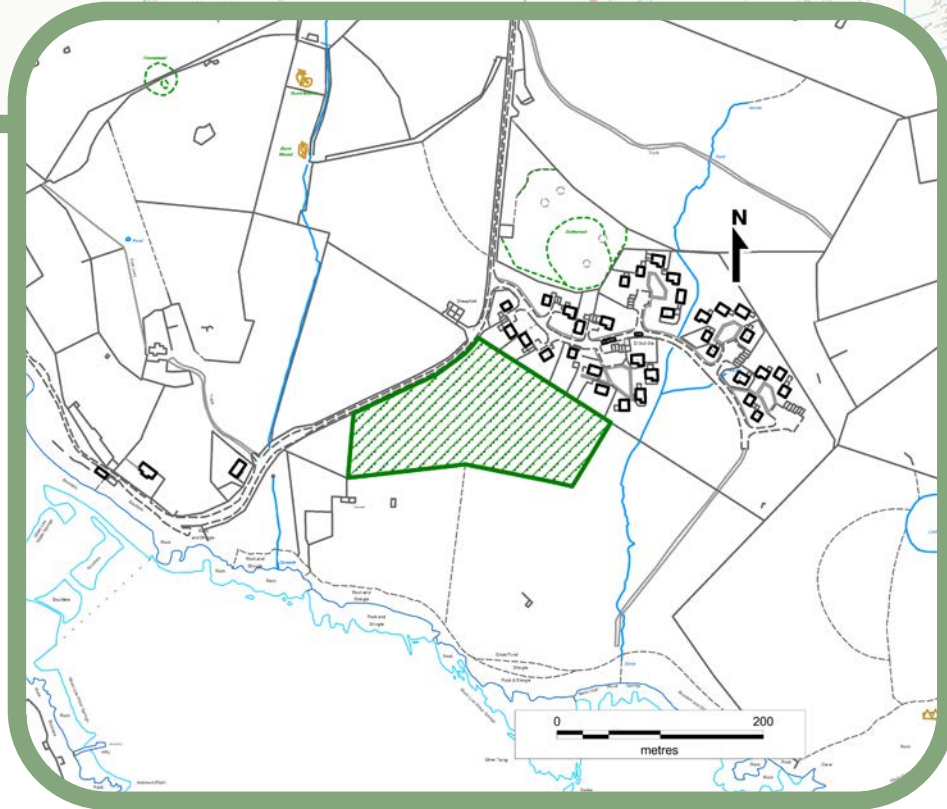
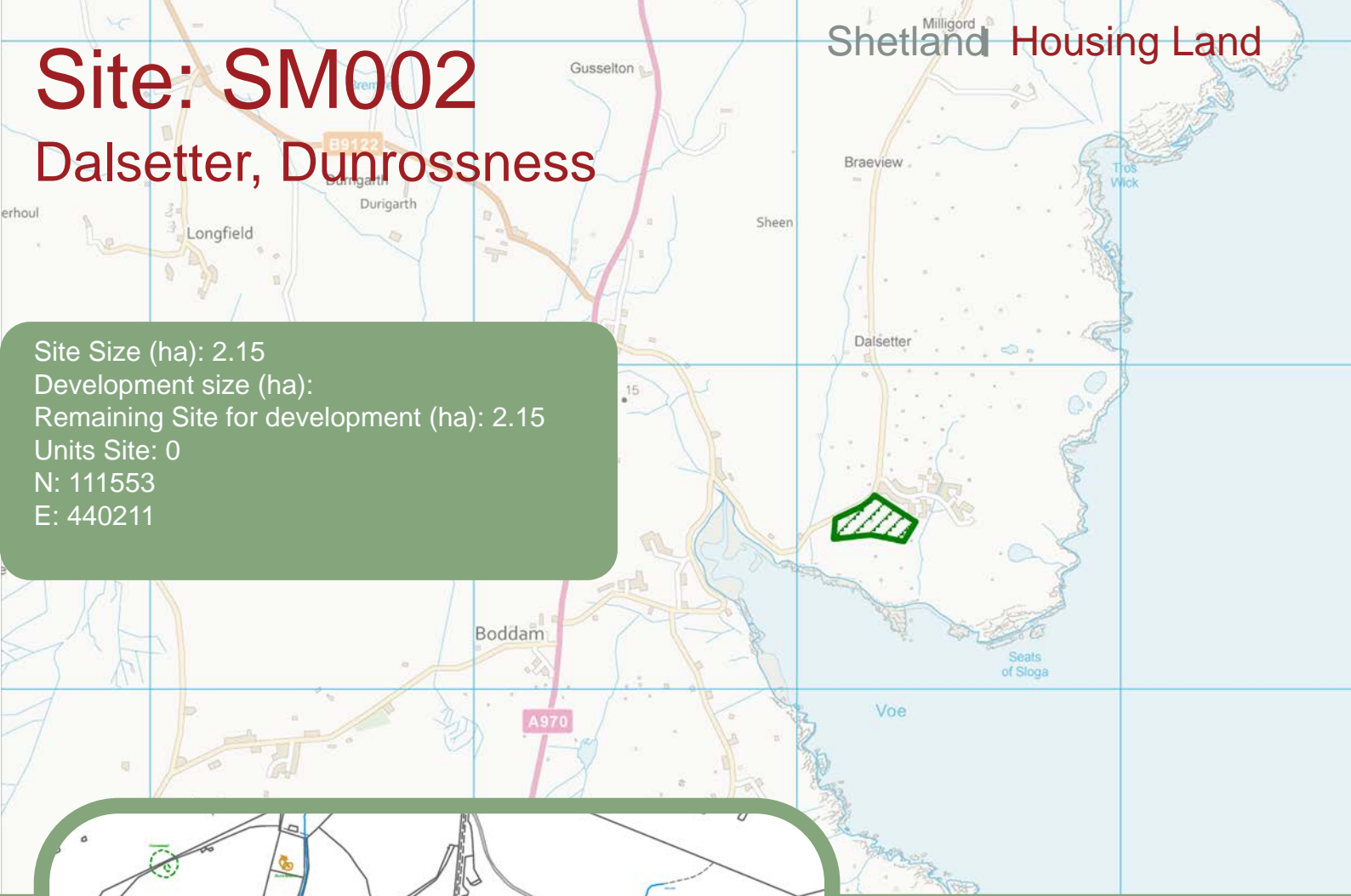


Shetland  
Islands Council

# 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

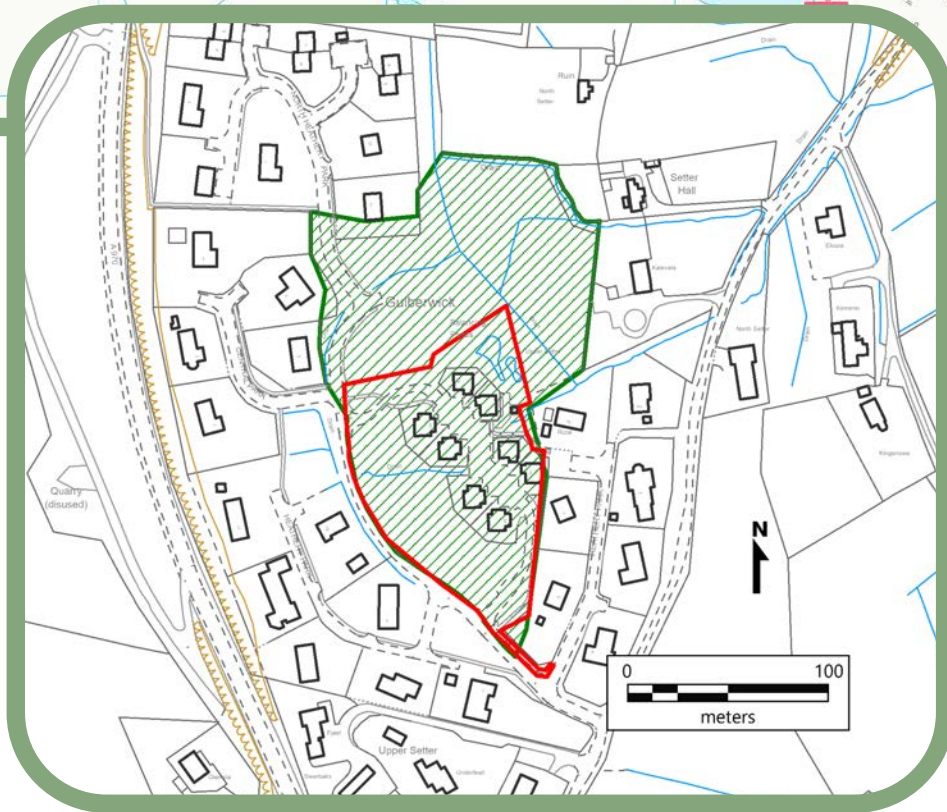
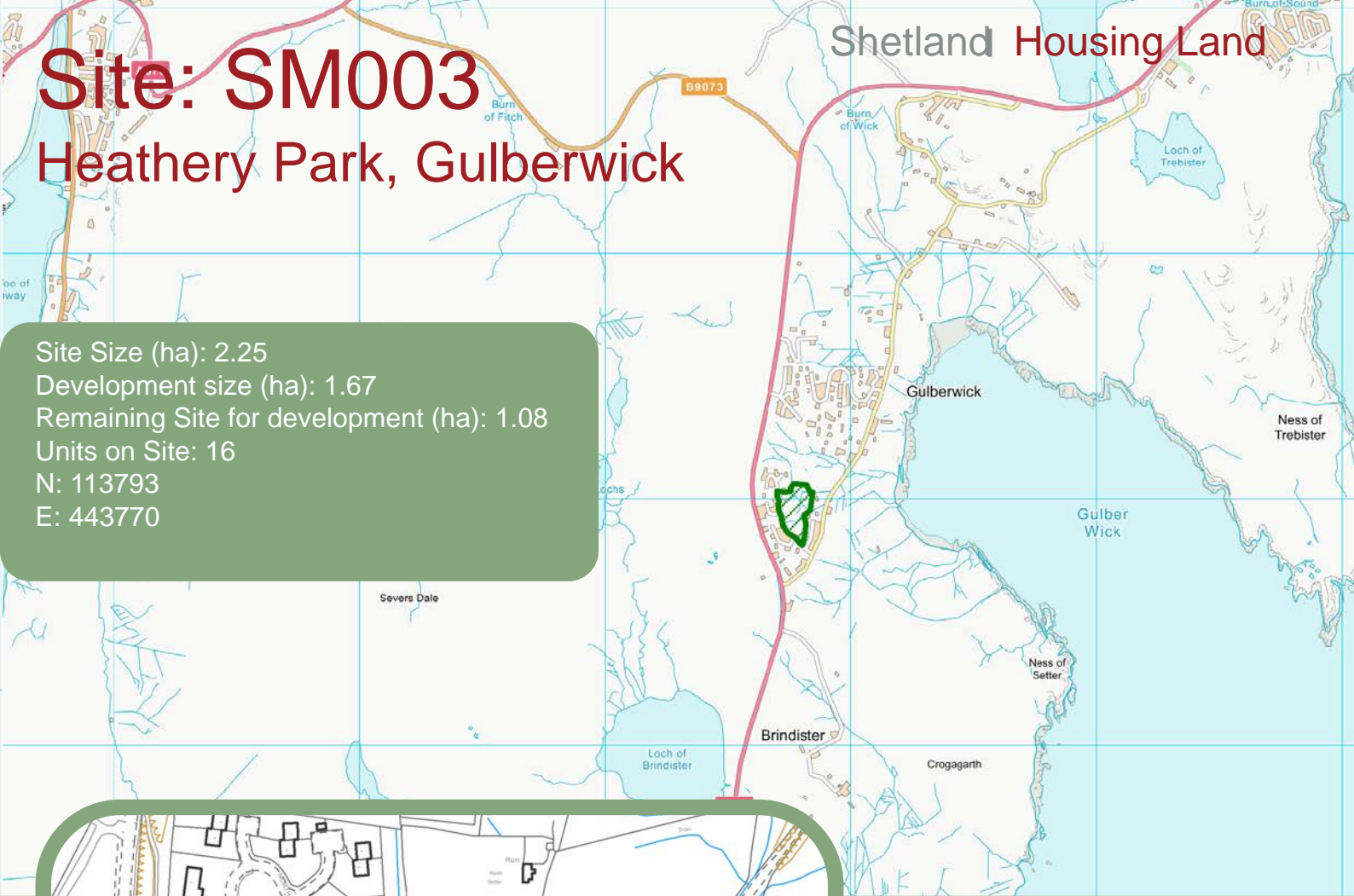


Shetland  
Islands Council

# Site: SM003

## Heathery Park, Gulberwick

Site Size (ha): 2.25  
Development size (ha): 1.67  
Remaining Site for development (ha): 1.08  
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

Shetland Housing Land

Ward of Wick

Site Size (ha): 0.42  
Development size (ha): 0.22  
Remaining Site for development (ha): 0.10  
Units Site: 0  
N: 113842  
E: 444042



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



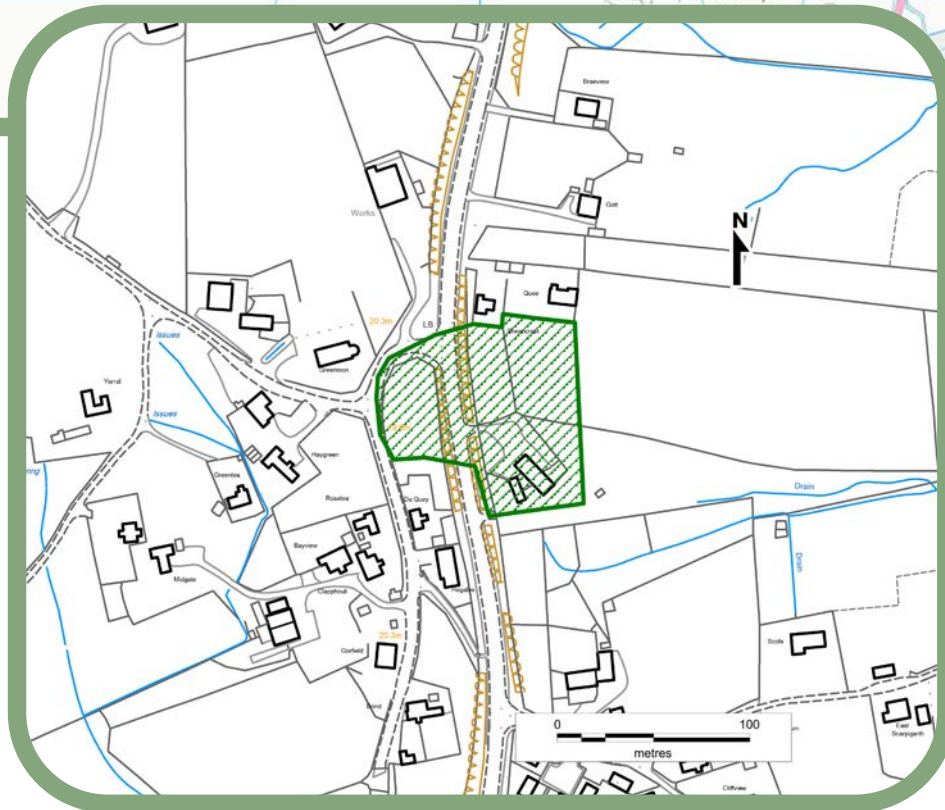
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Islands Council

Shetland Housing Land Audit

# Site: SM005

## Quee, Cunningsburgh

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

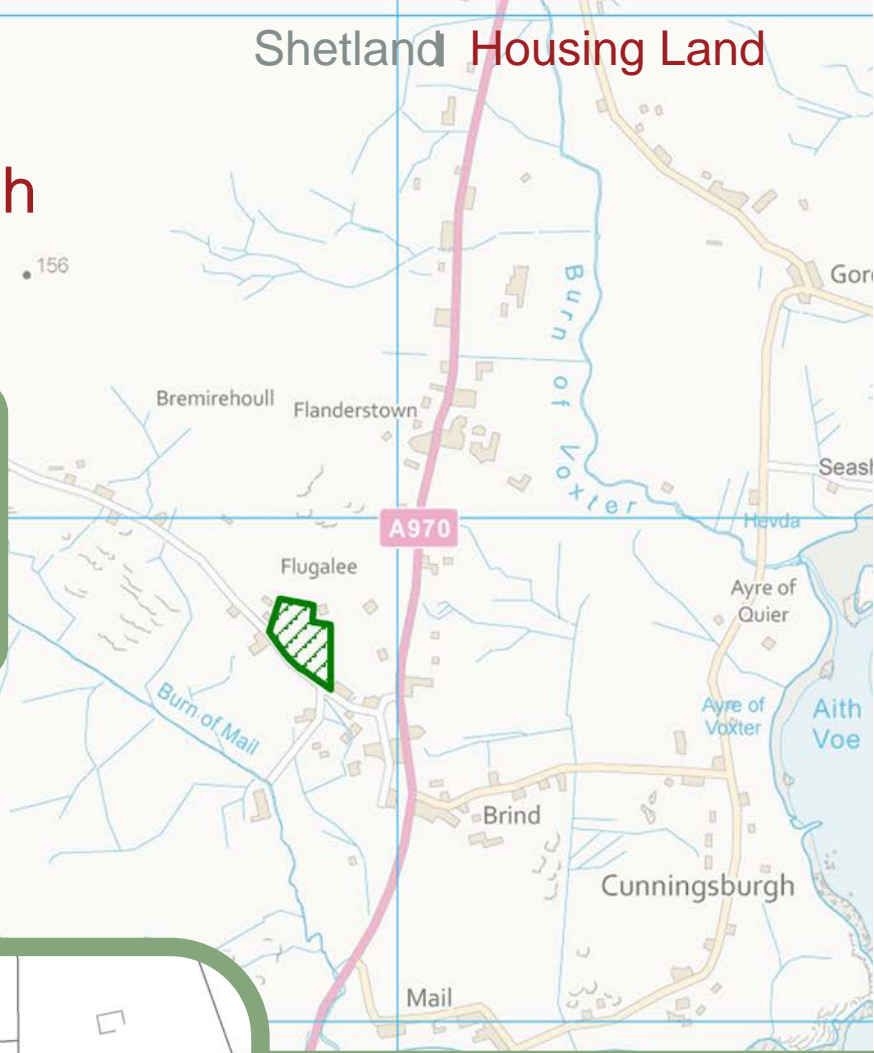


Shetland  
Islands Council

# Site: SM006

## Flugalee, Cunningsburgh

Site Size (ha): 1.33  
 Development size (ha): 0.69  
 Remaining Site for development (ha): 0.67  
 Units Site: 5  
 N: 112881  
 E: 442809



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

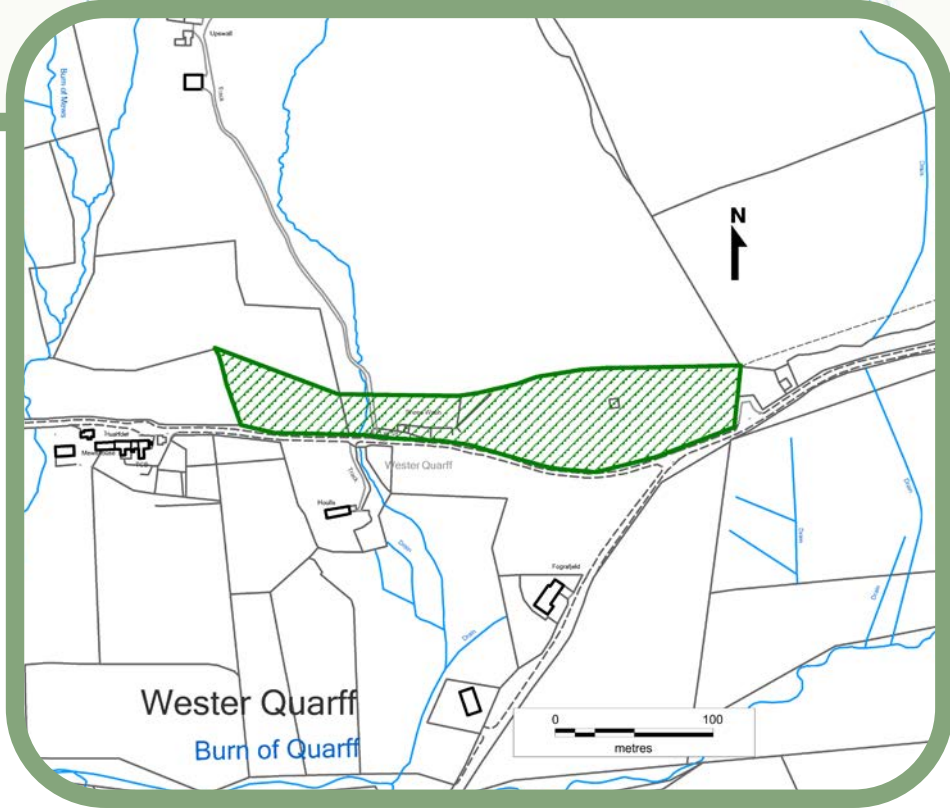


Shetland  
Islands Council

# Site: SM007

## Upswall, Wester Quarff

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

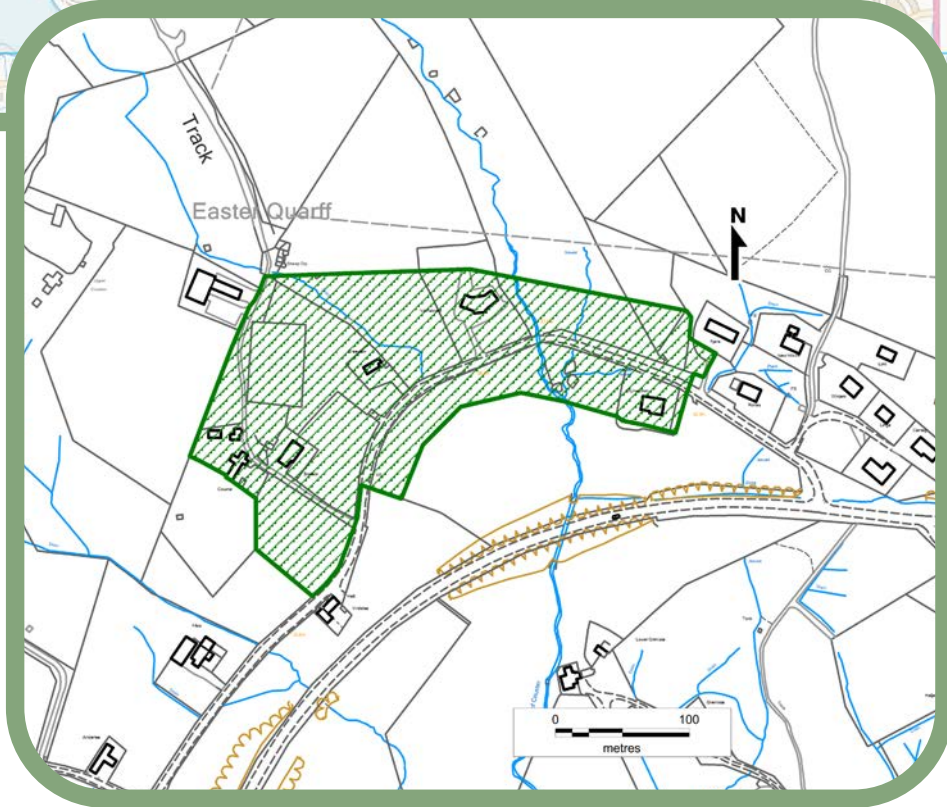
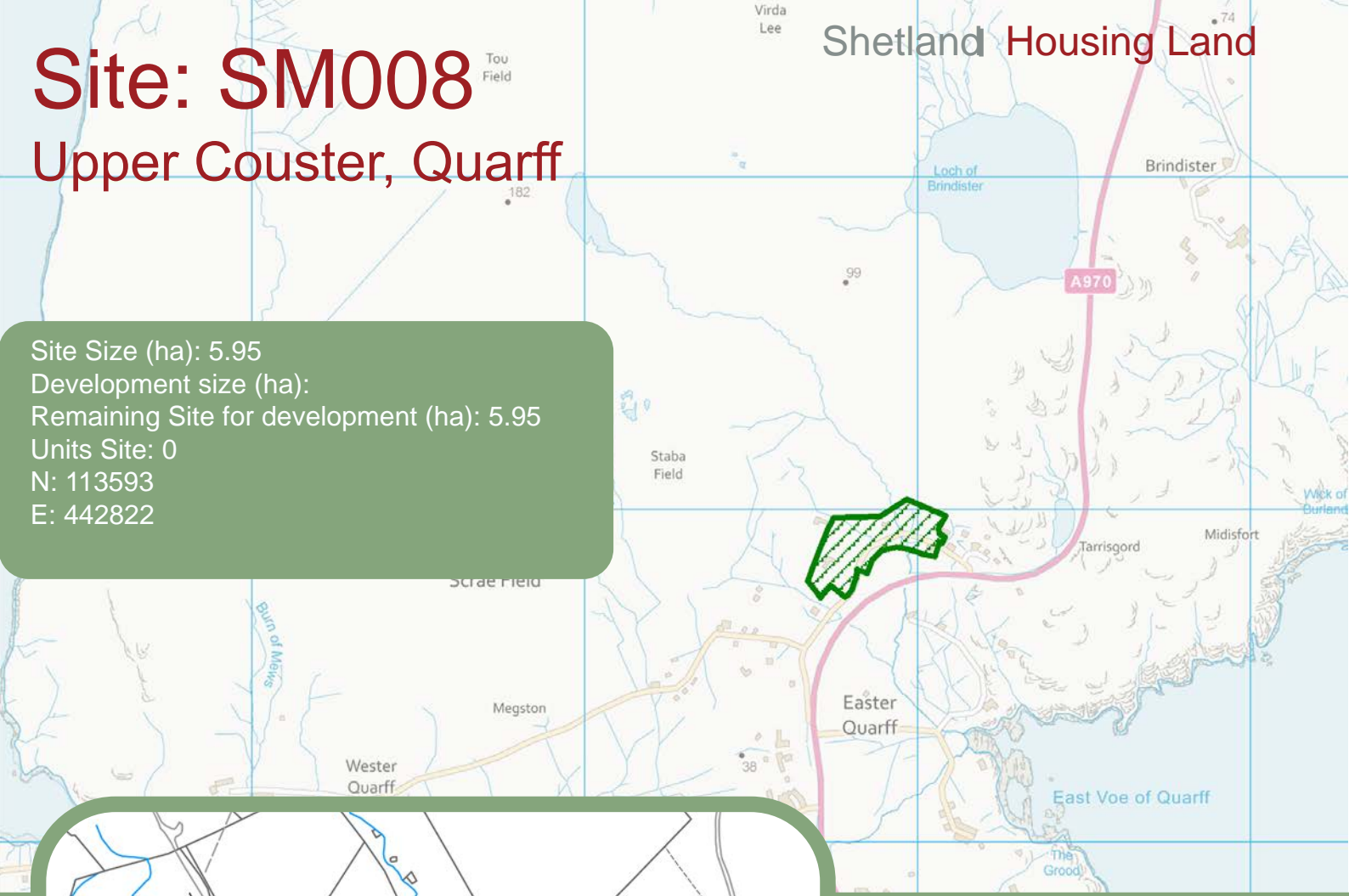


Shetland  
Islands Council

# Site: SM008

## Upper Couster, Quarff

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

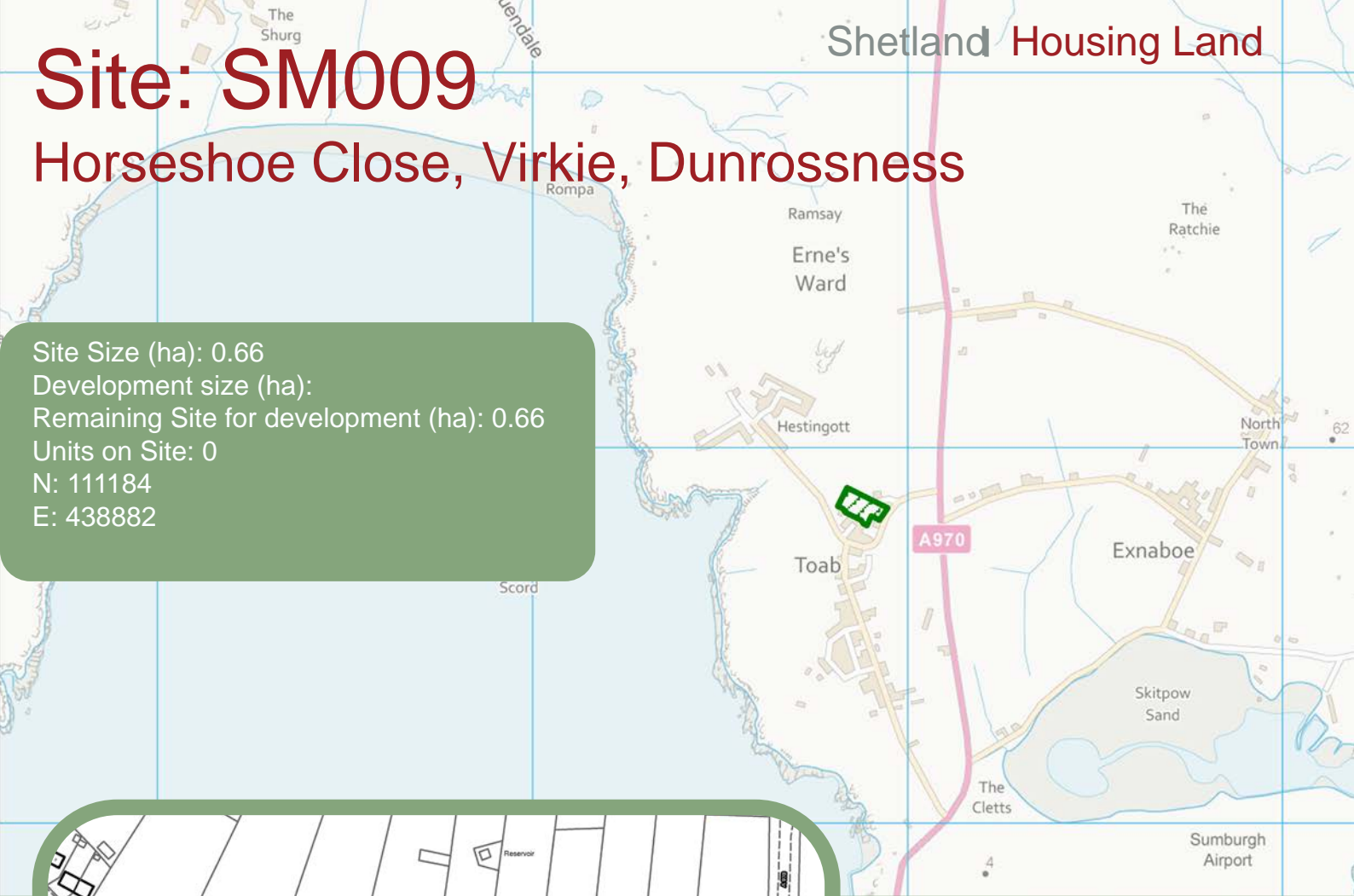


Shetland  
Islands Council

# Site: SM009

## Horseshoe Close, Virkie, Dunrossness

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: SM010

## Spiggie Lodge, Scousburgh, Dunrossness

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: SM011

## Stove, Sandwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

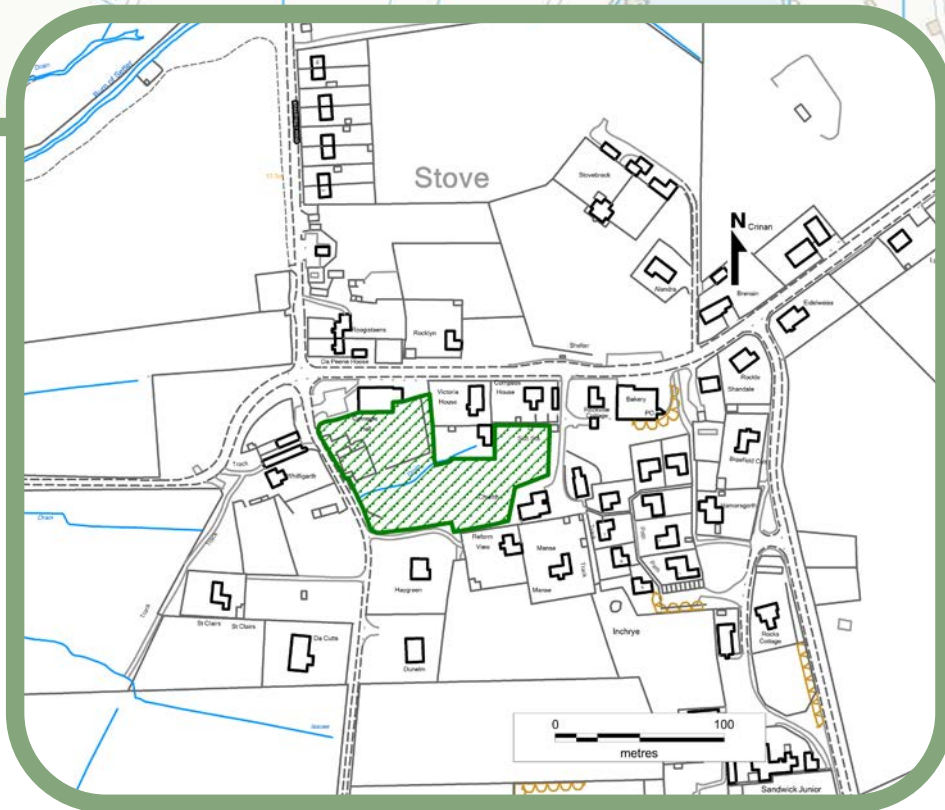
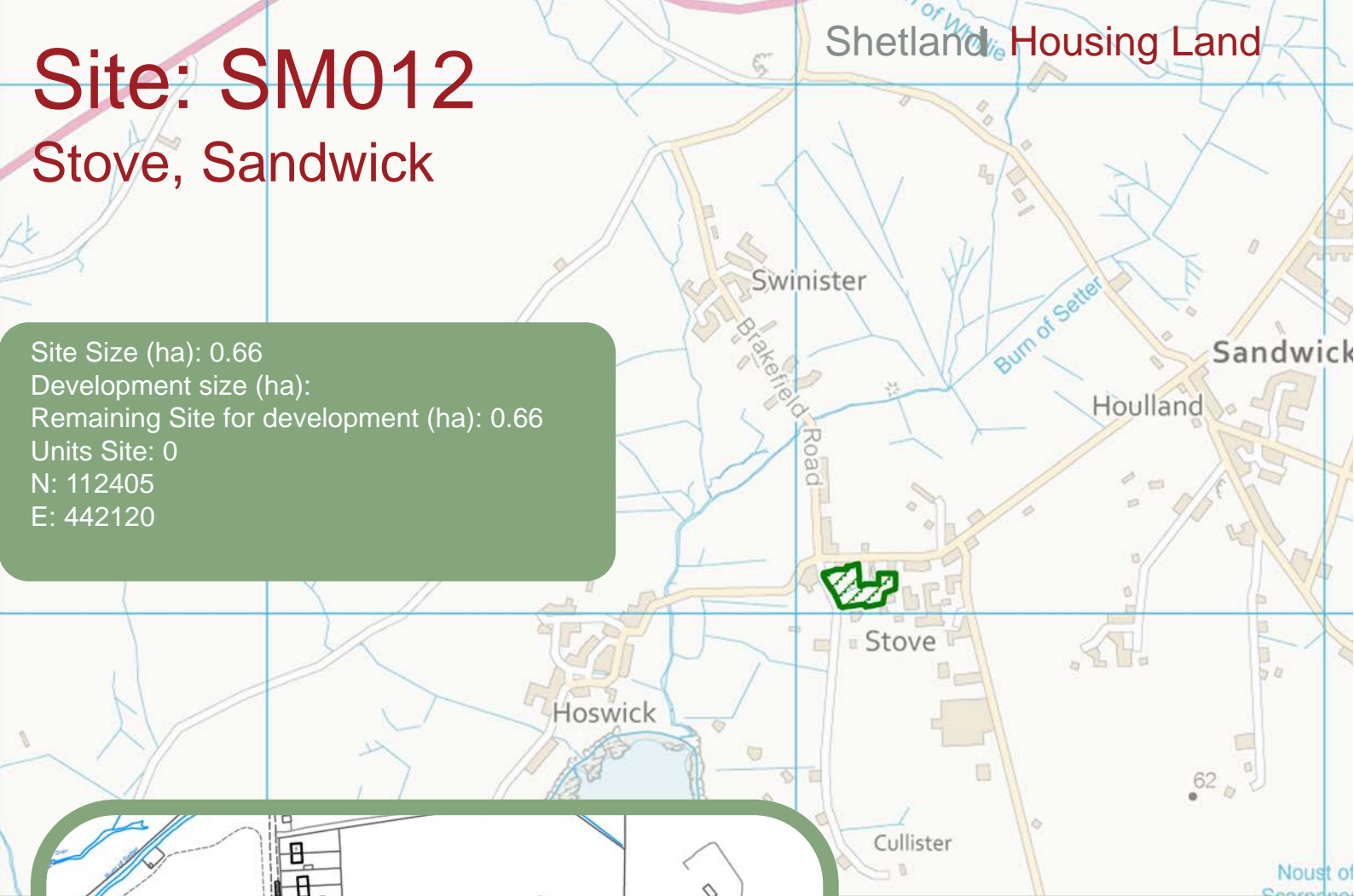


Shetland  
Islands Council

# Site: SM012

## Stove, Sandwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: SM013

## Whilfigarth Stove, Sandwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

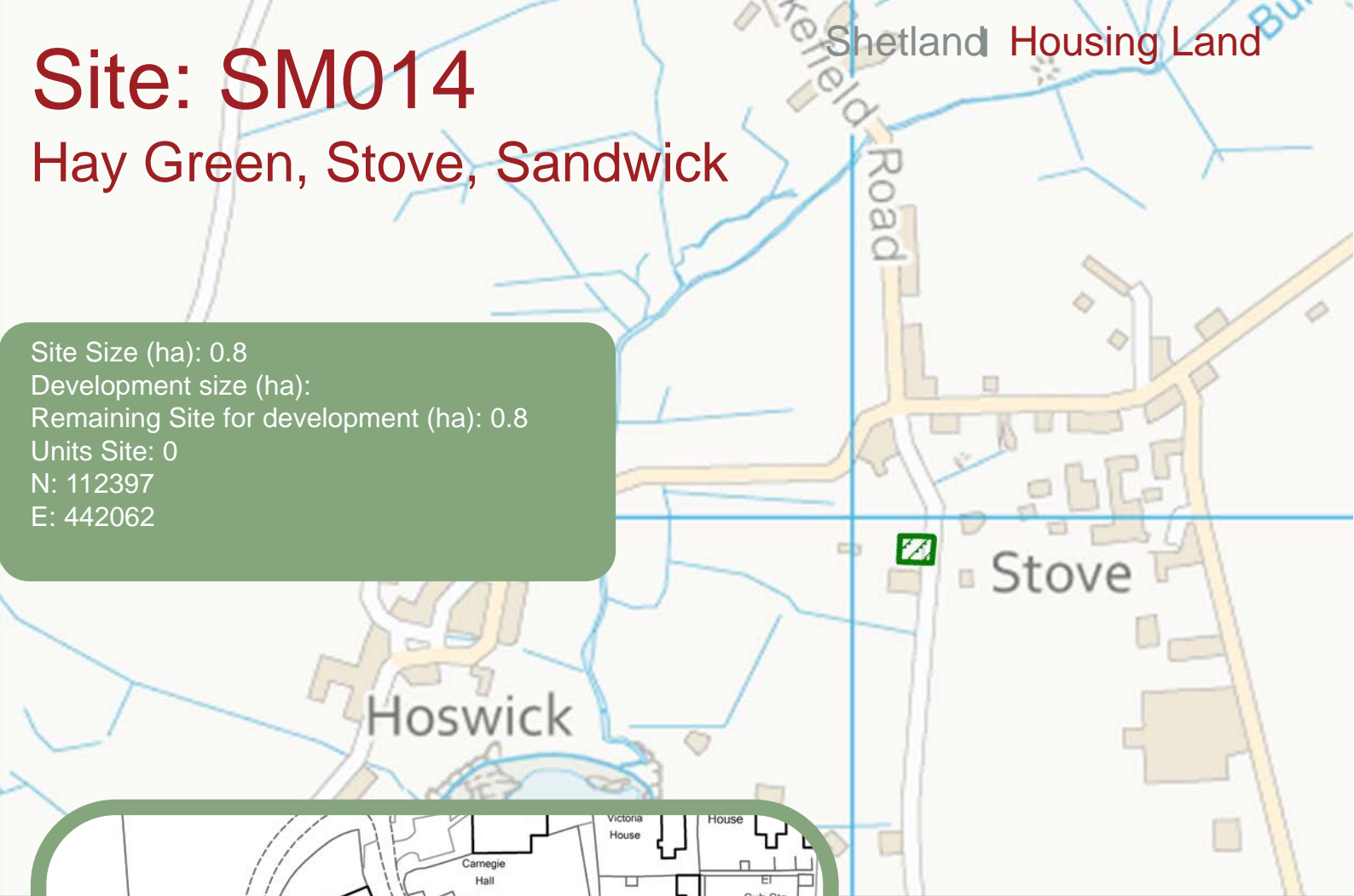


Shetland  
Islands Council

# Site: SM014

## Hay Green, Stove, Sandwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

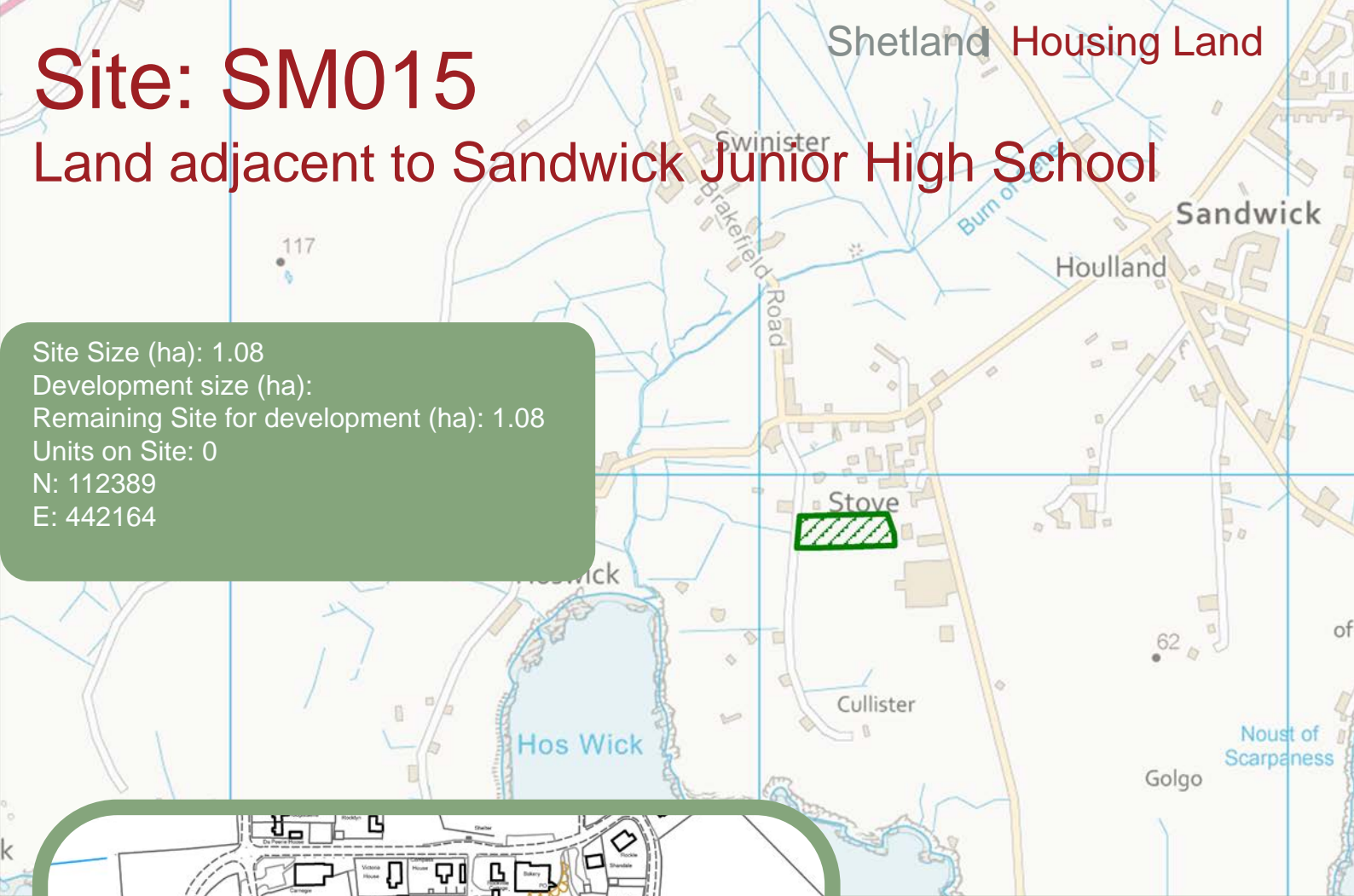


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Islands Council

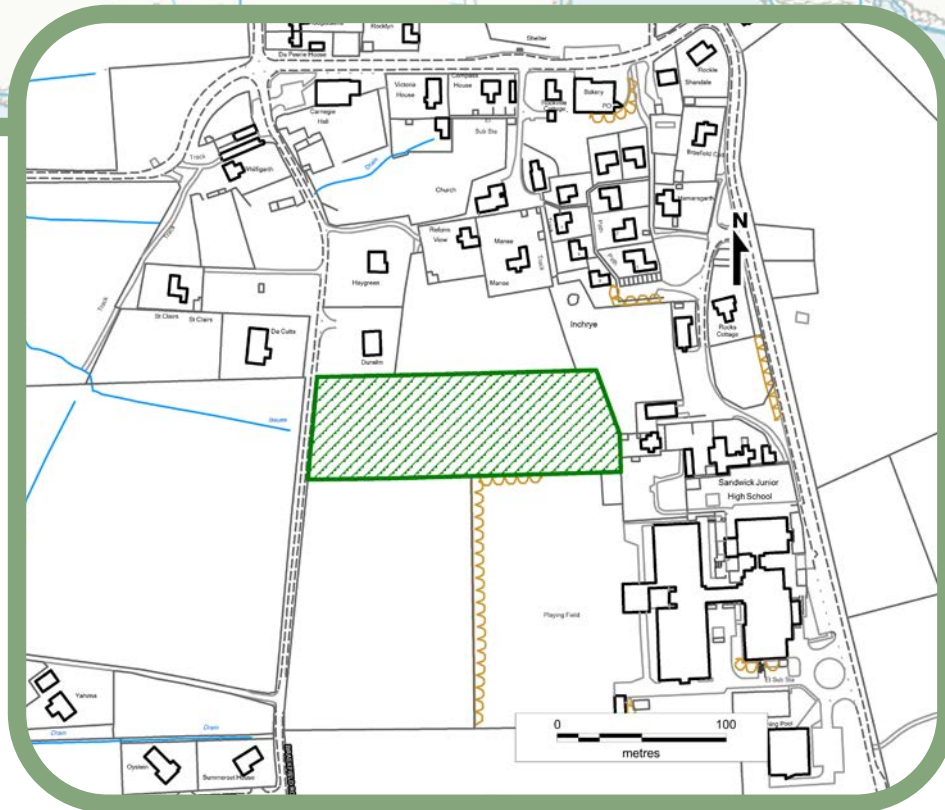
# Site: SM015

## Land adjacent to Sandwick Junior High School

Shetland Housing Land



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

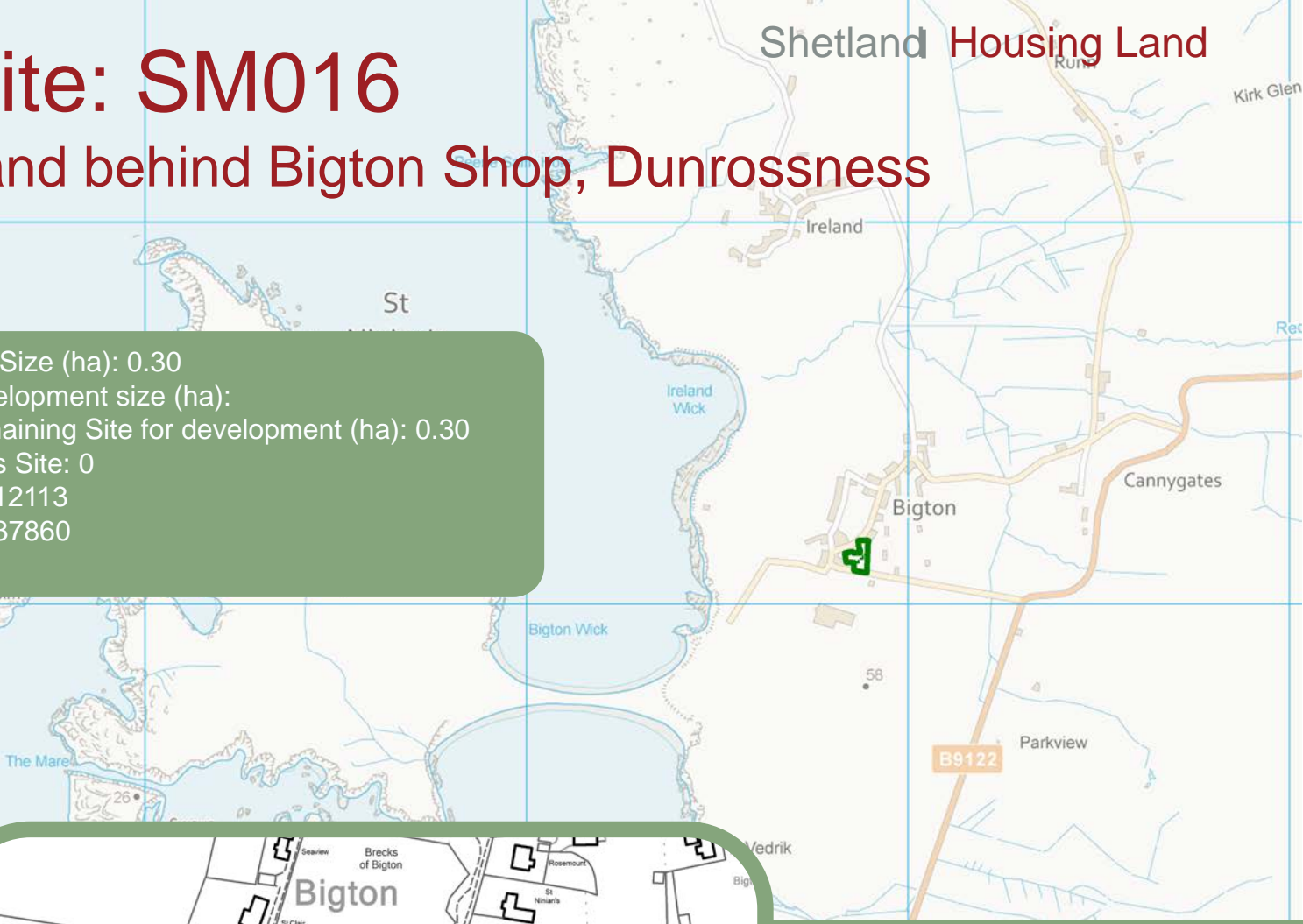


Shetland  
Islands Council

# 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

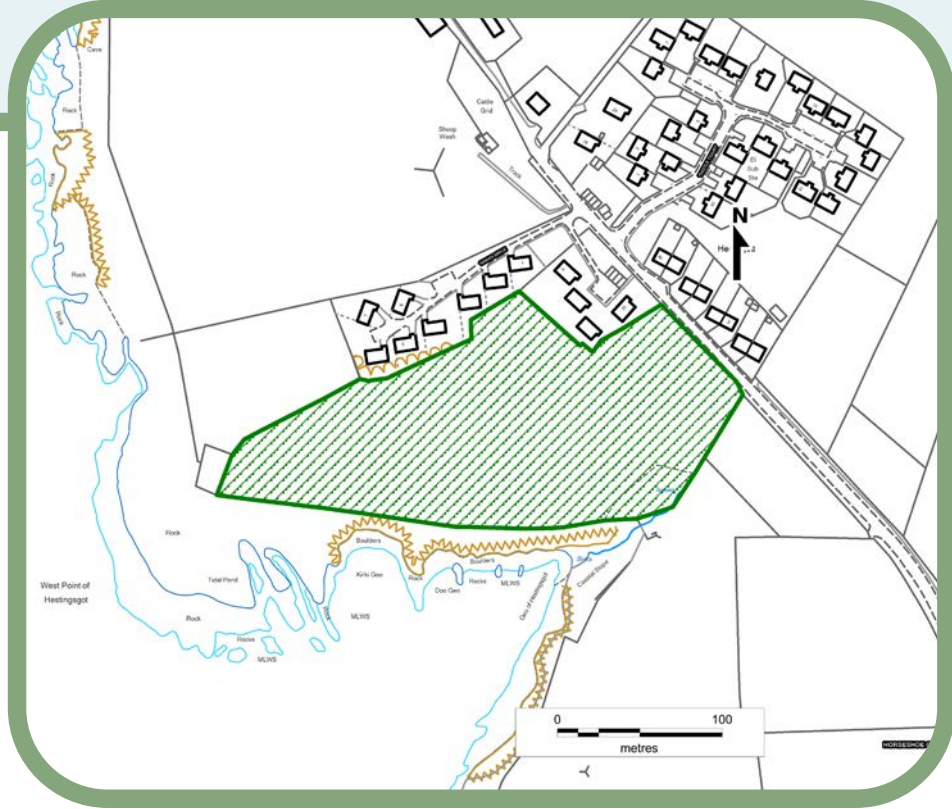
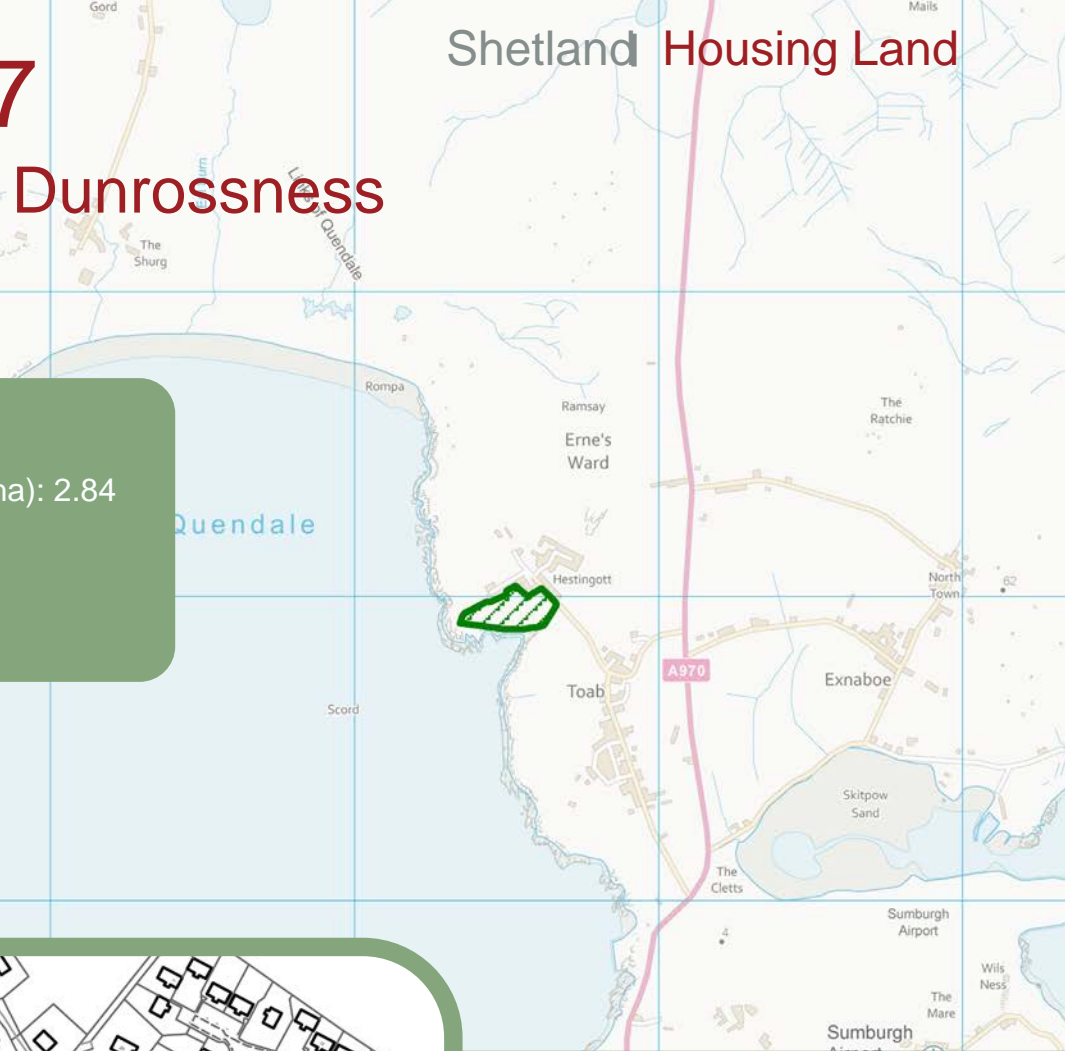


Shetland  
Islands Council

# 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

The Slithers

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

Scatness

Sumburgh Airport

Sumburgh Airport

Sumburgh

Jarshof Prehistoric and Norse Settlement



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

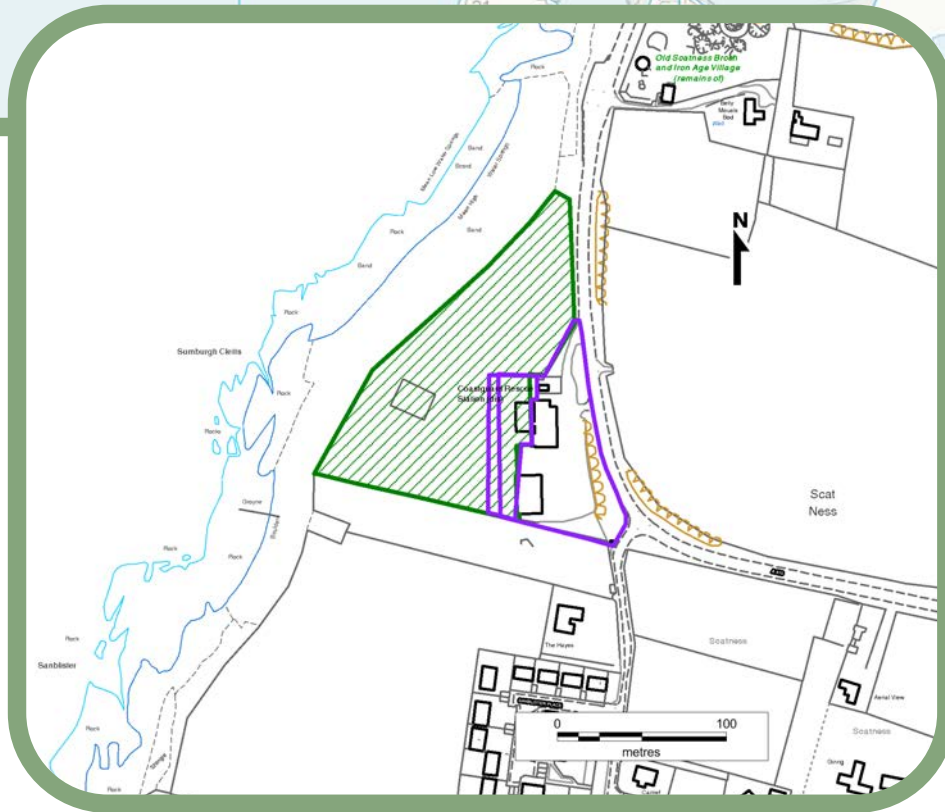
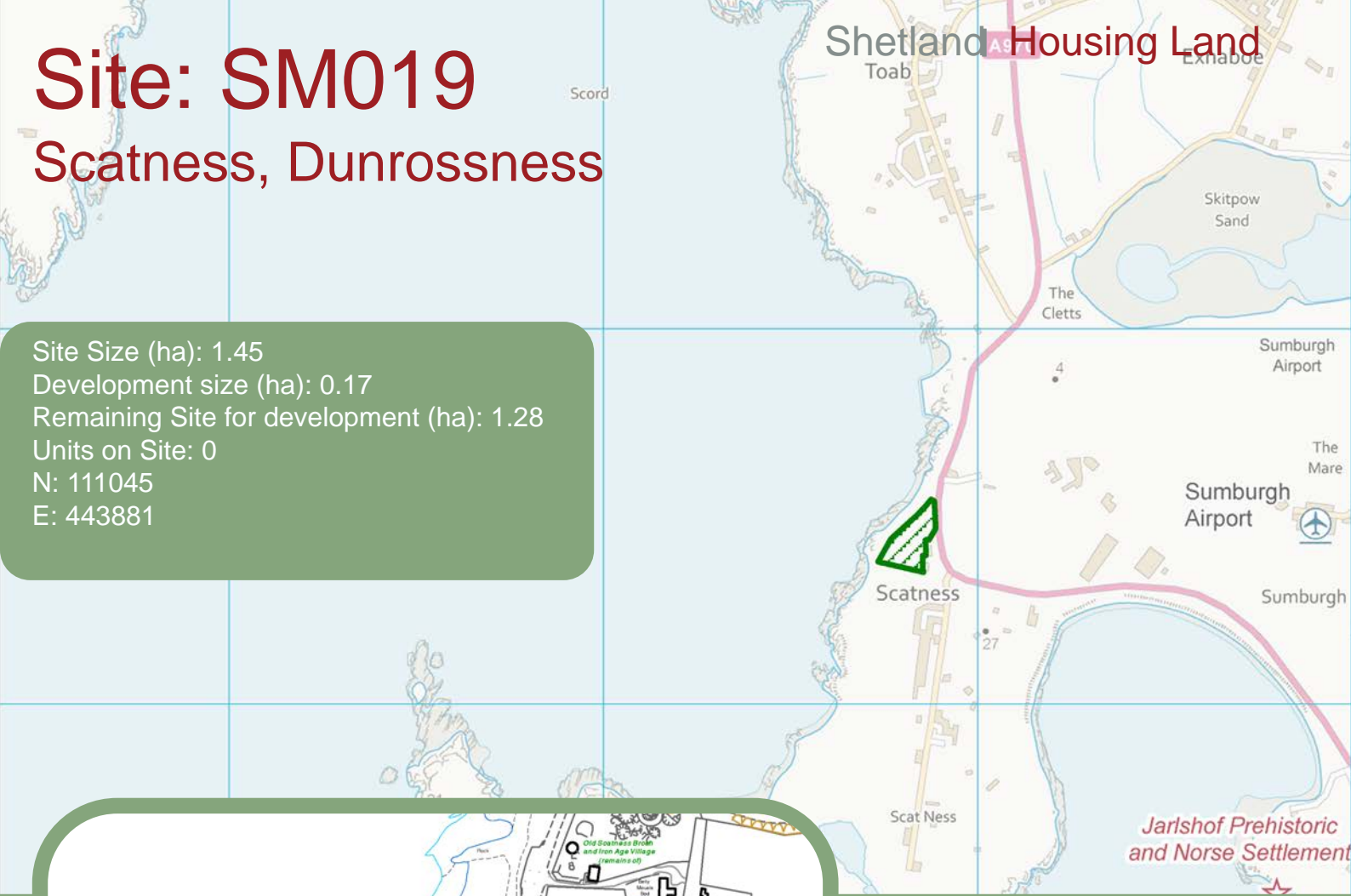


Shetland  
Islands Council

# 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

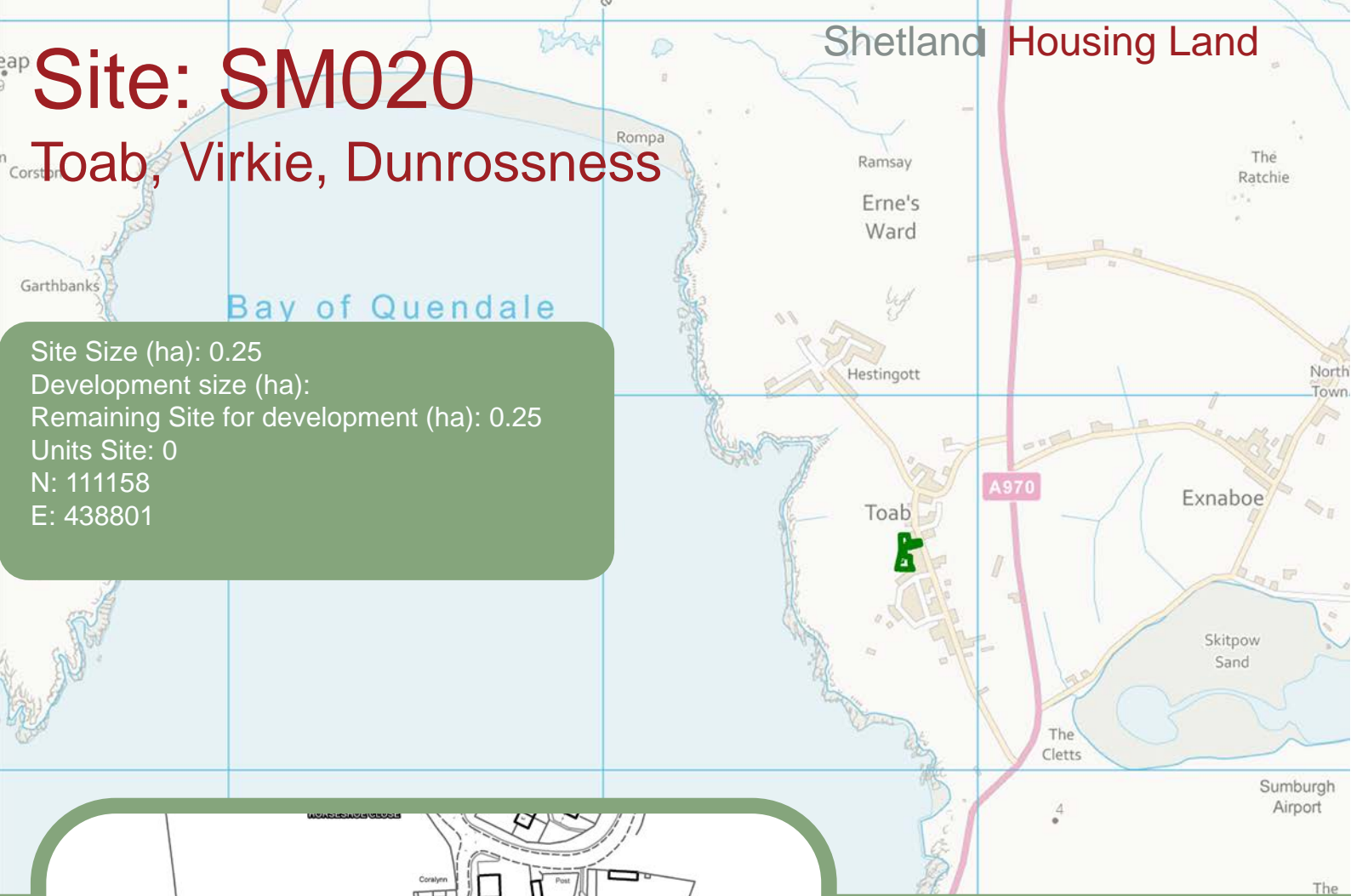


Shetland  
Islands Council

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

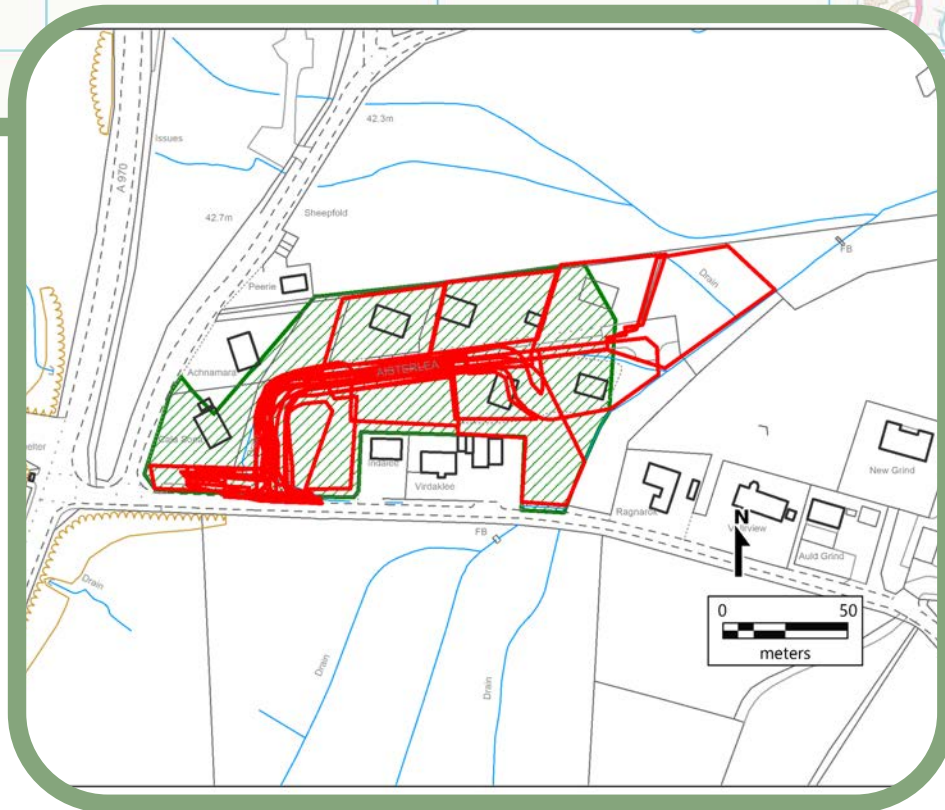
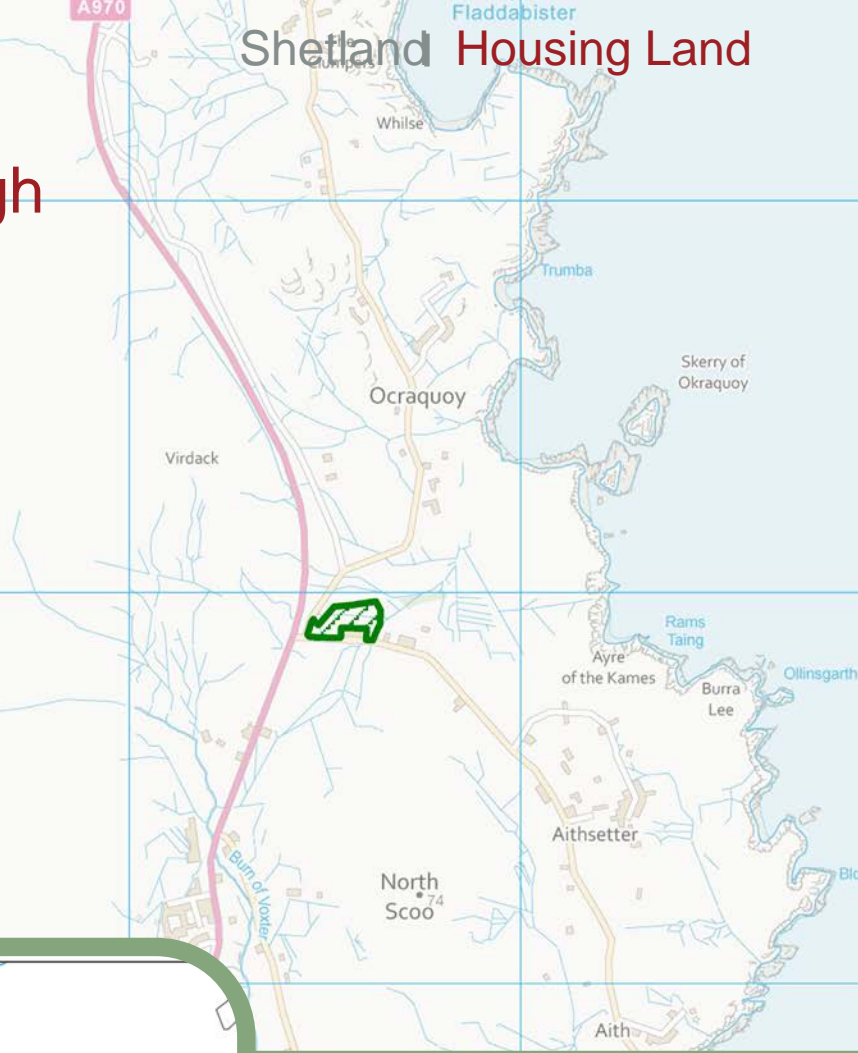


Shetland  
Islands Council

# Site: SM021

## Aithsetter, Cunningsburgh

Site Size (ha): 1.14  
Development size (ha): 0.68  
Remaining Site for development (ha): 0.18  
Units on Site: 8  
N: 113092  
E: 443549



#### Development Timescale as per Action Programme:

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

#### Planning Status

- Site within Area of Best Fit

#### Development Status

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

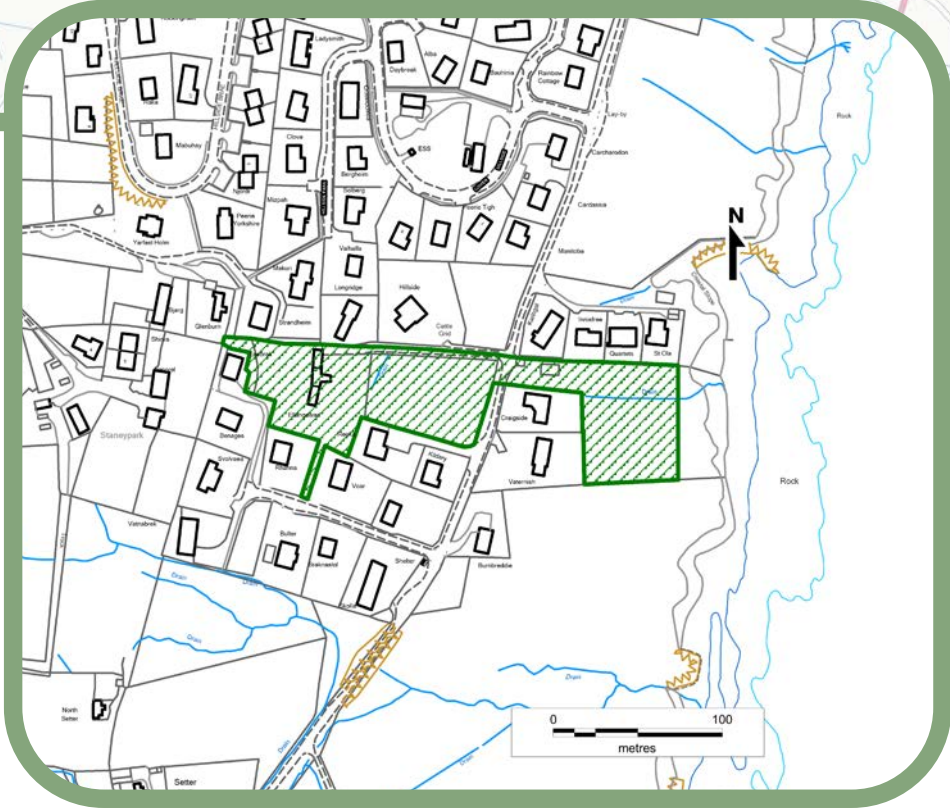
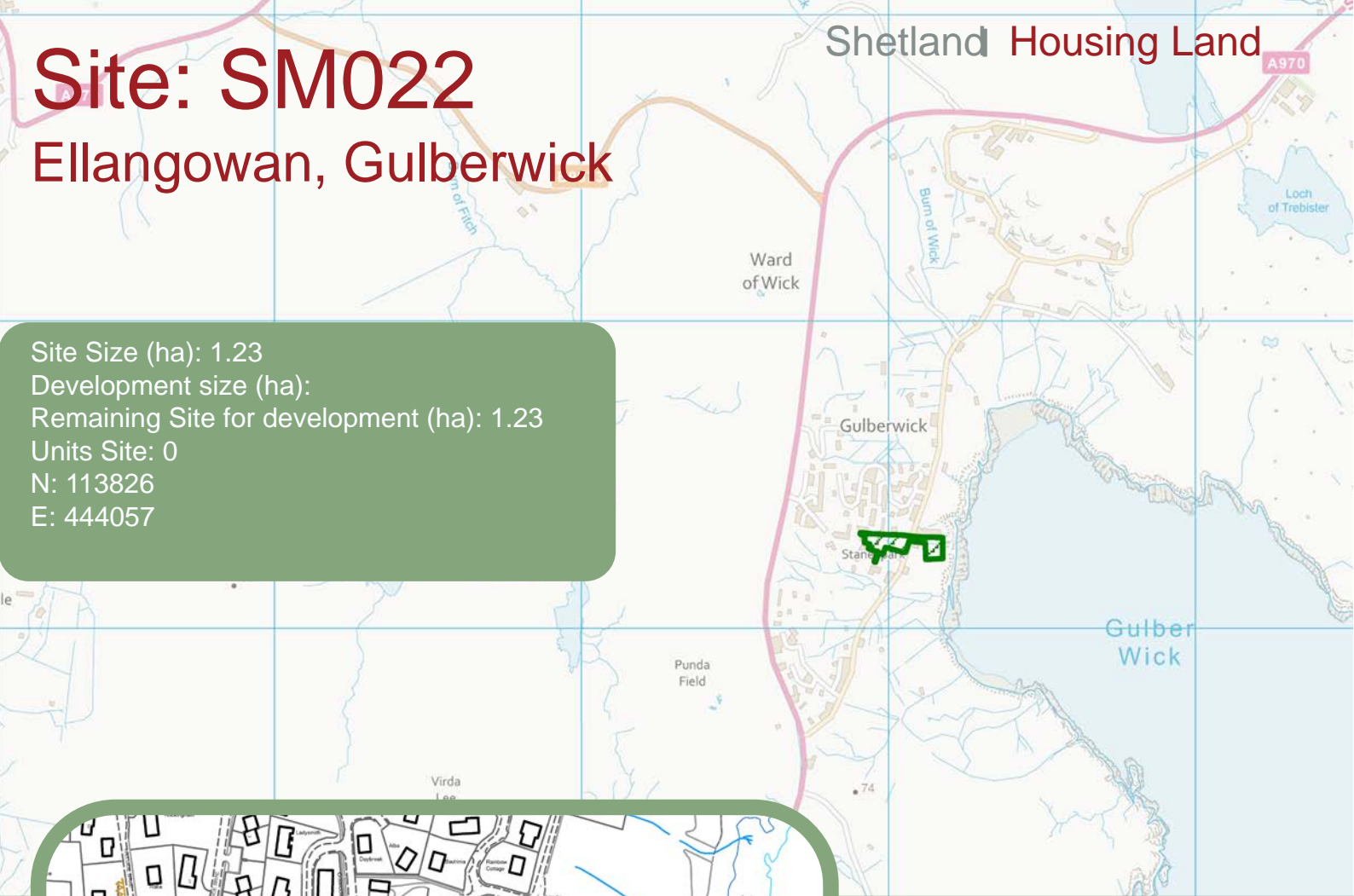


Shetland  
Islands Council

# Site: SM022

## Ellangowan, Gulberwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

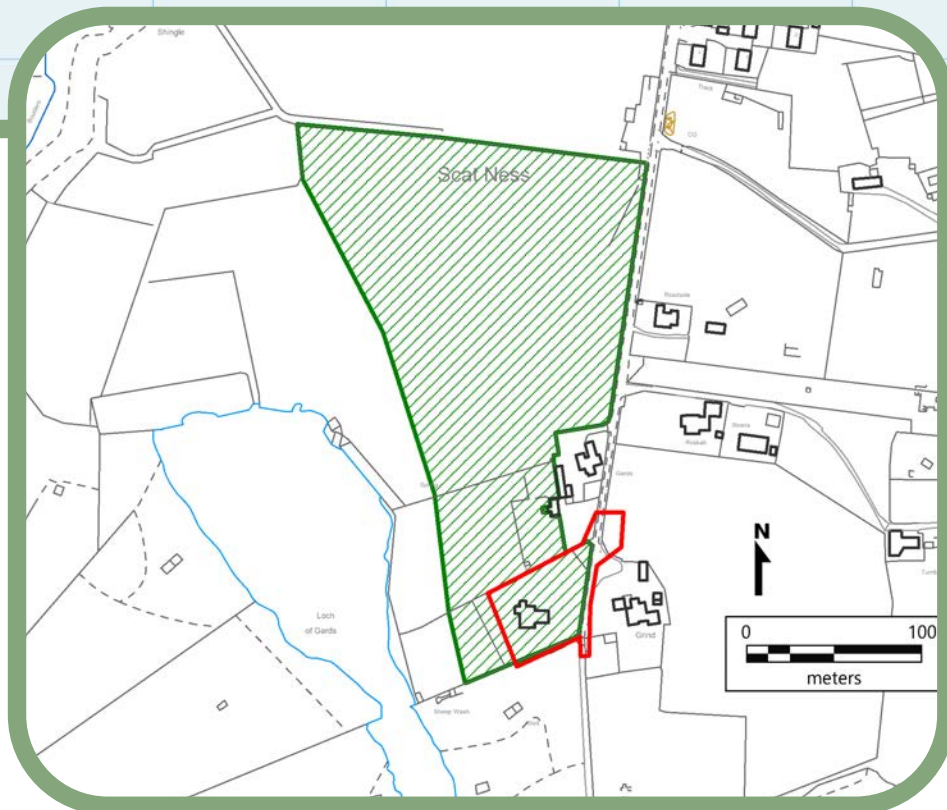
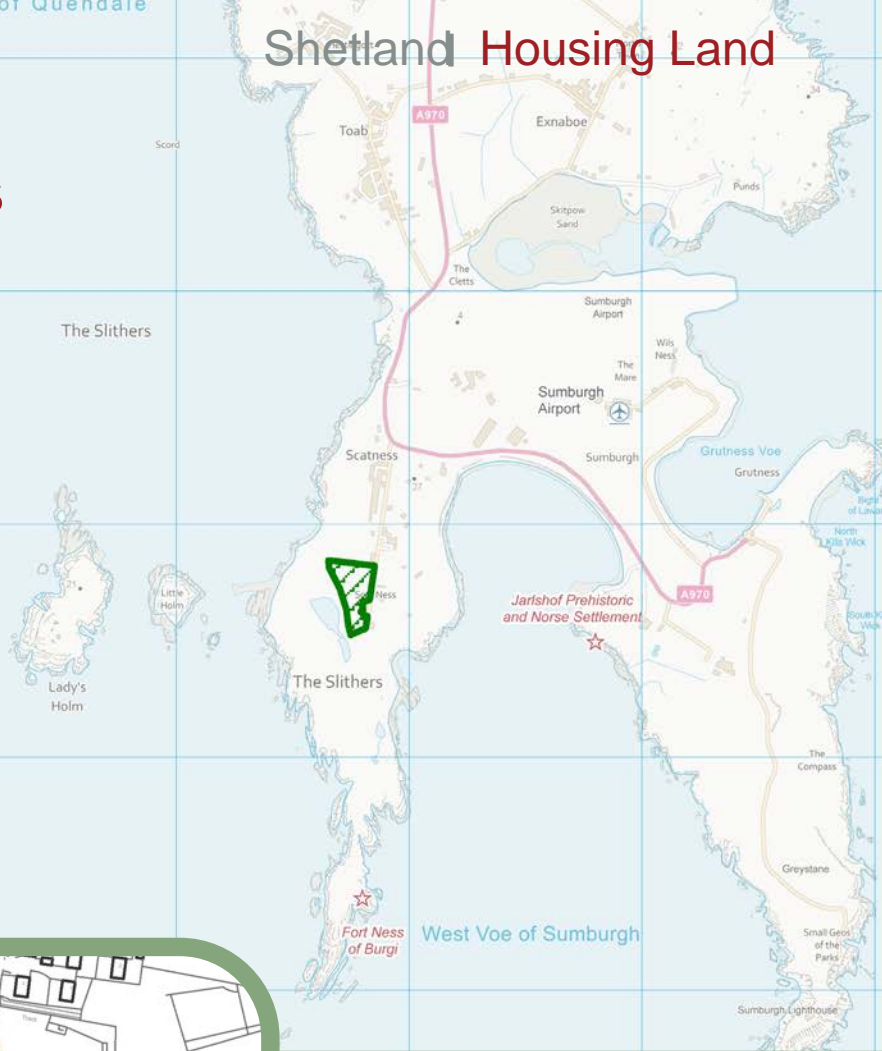


Shetland  
Islands Council

# Site: SM023

## Scatness, Dunrossness

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

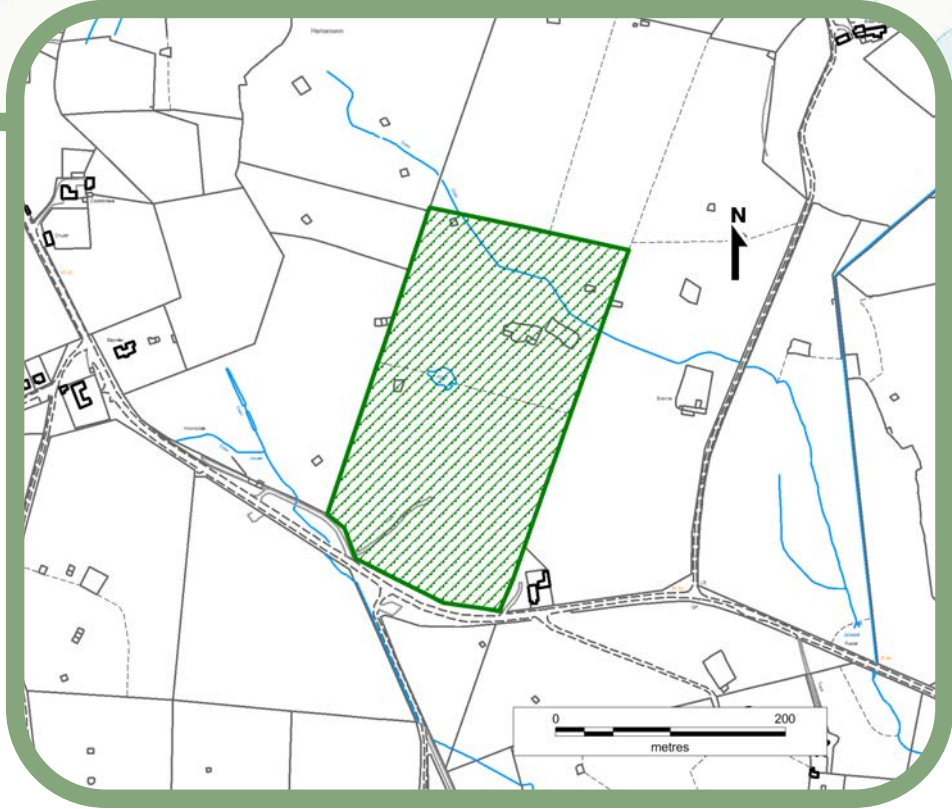
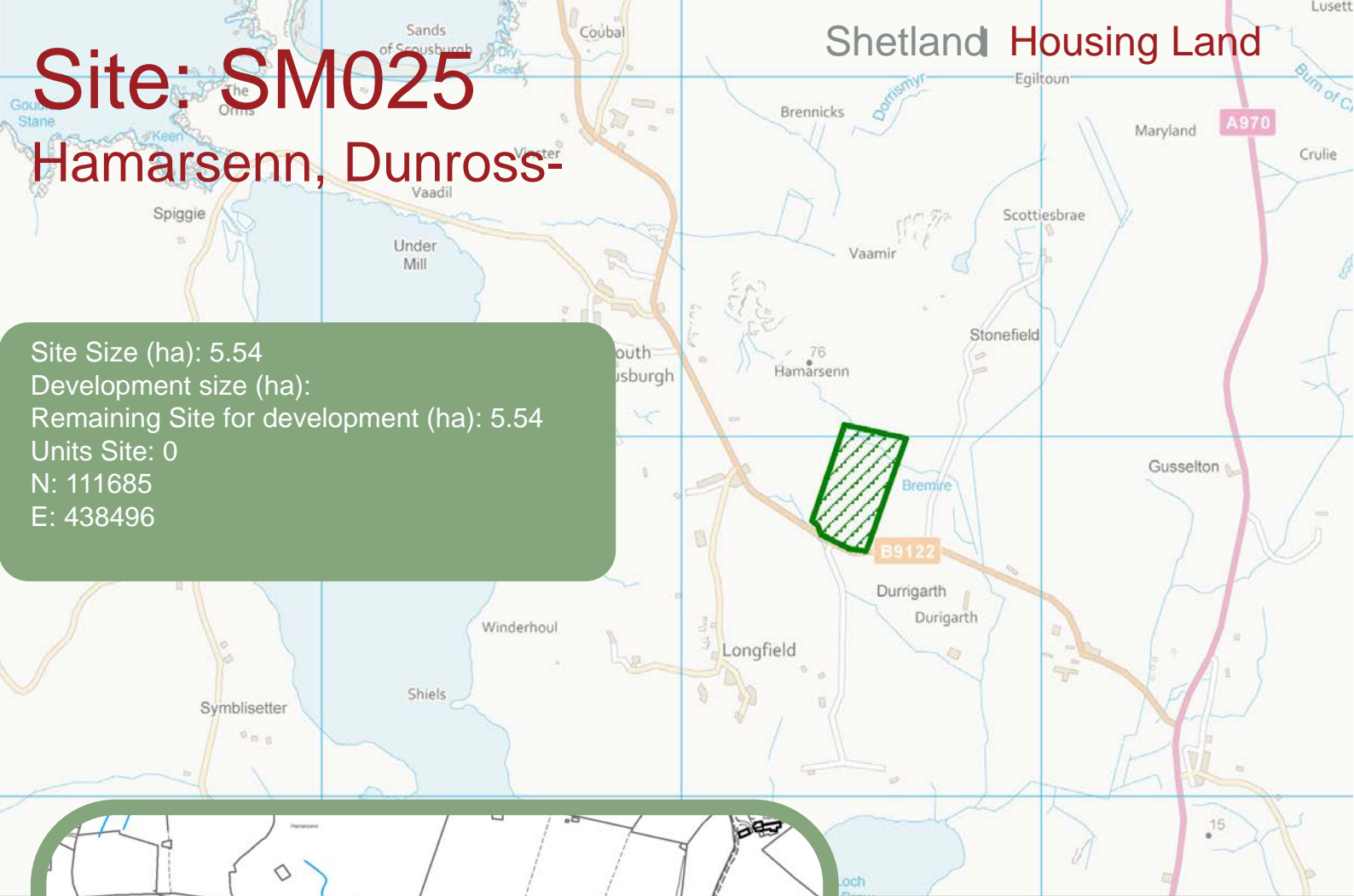


Shetland  
Islands Council

# Site: SM025

## Hamarsenn, Dunross-

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

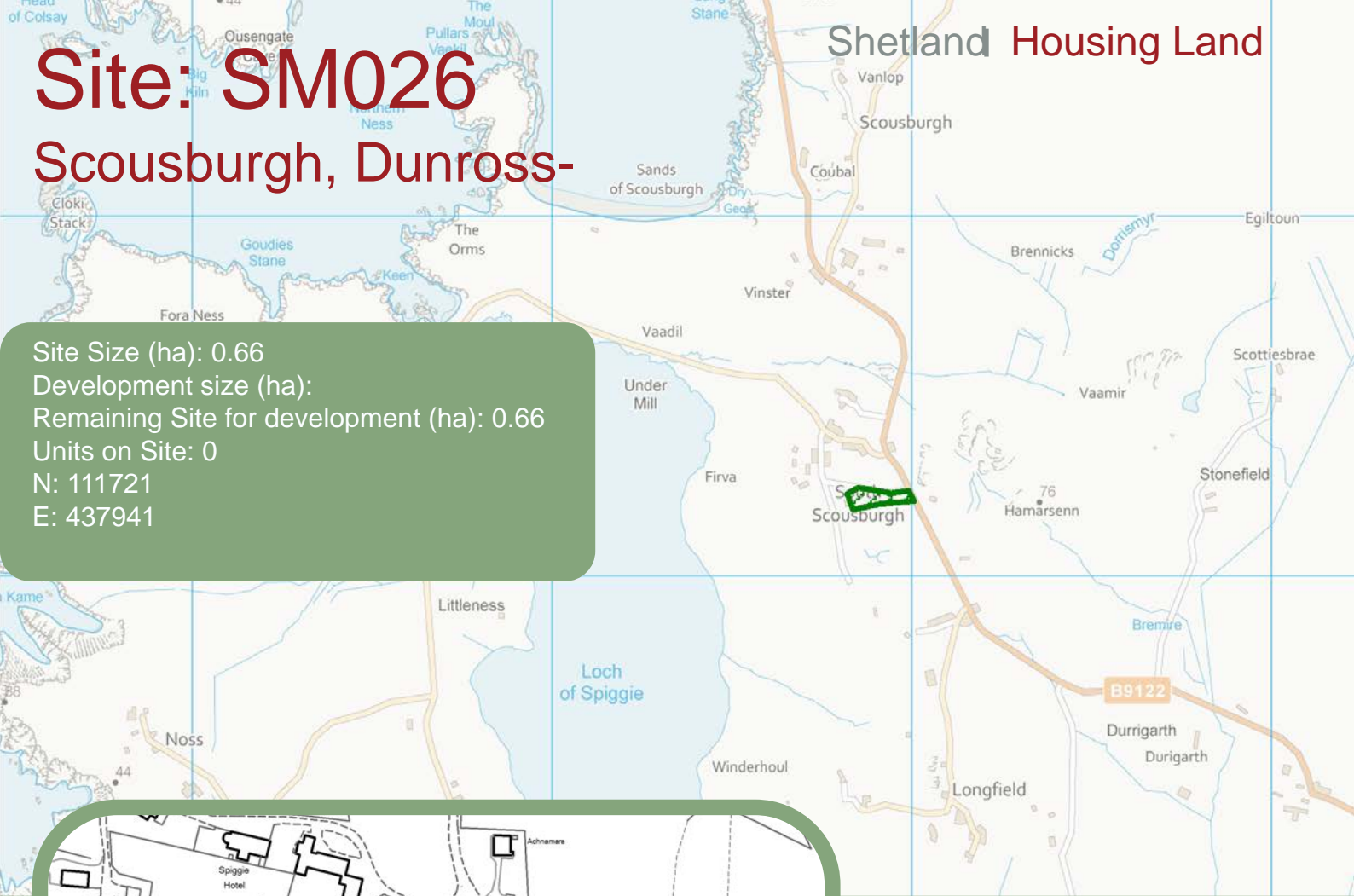


# Site: SM026

## Scousburgh, Dunross-

### Shetland Housing Land

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



#### Development Timescale as per Action Programme:

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

#### Planning Status

- Site within Area of Best Fit

#### Development Status

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

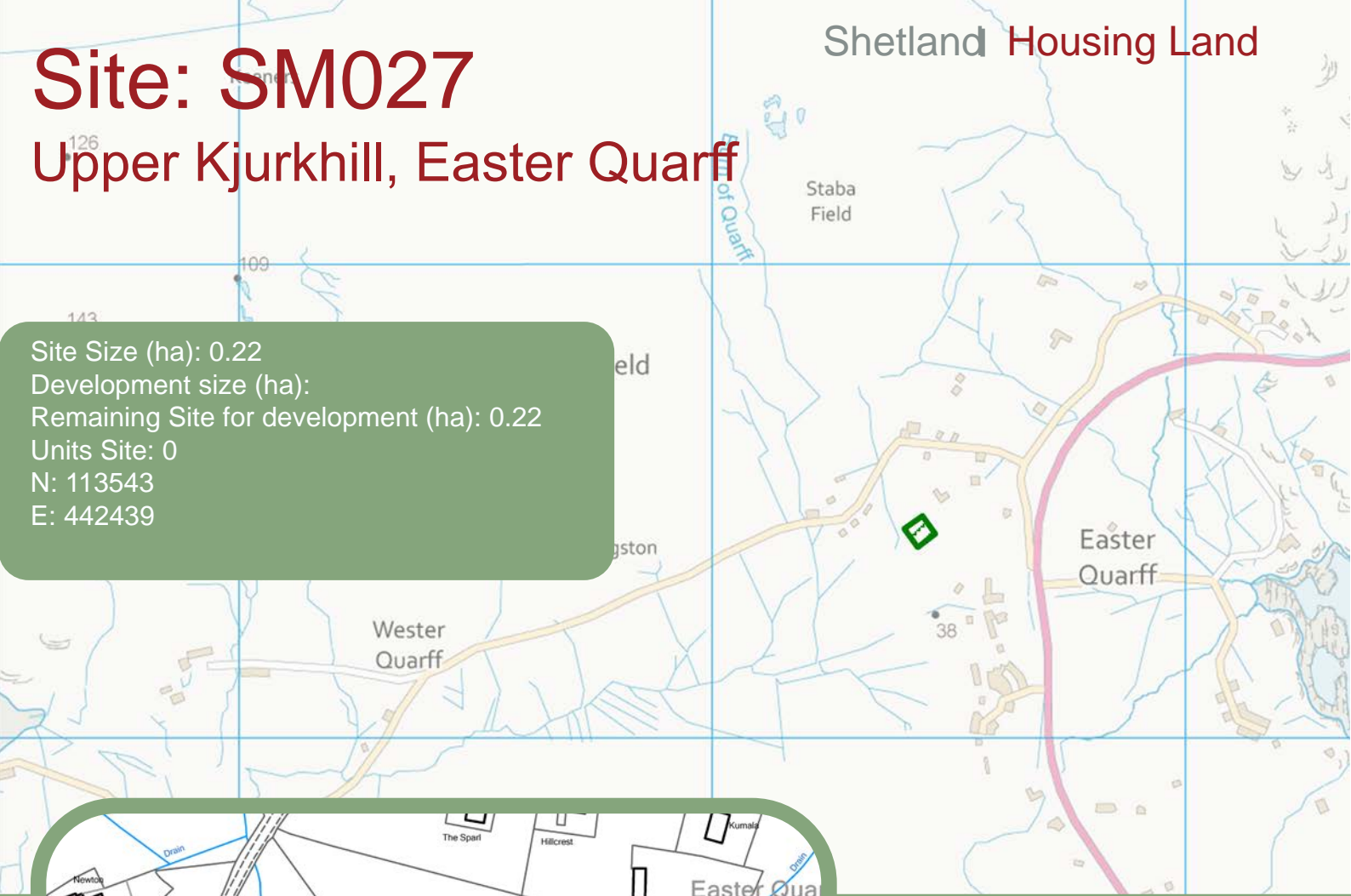


Shetland  
Islands Council

# Site: SM027

## Upper Kjurkhill, Easter Quarff

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

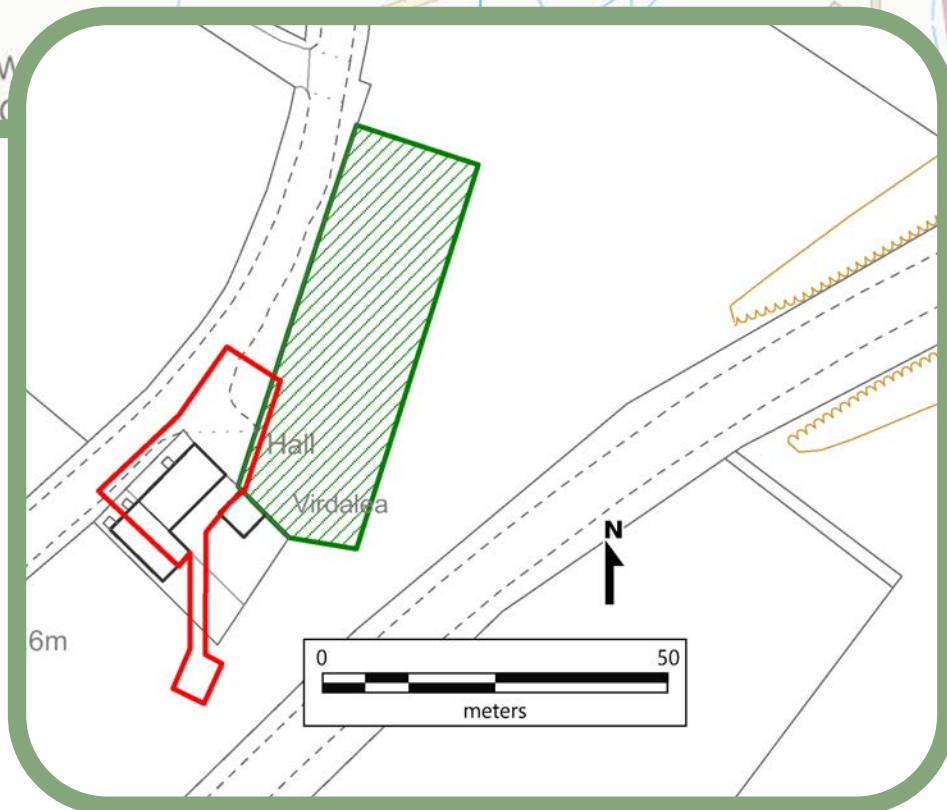
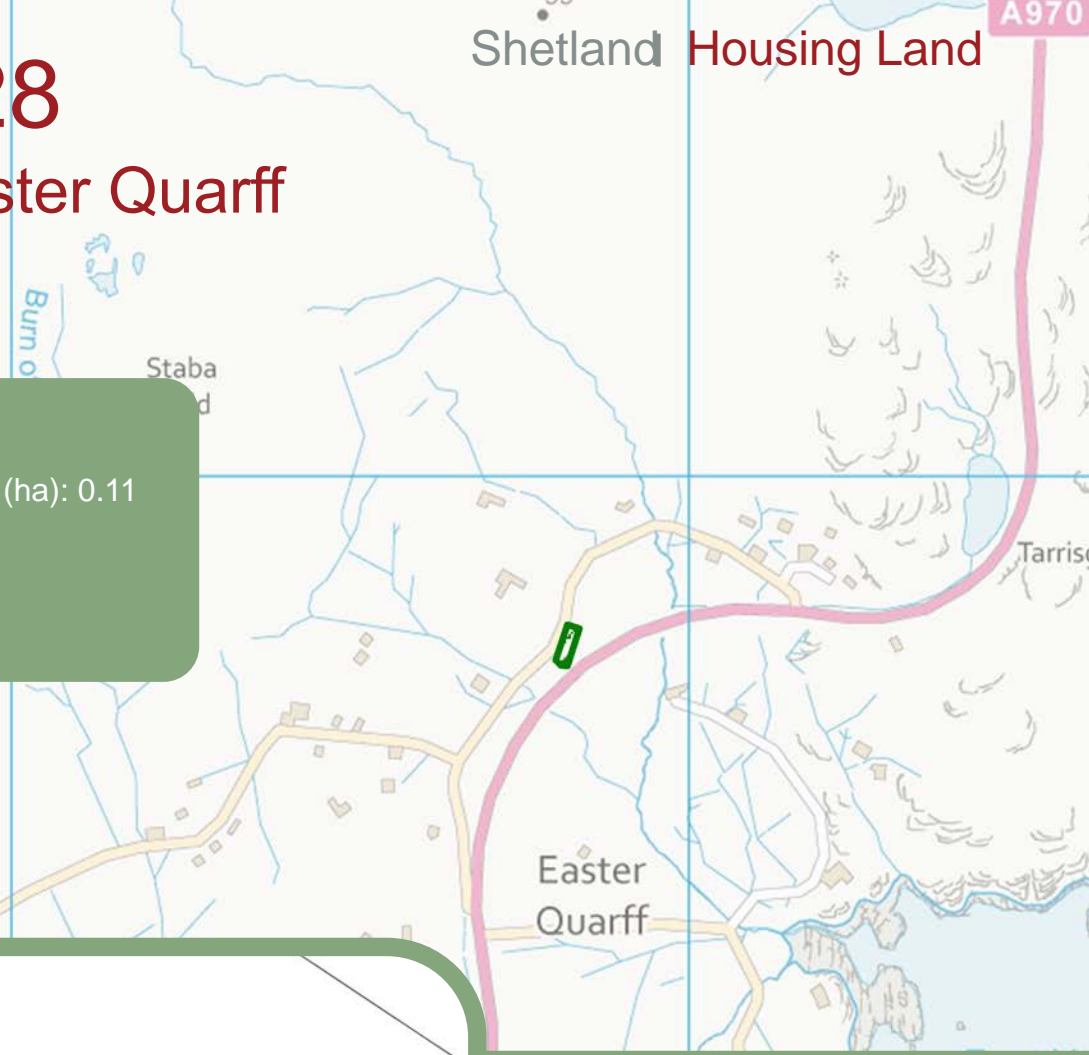


Shetland  
Islands Council

# Site: SM028

## Next to Hall, Easter Quarff

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

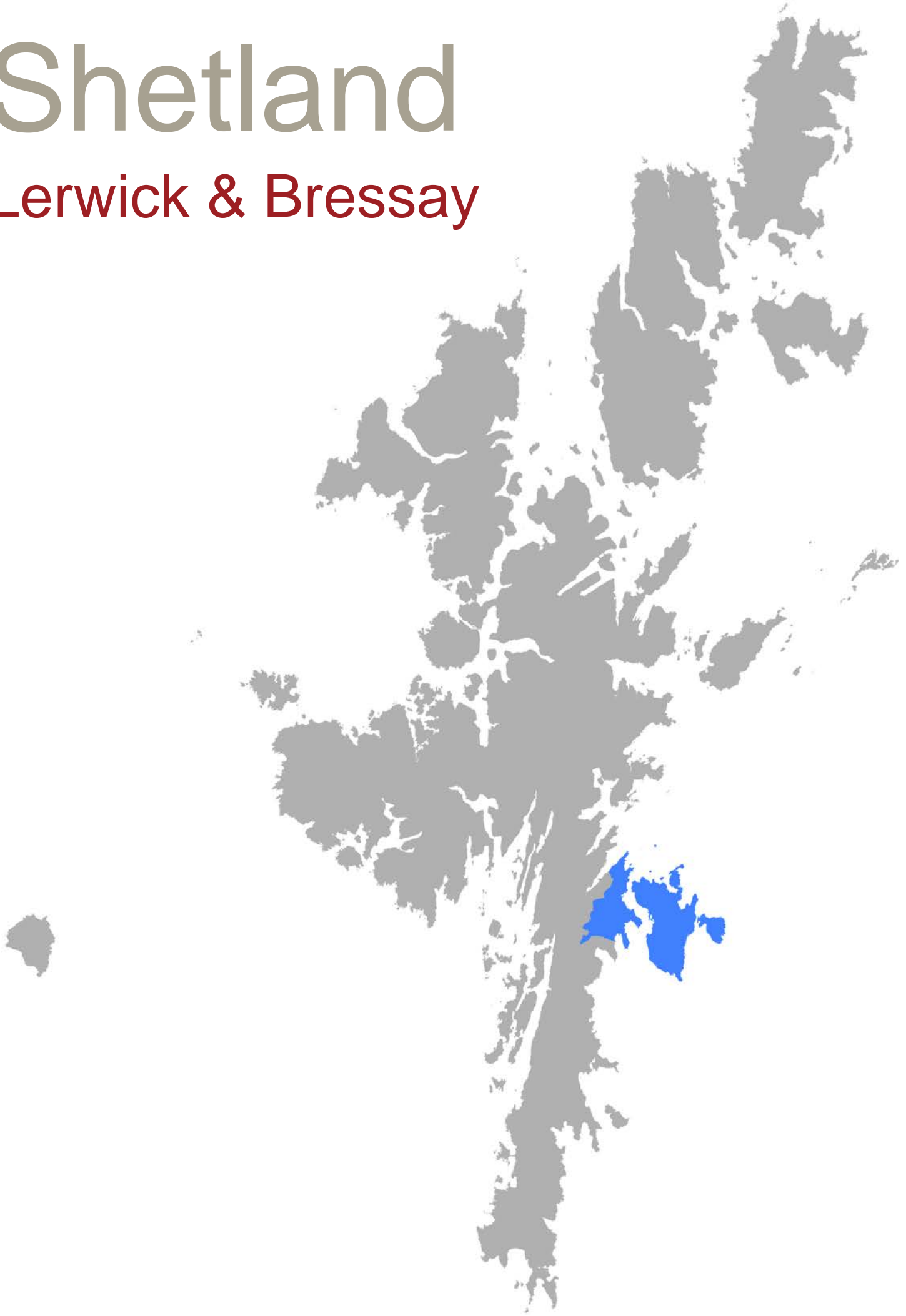
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland  
Islands Council

# Shetland

## Lerwick & Bressay



# Site: BR001

## East Ham, Bressay

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: BR002

Ham, Bressay

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

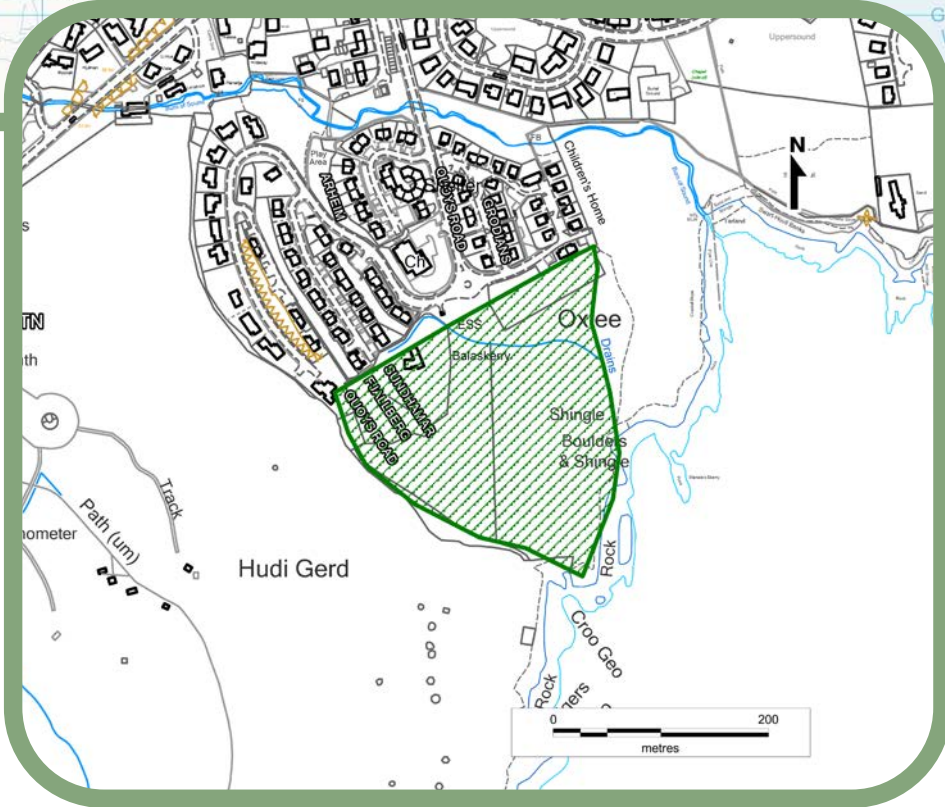
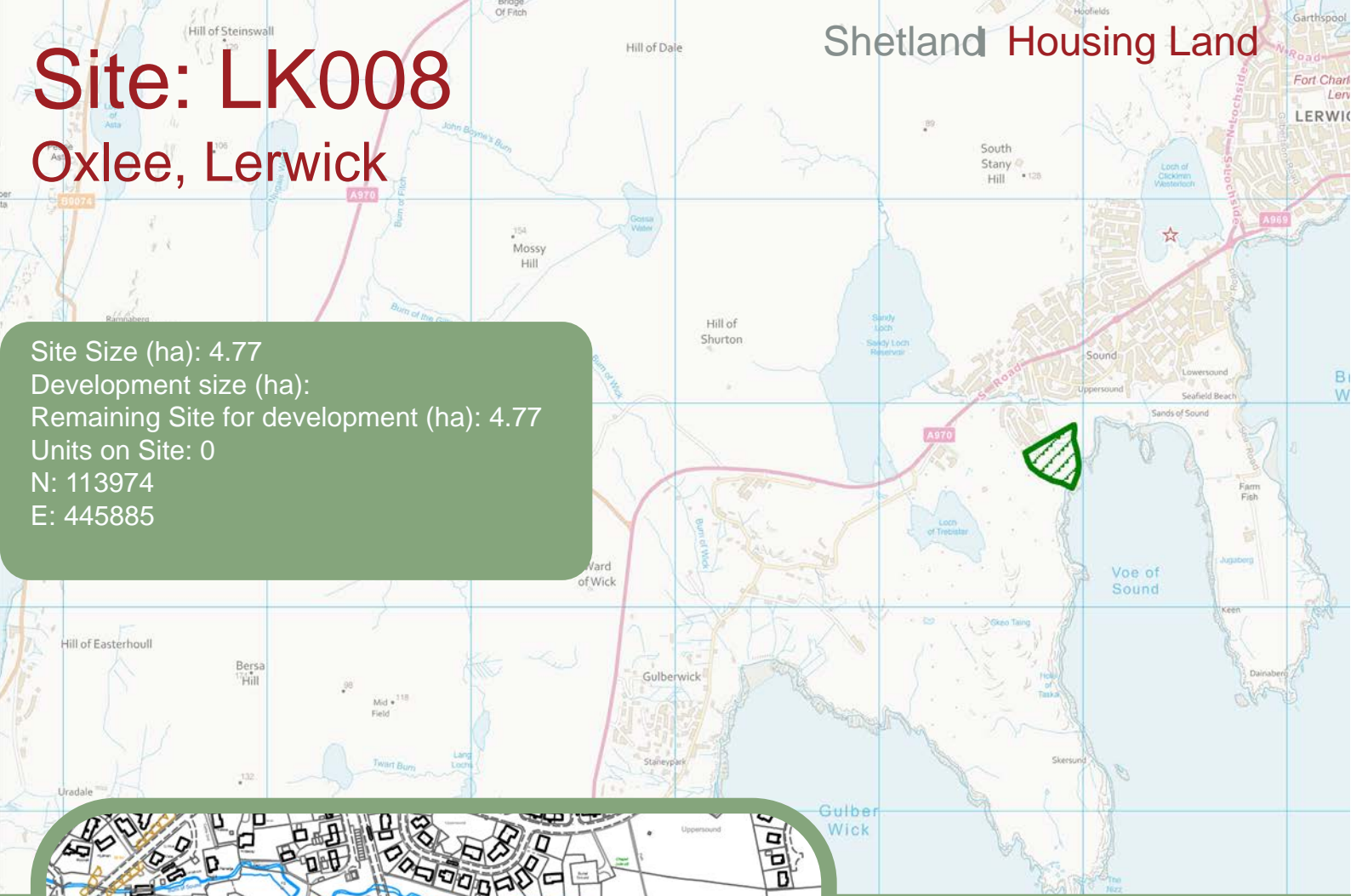


Shetland  
Islands Council

# Site: LK008

## Oxlee, Lerwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

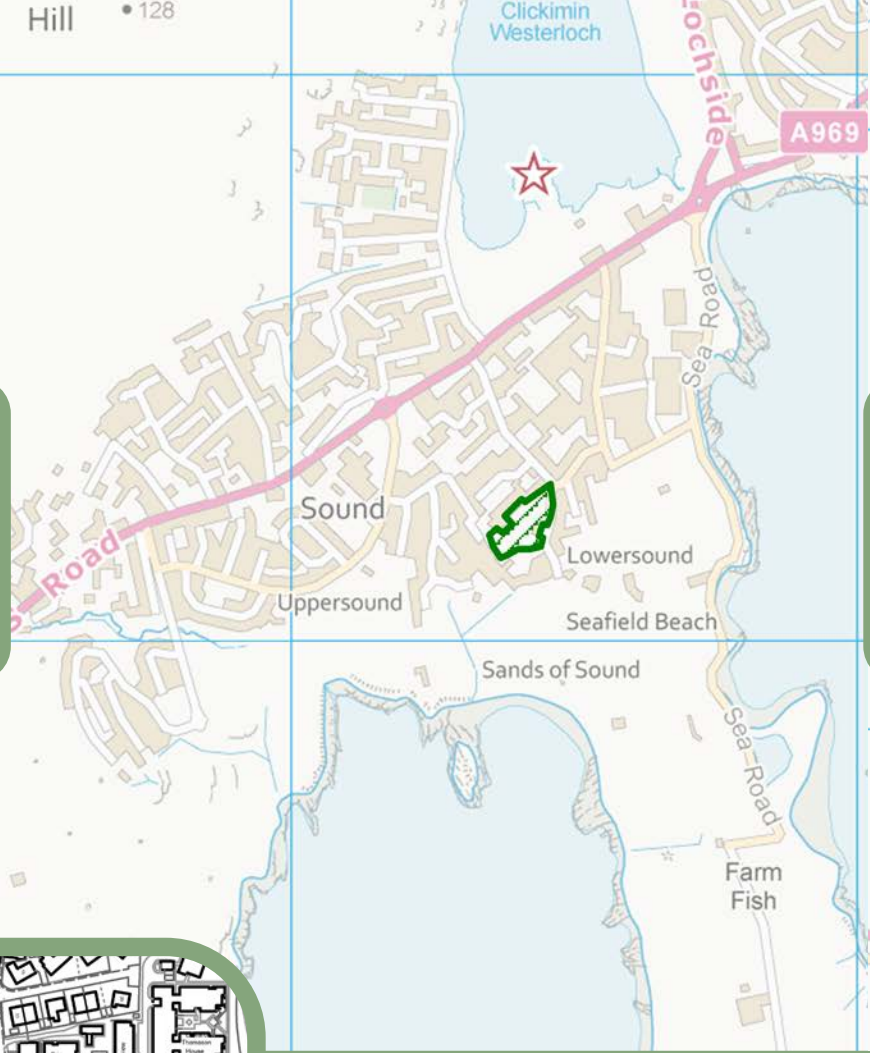


Shetland  
Islands Council

# Site: LK009

## Lower Sound, Lerwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

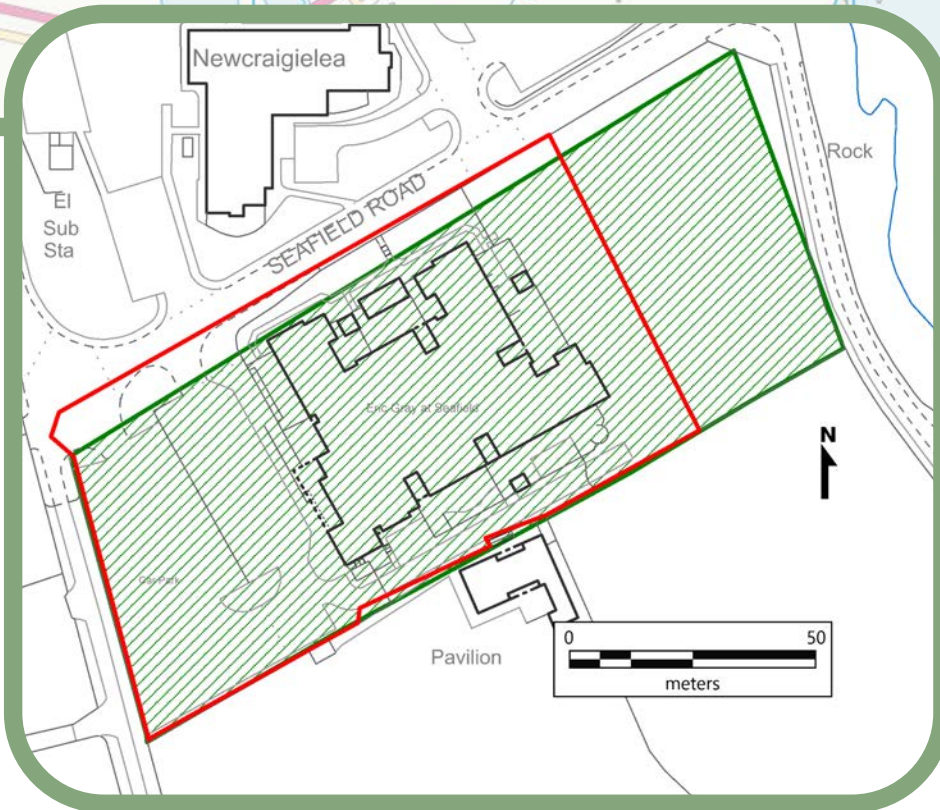
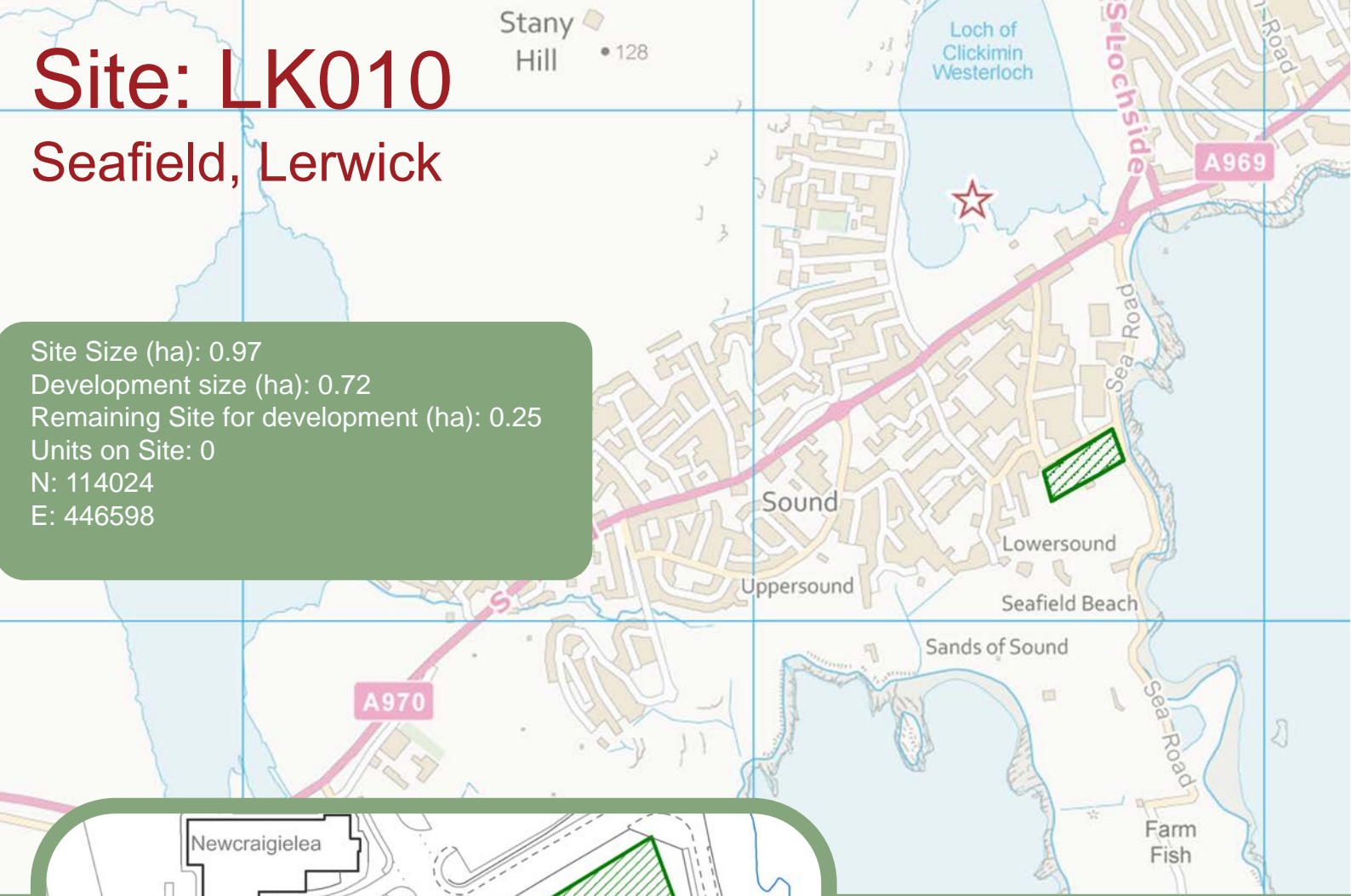


Shetland  
Islands Council

# Site: LK010

## Seafield, Lerwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

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



Shetland  
Islands Council

# Site: LK012

## Staneyhill, Lerwick

Site Size (ha): 44.14  
Development size (ha): 22.53  
Remaining Site for development (ha): 21.61  
Units Site: Unknown / 1  
N: 114179  
E: 445918



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



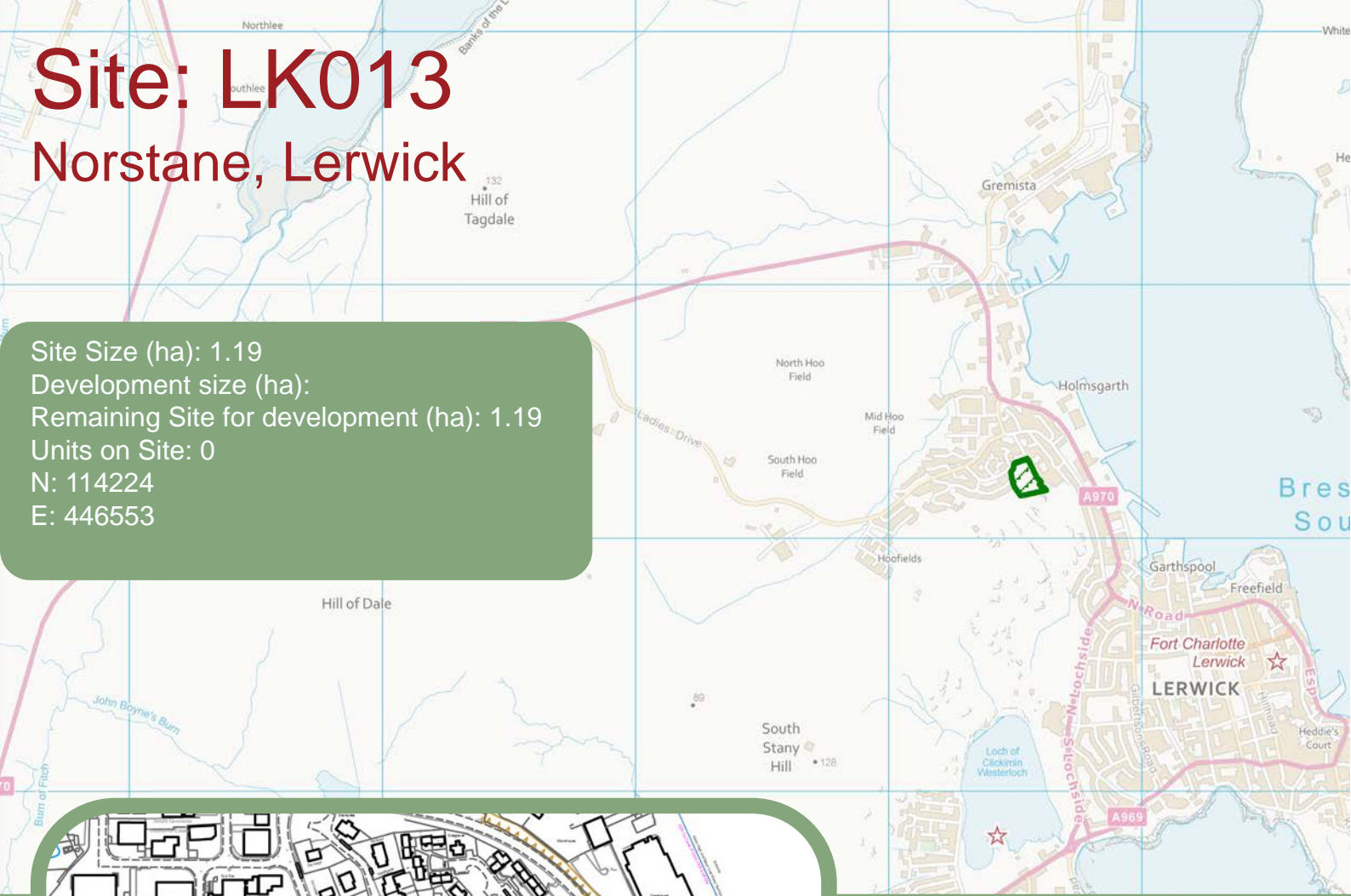
Shetland  
Islands Council

Please note that the development commenced to date relates to an approved application for 2

# Site: LK013

## Norstane, Lerwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: LK015

## Anderson High School, Lerwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: LK016

## Lerwick Observatory, Ler-

Site Size (ha): 0.57  
Development size (ha): 0.4  
Remaining Site for development (ha): 0.1  
Units on Site: 21  
N: 113970  
E: 445327



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

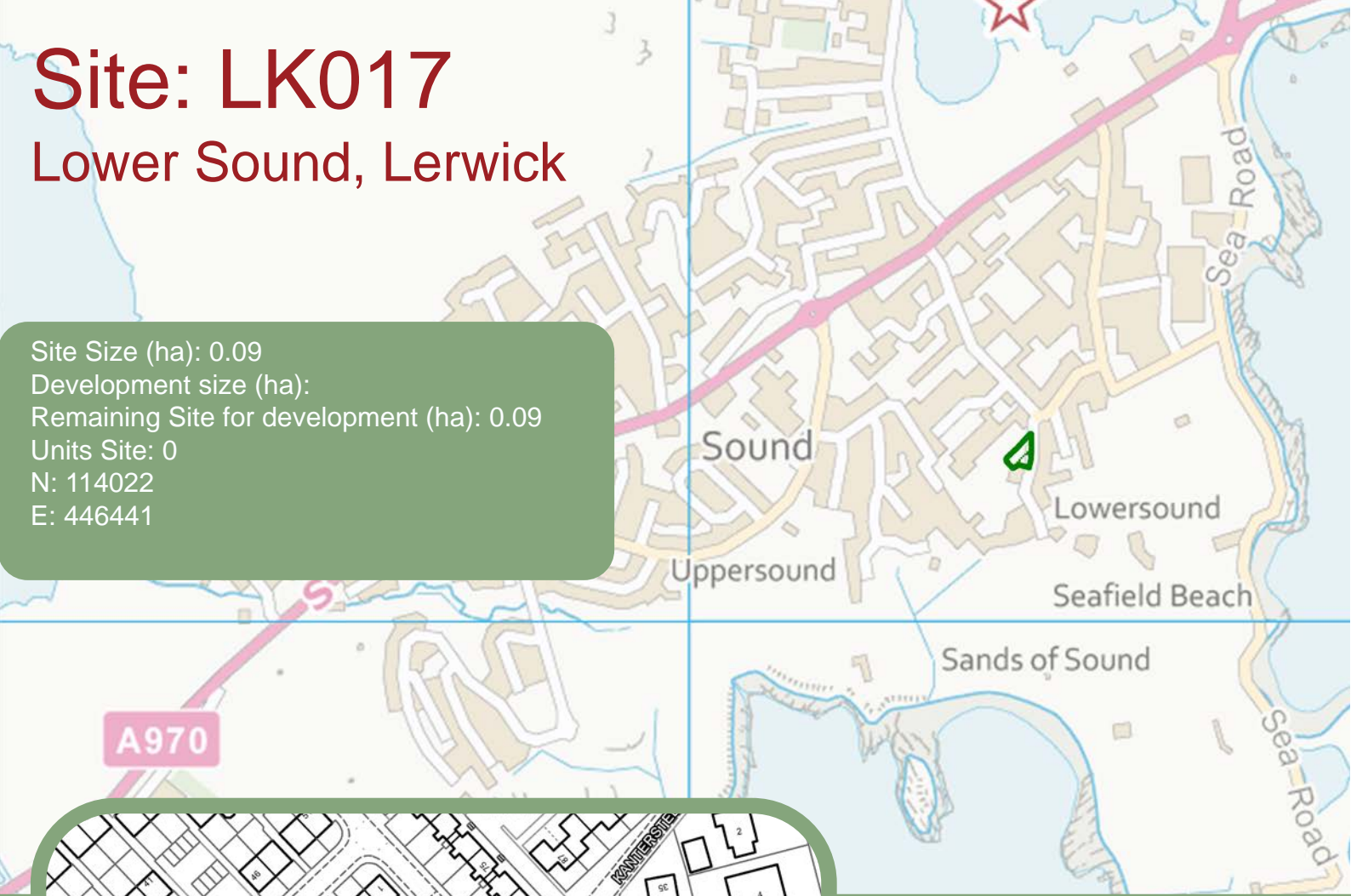


Shetland  
Islands Council

# Site: LK017

## Lower Sound, Lerwick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

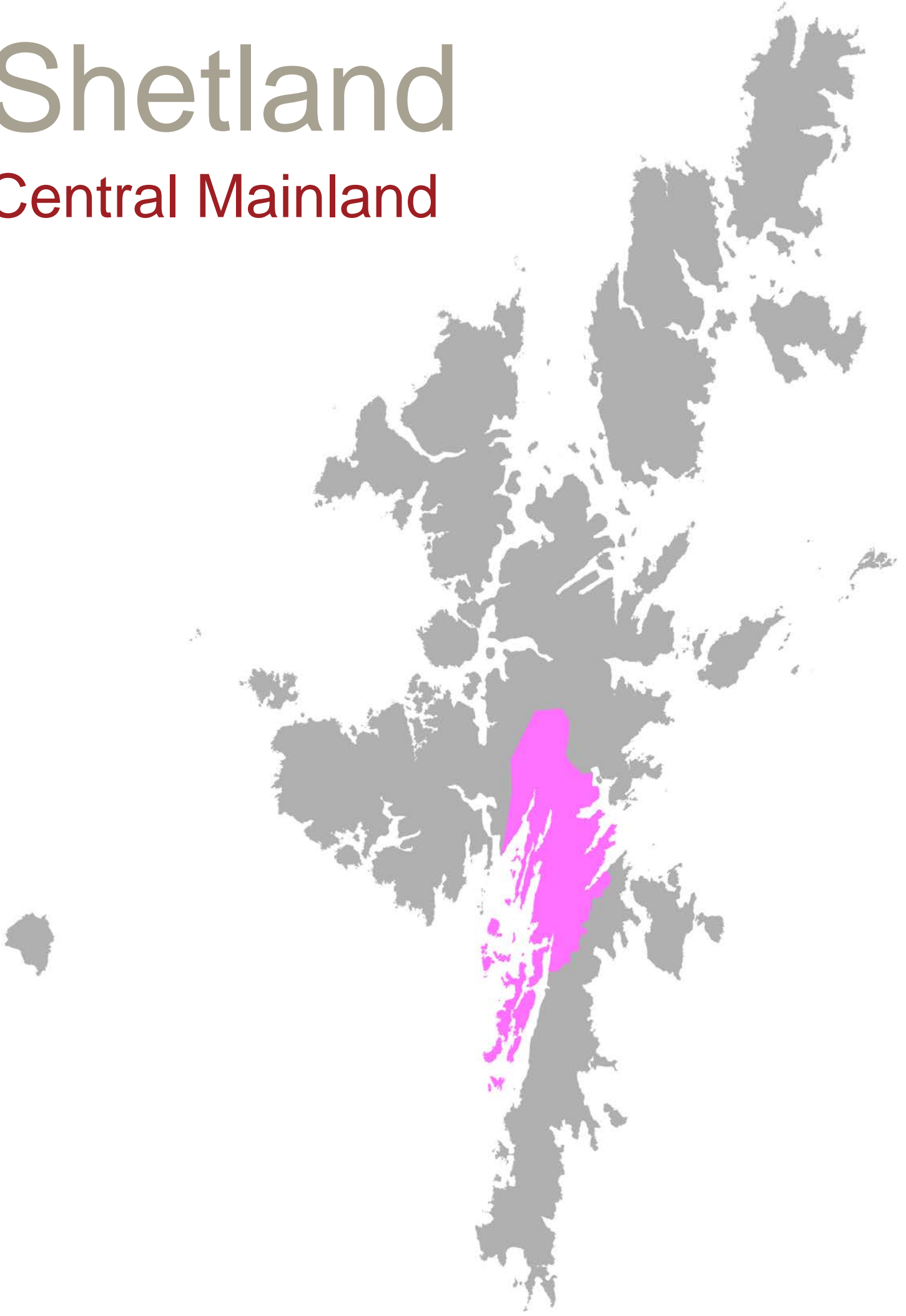
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland  
Islands Council

# Shetland

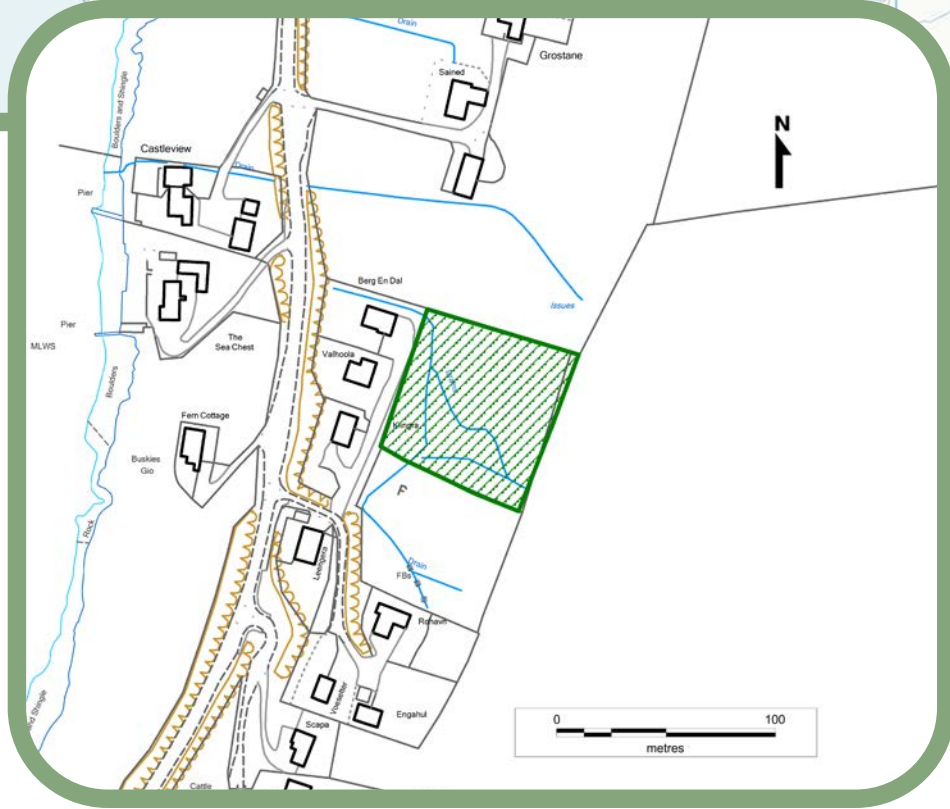
## Central Mainland



# Site: CL001

## Sundibanks, Scalloway

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

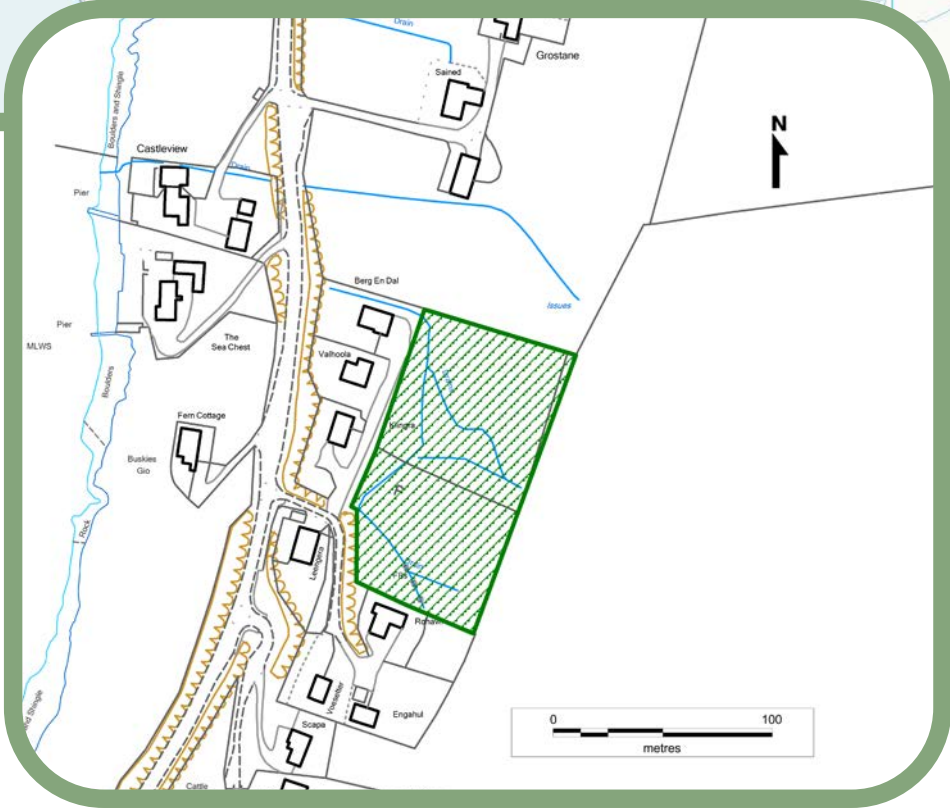
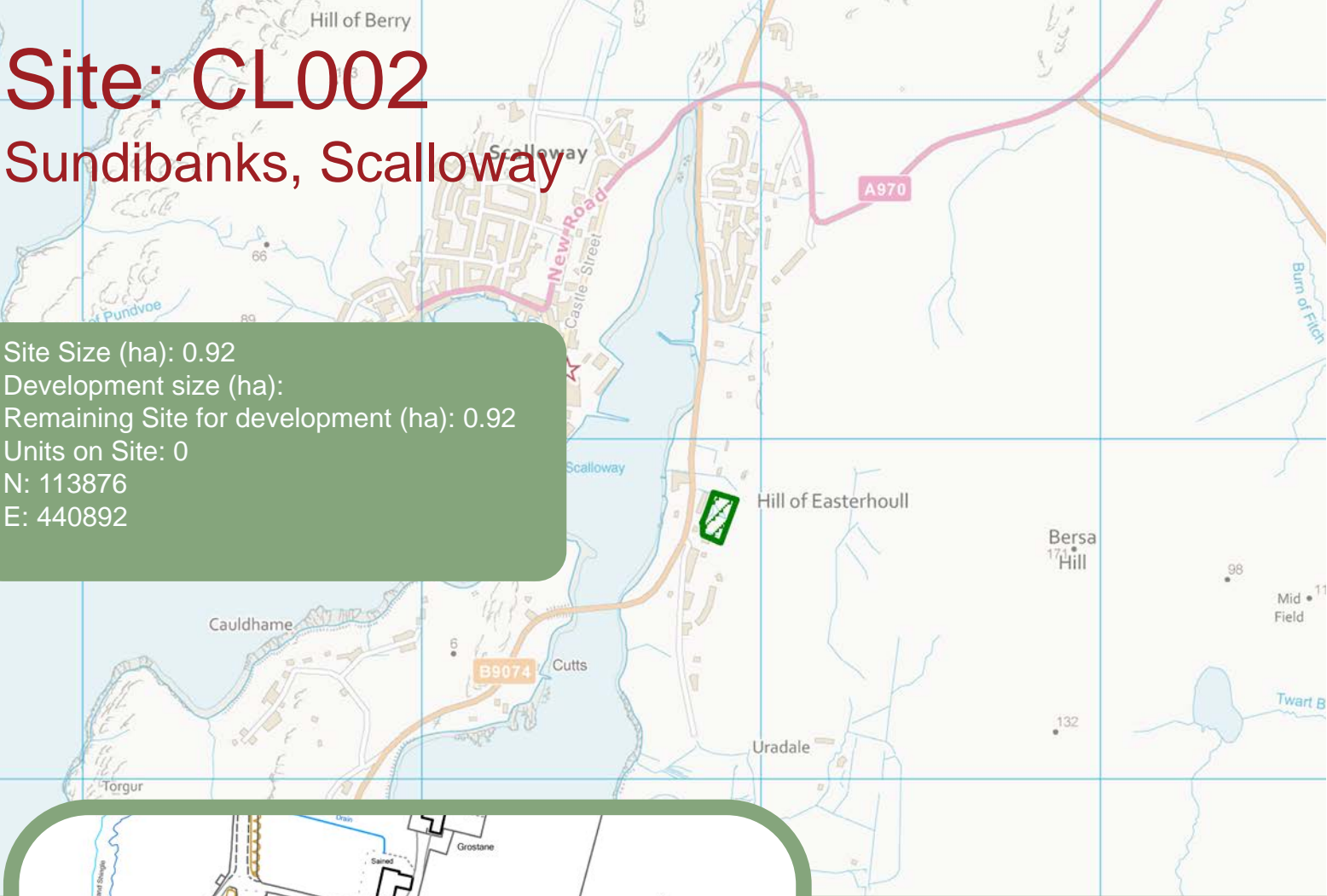


Shetland  
Islands Council

# Site: CL002

## Sundibanks, Scalloway

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

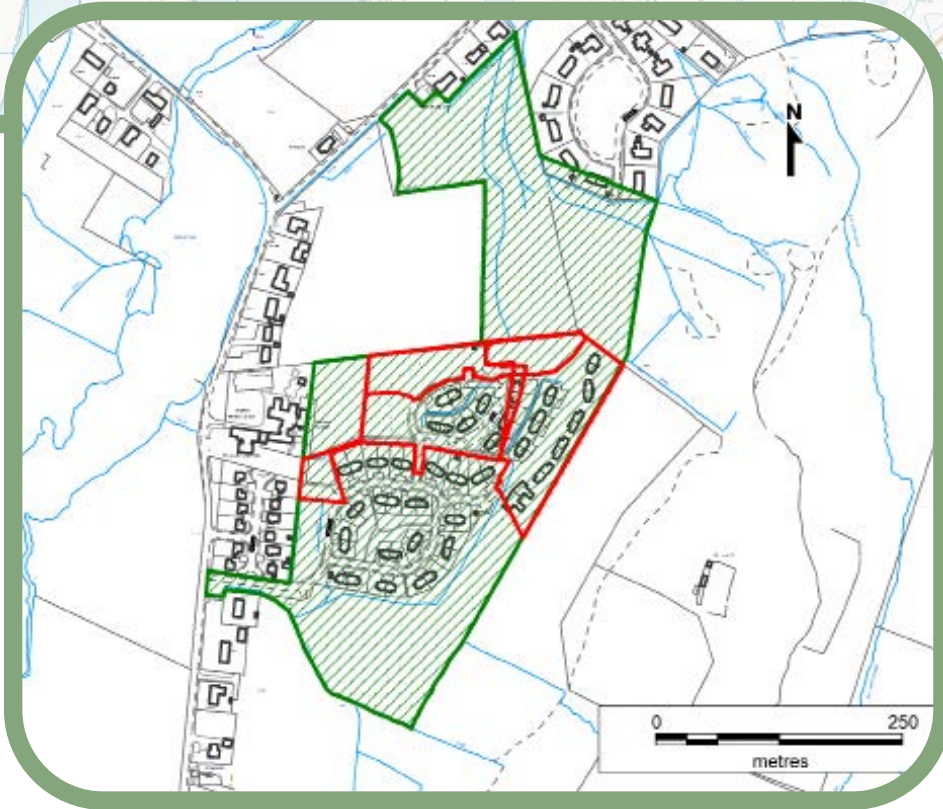
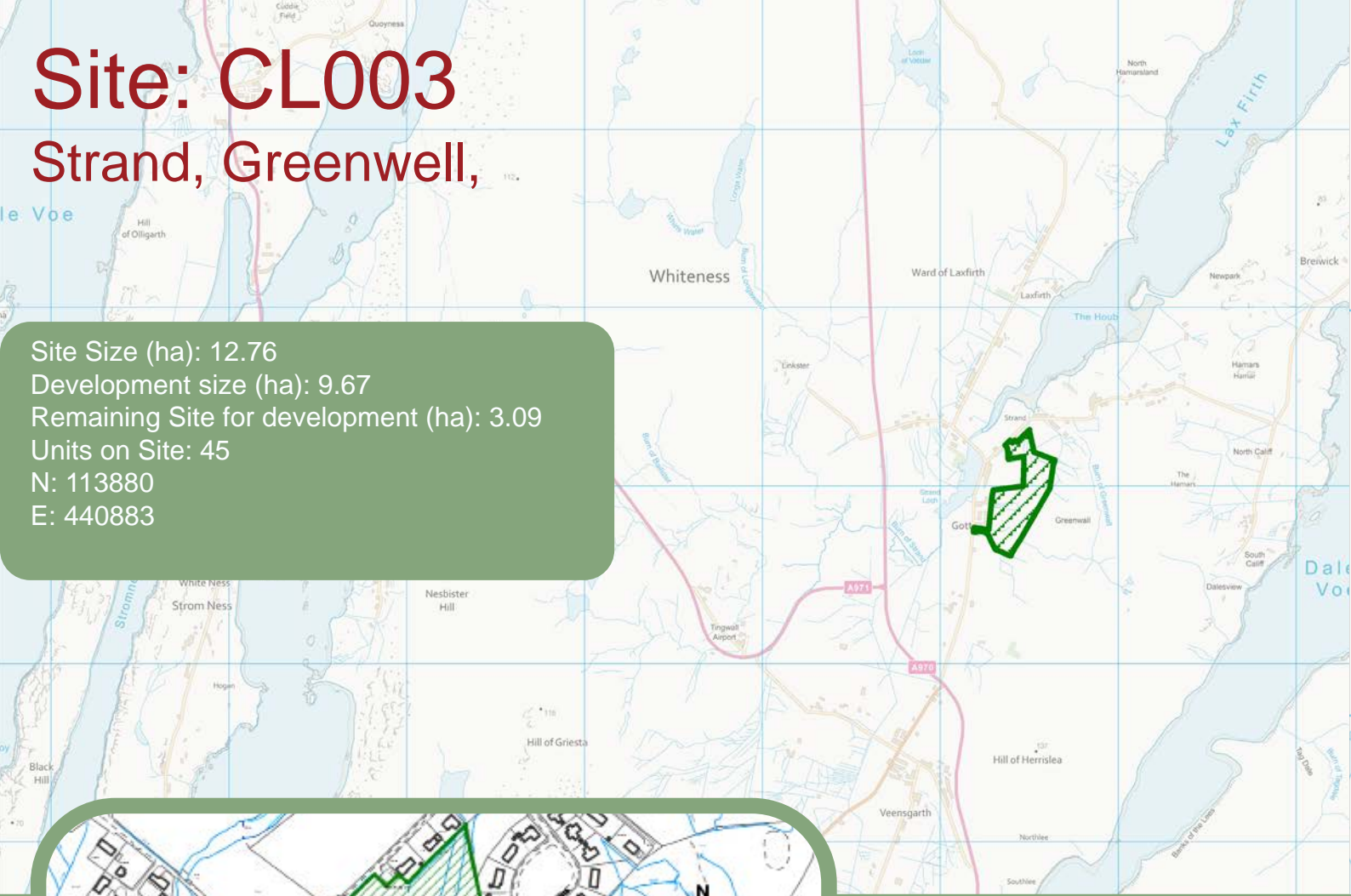


Shetland  
Islands Council

# Site: CL003

## Strand, Greenwell,

Site Size (ha): 12.76  
Development size (ha): 9.67  
Remaining Site for development (ha): 3.09  
Units on Site: 45  
N: 113880  
E: 440883



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

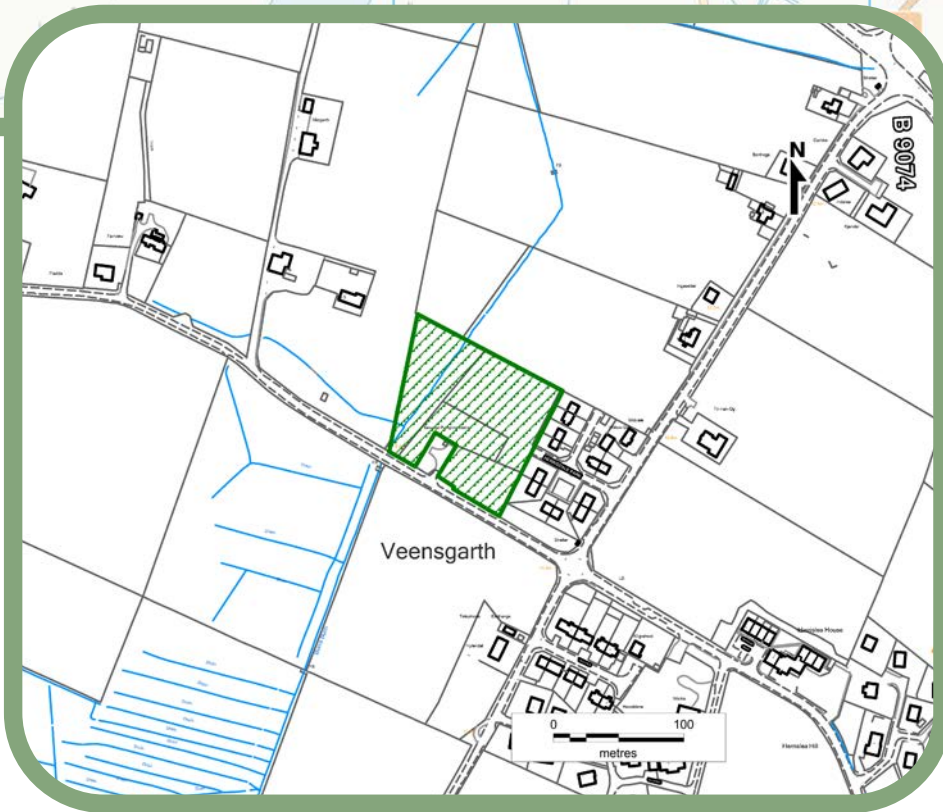


Shetland  
Islands Council

# Site: CL004

## Veensgarth, Tingwall

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: CL005

## Veensgarth, Tingwall

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

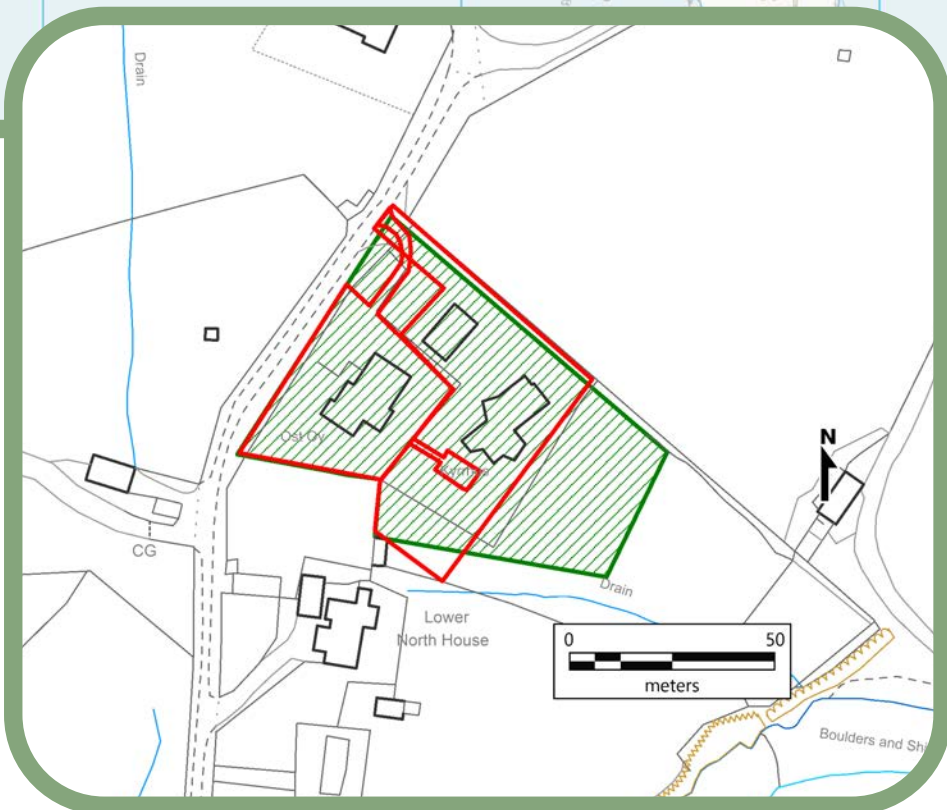


Shetland  
Islands Council

# Site: CL006

Northhouse Croft, Bridge End,

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: CL007

## House, Bridge End,

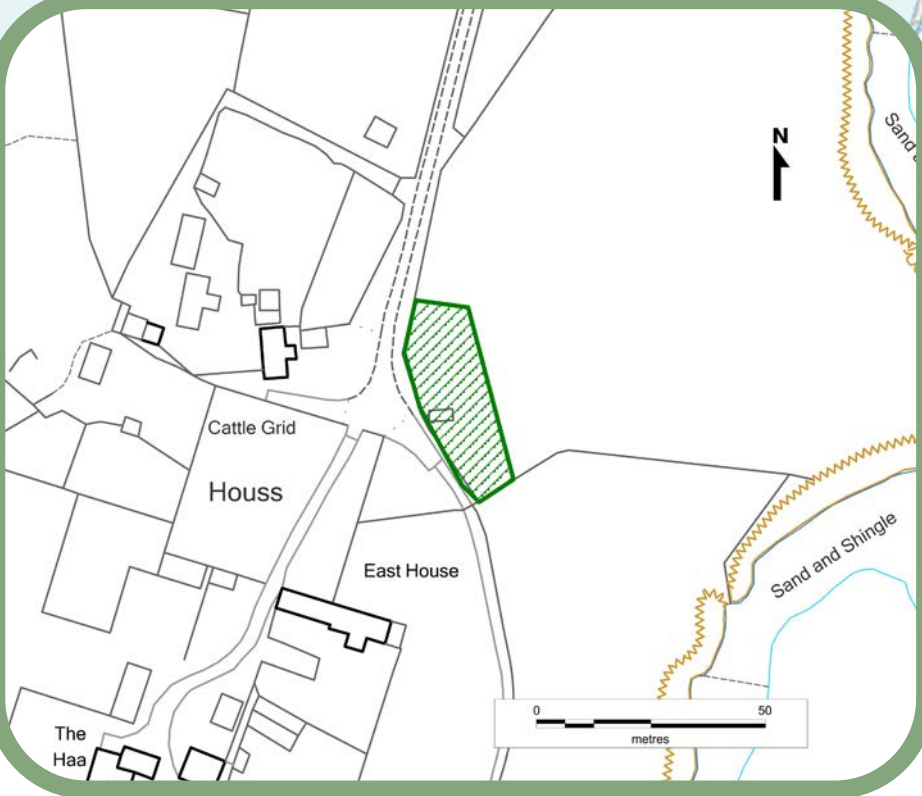
Site Size (ha): 0.06  
Development size (ha):  
Remaining Site for development (ha): 0.06  
Units on Site: 0  
N: 113116  
E: 437702

Banna  
Minn

West

Holm  
of Papil

Houss



Development Timescale as per Action Programme:

- Short term - 1-5 years
- Medium term - 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

# Site: CL008

Old School Road,

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



## Development Timescale as per Action Programme:

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

## Planning Status

- Site within Area of Best Fit

## Development Status

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

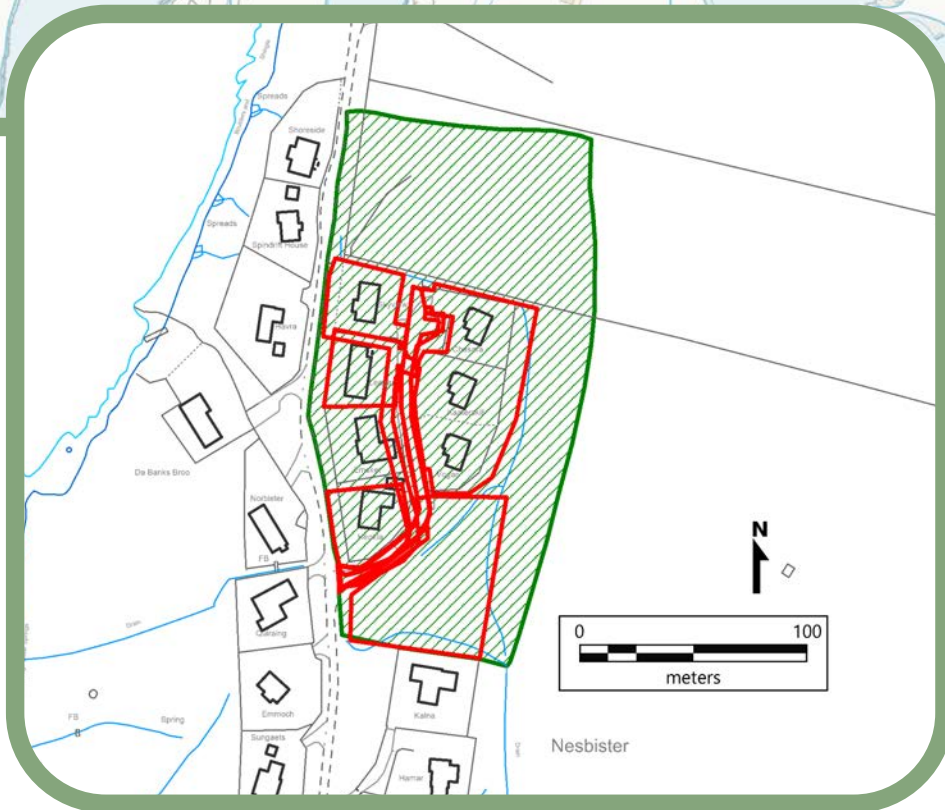
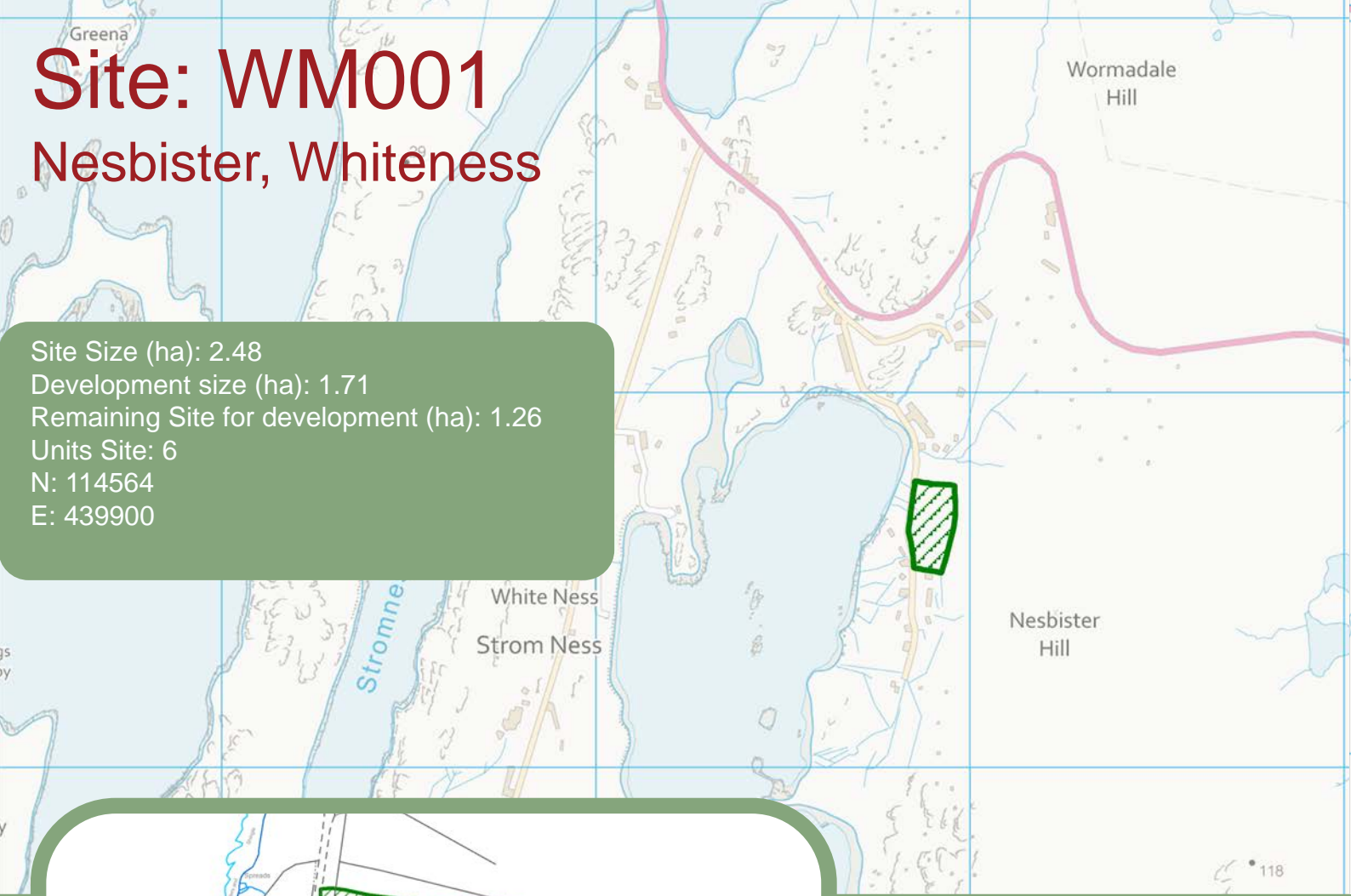


Shetland  
Islands Council

# Site: WM001

## Nesbister, Whiteness

Site Size (ha): 2.48  
Development size (ha): 1.71  
Remaining Site for development (ha): 1.26  
Units Site: 6  
N: 114564  
E: 439900



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



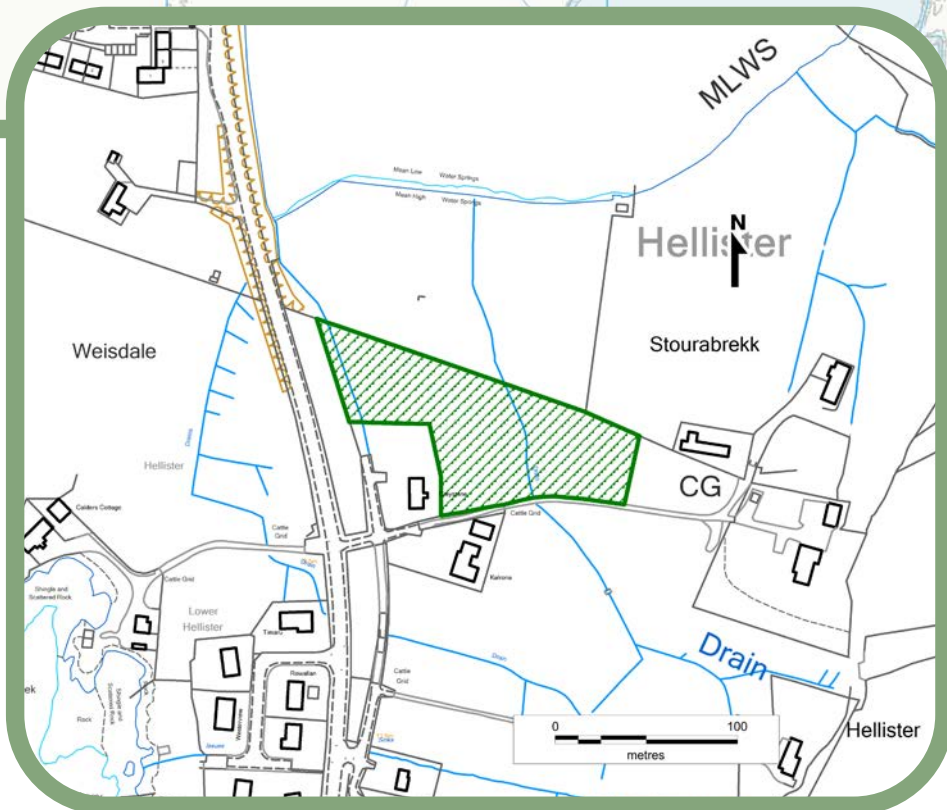
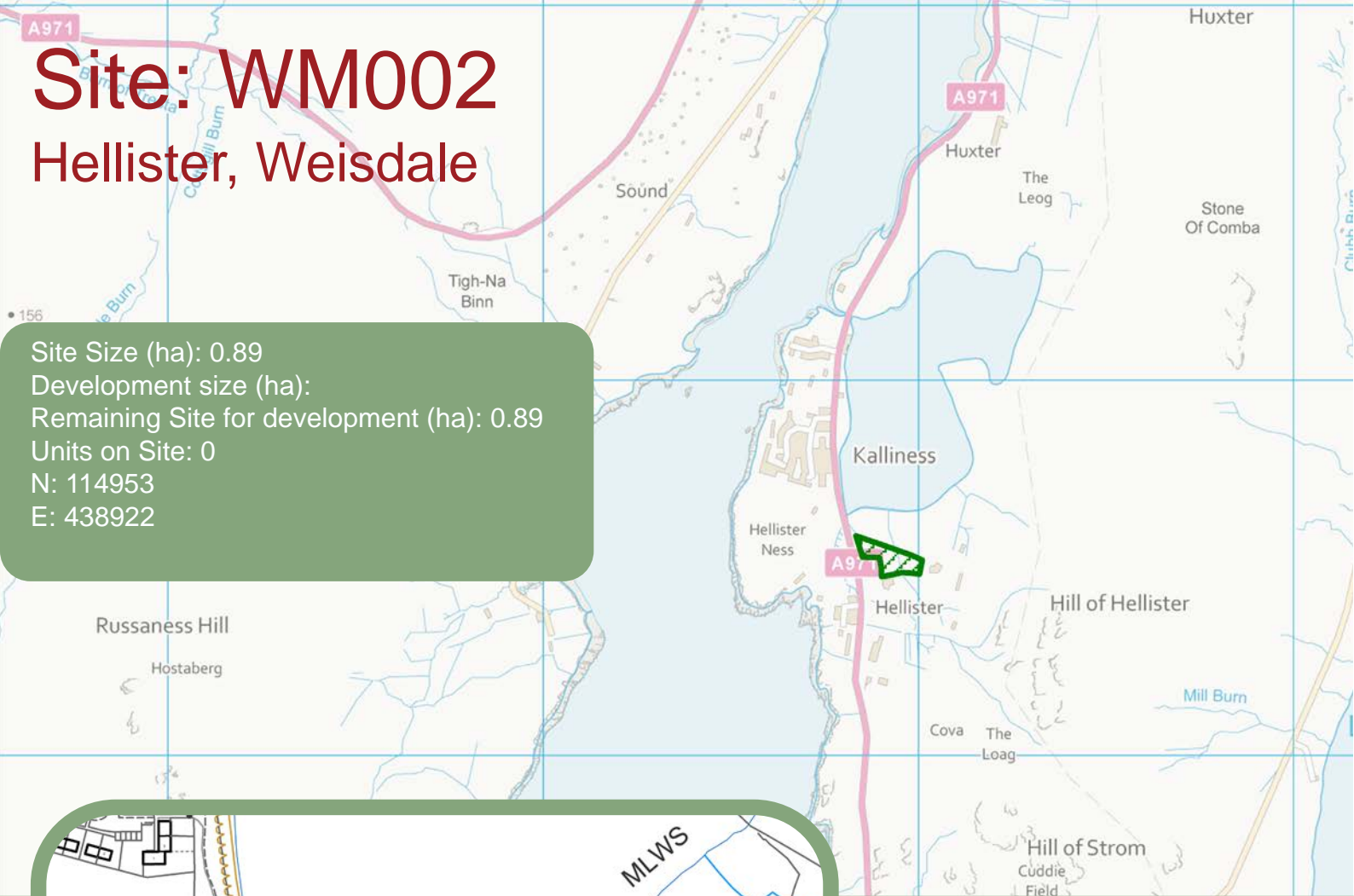
Shetland  
Islands Council

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

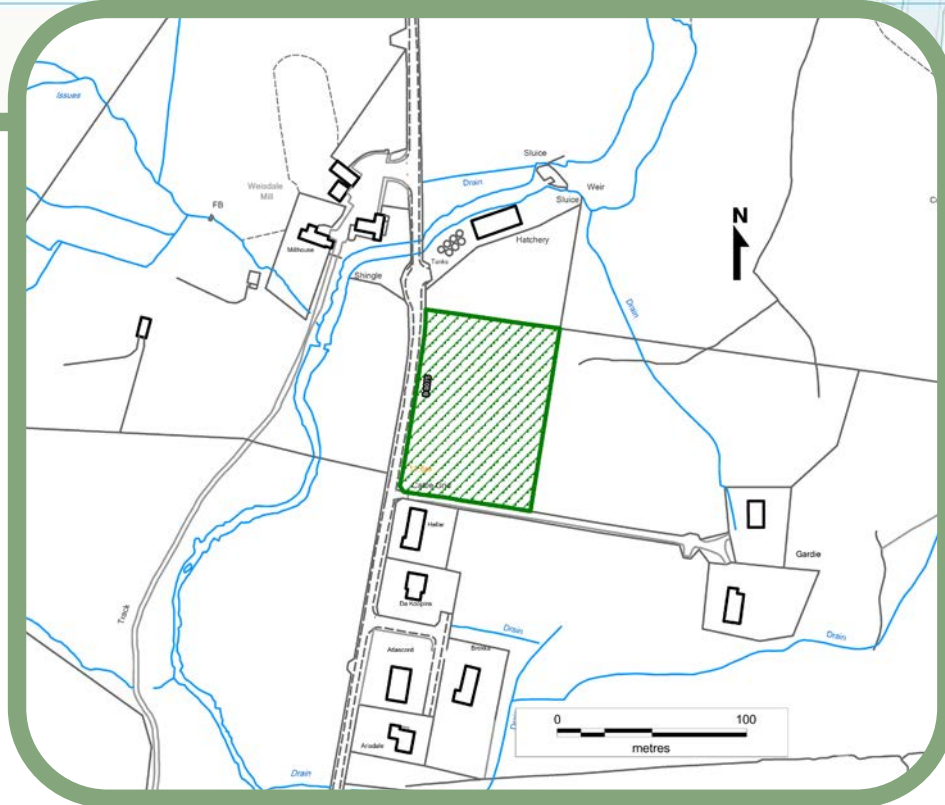


Shetland  
Islands Council

# Site: WM003

## Gardie, Weisdale

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

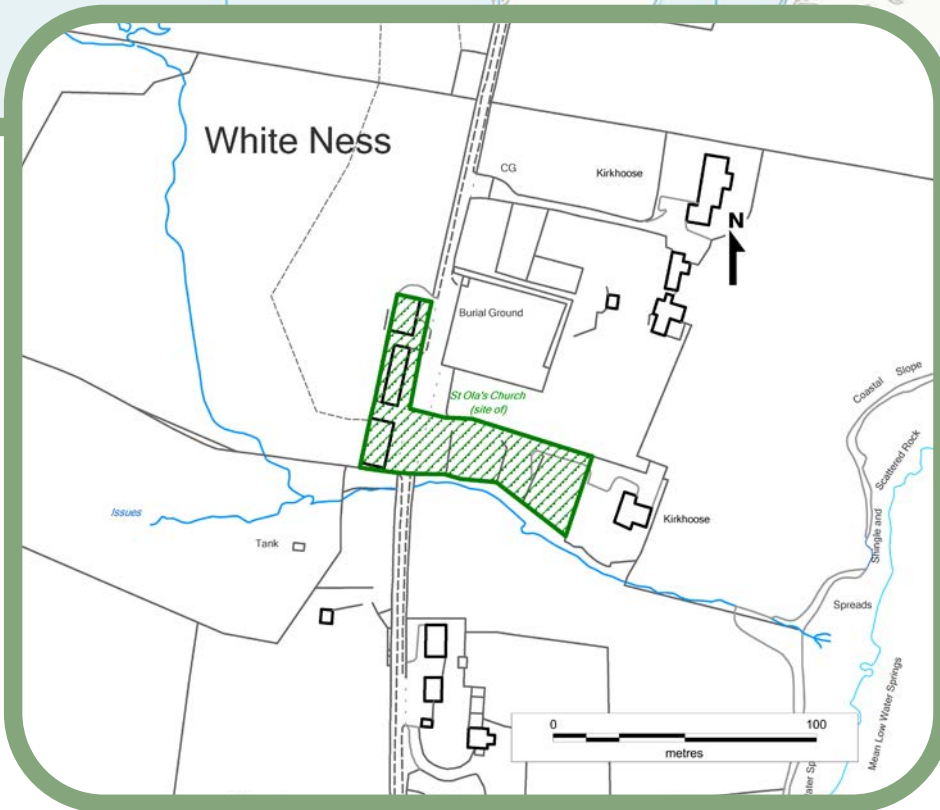


Shetland  
Islands Council

# Site: WM005

## Kirkhouse, South Whiteness

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

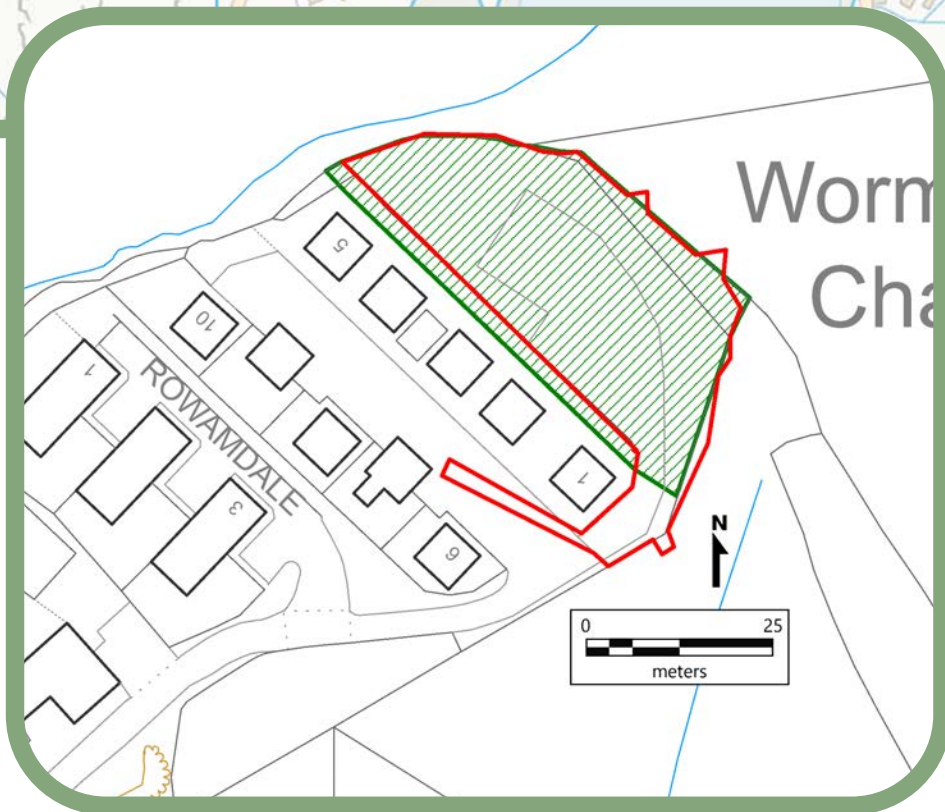


Shetland  
Islands Council

# Site: WM010

## Wormadale, Whiteness

Site Size (ha): 0.13  
Development size (ha): 0.07  
Remaining Site for development (ha): 0.06  
Units Site: 1  
N: 114622  
E: 440043



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

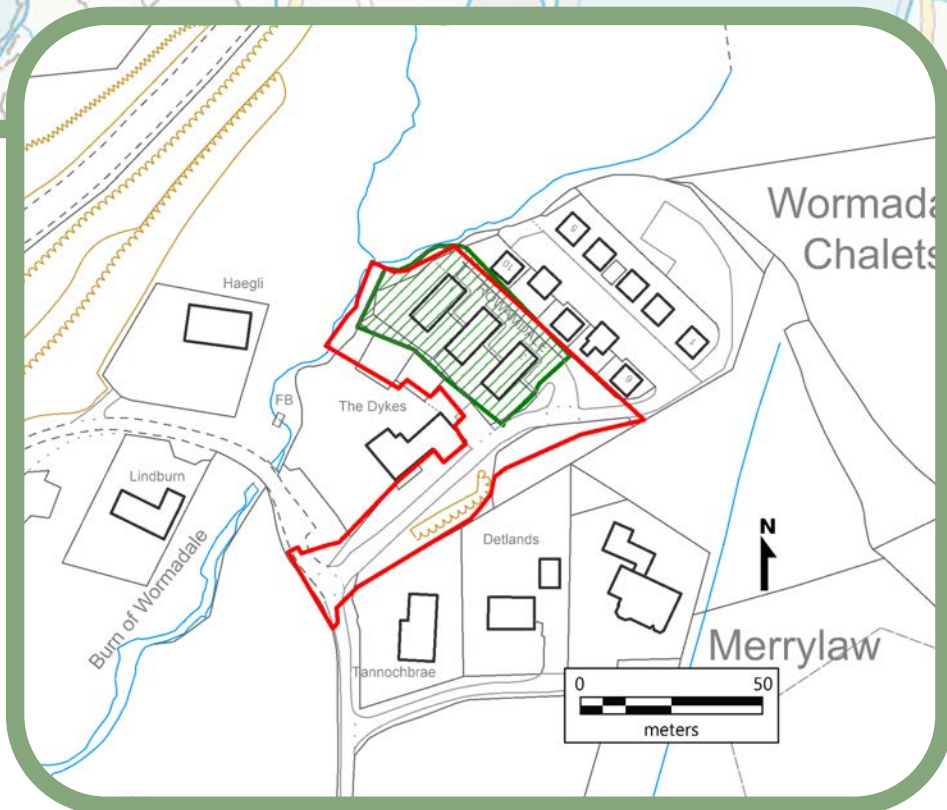


Shetland  
Islands Council

# Site: WM011

## Wormadale, Whiteness

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



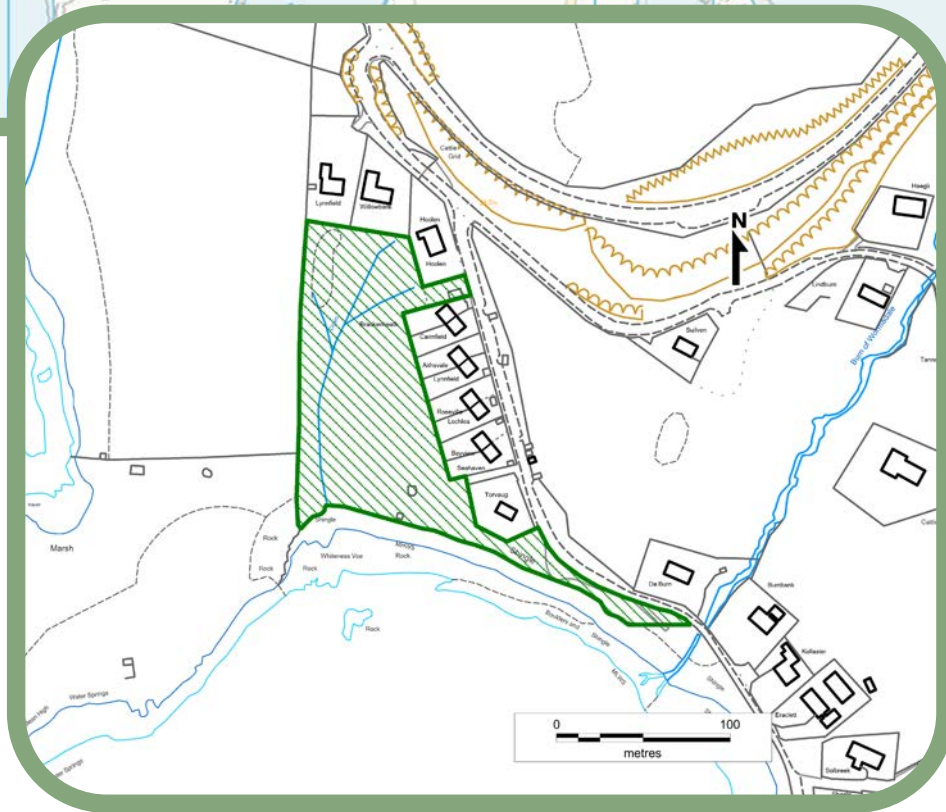
Shetland  
Islands Council

# Site: WM012

## Gronnack, Whiteness

Wormadale Hill

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



Nesbister

### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

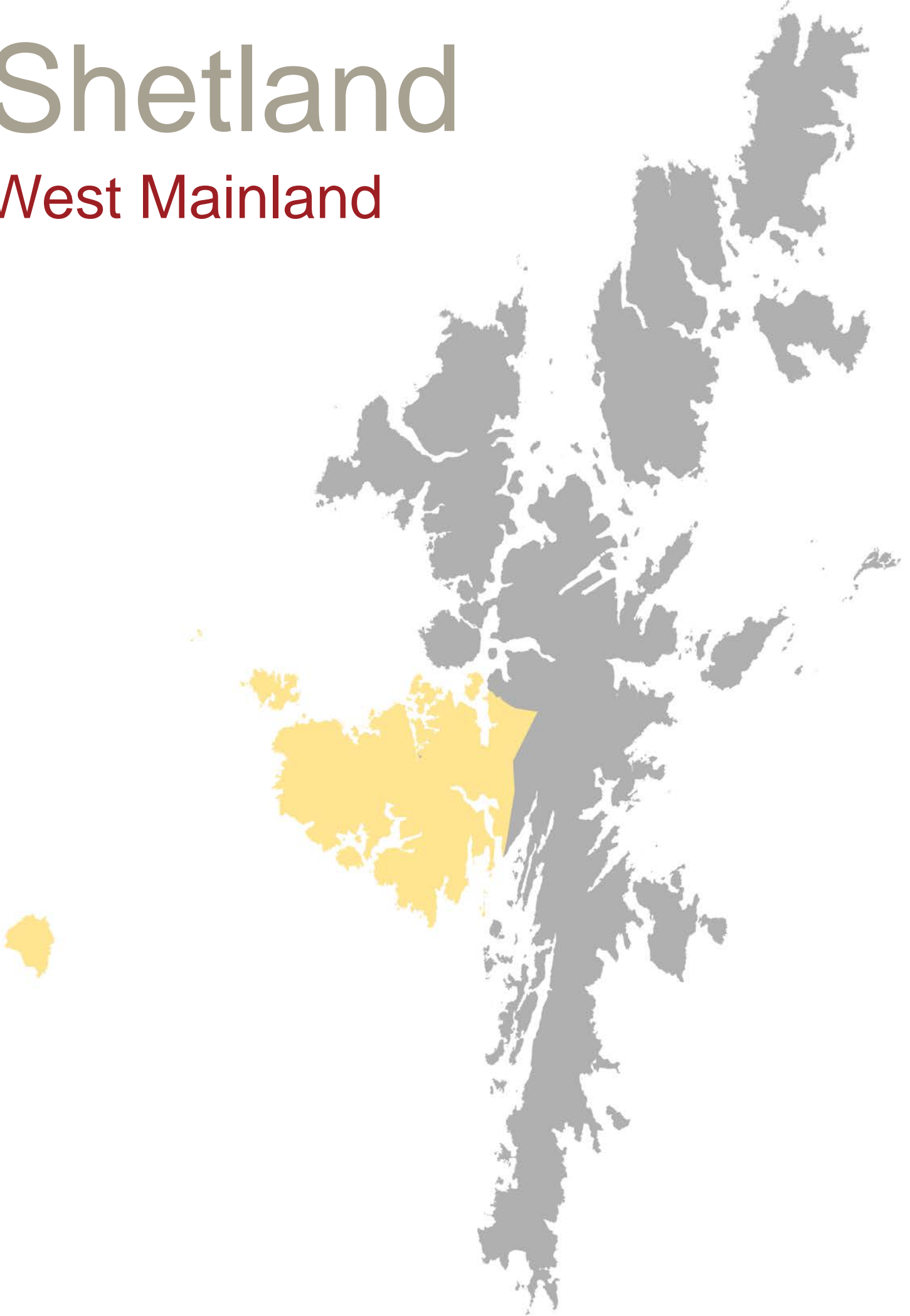
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland  
Islands Council

# Shetland

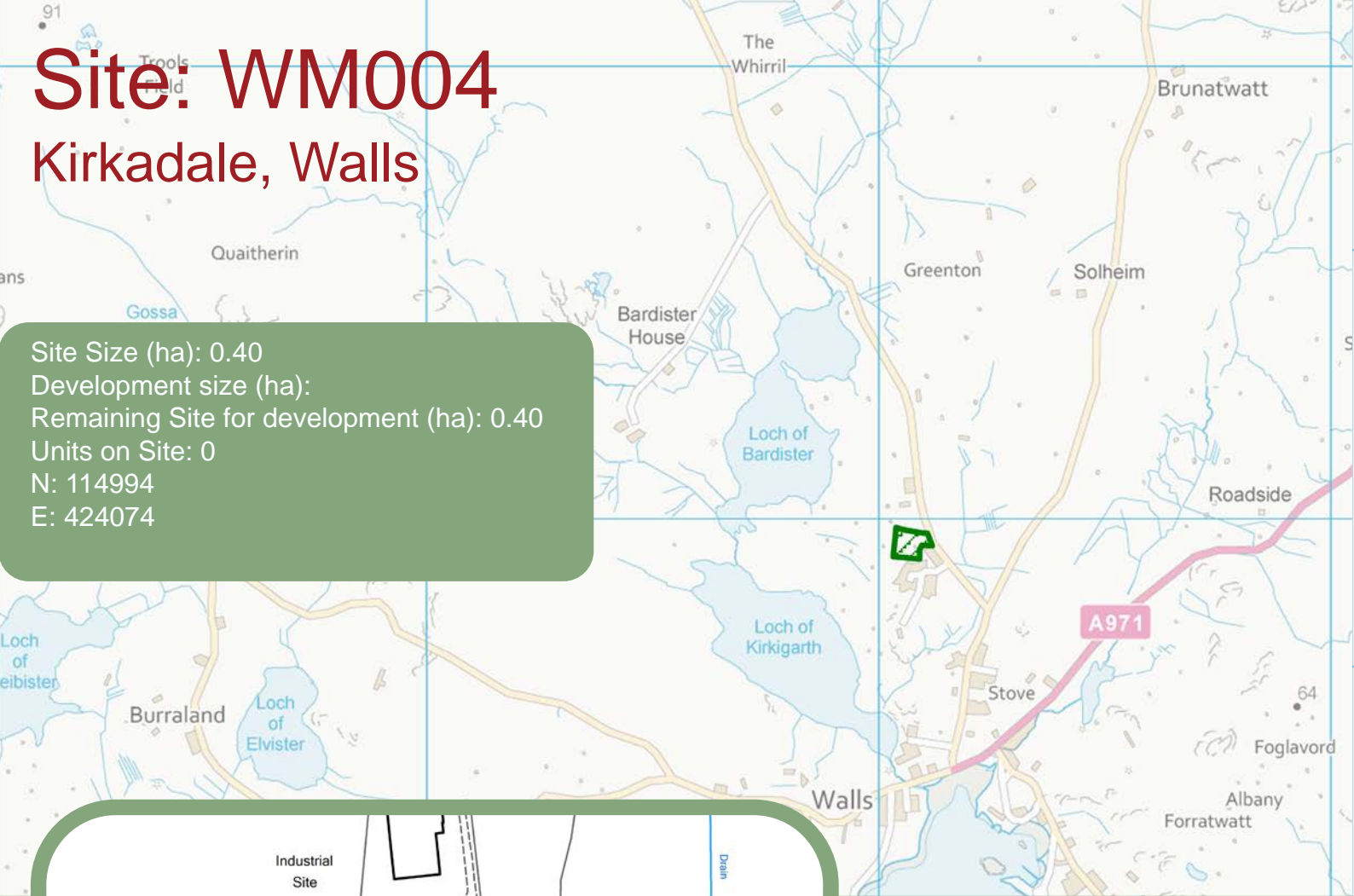
## West Mainland



# Site: WM004

## Kirkadale, Walls

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: WM006

Breck, Whiteness

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



## Development Timescale as per Action Programme:

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

## Planning Status

- Site within Area of Best Fit

## Development Status

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



Shetland  
Islands Council

# Site: WM007

## Gardens Croft, Sandness

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

The  
Quilse

A971

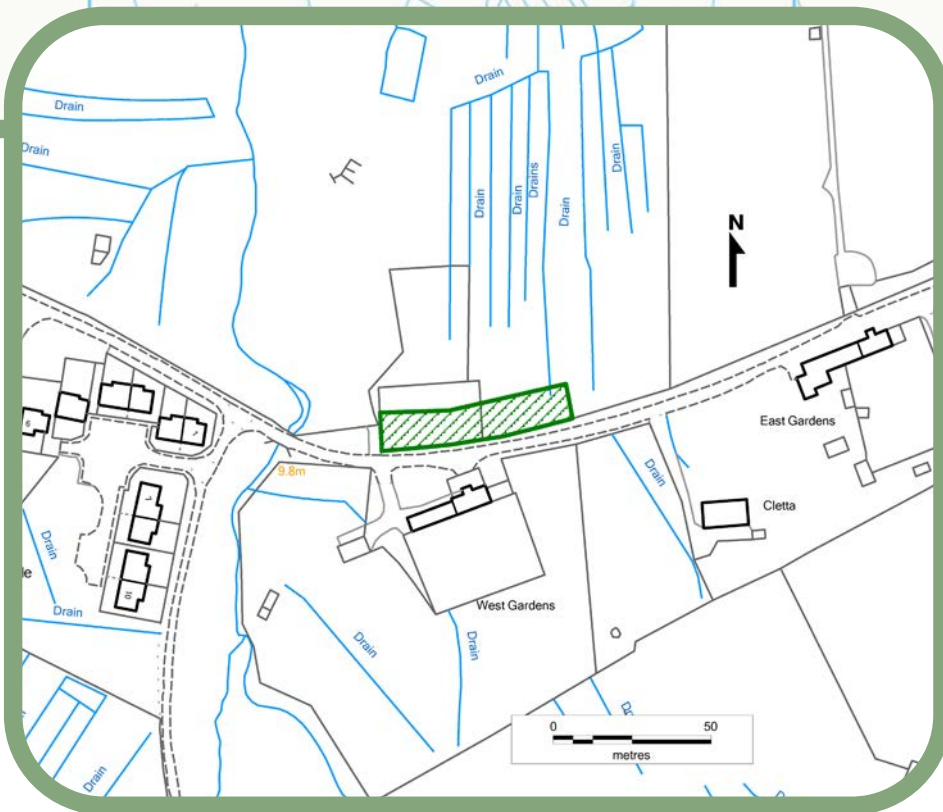
Melby

Norby

Sandness

Loch of  
Norby

Viewforth



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



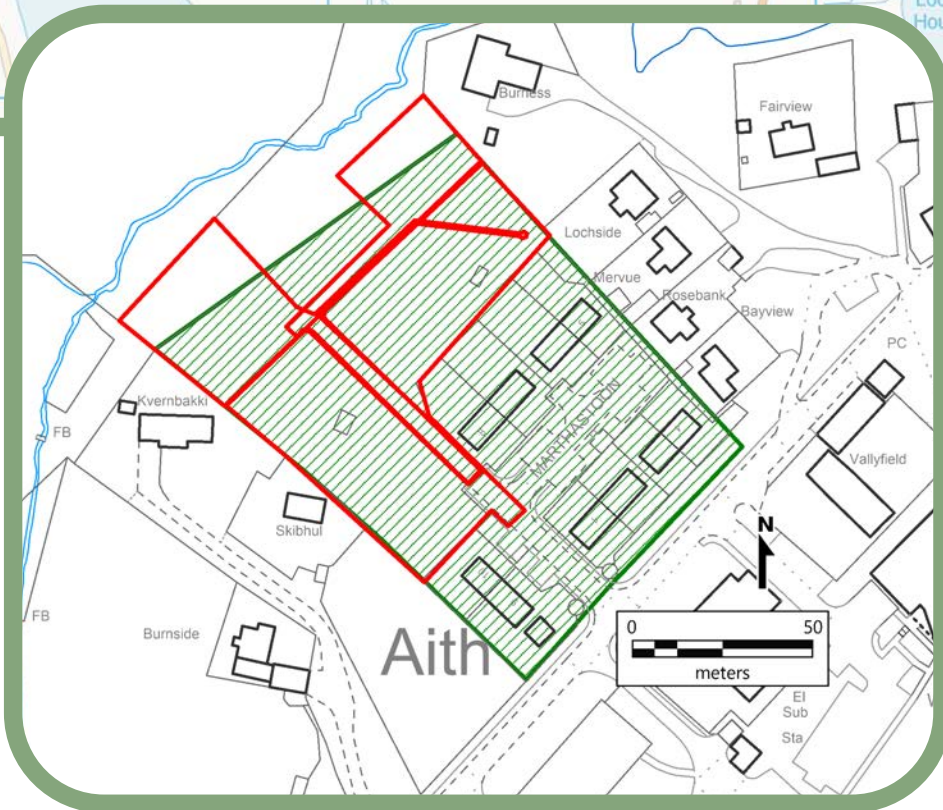
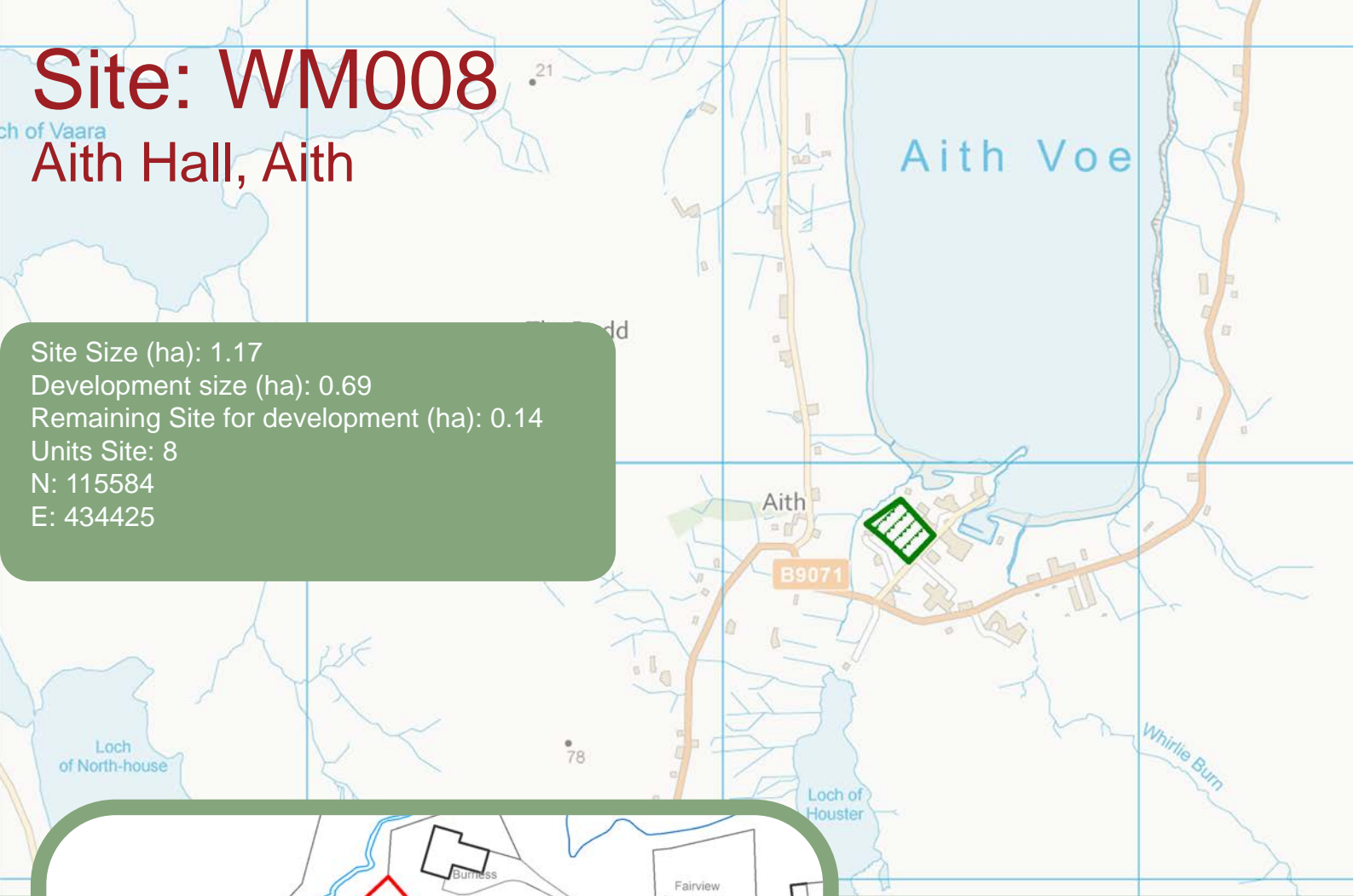
Shetland  
Islands Council

Shetland Housing Land Audit

# Site: WM008

Aith Hall, Aith

Site Size (ha): 1.17  
Development size (ha): 0.69  
Remaining Site for development (ha): 0.14  
Units Site: 8  
N: 115584  
E: 434425



## Development Timescale as per Action Programme:

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

## Planning Status

- Site within Area of Best Fit

## Development Status

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



Shetland  
Islands Council

# Site: WM009

## Whitelaw Road, Aith

The Dudd

Aith Voe

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

Aith

B9071

Whirlie Burn

Loch of Houser

78

88

Ea



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

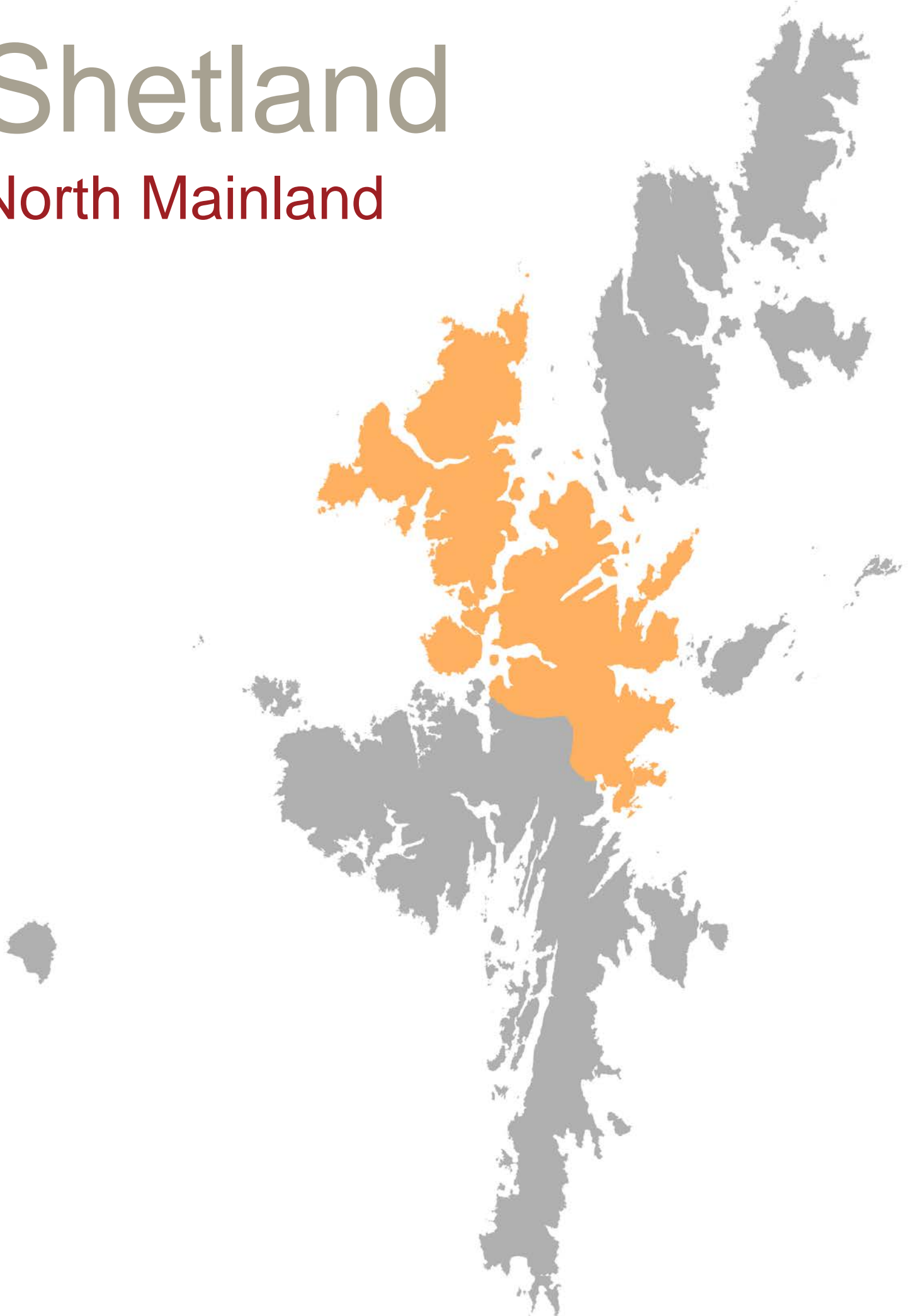


Shetland  
Islands Council

Shetland Housing Land Audit

# Shetland

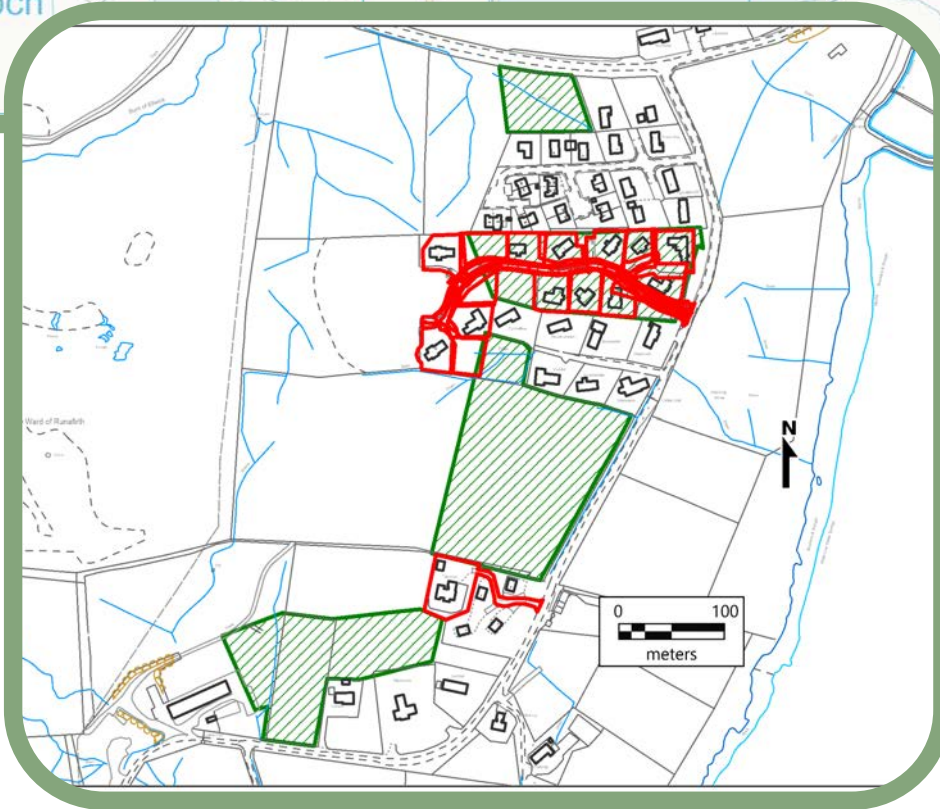
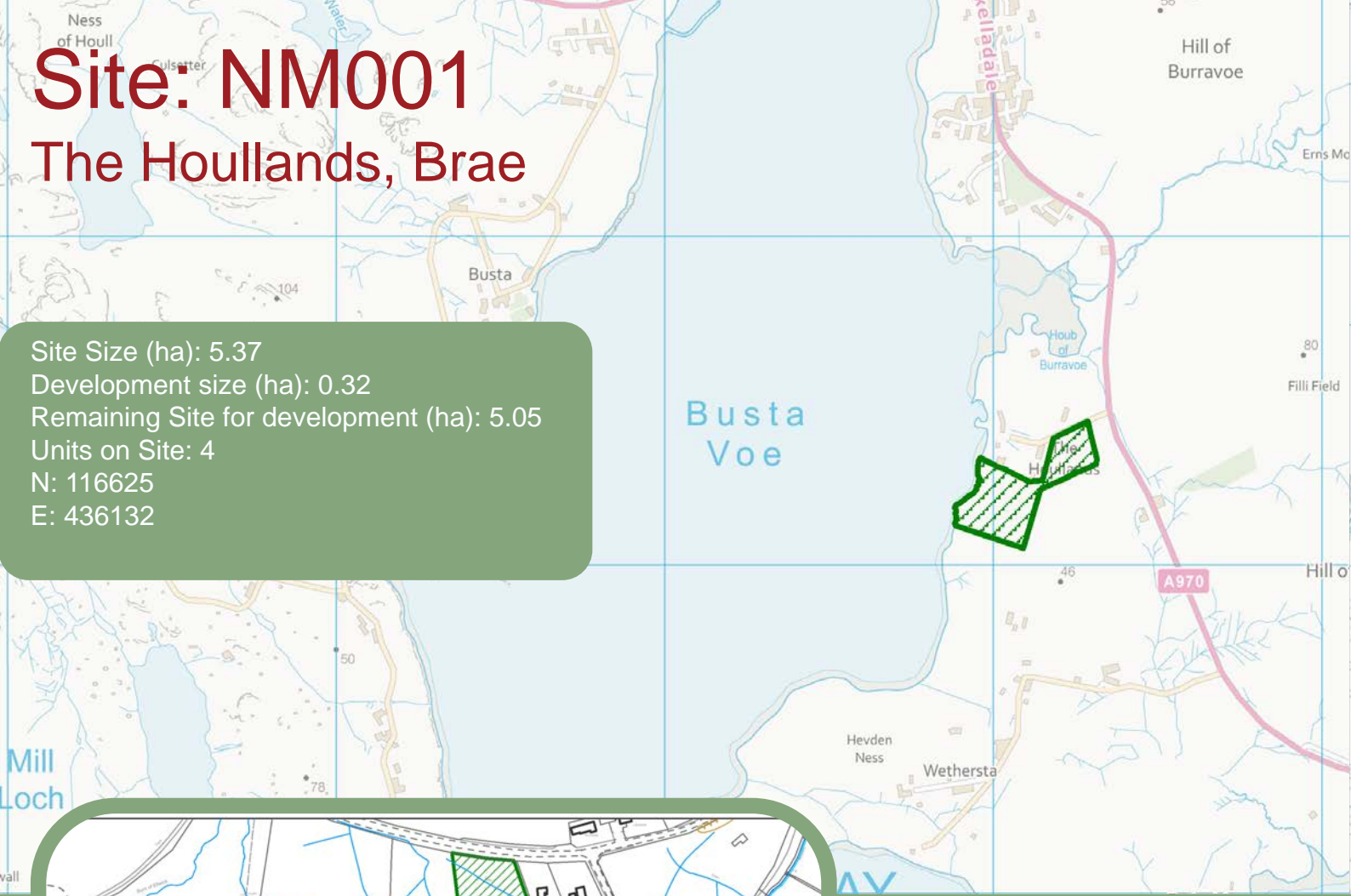
## North Mainland



# 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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

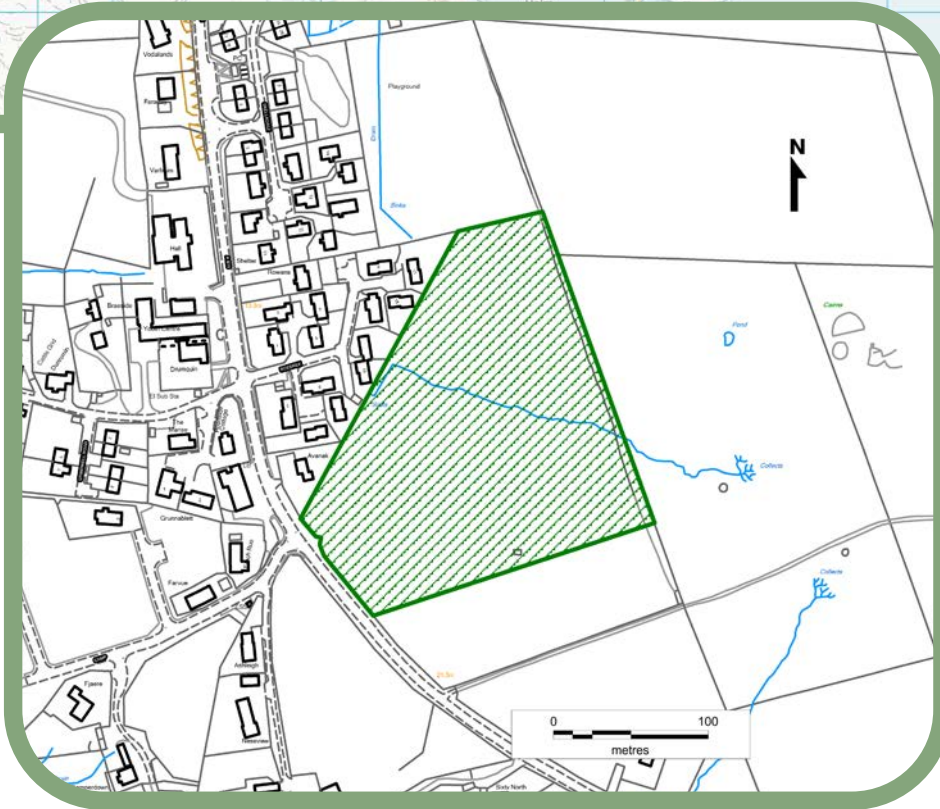
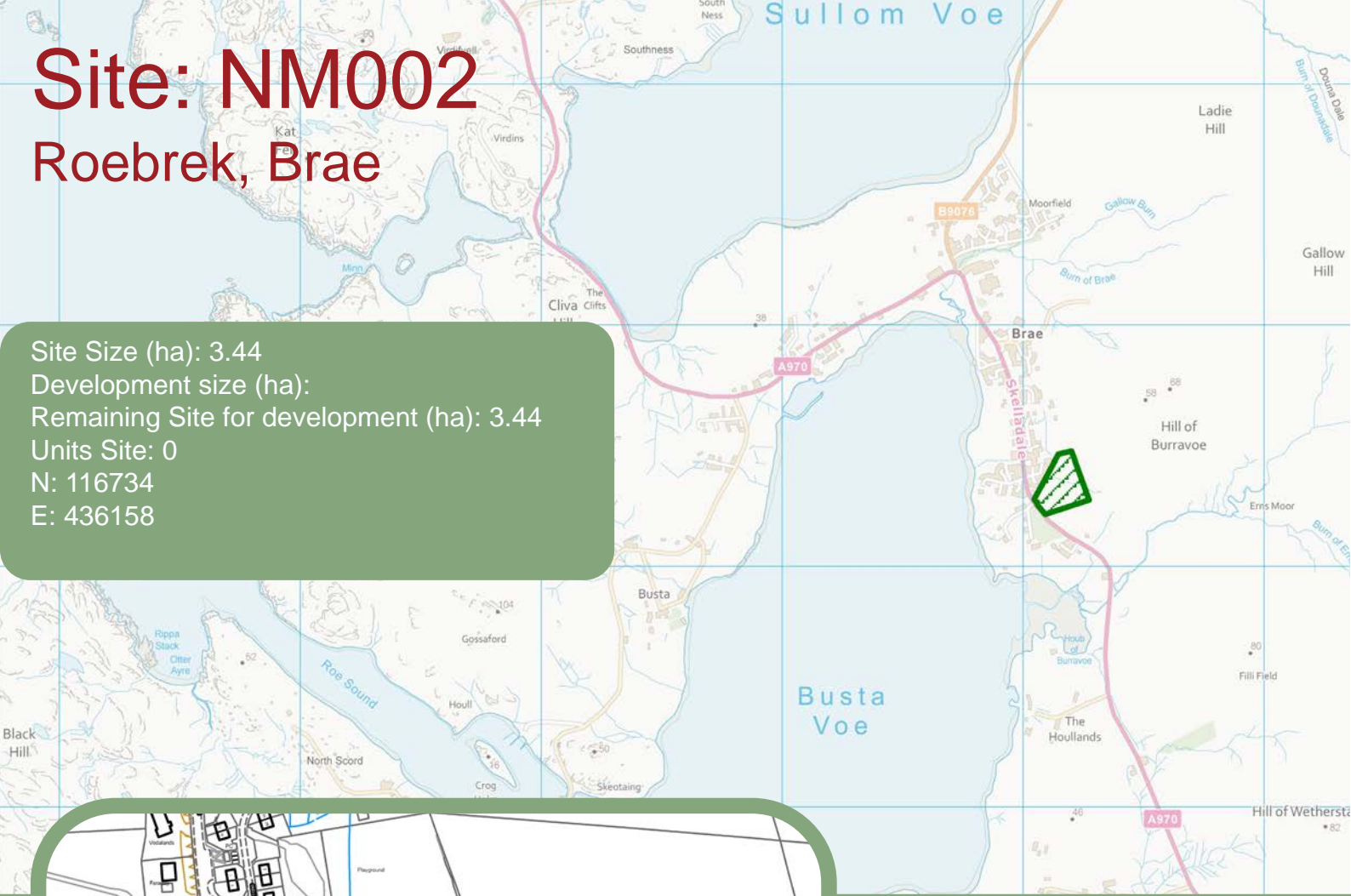


Shetland  
Islands Council

# Site: NM002

## Roebrek, Brae

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



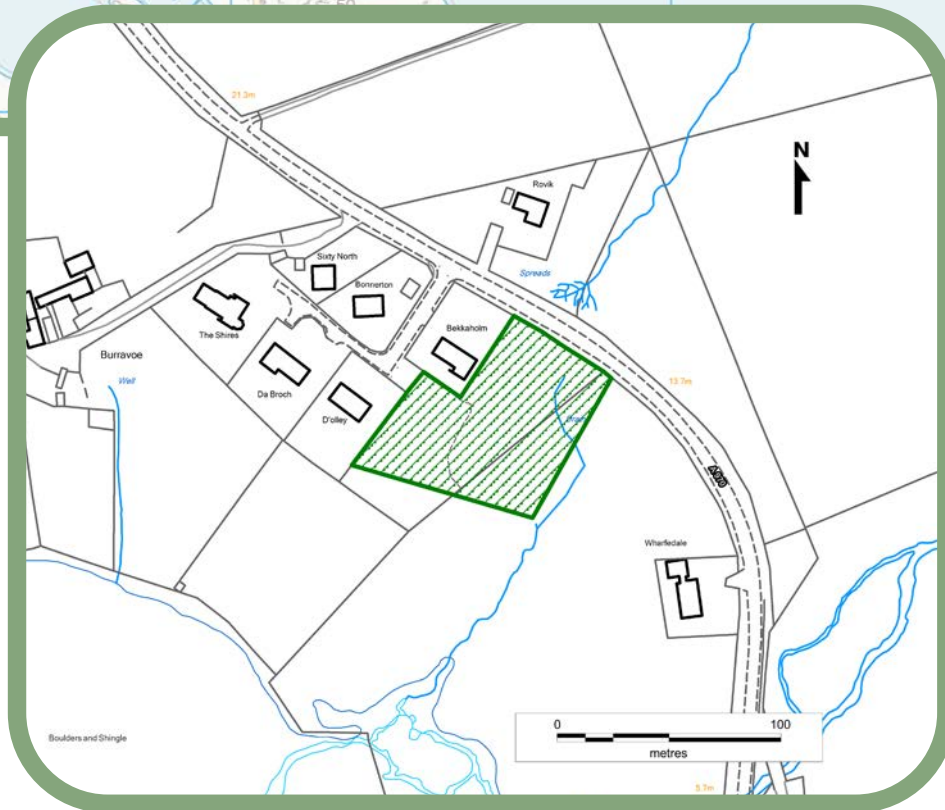
Shetland  
Islands Council

# Site: NM003

## Burravoe, Brae

### Shetland Housing Land

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

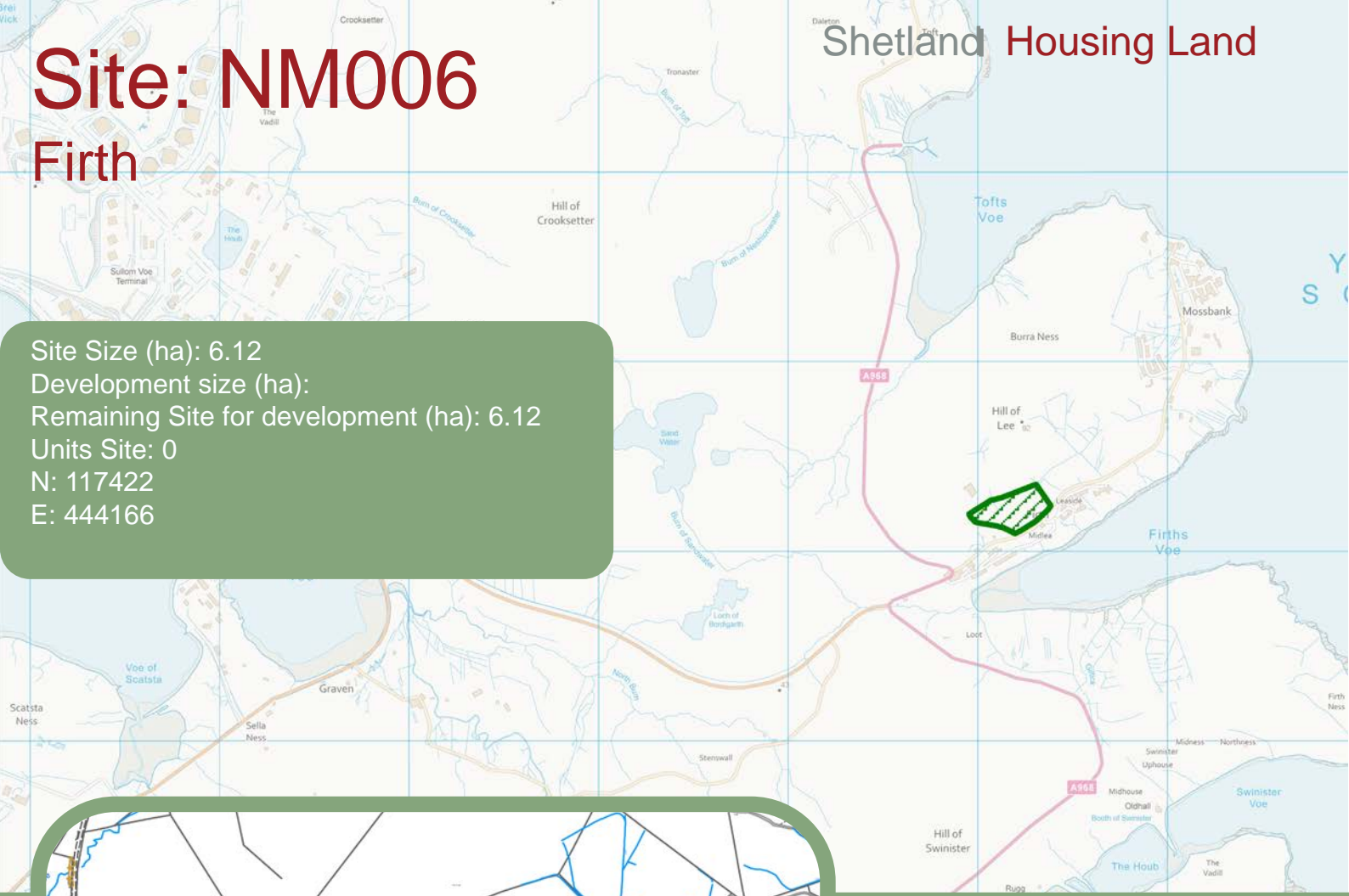
#### Development Status

- 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

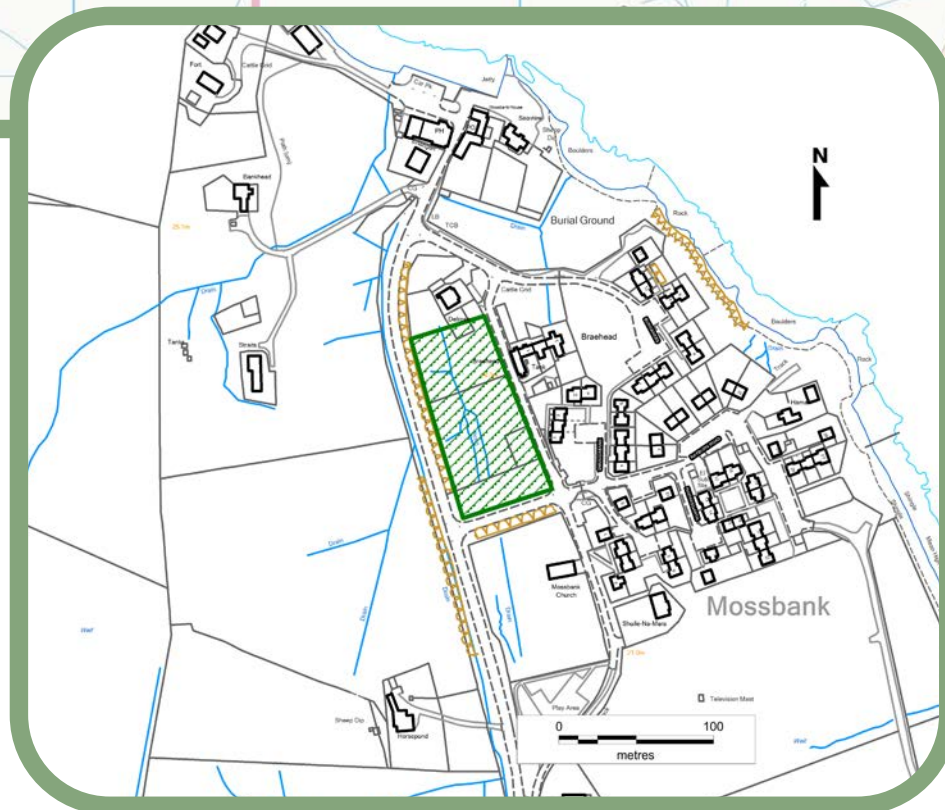
### Development Status

- 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

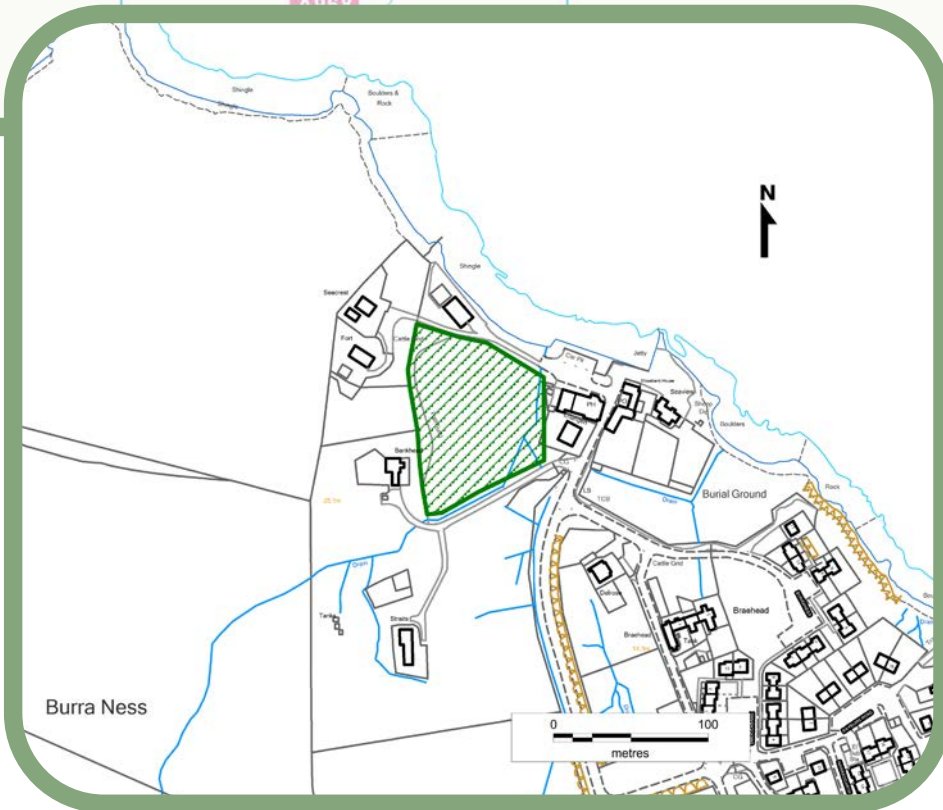
## Bankhead, Mossbank

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

Burra Ness

Mossbank

Y E  
S O U



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

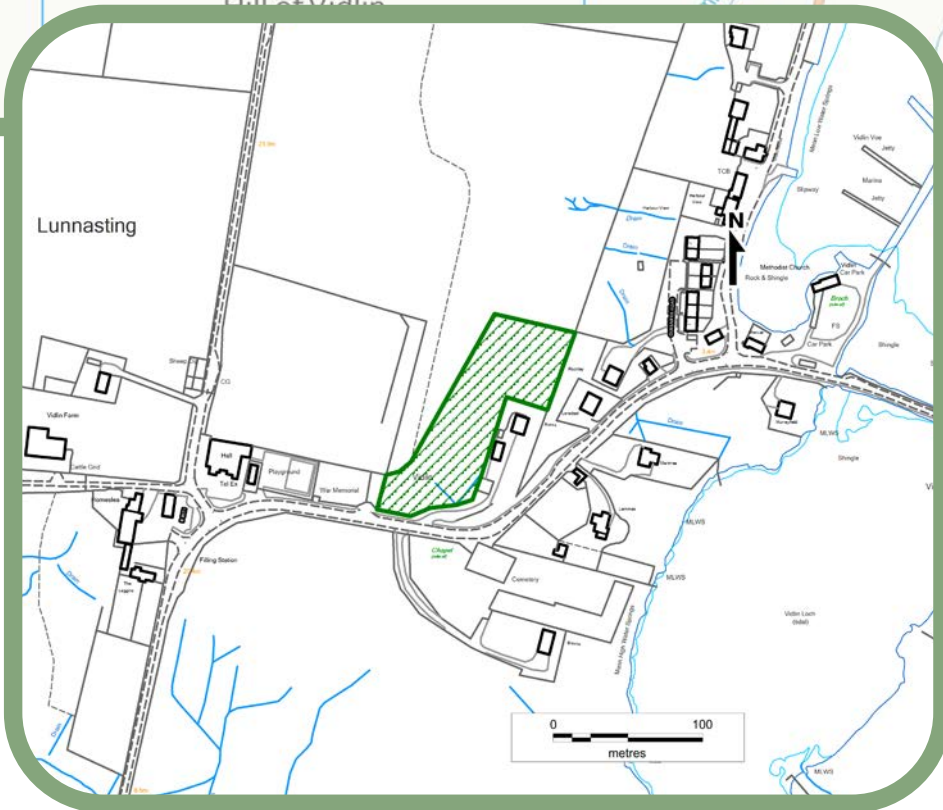
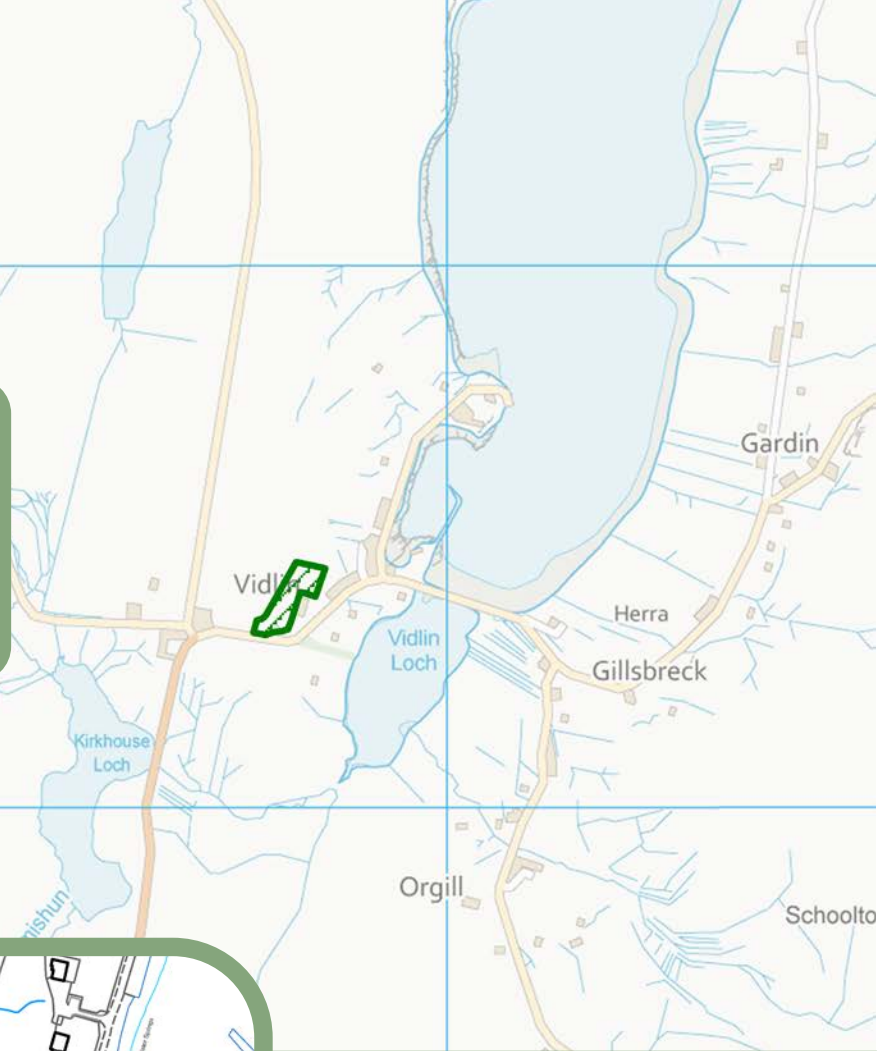
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



# Site: NM014

## Hall Park, Vidlin

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

# Site: NM015

## Busta, Brae

Site Size (ha): 5.68

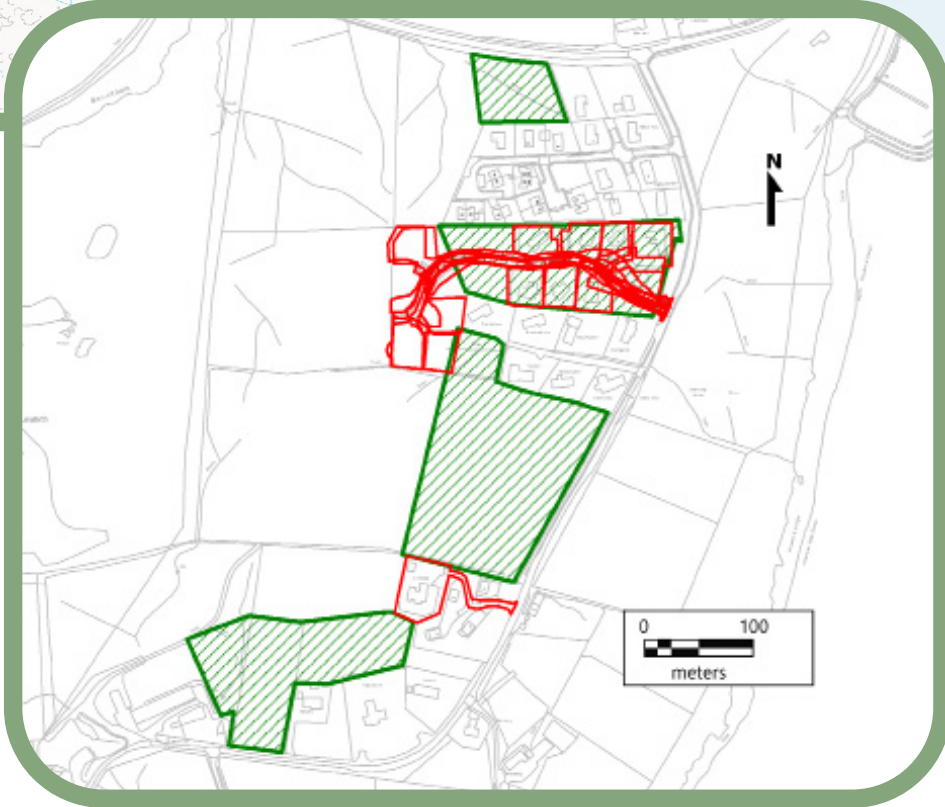
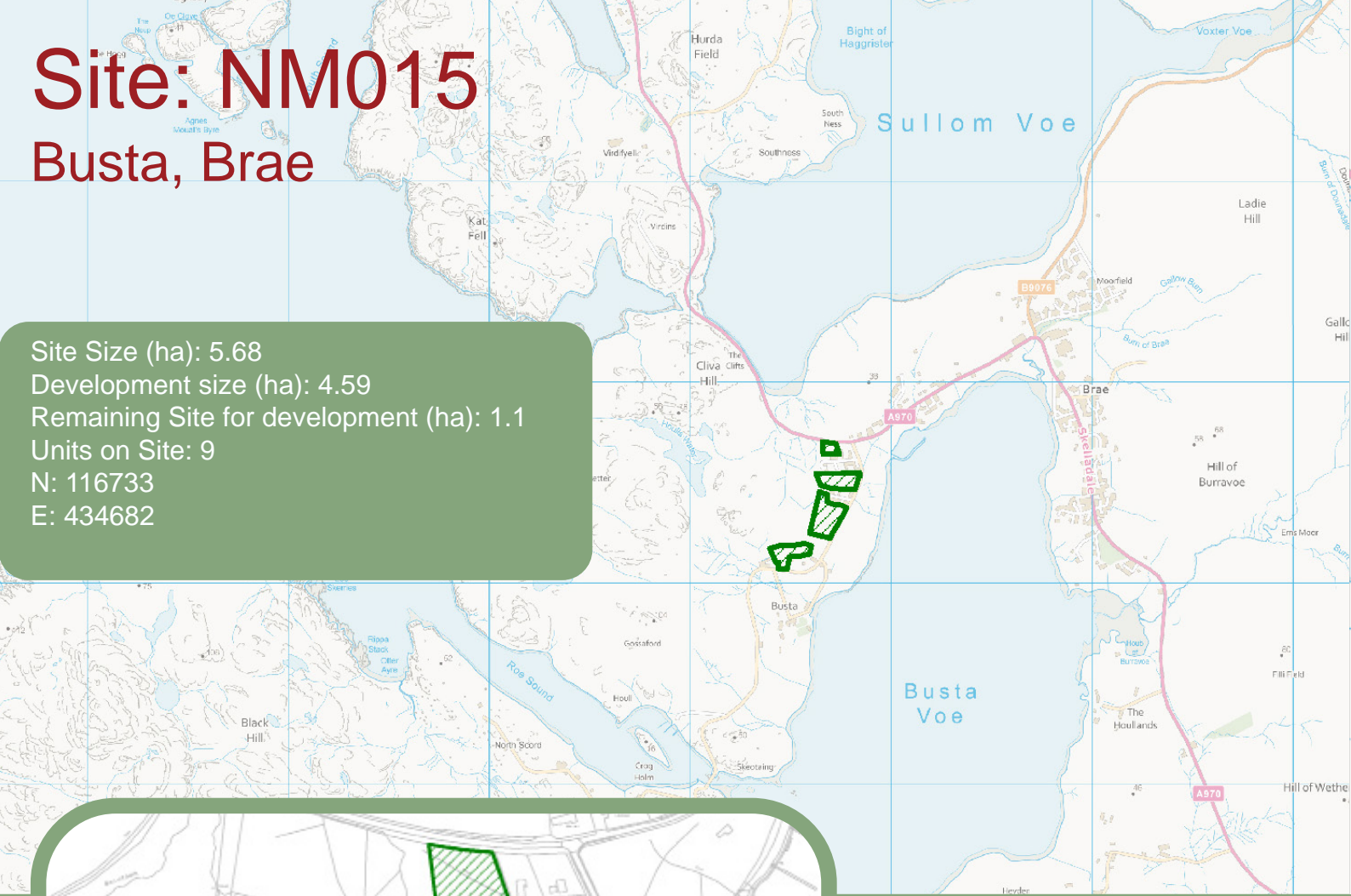
Development size (ha): 4.59

Remaining Site for development (ha): 1.1

Units on Site: 9

N: 116733

E: 434682



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

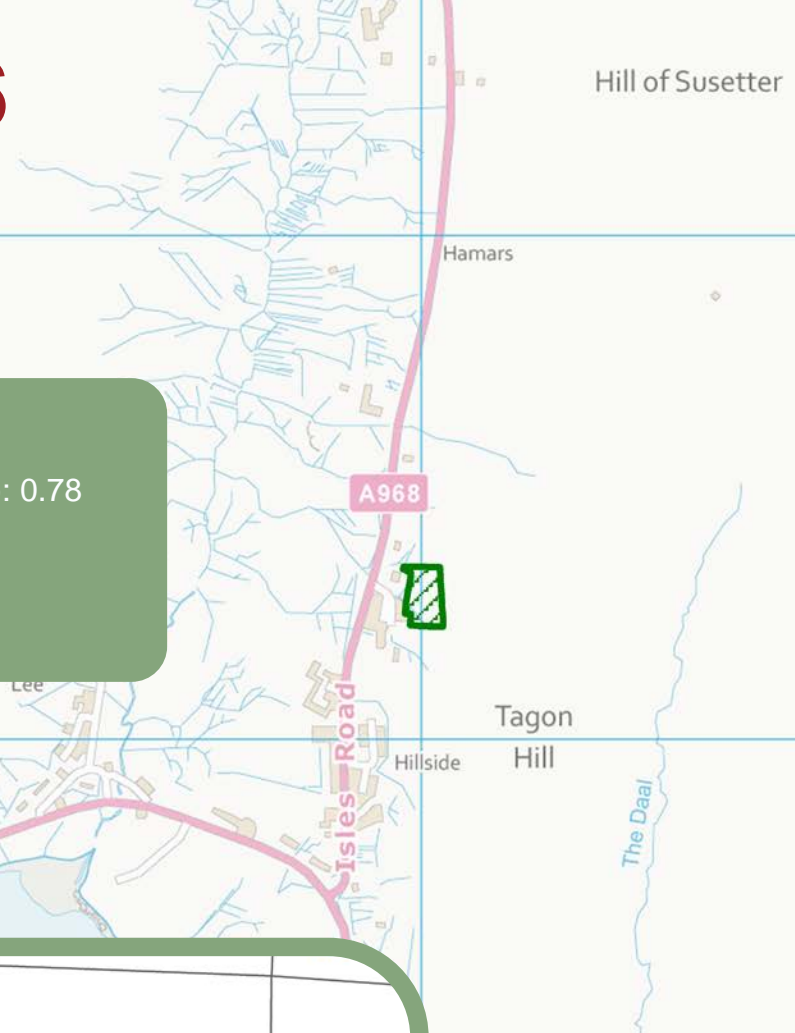
### Development Status

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

# Site: NM016

Hillside, Voe

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



## Development Timescale as per Action Programme:

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

## Planning Status

- Site within Area of Best Fit

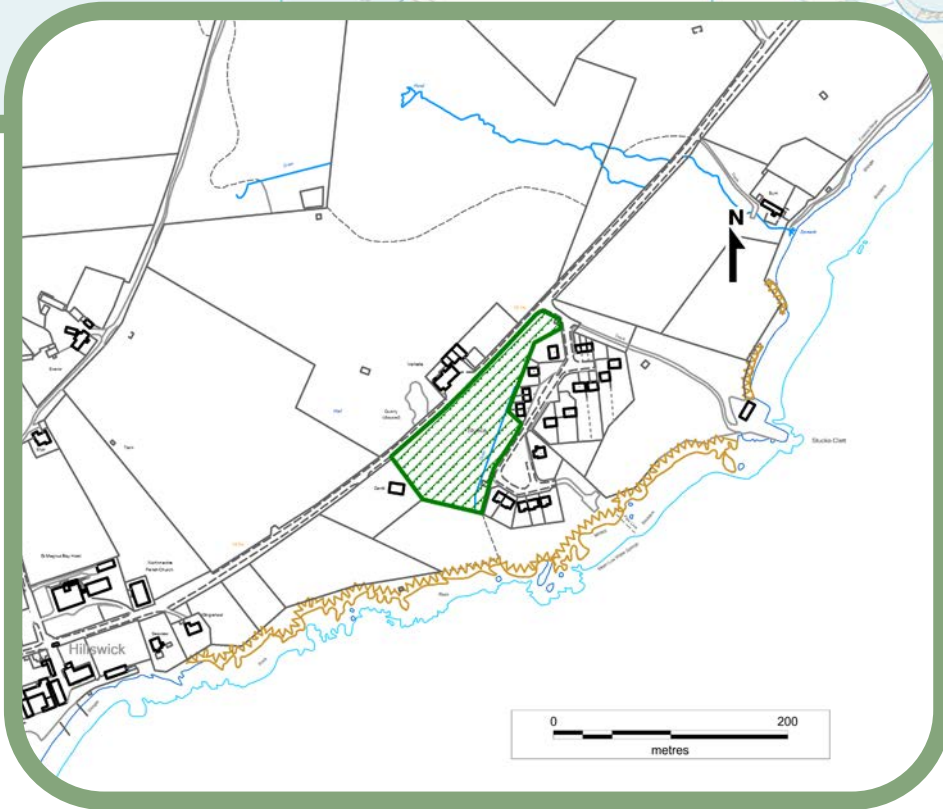
## Development Status

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

# Site: NM017

## Stucca, Hillswick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council

# Site: NM018

## Stucca, Hillswick

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

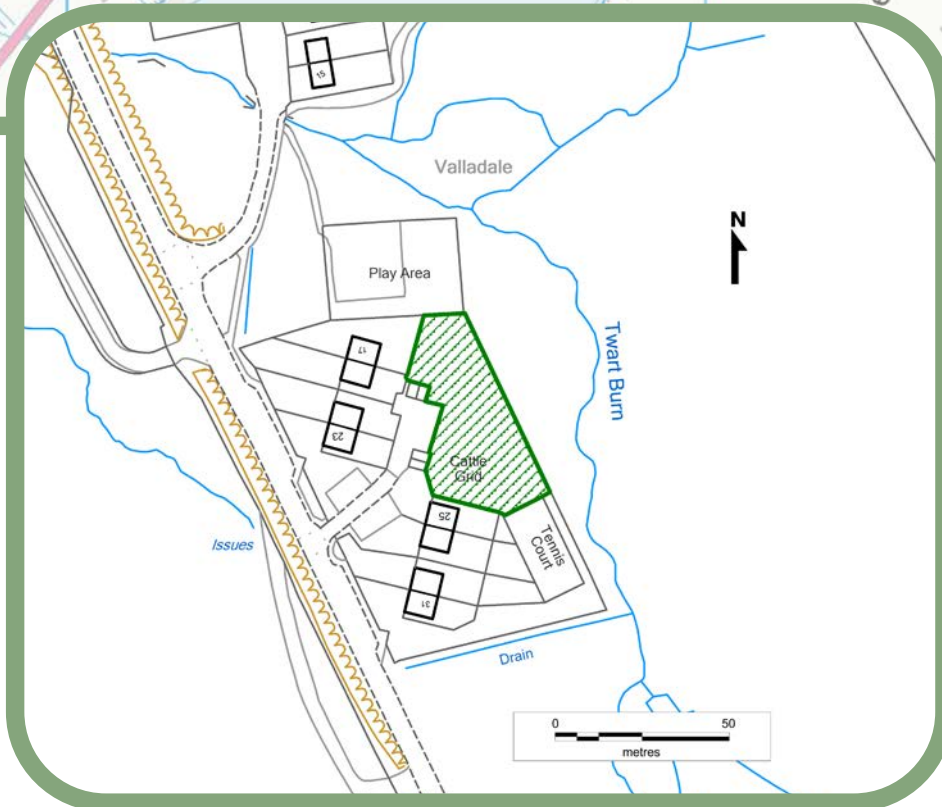
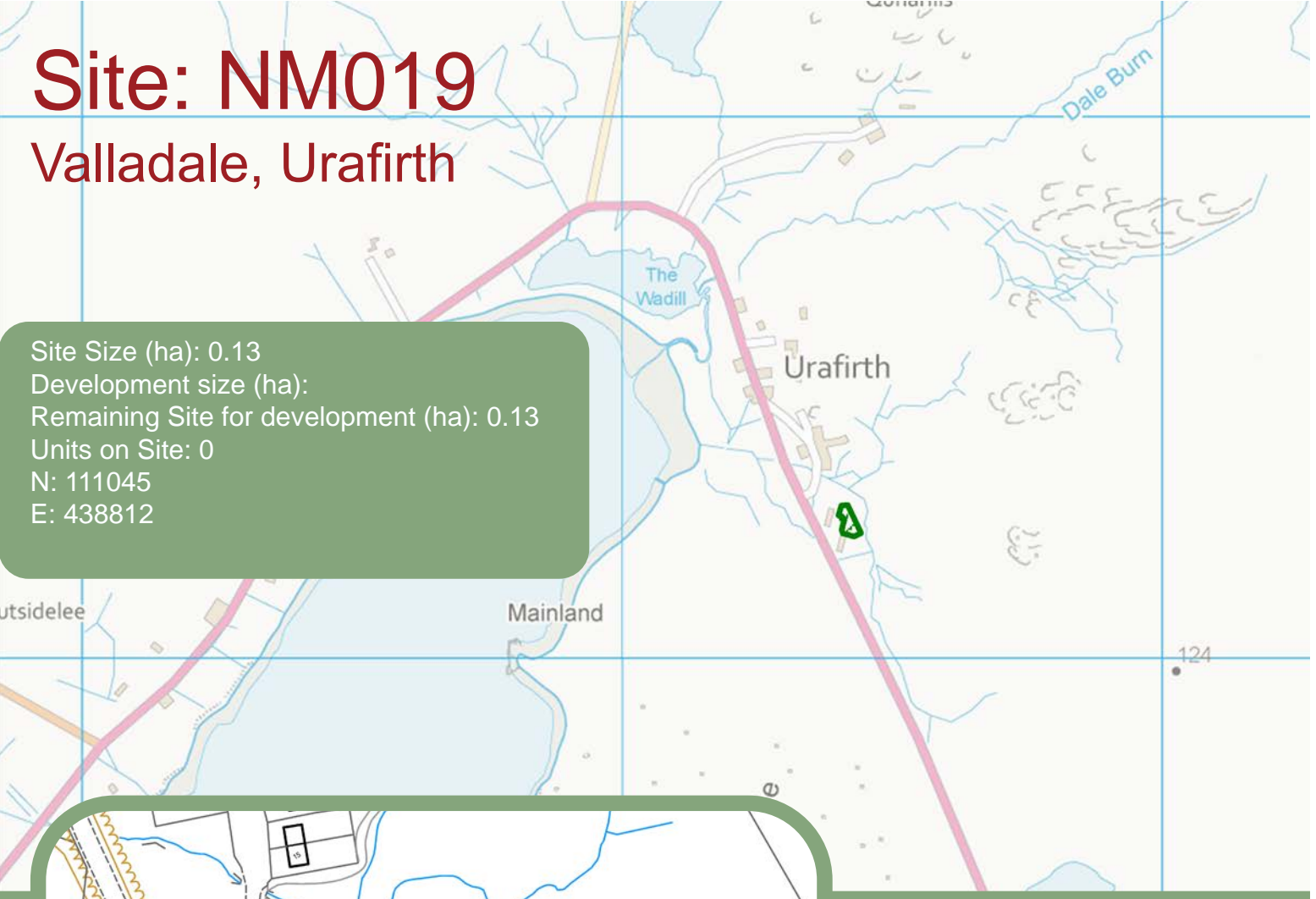


Shetland  
Islands Council

# Site: NM019

## Valladale, Urafirth

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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

# Site: NM021

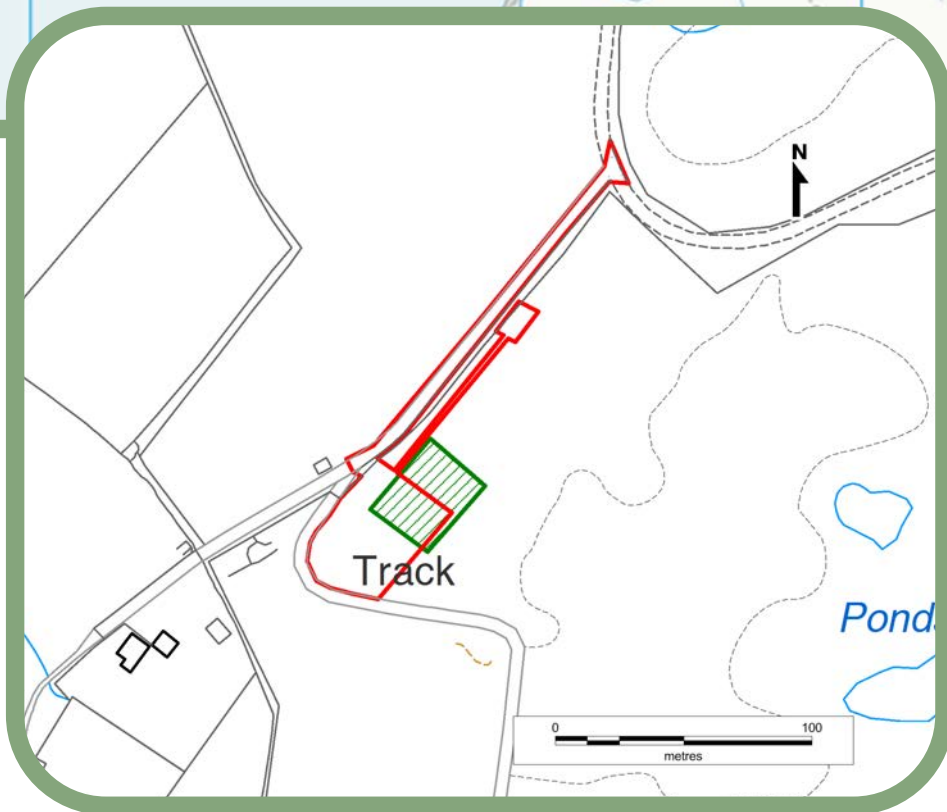
## Railsbrough, South Nesting

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

Vassa  
Voe

Railsbrough

Swae  
Field



Development Timescale as per Action Programme:

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

Planning Status

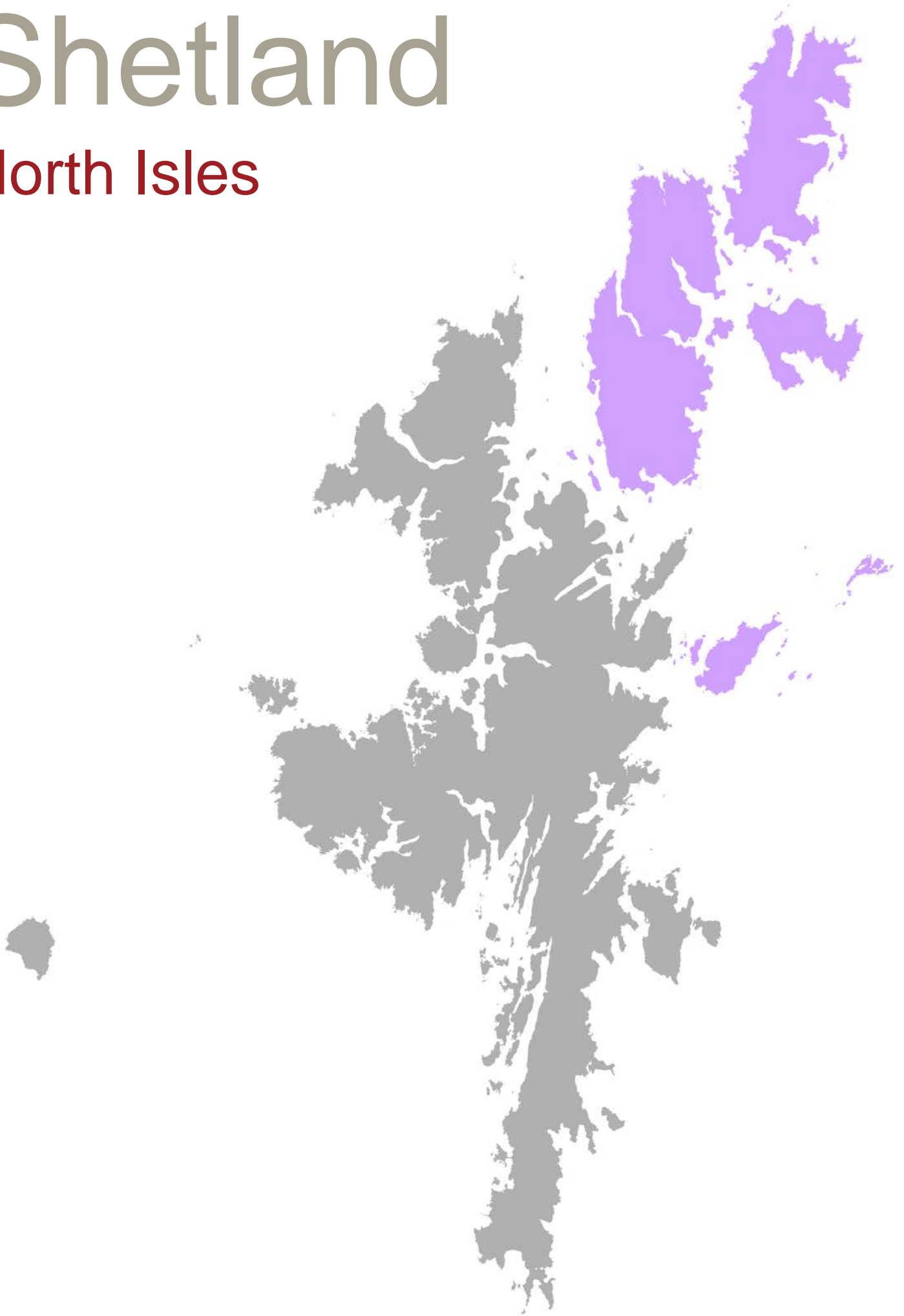
- Site within Area of Best Fit

Development Status

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

# Shetland

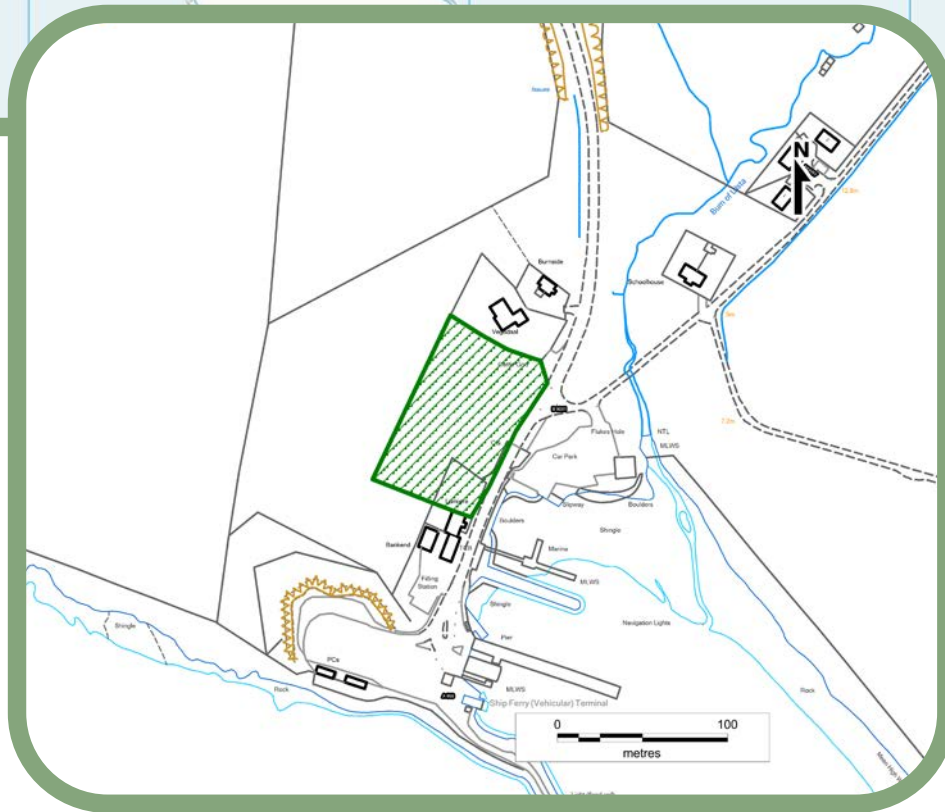
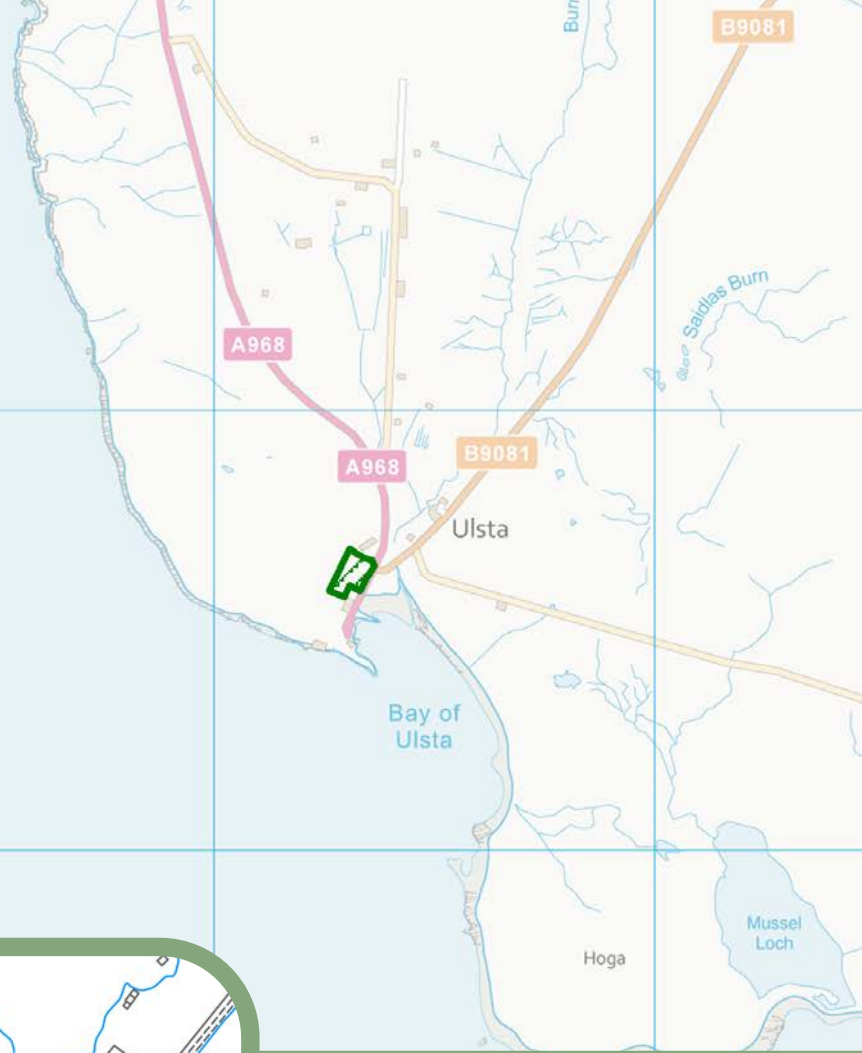
## North Isles



# Site: NI001

Ulsta, Yell

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



## Development Timescale as per Action Programme:

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

## Planning Status

- Site within Area of Best Fit

## Development Status

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

# Site: NI002

Ulsta, Yell

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



## Development Timescale as per Action Programme:

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

## Planning Status

- Site within Area of Best Fit

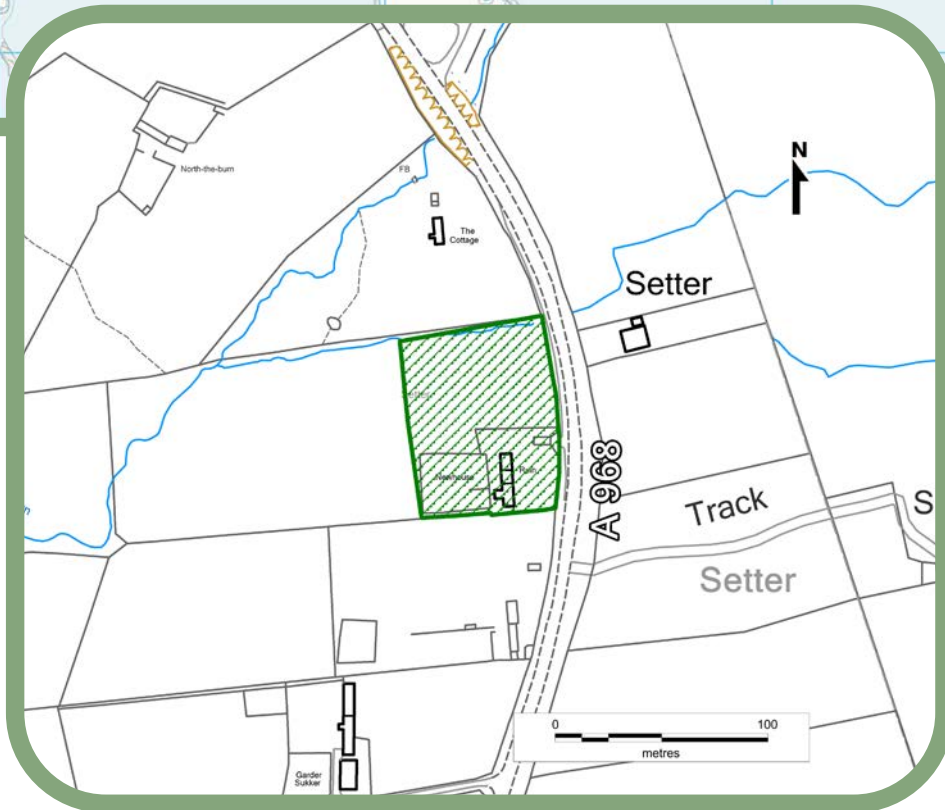
## Development Status

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

# Site: NI003

## West Yell, Yell

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

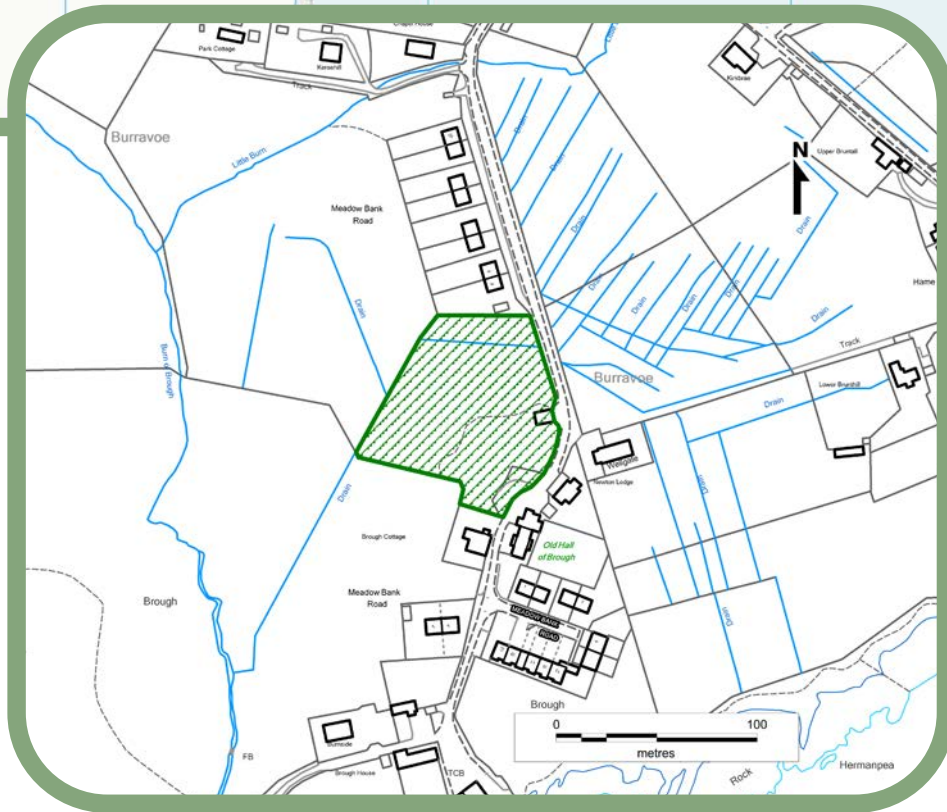
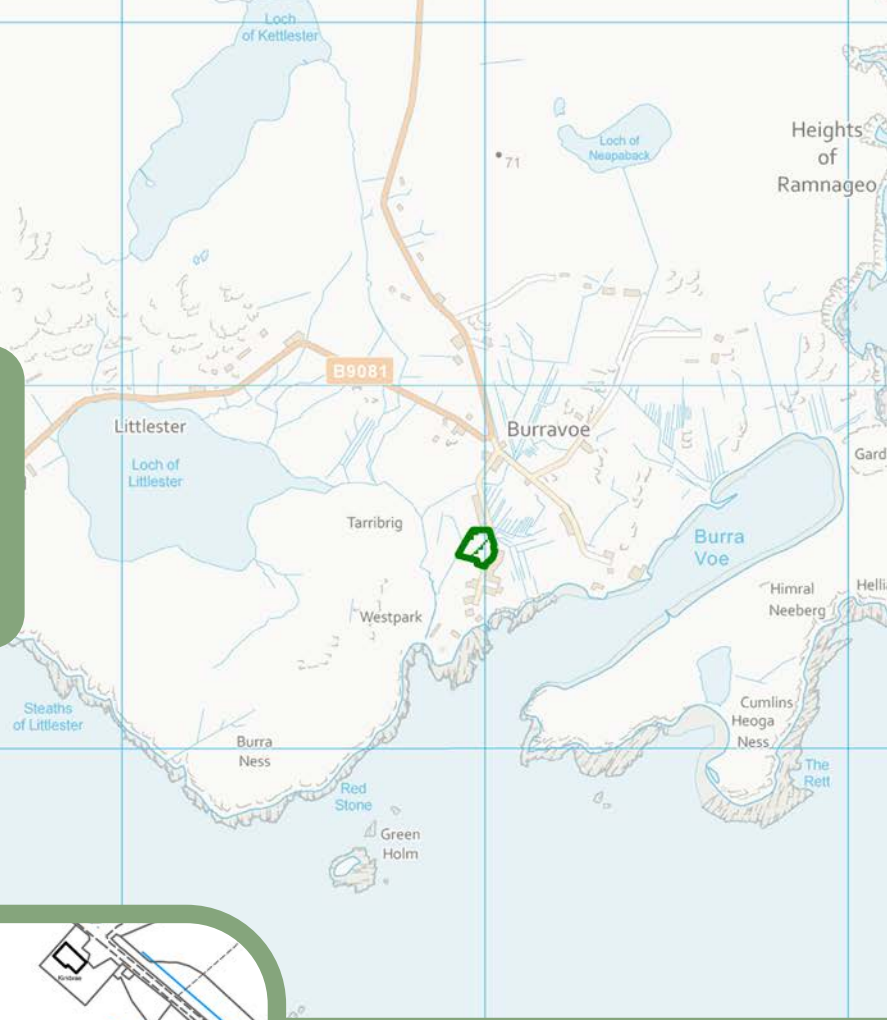
### Development Status

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

# Site: NI004

## Burravoe, Yell

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



### Development Timescale as per Action Programme:

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

### Planning Status

- Site within Area of Best Fit

### Development Status

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



Shetland  
Islands Council



Shetland Housing Land Audit  
Development Plans,  
Development Services,  
8 North Ness Business Park,  
Lerwick,  
Shetland,  
ZE1 0LZ

Email: [development.plans@shetland.gov.uk](mailto:development.plans@shetland.gov.uk)



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ISLANDS COUNCIL

Shetland Housing Land Audit