

SHETLAND

Housing Land Audit 2023/24



SHETLAND
ISLANDS COUNCIL

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Introduction

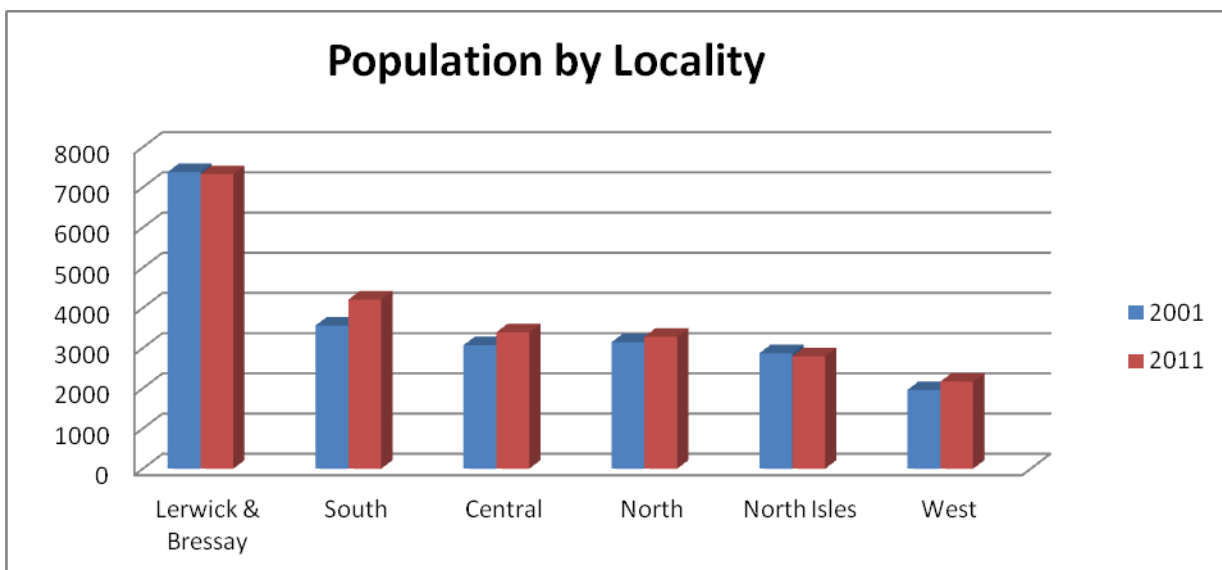
The Housing Land Audit (HLA) has been carried out as per the requirements of Scottish Planning Policy and Planning Advice Note 2/2010, which states: “Scottish Planning Policy (SPP) requires that a five year ongoing effective land supply is available to meet the identified housing land requirements. Planning 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 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:

Locality	Community Council Areas
Lerwick & Bressay	Lerwick and Bressay
North Isles	Fetlar Unst Yell Skerries Whalsay
Central	Burra & Trondra Scalloway Tingwall, Whiteness & Weisdale
North	Delting

	Nesting & Lunnasting Northmaven
South	Dunrossness Gulberwick, Quarff & Cunningsburgh Sandwick
West	Sandness & Walls Sandsting & Aithsting

Summary of Findings

The LDP became the settled view of the Council in October 2012 and was adopted in September 2014. Our monitoring period for planning applications and completions covers the financial year from 2019/2020 to 2023/24.

In the 5yr recording period 2019/2020 to 2023/24:

- 290 houses have been completed averaging 58 units per year.
- 86.4% of new builds were for private housing and 13.6% for affordable housing.
- Central Mainland had most completions with 121 units followed by the South Mainland with 56 and Lerwick & Bressay with 43 units.
- 519 housing units were granted planning permission averaging 104 units per year. 16% of housing approvals have been on Sites with Development Potential and 16% of housing approvals have been on an Area of Best Fit.
- 70% fall within areas covered by both an Area of Best Fit and Sites with Development Potential. This is much higher than previous reporting periods due a large site being granted with such status in the last year.
- 41% of housing approvals have been on windfall sites.

In the 2023/24 period:

- There were 24 completions. 91.7% of completions were for new builds and 8.3% were for conversions. 21 (87.5%) completions were for private housing and 3 (12.5%) were for affordable housing.
- 38 housing units were approved.
- Of the 38 units approved the greatest number of approvals was in the South Mainland (10 units), followed by Lerwick & Bressay (7 units) with Central Mainland locality (7 units), followed by North Mainland (6 units). West Mainland (2 units) and North Isles (5 units) localities received only a handful of consents each by comparison.
- 70% 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. Variance between years for the same month may be due to HM Land Registry's own recording points.

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 2023	£172,655	Dec 2022	£210,613	-18%
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, 2024)

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 2023/24 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 2019/20 to 2023/24 sees a further fall on the previous 5 year period to 58 completions per year. A rise in completions in Central Mainland in the last year sees it exceed other localities in terms of completions. Lerwick & Bressay, Central Mainland and South Mainland localities still hold the majority of completed units.

Completions for affordable housing exceeded those for private housing, a reversal of the previous year's figures and in part due to higher affordable housing completions in Central Mainland.

Completions for All Housing (Private & Affordable Housing)

	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
South Mainland	17	2	22	10	8	59
Lerwick & Bressay	3	30	3	7	6	49
Central Mainland	38	11	7	6	45	107
West Mainland	5	1	3	6	6	21
North Mainland	12	1	9	3	5	30
North Isles	4	1	3	5	2	15
TOTAL	79	46	47	37	72	281

Completions for Private Housing

	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
South Mainland	17	2	10	10	8	47
Lerwick & Bressay	3	3	3	1	6	16
Central Mainland	14	11	7	6	5	43
West Mainland	5	1	3	6	0	15
North Mainland	12	1	9	3	3	28
North Isles	4	1	3	5	2	15
TOTAL	55	19	35	31	24	164

Completions for Affordable Housing

	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
South Mainland	0	0	12	0	0	12
Lerwick & Bressay	0	27	0	6	0	33
Central Mainland	24	0	0	0	40	64
West Mainland	0	0	0	0	6	6
North Mainland	0	0	0	0	2	2
North Isles	0	0	0	0	0	0
TOTAL	24	27	12	6	48	117

Completions for Individual Units - Private Housing

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

¹ As has been stated in previous HLA reports, lack of individual affordable housing completions is reflective of the affordable housing market in Shetland. Where the Council and Hjaltland Housing Association are the only registered social landlords. Additionally, the Council does not have an affordable housing contribution policy,

	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
South Mainland	17	1	10	10	8	38
Lerwick & Bressay	3	0	3	1	6	7
Central Mainland	14	10	7	6	5	37
West Mainland	5	1	3	6	0	15
North Mainland	12	1	9	3	3	25
North Isles	4	1	3	5	2	13
TOTAL	55	14	35	31	24	135

Completions for Individual Units - Affordable Housing

	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
South Mainland	0	0	0	0	0	0
Lerwick & Bressay	0	0	0	0	0	0
Central Mainland	0	0	0	0	0	0
West Mainland	0	0	0	0	0	0
North Mainland	0	0	0	0	0	0
North Isles	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

meaning that private house developers are not required to provide a percentage of affordable housing or a contribution towards affordable housing.

Over the last 5 years 54% (157) of the 290 completions have been for multi-unit schemes including new builds and conversions. 68% of these multi-unit completions were for affordable housing (117 units), which reflects the fact that the Hjattland Housing Association is building the larger housing schemes.

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

	2019/20		2020/21		2021/22		2022/23		2023/24		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	1	2	1	1	1	12	2	14	0	0	5	29
Lerwick & Bressay	0	0	2	30	0	0	1	6	0	0	3	36
Central Mainland	1	24	1	1	2	6	0	0	1	40	5	71
West Mainland	0	0	0	0	0	0	2	9	1	6	3	15
North Mainland	0	0	0	0	0	0	1	2	1	2	2	4
North Isles	0	0	0	0	0	0	1	2	0	0	1	2
TOTAL	2	26	4	32	3	18	7	33	3	48	19	157

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

	2019/20		2020/21		2021/22		2022/23		2023/24		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	0	0	0	0	1	12	0	0	0	0	1	12
Lerwick & Bressay	0	0	1	27	0	0	1	6	0	0	2	33
Central Mainland	1	24	0	0	0	0	0	0	1	40	2	64
West Mainland	0	0	0	0	0	0	0	0	1	6	1	6
North Mainland	0	0	0	0	0	0	0	0	1	2	1	2
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1	24	1	27	1	12	1	6	3	48	7	117

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

	2019/20		2020/21		2021/22		2022/23		2023/24		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	1	2	1	1	0	0	2	14	0	0	4	17
Lerwick & Bressay	0	0	1	3	0	0	0	0	0	0	1	3
Central Mainland	1	2	1	1	2	6	0	0	0	0	4	9
West Mainland	0	0	0	0	0	0	2	9	0	0	2	9
North Mainland	0	0	0	0	0	0	1	2	0	0	1	2
North Isles	0	0	0	0	0	0	1	2	0	0	1	2
TOTAL	2	4	3	5	2	6	6	27	0	0	13	42

Number of applications submitted and units completed for: Conversions

	2019/20		2020/21		2021/22		2022/23		2023/24		TOTAL	
	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of Apps	Units	No. Of apps	Units
South Mainland	1	1	0	0	0	0	0	0	1	1	2	2
Lerwick & Bressay	2	2	1	3	2	1	0	0	0	0	5	6
Central Mainland	0	0	0	0	0	0	0	0	0	0	0	0
West Mainland	1	1	0	0	0	0	0	0	0	0	1	1
North Mainland	1	1	0	0	1	1	0	0	1	1	3	3
North Isles	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	5	5	1	3	3	2	0	0	2	2	11	12

Housing Approvals

Total Number of Units Approved

520 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, and then separately adding the approvals that lie within both SWDP and AoBF which had been eliminated from collation of other figures.

There were 38 units approved in 2023/2024.

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
South Mainland	21	14	21	10	12	78
Lerwick & Bressay	14	7	132	9	7	169
Central Mainland	87	6	19	27	5	144
West Mainland	11	13	2	15	2	43
North Mainland	20	9	5	14	7	55
North Isles	7	11	5	3	5	31
TOTAL	160	60	184	78	38	520

Permissions Granted on SWDP (units)

Over the last 5 years, 83 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.

2023/2024 figures are still lower than some of the years preceding the pandemic, though it is noted, that the large Staneyhill consent from 2021/2022 is excluded from these figures, being a site on both a SWDP and AoBF.

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
South Mainland	8	1	5	0	1	15
Lerwick & Bressay	0	0	0	0	0	0
Central Mainland	41	0	0	6	0	47
West Mainland	4	0	1	0	0	5
North Mainland	9	1	2	3	1	16
North Isles	0	0	0	0	0	0
TOTAL	62	2	8	9	2	83

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 85 units have been approved on areas solely determined as Areas of Best Fit. The majority of approvals have been in Lerwick & Bressay with Central Mainland, which can be expected due to its size and the area covered.

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
South Mainland	0	0	4	1	0	5
Lerwick & Bressay	8	7	6	5	6	32
Central Mainland	36	0	0	0	0	36
West Mainland	0	0	0	0	0	0
North Mainland	0	1	1	3	2	7
North Isles	3	1	0	1	0	5
TOTAL	47	9	11	10	8	85

Permissions Granted on Windfall (units)

Over the last 5 years 212 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, albeit with a reduced number for 2023/24.

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
South Mainland	13	13	12	9	10	57
Lerwick & Bressay	0	0	2	4	1	7
Central Mainland	10	6	19	21	5	61
West Mainland	7	7	1	13	2	30
North Mainland	11	7	2	8	3	31
North Isles	4	10	5	2	5	26
TOTAL	45	43	41	57	26	212

Permissions Granted on both SWDP & AOBF

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
South Mainland	0	0	0	0	1	1
Lerwick & Bressay	6	0	124	0	0	130
Central Mainland	0	0	0	0	0	0
West Mainland	0	6	0	2	0	8
North Mainland	0	0	0	0	1	1
North Isles	0	0	0	0	0	0
TOTAL	6	6	124	2	2	140

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.

	2021/22	2022/23	2023/24	Total
South Mainland	4	0	8	12
Lerwick & Bressay	3	0	6	9
Central Mainland	4	2	5	11
West Mainland	1	1	0	2
North Mainland	1	2	5	8
North Isles	3	0	2	5
TOTAL	16	5	26	47

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 2024 for development on SWDP as identified in the LDP is 109.49 hectares. This represents no change since the last HLA as applications lapsed and granted consent resulted in no fundamental change.

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 MTHLR 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 (2023-2024) stands at 72 (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:

	2023/24	Affordable	Affordable as %	Private	Private as %
South Mainland	8	0	0%	8	100%
Lerwick & Bressay	6	0	0%	6	100%
Central Mainland	45	40	89%	5	11%
West Mainland	6	6	100%	0	0%
North Mainland	5	2	40%	3	60%
North Isles	2	0	0%	2	100%
TOTAL	72	67	19%	24	33%

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 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

Shetland Local Development Plan

<http://www.shetland.gov.uk/ldp>

Local Housing Strategy

<https://www.shetland.gov.uk/downloads/file/6407/lhs-strategy>

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

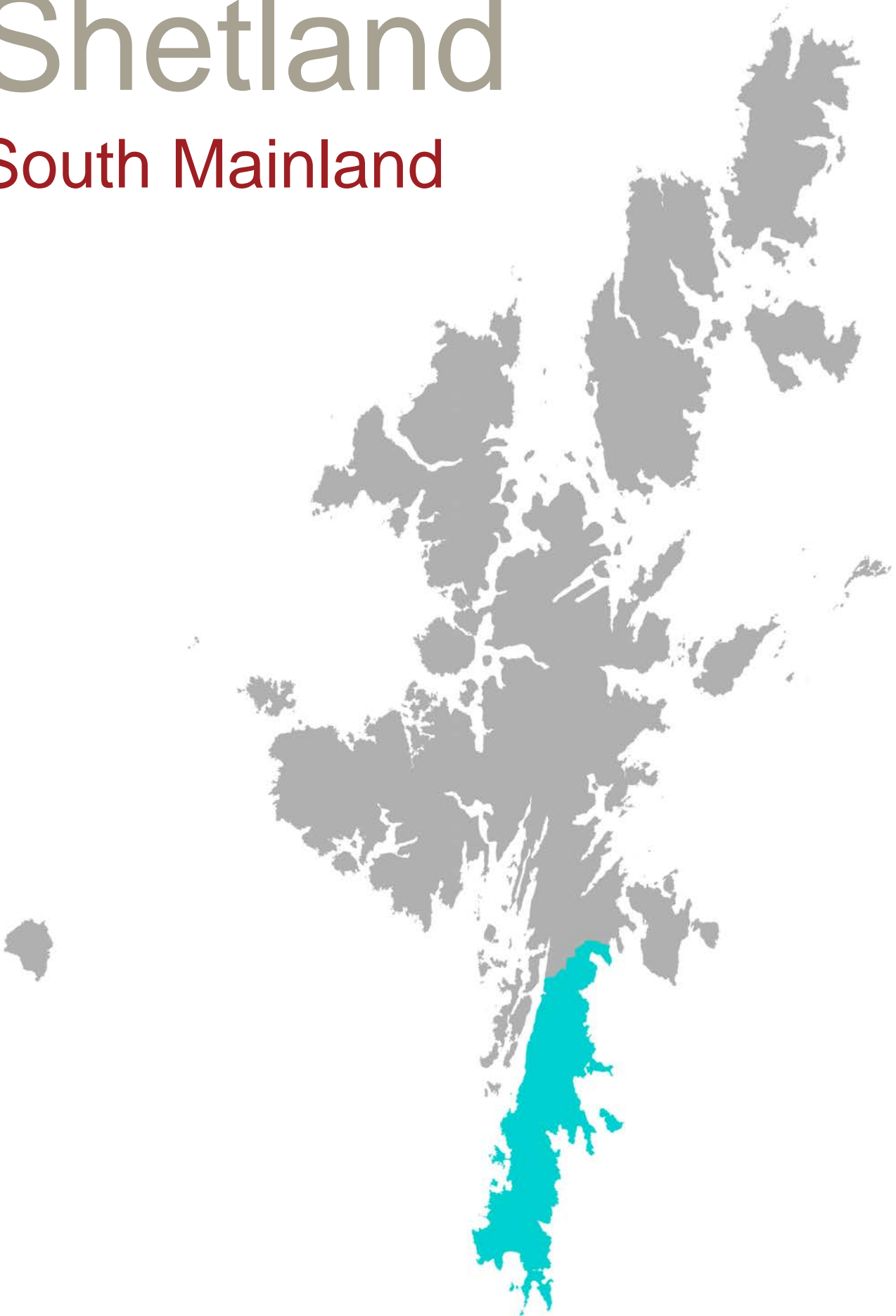
Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount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

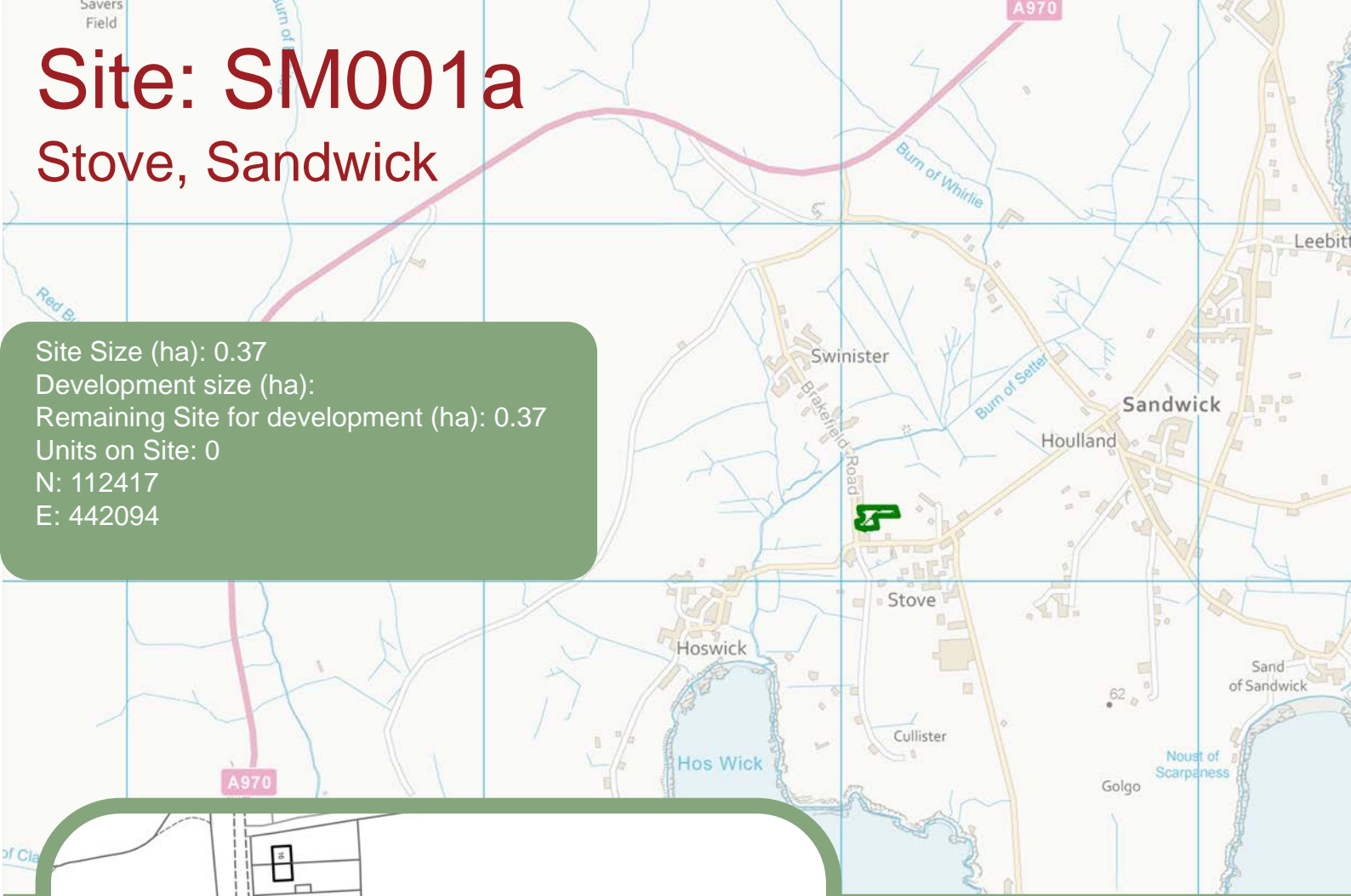
South Mainland



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

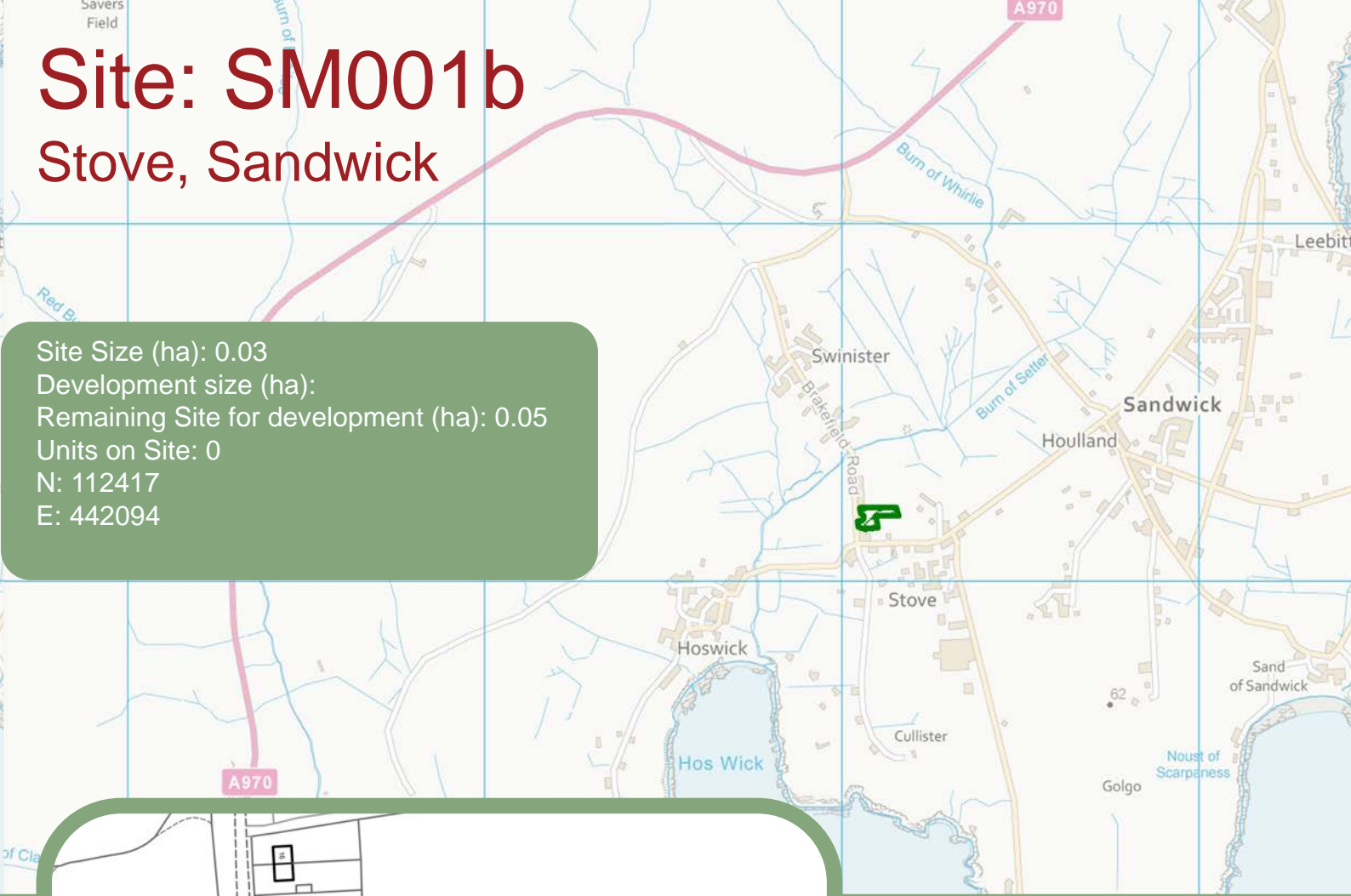


Shetland
Islands Council

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

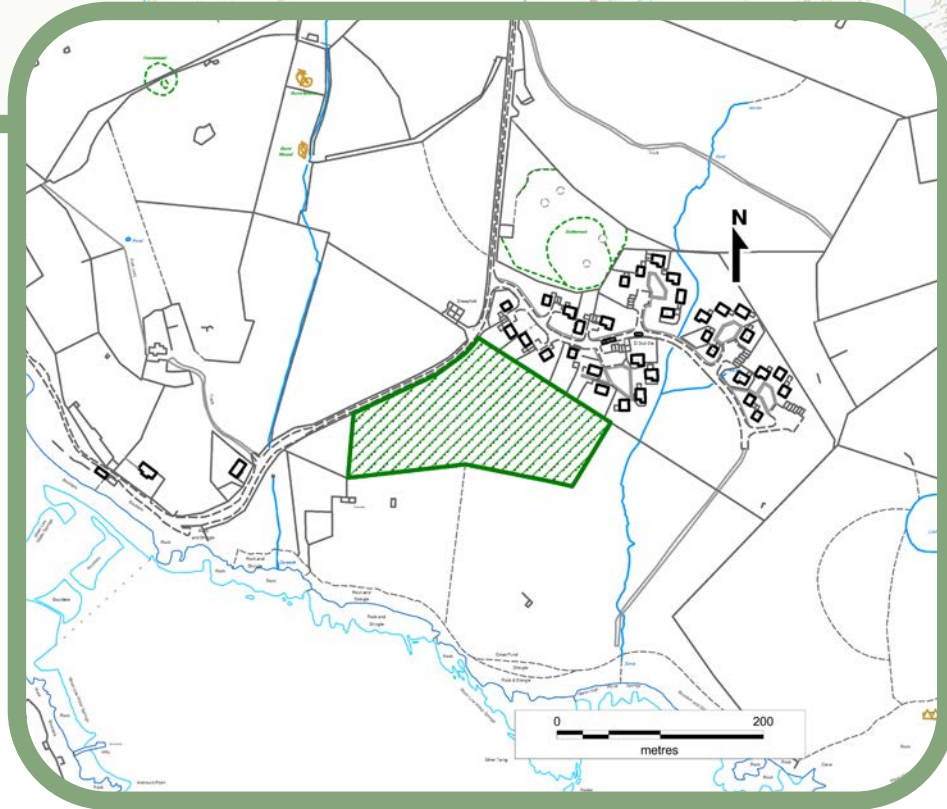
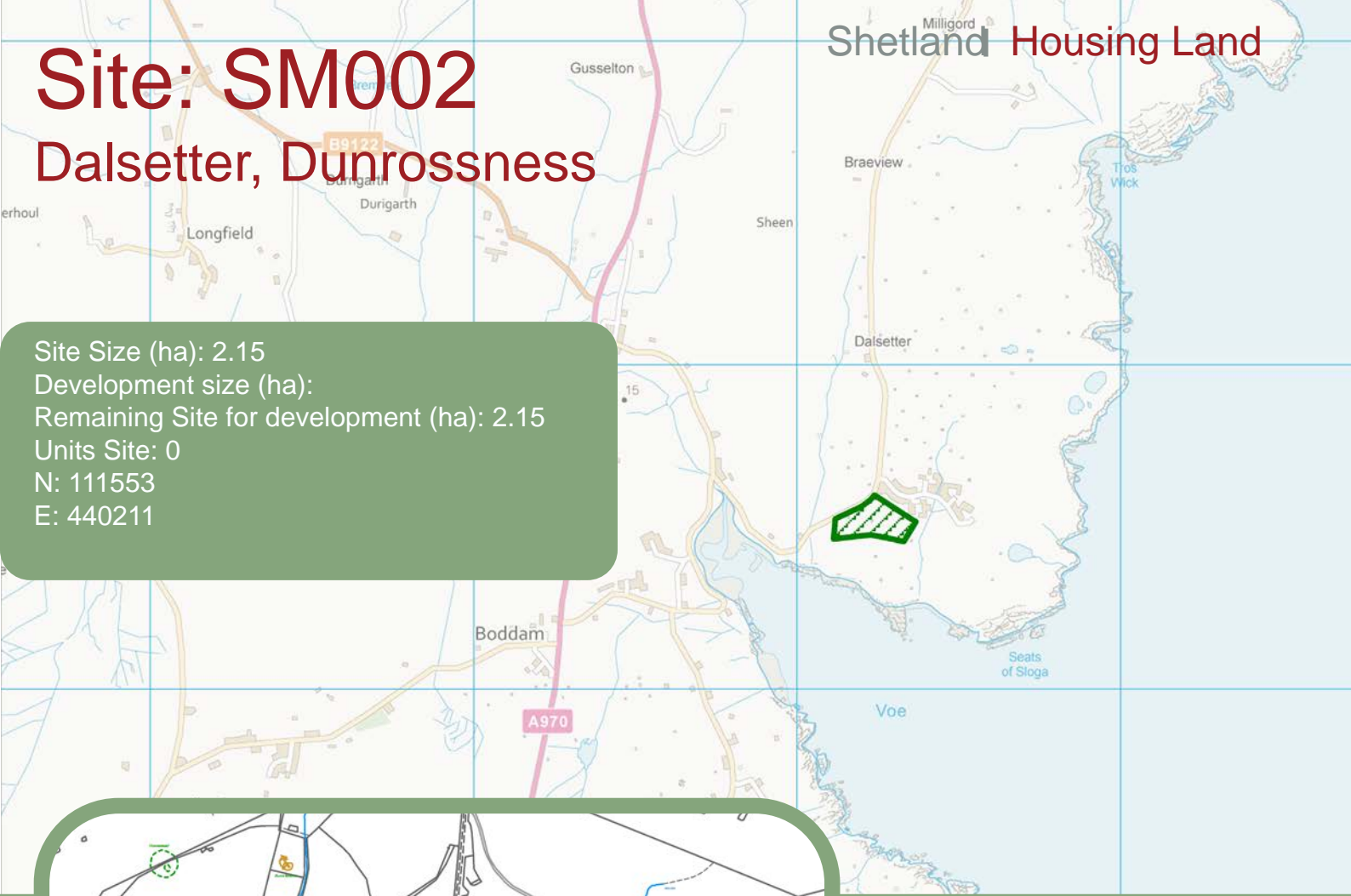


Shetland
Islands Council

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

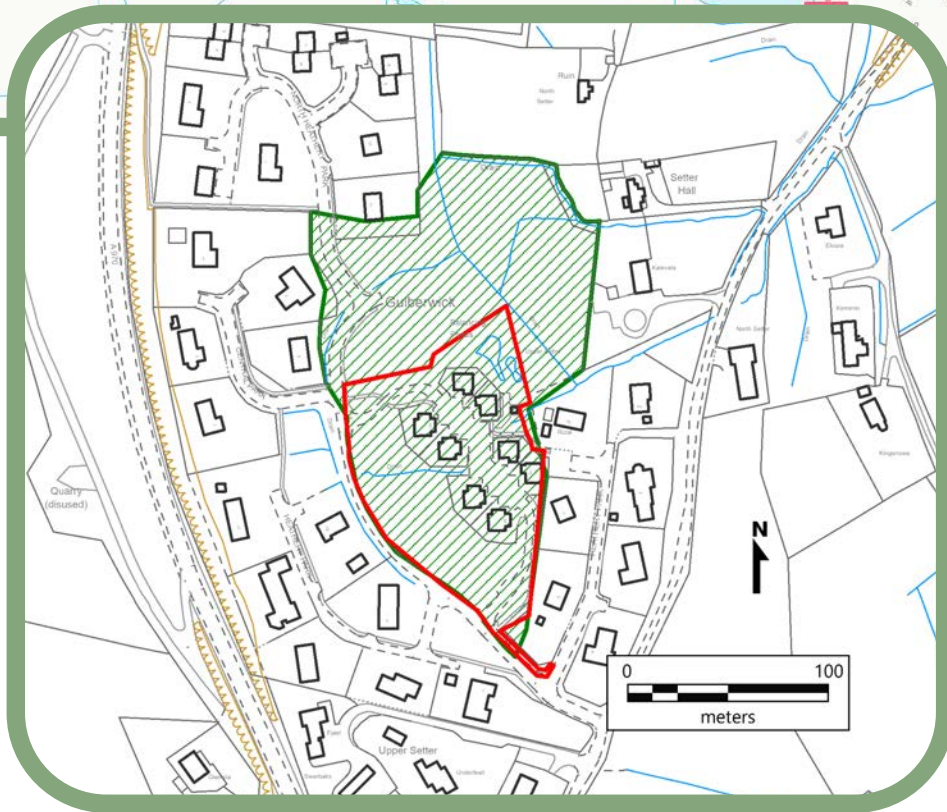
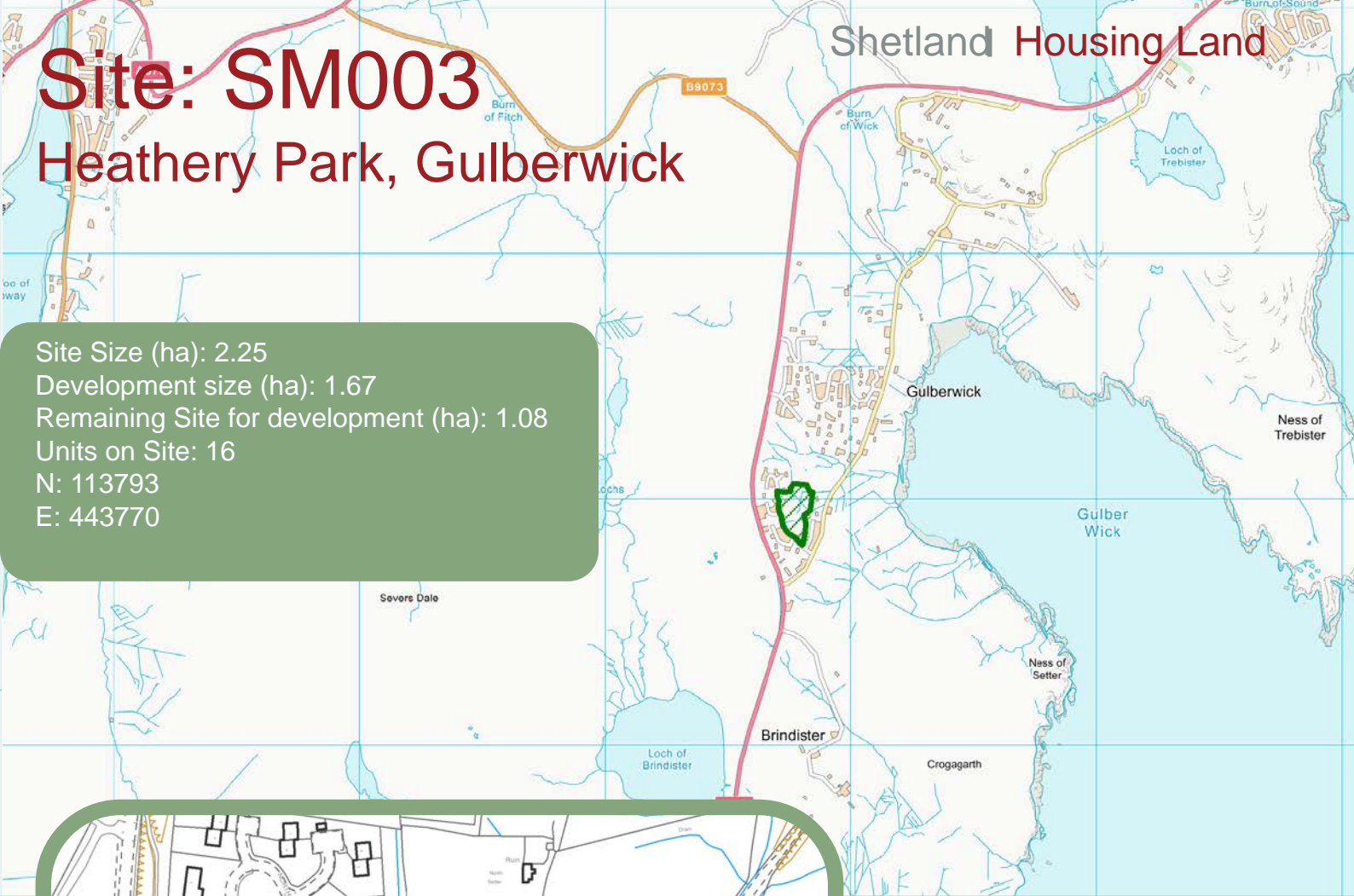


Shetland
Islands Council

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



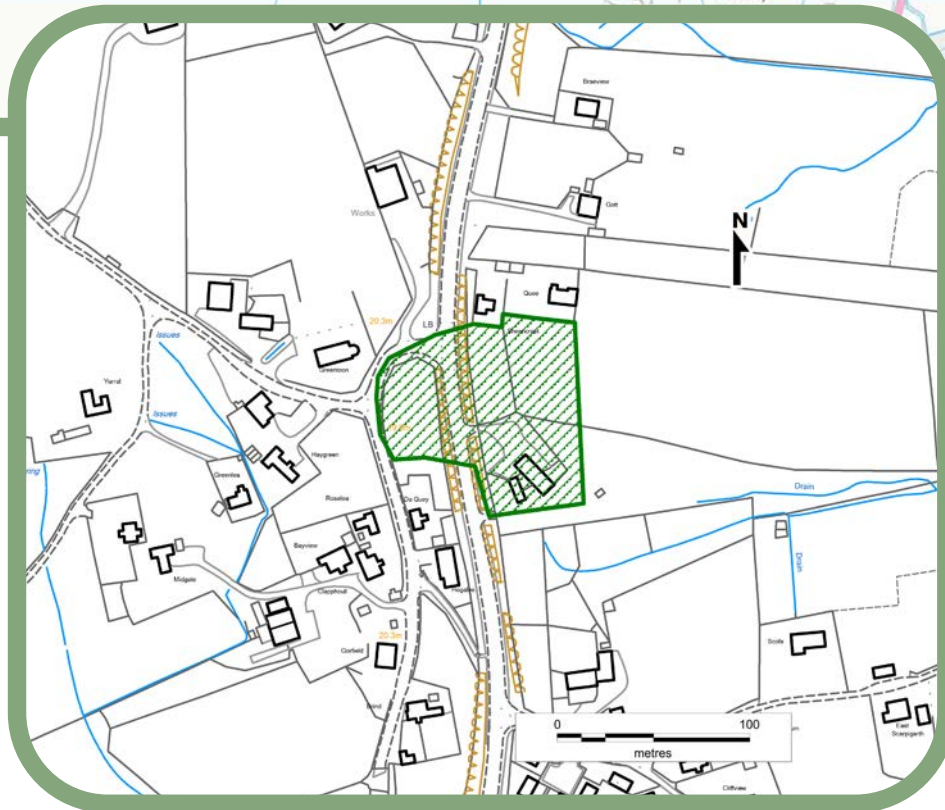
Shetland
Islands Council

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

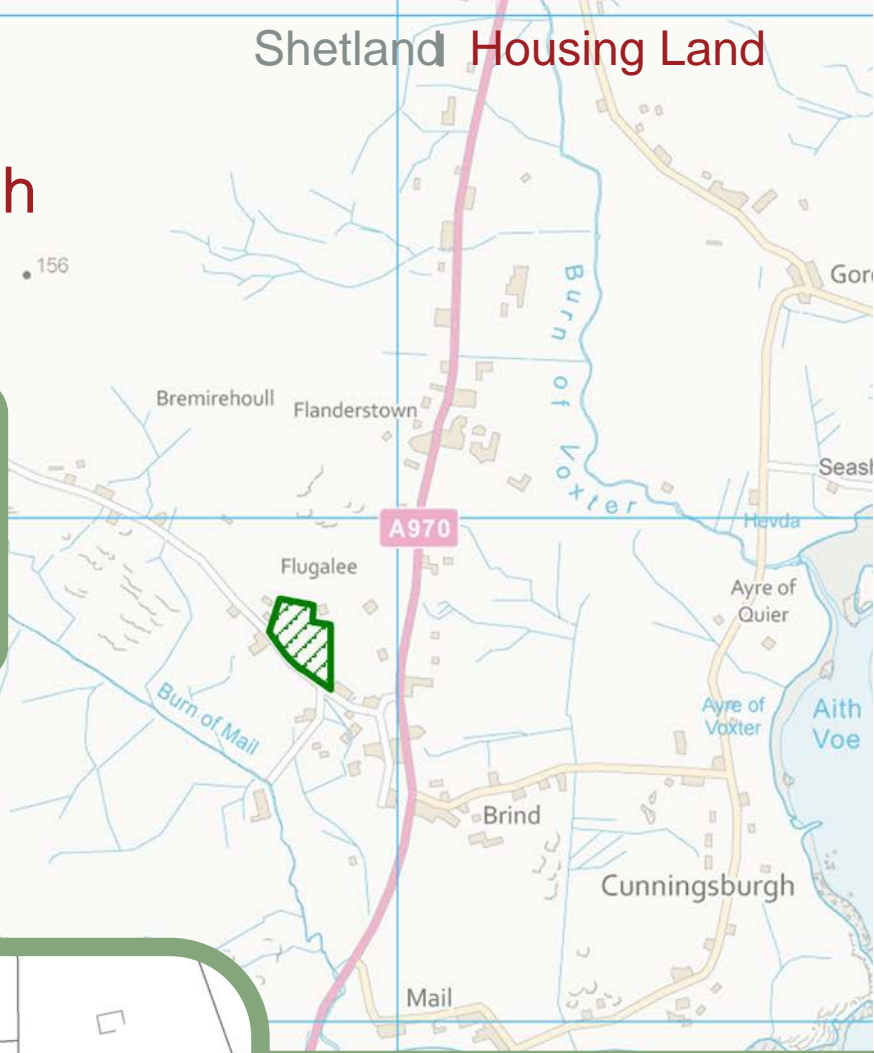


Shetland
Islands Council

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

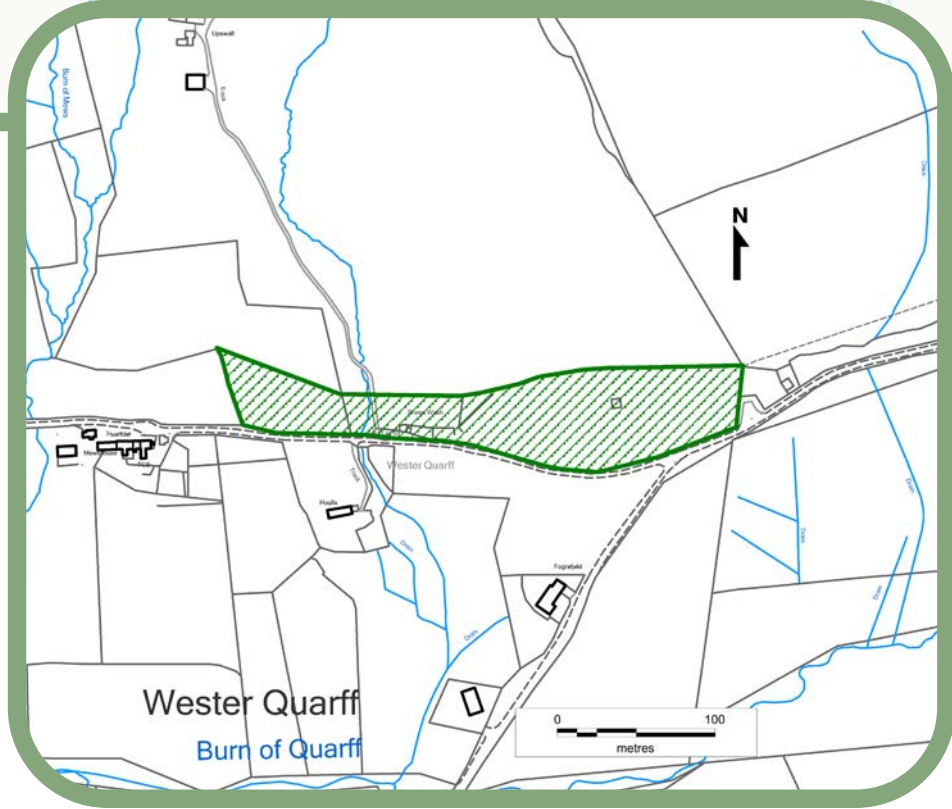


Shetland
Islands Council

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

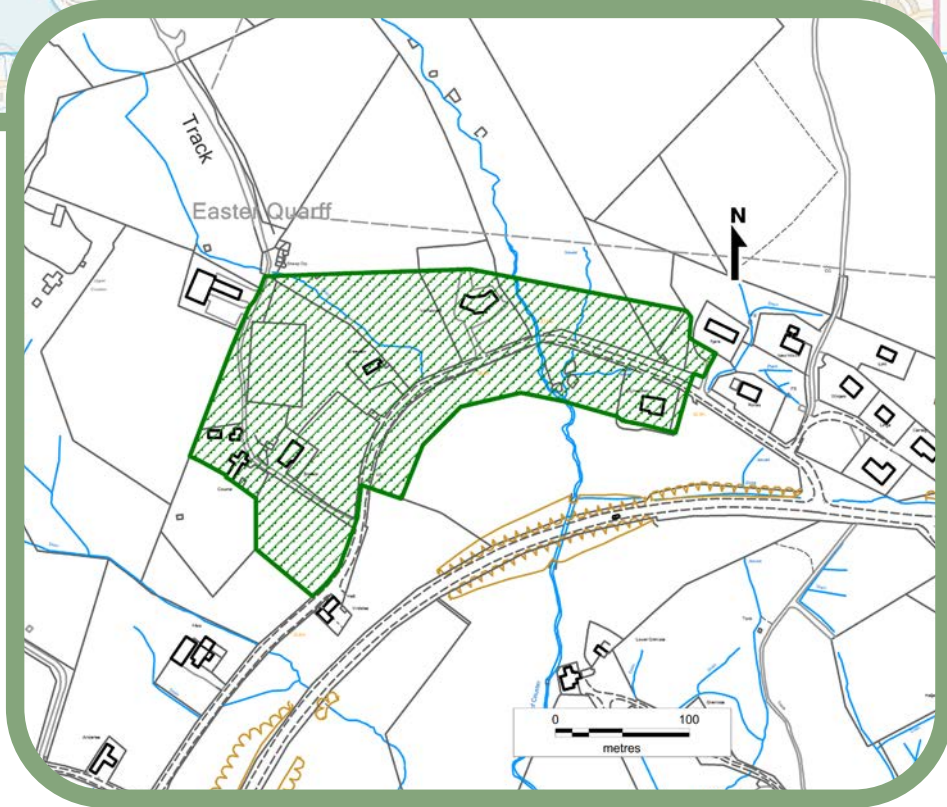
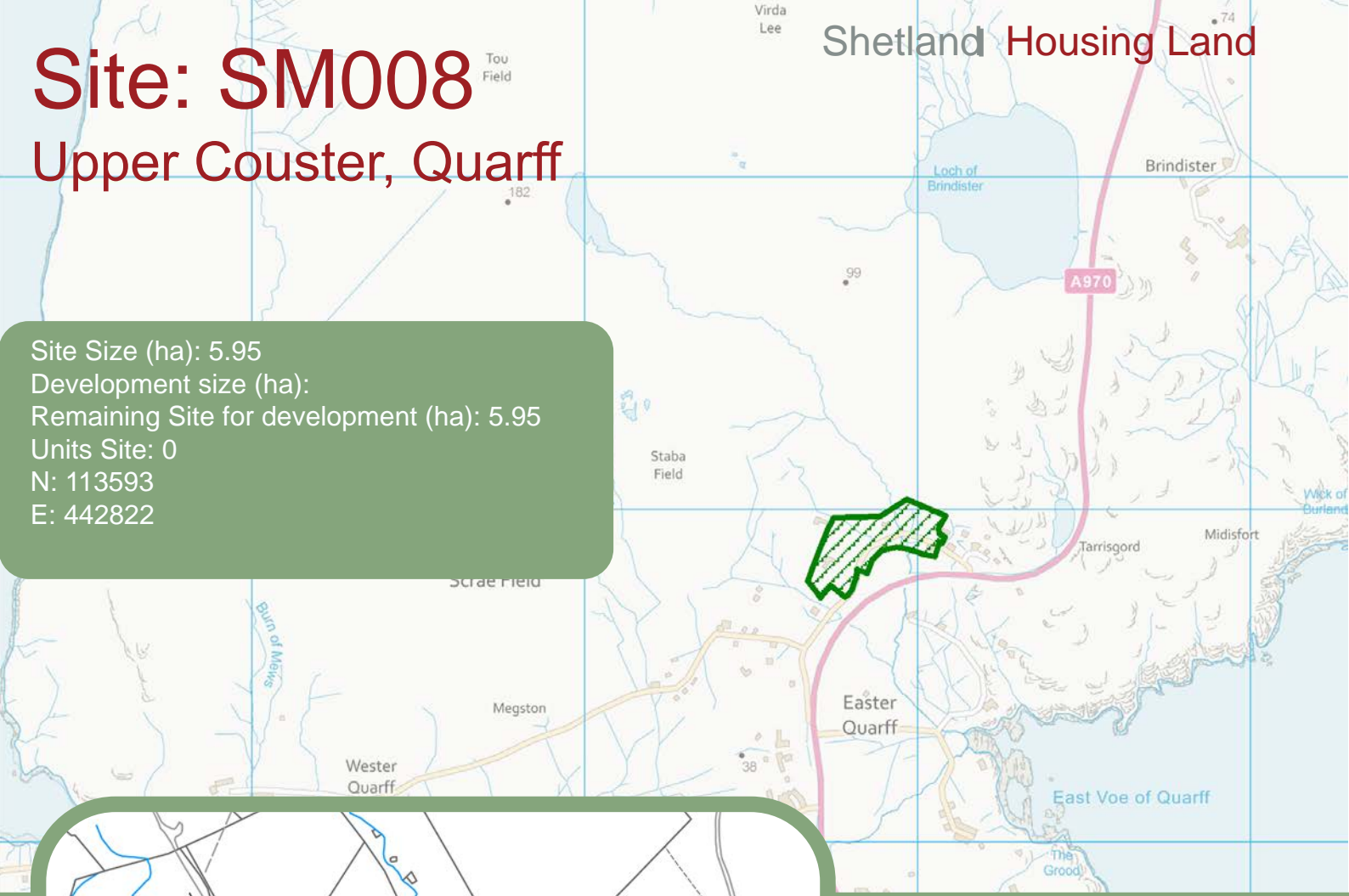


Shetland
Islands Council

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

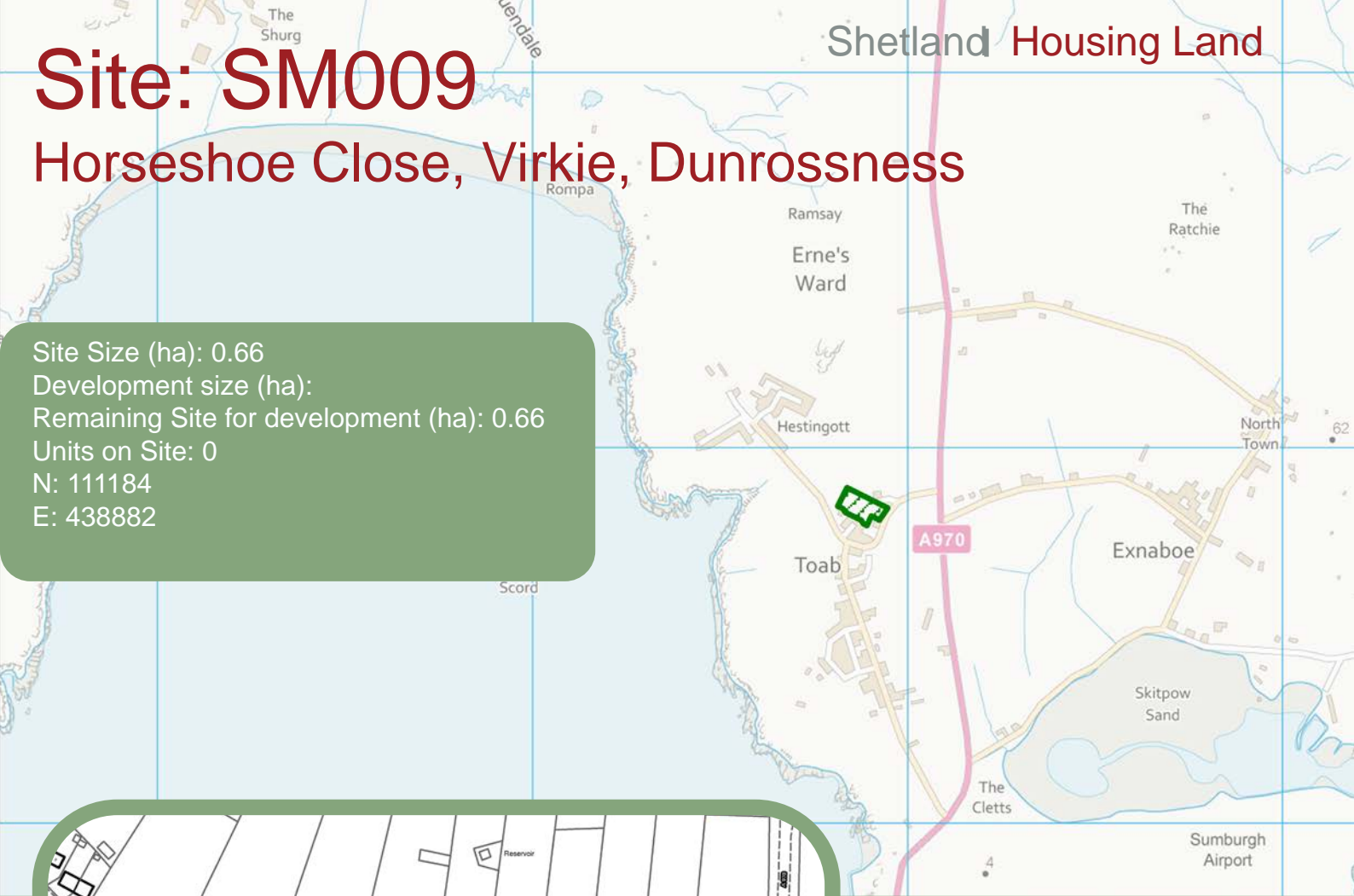


Shetland
Islands Council

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

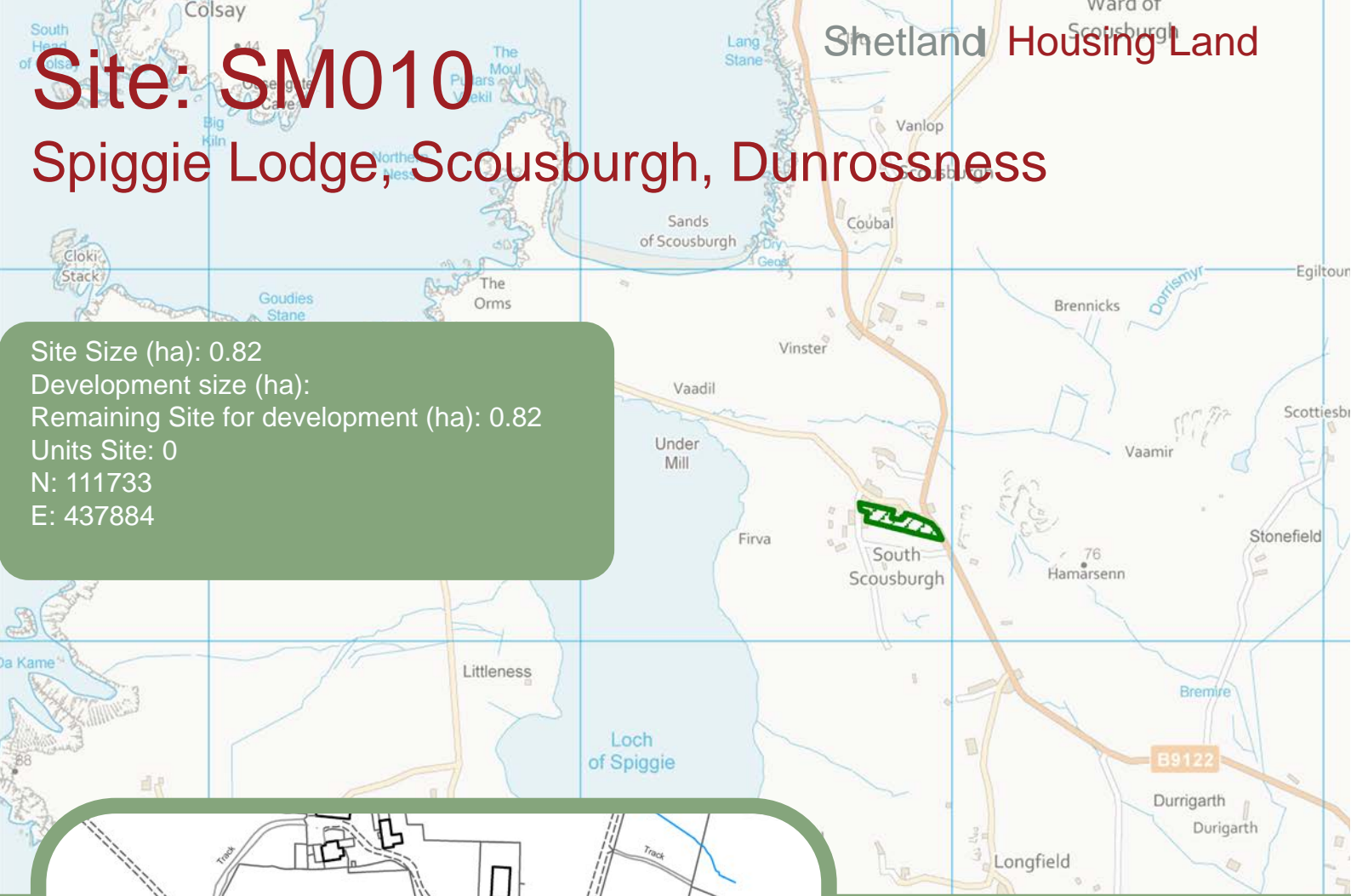


Shetland
Islands Council

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

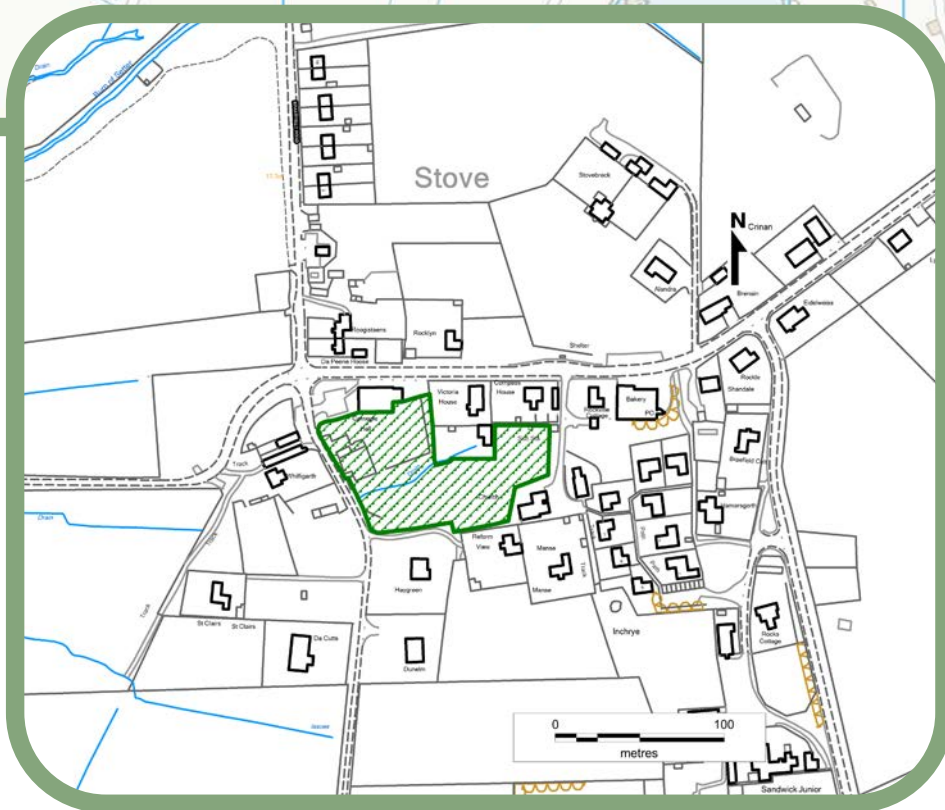
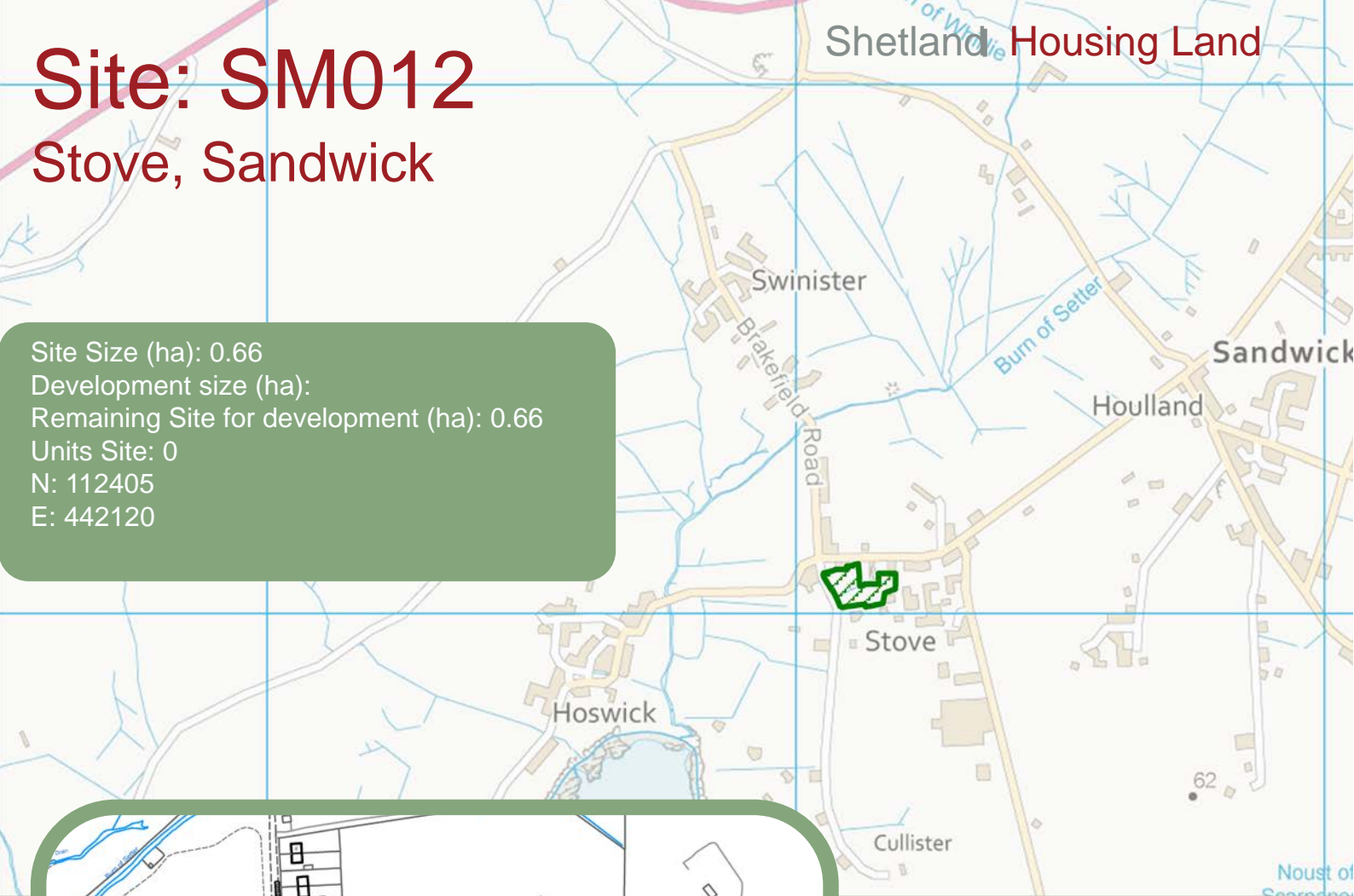


Shetland
Islands Council

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

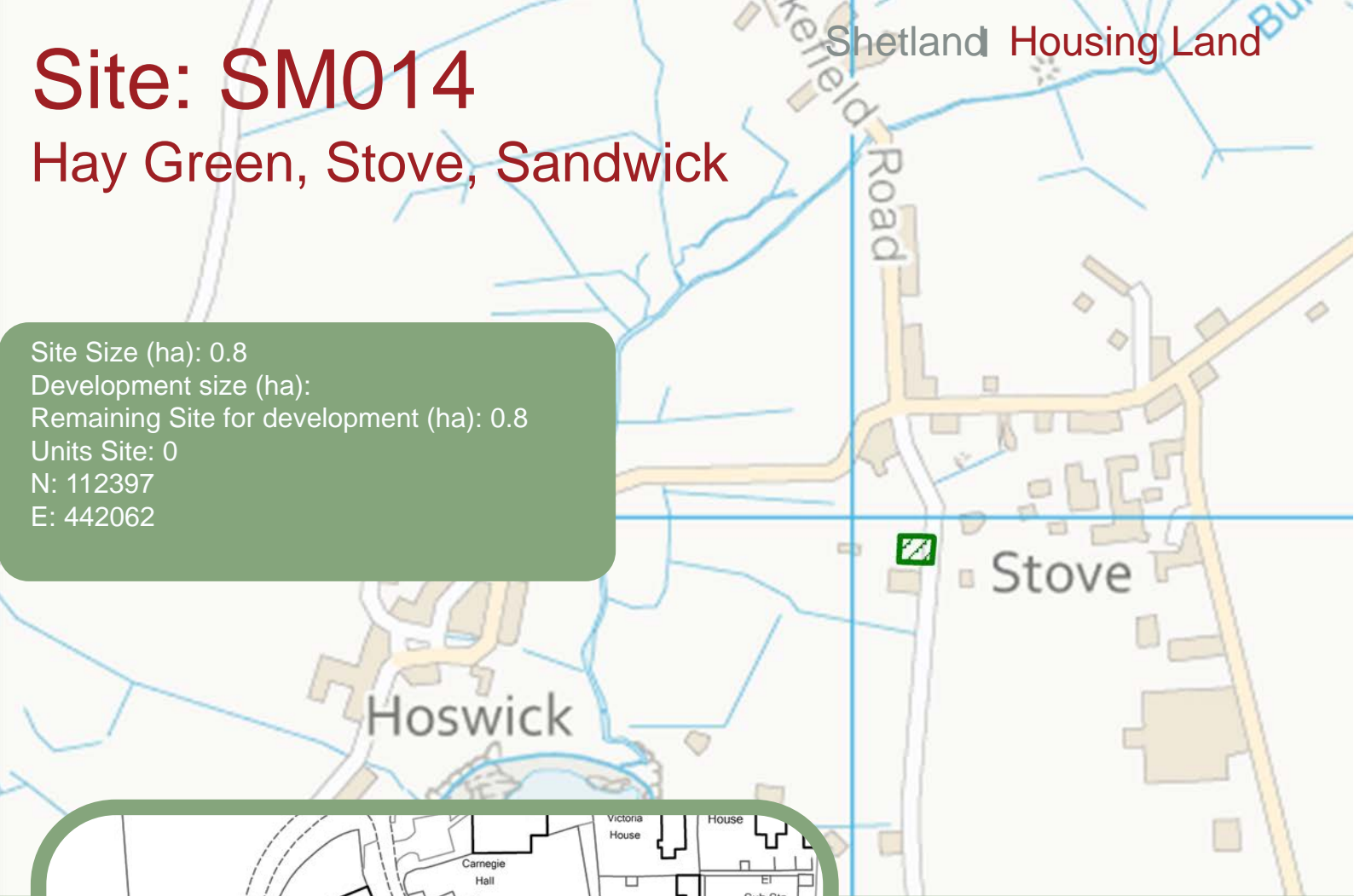


Shetland
Islands Council

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

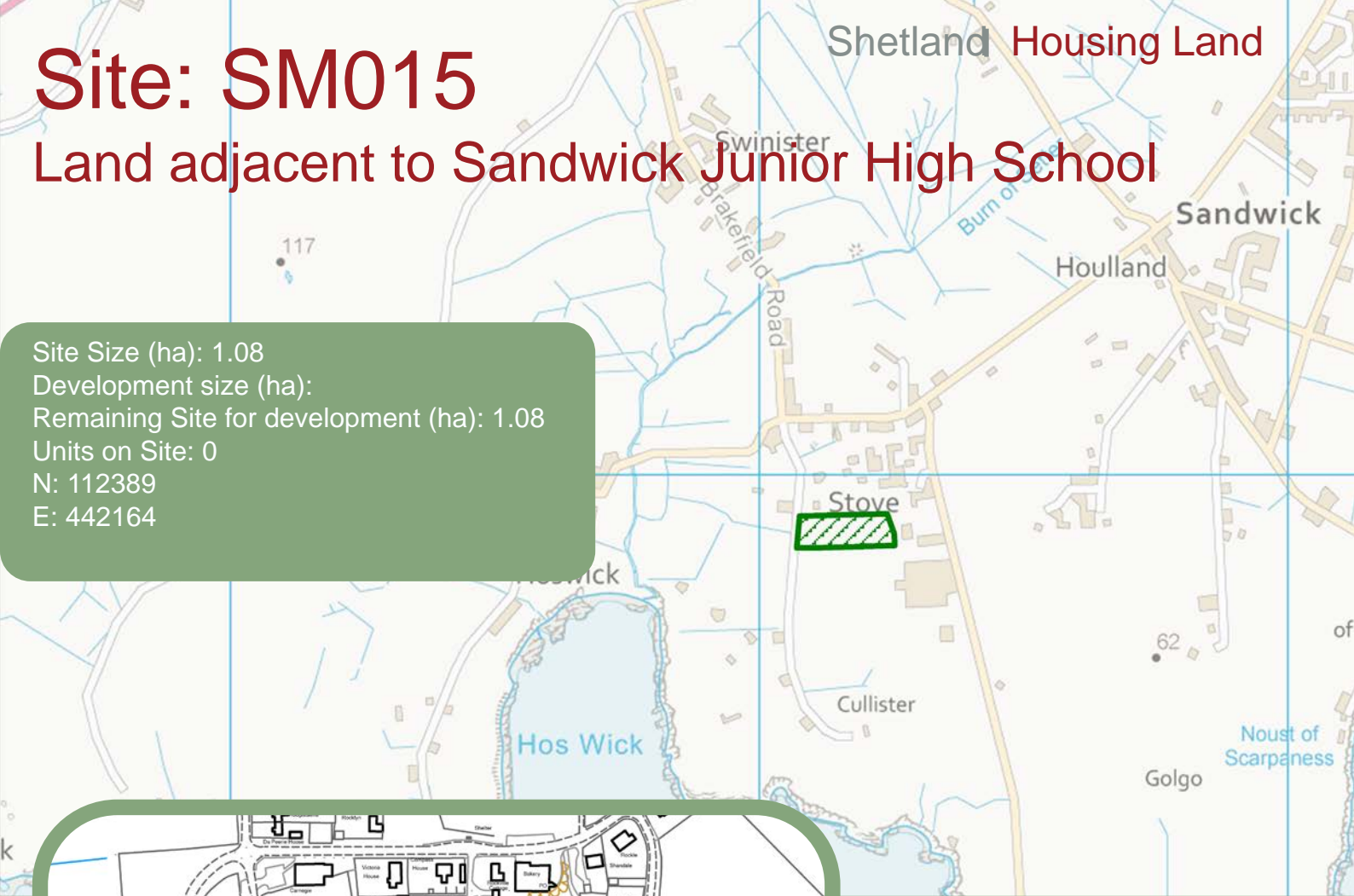
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



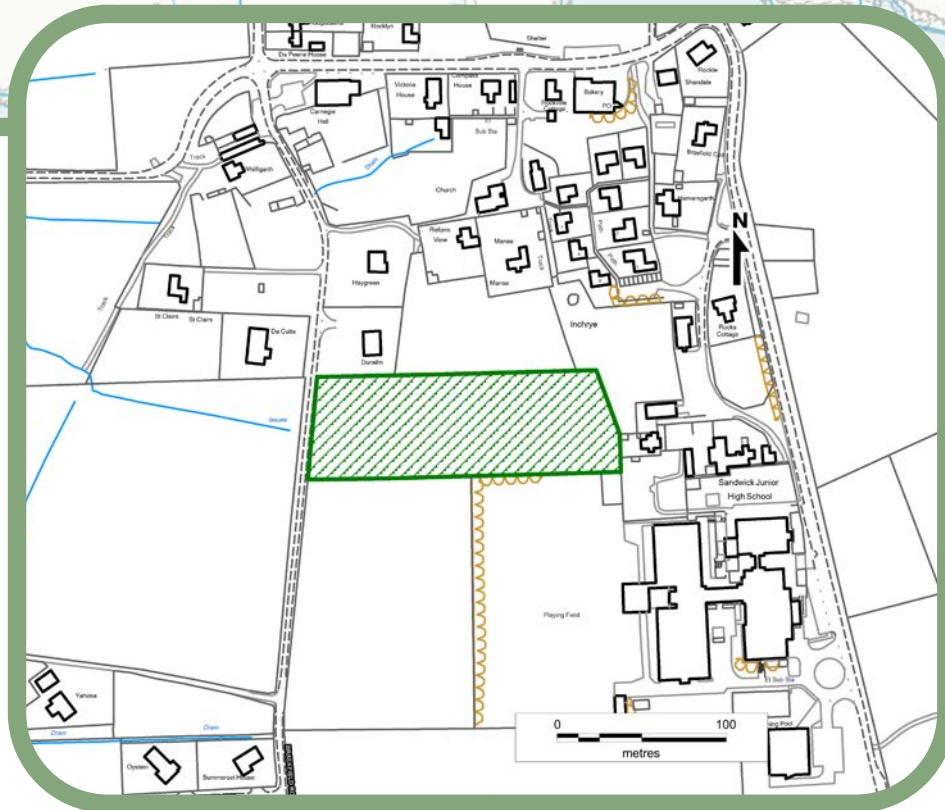
Shetland
Islands Council

Site: SM015

Land adjacent to Sandwick Junior High School



Site Size (ha): 1.08
Development size (ha):
Remaining Site for development (ha): 1.08
Units on Site: 0
N: 112389
E: 442164



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

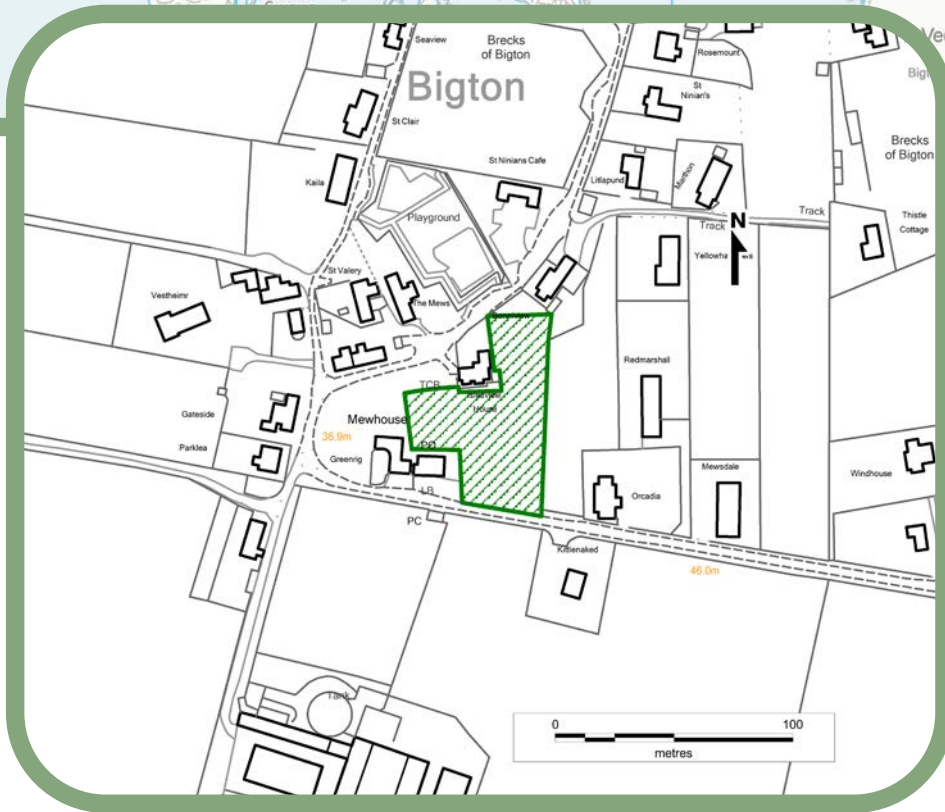
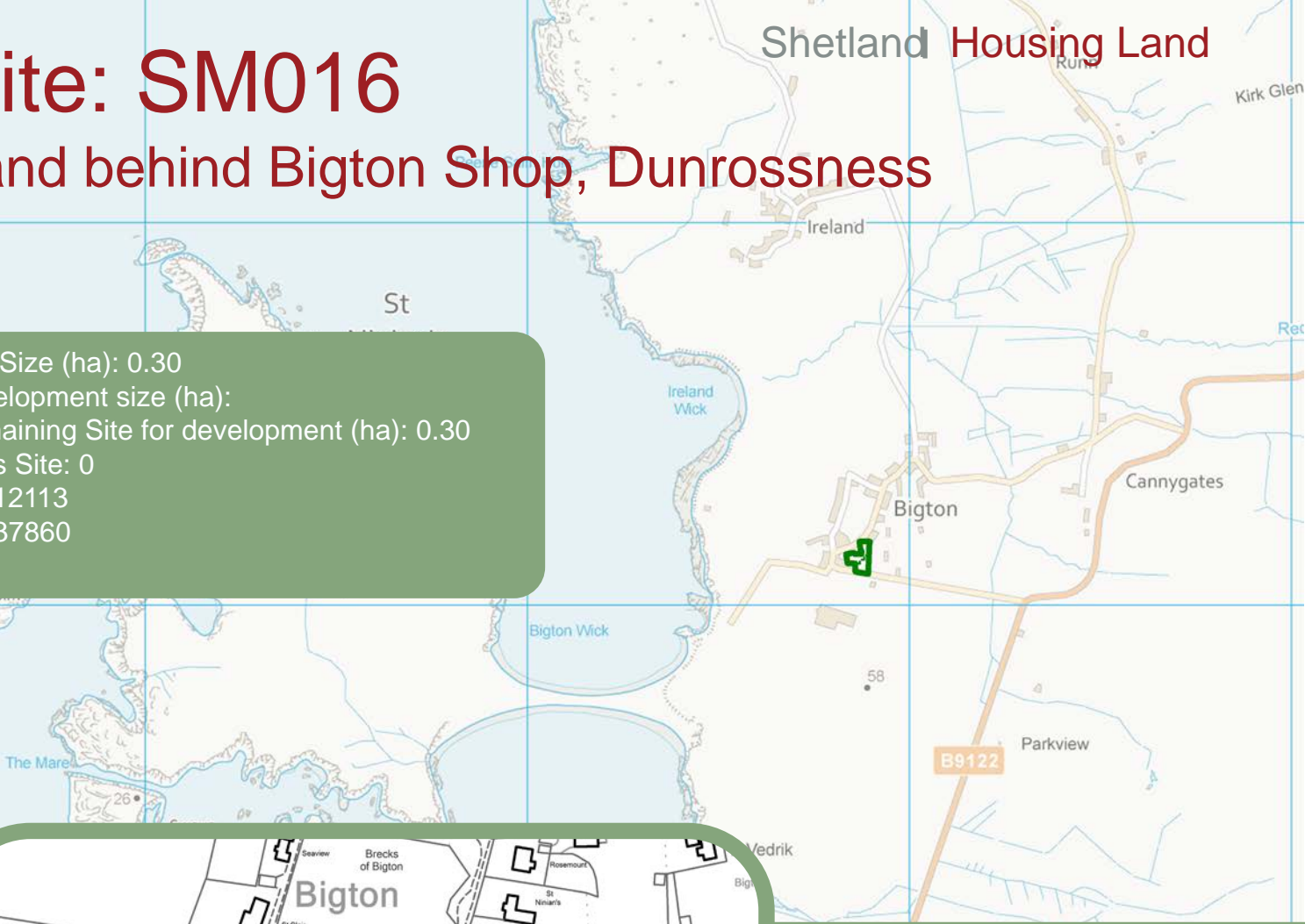


Shetland
Islands Council

Site: SM016

Land behind Bigton Shop, Dunrossness

Site Size (ha): 0.30
Development size (ha):
Remaining Site for development (ha): 0.30
Units Site: 0
N: 112113
E: 437860



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

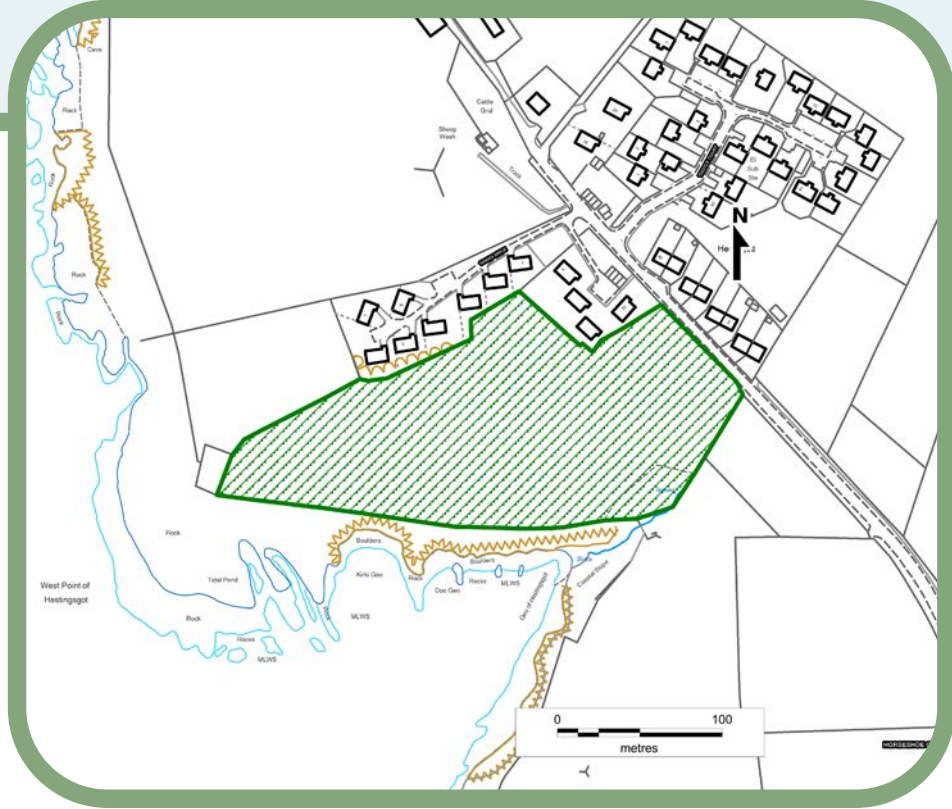
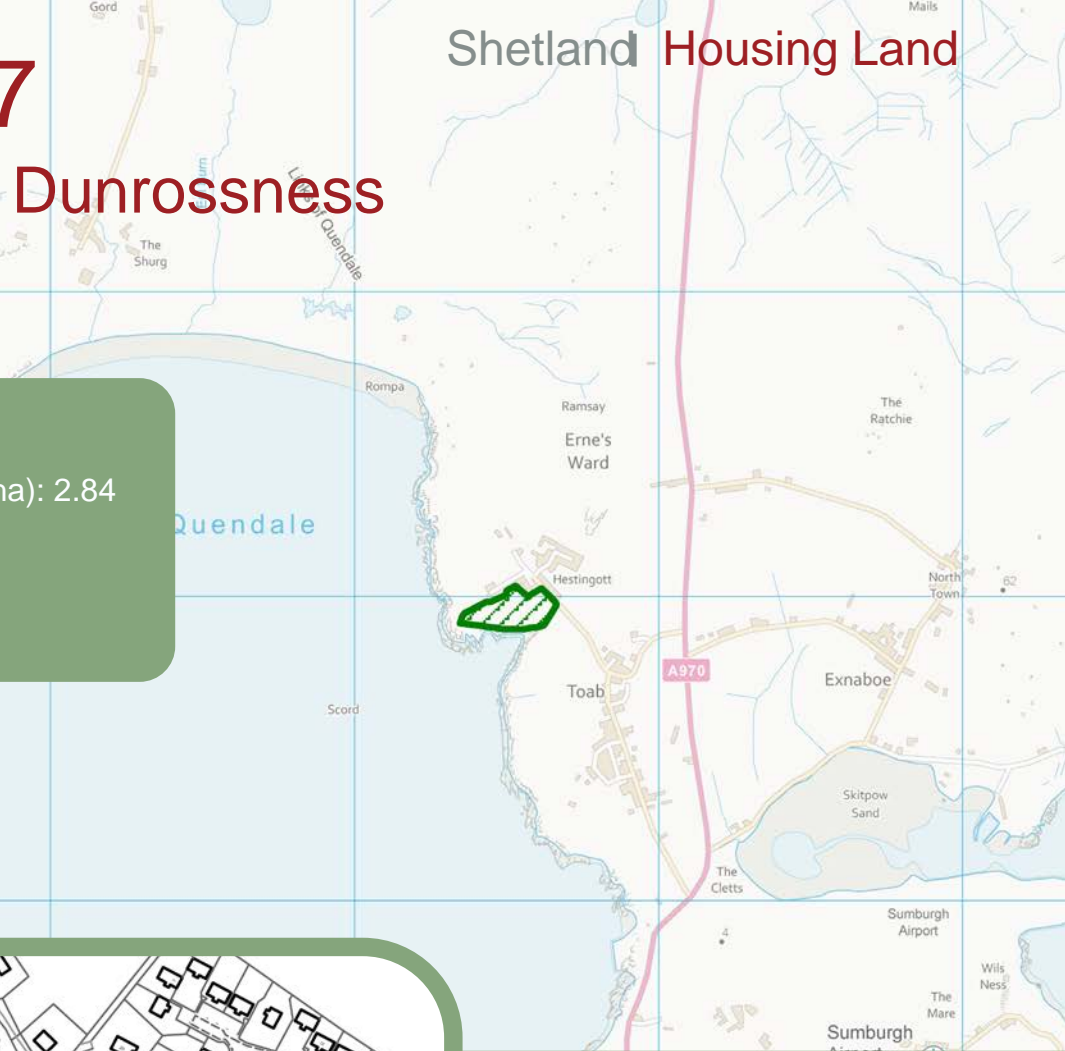


Shetland
Islands Council

Site: SM017

Hestingott, Toab, Dunrossness

Site Size (ha): 2.84
 Development size (ha):
 Remaining Site for development (ha): 2.84
 Units on Site: 0
 N: 111196
 E: 438507



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



Shetland
Islands Council

Site: SM018

Scatness, Dunrossness

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

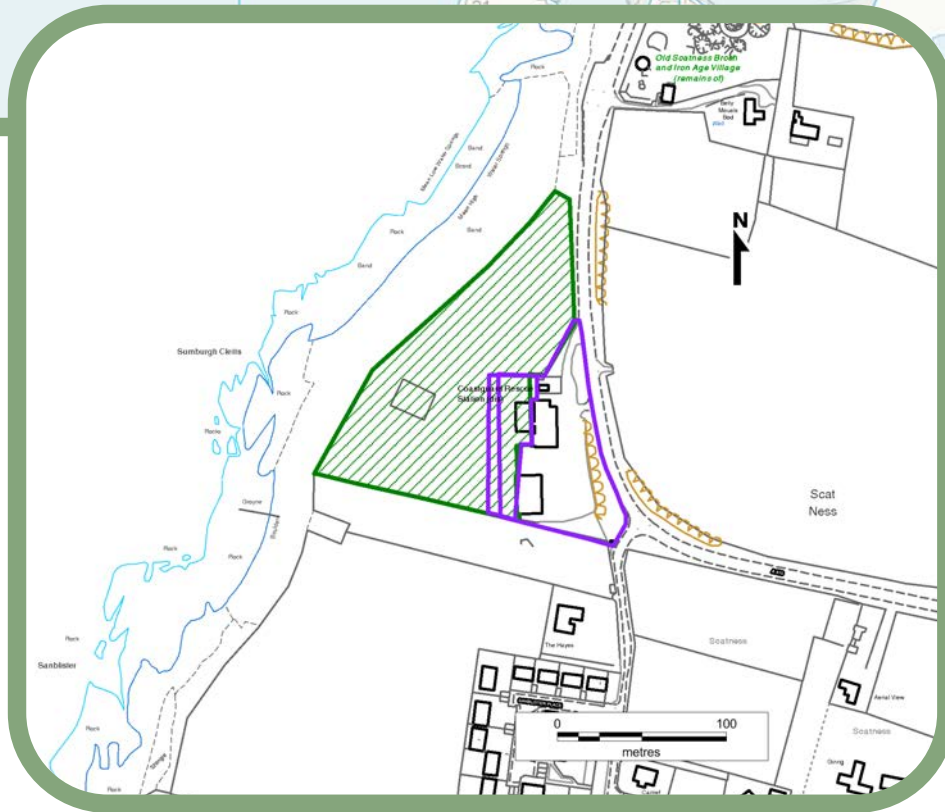
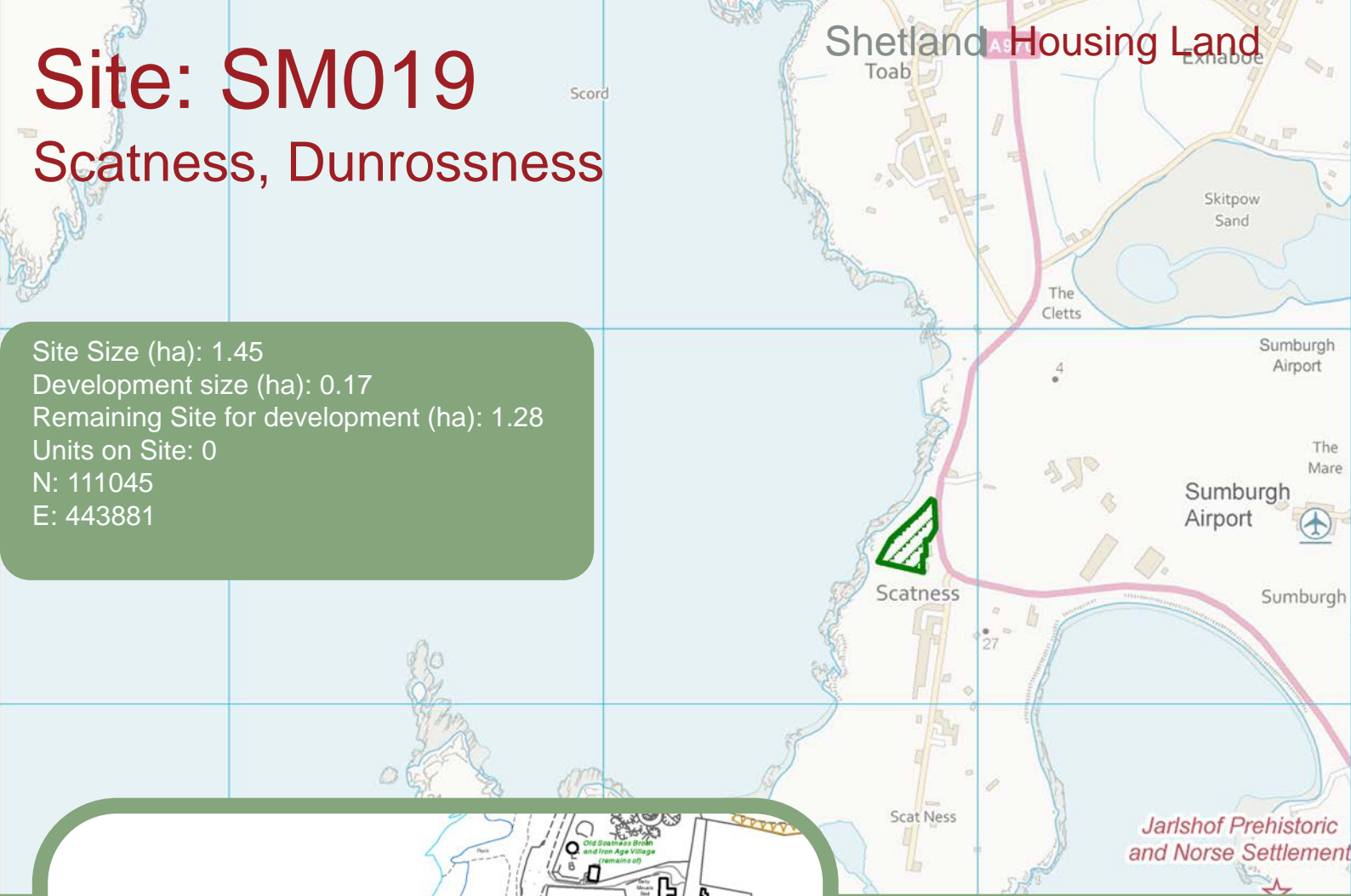


Shetland
Islands Council

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

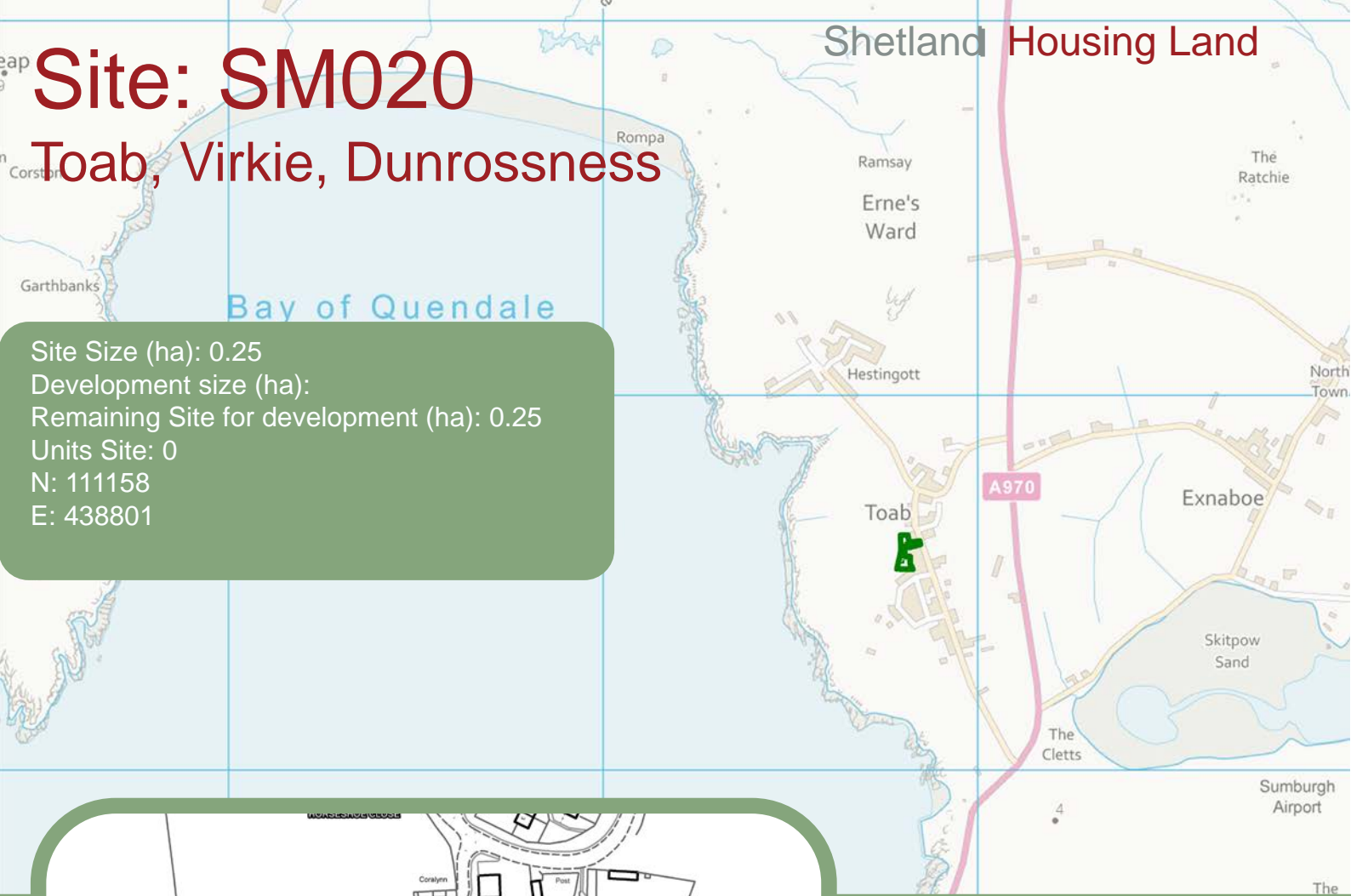


Shetland
Islands Council

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

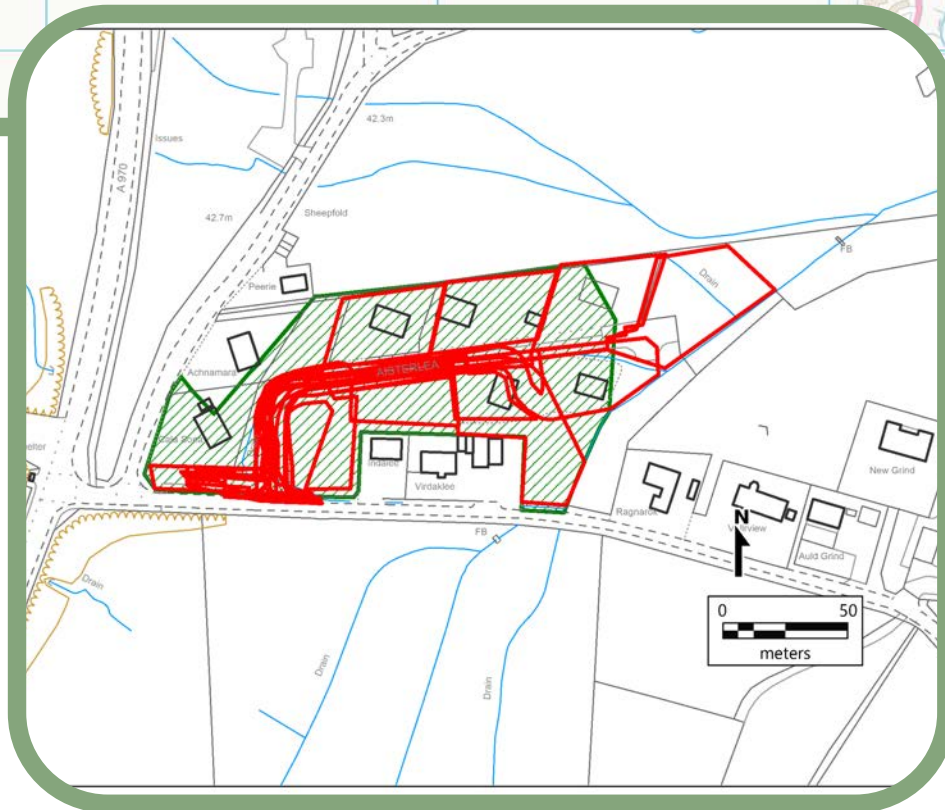
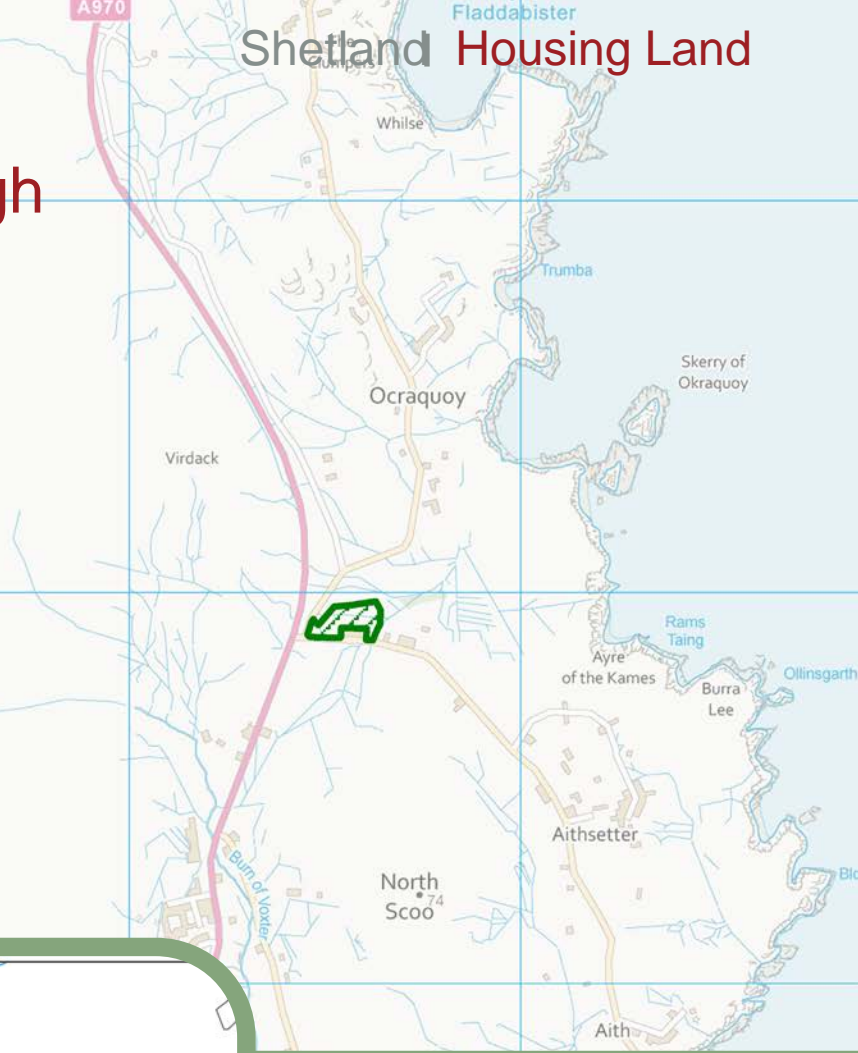


Shetland
Islands Council

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

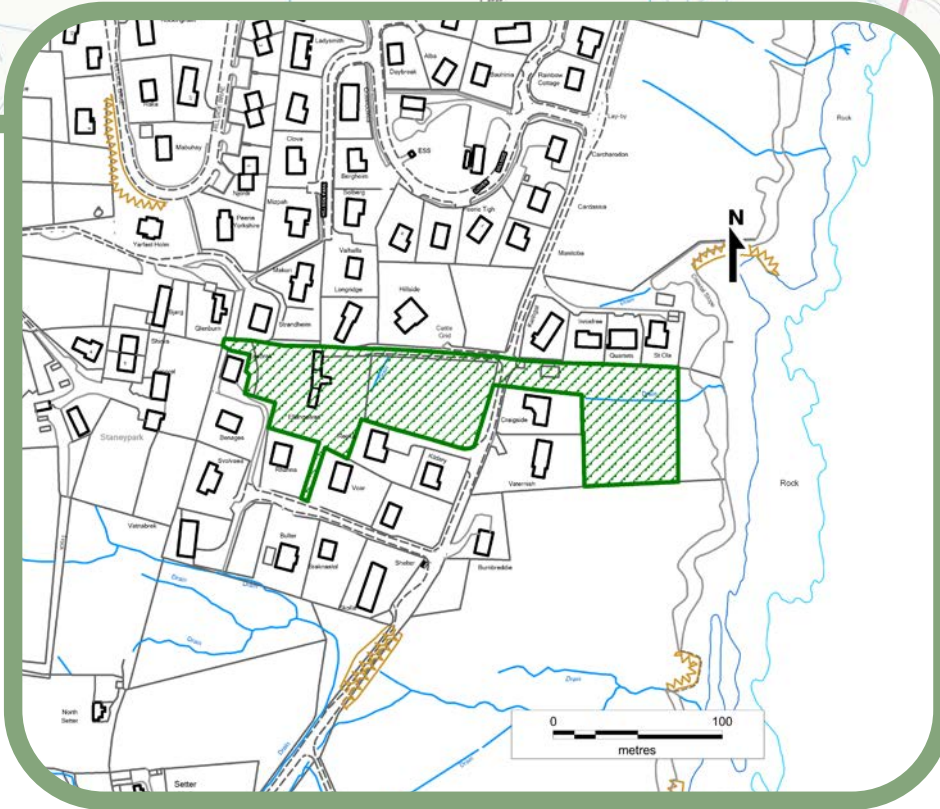
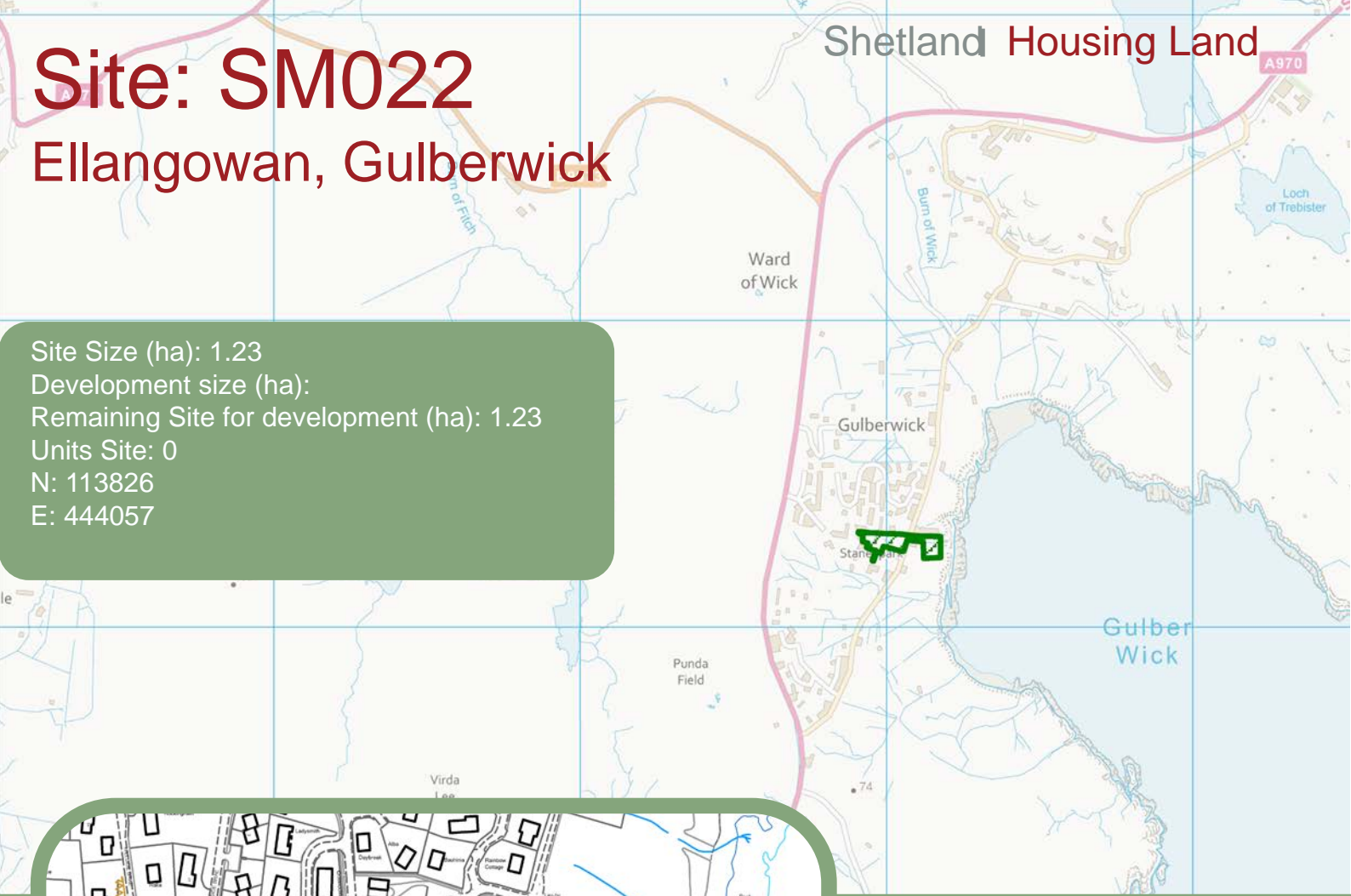


Shetland
Islands Council

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

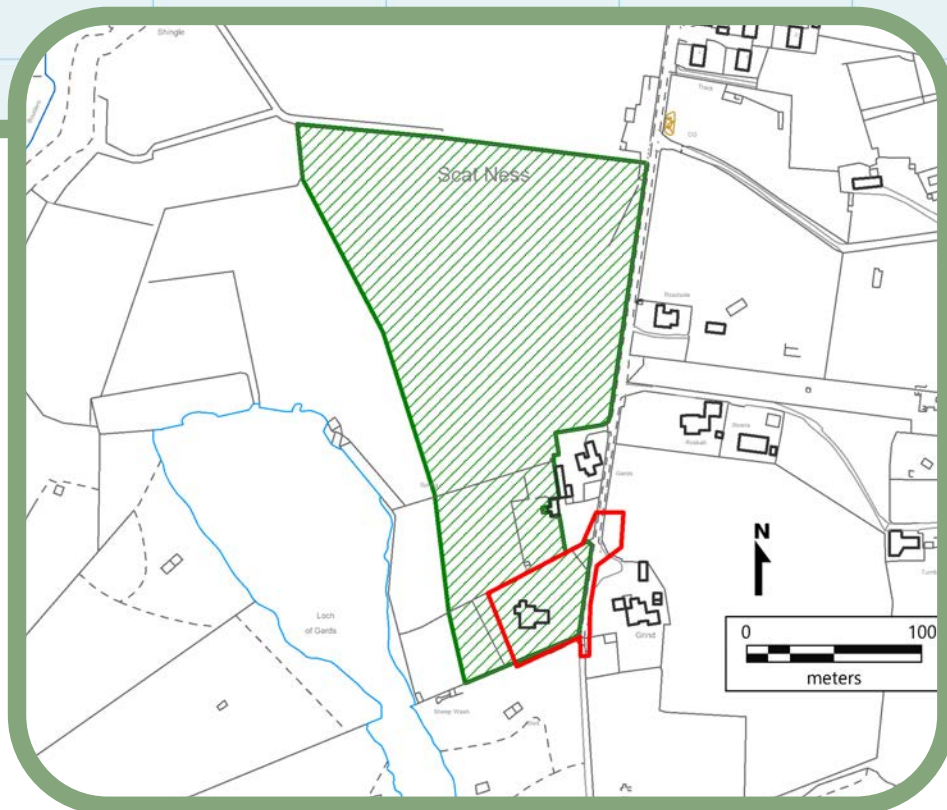
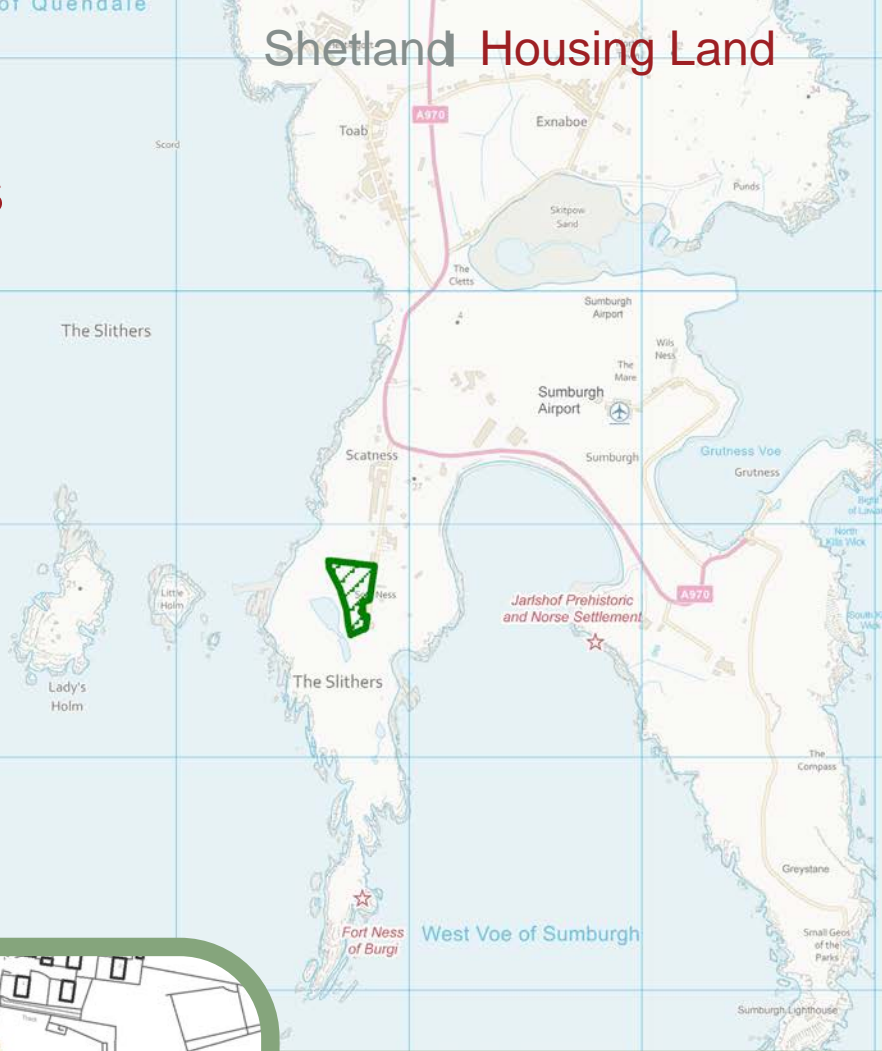


Shetland
Islands Council

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

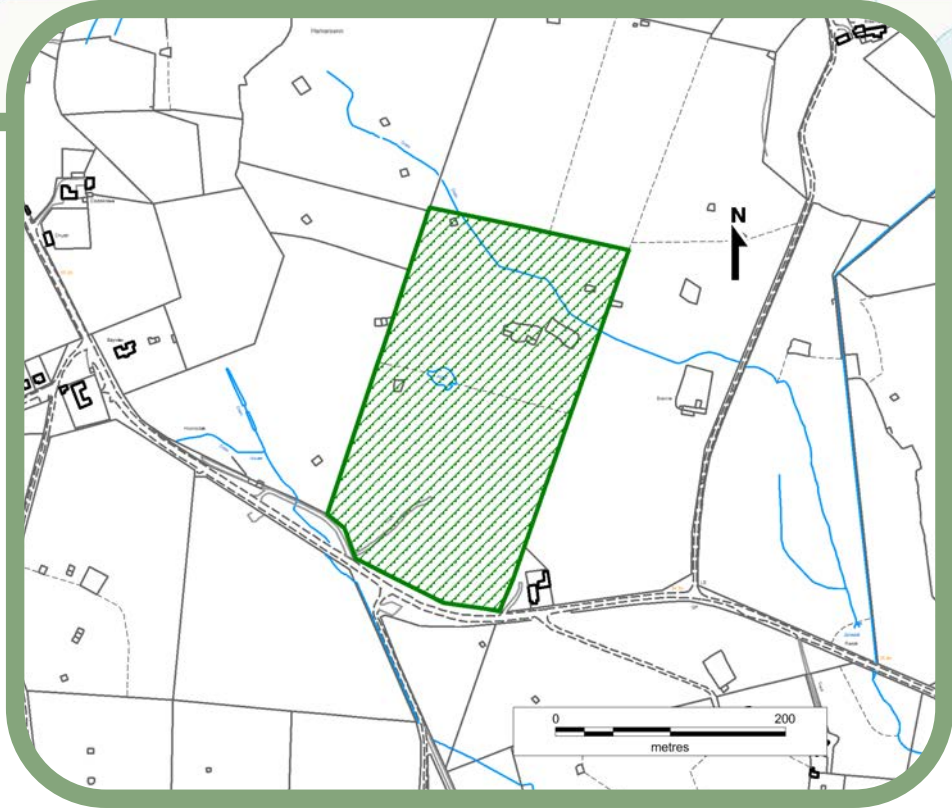
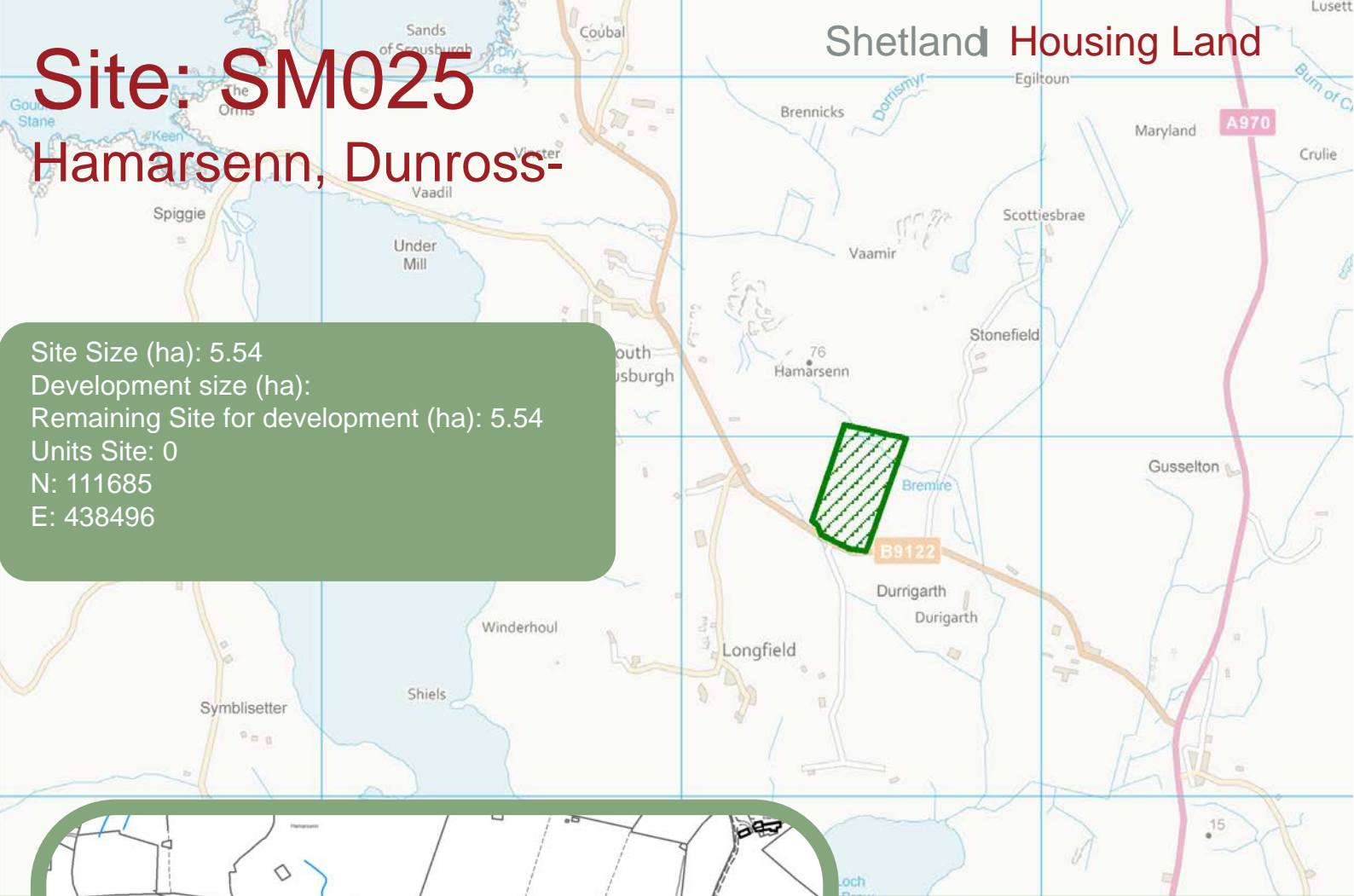


Shetland
Islands Council

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

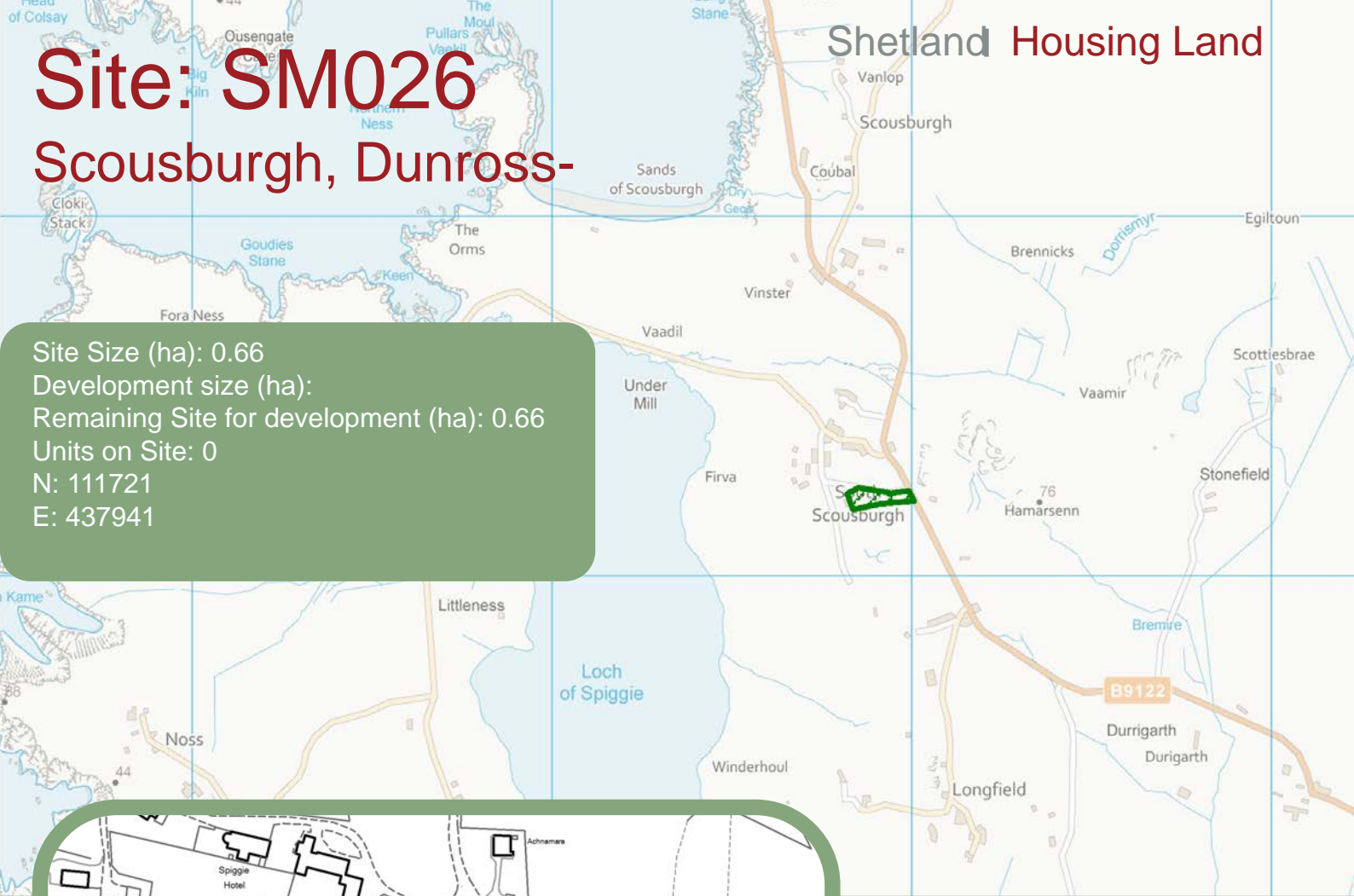


Site: SM026

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

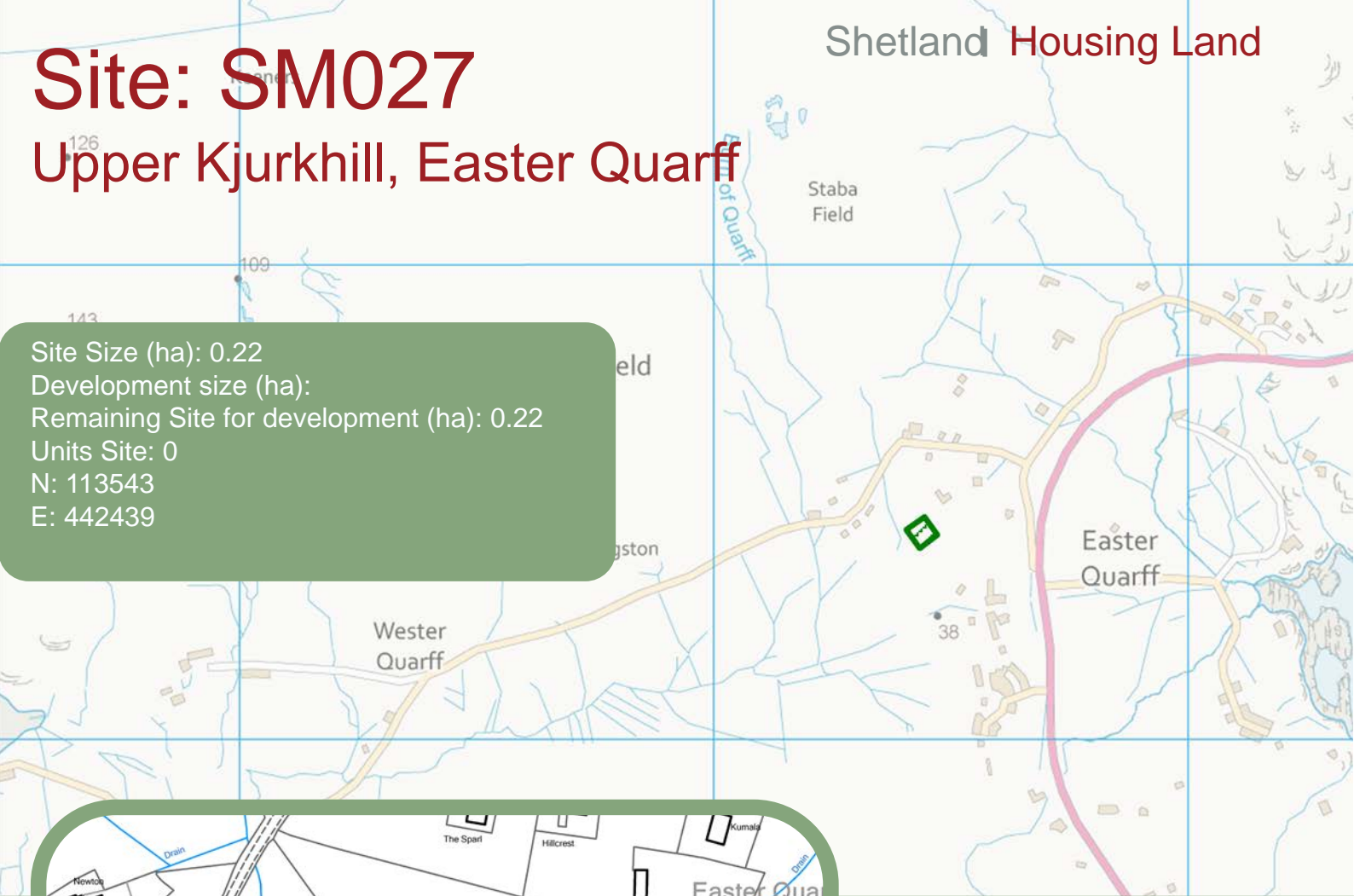


Shetland
Islands Council

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

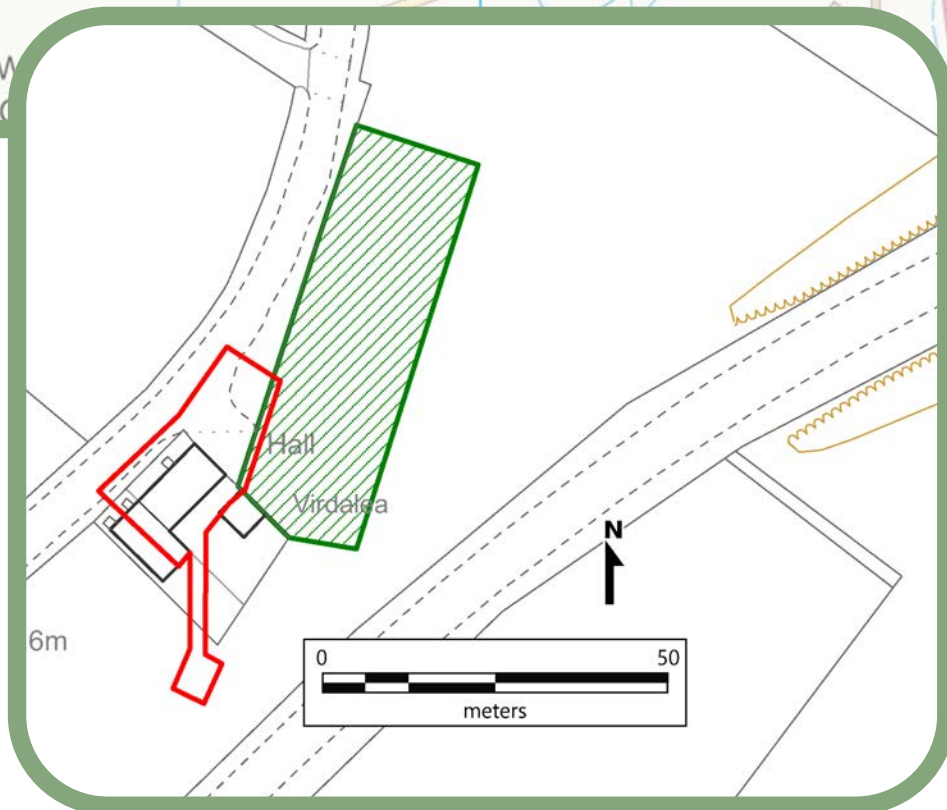
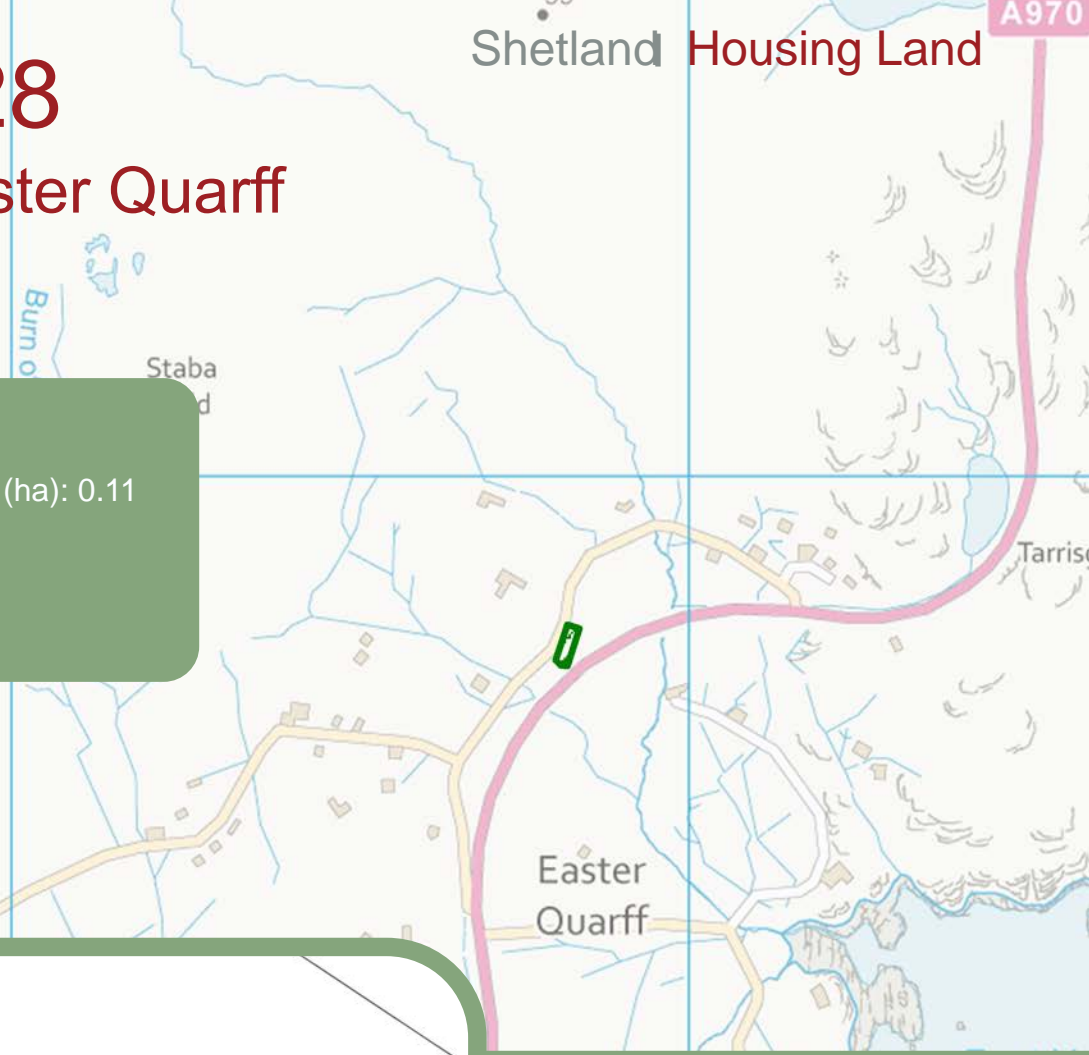


Shetland
Islands Council

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

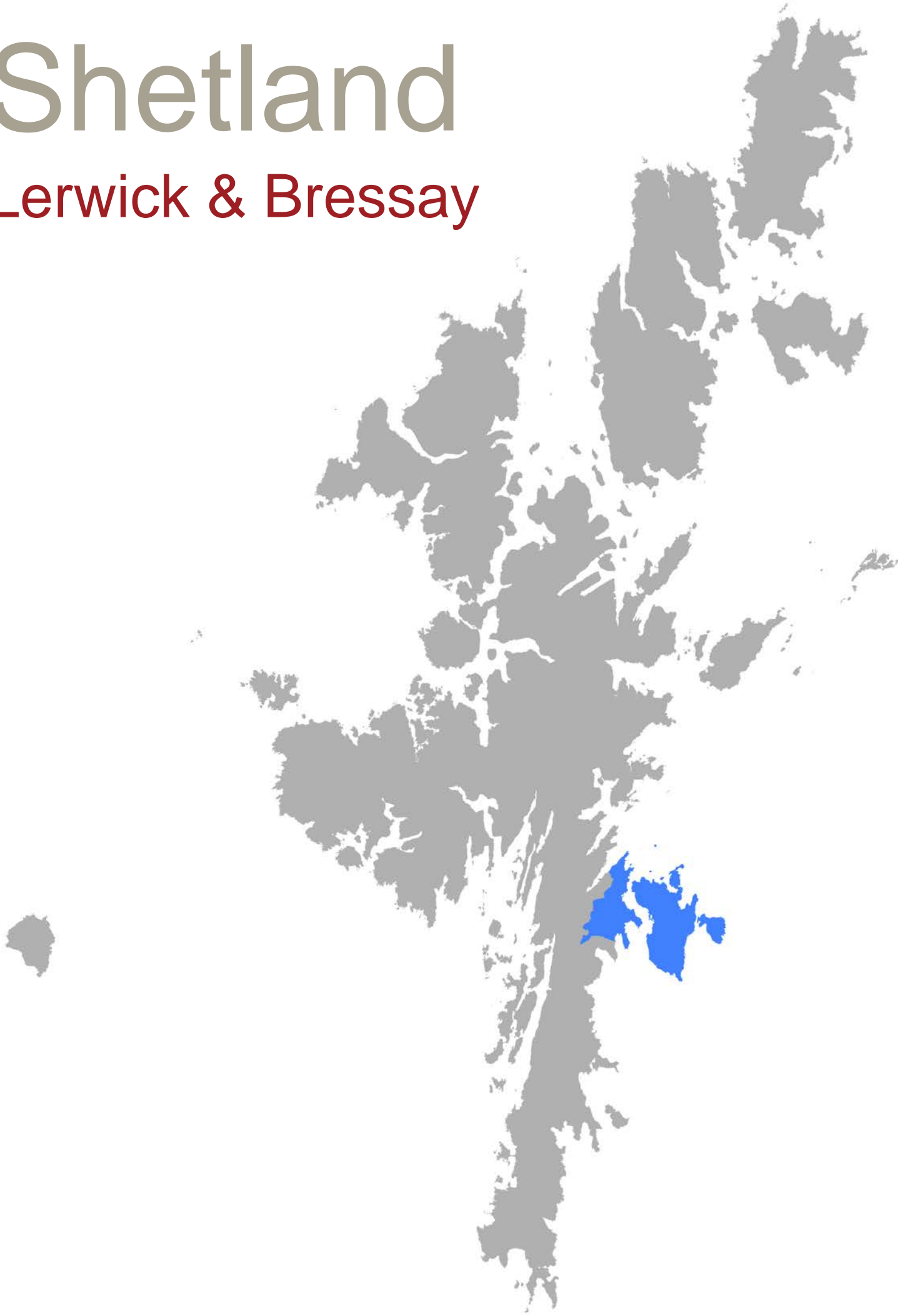
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



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

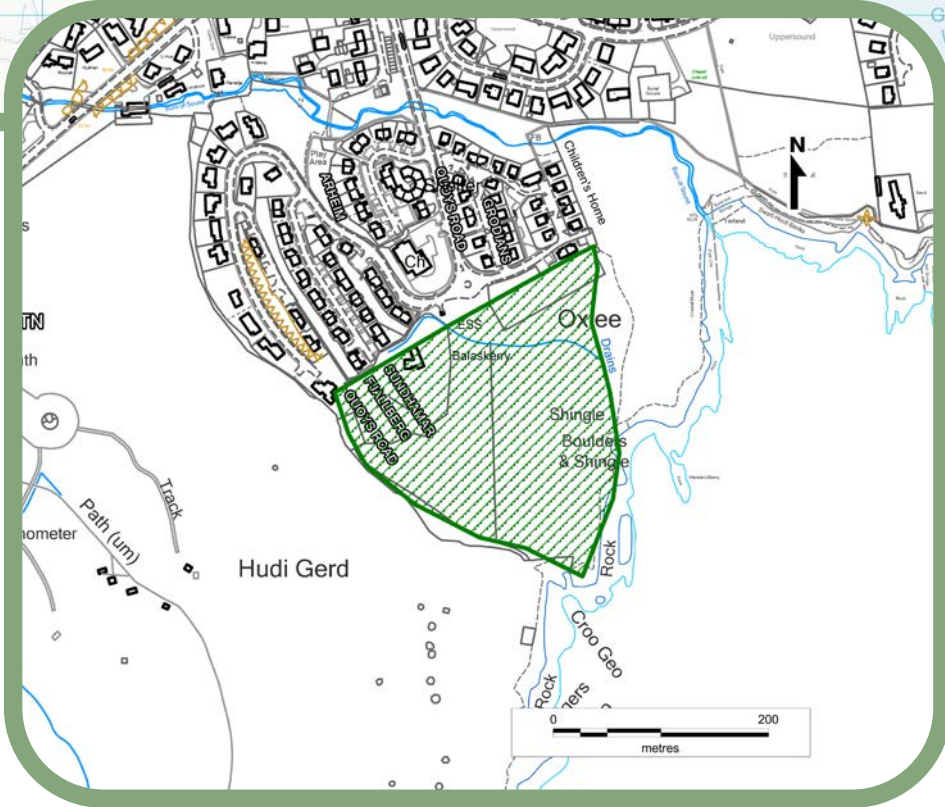
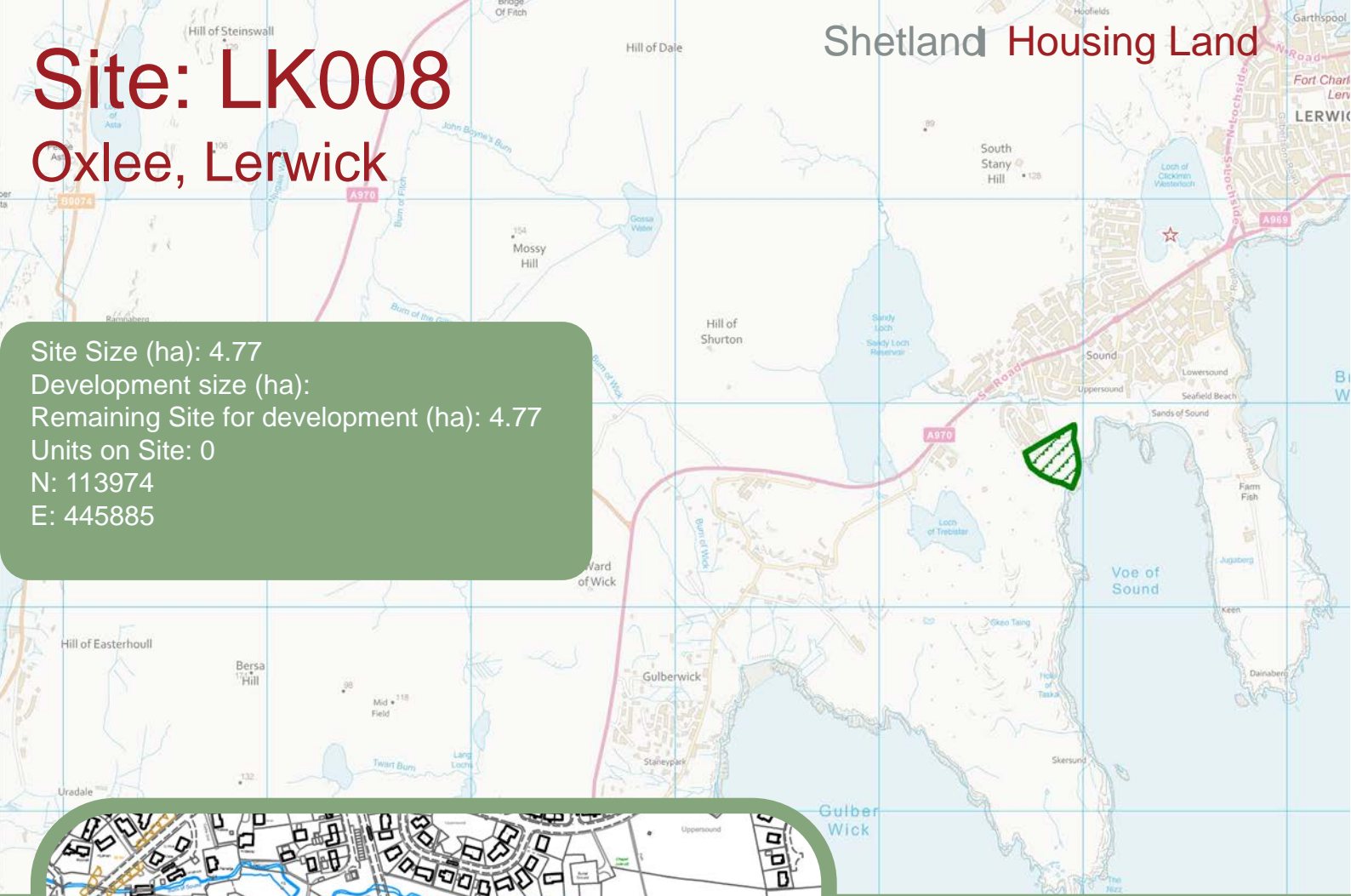


Shetland
Islands Council

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

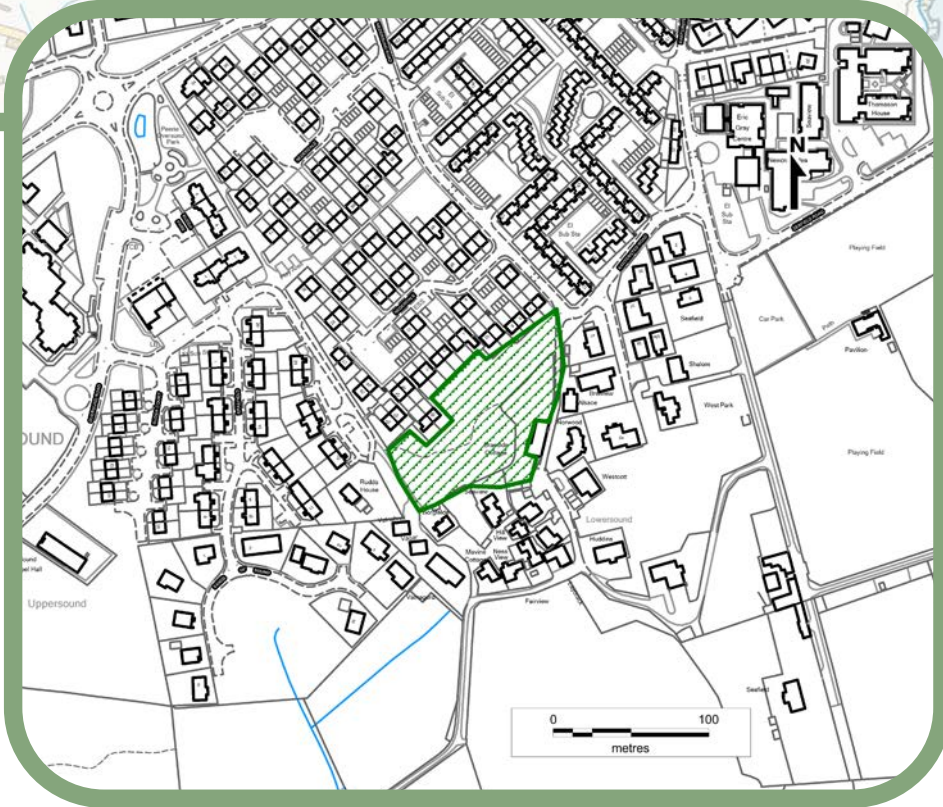
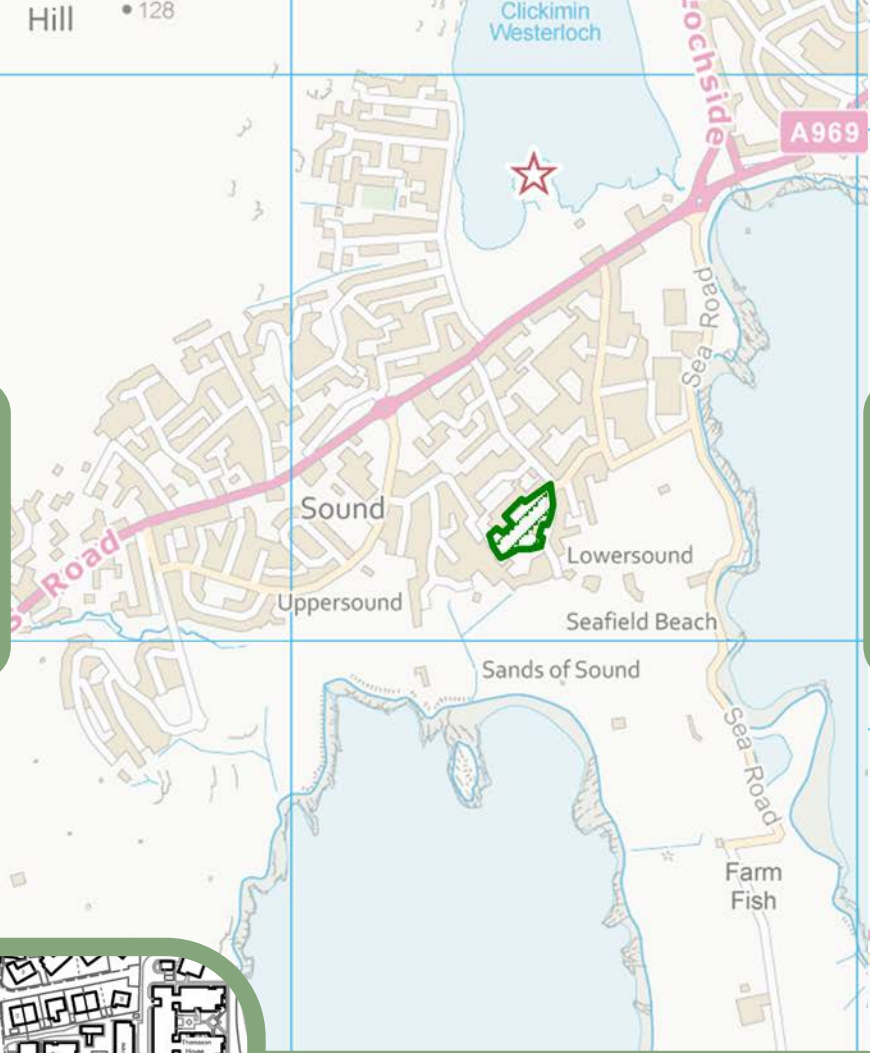


Shetland
Islands Council

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

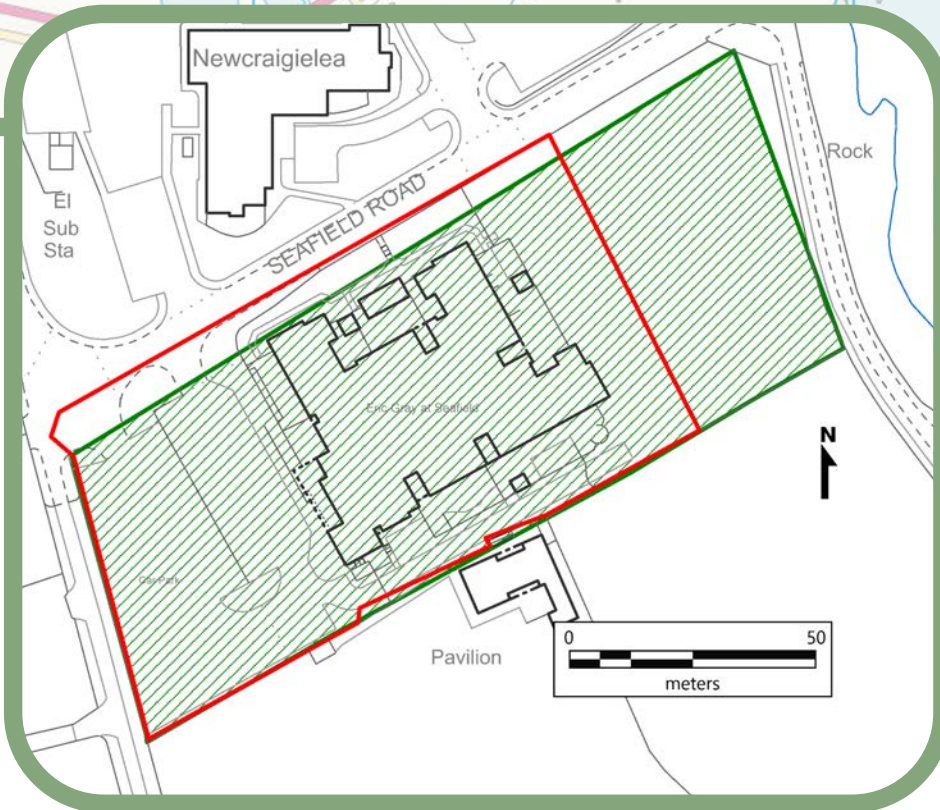
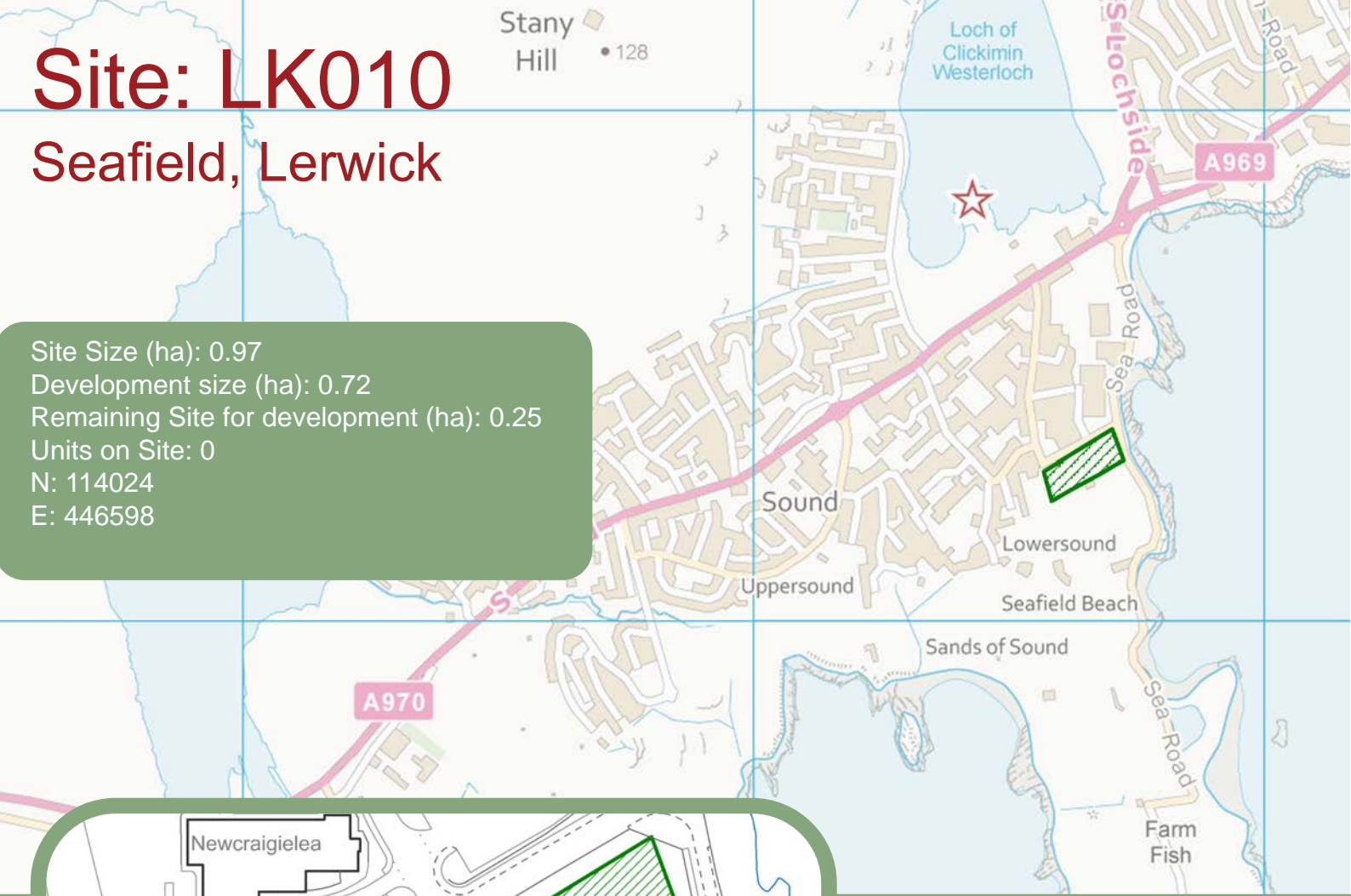


Shetland
Islands Council

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



Shetland
Islands Council

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

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



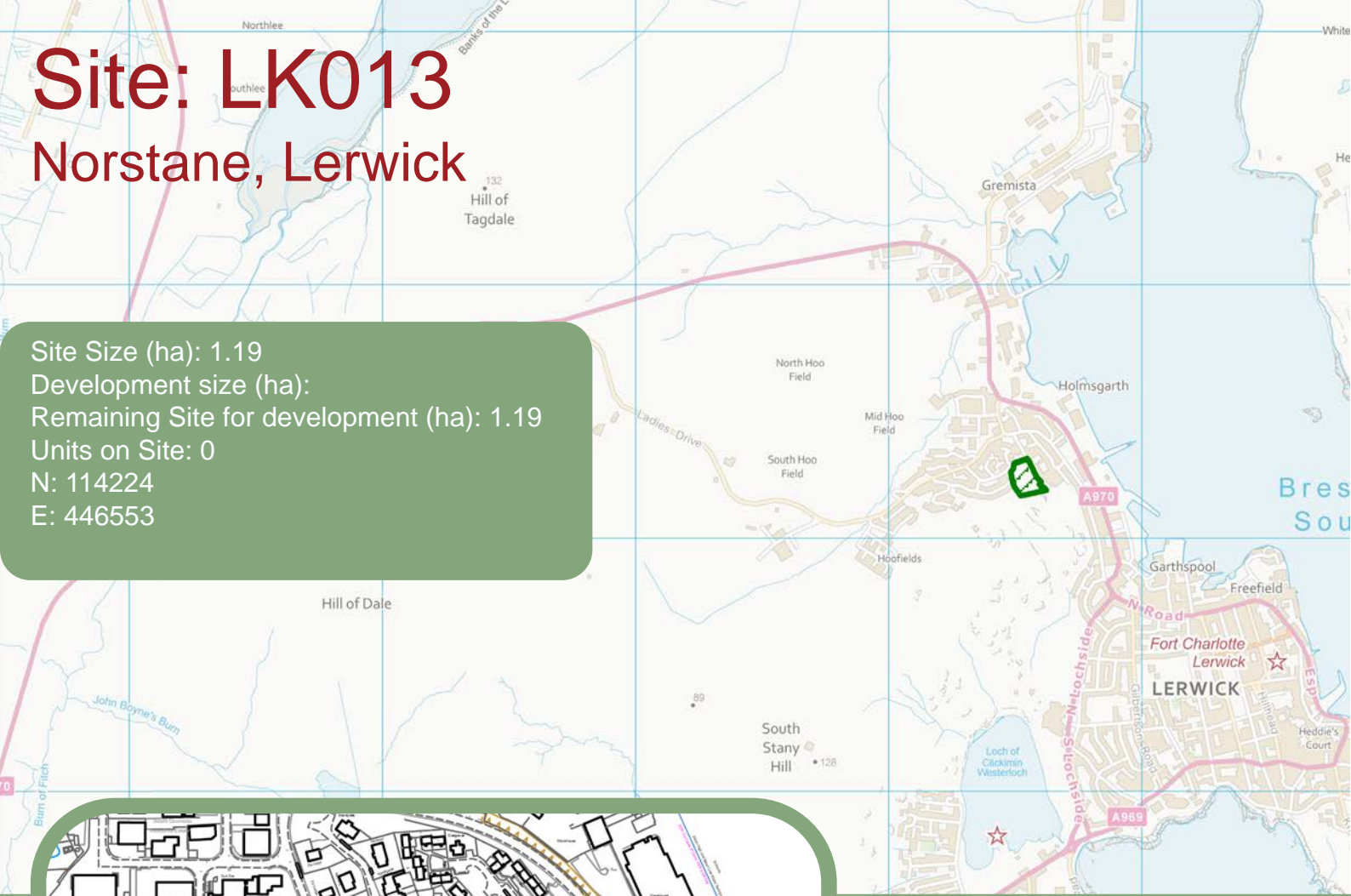
Shetland
Islands Council

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

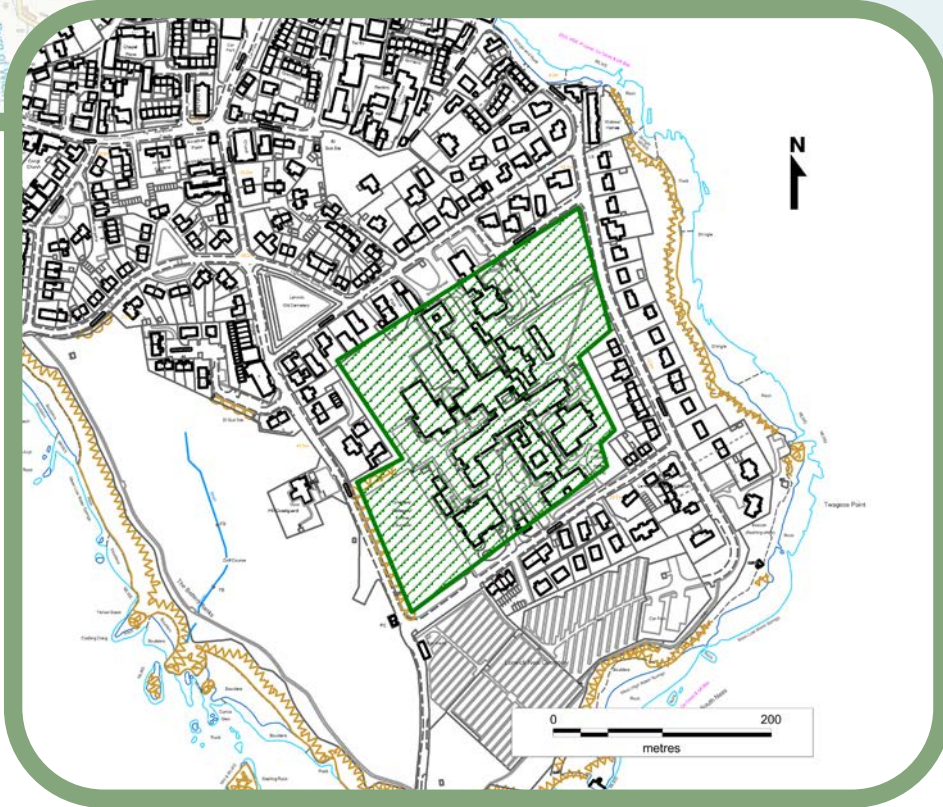
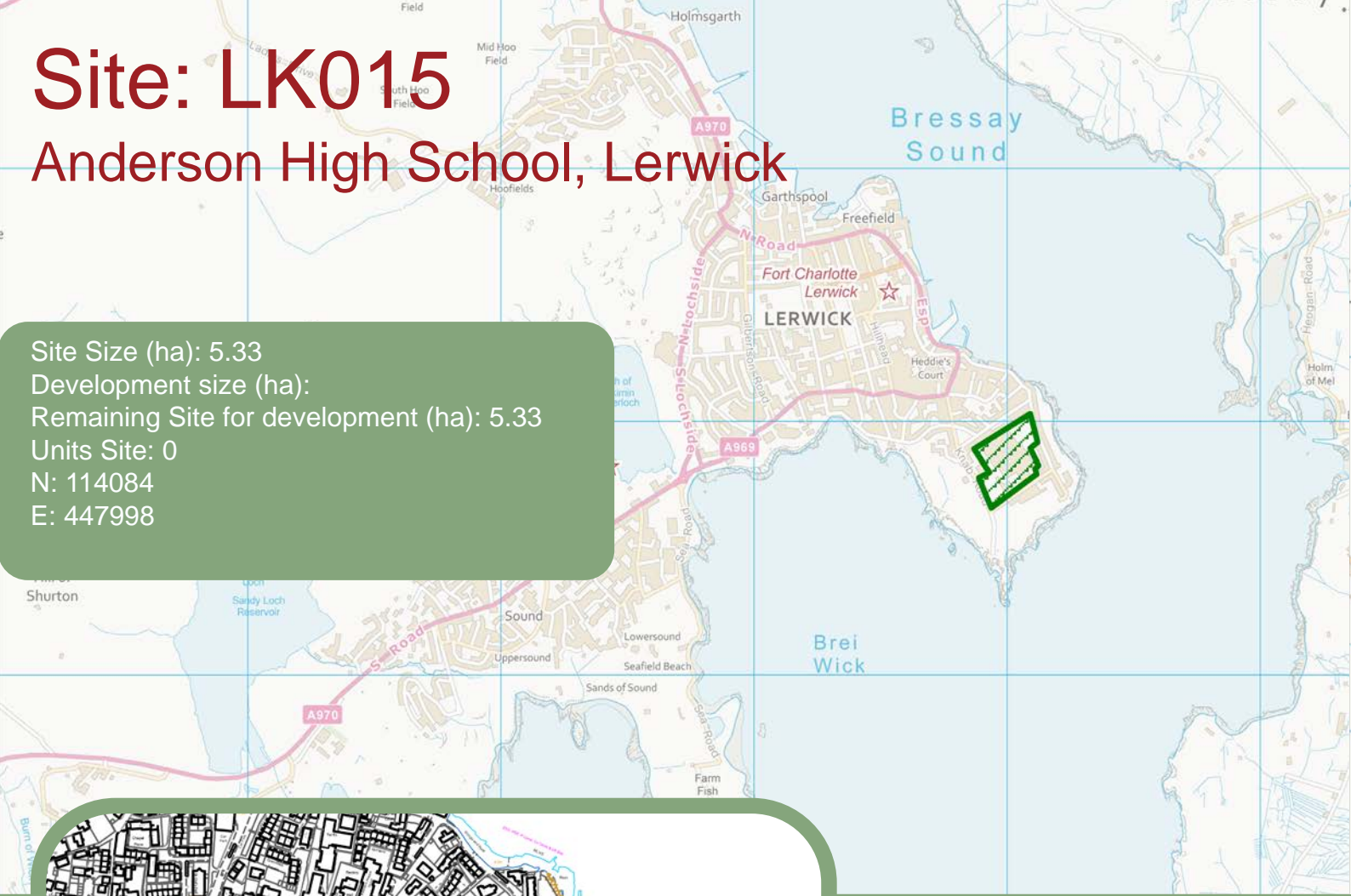


Shetland
Islands Council

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

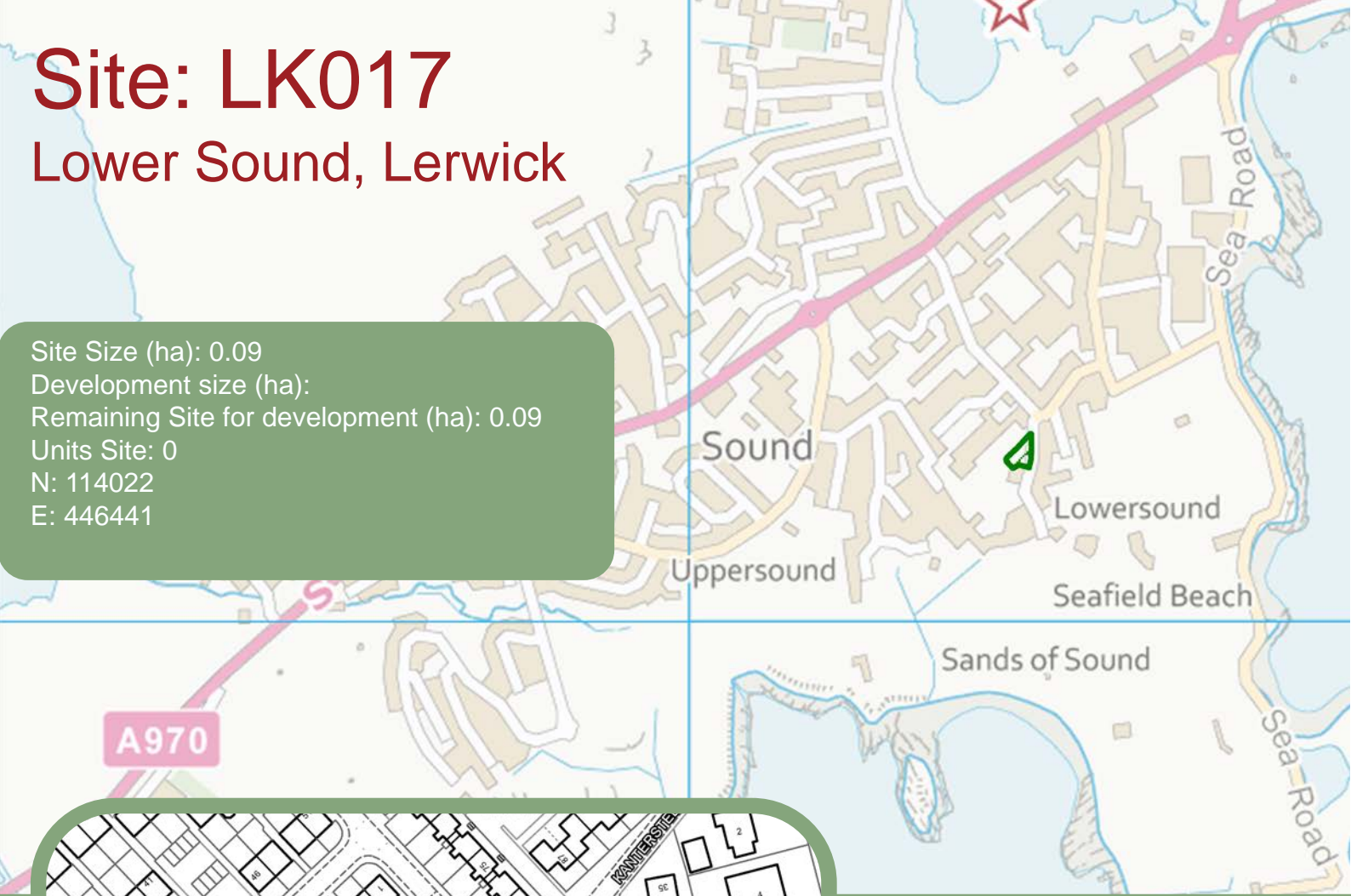


Shetland
Islands Council

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

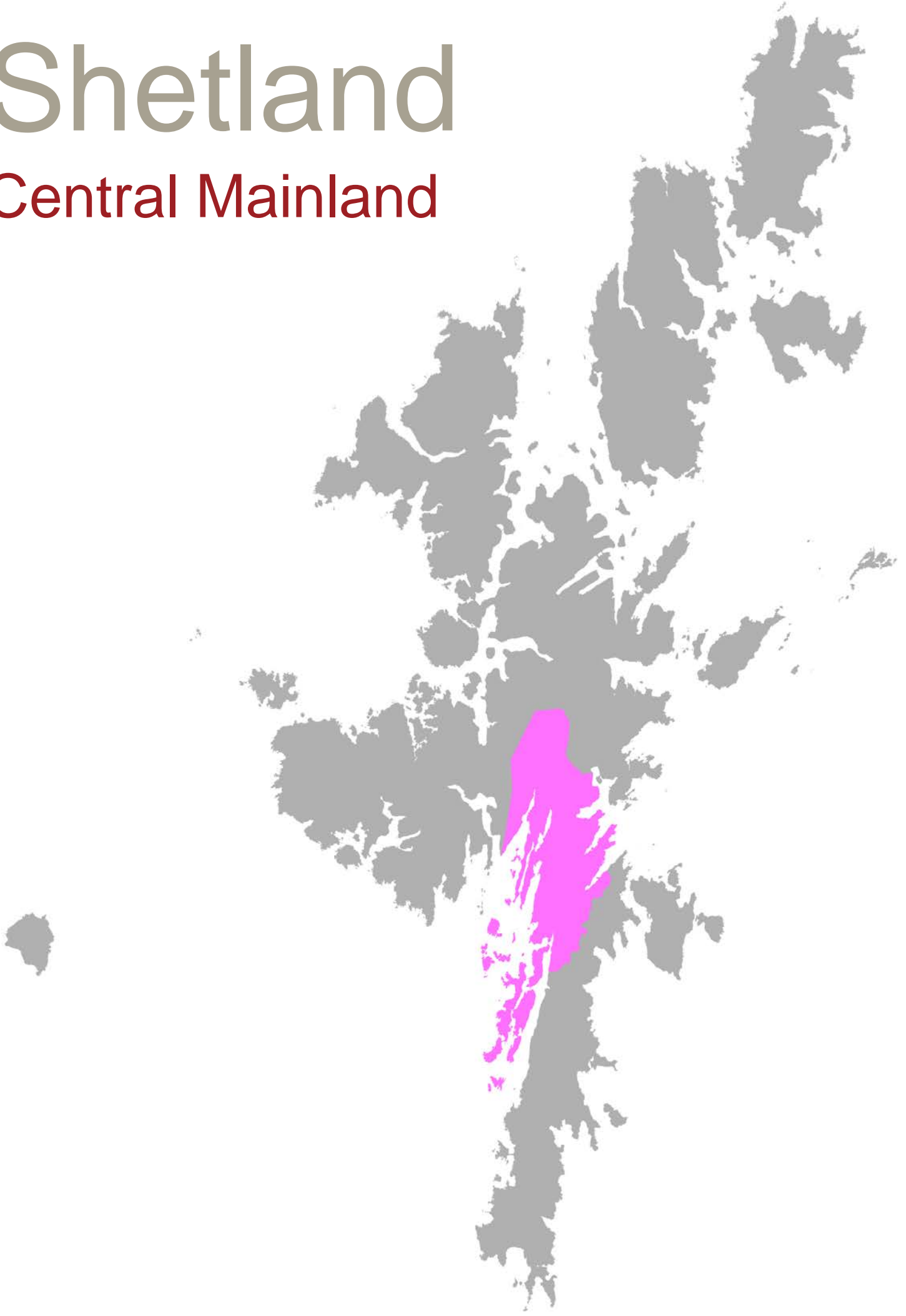
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

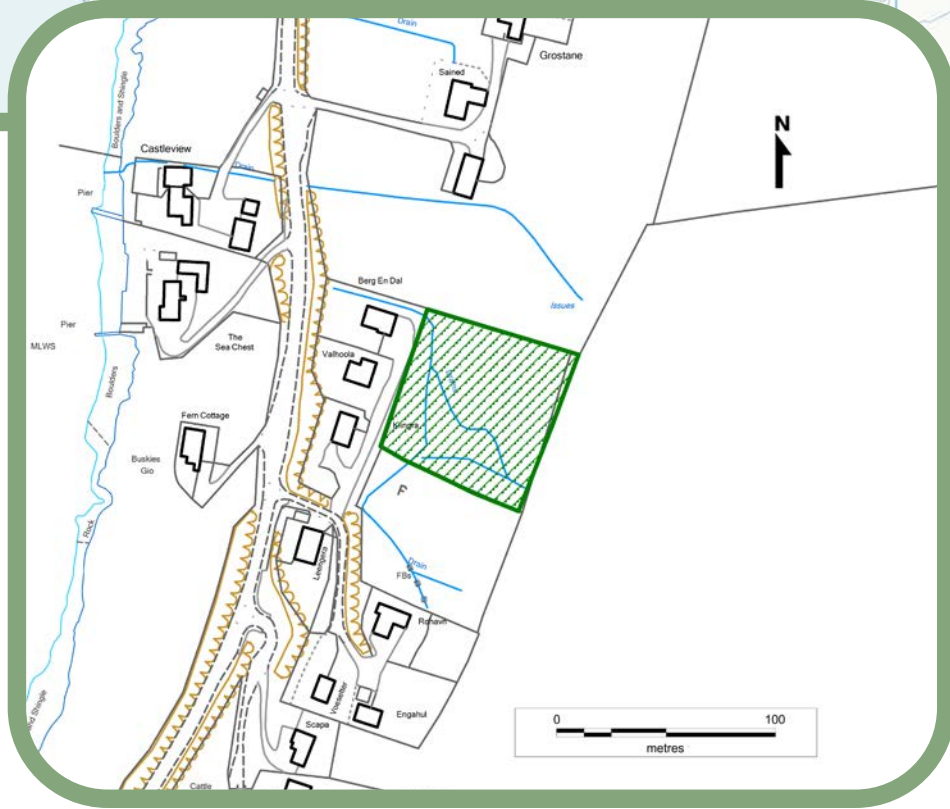
Central Mainland



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

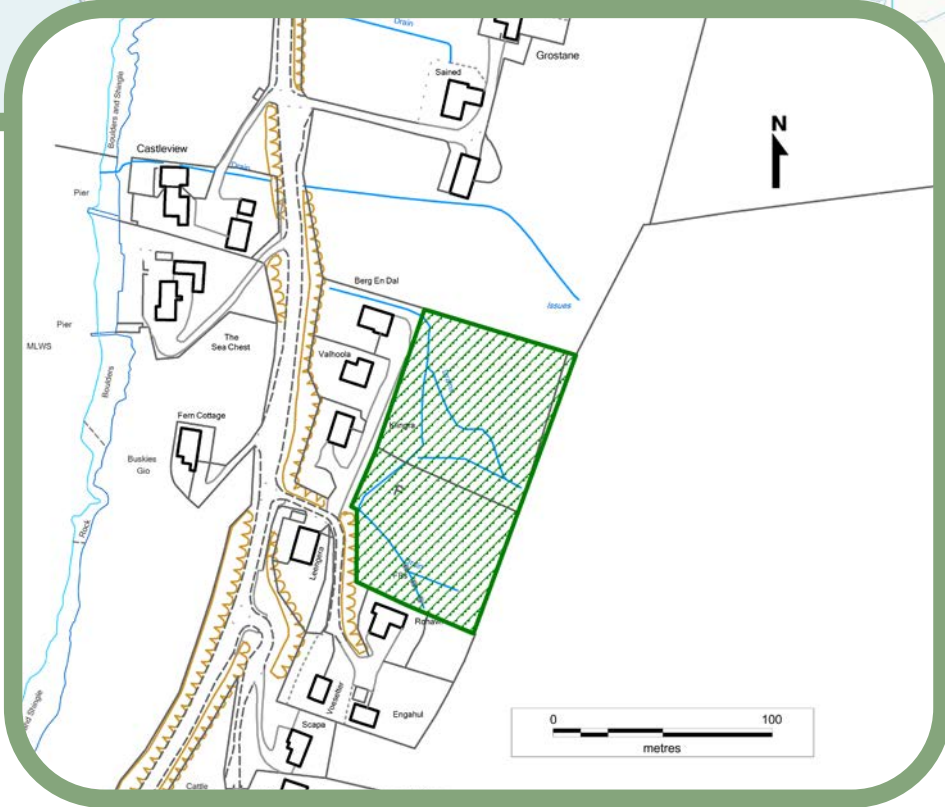
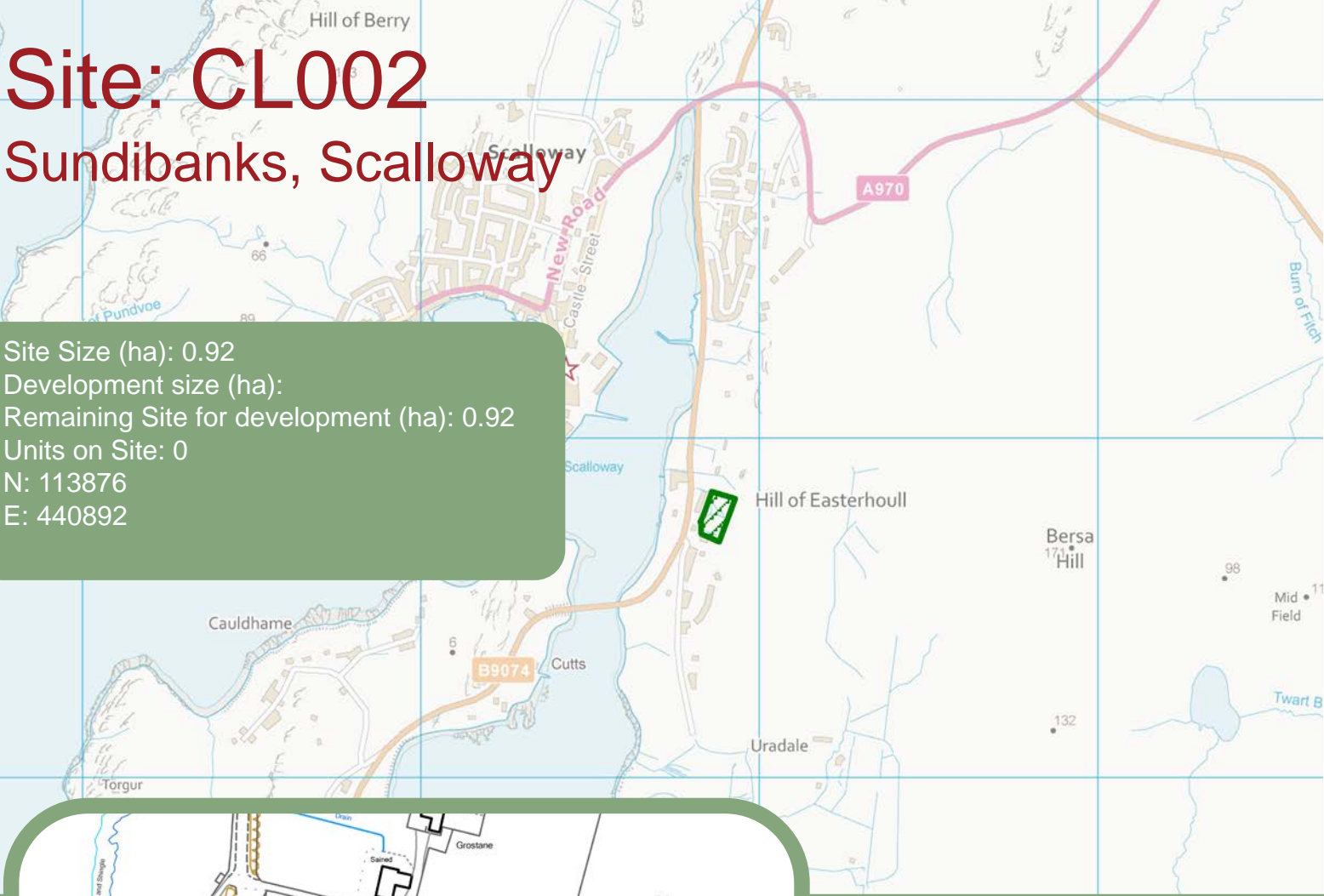


Shetland
Islands Council

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

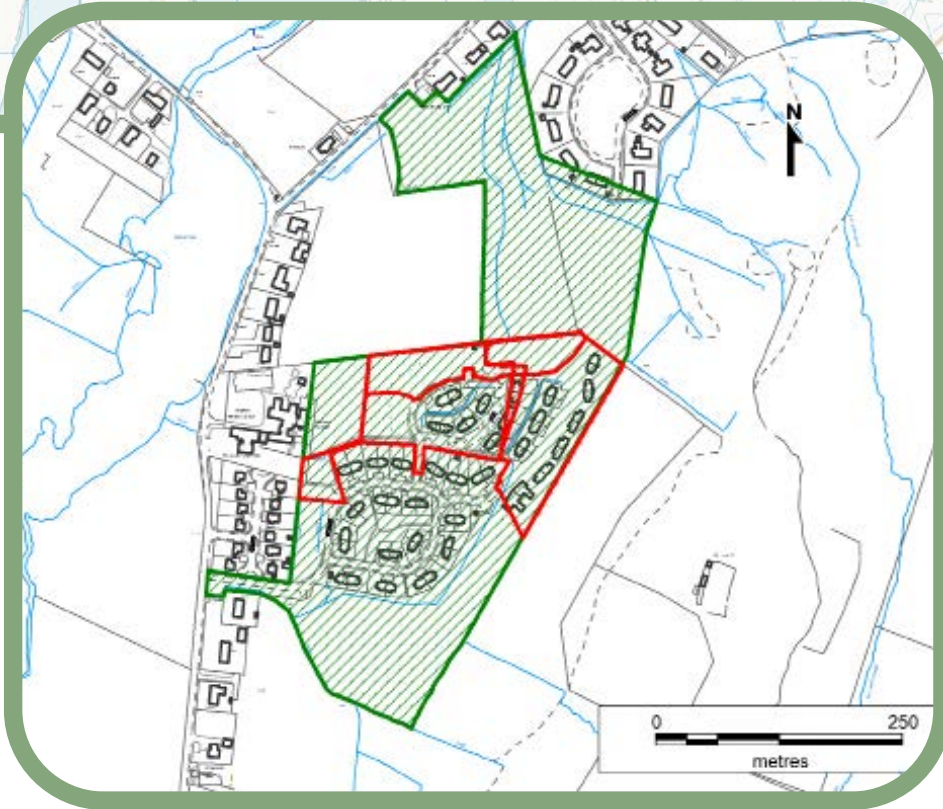
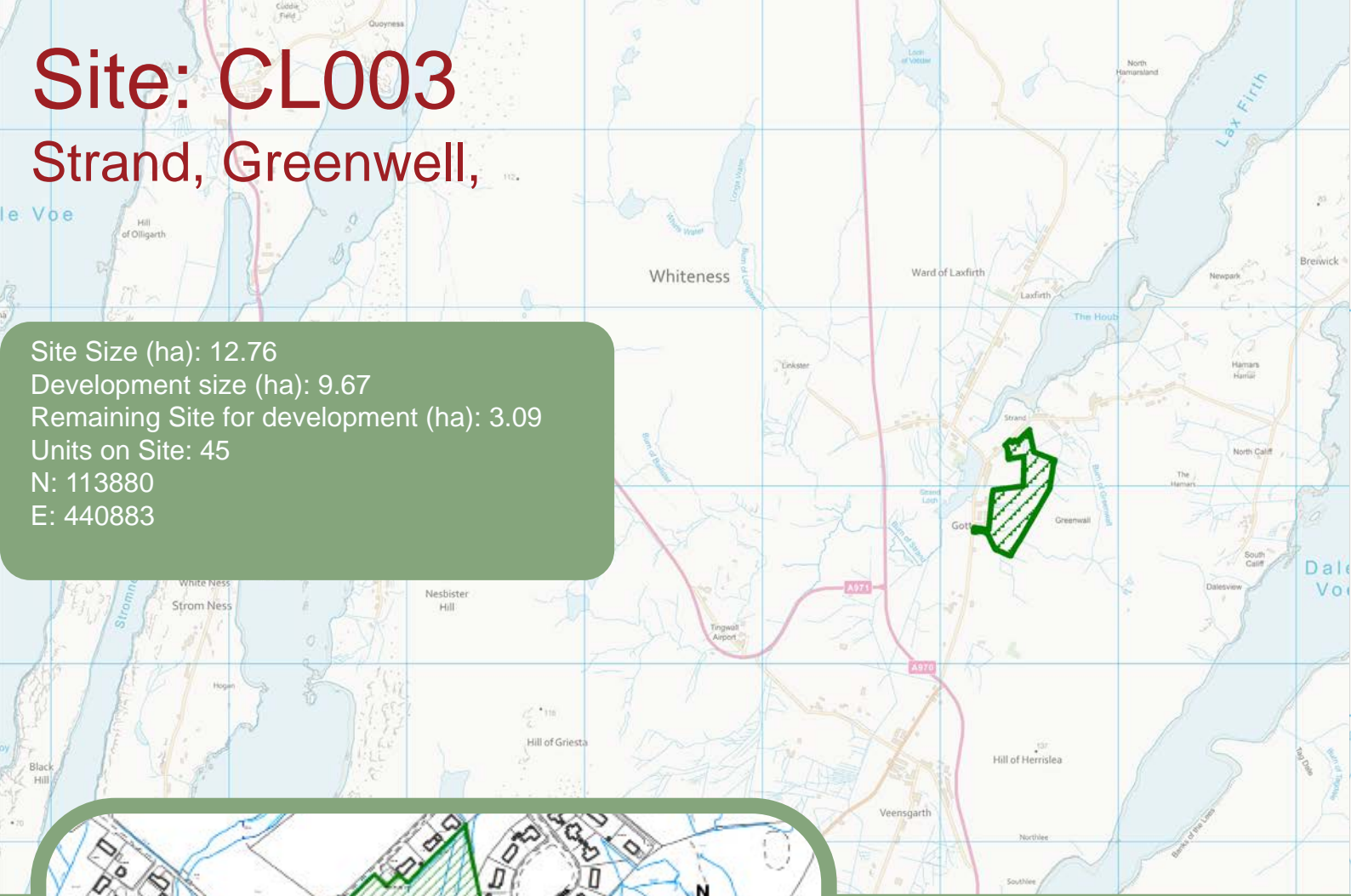


Shetland
Islands Council

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

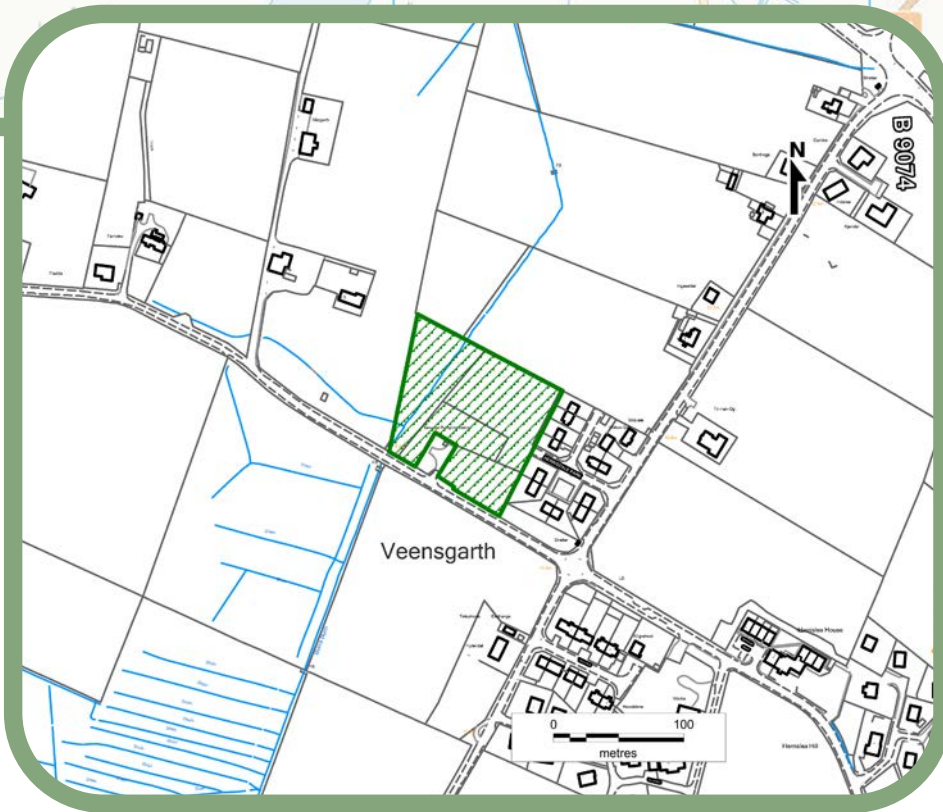


Shetland
Islands Council

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

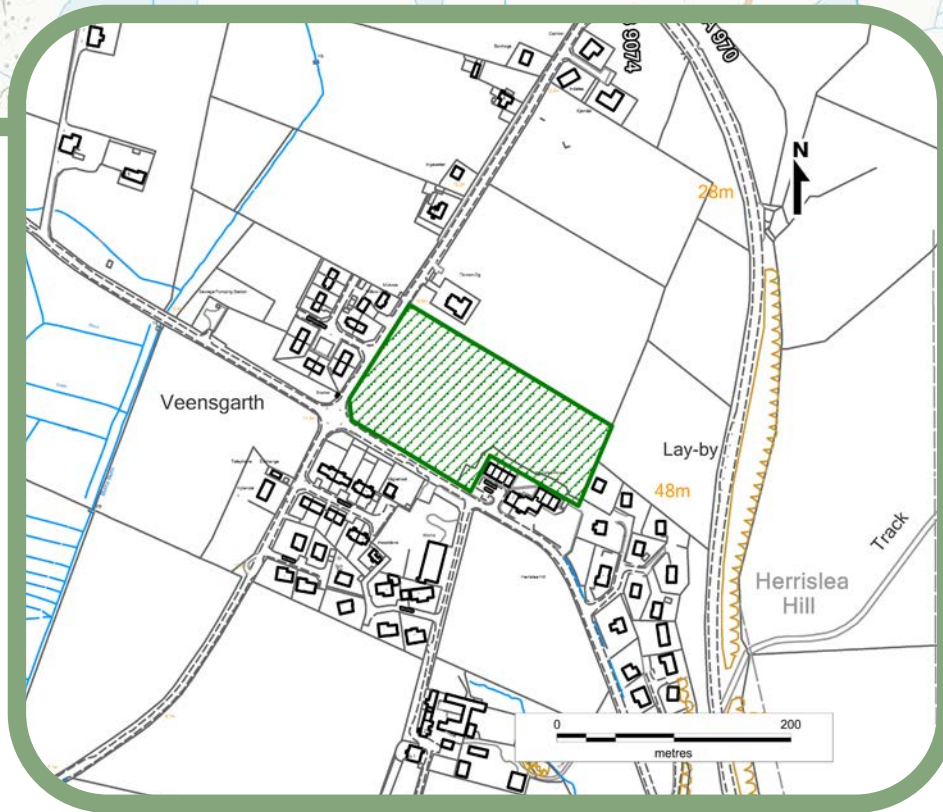
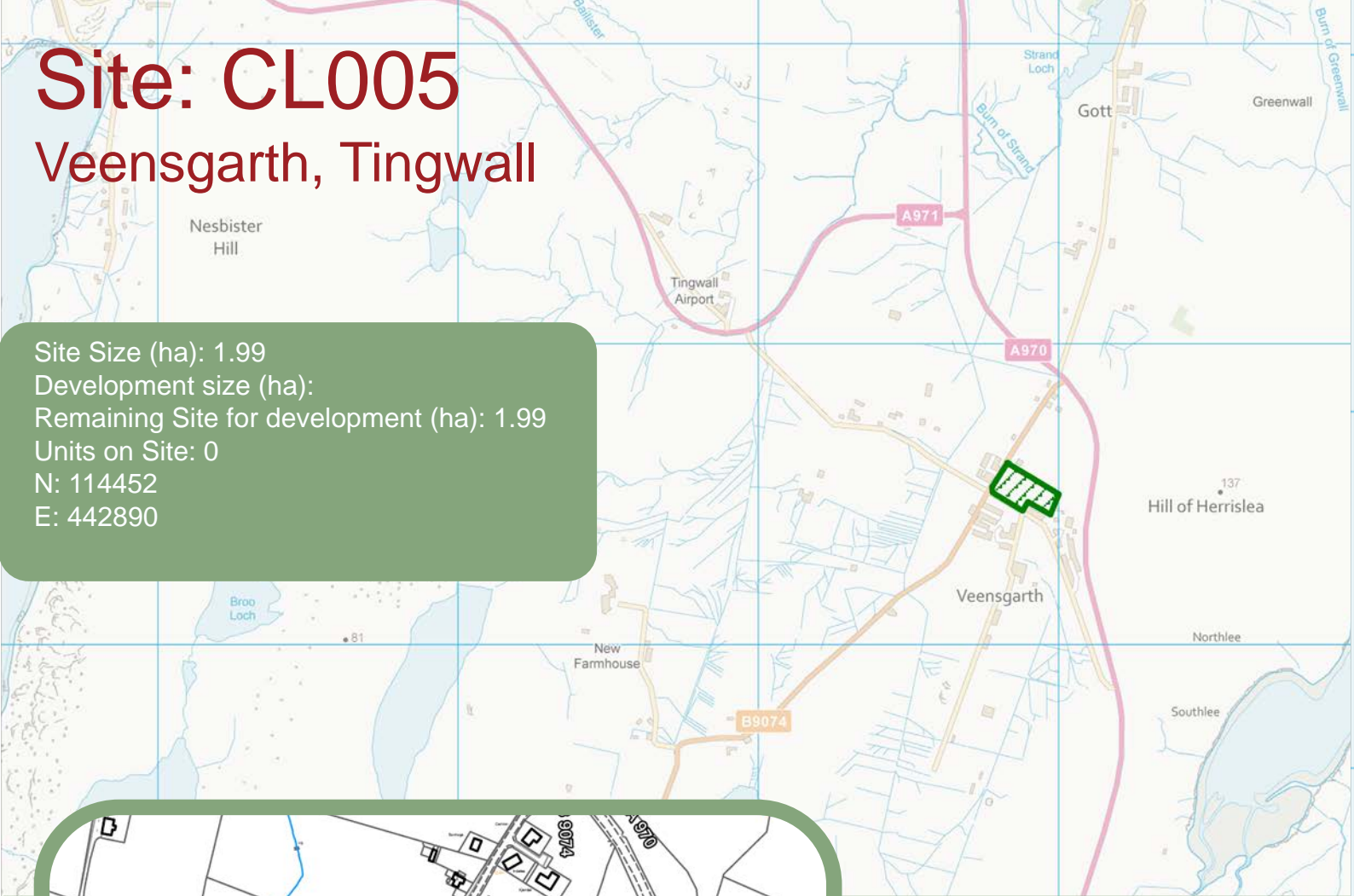


Shetland
Islands Council

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

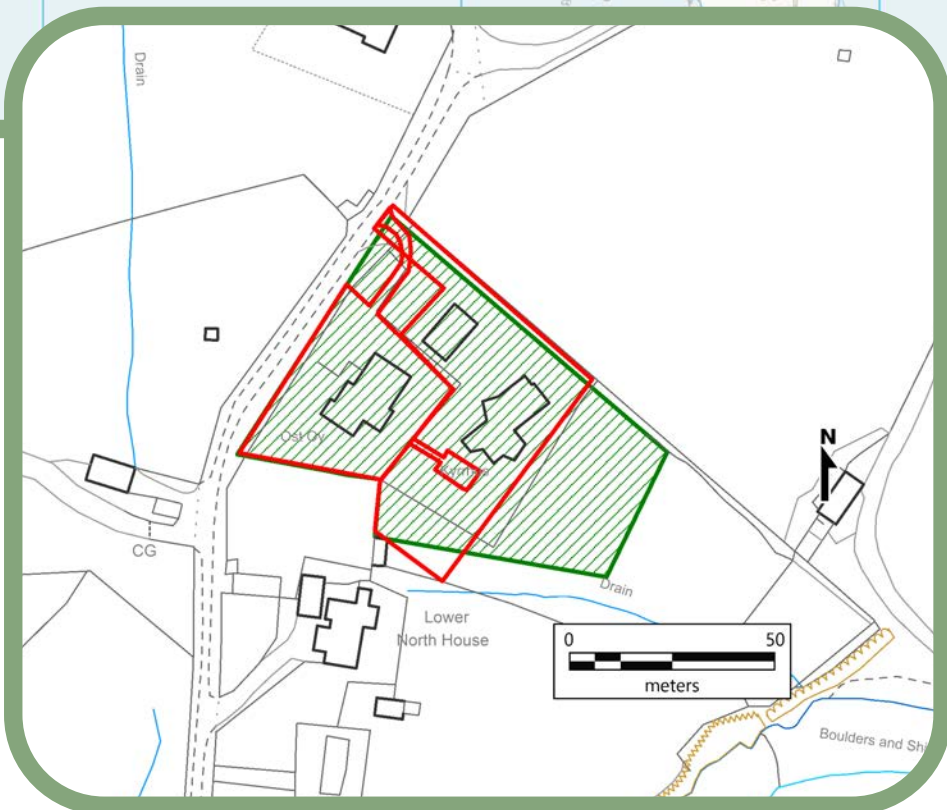


Shetland
Islands Council

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



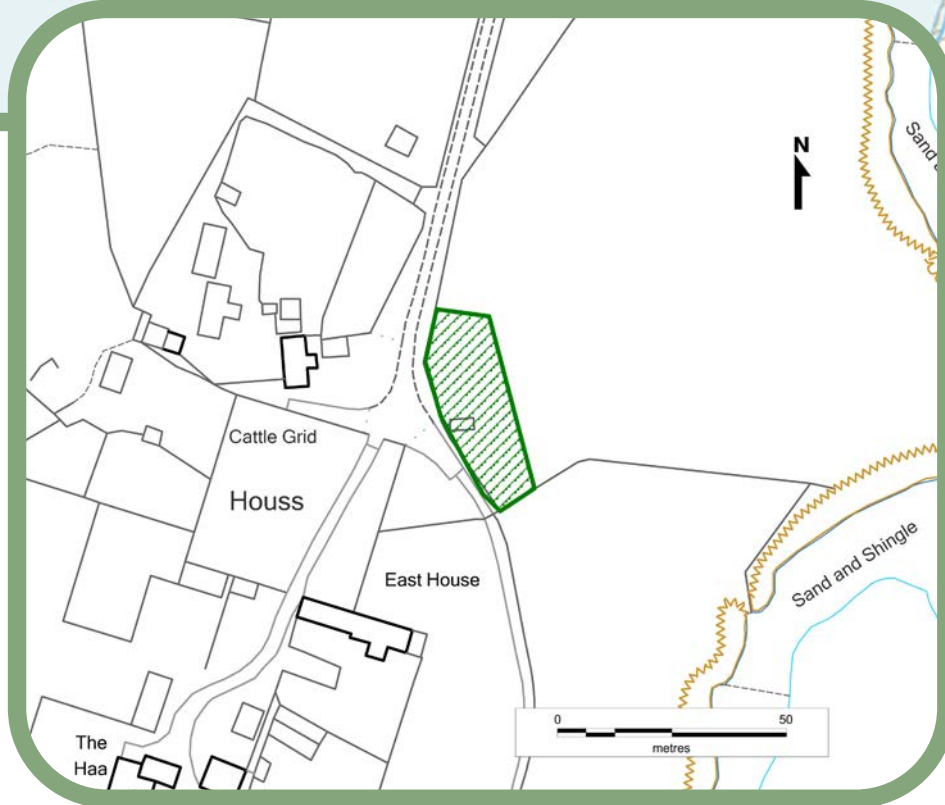
Shetland
Islands Council

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



Development Timescale as per Action Programme:

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



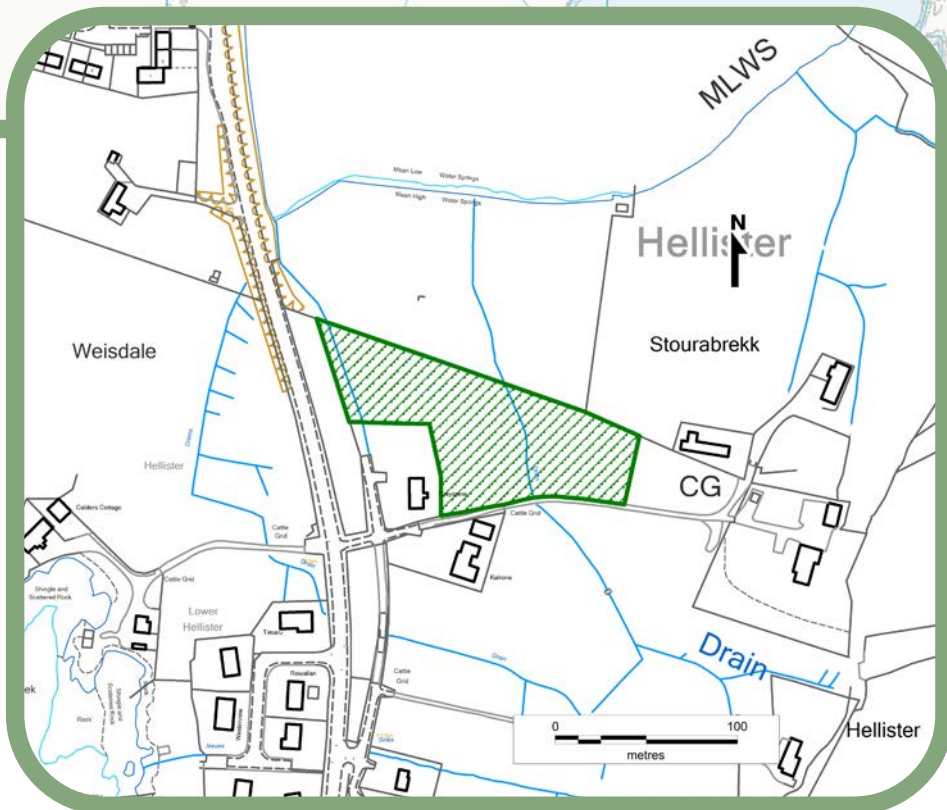
Shetland
Islands Council

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

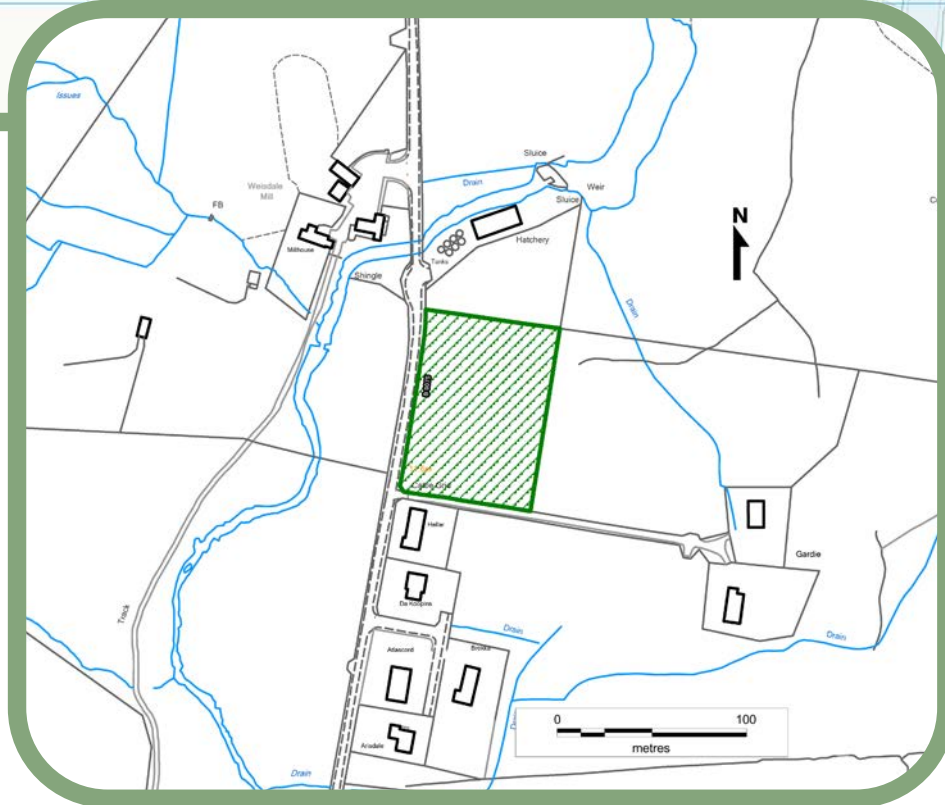


Shetland
Islands Council

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

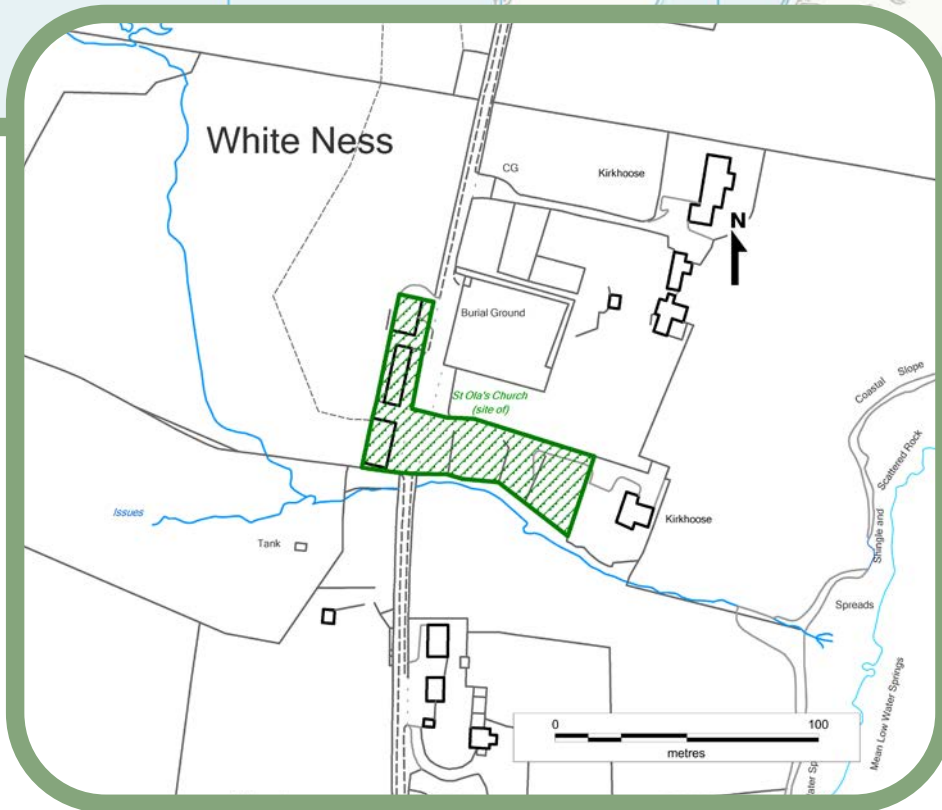


Shetland
Islands Council

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

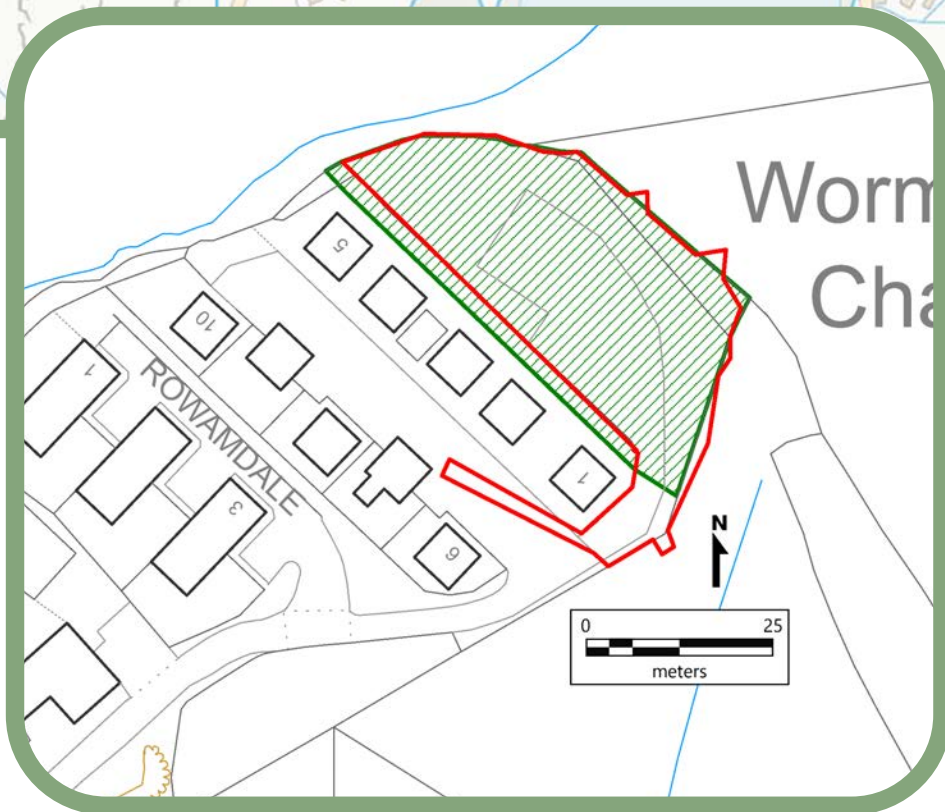


Shetland
Islands Council

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

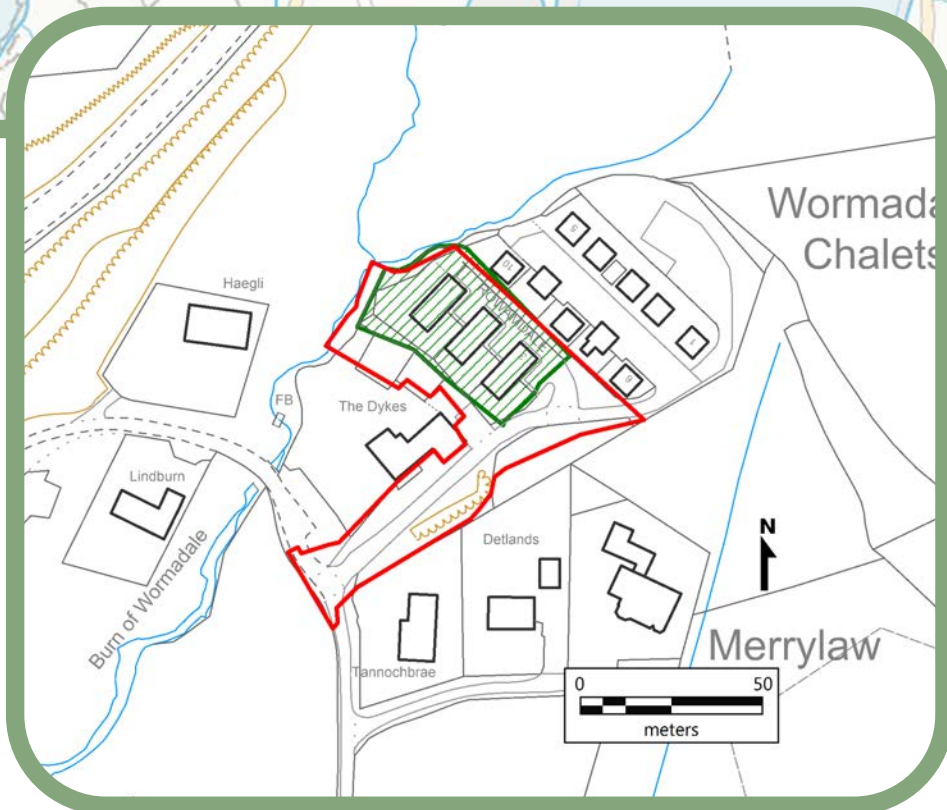


Shetland
Islands Council

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



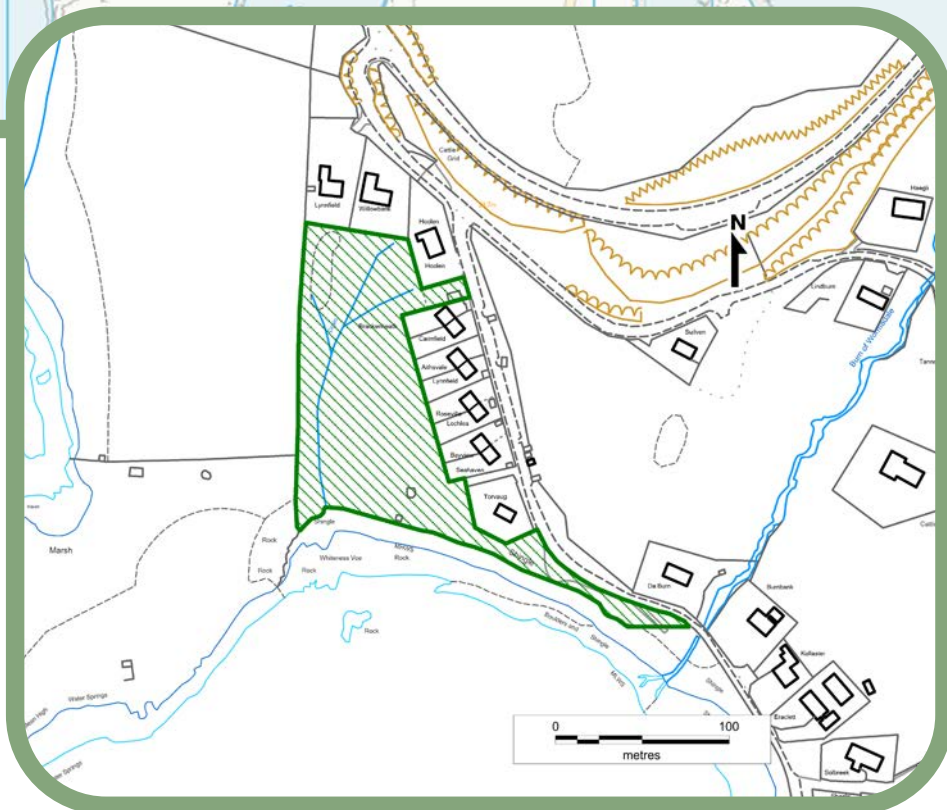
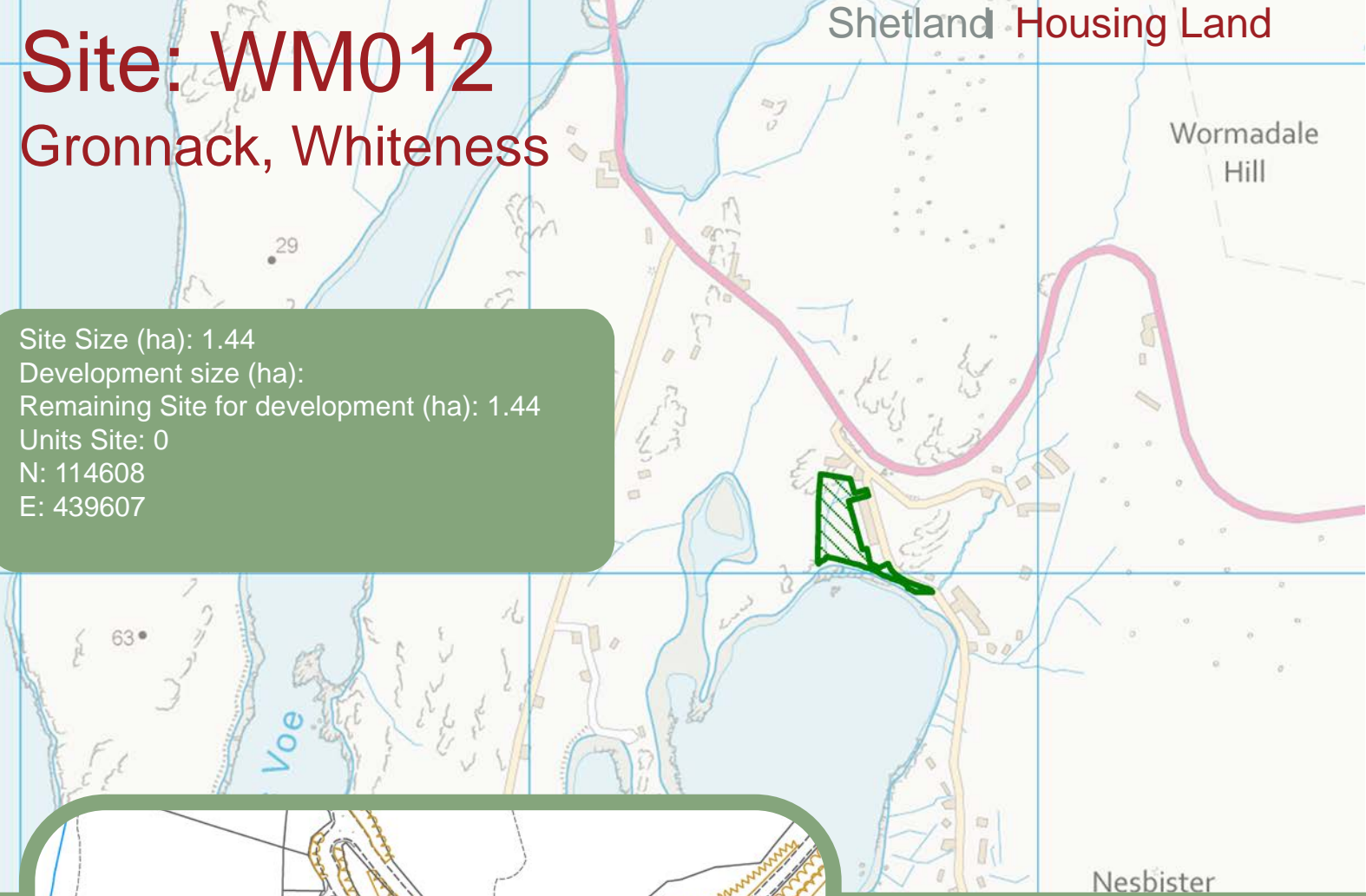
Shetland
Islands Council

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



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

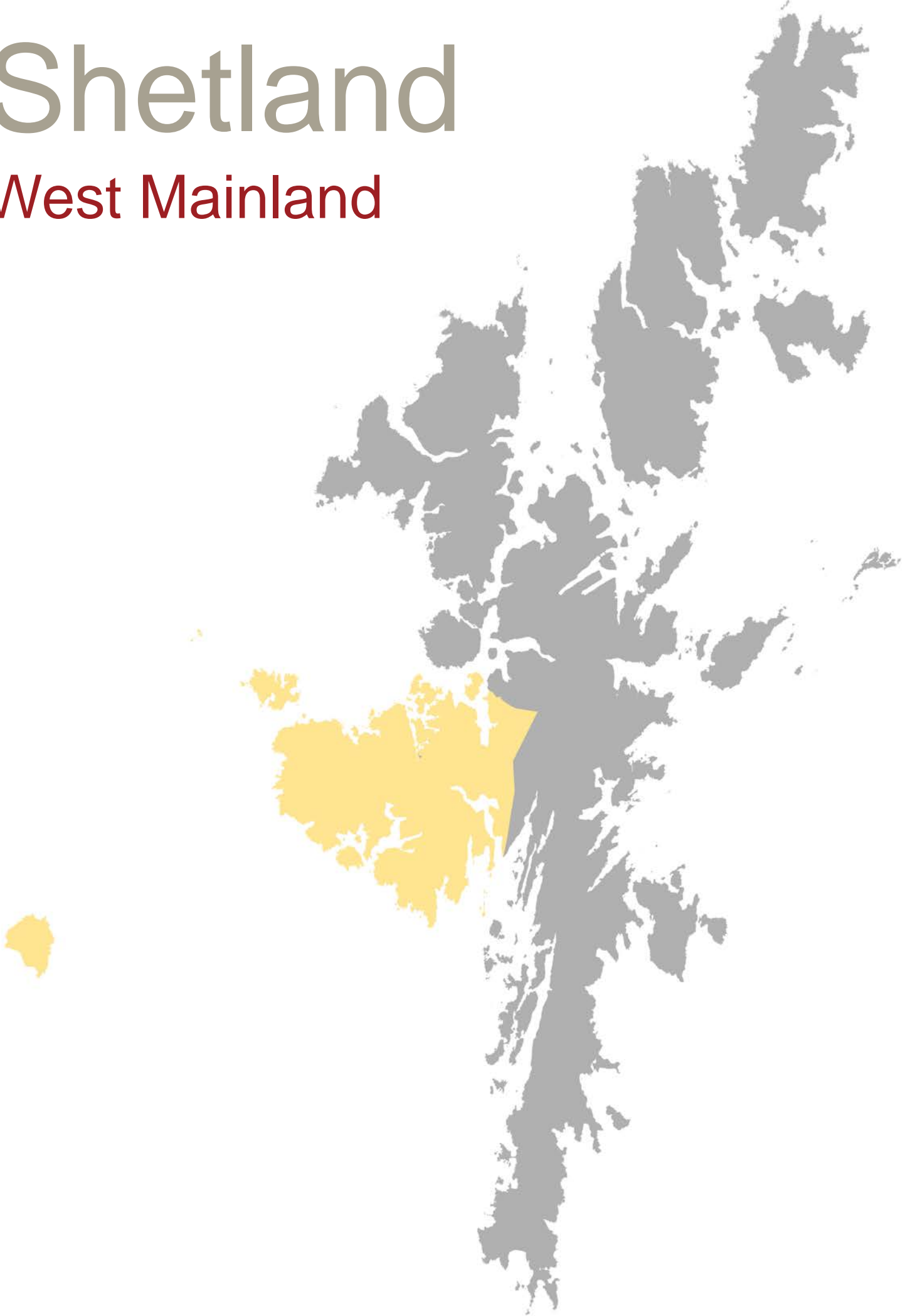
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

Shetland

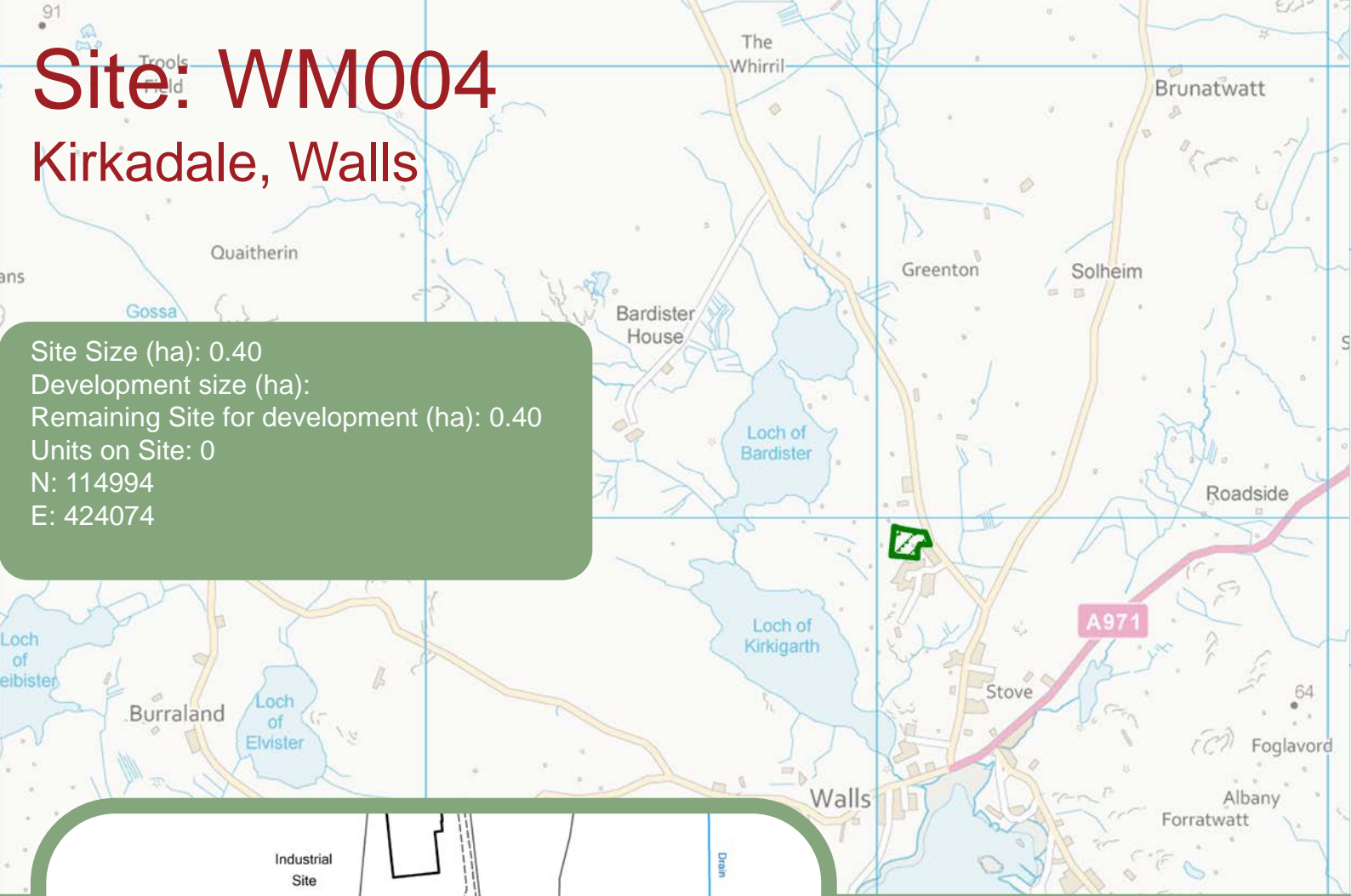
West Mainland



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

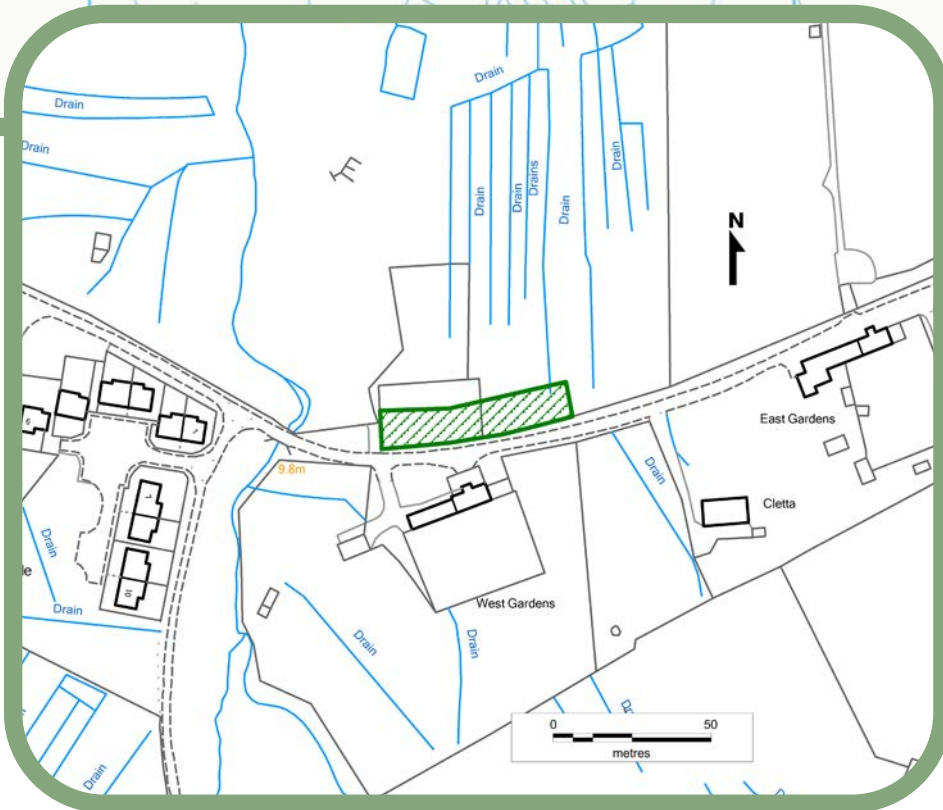
Melby

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



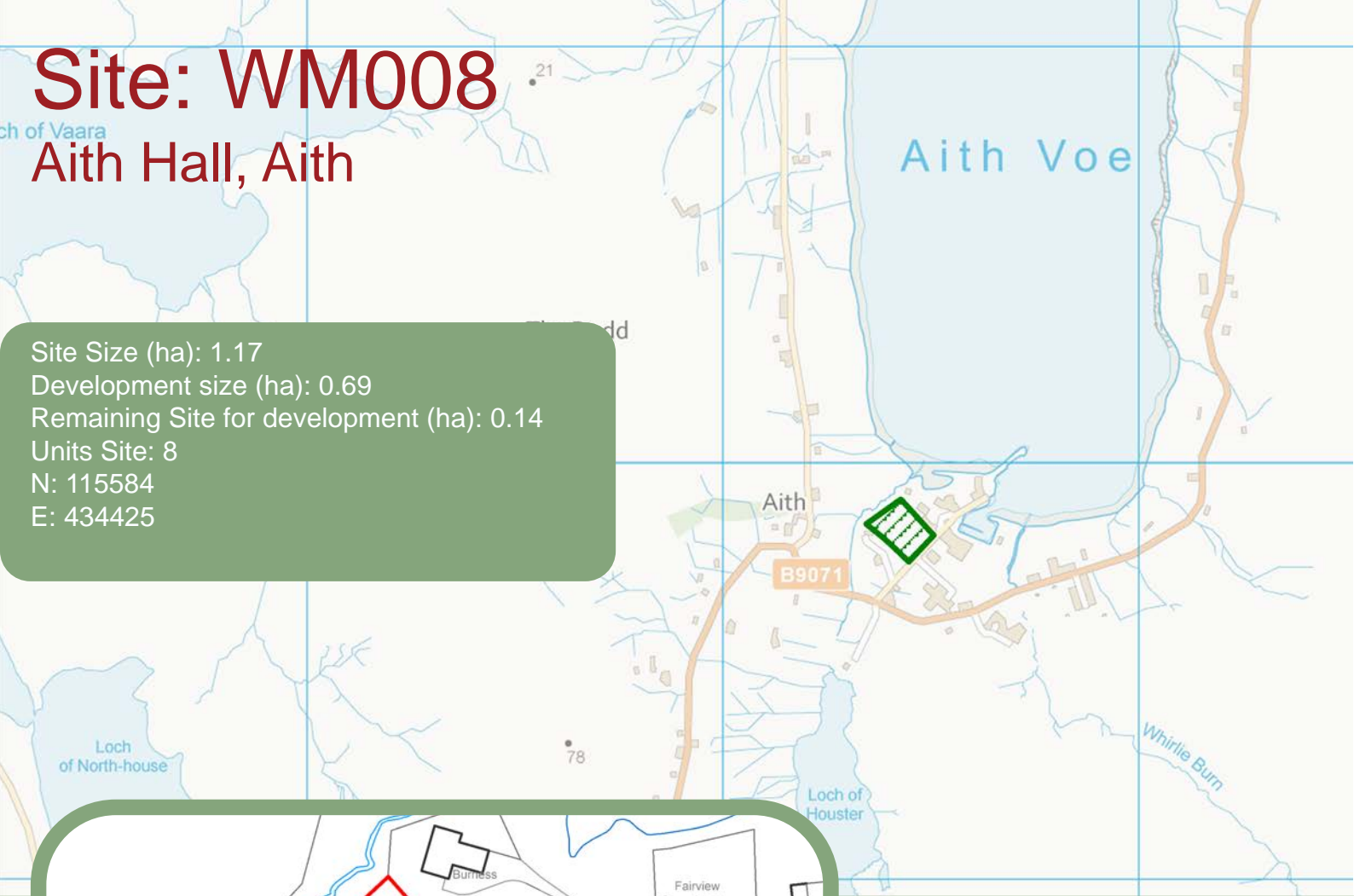
Shetland
Islands Council

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



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

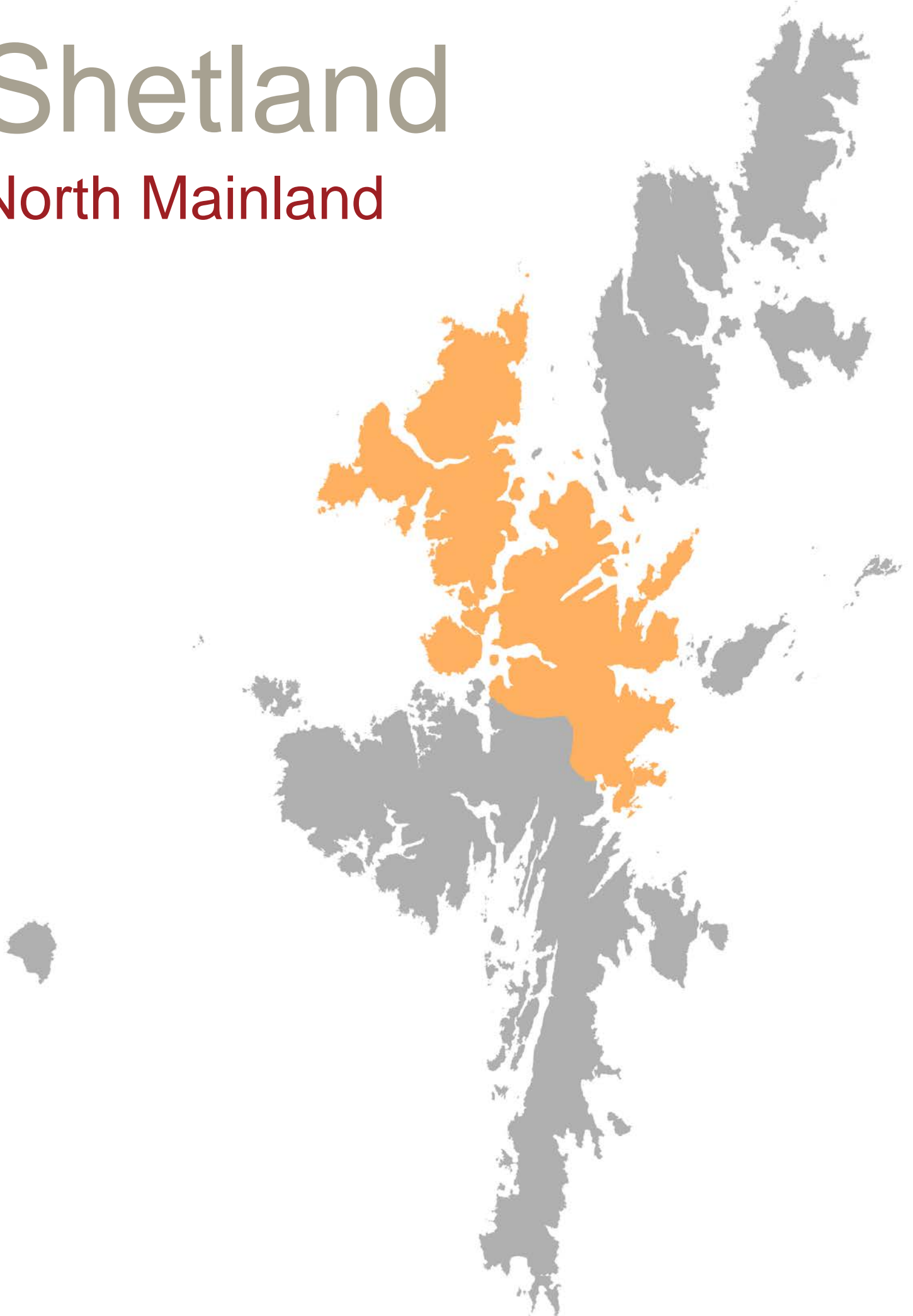


Shetland
Islands Council

Shetland Housing Land Audit

Shetland

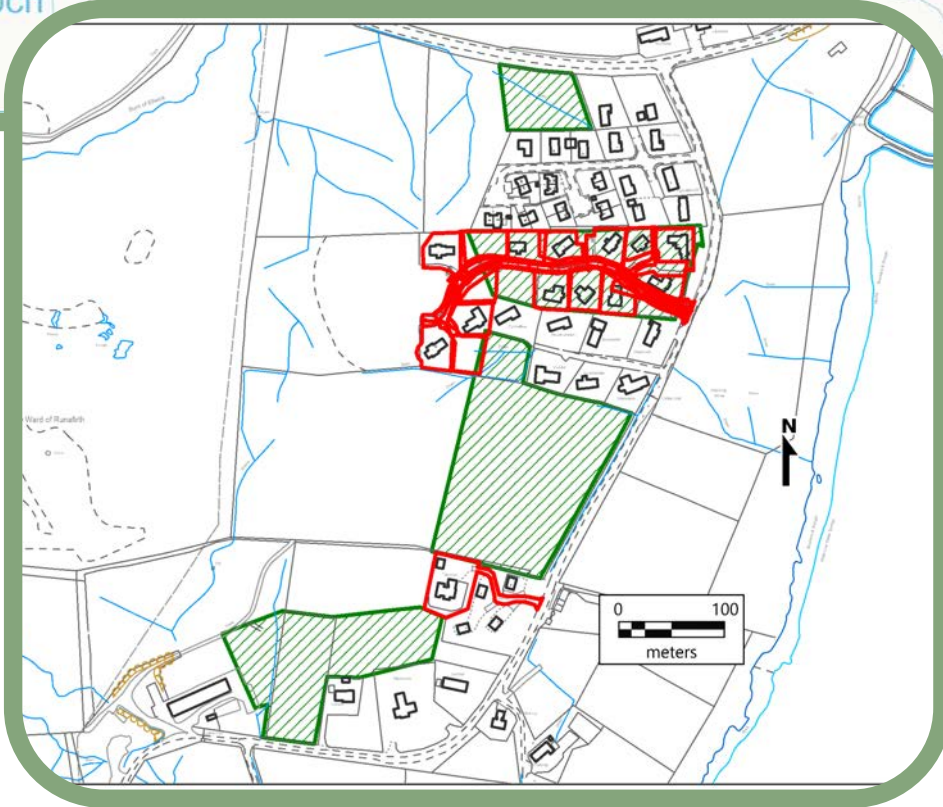
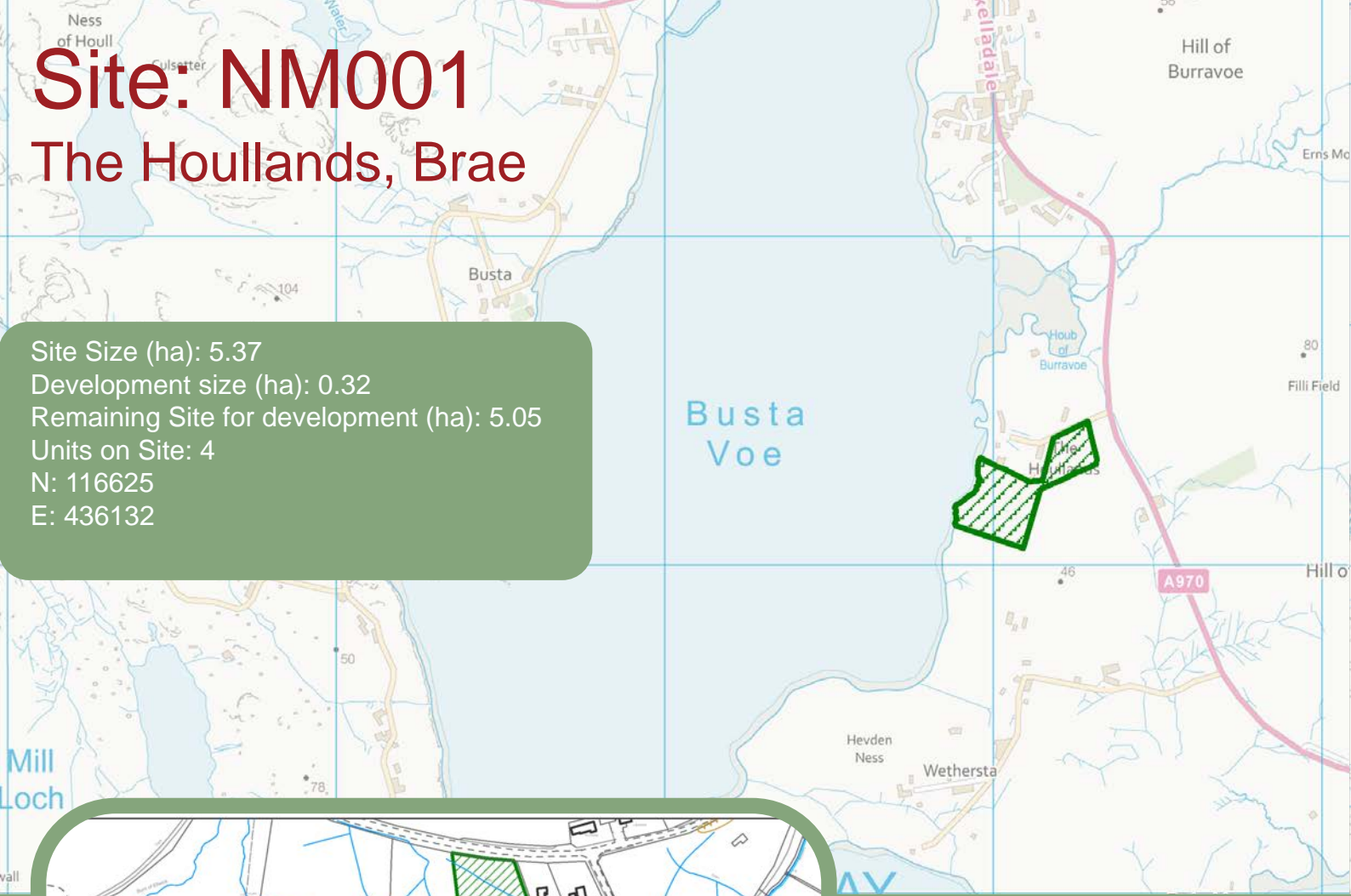
North Mainland



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

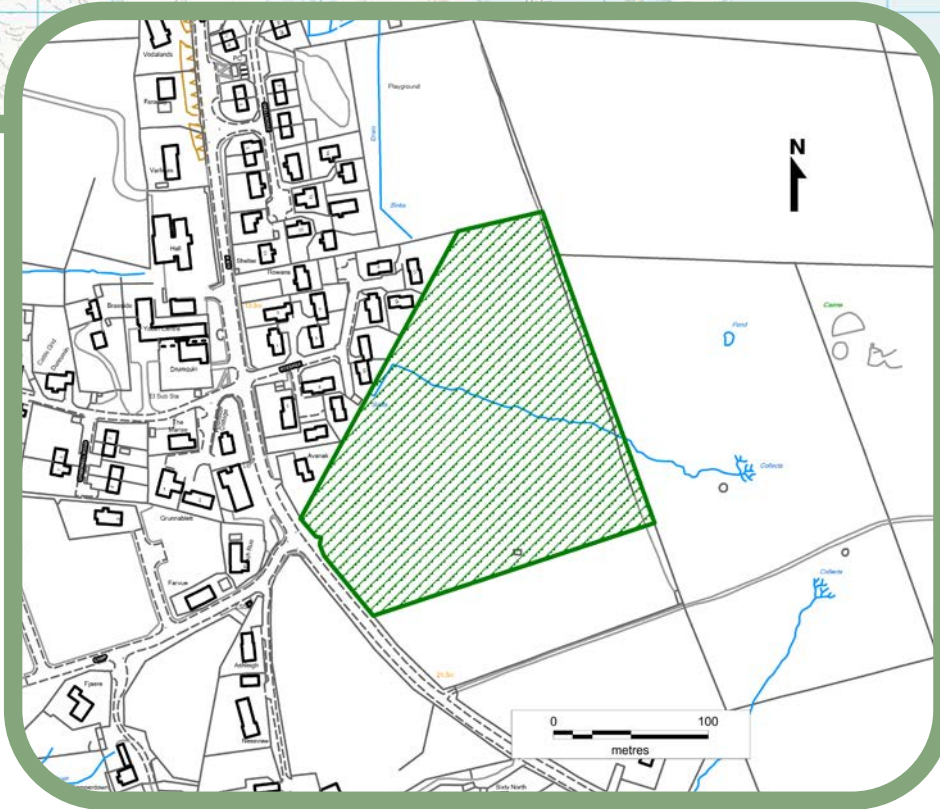
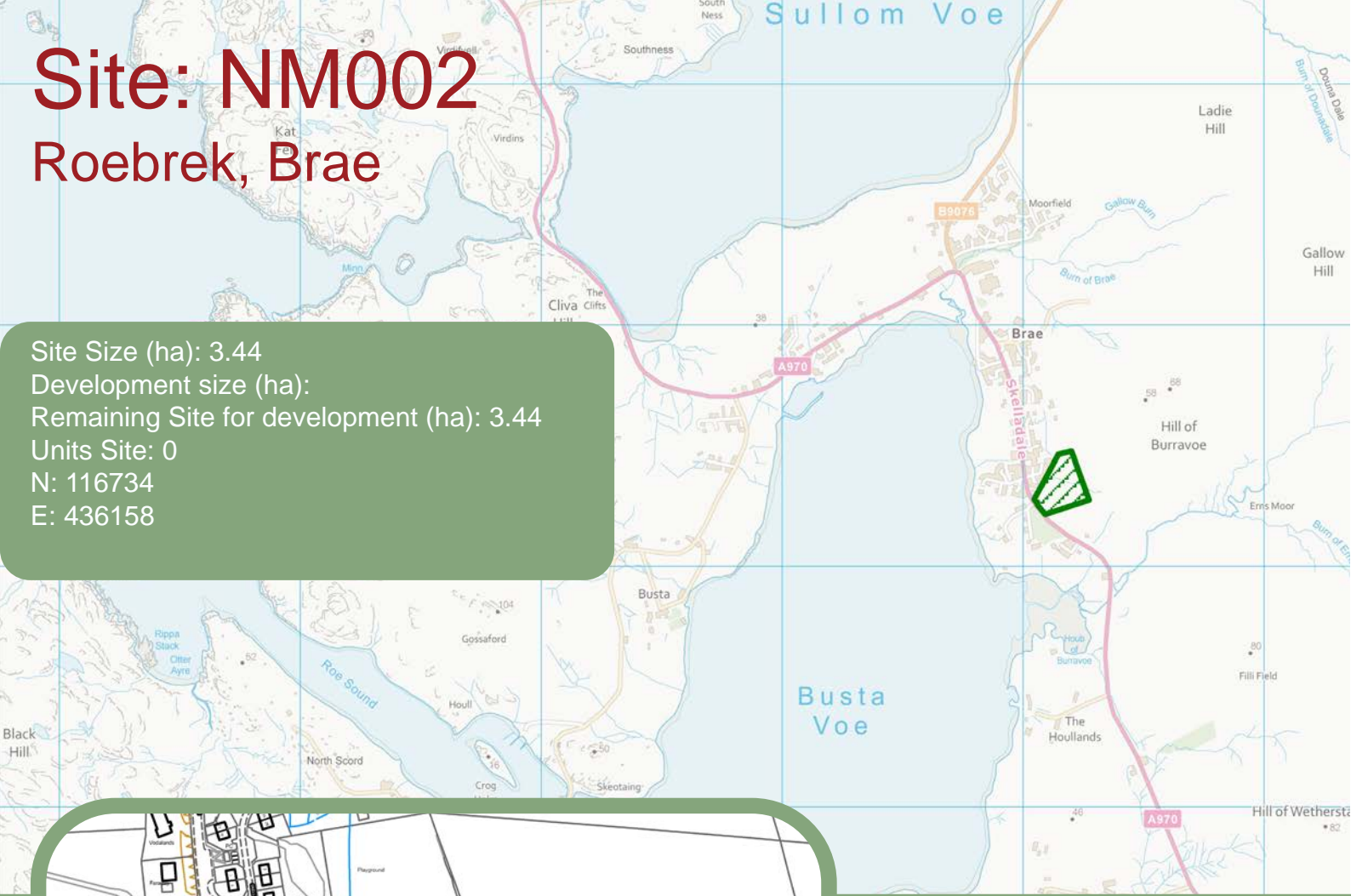


Shetland
Islands Council

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



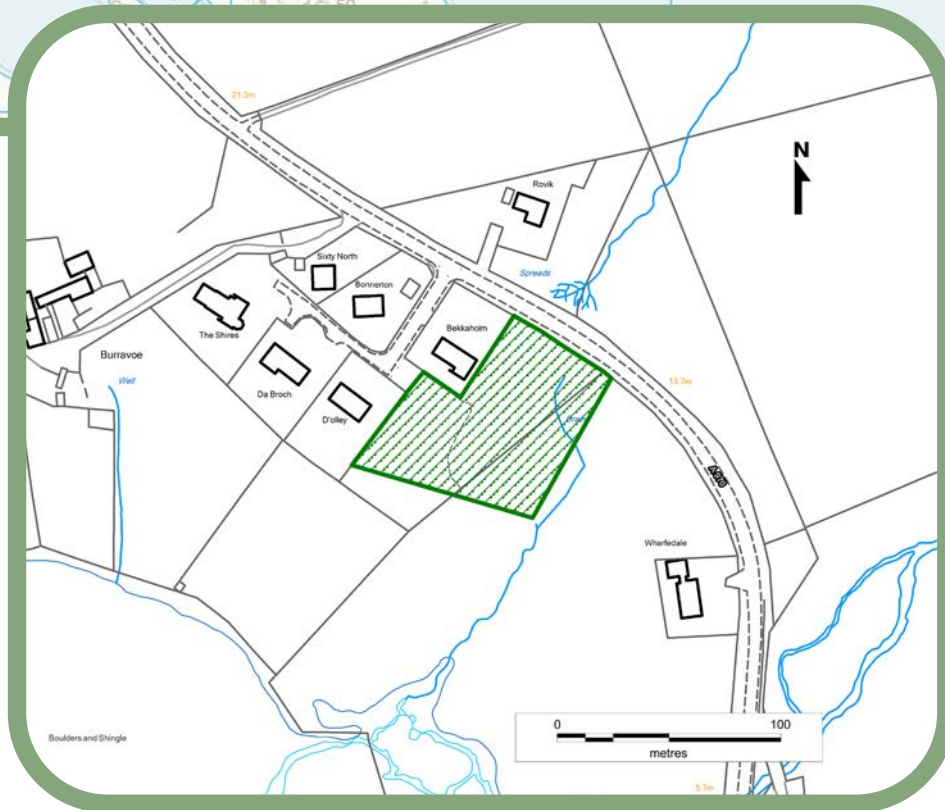
Shetland
Islands Council

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

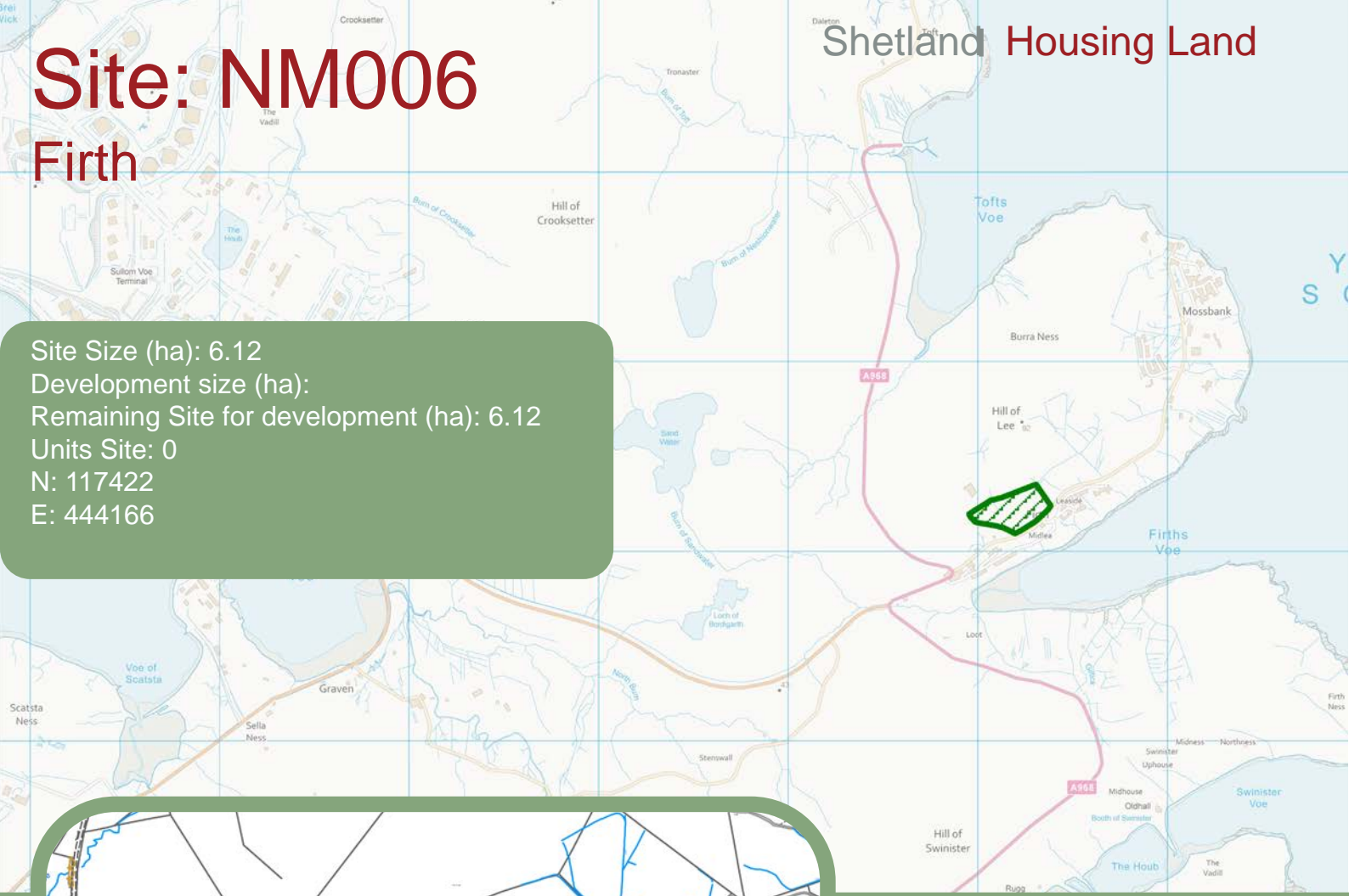
Development Status

- 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

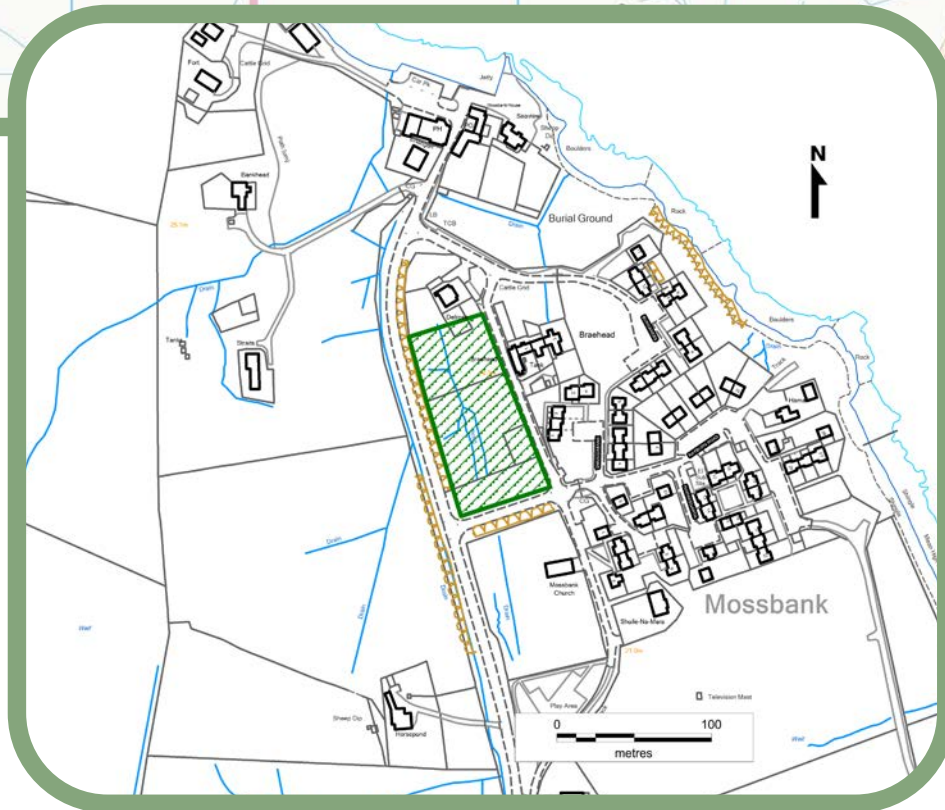
Development Status

- 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

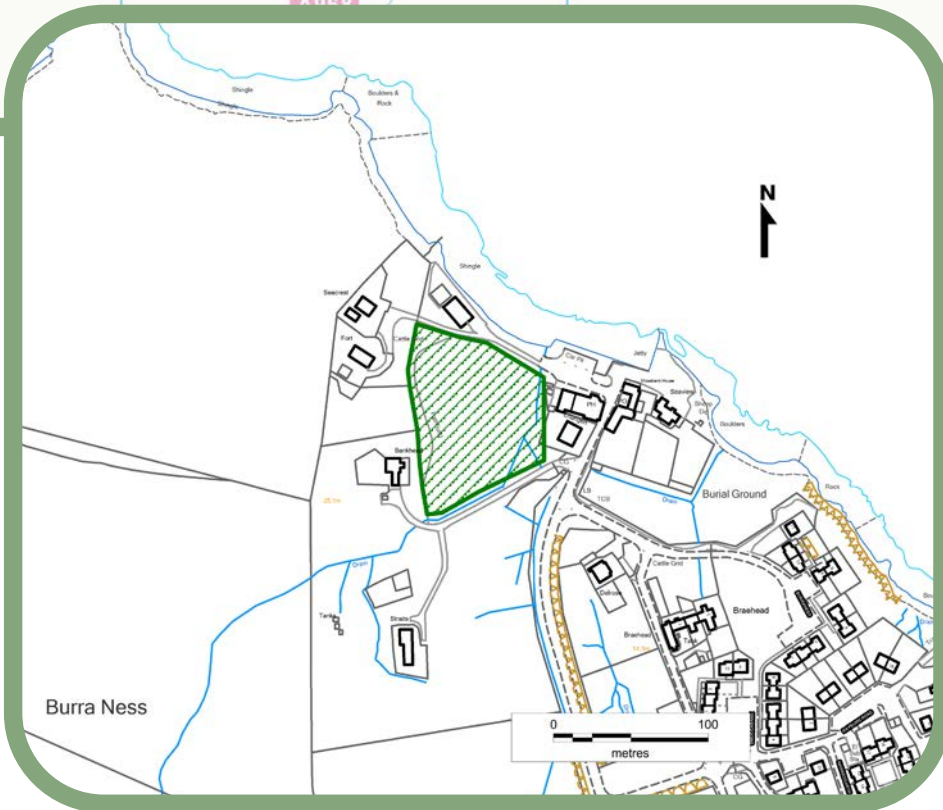
Bankhead, Mossbank

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

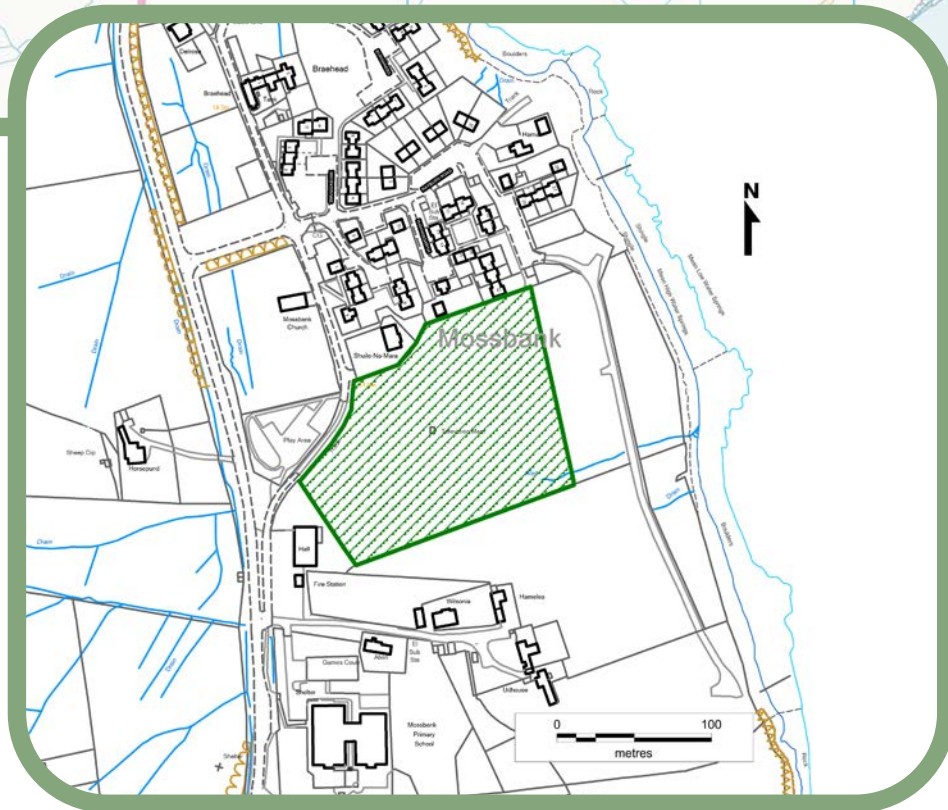
Development Status

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

Site: NM012

Hall, Mossbank

Site Size (ha): 1.87
Development size (ha):
Remaining Site for development (ha): 1.87
Units on Site: 0
N: 117525
E: 445258



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

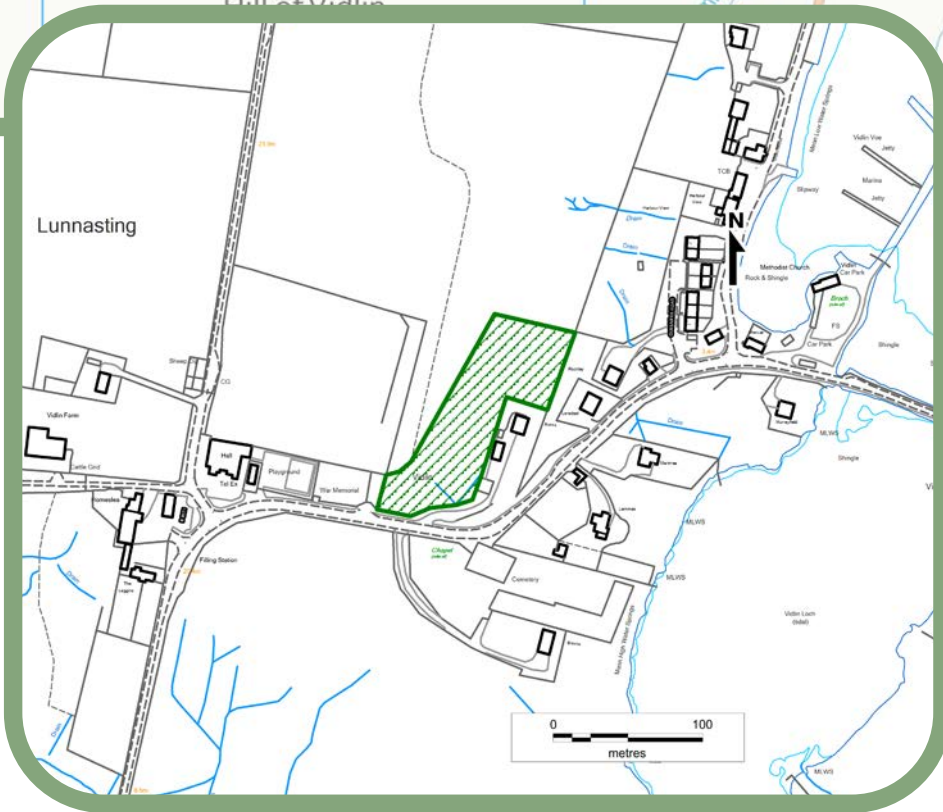
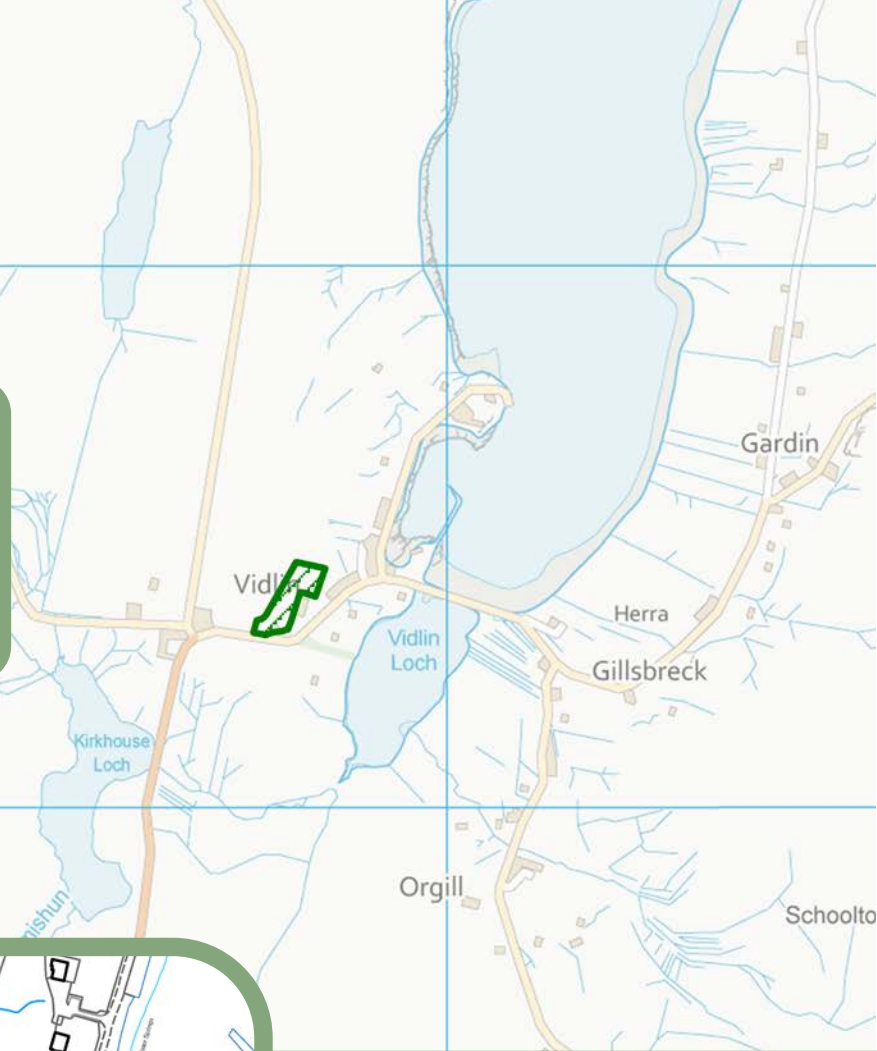
Development Status

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

Site: NM014

Hall Park, Vidlin

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



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

Site: NM015

Busta, Brae

Site Size (ha): 5.68

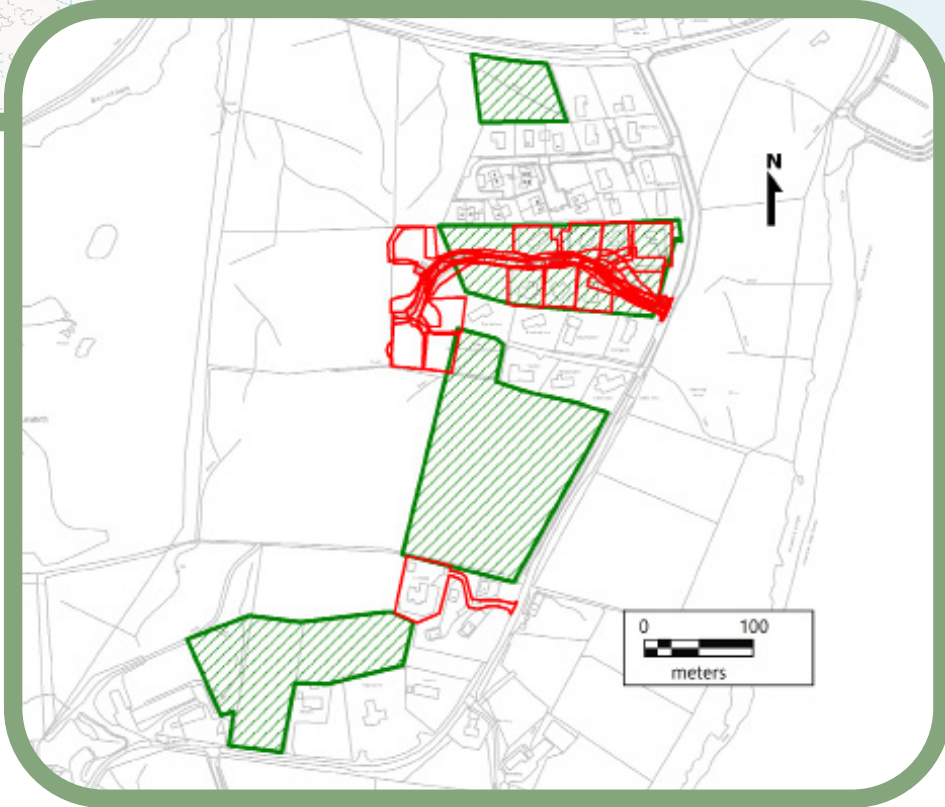
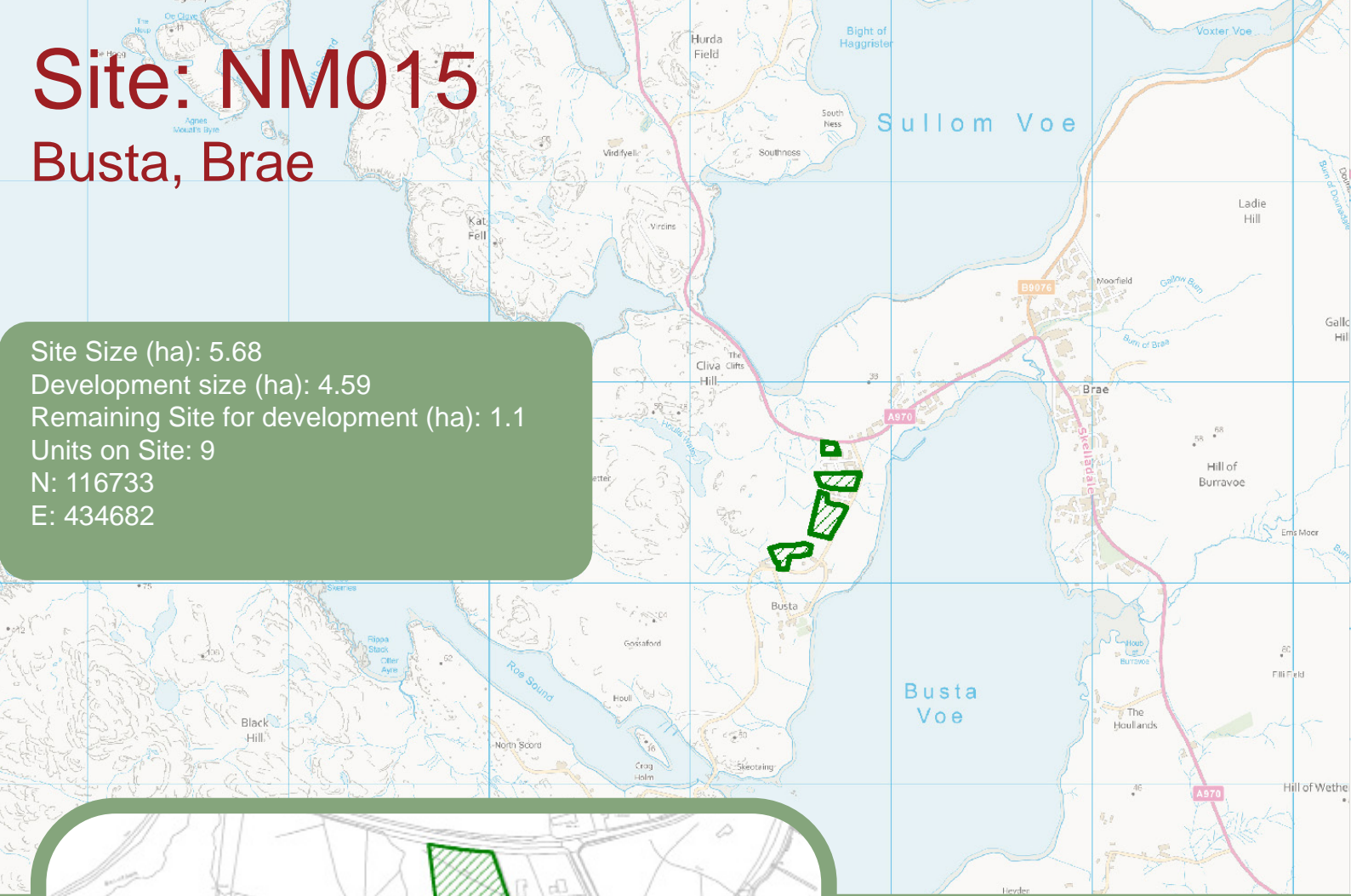
Development size (ha): 4.59

Remaining Site for development (ha): 1.1

Units on Site: 9

N: 116733

E: 434682



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

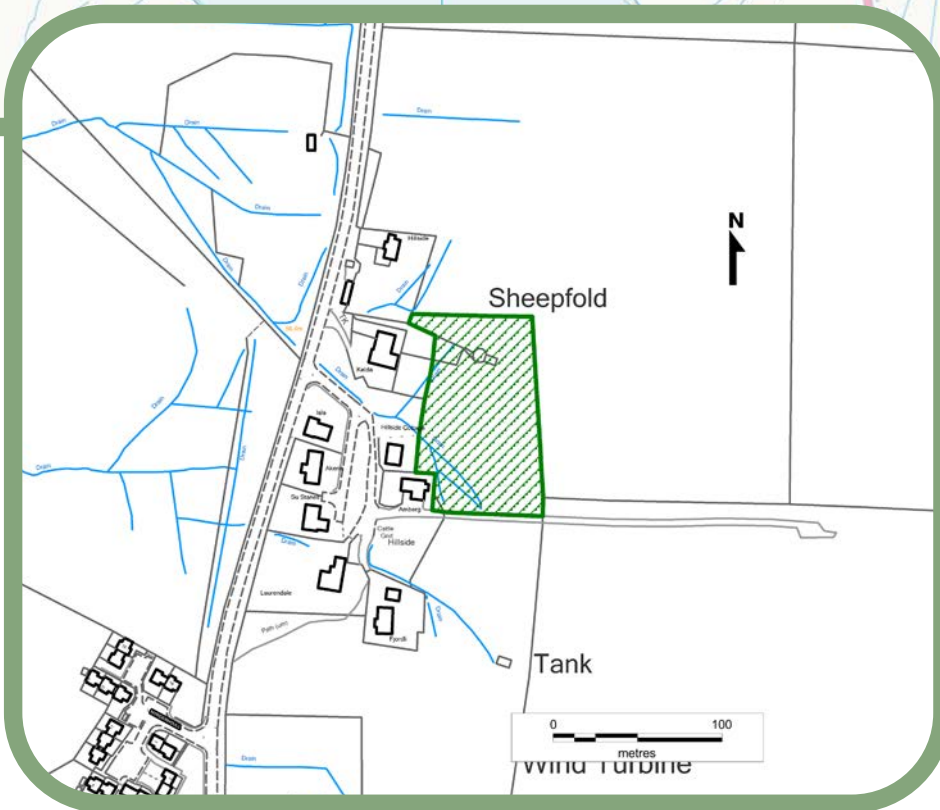
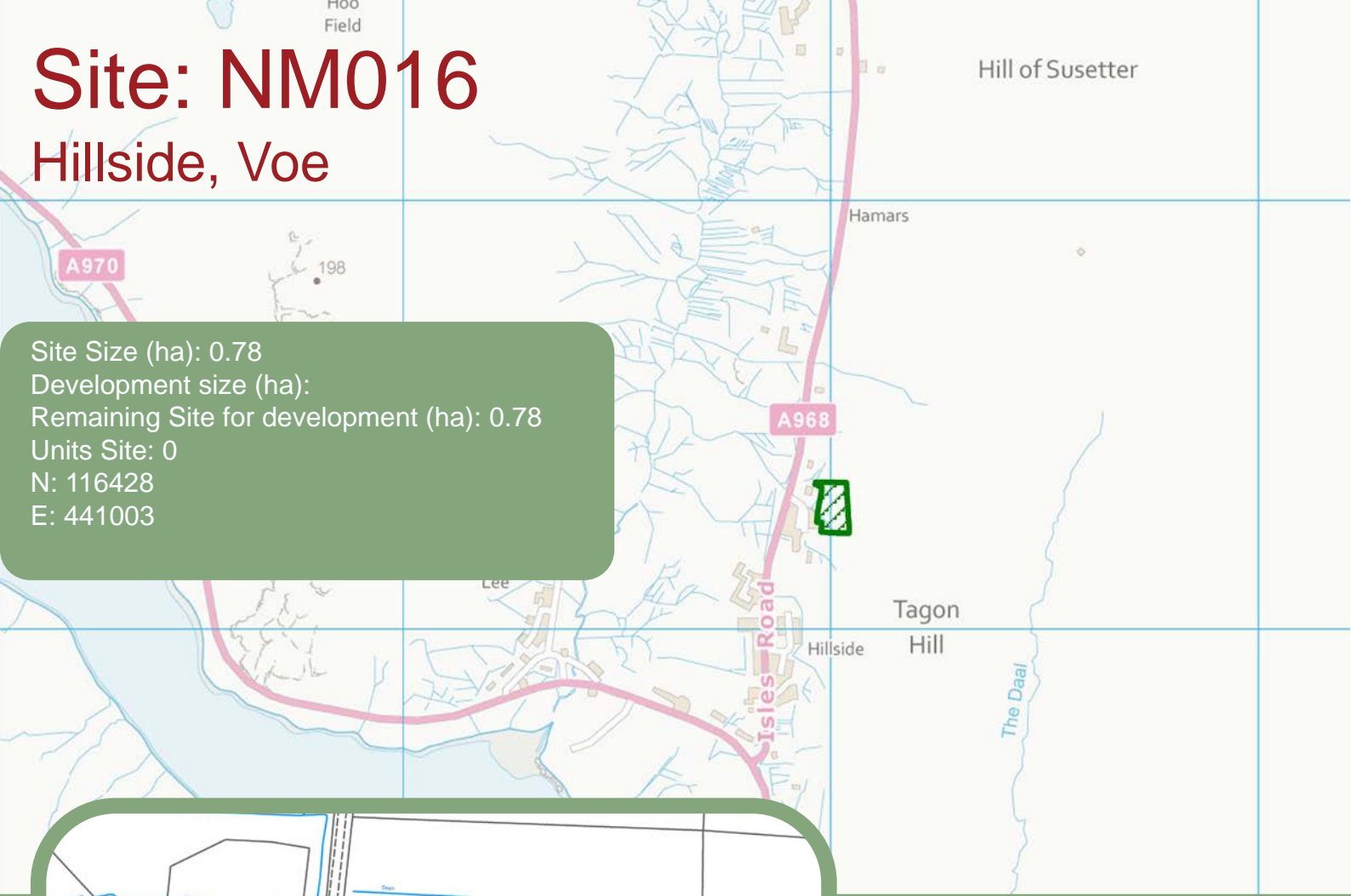
Development Status

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

Site: NM016

Hillside, Voe

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



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

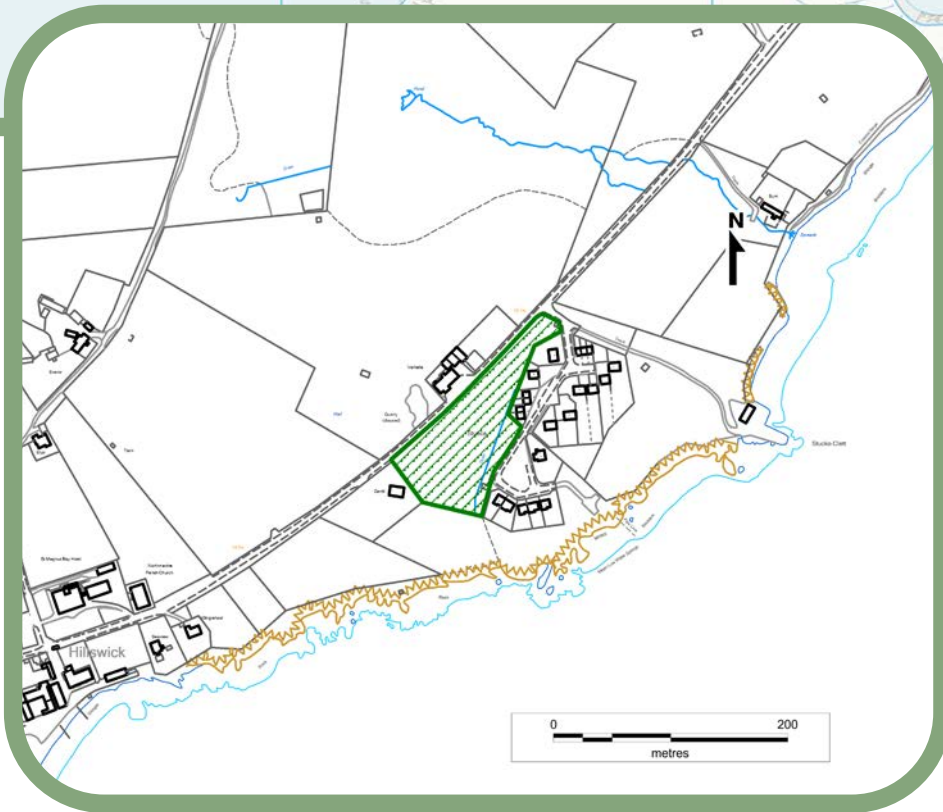
Development Status

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

Site: NM017

Stucca, Hillswick

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



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



Shetland
Islands Council

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

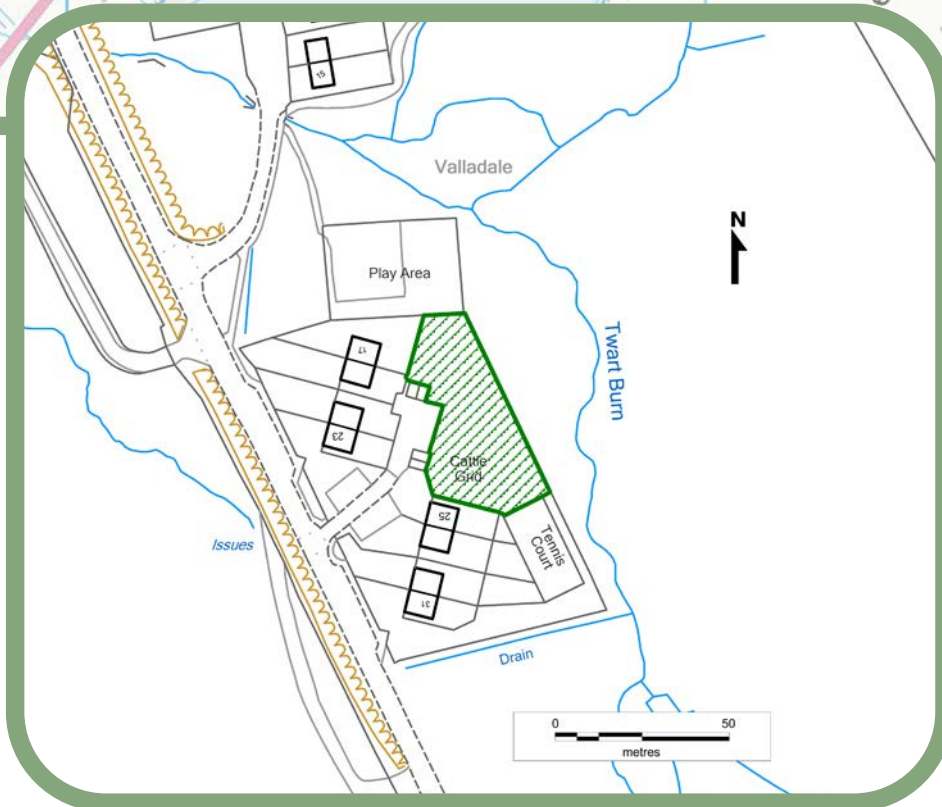
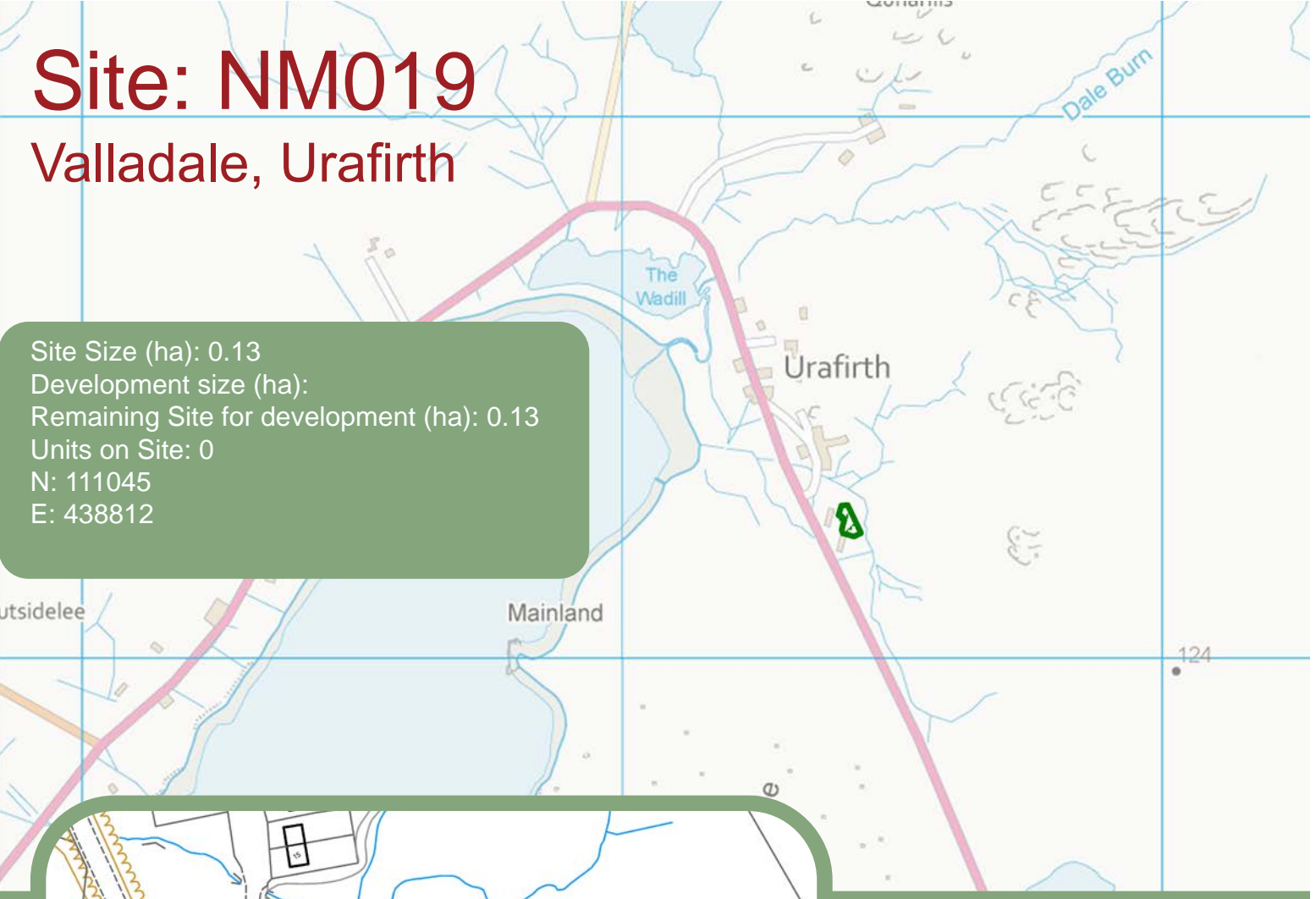


Shetland
Islands Council

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

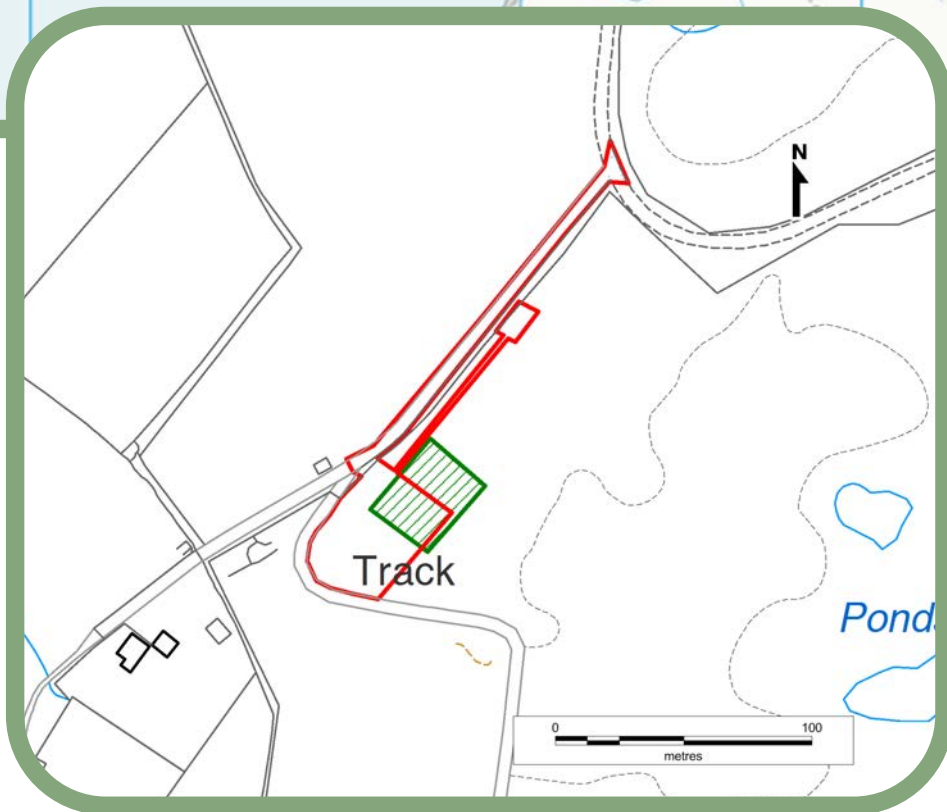
Railsbrough, South Nesting

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

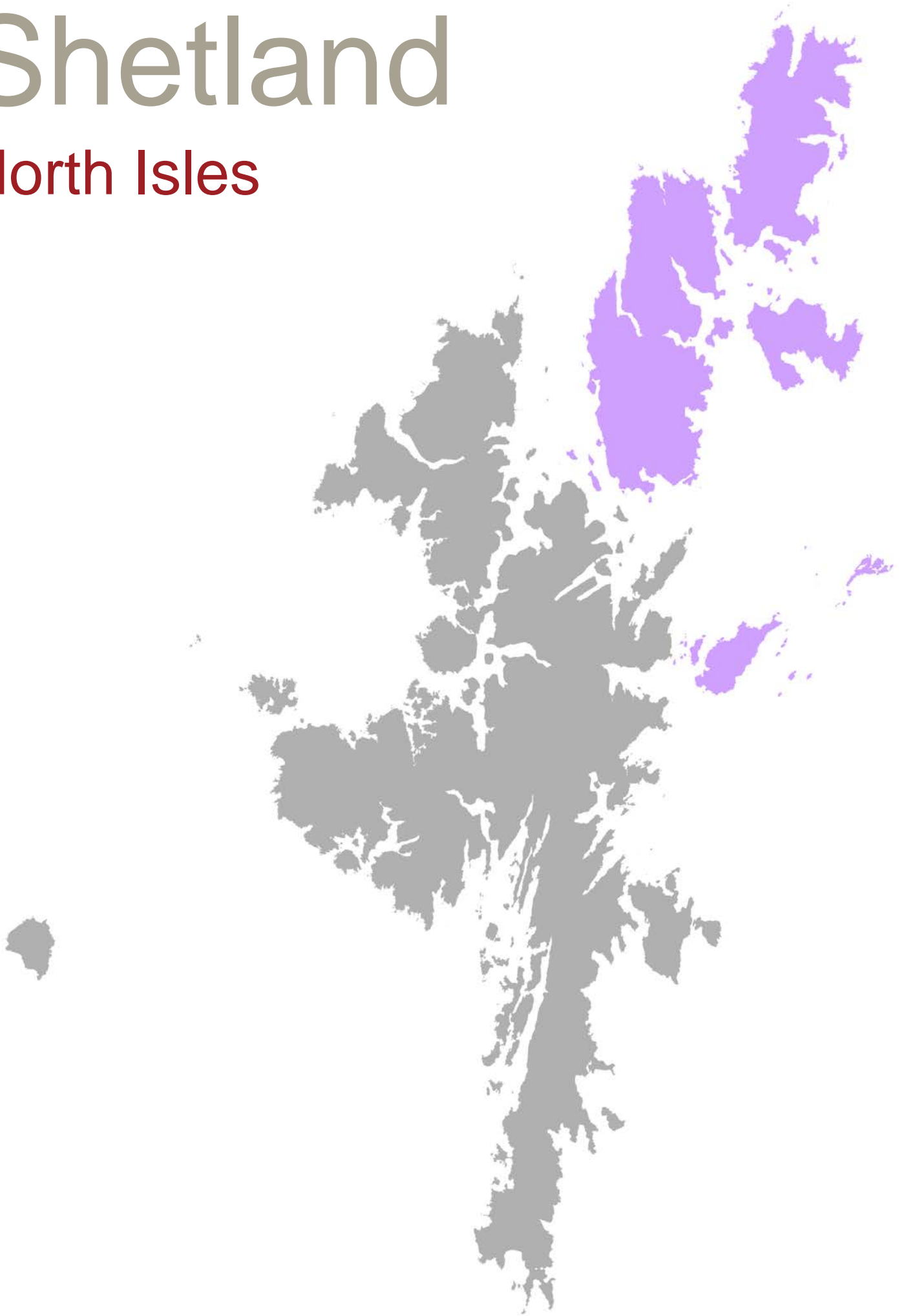
- Site within Area of Best Fit

Development Status

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

Shetland

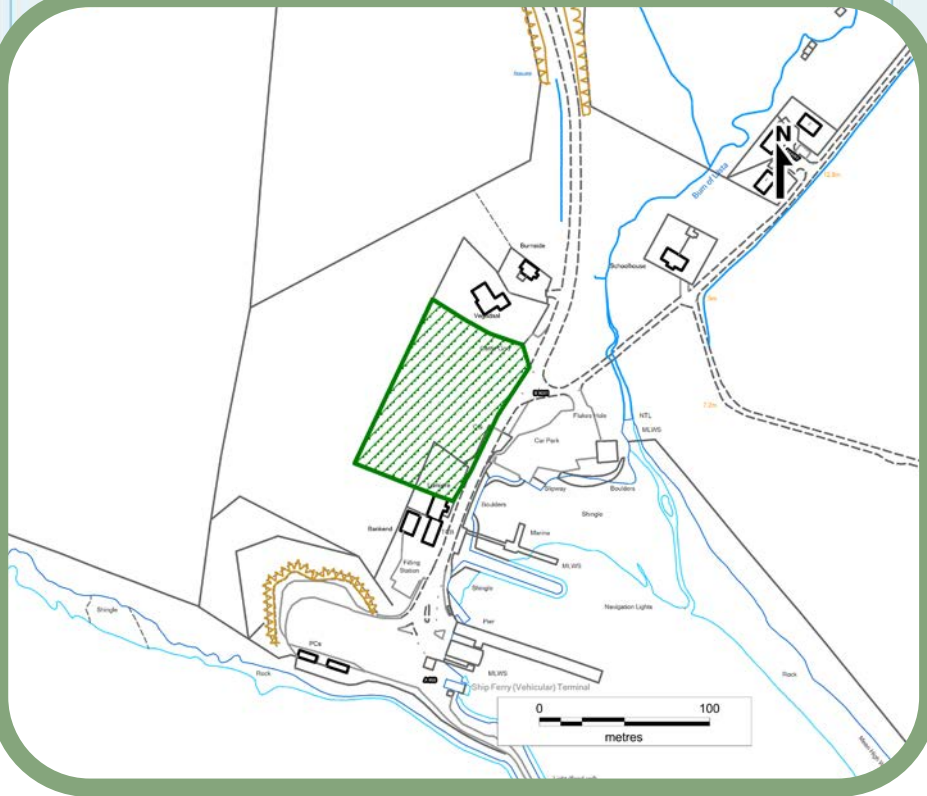
North Isles



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

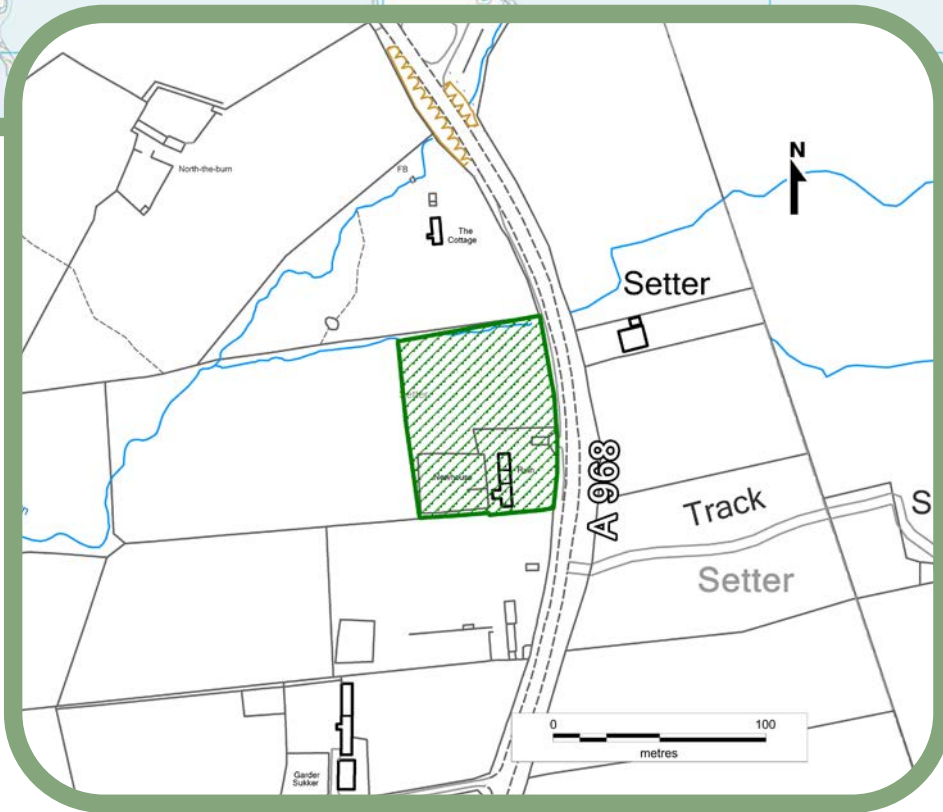
Development Status

- 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

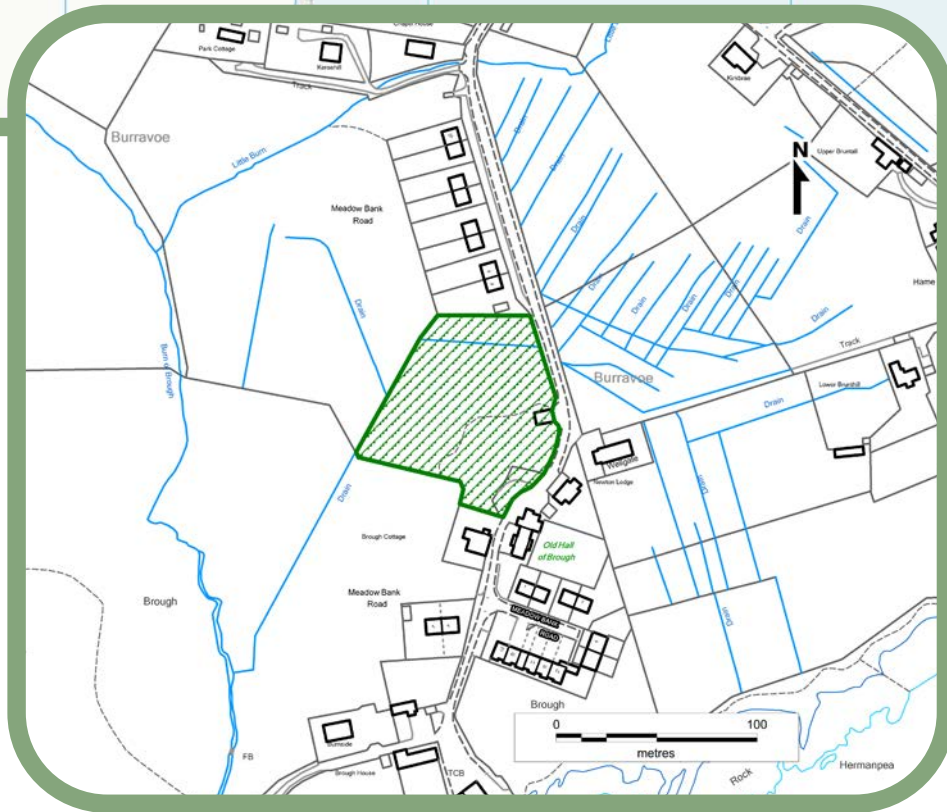
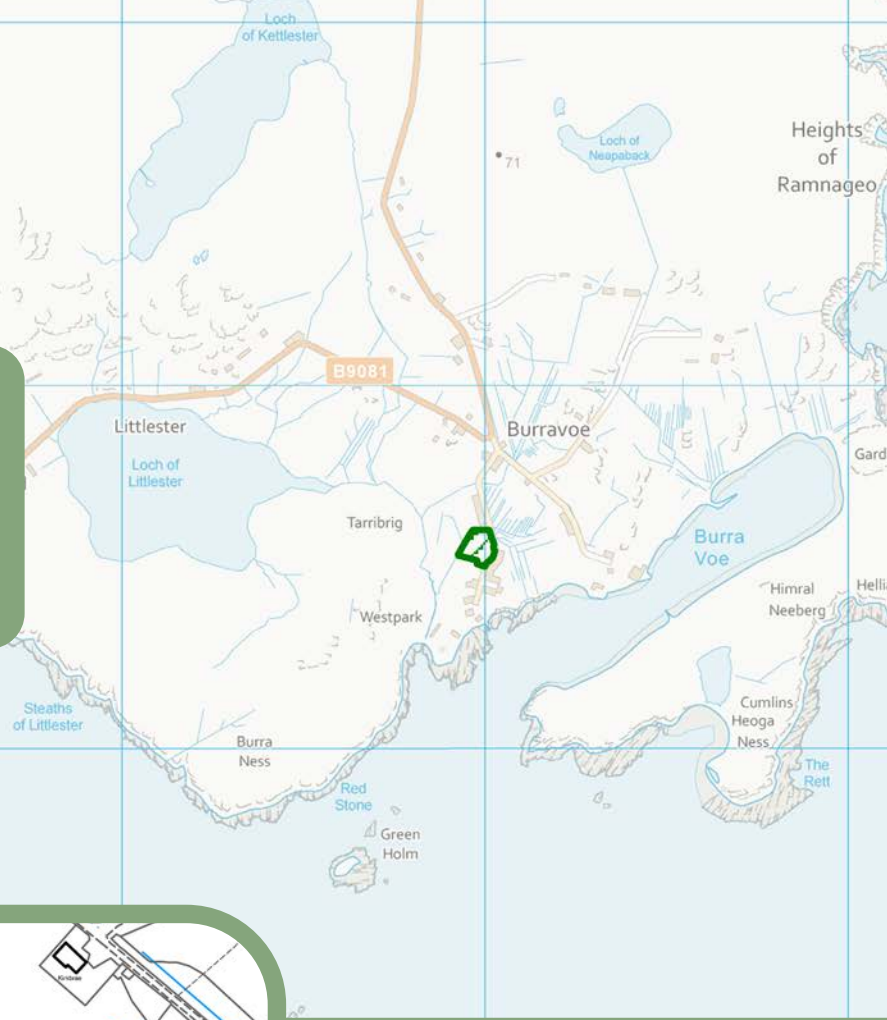
Development Status

- 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



SHETLAND
ISLANDS COUNCIL

Shetland Housing Land Audit