



WESTERN ISLES LOCAL PLAN

SCHEDULE OF FURTHER PROPOSED MODIFICATIONS

To be considered by Sustainable Development Committee

13 June 2007

APPENDIX 2: FURTHER PROPOSED MODIFICATIONS TO LOCAL PLAN

Background note

This Schedule will benefit from being read in conjunction with the Finalised Western Isles Local Plan (October 2005) and previous Proposed Modifications (November 2006 and March 2007).

Modification Reference

Each further proposed modification below has a reference number e.g. F/Mod 8 (numbering follows on from March 2007 list F/Mod 1-7).

Page Number & Policy/Proposal

The page number and policy or proposal that is being modified is identified.

Proposed Modification

The actual proposed modification wording is shown in ***“bold italics”***.

Reason

The reasons for modifications are outlined under three categories:

1. Modifications in response to Modification Consultation representation
2. Modifications proposed to update the Plan e.g. where new legislation or other planning guidance has been introduced, circumstances have changed or proposals have been implemented.
3. Modifications proposed to provide clarity or cover an omission/correction e.g. to the Maps.
(Minor matters -inc grammar, typographical and mapping - will be dealt with as minor technical changes and are not required to be included as modifications.)

Further Mod Ref	Page No	FWILP Policy/Proposal (incorporating any previous modifications)	Proposed Modification	Reason 1 Modification representation 2 Update/new information 3 Clarification/omission
F/Mod 8	10	LP/DM3 Service Infrastructure (Mod 6)	Amend policy to read: The Comhairle will work with others, including service providers, to seek continued improvement to infrastructure provision to remove development constraints and ensure sufficient capacity for development potential within the Local Plan period. Public investment will be sought to ensure this can be achieved. Areas where improvement of existing public waste water systems or first time installation of new public systems is required are indicated on the Proposals Map. <i>Where private systems are proposed, treatment arrangements will be carefully assessed particularly in terms of Building Regulation compliance and avoidance of detrimental cumulative impacts resulting from a proliferation of soakaways. Private wastewater systems in areas adjacent to waters designated under EC Shellfish/Bathing Waters Directives should normally discharge to land rather than water. In seeking to enable sustainable outcomes Structure Plan policies DM5 and DM6 will provide the main guidance for the assessment of development proposals.</i>	1, 2
F/Mod 9	14	LP/RM2 (Archaeology & Archaeologically Sensitive Areas) policy context	The following reference should be inserted in the LP/RM2 adjacent policy context: <i>Western Isles Sites and Monuments Record</i>	1, 3
F/Mod 10	24	LP/STY1	Amend text references regarding Flood Risk	1

			<p>Flood Risk Assessment in support of the detailed proposal.</p> <p>The developer may be required to carry out an Environmental Impact Assessment.</p> <p>The developer will be expected to demonstrate the agreement of Stornoway Port Authority and Stornoway Trust has been obtained.</p>	
F/Mod 13	40	Prop LP/HCL6 Housing sites outwith Greater Stornoway	<p>Add following text to final paragraph re housing provision for Tarbert:</p> <p>The developer will be required to produce a Flood Risk Assessment in support of any detailed proposal for housing including consideration of freeboard allowance in line with SPP7.</p>	1
F/Mod 14 (c/ref F/Mod 18 below)	40	Prop LP/HCL7c Schools provision (Mod 43)	<p>Amend text regarding Balivanich Primary School to read:</p> <p>c) identify land and develop new Primary School at Balivanich, Benbecula.</p>	2, 3
F/Mod 15	42	Prop LP/Trans1a Local Traffic improvements	<p>Delete the following wording regarding the status of Laxdale bridge:</p> <p>a) ...taking account the listed status of the bridge.</p>	3
F/Mod 16		Glossary	<p>Insert explanatory text to cover environmental designations/legislation: Add definitions of LNR, NSA, Natura 2000, Ramsar, SSSI, SAC, SPA as per Structure Plan glossary text. Add definitions for SEA and EU Habitats Directive requirements.</p> <p>Insert explanatory text to cover safeguarding consultation zones, including HSE and Airport matters: Add definition of notification or safeguarding zones as per Structure Plan glossary text.</p>	1, 3
		Map Modifications		
F/Mod 17 (c/ref F/Mod 12 above)		MAP 4 Stornoway Inset	<p>Amend boundary of Bayhead Estuary proposal site (Prop LP/HCL3) to indicate extent of possible bridge link.</p> <p>(An inset map indicating the amended site boundary will be placed in members lounge prior to Committee.)</p>	1, 2
F/Mod 18 (c/ref F/Mod 14 above)		MAP 11 Benbecula (Proposed Modifications Inset Map 10)	Delete site identified for Balivanich Primary School (Prop LP/HCL7c)	2, 3



Finalised Western Isles Local Plan:
Proposed Modifications

Inset Map

Bayhead, Stornoway - Proposed Site of Bridge

F/Mod. 17 Policy/Proposal No. Prop LP HCL3

Indicative line of bridge

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Scale 1: 1 250

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