Shetland

Action Programme

2015 / 2016
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Action Programme

Introduction

This Action Programme identifies the actions which will be required in order to deliver the key policies and proposals detailed in the Shetland Local Development Plan, responsibilities for carrying out the identified actions and timescales for conclusion of each action.

Whilst the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 does not specify the particular types of action that should be included in the plan, it is expected that these will include the delivery of key infrastructure and the preparation of supplementary guidance. Actions are not limited to those by the Planning Authority.

Action programmes are required to be published alongside the LDP. The Local Authority will keep it under continuous review. The Action Programme will be updated and published annually, along with the Housing Land Audit and Employment Land Audit.

When determining responsibility for delivering a number of policies within the Action programme the SIC is predominantly identified as the lead agent. This reflects the role of the SIC Planning Service in implementing policies.

The term developer(s) may refer to private companies, community organisations, other public bodies, or private individuals.

When identifying timescales for delivery of actions the following timelines have been adopted:

- **Ongoing** (By their nature the actions to deliver some policies or proposals will be ongoing, in that they apply continuously.)
- **short** (1-5 years)
- **medium** (5-10 yrs)
- **long** (10yrs +)

This Action Programme monitors the development on Sites with Development Potential from when the plan was approved in October 2012 until 31 October 2016.
## Local Development Plan Actions

<table>
<thead>
<tr>
<th>ACTION</th>
<th>POLICY REFERENCE</th>
<th>RESPONSIBILITY</th>
<th>TIMESCALE</th>
<th>STATUS</th>
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| Monitoring planning decisions to examine extent to which LDP policies are being implemented | All LDP policies: General Policies GP1-GP3 Natural Heritage NH1-NH6 Historic Environment HE1-HE6 Housing H1-H8 Economic Development ED1-ED3 Transport TRANS1-TRANS3 Waste W1-W5 Water & Drainage WD1-WD3 Community Facilities CF1-CF2 Renewable Energy RE1 Minerals M1 Coastal Development CST1 | Development Plans and Heritage Team to establish monitoring procedures informed by Development Management decisions and utilising back office system information. | Ongoing | Since the LDP was adopted in September 2014 we have been continually monitoring the usage of our policies on planning applications.

We have recently started an in-house consultation with Development Management regarding the usage of the policies. This consultation looks at how the policies have been used. It also highlights any issues or gaps that have been found throughout their usage of the plan since it was approved by Council in October 2012.

Data regarding the policies that have been used since the LDP was approved in 2012 has been extracted from Uniform and used to analyse policy usage. |
The LDP is supported by a number of Supplementary Guidance documents and the table below shows the current position on all existing SG. The Marine Spatial Plan SG and Local Nature Conservation Sites SG are both fully adopted. All supplementary guidance can be downloaded from our website: www.shetland.gov.uk/ldp.

<table>
<thead>
<tr>
<th>Supplementary Guidance</th>
<th>LDP Policy Reference</th>
<th>Approved for consultation</th>
<th>Consultation</th>
<th>Review Consultation responses &amp; redraft</th>
<th>Approved for submission to Scottish Government</th>
<th>Sent to Scottish Government for Adoption</th>
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<td>Local Nature Conservation Sites</td>
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<td>Onshore Wind Energy</td>
<td>RE1</td>
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<td>Placemaking</td>
<td>GP2 H5</td>
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<td>Parking Standards &amp; Residential Access</td>
<td>TRANS 3</td>
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<td>Aquaculture</td>
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<td>SEA Screening</td>
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<td>Natural Heritage</td>
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<td>Water and Drainage</td>
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<td>Historic Environment</td>
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<td>Open Space</td>
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Residential Sites
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. The site has development potential for small scale development.

A buffer will be required around watercourses.

Details of water supply availability should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Any development in this area must connect to the public sewer. Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Updated Scottish Water Comments as of November 2016

A minimum of 800m of new sewer and associated manhole’s would be required to connect development to existing public wastewater infrastructure. It would be able to gravitate and there is ample capacity in existing septic tank.

There is a 2” AC water main within lower third of site, which may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: The Landowner intends to develop the south part of this site.
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016

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**Site Details**

- **Site Area (ha):** 0.51
- **Current Use:** Rough Grazing
- **Proposed Use:** Housing
- **Site Ownership:** RB & AH Eunson
**Site: CL002**

**Site Address: Sundibanks, Scalloway**

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**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

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This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Development Timescale:** Short (1-5 years)

**Site Progress:** The landowner no longer intends to develop the site.

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**Site Details**

- Site Area (ha): 0.92
- Current Use: Rough Grazing
- Proposed Use: Housing
- Site Ownership: Ronnie Eunson & Nicolson's of Brindister
Site: CL003
Site Address: Strand, Tingwall

Infrastructure Requirements/Constraints
This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Part or all of this site lies beneath the 5m contour. Drainage impact assessment will be required.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A full Design Statement including details of development phasing will be required for this site.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development in this area must connect to the public sewer.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A project has been initiated to upgrade capacity at the Tronafirth sewage treatment works, which serves this area.” in the site notes for this site. Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016
A project has been initiated by Scottish Water to upgrade capacity at Tronafirth ST.
There is a 125mm HPPE and 63mm MDPE water mains within boundary of north section of site, which may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

**Infrastructure Requirements/Constraints**

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed. Part or all of this site lies beneath the 5m contour. All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**

A project has been initiated by Scottish Water to upgrade capacity at Tronafirth ST. There is a 100mm DI rising foul sewer and 125mm HPPE water main within site boundary, which may require diversion, depending on site layout.

**Development Timescale: Long (10+ years)**

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A full Design Statement including details of development phasing will be required for this site.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

A project has been initiated to upgrade capacity at Tronafirth sewage treatment works, which serves this area.” in the site notes for this site.

Updated Scottish Water Comments as of November 2016

A project has been initiated by Scottish Water to upgrade capacity at Tronafirth ST. There is a 100mm DI rising foul sewer and 125mm HPPE water main within site boundary, which may require diversion, depending on site layout.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Site: CL006
Site Address: Northhouse Croft, Bridge End Burra

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site
2013/347/PPF - Erect dwellinghouse and integral garage
2015/285/PPP - To erect dwellinghouse; create parking and access road (Planning Permission in Principle)
2015/286/PPP - To erect dwellinghouse; create parking and access road (Planning Permission in Principle)
Site: CL007
Site Address: House, Bridge End Burra

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout.
Contact the Council Roads Service for information.
A Core Path is close to the site, for further information please contact the Heritage Section.

Development Timescale: Short/Medium/Long (1-15 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect. In the absence of a public sewer, the site has potential only for small scale development. Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A Core Path is present within the site, for further information please contact the Heritage Section

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer. There are capacity issues in the drainage network at the south-west end of Lerwick potentially affecting this site.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information. This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

A full Design Statement including details of development phasing will be required for this site. Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**

Upper part of site would be able to connect to existing sewer by gravity. Lower part would have to be pumped to existing network.

Please Note: there is limited capacity within the drainage network at this end of Lerwick.

Developer should contact Scottish Water to discuss site requirements as early as possible.

**Development Timescale:** Long (10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
**Site: LK009**

**Site Address: Lower Sound, Lerwick**

**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Development Timescale:** (10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016

**Site Details**

Site Area (ha): 0.73
Current Use: Vacant
Proposed Use: Housing
Site Ownership: Shetland Islands Council
Site: LK012
Site Address: Staney Hill, Lerwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses. Any development in this area must connect to the public sewer.
Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information. A full Design Statement including details of development phasing will be required for this site.
There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site. There is water infrastructure running through this site, please contact Scottish Water for advice. Views from the summit of North Staney Hill must be protected.

Updated Scottish Water Comments as of November 2016
Connection to sewer, by gravity to west, would not be overly prohibative so comment regarding “major new infrastructure” can be removed. 150mm uPVC main running through site between tanks would need realigned, not a real issue as not distribution main. However, 8” PVC distribution main through west corner of site will be required to be realigned. There is also a service reservoir in the middle of the northern part of the site.

Development Timescale: Short/Medium/Long (1-10+ years)

Site Progress: A Masterplan is currently being developed for this site.
Planning Permission Granted on Site 2012/349/PPF - Erect single storey extension to existing house to create new kitchen and bedroom, minor partial demolition required to existing lean-to
2014/117/PPF - Erect new High School and Halls of Residence
2014/197/PPP - Proposed housing (Planning Permission in Principle)
2014/272/PPF - Install 14no. air source heat pumps to housing units
2014/278/VCON - To vary condition 1 of planning permission 2010/209/PCD to alter house type C (part retrospective application)
2014/313/PPF - To construct roundabout, access road and associated parking area, footpaths, landscaping and surface drainage
2015/063/VCON - To vary condition 24 of Planning Permission 2014/117/PPF to vary construction hours
2015/076/PPF - To erect 2no. dwellinghouses
2015/120/PPF - Installation of 20 no. air source heat pumps (Retrospective Application)
**Site: LK013**  
**Site Address: Norstane, Lerwick**

### Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

### Development Timescale:

Long (10+ years)

### Site Progress:

There has been no development(s) approved on site as of 31/10/2016.
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Please note there is evidence of previous military activity within this site. Please contact Environmental Health for further details.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

There are capacity issues in the drainage network at the south-west end of Lerwick potentially affecting this site.

Updated Scottish Water Comments as of November 2016
There is capacity issues within the drainage network at this end of Lerwick. Developer should contact Scottish Water do discuss site requirements as early as possible.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site 2015/040/PPF - Change of use to residential land and to erect 21 no. residential dwellinghouses
Site: LK017
Site Address: Lower Sound, Lerwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A Core Path is present along the boundary of the site for further information please contact the Heritage Section for more information.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016

Site Details
Site Area (ha): 0.09
Current Use: Garden
Proposed Use: Housing
Site Ownership: Hamish G Nicol & Mrs Anne B Nicol
Site: NI001
Site Address: Ulsta, Yell

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area should connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

Part or all of this site lies beneath the 5m contour.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/03/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Updated Scottish Water Comments as of November 2016**

Sewer main and 2” PVC water main within site boundary, which may require diverting, depending on site layout.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Updated Scottish Water Comments as of November 2016
Sewer main and 2” PVC water main within site boundary, which may require diverting, depending on site layout.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Site: NM001
Site Address: The Houllands, Brae

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Any proposals should be low density to reflect the existing development pattern.

Part or all of this site lies beneath the 5m contour.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016
2” AC and 3” PVC water main within site boundary. Diverting mains would be Ok due to duplication in area.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site
2012/353/PPF - To erect new dwellinghouse
2013/281/RPP - Renewal of Planning Permission
2013/286/PPF - Erect dwellinghouse
Infrastructure Requirements/Constraints

A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Core path is along the boundary of the site for further information please contact the Heritage Section.

The site may be at risk of flooding and a flood risk assessment (FRA) or a drainage impact assessment (DIA) will be required to determine which areas of the site, if any, can be developed.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Updated Scottish Water Comments as of November 2016

Pumping would be required for sewer connection.

2” AC and 3” PVC water main within site boundary, which may require diverting, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A full Design Statement including details of development phasing will be required for this site.

Part of the site has been used for landfill. Please contact Environmental Health.

The site may be at risk of flooding and a flood risk assessment (FRA) or a drainage impact assessment (DIA) will be required to determine which areas of the site, if any, can be developed.

Updated Scottish Water Comments as of November 2016

Any development >60m would be at risk of low pressure. 6” PVC water main within site boundary, which may require diverting, depending on site layout.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Upgrading of major wastewater infrastructure may be required in order to accommodate development on this site.

The site may be at risk of flooding and a flood risk assessment (FRA) or a drainage impact assessment (DIA) will be required to determine which areas of the site, if any, can be developed.

**Updated Scottish Water Comments as of November 2016**

Existing site is ‘serviced’. Realistically all the water mains would need testing but should be okay. However, sewers would probably need major refurbishment if not completely reworked due historical issues and length of time they’ve been abandoned.

**Development Timescale**: Short/Medium/Long (1-10+ years)

**Site Progress**: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

There is water infrastructure running through this site, please contact Scottish Water for advice.  
Updated Scottish Water Comments as of November 2016
Existing site is ‘serviced’ realistically all the water mains would need testing but should be okay.
However, sewers would probably need major refurbishment if not completely reworked, due to historical issues and length of time they’ve been abandoned.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

A Core Path is present within the site for further information please contact the Heritage Section.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

A buffer will be required around watercourses.

Part or all of this site lies beneath the 5m contour.

Any development in this area must connect to the public sewer.

There is water infrastructure running along the boundary of the site. Details of water supply availability should be sought from Scottish Water.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

There may be issues regarding the power cable please contact Scottish Hydro Electric.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**
Site would require to be pumped to existing public sewer.
2” PVC water main laid around boundary of site.

**Development Timescale:** Long (10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

There is a 4” and a 2” distribution main, details of water supply availability should be sought from Scottish Water.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised.

Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

A Core Path is present along the east boundary of the site, for further information please contact the Heritage Section.

There is a risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Updated Scottish Water Comments as of November 2016

2” PVC and 4” PVC water main running through site, north to south, which may require diverting, depending on site layout.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

The location of part of this site is not considered sympathetic to the existing settlement pattern and therefore only part of this site is included.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Site adjacent to existing water infrastructure. Small septic tank close by.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A full Design Statement including details of development phasing will be required for this site.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

This proposed site is within 250m of a Scheduled Ancient Monument, please contact the Shetland Archaeologist at the Shetland Amenity Trust prior to progressing with this development to ensure the setting of the Scheduled Monument is not compromised.

Development Timescale: (1-5 years)

Site Progress: Planning Permission Granted on Site
2013/323/PPF - Erect dwellinghouse and integral garage and detached shed
2014/066/PPF - Erect dwellinghouse
2014/121/PPF - Erect general purpose agricultural shed
2014/259/PPF - Install air source heat pump
2014/265/PPF - Erect and install 2 no. 6kw wind turbines on 15 m high towers and excavation of associated trench for electricity cable
2015/107/PPF - To erect dwellinghouse with attached garage
2015/116/PPF - To erect dwellinghouse with attached garage
2015/273/PPF - To erect dwellinghouse and create new access road
2016/029/PPF - To construct dwelling house with Air Source Heat Pump

Site Details
Site Area (ha): 5.69
Current Use: Agricultural
Proposed Use: Housing
Site Ownership: Jimmy Johnson
**Site: NM016**

**Site Address: Hillside, Voe**

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**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

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**Updated Scottish Water Comments as of November 2016**

An easy connection can be made to existing public sewer so can remove comment regarding major new upgrade of wastewater infrastructure.

**Development Timescale:** Long (10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is high risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**

2” PVC water main and a sewer main run through the site and may require diversion, depending on site layout.

**Development Timescale**: Long (10+ years)

**Site Progress**: The landowner no longer intends to develop the site.
Site: NM018  
Site Address: Stucca, Hillswick

**Infrastructure Requirements/Constraints**
A full Design Statement including details of development phasing will be required for this site.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

**Updated Scottish Water Comments as of November 2016**
Site adjacent to Stucca Hillswick ST. Most of site >5m would easily connect to existing treatment, ample capacity, so can remove comment regarding major new upgrade of wastewater infrastructure.

**Development Timescale:** Long (10+ years)

**Site Progress:** The landowner no longer intends to develop the site.
**Site: NM019**

**Site Address:** Vallandale

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**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

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Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

**Updated Scottish Water Comments as of November 2016**

Easy connection to existing public sewer, ample capacity so can remove comment regarding major new upgrade of wastewater infrastructure.

**Development Timescale:** Long (10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
Local Development Plan and related Supplementary Guidance when approved. Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
1 1/2” PVC water main running alongside site, connection would be taken from 2” PVC water main < 100m away.

Development Timescale: Short/Medium (1-10 years)

Site Progress: Planning Permission Granted on Site 2015/077/PPP - To erect dwellinghouse with new joint septic tank and infiltration system; improvements to the junction of the existing access track with the public road; ditch improvement works at the access to the new house site (Planning Permission in Principle)
**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

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**Updated Scottish Water Comments as of November 2016**
1 1/2” AC water main and private sewer service pipe crosses site and may require diversion, depending on site layout.

**Development Timescale:** Medium/Long (5-10+ years)

**Site Progress:** The Landowner intends to develop part of the site.
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

This proposed site is within 250m of a Scheduled Monument, please contact the Shetland Archaeologist at the Shetland Amenity Trust prior to progressing with this development to ensure the setting of the Scheduled Monument is not compromised.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Surface water drainage may be a problem in this area any development must not compromise existing arrangement.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A full Design Statement including details of development phasing will be required for this site.

Updated Scottish Water Comments as of November 2016

There is limited capacity within the drainage network at this end of Lerwick. Developer should contact Scottish Water do discuss site requirements as early as possible.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site 2012/364/PPF - Residential development comprising of detached houses, apartments and development sites for individual dwellings with associated services and infrastructure 2013/203/PPF - Drainage improvements to include additional roads culverts
Site: SM004
Site Address: Hillside, Gulberwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Any development in this area must connect to the public sewer.

Details of water supply availability should be sought from Scottish Water.

Updated Scottish Water Comments as of November 2016
There is limited capacity within the drainage network at this end of Lerwick. Developer should contact Scottish Water do discuss site requirements as early as possible.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A Core Path is present within the site for further information please contact the Heritage Section.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

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**Updated Scottish Water Comments as of November 2016**

Several water and sewer mains cross this site and may require a diversion, depending on site layout.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

**Updated Scottish Water Comments as of November 2016**

230mm HEP30 water main crosses site and a sewer main is just within boundary at south of site. Infrastructure may require diversion, depending on site layout.

**Development Timescale:** Short (1-5 years)

**Site Progress:** Planning Permission Granted on Site
- 2014/112/PPF - Erect dwellinghouse with integral garage
- 2015/339/PPF - To erect dwellinghouse and install air source heat pump
**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

No waste water treatment in area.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

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**Updated Scottish Water Comments as of November 2016**
4” PVC water main crosses narrow section of site.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016

A Core Path is present within the site for further information please contact the Heritage Section.
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Major new (or significant upgrading of) wastewater infrastructure will be required in order to accommodate development on this site.

The site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

**Updated Scottish Water Comments as of November 2016**

There is no public sewer in this area. There is a 2” PVC water main and a 3” PVC water main running across the site, north to south and may require diversion, depending on site layout.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Updated Scottish Water Comments as of November 2016
Connection to existing public sewer would be possible by gravity.

Development Timescale: Short/Medium/Long (1-10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Low density or single house development would be appropriate for this site.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airports Ltd (HIAL) for more information.

Updated Scottish Water Comments as of November 2016
2” AC water main within west side of site and may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Updated Scottish Water Comments as of November 2016**

There is existing infrastructure in the vicinity. A proposed private sewer service pipe may already have been laid within the site boundary.

**Development Timescale:** Long (10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016.
Site: SM012
Site Address: Stove, Sandwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016

Site Details
Site Area (ha): 0.66
Current Use: Occasional Grazing
Proposed Use: Housing
Site Ownership: Mrs Caroline Thomson
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016

A 4” AC water main and 2” AC water main cross the site and may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016

Site Details
Site Area (ha): 0.08
Current Use: Occasional Grazing
Proposed Use: Housing
Site Ownership: Mrs Caroline Thomson

2” AC water main runs along inside of east site boundary.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
A full Design Statement including details of development phasing will be required for this site.
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.
Any development in this area must connect to the public sewer.
Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Sewer main crosses north east corner of site.

Development Timescale: Short/Medium/Long (1-10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016

2” AC water main runs across site and may require diversion, depending on site layout.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

A full Design Statement including details of development phasing will be required for this site.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development in this area must connect to the public sewer.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

**Updated Scottish Water Comments as of November 2016**

Site adjacent to Hestingott ST. Separate sewer infrastructure crossing site and combined sewer running along south boundary of site. Infrastructure may require diversion, depending on site layout.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Updated Scottish Water Comments as of November 2016
Foul sewer runs along north boundary of site.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Site: SM020
Site Address: Toab, Dunrossness

Infrastructure Requirements/Constraints

Please note there is evidence of previous military activity within 250m of this site.

Please contact Environmental Health for further details.

This proposed site is within 250m of a Scheduled Monument, please contact the Shetland Archaeologist at the Shetland Amenity Trust prior to progressing with this development to ensure the setting of the Scheduled Monument is not compromised.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Site: SM021**

**Site Address: Aithsetter, Cunningsburgh**

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**Infrastructure Requirements/Constraints**

A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

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**Updated Scottish Water Comments as of November 2016**

Site is falling away from gravity sewer and pumping may be required depending on layout, etc.

A 2” AC water main crosses this site and may require diversion, depending on site layout.

**Development Timescale**: Short (1-5 years)

**Site Progress**: Planning Permission Granted on Site 2015/465/PPP - To develop 8no. dwellinghouse sites and access road (Planning Permission in Principle)
Site: SM022
Site Address: Ellangowan, Gulberwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Lower part of site may require pumping to connect to public sewer.

Development Timescale: Short (1 - 10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
A full Design Statement including details of development phasing will be required for this site.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Updated Scottish Water Comments as of November 2016
Existing water and wastewater infrastructure within 200m.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016.
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

The site has development potential for small scale development.

A buffer will be required around watercourses.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
There are no public sewer within the area so comment regarding connection to public sewer can be removed.

150 SI water main just outside south west corner of site.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site 2015/007/PPF - To erect sunroom extension to south elevation
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

The site has development potential for small scale development.

A buffer will be required around watercourses.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Updated Scottish Water Comments as of November 2016
There is no public sewer within the area so comment regarding connection to public sewer can be removed.

Development Timescale: Short (1-5 years)
Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect.

**Development Timescale**: Short (1-5 years)

**Site Progress**: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect. In the absence of a public sewer, the site has potential only for small scale development.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
There are no public sewer within the area so comment regarding connection to public sewer can be removed.

2” PVC water main runs along south boundary of site.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Site: WM001
Site Address: Nesbister, Whiteness

Infrastructure Requirements/Constraints
A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Surface water drainage appraisal will be required.

Updated Scottish Water Comments as of November 2016
4” AC water main and sewer runs along inside of west boundary of site.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site
2013/024/PPF - Erect dwellinghouse
2013/055/PPP - Erect three dwellinghouses (Planning Permission in Principle)
2013/133/PPF - Install surface water open ditches and install sewer pipe connection for housing (partly in retrospect)
2013/243/PPF - Erect dwellinghouse and integral garage
2015/134/VCON - To vary condition 1 of planning permission 2013/024/PPF (retrospective); to increase roof pitch to 40 degrees; increase lounge wall by 1m and fit with clerestory glazing and lower finished floor level

Site Details
Site Area (ha): 2.48
Current Use: Agriculture & Housing
Proposed Use: Housing
Site Ownership: GB & AM Anderson
Infrastructure Requirements/Constraints
This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Part or all of this site lies beneath the 5m contour.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016
Connection can be made to the existing public sewer in Weisdale, but would require to be pumped.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site 2015/333/PPF - To erect detached garage and workshop
Site: WM003
Site Address: Gardie, Weisdale

**Infrastructure Requirements/Constraints**
A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Updated Scottish Water Comments as of November 2016**
Public sewer is approximately 400m away and connection would be required to be pumped. Water infrastructure within 150m of site.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Connection to public sewer could be made through manhole to south west of Kirkidale houses, to avoid going through properties’ gardens.

5” uPVC water main runs along inside of west boundary of site.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016.
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Major new (or significant upgrading of) wastewater infrastructure will be required in order to accommodate development on this site.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect. In the absence of a public sewer, the site has potential only for small scale development.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is high risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Site is adjacent to a Sites of Special Scientist Interest contact Scottish Natural Heritage for more information.

Updated Scottish Water Comments as of November 2016

There are no public sewer within the area - nearest point of connection would be Wormadale, 2.5 km away, so comment regarding connection to public sewer can be removed.

2” AC water main runs across site and may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Major new (or significant upgrading of) wastewater infrastructure will be required in order to accommodate development on this site.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Updated Scottish Water Comments as of November 2016**

There are no public sewer within the area - nearest point of connection would be Wormadale, 1.4 km away, so comment regarding connection to public sewer can be removed.

3” AC water main runs along the inside of the west boundary of the site.

**Development Timescale:** Short (1-5 years)

**Site Progress:** Planning Permission Granted on Site 2015/036/PPF - To erect 2 no. dwellinghouses; create new access and install new sewage treatment plant with soakaway
Site: WM007
Site Address: Gardens Croft, Sandness

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Strong possibility that any connection to public sewer would require to be pumped from this site.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016

Site Area (ha): 0.07
Current Use: Field
Proposed Use: Housing
Site Ownership: Frances Taylor
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

This proposed site is within 250m of a listed building, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

Part or all of this site lies beneath the 5m contour.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Development Timescale:** Long (10+ years)

**Site Progress:** Planning Permission Granted on Site 2014/014/PPF - Erect 8 affordable dwellinghouses (4 semi-detached units); create associated road, parking and drainage
Infrastructure Requirements/Constraints
A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Updated Scottish Water Comments as of November 2016
Wastewater infrastructure within 100m of site. Existing public sewer would be connectable, although site very flat and may have to install a long gravity section to connect.

Development Timescale: Long (10+ years)

Site Progress: Planning Permission Granted on Site 2013/109/PPF - To form new access road including burn crossing and protective measures to sides of burn, erection of new house and wind turbine, foul drainage connection to existing public sewer
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Development Timescale:** Short (1-5 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Sewer runs through centre of site and may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site 2013/300/PPF - To demolish existing redundant building and erect 3 no. dwellinghouses and upgrade access road
**Site: WM012**
**Site Address: Gronnack, Whiteness**

**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Part or all of this site lies beneath the 5m contour.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

A full Design Statement including details of development phasing will be required for this site.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016 South west of site would most likely have to be pumped to connect to public sewer.

4” AC Water main and sewer runs along inside of east boundary of site.

**Development Timescale:** Short (1-5 years)

**Site Progress:** Planning Permission Granted on Site 2015/019/PPF - To erect a single storey/split level extension to dwellinghouse
Industrial Sites
Infrastructure Requirements/Constraints
The site has potential subject to the south eastern quadrant being reserved for low industry developments that are compatible with the neighbouring residential site.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

This site has issues regarding access. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

It is an environmental designation the site may contain contaminated land. Contact Environmental Health for more information.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site 2013/094/PPF - To construct hardstanding area
Site: LK002
Site Address: Black Hill Industrial Estate, Lerwick

**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Updated Scottish Water Comments as of November 2016**
Site is at / or above the limit (>50m) of guaranteed water supply, pumping may be required.

**Development Timescale:** Medium/ Long (5-10+ years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

**Updated Scottish Water Comments as of November 2016**

180mm HPPE water main runs through the length of this site. The developer should speak to Scottish Water as early as possible to discuss layout of site.

**Development Timescale:** Short (1-5 years) -(Partial)
Medium/Long (5-10+ years) for remainder of site.

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
Site: LK004
Site Address: Gremista, Lerwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses. Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Part or all of this site lies beneath the 5m contour. Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016
Only upper part of site could connect by gravity to public sewer. Lower parts would need to be collected and pumped to public sewer.

180mm HPPE water main runs through the length of this site. The developer should speak to Scottish Water as early as possible to discuss layout of site.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site. Early discussion with Scottish Water will be required.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Updated Scottish Water Comments as of November 2016
Any connection to public sewer will require pumping, exact scope will depend upon proposed new inlet works at Rova Head WWTP.

Site adjacent to WwTW.

Development Timescale: (1-10 years)

Site Progress: Planning Permission Granted on Site 2013/339/ECUCON - Section 36 Application for a Lerwick Power Station 2014/089/PPF - Installation of pipeline between Greenhead Base and the replacement Lerwick Power Station for the transportation of light fuel oil 2015/067/PPF - Change of use of site to allow storage of items and placing of welfare facilities (Retrospective Application)
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

The site may be at risk of flooding and a flood risk assessment (FRA), including a catchment based assessment of drainage, will be required to determine which areas can be developed and to identify the works required.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Development Timescale: Medium/Long (5-10+ years)

Site Progress: Planning Permission Granted on Site 2014/069/PPF - Erect plant maintenance workshop 2014/092/PPF - Site a container to provide welfare and office facility for warehouse business 2014/304/PPF - Change of use of land to hard standing laydown area 2015/287/ADV - To erect 4 fascia signs (Retrospective Application)
Site: LK007
Site Address: Port Business Park, Lerwick

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses. Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Part or all of this site lies beneath the 5m contour. This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

180mm HPPE water main runs through the length of this site. The developer should speak to Scottish Water as early as possible to discuss layout of site.

Updated Scottish Water Comments as of November 2016
Site now fully developed, so no need for infrastructure upgrade.

Development Timescale: Short/Medium (1-10 years)

Site Progress: Planning Permission Granted on Site 2014/230/PPF - To site rural freight store (Retrospective Application)
2014/256/PPF - To erect industrial building for use as a builders premises (use class 5)
Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses. Any development in this area must connect to the public sewer. Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Updated Scottish Water Comments as of November 2016 Upper, NW part of site may experience water pressure issues, >105m.

Development Timescale: Short/Medium/Long (1-10+ years)

Site Progress: Planning Permission Granted on Site
2012/340/PPF - To erect 5kw turbine on a 12m tower with associated cable track
2013/108/PPF - Extend workshop
2013/200/PPF - To erect 16No. ground mounted solar panels and excavate cable trench to connect array into existing workshop/office building
2013/201/ADV - Erect signs
2013/222/PPF - To continue quarrying activity and associated development and deepening of existing working quarry area
2014/087/PPF - Change of use from open storage area to site containers for storage of scrap materials (retrospective planning application)
2014/346/VCON - Proposed boat storage building and hardstanding. Proposed variation to Planning Permission Ref. 2012/122/PPF; variation to condition 1 to allow for added floor area to building to provide staff amenities and added mezzanine storage; variation to condition 6 to provide two further additional car parking spaces indicated due to additional floor area proposed
Infrastructure Requirements/Constraints

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is water infrastructure running through this site, please contact Scottish Water for advice.

Updated Scottish Water Comments as of November 2016

Site is currently under development and both Water and Sewer (Foul & Surface) infrastructure has now been diverted.

Development Timescale: Long (10+ years)

Site Progress: Planning Permission Granted on Site 2014/186/ADV - Erect sign board
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is water infrastructure running through this site, please contact Scottish Water for advice.

**Updated Scottish Water Comments as of November 2016**

6” PVC water main and sewer within site boundary and may require diversion, depending on site layout.

**Development Timescale:** Short/Medium (1-10 years)

**Site Progress:** There has been no development(s) approved on site as of 31/10/2016
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water and waste water supply availability should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Part or all of this site lies beneath the 5m contour.

Potential odour issues from existing waste water treatment works, early discussion with Scottish Water is advised.

The site may be at risk of flooding and a flood risk assessment (FRA), including a catchment based assessment of drainage, will be required to determine which areas can be developed and to identify the works required.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**

Any connection to public sewer will require pumping, exact scope will depend upon proposed new inlet works at Rova Head WWTP.

Site adjacent to WwTW.

**Development Timescale:** Short (1-5 years)

**Site Progress:** Planning Permission Granted on Site

2013/137/PPF - Extend laydown area

2013/339/ECUCON - Section 36 Application for a Lerwick Power Station

2014/089/PPF - Installation of pipeline between Greenhead Base and the replacement Lerwick Power Station for the transportation of light fuel oil
**Site: LK020**  
**Site Address: Rova Head, Lerwick**

**Infrastructure Requirements/Constraints**  
This site is at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Potential odour issues from existing waste water treatment works, early discussion with Scottish Water is advised.

Part or all of this site lies beneath the 5m contour.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**  
Any connection to public sewer will require pumping, exact scope will depend upon proposed new inlet works at Rova Head WWTP.

Site adjacent to WwTW.

**Development Timescale:** Short (1-5 years)

**Site Progress:** Planning Permission Granted on Site 2013/137/PPF - Extend laydown area  
2014/089/PPF - Installation of pipeline between Greenhead Base and the replacement Lerwick Power Station for the transportation of light fuel oil
**Infrastructure Requirements/Constraints**

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

A buffer will be required around watercourses.

Arrangements for dealing with waste water should be discussed with SEPA and Scottish Water. If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect. Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

There is a risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Part or all of this site lies beneath the 5m contour.

The site forms part of the catchment of the designated EC shellfish growing waters. Therefore any development must not compromise the relevant water quality standards.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

**Updated Scottish Water Comments as of November 2016**

Any connection to the existing public sewer in Lerwick would require considerable investment. Developer should contact Scottish Water to discuss site requirements as early as possible.

**Development Timescale:** Short (1-5 years)

**Site Progress:**
- Planning Permission Granted on Site 2013/265/PPF - Erect warehouse and expand open storage area
- 2014/063/PPF - Extend open storage area
- 2015/110/PPF - To construct site workers accommodation, canteen, laundry, vehicle parking area and holding tank (Retrospective Application)
**Infrastructure Requirements/Constraints**

This area is environmentally sensitive being adjacent to Sullom Voe SAC.

The proposed site lies within the Scatsta Airport safeguarding area and height restrictions may be imposed. Contact Council Planning Service for further information.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Part or all of this site lies beneath the 5m contour.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. A buffer will be required around watercourses.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

**Updated Scottish Water Comments as of November 2016**

There is no public sewer in the area so comment regarding connection to public sewer can be removed.

1 1/2” AC water main within site boundary, which may require diverting, depending on site layout.

**Development Timescale:** Short/Medium/Long (1-10+ years)

**Site Progress:** Planning Permission Granted on Site

2013/172/PPF - Reinstatement of land by filling inert spoil and soils (extension to existing area)

2014/020/PPF - To extend existing quarry (Retrospective Application)

2014/175/PPF - To improve area of land by importing inert non-hazardous spoil from excavations from construction sites in the Sullom Voe area

2014/382/PPF - To construct a steel portal frame storage shed including a septic tank and soakaway

2015/126/PPF - To change of use of the existing recycling area to include scrap metal
Site: NM005
Site Address: Sellaness

**Infrastructure Requirements/Constraints**
All development must conform to the appropriate policies set out in the Shetland.

Local Development Plan and related Supplementary Guidance when approved.
A buffer will be required around watercourses.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect. Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

Please note there is evidence of previous military activity within this site.
Please contact Environmental Health for further details.

**Updated Scottish Water Comments as of November 2016**
There is no public sewer in the area.
1 1/2” AC water main within site boundary, which may require diverting, depending on site layout.

**Development Timescale:** Short/Medium/Long (1-10+ years)

**Site Progress:** Planning Permission Granted on Site
2013/171/PPF - Erect depot
2014/296/PPF - Install temporary cabins to provide an office facility for a period of 5 years; road work improvements (Retrospective Application)
2015/249/PPF - To extend the existing temporary office facility by the addition of cabins to the south west of the existing building and by double stacking the cabins to create a two storey facility; provide further office space, meeting rooms, locker facilities and a canteen.
Infrastructure Requirements/Constraints
This site is proposed for industrial use.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

There is a risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

If a public sewer becomes available in this area prior to the site being developed, there would be a requirement to connect.

Updated Scottish Water Comments as of November 2016
There is no public sewer in this area so comment regarding connection to the public sewer can be removed.

400mm DI trunk water main runs alongside west site boundary, however water connection would not be permitted from this pipe. Connection would be available from existing 2” AC main to Mangaster.

Development Timescale: Long (10+ years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
The proposed site lies within the Scatsta Airport safeguarding area and height restrictions may be imposed. Contact Council Planning Service for further information.

Should not conflict with existing development on the site.

Proposed site adjacent to Sullom Voe SAC.

Part or all of this site lies beneath the 5m contour.

This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed. Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Development Timescale: Long (10+ years)

Site Progress: Planning Permission Granted on Site
2012/366/PPF - Demolition of a former helicopter hangar, extension of an existing hammerhead turning head to allow for emergency vehicle access. Erection of a new 2 storey office block to accommodate workers, Sellaness Industrial Estate, Sellaness, Mossbank, Shetland for BP Exploration Operating Company. (Temporary for a period of 13 years)
2013/012/PPF-Installation of 220kw biomass boiler system with associated fuel store and flue system
2013/215/PPF-New carpark accommodating 101 standard spaces
2013/223/PPF- Erect a 2.4 metre high security fence
2014/109/VCON - Section 42 application to vary the terms on condition 4 of planning permission 2010/256/PCD
2014/205/PPF - To site 2no. portacabins for office use
2014/220/PPF - To erect workshop and office for car rental company
2015/163/PPF - To construct a temporary office and locker facilities
Mixed Use Sites
Site: NM008
Site Address: Firth Camp

Site Details
Site Area (ha): 1.14
Current Use: Allotments
Proposed Use: Allotments
Site Ownership: Shetland Islands Council

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Updated Scottish Water Comments as of November 2016
Building above 60m would put property in low pressure category.

Development Timescale: Short (1-5 years)
Site Progress: There has been no development(s) approved on site as of 31/10/2016
Infrastructure Requirements/Constraints
This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

Please note there is evidence of previous military activity within 250m of this site. Please contact Environmental Health for further details.

This proposed site is within 250m of a Scheduled Monument, please contact the Shetland Amenity Trust prior to progressing with this development to ensure the setting of the Scheduled Monument is not compromised.

Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Part or all of this site lies beneath the 5m contour.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Development Timescale: Short (1-5 years)

Site Progress: Planning Permission Granted on Site
2015/039/PPF - To erect 2 no. extensions to existing workshop buildings
2015/183/PPF - Change of use of land from agricultural to industrial (retrospective)
Site: BR002
Site Address: Ham, Bressay

Infrastructure Requirements/Constraints
All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

The site has development potential for small scale development. A buffer will be required around watercourses.

Any development in this area must connect to the public sewer. Major new (or significant upgrading of) wastewater infrastructure may be required in order to accommodate development on this site.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016
Any new development on this site would require waste to be pumped to the existing septic tank, approximately 700m away.

There is a 2” AC water main within lower third of site, which may require diversion, depending on site layout.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016

Site Details
Site Area (ha): 0.8
Current Use: Crofting
Proposed Use: Mixed Use
Site Ownership: Theo Smith
Infrastruture Requirements/Constraints
This site may be at risk of flooding and a flood risk assessment (FRA) will be required to determine which areas of the site, if any, can be developed.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved. Any development in this area must connect to the public sewer.

Details of water supply availability and sewerage infrastructure should be sought from Scottish Water. Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

Part or all of this site lies beneath the 5m contour. There are capacity issues in the drainage network at the south-west end of Lerwick potentially affecting this site. Further guidance on flood risk for this site is provided in the Council’s Strategic Flood Risk Assessment.

Updated Scottish Water Comments as of November 2016
Upper part of site would be able to connect to existing sewer by gravity. Lower part would have to be pumped to existing network.
Please Note: there is limited capacity within the drainage network at this end of Lerwick.
Developer should contact Scottish Water to discuss site requirements as early as possible.

Development Timescale: Long (10+ years)

Site Progress: Planning Permission Granted on Site 2014/281/VCON - To vary condition 4 of planning permission 2011/103/PCO, to extend the period that is allowed to submit the approval of matters specified in conditions for another 3 years 2014/363/PPF - To create a mini roundabout; create turning head; various services connections below ground serving proposed building described in approved application 2014/281/VCON 2014/364/AMSC - Application of matters specified in conditions 5 and 7 of Planning Permission Ref. 2014/281/VCON
Site: LK015
Site Address: Anderson High School

**Infrastructure Requirements/Constraints**

A full Design Statement including details of development phasing will be required for this site.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

Any development in this area must connect to the public sewer. Details of water supply availability should be sought from Scottish Water.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

There is low risk of archaeology in this area, please contact the Shetland Archaeologist at the Shetland Amenity Trust for further information.

This proposed site is within 250m of a number of listed buildings, please contact the Heritage Section prior to progressing with this development to ensure this historic setting is not compromised. Consideration should be given to the following factors: design, layout, density and setting when developing detailed proposals.

This proposed site is within 250m of a Scheduled Monument, please contact the Shetland Archaeologist at the Shetland Amenity Trust prior to progressing with this development to ensure the setting of the Scheduled Monument is not compromised.

**Development Timescale:** Long (10+ years)

**Site Progress:** A development brief has been adopted for this site.
Infrastructure Requirements/Constraints

Some capacity for small scale domestic wind turbine development.

A buffer will be required around watercourses.

Any development on this site will be required to have adequate access, parking and circulation layout. Contact the Council Roads Service for information.

All development must conform to the appropriate policies set out in the Shetland Local Development Plan and related Supplementary Guidance when approved.

The site lies within the CAA Sumburgh Airport safeguarding area – height restrictions may be applied – contact Highlands and Islands Airport Ltd (HIAL) for more information.

Development Timescale: Short (1-5 years)

Site Progress: There has been no development(s) approved on site as of 31/10/2016
## Sites list:

### Residential Sites

#### South Mainland

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<tr>
<th>Site</th>
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<tr>
<td>SM001</td>
<td>Stove, Sandwick</td>
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<td>Dalsetter, Dunrossness</td>
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<td>SM003</td>
<td>Heathery Park, Gulberwick</td>
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<td>SM004</td>
<td>Hillside, Gulberwick</td>
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<td>Quee, Cunnings-burgh</td>
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<td>SM007</td>
<td>Upsilon, Wester Quarff</td>
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<td>SM008</td>
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<td>Horseshoe Close, Virkie, Dunrossness</td>
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<td>Spiggie Lodge, Scousburgh, Dunrossness</td>
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<td>SM015</td>
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<tr>
<td>SM016</td>
<td>Land behind Bigton Shop, Dunrossness</td>
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#### Lerwick & Bressay

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#### Central Mainland

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#### West Mainland

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