Shetland

Housing Land Audit 2017/18
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Introduction

The Housing Land Audit (HLA) has been carried out as per the requirements of Scottish Planning Policy and Planning Advice Note 2/2010, which states: “Scottish Planning Policy (SPP) requires that a five year ongoing effective land supply is available to meet the identified housing land requirements. Planning authorities should therefore carry out regular monitoring of housing completions and the progress of sites through the planning process”

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

Population

Shetland has had a relatively static population over the past 30 years fluctuating slightly between a low of 22,768 in 1981 and a high of 23,167 in 2011. Between 2001 and 2011 the population increased by 1179, the distribution of population and changes are shown in the table below.

![Population by Locality](image)

Source: SIC Housing

Methodology

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

Completions

Housing completion data is recorded quarterly for statistical returns. For this Audit the data recorded has been broken down into the following categories:
- Private housing (development by individuals or companies for private occupancy). This can be through owner/occupation or private rent.
- Affordable housing (developments by the SIC Housing Department and Hjaltland Housing Association).
- Completions for individual units.
- Number of applications submitted/units completed for 2 or more units.
- Conversions.
- 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 of the LDP:

- Applications on Sites with Development Potential, as identified in the LDP.
- Applications on Areas of Best Fit, as identified within the LDP.
- Windfall sites.

Localities

In 2004, the Community Planning Board agreed on 6 localities for Shetland. The original boundaries showed Whiteness and Weisdale to be in the West Locality and Gulberwick in the Lerwick & Bressay locality. It was decided by the Community Partnership in 2015 to alter the boundaries to include whole Community Council areas:

<table>
<thead>
<tr>
<th>Locality</th>
<th>Community Council Areas</th>
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<tbody>
<tr>
<td>Lerwick &amp; Bressay</td>
<td>Lerwick and Bressay</td>
</tr>
<tr>
<td>North Isles</td>
<td>Fetlar&lt;br&gt;Unst&lt;br&gt;Yell&lt;br&gt;Skerries&lt;br&gt;Whalsay</td>
</tr>
<tr>
<td>Central</td>
<td>Burra &amp; Trondra&lt;br&gt;Scalloway&lt;br&gt;Tingwall, Whiteness &amp; Weisdale</td>
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<td>North</td>
<td>Deltig&lt;br&gt;Nesting &amp; Lunnasting&lt;br&gt;Northmaven</td>
</tr>
<tr>
<td>South</td>
<td>Dunrossness&lt;br&gt;Gulberwick, Quarff &amp; Cunningsburgh&lt;br&gt;Sandwick</td>
</tr>
<tr>
<td>West</td>
<td>Sandness &amp; Walls&lt;br&gt;Sandsting &amp; Aithsting</td>
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Summary of Findings

The LDP became the settled view of the Council in October 2012 and was adopted in September 2014. Our monitoring period for planning applications and completions covers the financial year from 2013/14 to 2017/18.

In the 5yr recording period 2013/14-2017/18:

- 432 houses have been completed averaging 86 units per year.
- 88% of completions were for new builds and 12% for conversions.
- 57% of new builds were for private housing and 43% for affordable housing.
- Lerwick & Bressay had most completions with 182 units followed by the Central Mainland with 85 and the North Mainland with 68.
- 579 housing units were approved planning permission averaging 115 units per year.
- 25% of housing approvals have been on Sites with Development Potential.
- 24% of housing approvals have been on an Area of Best Fit.
- 51% of housing approvals have been on windfall sites.

In the 2017/18 period:

- There were 102 completions, the highest level since 2014/15 (105).
- 78% of completions were for new builds and 22% were for conversions.
- 65 (64%) completions were for private housing and 37 (36%) were for affordable housing.
- The level of private house completions (65 units) was at its highest in the last 5 years.
- 103 housing units were approved. This is the lowest amount of approvals in the last 5 years, with the exception of 2014/15 (101 units approved).
- Of the 103 units approved the greatest number of approvals were in the South Mainland and Central Mainland (38 in each locality).
- 48% of housing approvals have been on Sites with Development Potential. This is at the highest rate since the LDP was approved.
- 7% of housing approvals have been on an Area of Best Fit
- 45% of housing approvals were on windfall sites
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 approximately 800 workers 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 has decreased. The transient work force accommodation demand is currently being met by the accommodation block at Sellaness along with rental properties. At the time of completing the Audit there were no accommodation barges in Shetland.

House Sales

Between 2012 and 2016 the median property sale price has increased in all localities. However, the average sale price has not continuously risen over the 5 year period with all localities experiencing fluctuations.

Median Property Sales Prices (Source: Registers of Scotland, 2016)

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Housing Completions

House completions are compiled quarterly and are based on the Certificates of Completion issued by the Council’s Building Standards Service. Completions for both private and affordable housing (102 units) in the 2017/18 period were at their highest since 2014/15 (105 units). Whilst some of this can be attributed to an increase in multi-unit housing developments being completed in Lerwick (32 completions for affordable units), there has also been an increase in private house completions, with 65 units completed in all of the localities. The private housing completion figure is at its highest level during the 5 year reporting period.

As would be expected, based on the population split of the isles, Lerwick & Bressay continues to be the locality with the highest completion rate. In the 2017/18 period Lerwick also had the highest number of private house completions (26), which included a number of conversions and changes of use. Over the last five years the total number of private house completions has been quite evenly distributed across the localities of Lerwick & Bressay (59), South Mainland (57), North Mainland (48) and Central Mainland (42). Completion rates for private houses have been much lower during this period in the North Isles (22) and West Mainland (18).

Lerwick continues to have the majority of affordable house completions. Of the 186 units completed in the last 5 years, 123 (66%) are located in the Lerwick and Bressay locality. There were no affordable housing completions in the South Mainland, West Mainland or North Isles over the last 5 years.

Completions for All Housing (Private & Affordable Housing)

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Completions for Affordable Housing

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<td>TOTAL</td>
<td>44</td>
<td>53</td>
<td>26</td>
<td>26</td>
<td>37</td>
<td>186</td>
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Completions for Individual Units - Private Housing

It can be seen from the information below that all of the individual completions in Shetland are for private housing. 2017/18 had the highest number of completions for individual units in the 5-year reporting period.

There have been no individual completions for affordable housing units over the last 5 years. This reflects the affordable housing market in Shetland where the Council and Hjaltland Housing Association are the only registered social landlords. Additionally, the Council does not have an affordable housing contribution policy, meaning that private house developers are not required to provide a percentage of affordable housing or a contribution towards affordable housing.

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Completions for Individual Units - Affordable Housing

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</table>
Over the last 5 years 57% (236) of the 416 completions have been for multi-unit schemes including new builds and conversions. 72% of these multi-unit completions were for affordable housing (170 units), which reflects the fact that the Hjaltland Housing Association is building the larger housing schemes. Of the 66 private house multi-unit completions over half, 37 (56%), have been in the Lerwick & Bressay locality.

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

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

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

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Housing Approvals

Total Number of Units Approved

579 units were approved/granted planning permission during the 5 year reporting period. This figure is calculated by combining the units approved on Sites with Development Potential (SWDP), Areas of Best Fit (AoBF) and Windfall (590 in total), and then subtracting the approvals that lie within both SWDP and AoBF (11).

There were 103 approvals in the 2017/18 period. This is the lowest number since 2014/15 when 101 units were approved. The highest number of approvals was in 2016/17 (141 units).

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<td>122</td>
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Permissions Granted on SWDP (units)

Over the last 5 years, 148 units have been approved on sites identified in the Local Development as SWDP. Sites with Development Potential were submitted by landowners and developers at the Call for Sites stage of our current Local Development Plan during 2010 to 2012.

It can be seen that during 2017/18 a total of 50 units were granted planning permission on SWPD. This is the highest number of sites approved since the Local Development Plan was adopted in September 2014. The highest number of approvals was in the Central Mainland locality (27 units), which included the approval of 26 affordable housing units at Strand in Tingwall (LDP site CL003).

Over the 5 year reporting period the highest number of approvals have been in the Central Mainland (56), South Mainland (46) and Lerwick and Bressay (24) localities.

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<td>31</td>
<td>28</td>
<td>50</td>
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Permissions Granted on AOBF (units)

The Local Development Plan has identified 8 AOBF across Shetland. These are located in the following localities:

North Isles – Baltasound, Mid Yell and Symbister.
North Mainland – Brae
West Mainland – Aith
Central Mainland – Scalloway
Lerwick & Bressay – Lerwick
South Mainland – Sandwick

Over the last 5 years 140 units have been approved on Areas of Best Fit. The majority of approvals have been in Lerwick, which can be expected due to its size and the area covered. It is interesting to note that during the last 2 years there have been no approvals in the AOBF of Aith, Brae, Baltasound, Mid Yell and Symbister. During the 2017/2018 period the number of approvals were at their lowest in the 5 year reporting period. This can be attributed to the low level of approvals during the year in the Lerwick AOBF. This is predicted to increase over the coming years once the Staneyhill and Knab Masterplans progress to the planning application stage.

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Permissions Granted on Windfall (units)

Over the last 5 years 140 units have been approved on sites which aren’t identified for housing development in the Local Development Plan. These are known as ‘windfall’ sites. This can mainly be attributed to the high number of applications for single house units and the nature of dispersed housing development in settlements across the localities. The number of windfall approvals has reduced during 2017/18 and is at its lowest total during the 5 year reporting period. It is noted that the overall approvals reduced during this period too.

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Permissions Granted on both SWDP & AOFB

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Applications Granted Permission but not yet commenced (as of 28/07/2018)

A number of planning permissions for new housing remain unimplemented each year. The table below contains the data for the last 3 years, as this is the time period that permissions are granted before they expire.

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Housing Land Supply

Established Housing Land Supply – Sites with Development Potential

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

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

Lerwick: 18 units per hectare  
Areas of Best Fit: 14 units per hectare  
Elsewhere: 7 units per hectare

The total area of land available as of 31 March 2018 for development on SWDP as identified in the LDP is 124.99 hectares. Using the desk based density calculations this provides enough land for approximately **1277 housing units**. It should be noted that this figure is based on desk based calculations detailed above, namely:

- Lerwick = 36.57ha remaining @ 18 units per hectare = 658 units  
- Elsewhere = 88.42ha remaining @ 7 units per hectare = 619 units

5 Year Housing Supply Target

The 5 year housing supply target is the total number of additional homes (all tenure) that the development plan seeks over the following 5-year period. Under SPP (2014) this is called the housing supply target, although previously this was often referred to as the housing requirement. Shetland’s Local Housing Strategy 2011-2016 estimates an overall housing supply target (includes private and affordable housing) of 1230-1420 units over a 10 year period. This equates to 123-142 homes per year.

Using the upper estimate (142 units) the all tenure 5yr housing land supply target is therefore calculated as: 142 units x 5 years = 710 units. The Local Housing Strategy requires that 530 – 721 of these homes should be affordable, giving an affordable housing target of 53-72 per year. The private target is 70 units per year.

Based on completions over the last 5 years it can be seen that there is a shortfall in the number of units required to meet the housing supply target for both private and affordable housing as set out in the Local Housing Strategy.

The Council are currently in the process of producing a revised Housing Needs and Demand Assessment for Shetland, and following this revised Housing Supply Targets will be set out and agreed following consultation on the next Local Housing Strategy.
### 5yr Housing Supply Target and Completions (2013-18)

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### 5 Year Effective Housing Land Supply – Units

Scottish Planning Policy defines the effective housing land supply as “The programming of that part of the established housing land supply which is free or expected to be free of development constraints, and will therefore be available for the construction of housing in the next 5 years. This is influenced by the rate of delivery”.

When specific proposals come in on individual sites the actual densities may vary, due to design, layout and physical limitations affecting individual sites.

Based on returns to the Scottish Government as part of the Planning Performance Framework (PPF), and taking into account the unconstrained land available for development in the next 5 years, this is identified as **1034 units**.

### Effective Housing Land Supply – Years

Scottish Planning Policy requires that a minimum of 5 years effective housing land supply is to be available at all times.

Calculation of the 5-year effective housing land supply uses the formula provided below in the Scottish Government’s Planning Performance Framework.

\[
\text{Effective Housing Land Supply (years)} = \left( \frac{5\text{-year effective housing land supply (units)}}{5\text{-year housing supply target (units)}} \right)^5
\]

At the time of finalising this year’s Audit the effective housing land supply equates to **7.3 years**. Namely 1034 units/710units x 5 years = 7.3 years.

### 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 (2011-2016).

Our Action Programme was updated and submitted to the Scottish Government in December 2017. 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 (HNDA) 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 launched a Call for Sites in October 2018. Further details of the Call for Site process 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 744843.

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

Shetland Local Development Plan – Action Programme 2017/18
Glossary

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

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

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

Affordable Housing
Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy. For the monitoring of data we have recorded developments by the SIC Housing Department and 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):
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
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): 1.11
Remaining Site for development (ha): 1.14
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): 0.42
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):
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): 0.91
Remaining Site for development (ha): 0.42
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
Upswall, Wester Quarff

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

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

Planning Status
- Site within Area of Best Fit

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

Shetland Islands Council
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): 0.66
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):
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): 0.34
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): 0.17
Remaining Site for development (ha): 1.28
Units on Site: 0
N: 111045
E: 443881

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

Planning Status
- Site within Area of Best Fit

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

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

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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): 0.15
Remaining Site for development (ha): 0.99
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): 1.23
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): 3.27
Remaining Site for development (ha): 0.24
Units on Site: 1
N: 110968
E: 438755

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
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 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: SM028
Next to Hall, Easter Quarff

Site Size (ha): 0.11
Development size (ha): 0.11
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): 0.16
Remaining Site for development (ha): 1.48
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 class 9 (housing) development approved on this mixed use site.
Site: LK012
Staneyhill, 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

Please note that the development commenced to date relates to an approved application for 2 residential units at Pegasus Place.
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):
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): 
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):
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
Remaining Site for development (ha): 0.92
Units on Site: 0

N: 113876
E: 440892

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

Planning Status
- Site within Area of Best Fit

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

Site Size (ha): 12.76
Development size (ha): 9.68
Remaining Site for development (ha): 3.08
Units on Site: 45
N: 113880
E: 440883

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

Planning Status
- Site within Area of Best Fit

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

Site Size (ha): 1.11
Development size (ha): 1.11
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
Veensgarth, Tingwall

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: CL006
Northhouse 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): 0.06
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): 1.57
Remaining Site for development (ha): 0.91
Units Site: 6
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

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): 0.18
Development size (ha): 
Remaining Site for development (ha): 0.18
Units Site: 0
N: 114445
E: 438644
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): 1.44
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
Site: WM004
Kirkadale, Walls

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
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): 0.7
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
Shetland
North Mainland
Site: NM001
The Houllands, Brae

Site Size (ha): 5.37
Development size (ha): 4.9
Remaining Site for development (ha): 0.47
Units on Site: 4
N: 116625
E: 436132

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

Planning Status
- Site within Area of Best Fit

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

Site Size (ha): 3.44
Development size (ha): 3.44
Remaining Site for development (ha): 3.44
Units Site: 0

N: 116734
E: 436158

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

Planning Status
- Site within Area of Best Fit

Development Timescale as per Action Programme:
- Short term - 1-5 years
- Medium term - 5-10 years
- Long term
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):
Remaining Site for development (ha): 3.44
Units on Site: 0
N: 117438
E: 444485

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

Planning Status
- Site within Area of Best Fit

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

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

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

Planning Status
- Site within Area of Best Fit

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

Site Size (ha): 0.66
Development size (ha):
Remaining Site for development (ha): 0.66
Units on Site: 0

N: 117543
E: 445062

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

Planning Status
- Site within Area of Best Fit

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

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
Site: NM012
Hall, Mossbank

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

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

Planning Status
- Site within Area of Best Fit

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

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

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

Planning Status
- Site within Area of Best Fit

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

Site Size (ha): 5.68
Development size (ha): 4.72
Remaining Site for development (ha): 0.97
Units on Site: 9
N: 116733
E: 434682

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

Planning Status
- Site within Area of Best Fit

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

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

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

Planning Status
- Site within Area of Best Fit

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

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

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

Planning Status
- Site within Area of Best Fit

Development Status
- Site Not Developed
- Planning Permission Granted
- Development Commenced
- Complete
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): 0.58
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
Short term - 1-5 years
Medium term - 5-10 years
Long term

Site within Area of Best Fit
Site Not Developed
Planning Permission Granted
Development Commenced
Complete

Shetland Housing Land Audit
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