Introduction

The Shetland Islands Council Employment Land Audit (ELA) provides an overview of the availability of employment land across Shetland. The figures contained within the ELA demonstrate the status and availability of employment sites as of 31st March 2017.

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

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

National Policy

Scottish Planning Policy (SPP) sets out the national policy direction for land use planning, including policy on the provision of employment land in Local Development Plans.

Scottish Planning Policy Paragraphs 101, 102 and 103 state that:

101. Local development plans should allocate a range of sites for business, taking account of current market demand; location, size, quality and infrastructure requirements; whether sites are serviced or serviceable within five years; the potential for a mix of uses; their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks. The allocation of such sites should be informed by relevant economic strategies and business land audits in respect of land use classes 4, 5 and 6.

102. Business land audits should be undertaken regularly by local authorities to inform reviews of development plans, and updated more frequently if relevant. Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply.

103. New sites should be identified where existing sites no longer meet current needs and market expectations. Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site.
Local Policy

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

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

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

Supplementary Guidance – Business and industry Policy SGED1 sets out the hierarchy of land available for business and industry throughout Shetland. Policy SGED2 provides the policy framework for such developments in existing rural settlement, particularly Areas of Best Fit, where land is not designated for specific purposes.
Methodology

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

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

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

1. Applications on Sites with Development Potential as identified in the LDP
2. Applications within industrial areas as identified in the LDP
3. Applications on Areas of Best Fit as identified within the LDP
4. Windfall sites

Sites with Development potential: These sites have been identified through the ‘Call for Sites’ process. The sites have been assessed as ‘Sites with Development Potential’ for business and industry through a rigorous site assessment process during the formulation of the LDP 2014.

Industrial areas: Industrial areas previously identified in the 2004 Local Plan were carried forward into the LDP 2014.

Windfall Sites: Development sites which are not identified through forward planning processes but become available for various ad hoc reasons.

The planning Service acknowledges that 59 percent of developments are on windfall sites. Whilst these developments are not on sites allocated within the Local Development Plan they do comply with the plans policies.

Areas of Best Fit: Areas of Best Fit (AoBF) have been identified to provide a focus for growth within and adjacent to the largest community in each locality and the large islands in Shetland, whilst recognising the dispersed settlement pattern of Shetland.

Within AoBF amenities such as schools, shops, employment and essential infrastructure are all readily available through a range of sustainable transport options; and will support large, medium and small scale developments. AoBF have been identified as desirable for development because they;

- Can connect to the main sewer
- Are within 800 m (walking distance) of two of the following; convenience store/ post office (only one in any count), GP surgery, primary school, public hall and play park
- No part of any of the Shetland Mainland AoBF is more than 400 metres from a public bus service (either feeder buses or primary routes)
- No part of any AoBF is below the 5m contour or shown on the SEPA flood maps
- Low likelihood of having significant impacts on biodiversity including European or locally designated nature conservation sites.
### Tables

#### Applications approved on a Site with Development Potential

<table>
<thead>
<tr>
<th></th>
<th>2012/13*</th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Class 4</td>
<td>0</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>Use Class 5</td>
<td>0</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td>Use Class 6</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>6</td>
<td>9</td>
<td>8</td>
<td>3</td>
<td>26</td>
</tr>
</tbody>
</table>

Data from 2012/13 is recorded from the date of the LDP being approved by Development Committee - 10/10/2012

#### Applications approved on Windfall Sites

<table>
<thead>
<tr>
<th></th>
<th>2012/13*</th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Class 4</td>
<td>1</td>
<td>5</td>
<td>6</td>
<td>5</td>
<td>4</td>
<td>21</td>
</tr>
<tr>
<td>Use Class 5</td>
<td>2</td>
<td>5</td>
<td>6</td>
<td>8</td>
<td>5</td>
<td>26</td>
</tr>
<tr>
<td>Use Class 6</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>11</td>
</tr>
<tr>
<td>Total</td>
<td>4</td>
<td>12</td>
<td>14</td>
<td>17</td>
<td>11</td>
<td>58</td>
</tr>
</tbody>
</table>

Data from 2012/13 is recorded from the date of the LDP being approved by Development Committee - 10/10/2012

#### Applications Approved on an Industrial Zone identified within the Business & Industry Supplementary Guidance

<table>
<thead>
<tr>
<th></th>
<th>2012/13*</th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Class 4</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>Use Class 5</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Use Class 6</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>Total</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>7</td>
<td>2</td>
<td>17</td>
</tr>
</tbody>
</table>

Data from 2012/13 is recorded from the date of the LDP being approved by Development Committee - 10/10/2012

#### Applications Approved within an Area of Best Fit

<table>
<thead>
<tr>
<th></th>
<th>2012/13*</th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Class 4</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Use Class 5</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Use Class 6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>5</td>
<td>9</td>
</tr>
</tbody>
</table>

Data from 2012/13 is recorded from the date of the LDP being approved by Development Committee - 10/10/2012

#### Total Applications

<table>
<thead>
<tr>
<th></th>
<th>2012/13*</th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Class 4</td>
<td>2</td>
<td>8</td>
<td>10</td>
<td>11</td>
<td>9</td>
<td>40</td>
</tr>
<tr>
<td>Use Class 5</td>
<td>2</td>
<td>7</td>
<td>9</td>
<td>12</td>
<td>8</td>
<td>38</td>
</tr>
<tr>
<td>Use Class 6</td>
<td>2</td>
<td>5</td>
<td>4</td>
<td>7</td>
<td>4</td>
<td>22</td>
</tr>
<tr>
<td>Total</td>
<td>6</td>
<td>20</td>
<td>23</td>
<td>30</td>
<td>21</td>
<td>100</td>
</tr>
</tbody>
</table>

Data from 2012/13 is recorded from the date of the LDP being approved by Development Committee - 10/10/2012
Analysis

26% of applications received were on Sites with Development Potential

46% of applications on SWDP were for Class 4, 38% for Class 5 and 15% for Class 6

40% of applications were for Business developments (use class 4), 38% of applications were for general industry (use class 5) and 22% for storage and distribution (use class 6)

Next Steps

This Audit identifies that there is an adequate supply of employment land. This audit helps inform the Action Programme as part of the continual monitoring of the Local Development Plan.

Since the land Employment Land Audit was published work has continued on gathering the evidence base that will feed into the next Local Development Plan. Through this process Planning is working with the Council’s Economic Development Unit and Highlands and Islands Enterprise (HIE) to gain knowledge of the current and projected status of different economic sectors.

Work has commenced on the Spatial Strategy for the next Local Development Plan, and the Planning Service is hosting a Call for Sites in early 2018. Further details of the Call for Site can be found on our website: http://www.shetland.gov.uk/planning/CallforSites.asp

We will continue to work closely with developers, agencies and other Council departments through the lifetime of current LDP and throughout the development of the next plan.
Site: LK001
Former Decca Station, Lerwick

Site Size (ha): 5.37
Development size (ha): 1.64
Remaining Site for development (ha): 3.73

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK002
Blackhill Industrial Estate, Lerwick

Site Size (ha): 2.163
Development size (ha): 0
Remaining Site for development (ha): 2.163

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Gremista Industrial Estate, Lerwick

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

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

Site Size (ha): 0.72
Development size (ha): 0.10
Remaining Site for development (ha): 0.62
Site: LK004
Gremista Industrial Estate, Lerwick

Site Size (ha): 1.29
Development size (ha):
Remaining Site for development (ha): 1.29

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK005
Rova Head, Lerwick

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK006
Blackhill Industrial Estate, Lerwick

Site Size (ha): 13.41
Development size (ha): 0.23
Remaining Site for development (ha): 13.18

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- DevelopmentCommenced
- Complete
Site: LK007
Port Business Park, Lerwick

Site Size (ha): 1.6
Development size (ha): 0.02
Remaining Site for development (ha): 1.59

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK011
Staneyhill, Lerwick

Site Size (ha): 37.57
Development size (ha): 0.49
Remaining Site for development (ha): 36.9

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK014
Gremista Industrial Estate, Lerwick

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK018
Gremista Industrial Estate, Lerwick

Site Size (ha): 0.32
Development size (ha):
Remaining Site for development (ha): 0.32

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK019
Rova Head, Lerwick

Site Size (ha): 4.4
Development size (ha):
Remaining Site for development (ha): 4.4

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK020
Rova Head, Lerwick

Site Size (ha): 6.18
Development size (ha):
Remaining Site for development (ha): 6.18

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK021
Dales Voe, Lerwick

Site Size (ha): 8
Development size (ha): 1.47
Remaining Site for development (ha): 5.91

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site Size (ha): 26.49
Development size (ha): 0.71
Remaining Site for development (ha): 25.62

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM005
Sellanes

Site Size (ha): 11.95
Development size (ha): 0.07
Remaining Site for development (ha): 11.25

Development Timescale as per Action Programme:
• Short term - 1-5 years
• Medium term - 5-10 years
• Long term

Planning Status
• Site within Area of Best Fit

Development Status
• Site Not Developed
• Planning Permission Granted
• Development Commenced
• Complete
Site: NM013
Loch of Haggrister

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM020

Sellaness

Site Size (ha): 20.58
Development size (ha): 2.06
Remaining Site for development (ha): 18.52

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Mixed Use Sites
Site: SM019
Scatness, Dunrossness

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

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

Please note the purple polygon denotes non 4, 5 or 6 use class approved development(s) on Mixed Use sites.
Site: BR002
Ham, Bressay

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK010
Seafield, Lerwick

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

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

Please note the purple polygon denotes non 4, 5 or 6 use class approved development(s) on Mixed Use sites.
Site: LK015
Anderson High School, Lerwick

Site Size (ha): 5.33
Development size (ha): 5.33
Remaining Site for development (ha): 5.33

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status:
- Site within Area of Best Fit

Development Status:
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM008
Firth Camp

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM024
The Hamarsenn, Whilliegarth, Dunrossness

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

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term

Planning Status
- Site within Area of Best Fit

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