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Introduction
This Housing Land Audit (HLA) has been carried out as per the requirements of Scottish Planning Policy and Planning Advice note 2/2010, which states:

“Scottish Planning Policy (SPP) requires that a five year ongoing effective land supply is available to meet the identified housing land requirements. Planning authorities should therefore carry out regular monitoring of housing completions and the progress of sites through the planning process”

It is the intention of the Planning Service that this HLA be updated on an annual basis. The HLA details the number of housing completions and progress of sites through the planning process and demonstrates that there is adequate supply of land for housing across the Isles for at least the next 5 years.

Background
Shetland has had a relatively static population over the past 30 years fluctuating slightly between a low of 22,768 in 1981 and a high of 23,167 in 2011.

Between 2001 and 2011 the population increased by 1179, the distribution of population and changes are shown in the table below.

[Population by Locality diagram]

Source: SIC Housing
Methodology

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.

Completions

Housing completion data is recorded quarterly for statistical returns. For this audit the data recorded has been broken down into the following categories:

- Private housing (development by individuals or companies for private occupancy. This can be through owner/occupation or private rental)
- Affordable housing (developments by the SIC Housing Department and Hjaltland Housing Association)
- Completions for individual units
- Number of applications submitted/units completed for 2 or more units
- Conversions
- New Builds

Planning Permissions Granted

The data collected regarding planning applications is split into the following three groups reflecting the hierarchy identified within Policies H1, H2 and H3 in the Local Development Plan;

- Applications on Sites with Development Potential as identified in the LDP
- Applications on Areas of Best Fit as identified within the LDP
- Windfall sites
Summary
The Local Development Plan (LDP) became the settled view of the Council in October 2012 and was adopted in September 2014. Our monitoring period for planning applications is October 2012 – 2016/17 and 2012/13-2016/17 for completions.

In the recording periods;

- 387 houses have been completed averaging 77 units per year.
- 93% of completions were for new builds and 7% for conversions
- 59% of new builds were private housing and 41% affordable housing
- Lerwick & Bressay had most completions with 126 followed by Central with 96
- 502 housing units were approved planning permission averaging 119 units per full year
- 20% of housing approvals were on Sites with Development Potential
- 27% of housing approvals were in an Area of Best Fit
- 55% of housing approvals were on windfall sites

Localities
In 2004, the Community Planning Board agreed on six localities for Shetland. The original boundaries showed Whiteness and Weisdale to be in the West Locality and Gulberwick in the Lerwick & Bressay locality. It was decided by the Community Partnership in 2015 that the boundaries be altered to include whole community council areas.

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Transient Workers
Between 2014 and 2016 there was an increase in the levels of transient workers in Shetland due to the construction of the new Gas Plant and maintenance at Sullom Voe Terminal. The level of transient workers peaked at 3190 in 2014 (Workers Accommodation in Shetland Report, Highlands & Islands Enterprise). There were some 800 workers (approx) located at an accommodation block at Sellaness with the majority residing in a purpose built hotel in Brae and barges located in Lerwick and Scalloway.

Since the opening of the Gas Plant in 2016 the levels of transient workers have decreased, currently the transient work force accommodation demand is being met by the accommodation block at Sellaness along with rental properties, there are currently no accommodation barges in Shetland.

House Sales
Between 2009 the average sale price reported in 2009 and 2015 all localities have seen an overall increase in the average property sale price. However, the average sale price has not been continuous over the seven years; all localities have seen fluctuations from year to year.

Average Property Sales Prices

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Housing Completions
House completions are calculated quarterly and are based on the Certificates of Completion issued by the Council’s Building Standards Service.

In 2014/15 there was a spike in the completion figures where there was over 100 units completed; this was due to an increase in multi-unit housing developments being completed.

Over the last 5 years 53% of completions have been for multi-unit schemes including new builds and conversions. 73% of multi unit completions were for affordable housing.

As would be expected based on the population split of the isles Lerwick & Bressay is the locality with the highest completion rate. However, the South Mainland has the highest rate of private completions with 62 units followed by Central Mainland with 44 and North Mainland with 38.

Lerwick had the majority of affordable completions with 79 units followed by central mainland with 48 units then north mainland with 18 units.

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

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### Completions for Private Housing

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### Completions for individual units - Private Housing

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### Completions for individual units - Affordable Housing

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### Total number of applications submitted/units completed for 2 or more units

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*Applications

### Number of applications submitted/units completed for 2 or more units for affordable housing

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*Applications
### Number of applications submitted/units completed for 2 or more units for private housing

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*Applications

### Number of applications submitted/units completed for Conversions

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*Applications
Number of applications submitted/units granted for New Dwellings

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<th>2014/15</th>
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*Applications
Land Supply for Housing

Shetland’s Local Housing Strategy 2011-2016 estimates an overall housing supply target (includes private and affordable housing) of 1230-1420 over a 10 year period. This equates to 123-142 homes per year. 530 – 721 of these homes should be affordable, giving an affordable housing target of 53-72 per year.

The Shetland Local Development Plan does not currently include any allocations, only Sites with Development Potential, which provide less detailed information on number of units per site.

The Planning Service has based its calculations on the number of units likely to be developed per site on a desk based density calculation where average densities were calculated throughout Shetland. The following figures are the end result:

Lerwick: 18 units per hectare

Areas of Best Fit: 14 units per hectare

Elsewhere: 7 units per hectare

When specific proposals come in on individual sites the actual densities may vary, due to design, layout and physical limitations affecting individual sites.
### Applications granted Permission but not yet commenced (as of 28/07/2017)

<table>
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<tr>
<th>Area</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>Total</th>
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### Total Number of Units Approved

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### Permissions Granted on SWDP (units)

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Permissions Granted on AOBF (units)

2% of applications granted were on both a Site with Development Potential and in an Area of Best Fit

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Permissions Granted on Windfall (units)

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*Data from 2012/13 is recorded from the date of the LDP being approved by Development Committee - 10/10/2012*
Development on Sites with Development Potential
The total area of land still available as of 31 March 2017 for development on SWDP as identified in the LDP is 128.48 hectares. Using the desk based density calculations this provides enough land for approx 1447 housing units. It should be noted that this figure is purely based on desk based calculations detailed above.

Sites
Detailed information follows on each of the Sites with Development Potential as an appendix to this Housing Land Audit. It includes a site map as well as information on site area, planning status, estimated development timescales and number of units developed/approved (if any) on the sites.
Next Steps

This audit identifies an adequate supply of housing land. It has been informed by the Local Development Plan, including the Action Programme and The Local Housing Strategy.

Our Action Programme was updated and submitted to the Scottish Government in December 2016. The Action Programme forms part of the ongoing monitoring of the adopted Local Development Plan. The Action Programme will be updated annually, with annual questionnaires being sent out to all landowners/developers with sites in the Plan to ensure we have the most up to date status of each site.

The Planning Service is continuing to work closely with The Council’s Housing Service and Hjaltland Housing Association to inform the Housing Needs and Demand Assessment update. We are a partner on the Housing Market Partnership and a joint working group with Housing Service to help inform the HNDA process. We also continue to work with Housing Service and Hjaltland Housing Association for the Local Housing Strategy and Strategic Housing Investment Plan.

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

Contacts and links to relevant Documents:

SIC Planning Service
Train Shetland
Lerwick
Shetland
ZE1 0PX

Telephone: 01595 744293
Development.plans@shetland.gov.uk

Shetland Local Development Plan
http://www.shetland.gov.uk/ldp

Local Housing Strategy
http://www.shetland.gov.uk/housing/policies_housing_strategy.asp
Glossary

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

Sites with Development Potential
Sites with Development Potential are sites that have been identified through the ‘Call for Sites’ process. The sites have been assessed as ‘sites with development potential’ for housing and mixed use through a consistent site assessment process during the formulation of the LDP 2014.

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

Affordable Housing
Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy. For the monitoring of data we have recorded developments by the SIC Housing Department and Hjaltland Housing Association as affordable.

Private Housing
Private housing is development by individuals or companies for private occupancy. This can be through owner/occupation or private rental.
Site: SM001a
Stove, Sandwick

Site Size (ha): 0.37
Development size (ha): 0.37
Remaining Site for development (ha): 0.37
Units on Site: 0
N: 112417
E: 442094

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

Planning Status
- Site within Area of Best Fit

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

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Site: SM001b
Stove, Sandwick

Site Size (ha): 0.03
Development size (ha): 0.05
Remaining Site for development (ha): 0.05
Units on Site: 0
N: 112417
E: 442094

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM002
Dalsetter, Dunrossness

Site Size (ha): 2.15
Development size (ha): 2.15
Remaining Site for development (ha): 2.15
Units Site: 0
N: 111553
E: 440211

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM003
Heathery Park, Gulberwick

Site Size (ha): 2.25
Development size (ha): 1.04
Remaining Site for development (ha): 1.21
Units on Site: 16
N: 113793
E: 443770

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM004
Hillside, Gulberwick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM005
Quee, Cunningsburgh

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM006
Flugalee, Cunningsburgh

Site Size (ha): 1.33
Development size (ha): 0.3
Remaining Site for development (ha): 1.03
Units Site: 2
N: 112881
E: 442809

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM007
Upwall, Wester Quarff

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM008
Upper Couster, Quarff

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM009
Horseshoe Close, Virkie, Dunrossness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM010
Spiggie Lodge, Scousburgh, Dunrossness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM011
Stove, Sandwick

Site Size (ha): 0.26
Development size (ha):
Remaining Site for development (ha): 0.26
Units on Site: 0

N: 112416
E: 442135

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM012
Stove, Sandwick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM013
Whilfigarth Stove, Sandwick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM014  
Hay Green, Stove, Sandwick

Site Size (ha): 0.8  
Development size (ha):  
Remaining Site for development (ha): 0.8  
Units Site: 0

N: 112397  
E: 442062

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

Planning Status  
- Site within Area of Best Fit

Development Status  
- Site Not Developed  
- Planning Permission Granted  
- Development Commenced  
- Complete
Site: SM015
Land adjacent to Sandwick Junior High School

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM016
Land behind Bigton Shop, Dunrossness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM017
Hestingott, Toab, Dunrossness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM018
Scatness, Dunrossness

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

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: SM019
Scatness, Dunrossness

Site Size (ha): 1.45
Development size (ha): 1.45
Remaining Site for development (ha): 1.45
Units on Site: 0
N: 111045
E: 443881

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

Planning Status
- Site within Area of Best Fit

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

Please note the purple polygon denotes non 4, 5 or 6 use class approved development(s) on Mixed Use sites.
Site: SM020
Toab, Virkie, Dunrossness

Site Size (ha): 0.25
Development size (ha):
Remaining Site for development (ha): 0.25
Units Site: 0

N: 111158
E: 438801

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM021
Aithsetter, Cunningsburgh

Site Size (ha): 1.14
Development size (ha): 0.99
Remaining Site for development (ha): 0.15
Units on Site: 8
N: 113092
E: 443549

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM022
Ellangowan, Gulberwick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM023
Scatness, Dunrossness

Site Size (ha): 3.51
Development size (ha): 3.51
Remaining Site for development (ha): 3.51
Units on Site: 0
N: 110968
E: 438755

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM025
Hamarsenn, Dunrossness

Site Size (ha): 5.54
Development size (ha):
Remaining Site for development (ha): 5.54
Units Site: 0
N: 111685
E: 438496

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM026
Scousburgh, Dunrossness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: SM027
Upper Kjurkhill, Easter Quarff

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

Development Timetable:
- 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: SM028
Next to Hall, Easter Quarff

Site Size (ha): 0.11
Development size (ha): 
Remaining Site for development (ha): 0.11
Units on Site: 0

N: 113575
E: 442821

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: BR001
East Ham, Bressay

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: BR002
Ham, Bressay

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK008
Oxlee, Lerwick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK009
Lower Sound, Lerwick

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

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

Planning Status
- Site within Area of Best Fit

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

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

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

Planning Status
- Site within Area of Best Fit

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

Please note the purple polygon denotes non 4, 5 or 6 use class approved development(s) on Mixed Use sites.
Site: LK012
Stanehill, Lerwick

Site Size (ha): 44.14
Development size (ha): 22.44
Remaining Site for development (ha): 21.7
Units Site: Unknown / 1
N: 114179
E: 445918

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK013  
Norstane, Lerwick

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

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

Planning Status  
- Site within Area of Best Fit

Development Status  
- Site Not Developed  
- Planning Permission Granted  
- Development Commenced  
- Complete
Site: LK015
Anderson High School, Lerwick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK016
Lerwick Observatory, Lerwick

Site Size (ha): 0.57
Development size (ha): 0.36
Remaining Site for development (ha): 0.21
Units on Site: 21
N: 113970
E: 445327

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: LK017
Lower Sound, Lerwick

Site Size (ha): 0.09
Development size (ha): 0
Remaining Site for development (ha): 0.09
Units Site: 0

N: 114022
E: 446441

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL001
Sundibanks, Scalloway

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL002
Sundibanks, Scalloway

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL003
Strand, Greenwell, Gott

Site Size (ha): 12.76
Development size (ha): 1.65
Remaining Site for development (ha): 11.11
Units on Site: 19
N: 113880
E: 440883

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL004
Veensgarth, Tingwall

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL005
Veenegarth, Tingwall

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL006
Northouse Croft, Bridge End, Burra

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL007
House, Bridge End, Burra

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

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: CL008
Old School Road, Trondra

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM001
Nesbister, Whiteness

Site Size (ha): 2.48
Development size (ha): 0.82
Remaining Site for development (ha): 1.66
Units Site: 5
N: 114564
E: 439900

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM002
Hellister, Weisdale

Site Size (ha): 0.89
Development size (ha):
Remaining Site for development (ha): 0.89
Units on Site: 0
N: 114953
E: 438922

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM003
Gardie, Weisdale

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM005
Kirkhouse, South Whiteness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM010
Wormadale, Whiteness

Site Size (ha): 0.13
Development size (ha): 
Remaining Site for development (ha): 0.13
Units Site: 0
N: 114622
E: 440043

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM011
Wormadale, Whiteness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM012
Gronnack, Whiteness

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Shetland
West Mainland

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Site: WM004
Kirkadale, Walls

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM006
Breck, Whiteness

Site Size (ha): 0.29
Development size (ha): 0.29
Remaining Site for development (ha): 0
Units Site: 2
N: 114528
E: 438921

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM007
Gardens Croft, Sandness

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

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: WM008
Aith Hall, Aith

- Site Size (ha): 0.42
- Development size (ha): 1.17
- Remaining Site for development (ha): 0.75
- Units Site: 8
- N: 115584
- E: 434425

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: WM009
Whitelaw Road, Aith

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

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: NM001
The Houllands, Brae

Site Size (ha): 5.37
Development size (ha): 0.33
Remaining Site for development (ha): 5.04
Units on Site: 3
N: 116625
E: 436132

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM002
Roebrek, Brae

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM003
Burravoe, Brae

Site Size (ha): 0.54
Development size (ha):
Remaining Site for development (ha): 0.54
Units on Site: 0
N: 116703
E: 436244

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM006
Firth

- Site Size (ha): 6.12
- Development size (ha):
- Remaining Site for development (ha): 6.12
- Units Site: 0

N: 117422
E: 444166

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM007
Upper Lea, Firth

Site Size (ha): 3.44
Development size (ha): 3.44
Remaining Site for development (ha): 3.44
Units on Site: 0
N: 117438
E: 444485

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
**Site: NM009**
Maidenfield, Mossbank

Site Size (ha): 0.76
Development size (ha):
Remaining Site for development (ha): 0.76
Units Site: 0
**N:** 117509
**E:** 444944

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

**Planning Status**
- Site within Area of Best Fit

**Development Status**
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM010
Braehead, Mossbank

Site Size (ha): 0.66
Development size (ha):
Remaining Site for development (ha): 0.66
Units on Site: 0
N: 117543
E: 445062

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM011
Bankhead, Mossbank

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

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

Planning Status
- Site within Area of Best Fit

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

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Site: NM012
Hall, Mossbank

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM014
Hall Park, Vidlin

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM015
Busta, Brae

Site Size (ha): 5.68
Development size (ha): 0.86
Remaining Site for development (ha): 4.83
Units on Site: 8
N: 116733
E: 434682

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM016
Hillside, Voe

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM017
Stucca, Hillswick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM018
Stucca, Hillswick

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM019
Valladale, Urafirth

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

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

Planning Status:
- Site within Area of Best Fit

Development Status:
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM021
Railsbrough, South Nesting

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

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: NI001
Ulsta, Yell

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NI002
Ulsta, Yell

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NI003
West Yell, Yell

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: N1004
Burravoe, Yell

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Shetland Housing Land Audit
Development Plans
Shetland Islands Council
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