

Shetland

Employment Land Audit



2022/23

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Introduction

The Shetland Islands Council Employment Land Audit (ELA) provides an overview of the availability of employment land across Shetland. The figures contained within the ELA demonstrate the status and availability of employment sites as of 31st March 2023.

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

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

National Policy:

National Planning Framework 4 (NPF4) was adopted February 2023 and as a result replaces Scottish Planning Policy (SPP) as the primary national policy document. In addition to this, NPF4 and the policies contained within it form part of the Development Plan with the Local Development Plan. This is a shift from the status of previous national policy under SPP.

In regard to the assessment of Employment Land, NPF4 states that:

LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.

Therefore, though national policy has changed both in content and status, Employment Land Audits remain a requirement. Over time, there may be emerging guidance and an increased focus on delivery which may mean that the composition of future Employment Land Audits changes.

Local Policy:

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

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

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

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

Methodology

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

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

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

1. Applications on Sites with Development Potential as identified in the LDP.
 - These sites (SWDP) were identified through the 'Call for Sites' process for the adopted LDP. The sites have been assessed as 'Sites with Development Potential' for business and industry through the site assessment process during the formulation of the plan.
2. Applications within industrial areas as identified in the LDP.
 - Industrial areas previously identified in the 2004 Local Plan were carried forward into the LDP.
3. Applications on Areas of Best Fit as identified within the LDP
 - Areas of Best Fit (AoBF) were identified in the LDP to provide a focus for growth within and adjacent to the largest community in each locality area of Shetland. Within AoBF amenities such as schools, shops, employment and essential infrastructure are all readily available through a range of sustainable transport options; and will support large, medium and small scale developments.
4. Windfall sites
 - Development sites, which become available for development unexpectedly during the life of the development plan and so, are not identified individually in the plan.

The Planning Service acknowledges that during the period 2018/98-2022/23 **72% of business and industry development has occurred on windfall sites**. Whilst these developments are not on sites allocated within the LDP they did comply with the policies of the plan.

Tables

Applications on a Site With Development Potential						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	1	0	0	0	0	1
Use Class 5	2	0	0	1	1	3
Use Class 6	0	0	0	1	0	1
Total	3	0	0	2	0	5

Application on Windfall Sites						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	6	3	4	1	1	15
Use Class 5	5	4	0	2	2	13
Use Class 6	2	1	0	0	0	3
Total	13	8	4	3	3	31

Applications on Industrial Sites Identified in the Business & Industry Supplementary Guidance						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	0	0	1	0	0	1
Use Class 5	2	0	0	0	0	2
Use Class 6	1	1	0	0	0	2
Total	3	1	1	0	0	5

Application within an Area of Best Fit						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	1	0	0	0	0	1
Use Class 5	0	0	0	0	0	0
Use Class 6	0	1	1	1	0	3
Total	1	1	1	1	0	4

Applications on both a SWDP & AoBF						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	0	0	0	0	0	0
Use Class 5	0	0	0	0	0	0
Use Class 6	0	0	0	1	0	1
Total	0	0	0	1	0	1

Applications on both a SWDP & Ind Zone						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	0	0	0	0	0	0
Use Class 5	1	0	0	0	0	1
Use Class 6	0	0	0	1	0	1
Total	1	0	0	1	0	2

Total Applications						
	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Use Class 4	8	3	5	1	1	18
Use Class 5	8	4	0	3	2	17
Use Class 6	3	3	1	1	0	8
Total	19	10	6	5	3	43

Analysis of Period 2018/19 to 2022/23

12% of all applications (Use Classes 4-6) approved were on Sites with Development Potential.

20% of applications on Sites with Development Potential were for Class 4, 60% for Class 5 and 20% for Class 6.

42% of applications were for Business developments (Class 4), 40% of applications were for general industry (Class 5) and 19% for storage or distribution (Class 6).

Analysis of Period 2022/23

In the 2022/2023 period there were 3 applications approved. These applications were approved on Windfall Sites.

Land Availability of Sites – Local Development Plan (2014)

Analysis of industrial sites and mixed use sites identified in the LDP as 'Sites with Development' Potential shows that 169.73ha of land was available for employment uses at the adoption of the plan in September 2014. Since then 16.59ha of land has been developed and 153.14ha remains available.

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

Industrial Sites		Site Size(ha)	Area Developed(ha)	Area Remaining (ha)
<u>Lerwick</u>				
LK001	Former Decca Station Lerwick	5.37	1.66	3.71
LK002	Black Hill Industrial Estate	2.16	0.01	2.15
LK003	Gremista, Lerwick	0.72	0.14	0.58
LK004	Gremista, Lerwick	1.29	0.01	1.28
LK005	Rova Head, Lerwick	7.82	0.69	7.13
LK006	Port Business Park/Black Hill Ind. Est	13.41	2.83	10.58
LK007	Port Business Park	1.60	0.00	1.60
LK011	Staneyhill, Lerwick	37.58	1.08	36.50
LK018	Gremista Lerwick	0.32	0.00	0.32
LK019	North Greenhead Lerwick	4.40	0.93	3.47
LK020	North Greenhead Lerwick	6.18	0.03	6.15
LK021	Dales Voe Lerwick	8.00	3.43	4.57
Lerwick Sites Total		88.85	10.81	78.04
<u>Outwith Lerwick</u>				
NM004	Scatsta Airport	26.5	1.72	24.78
NM005	Scatsta Airport	11.95	0.70	11.25
NM013	Loch of Haggriester Sullom	6.9	0.00	6.9
NM020	Sellaness Scasta	20.59	2.77	17.82
Other Sites Total (ha)		65.94	5.19	60.75
Total Industrial Land (ha)		154.79	16.00	138.79
<u>Mixed Use Sites</u>				
BR002	Ham Bressay	0.8	0.00	0.80
LK010	Lerwick	0.97	0.74	0.23
LK014	Lerwick	1.69	0	1.69
LK015	Lerwick	5.33	0.03	5.33
NM008	Mossbank and Firth	1.14	0.00	1.14
SM019	Scatness Virkie	1.45	0.17	1.28
SM024	Whilligarth Scousborough	3.56	0.00	3.56
Total Mixed Used Land (ha)		14.94	0.91	14.03
Total Industrial & Mixed Use Land (ha)		169.73	16.91	152.82

Next Steps

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

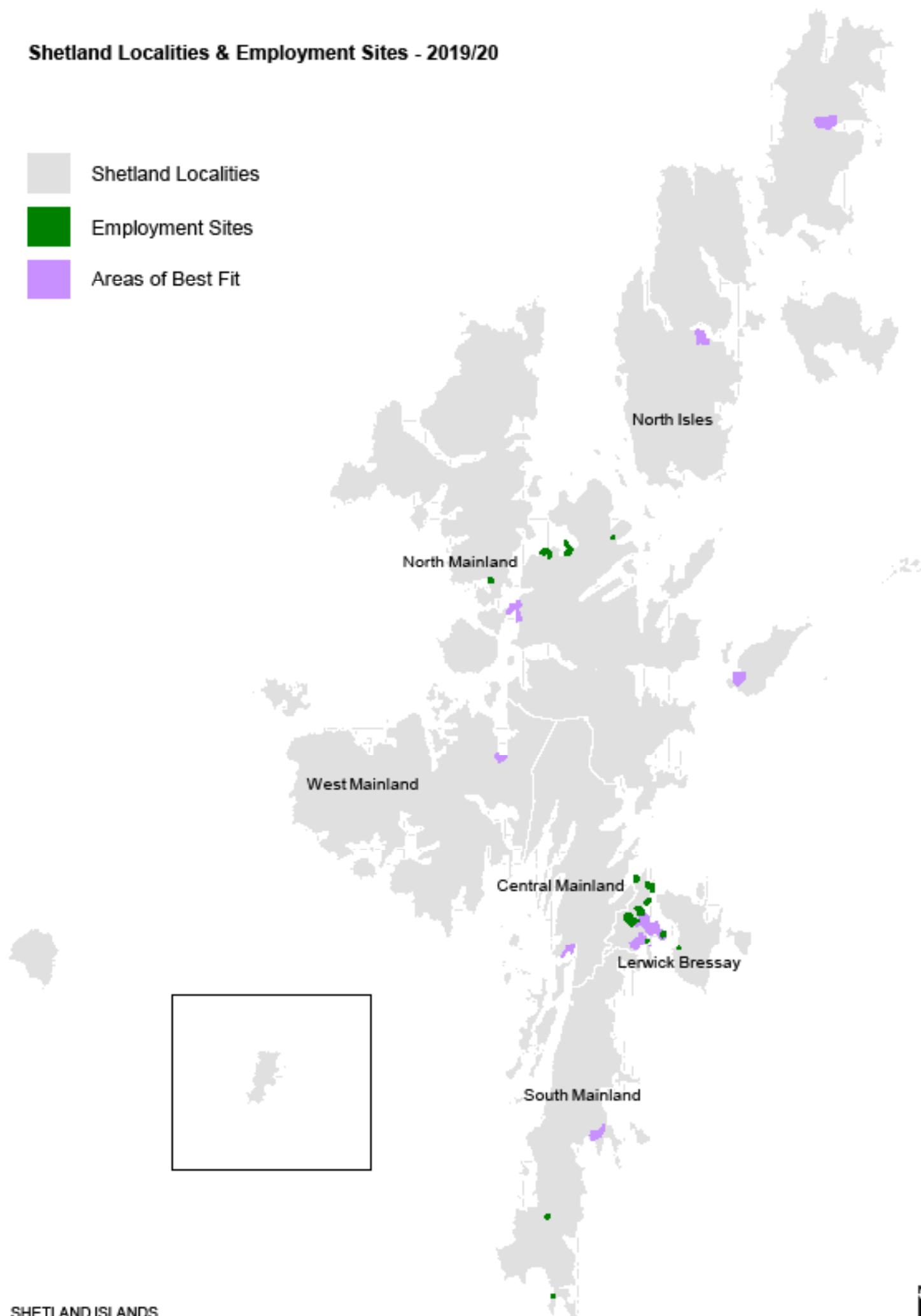
As part of transition to the new methodology for both Employment Land Audits and Local Development Plans, historic ELAs such as this one should be viewed within this transitional context. This HLA is an evaluation of consents and completion data coming forward in the audit period and a reflection on 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 ELAs and Action Programmes (in future referred to as Delivery Programmes) 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.

Shetland Localities & Employment Sites - 2019/20

- Shetland Localities
- Employment Sites
- Areas of Best Fit



SHETLAND ISLANDS

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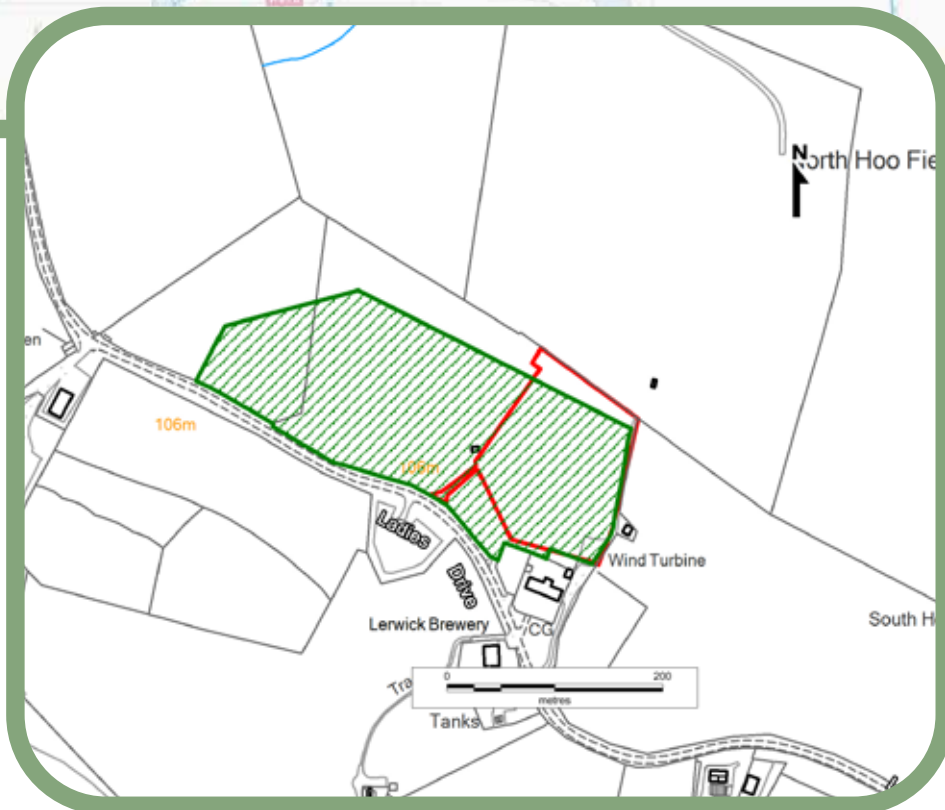
Site: LK001

Former Decca Station, Lerwick

Site Size (ha): 5.37

Development size (ha): 1.64

Remaining Site for development (ha): 3.73



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



Shetland
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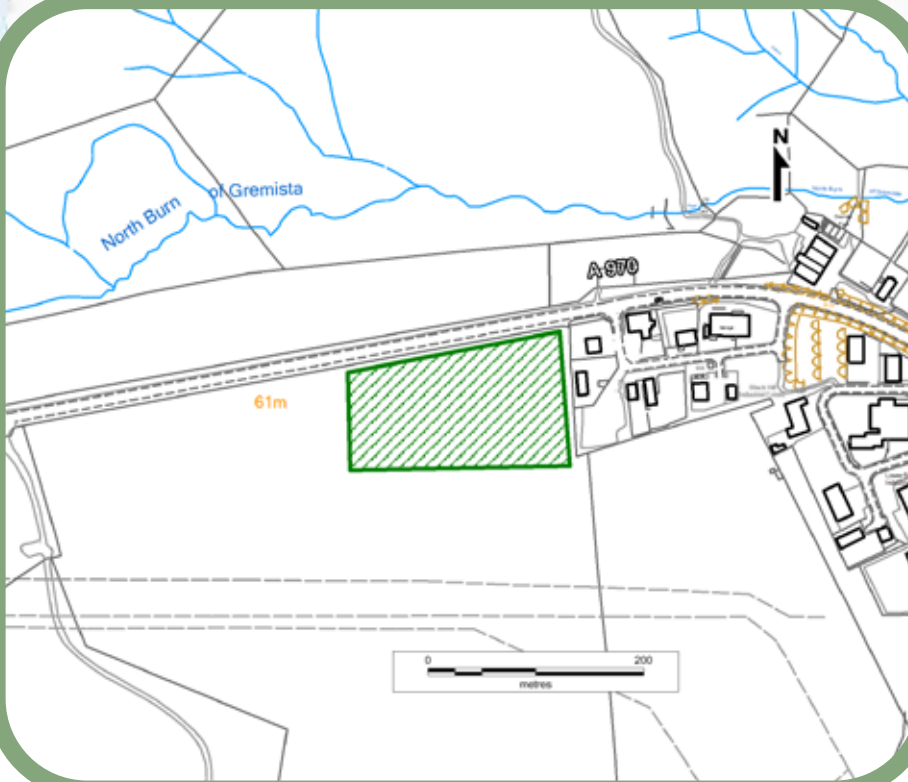
Site: LK002

Blackhill Industrial Estate, Lerwick

Site Size (ha): 2.163

Development size (ha): 0

Remaining Site for development (ha): 2.163



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



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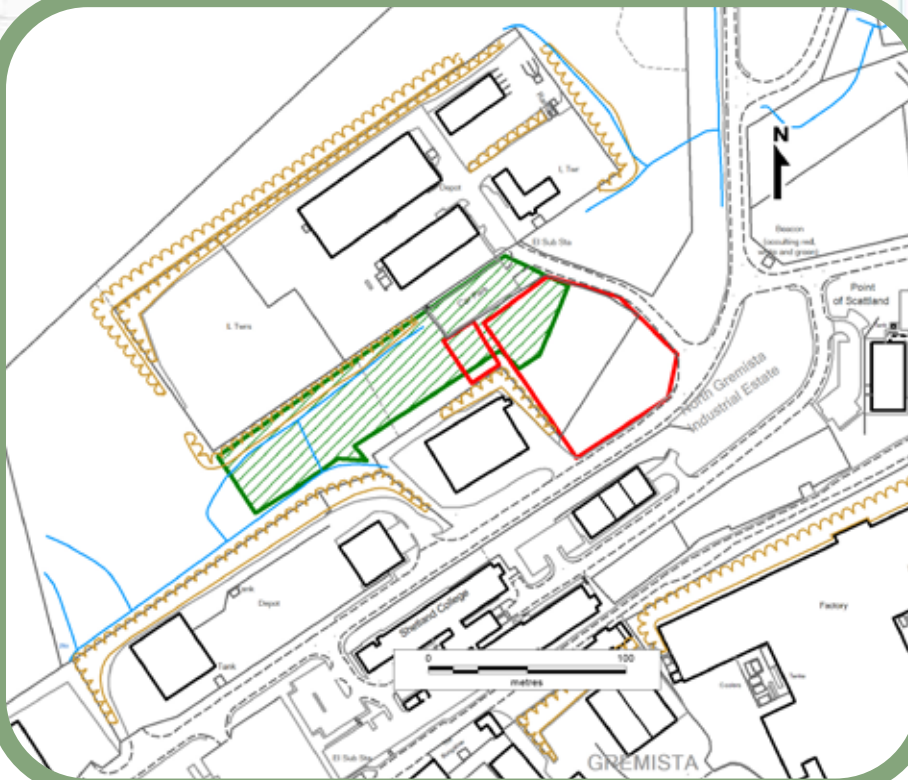
LK003

Gremista Industrial Estate, Lerwick

Site Size (ha): 0.72

Development size (ha): 0.14

Remaining Site for development (ha): 0.58



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



Shetland
Islands Council

Site: LK004

Gremista Industrial Estate, Lerwick

Site Size (ha): 1.29

Development size (ha):

Remaining Site for development (ha): 1.29



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

- Site Not Developed
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- Development Commenced
- Complete



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Islands Council

Site: LK005

Rova Head, Lerwick

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



Development Timescale as per Action Programme:

- Short term - 1-5 years
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- Long term

Planning Status

- Site within Area of Best Fit

Development Status

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



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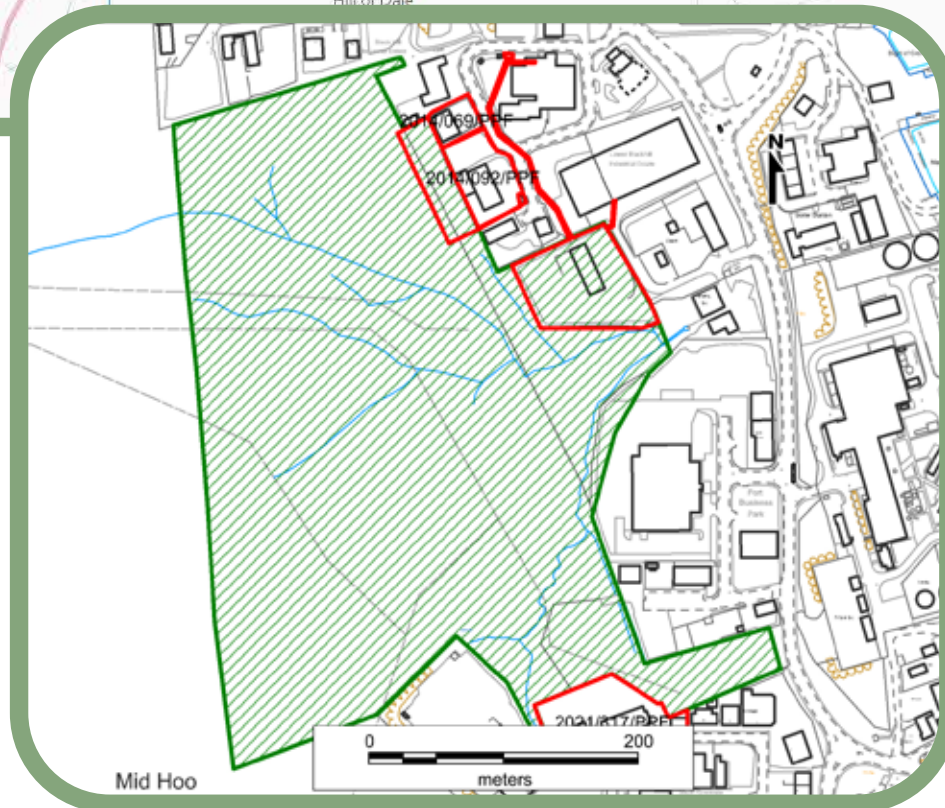
Site: LK006

Blackhill Industrial Estate, Lerwick

Site Size (ha): 13.41

Development size (ha): 12.57

Remaining Site for development (ha): 0.84



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



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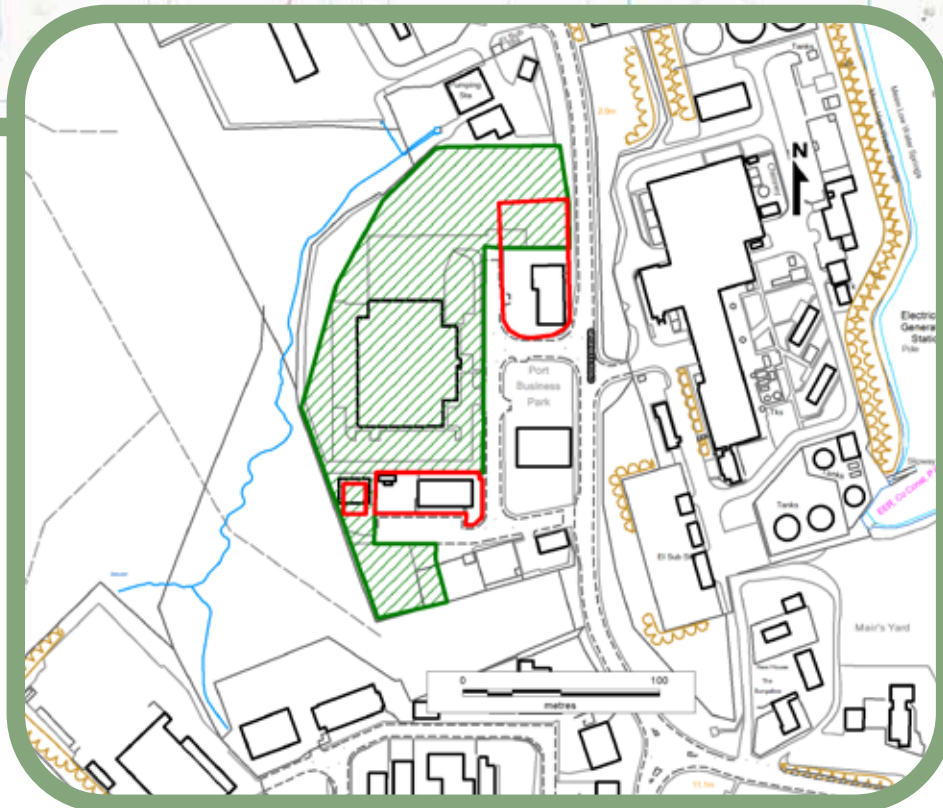
Site: LK007

Port Business Park, Lerwick

Site Size (ha): 1.6

Development size (ha): 0.1

Remaining Site for development (ha): 1.5



Development Timescale as per Action Programme:

- Short term - 1-5 years
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- Long term

Planning Status

- Site within Area of Best Fit

Development Status

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- Development Commenced
- Complete



Shetland
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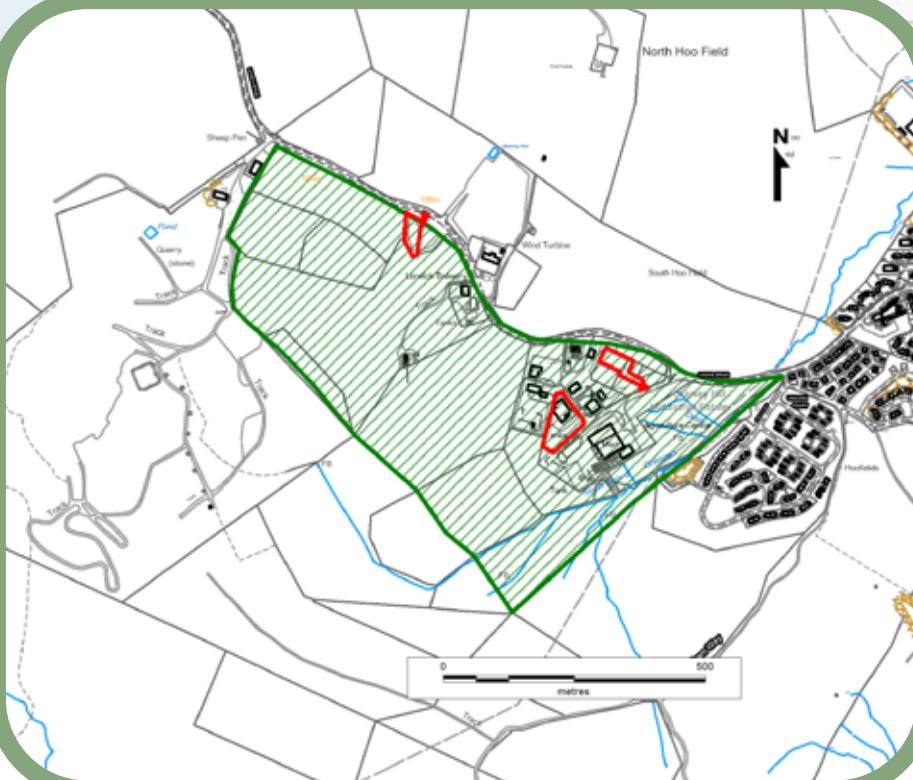
Site: LK011

Staneyhill, Lerwick

Site Size (ha): 37.58

Development size (ha): 0.9

Remaining Site for development (ha): 36.68



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

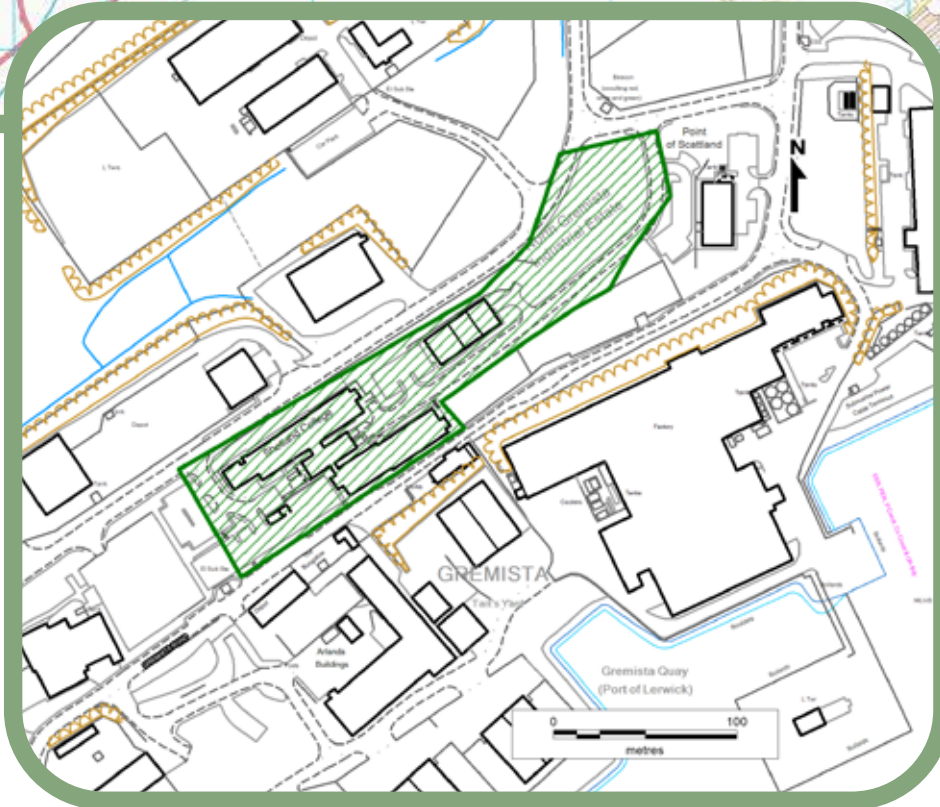


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Site: LK014

Gremista Industrial Estate, Lerwick

Site Size (ha): 1.88
Development size (ha): 0
Remaining Site for development (ha): 1.88



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



Shetland
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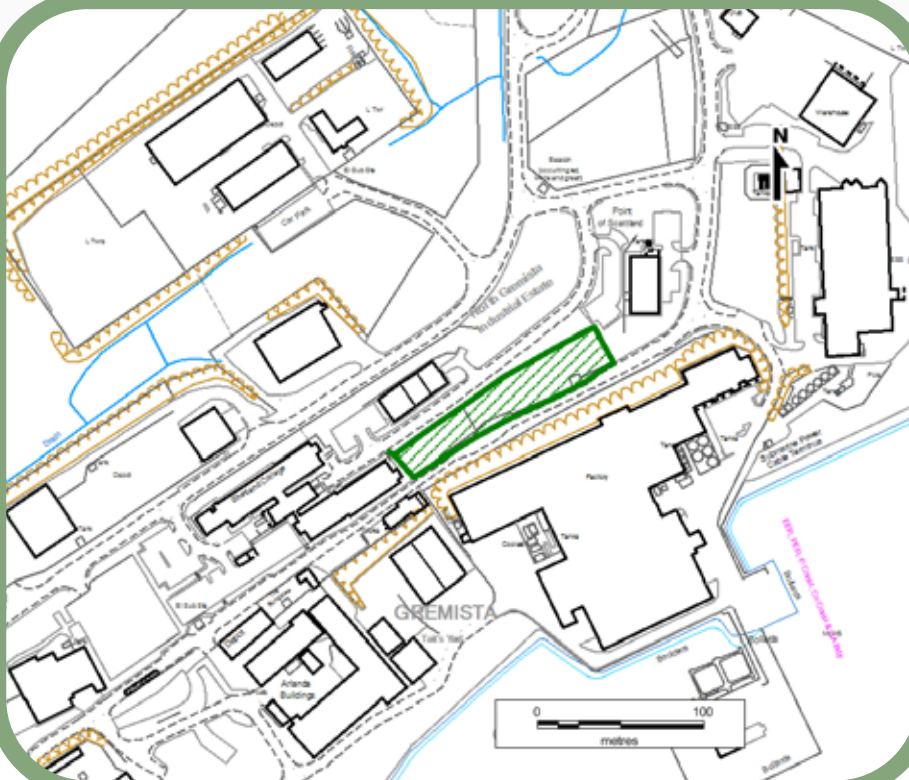
Site: LK018

Gremista Industrial Estate, Lerwick

Site Size (ha): 0.32

Development size (ha): 0

Remaining Site for development (ha): 0.32



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



Shetland
Islands Council

Site: LK019

Rova Head, Lerwick

Site Size (ha): 4.4

Development size (ha): 3.47

Remaining Site for development (ha): 0.93



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



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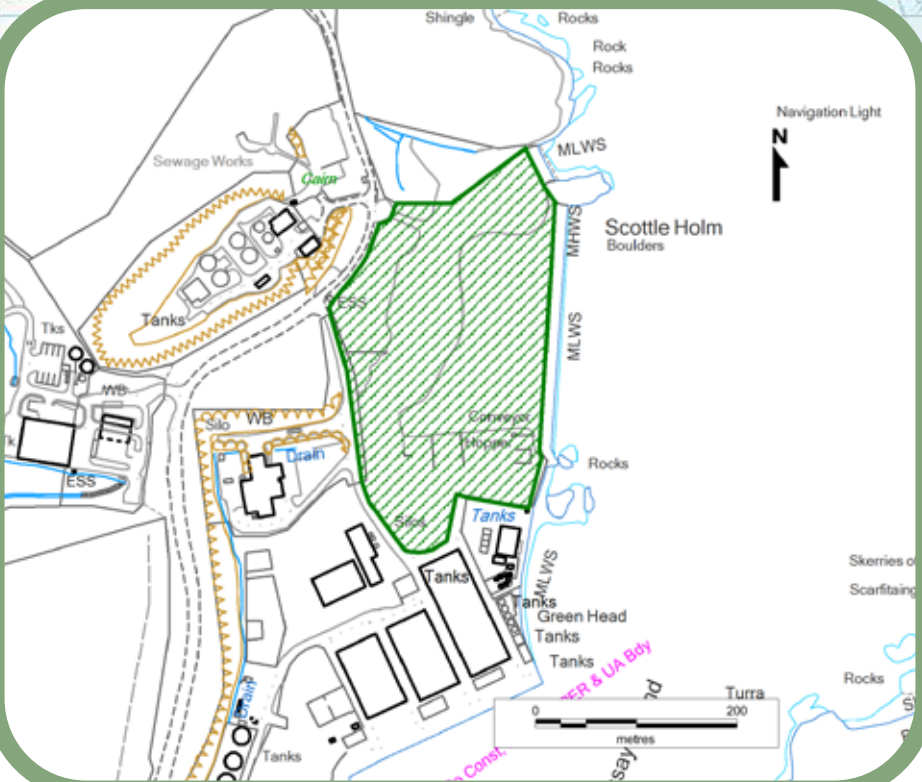
Site: LK020

Rova Head, Lerwick

Site Size (ha): 6.18

Development size (ha): 0

Remaining Site for development (ha): 6.18



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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

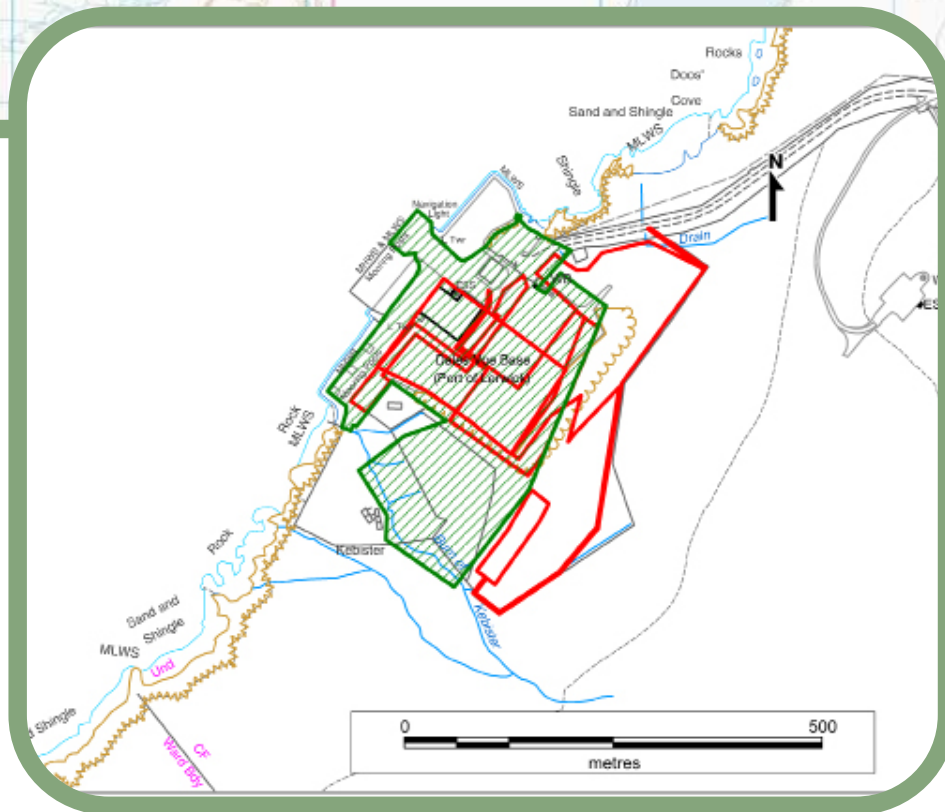


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Site: LK021

Dales Voe, Lerwick

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



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



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Islands Council

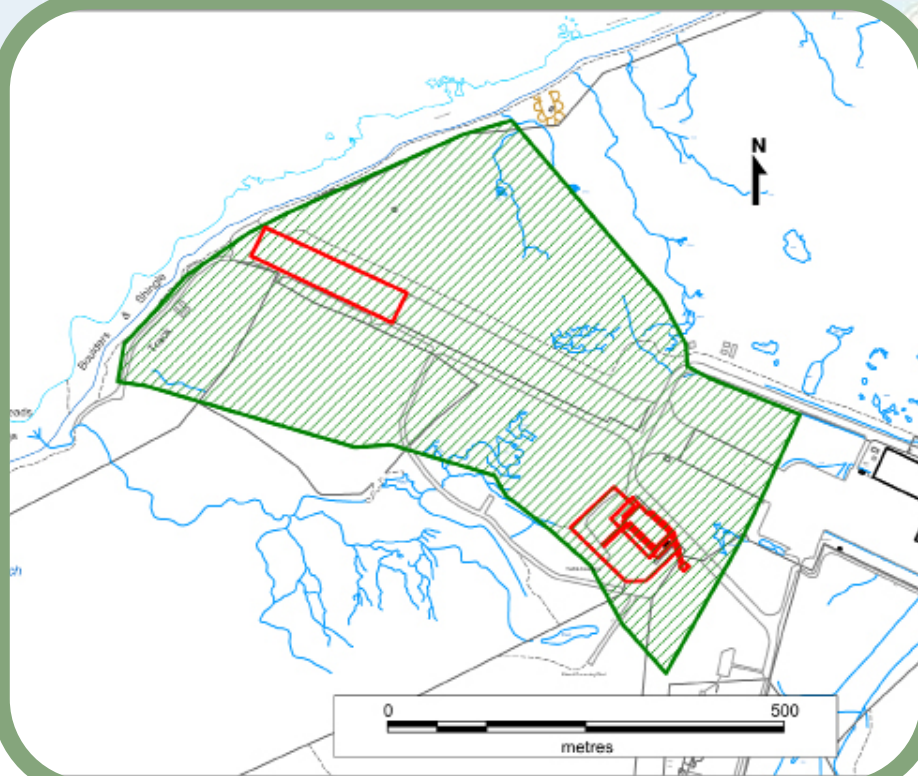
Site: NM004

Scatsta

Site Size (ha): 26.5

Development size (ha): 1.71

Remaining Site for development (ha): 24.79



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



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Islands Council

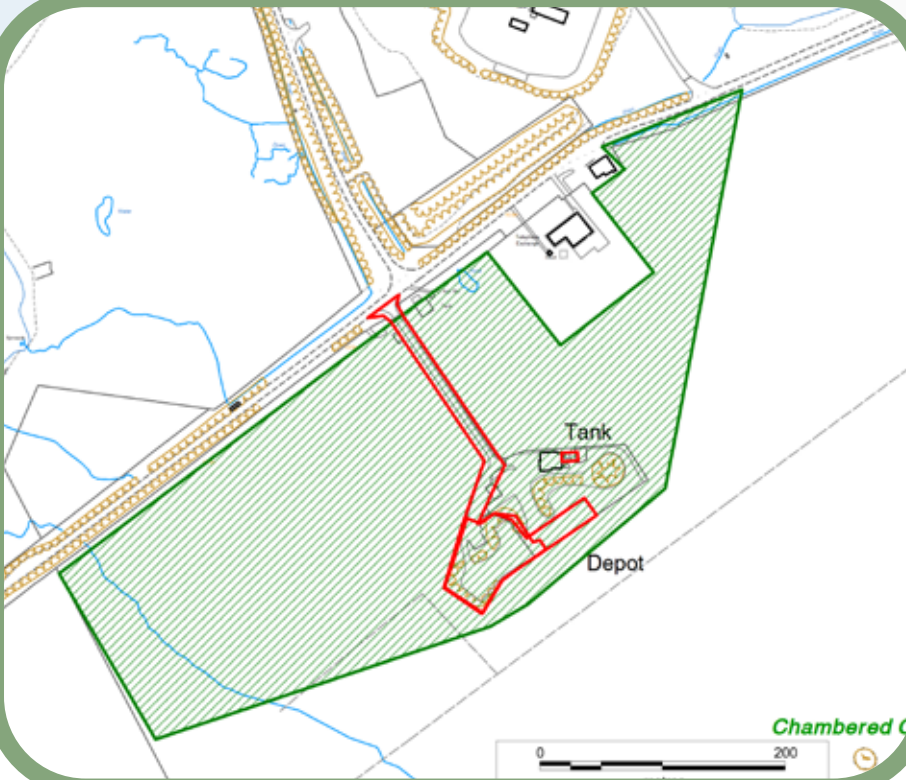
Site: NM005

Sellaness

Site Size (ha): 11.95

Development size (ha): 0.07

Remaining Site for development (ha): 11.25



Development Timescale as per Action Programme:

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

Planning Status

- Site within Area of Best Fit

Development Status

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



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Islands Council

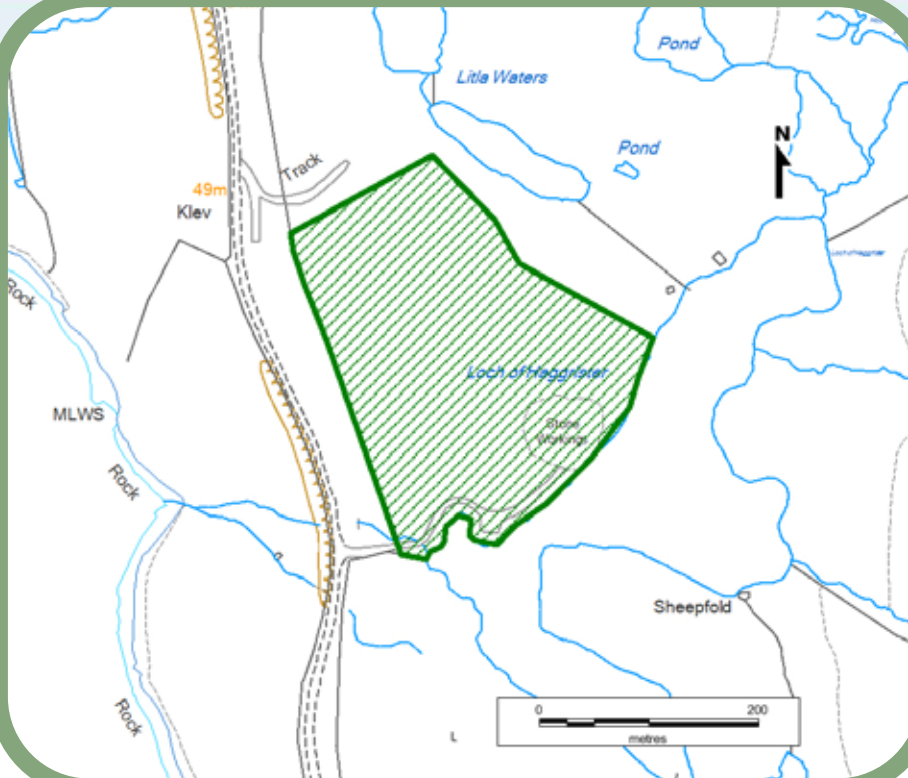
Site: NM013

Loch of Haggrister

Site Size (ha): 6.9

Development size (ha): 0

Remaining Site for development (ha): 6.9



Development Timescale as per Action Programme:

- Short term - 1-5 years
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- Long term

Planning Status

- Site within Area of Best Fit

Development Status

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- Planning Permission Granted
- Development Commenced
- Complete



Shetland
Islands Council

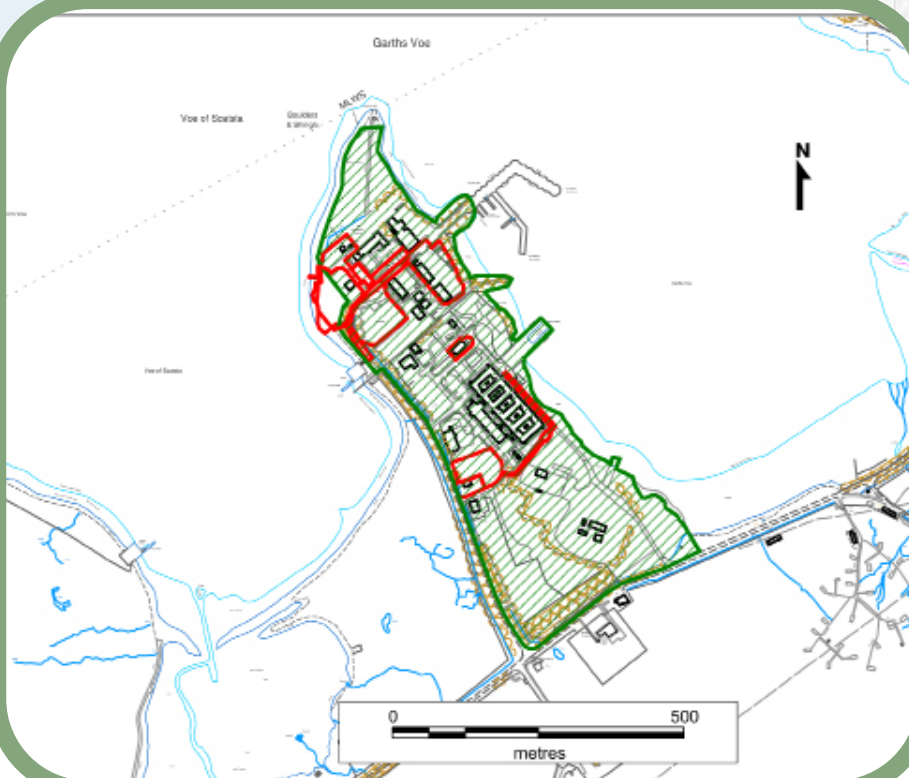
Site: NM020

Sellaness

Site Size (ha): 20.59

Development size (ha): 2.77

Remaining Site for development (ha): 17.82



Development Timescale as per Action Programme:

- Short term - 1-5 years
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Planning Status

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Development Status

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- Complete



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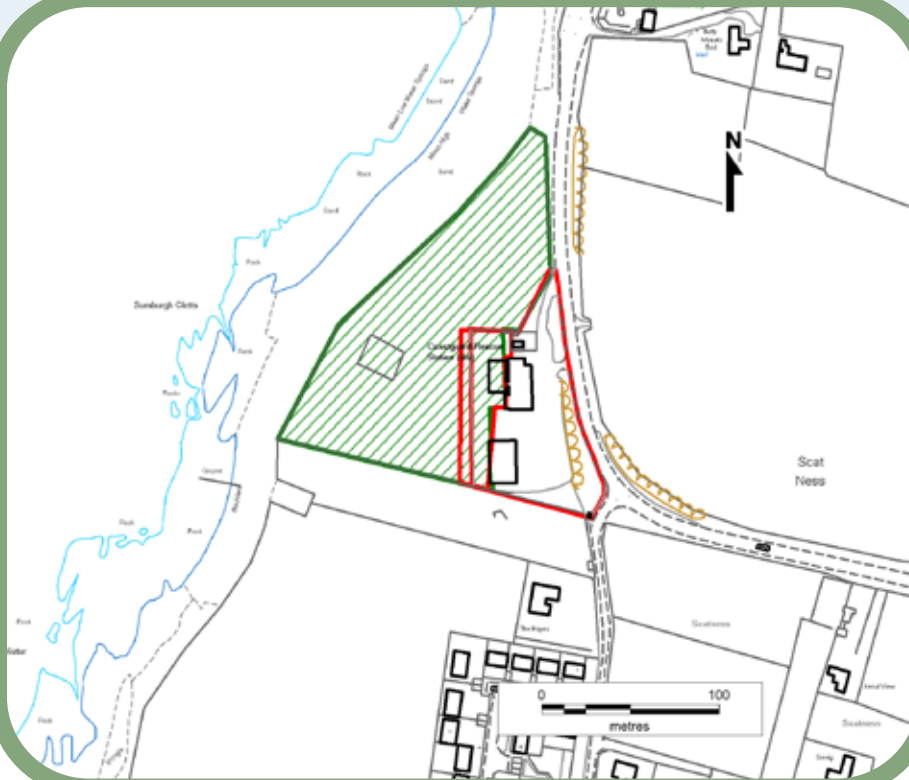
Mixed Use Sites

Site: SM019

Scatness, Dunrossness

Employment Land Audit

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



Development Timescale as per Action Programme:

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Planning Status

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Development Status

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Shetland
Islands Council

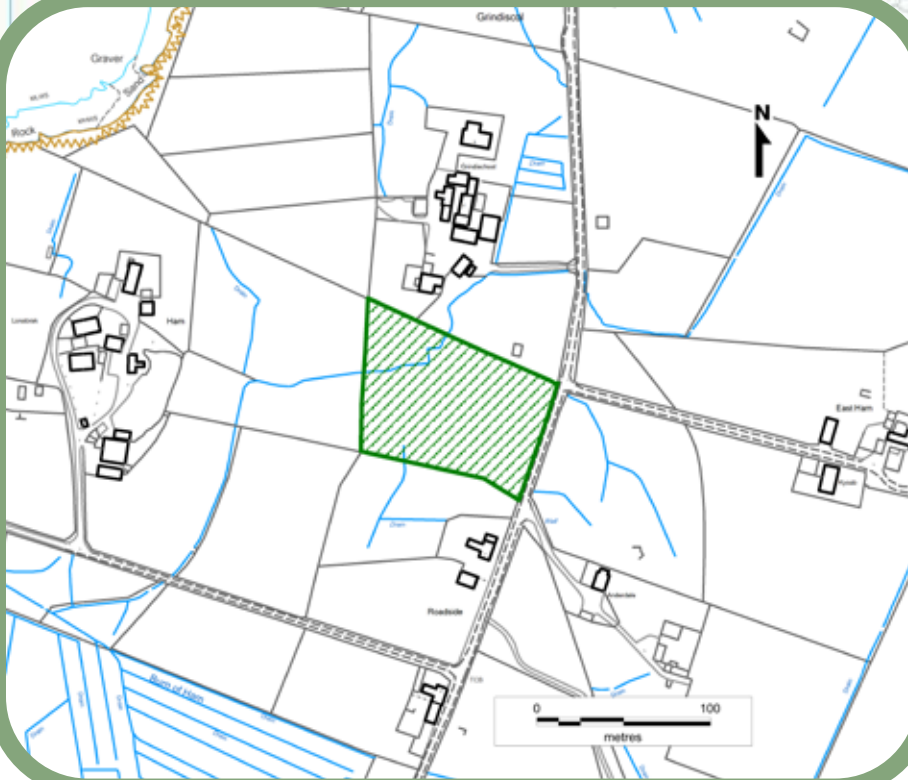
Site: BR002

Ham, Bressay

Site Size (ha): 0.8

Development size (ha): 0

Remaining Site for development (ha): 0.8



Development Timescale as per Action Programme:

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- Long term

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Development Status

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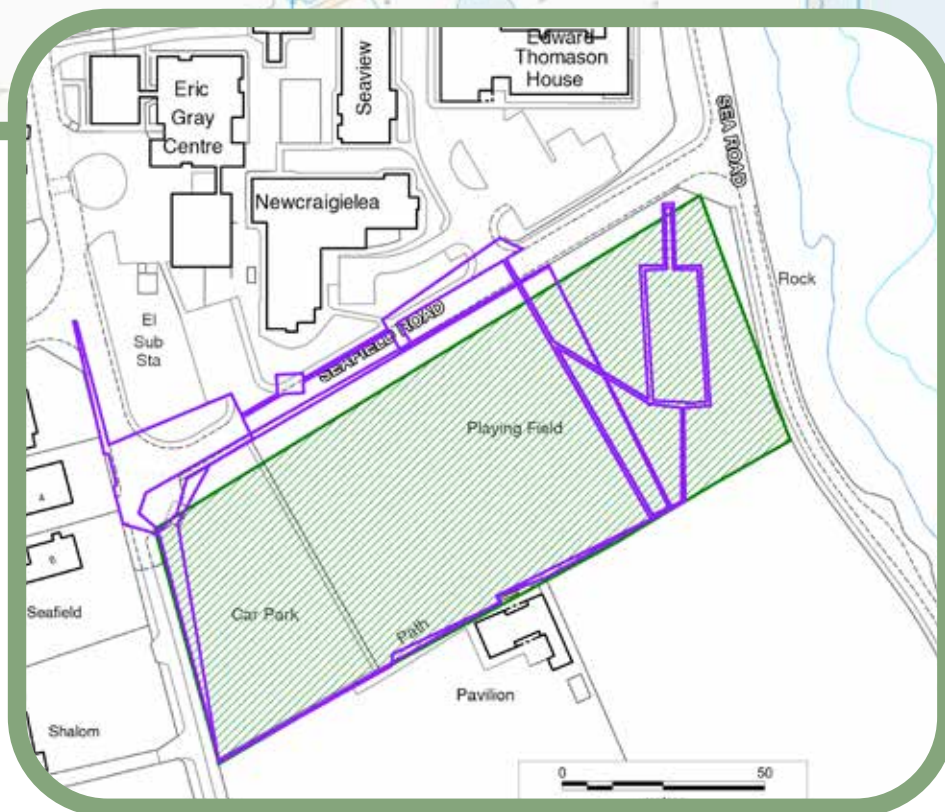


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Site: LK010

Seafield, Lerwick

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



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

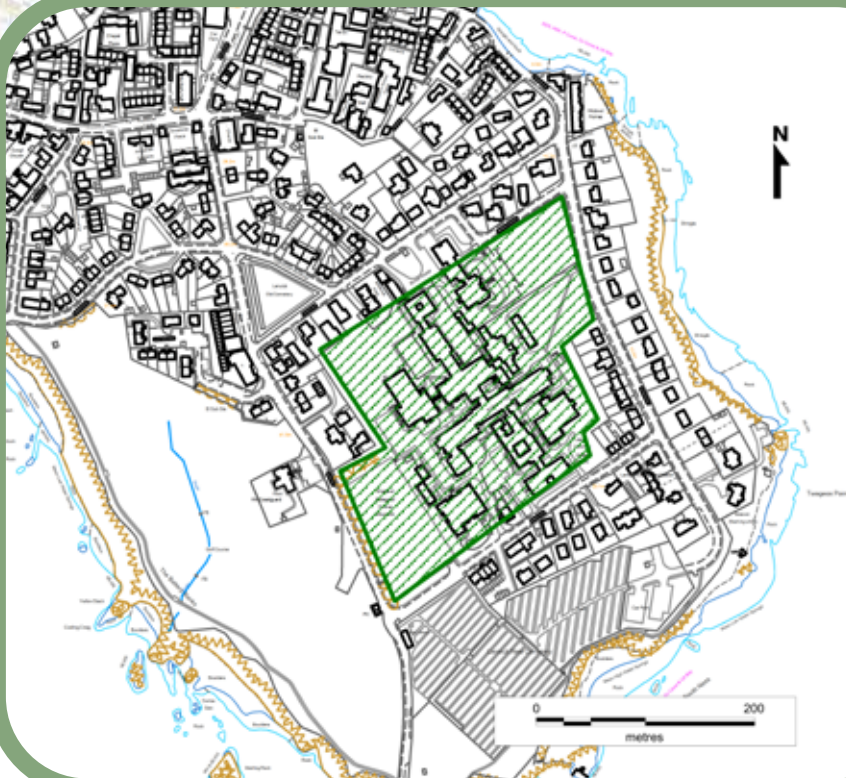
Site: LK015

Anderson High School, Lerwick

Site Size (ha): 5.33

Development size (ha): 0

Remaining Site for development (ha): 5.33



Development Timescale as per Action Programme:

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Site: NM008

Firth Camp

Site Size (ha): 1.44

Development size (ha): 0

Remaining Site for development (ha): 1.44

Employment Land Audit



Development Timescale as per Action Programme:

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Islands Council

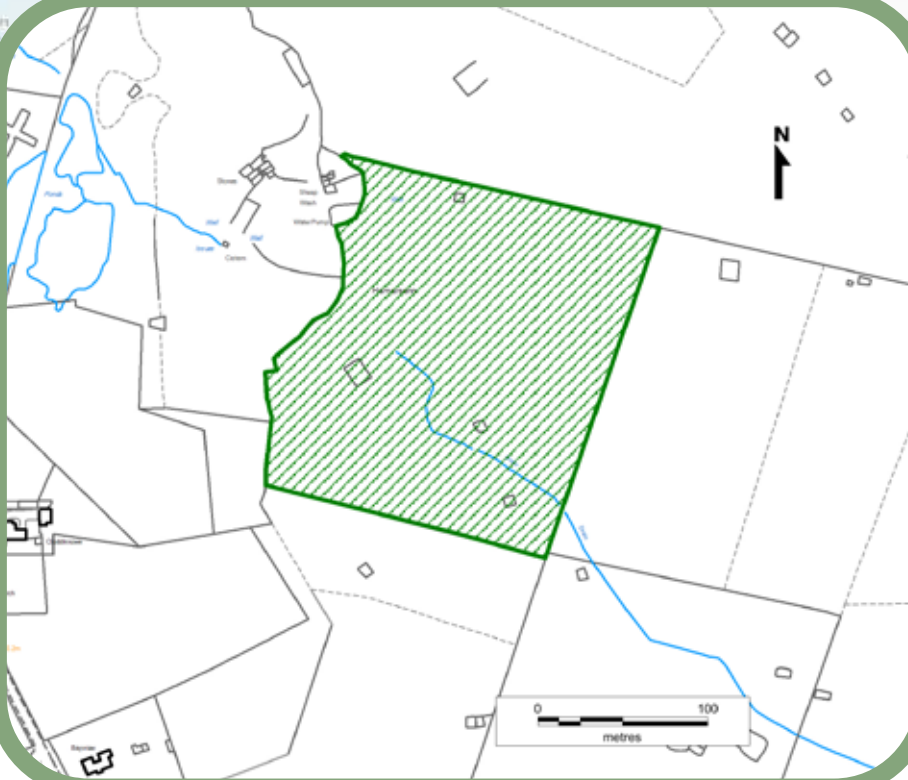
Site: SM024

The Hamarsenn, Whilliegarth, Dunrossness

Site Size (ha): 3.56

Development size (ha): 0.00

Remaining Site for development (ha): 3.56



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Shetland
Islands Council

Shetland Employment Land Audit
Development Plans
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