

Finalised Western Isles Local Plan

(October 2005)

Text version incorporating

- Proposed Modifications (approved October 2006) & subject to Public consultation (Nov-Dec 2006)
- Further Proposed Modifications (approved March 2007)
- Further Proposed Modifications (seeking approval 21st June 2007)

The text modifications are shown either via a deletion through ~~existing text~~ and/or insertion of **new text** in blue. Each modification is referenced in red ie proposed modifications (**Mod 1**) and further proposed modifications (**F/Mod 1**).

(These text modifications are supplemented by associated Proposal Map Modifications including Inset Maps. The map information is available separately with the Schedule of Proposed Modifications.)

Foreword and Contents

Foreword

Working within the approved Structure Plan, the Local Plan sets out a detailed framework of land use policies and proposals to positively guide the future development in the Western Isles. It seeks to help meet the communities' social and economic needs while respecting our special environmental qualities.

Public involvement in the Plan's preparation is important if it is to be effective and fully respond to the challenges facing the Western Isles. Accordingly your views are invited on the finalised version of the Plan before it is progressed toward adoption by the Comhairle.

Councillor Archie K. Campbell
Chair of Sustainable Development Committee

Giving Your Views

This finalised version of the Western Isles Local Plan has been approved by the Comhairle and is being placed 'on deposit' for the statutory six week consultation period (31 October - 9 December 2005).

Objections or expressions of support on the plan should be submitted on or before **Friday 9 December 2005**.

Your views should be submitted on the prescribed form to the address below OR electronically using the form on the Comhairle's web site at

www.cne-siar.gov.uk/localplanning

<http://www.cne-siar.gov.uk/localplanning>

Director for Sustainable Communities
Comhairle nan Eilean Siar
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Copies of the Finalised Local Plan as well as the approved Structure Plan can be found on the Comhairle's web site.

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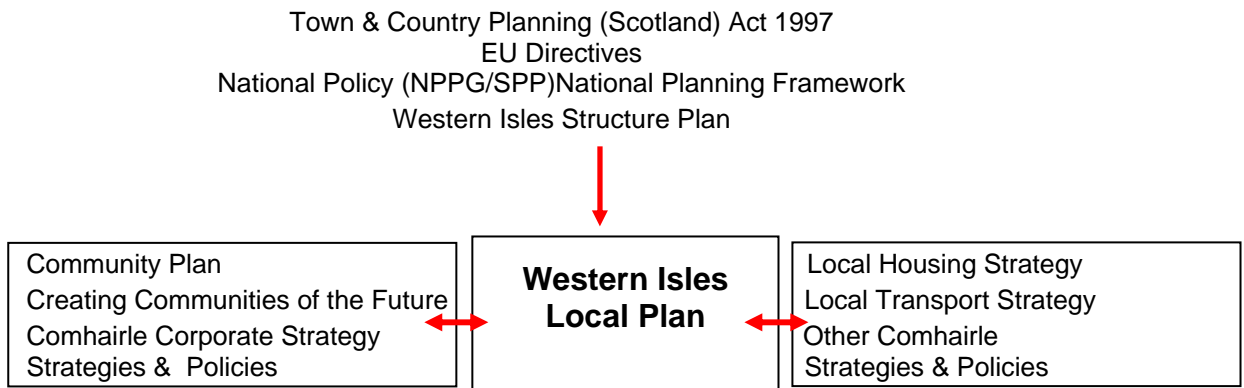
Introduction

The Local Plan along with the approved Structure Plan (2003) provides the statutory Development Plan for the Western Isles. Working together their aim is to provide:

“a land use strategy for sustaining the communities of the Western Isles”.

The Comhairle approved preparation of a new single island wide Local Plan in June 2004. Following engagement with key stakeholders, a Finalised Local Plan has been prepared as a basis for formal consultation with the public.

The Local Plan is short and focused. It adopts a positive approach to development and seeks to provide a framework for assessing and guiding development that is clear and consistent but sufficiently flexible to meet our islands sustainable development priorities. The Local Plan is linked to a range of local and national frameworks and the relationship between them is shown below.



The Local Plan is closely linked to the Structure Plan and as such should be read and used in conjunction with it. The Local Plan appropriately cross-references to the Structure Plan and to other national and local policy guidance, in particular PAN 49 Local Planning and PAN 73 Rural Diversification. However, it avoids repetition, particularly where a topic is adequately covered at a strategic level and where no additional local perspective is needed. As with the Structure Plan, the Local Plan policies are interrelated and interdependent.

The first section contains the **key policy topics** in terms of local priorities and needs (not already covered by the Structure Plan). The Plan has followed the format established in the Structure Plan and covers the following topic headings:

- Development Management
- Resource Management
- Economic Development
- Housing, Community and Leisure Facilities.

A separate policy section relates to Greater Stornoway.

This is followed by the **proposals** section which sets out the main development proposals reasonably likely in the next 5 years or so by the activities of the Comhairle and others. The proposals are separately shown for Greater Stornoway and for the areas outwith.

The final section indicates how **implementation and monitoring** of the plan will be addressed by the Comhairle.

A set of **appendices** provides further guidance to assist the assessment of development proposals.

The **Proposal Maps** identify areas of land affected by the policies and show the detailed proposal sites contained in both the Local and Structure Plan. It is important to note that the identification of proposal sites and search areas does not exclude the consideration of

development on other suitable sites not shown on the maps subject to conforming to Structure Plan and Local Plan policies. (Mod 1)

A Strategic Environmental Assessment is being undertaken on the Local Plan. (Mod 2)

It will also be assessed in line with Scottish Executive Interim Guidance to meet the requirements of Article 6 of the Habitats Directive. (Mod 3)

Policies

Development Management

Context

The Structure Plan sets out the overall objectives for managing land use and development in the Western Isles. The Local Plan complements and builds on the policies contained in the Structure Plan while embodying national priorities which include promotion of sustainable development and good design.

Along with other key island issues including infrastructure provision and flooding, the Local Plan Development Management section provides guidance for developers and will be used in the consideration of planning applications. It provides the main policies for determining the location of development and achieving an appropriate quality of development. The advice on design will be supplemented by local Design Guidance, currently being developed.

It is emphasised that the Local Plan, as with the Structure Plan, comprises a set of inter-dependent and inter-related policies. Accordingly this section should not be used in isolation from the rest of the Plan or from the Structure Plan.

LP/DM1 Assessment of Development Applications

In assessing development proposals an appropriate and acceptable quality of development and design that relates to setting will be required. Account will be taken of Structure Plan policy DM7 and of the considerations set out in:

- a) Appendix 2: Development and Design Considerations
- b) Appendix 3: Car Parking Provision
- c) Appendix 4: Roads and Access.

SPP 1

PAN 58

Structure Plan DM1

Structure Plan DM7

~~In assessing small scale development of all types the potential incremental impact of development on the area as a whole will be considered. In assessing developments potential cumulative impacts will be considered on the area as a whole. (Mod 4)~~

~~For larger scale developments and sensitive sites, detailed plans and drawings will be required prior to consideration of full planning approval. In particular circumstances, supplementary information or a planning brief may be required. (Mod 4).~~

Where a site is regarded as potentially contaminated, developers should consult with the Comhairle to ensure a site specific risk assessment is undertaken and any proposed remediation measures complied with. In addition to the Structure Plan policy DM7 ix) safeguarding requirements, account will be taken of aerodrome safeguarding areas. (Mod 4)

CnES Contaminated Land Strategy October 2001
PLANNING CIRCULAR 2/2003
Structure Plan SC6, SC9, SC10 (Mod 5)

Where development takes place without appropriate consent or where the conditions of consent are not being met, the Comhairle will consider taking enforcement action in accordance with its policy.

CnES Enforcement Policy October 1995.

LP/DM2 Adverts and Signs

Applications for advertisements and signs and particularly those with proposed illumination and/or affecting the setting of a listed building or within a Conservation Area, must be of a suitable design, dimension, position, material and colour so that they:

Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984

- a) are appropriate to their surroundings in scale, character and materials and do not adversely affect architectural detail;

- b) avoid creating clutter and do not detract from the amenity of the area or interrupt important features, buildings or views;
- c) do not prejudice highway safety, public safety or visibility of official signs.

Composite signs will be encouraged where appropriate, for instance at roadside junctions and/or at settlement edges and in line with the Comhairle's Tourist Signposting policy

CnES Tourist Signposting policy - March 2000

Developers will also be urged to produce signs in bilingual format in line with the Comhairle's approved Gaelic policy.

CnES Gaelic Policy March 2004

LP/DM3 Service Infrastructure

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. ~~In such areas,~~ Where private systems are being proposed installed, 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. (Mod 6) & (F/Mod 8)

SEPA Position Statement 06-08 (F/Mod 1)

PAN51

Structure Plan DM1

Structure Plan DM5

Structure Plan DM6

Structure Plan DM7

EC Shellfish Directives 79/923/EEC or 91/492/EEC or EC Bathing Waters Directive 76/160/Eec. (Mod 6).

In seeking to enable sustainable outcomes Structure Plan policies DM5 and DM6 will provide the main guidance for the assessment of development proposals.

LP/DM4 Flooding

Developers ~~will be~~ may be required to provide a Flood Risk Assessment undertaken to a professionally competent standard, for proposals in areas between the 5m contour and MHWS (~~mean high water springs~~) and in other areas of significant medium or high flood risk which may be identified by SEPA. ~~and others. In line with SPP7, such assessments and studies will be used in determining the acceptability of the site and the proposed development.~~ Developers should have early pre-application discussion with the Planning Authority to ascertain the requirements, if any, for their proposal. In line with SPP7 and current SEPA policy such assessments and studies will be used in determining the acceptability of the site and the proposed development, as well as any future flood risk implications arising from the development. (Mod 7).

SPP 7

PAN 69

SEPA Policy No 22 SEPA Policy No 41

Structure Plan DM8

LP/DM5 Telecommunications

Planning permission will normally be granted for the installation of radio masts and other commercial telecommunications equipment provided that:

- a) ~~a need is demonstrated for the equipment;~~ (Mod 8)
- b) in the case of applications for base stations or new free-standing equipment, no reasonable possibility exists to share existing facilities or attach antenna to existing buildings or structures;
- c) design, siting and installation minimise the landscape and visual impacts and ensure no adverse impacts on amenities of neighbours;
- d) there is no discernable public health risk; and
- e) redundant masts and equipment are removed and the site is satisfactorily restored.

Applications for new masts will not be considered unless accompanied by justification for the proposed site, including evidence that sharing of existing masts has been sought and that there are no more suitable, alternative sites available.

NPPG 19
PAN 62
Structure Plan ED4
[Circular 5/2001 Town & Country Planning \(General Permitted Development\) \(Scotland\) Amendment \(No2\) Order 2001](#) (Mod 9)

Resource Management

Context

The Western Isles contain a wide range of valuable resources. Both the built and the natural environments add to the quality of life enjoyed by residents as well as visitors to the islands. Croft land, and the manner in which it is managed, has and continues to contribute significantly to the value of the landscape and the natural heritage. The archaeology of the islands along with the many important historical buildings form a vital part of the unique character of the area and visibly chart the story of the islands social, economic and cultural history.

It is essential therefore that these resources continue to be managed and, where appropriate, developed in a positive manner to increase people's use and enjoyment of them and to assist in developing the tourism industry within the Western Isles.

Noting the importance of our heritage, the Structure Plan provides the resource policy framework covering the natural and built environment as well as land and coastal management. The main policy approach to management of local resources, as set out in the Structure Plan, is to ensure prudent stewardship of the cultural, natural and built heritage resources in ways that maximise their economic potential in a sustainable manner.

LP/RM1 Built Heritage Conservation

In assessing development proposals affecting conservation areas and listed buildings or their settings, account will be taken of Structure Plan policies RM12 and RM13 as well as the considerations set out in:

- a) Appendix 5: Development affecting Listed Buildings
- b) Comhairle approved Conservation and Thatched Buildings policies.

SPP 15

PAN 71

Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas 1998

Where possible, the retention and re-use of buildings of local character will be sought. In assessing the merits of retention regard will be made to the buildings' historic value, condition and contribution to its local setting.

Structure Plan RM12

Structure Plan RM13

Structure Plan RM14

In particular, where communities bring forward or are supportive of proposals for positive conservation of the built environment, the Comhairle will work with appropriate interests. The areas of Port of Ness, Arnol, Tarbert, Rodel, South Lochboisdale and Castlebay merit further consideration for such initiatives.

Structure Plan RM15

LP/RM2 Archaeology and Archaeologically Sensitive Areas

The Comhairle will only permit development adversely affecting Scheduled Ancient Monuments and nationally important sites in exceptional circumstances and where there is an overriding public interest. To assess such proposals the criteria set out in Structure Plan policy RM15 will be applied.

For development affecting regional or locally important sites, the importance of the remains, including the potential for amenity, tourism and education purposes, will be weighed against the benefits of the proposed development.

Where development is acceptable, in addition to the excavation and recording arrangements set out in Structure Plan policy RM15 long term management, access and interpretation of the site may also be required.

Within the Stornoway Archaeologically Sensitive Area, as shown on the Proposals Map, developers ~~will normally~~ **may** be required to arrange and fund an archaeological evaluation prior to the determination of planning applications if ~~any~~ ground disturbance is envisaged as part of the development. **(Mod 10)**. The results of the evaluation will determine any archaeological conditions to be imposed as part of the consent.

NPPG 5

PAN 42

Structure Plan RM15

[Western Isles Sites and Monuments Record](#)
(F/Mod 9)

LP/RM3 Tree Protection and Management

As far as possible, existing native and broadleaf trees and non-commercial woodlands should be retained and managed for their amenity and biodiversity value.

NPPG 14

Structure Plan RM5

Where as part of a development it is proposed to fell trees which have significant amenity value, conditions will be imposed requiring landscaping which includes replacement trees.

CnES Woodland Strategy
December 2003

Economic Development

Context

Economic development is a major theme of the Outer Hebrides Community Plan, expressed through the Comhairle's economic strategy, Creating Communities of the Future. The Structure Plan's policy approach to land use for economic development is to promote investment and economic activity that strengthens the Western Isles economy in a sustainable manner, develop strategies based on the sustainable use of the islands' resources and to view job creation positively through a flexible approach to land use.

The role of the Local Plan is to build on the strategy providing detailed policy guidance for the location and development of businesses across a range of sectors to accommodate a variety of business and economic activities, whilst appropriately safeguarding our built and natural heritage as well as the amenity of surrounding land uses.

LP/ED1 Business Development

The preferred sites for business development are shown on the Proposals Map. Subject to compliance with other Structure and Local Plan policies further business development may be permitted if it can be demonstrated that either:

SPP 2
Structure Plan ED1

- a) none of the identified sites is suitable to accommodate the proposed development; or
- b) there is a specific economic need at the proposed location.

LP/ED2 Safeguarding Industrial and Waste Management Activities (Mod 11)

Development proposals (particularly for housing) adjacent to existing or proposed general industrial/storage sites (use classes 5 & 6) or waste management sites (Mod 11) will be assessed carefully to ensure that the industrial activities are not constrained. This may be achieved either through creation of a buffer zone between the uses or by the use of design and landscaping techniques.

SPP 2
Structure Plan ED14

LP/ED3 Safeguarding Renewable Energy Resources

Development proposals adjacent to sites with planning consent for renewable energy development will be considered carefully in order to safeguard the viability of the energy resource.

NPPG 6
Structure Plan ED2
CnES Policy Considerations for Renewable Energy Developments November 2004

LP/ED4 Aquaculture and Marine Planning Powers

In assessing development proposals the following considerations will be taken into account:

- a) location and design of installations and associated facilities;
- b) biodiversity, landscape and other natural heritage features;
- c) access and servicing considerations;
- d) appropriate measures to deal with the issues of pollution, disease and navigational considerations;
- e) appropriate management, monitoring and site restoration arrangements;

Water Environment and Water Services (Scotland) Act 2003
Scottish Executive Policy Guidance Note: Locational Guidelines for Marine Fish Farms

Structure Plan ED7

- f) the incremental or cumulative impact of the proposal.
- g) the impact of development upon areas used for recreational purposes. (Mod 12)

LP/ED5 Caravans and Camping for Tourism

Sites to be developed for accommodating holiday/touring caravans will be required to accord with the Comhairle's approved Caravan Sites Policy. Sites currently identified as suitable for tourist caravans and camping are shown on the Proposals Map.

Structure Plan ED5

CnES Caravan Sites
Policy August 2002

Outer Hebrides Tourism
Strategy. (Mod 13)

Housing, Community & Leisure Facilities

Context

The provision of good quality housing and community facilities is fundamental to the future development of the islands in attracting people to stay or relocate here. This is recognised in the Structure Plan which provides the strategic approach and policy framework for the location of housing and community facilities. It points to the Local Plan to provide more detailed policy guidance particularly in relation to the provision of affordable housing and the identification of sites. In doing this, the Local Plan particularly addresses the targets and objectives set out in Local Housing Strategy 2004 - 2009.

Furthermore noting the importance of community and leisure support facilities, the Local Plan includes land use proposals for a range of new facilities.

~~The Comhairle will continue to work with local communities, landowners, grazings committees and other agencies to identify additional land suitable for housing, particularly in areas of identified need. The need to safeguard land for crofting activities and other types of development will be taken into account. (Mod 14).~~

LP/HCL1 General Housing Policy

In addition to national and Structure Plan guidance, the assessment of proposals for housing will take account of:

- a) location of the development within the settlement;
- b) scale, density* and appearance of the development in relation to its surroundings;
- c) need for housing and impact on the existing settlement, including socio/economic factors.

SPP 3

PAN 38

PAN 44

PAN 67

PAN 68

PAN 72

More detailed requirements are set out in Appendix 2.

Structure Plan
HCL1

~~The Comhairle will work with local communities, landowners, grazings committees and other agencies to identify additional land suitable for housing, particularly in areas of identified need. The need to safeguard land for crofting activities and other types of development will be taken into account. (Mod 14)~~

Local Housing
Strategy 2004-
2009. (Mod
15)

In establishing road layouts and determining the infrastructure requirements for public sector investment in housing sites, attention will be paid to the development potential of adjacent areas.

Structure Plan
DM1 (Mod 15)

*guidance on density levels is given in the Glossary

LP/HCL2 Affordable Housing

For the development of sites of ~~45 units~~ 16 units (Mod 16) or more the Comhairle will look for the developer to provide an element of affordable housing (25% minimum), unless otherwise specified for the proposal sites identified in the Local Plan. For developments of 15 units or less the level proportion of affordable housing to should be provided will be determined in discussion with the Housing Department and Local Housing Associations, by the Planning Authority in relation to Local Housing Strategy priorities and where relevant in consultation with the appropriate Registered Social Landlord. (Mod 16)

PAN 74

Structure Plan
HCL2

Local Housing
Strategy 2004-
2009 (Mod 17)

LP/HCL3 Conversion of Buildings for Multiple Occupancy

Proposals for the conversion and sub division of buildings into multiple residential units will be assessed on the contribution the development could make to meeting housing demand balanced against any possible damage

Local Housing
Strategy 2004-

to the character and amenity of the area and of adjoining dwellings.

2009 (Mod 17)

LP/HCL4 Residential Caravans

Caravans for residential purposes will be required to accord with the Comhairle's approved Caravan Sites Policy.

Structure Plan
HCL3

CnES Caravan
Sites Policy
August 2002

LP/HCL5 Burial Grounds

Development of new burial grounds will be required to accord with the Comhairle's approved Burial Grounds Strategy. Land adjacent to existing Comhairle burial grounds will be safeguarded against development that may prejudice future extensions to the grounds. Where the adjacent land is not suitable for extension of the burial ground, alternative sites will be sought for future provision.

CnES Burial
Grounds
Strategy
August 1996

Greater Stornoway

Context

The Structure Plan, Local Housing Strategy and Creating Communities of the Future strategy all provide a focus on the future development of Stornoway. The Local Plan sets out a detailed land use planning framework for the implementation of these strategies. Given the concentration of population and development activity, along with the current policy context, the Greater Stornoway [In addition to the proposed housing sites in the Local Plan, areas have also been identified on the proposal maps to focus the search for housing land in the longer term subject to a range of factors. These areas do not constitute firm proposals for future use but are aimed to help initially guide future investigations into the location of housing development in the Greater Stornoway Area. Although much of the search area \(Mod 18\) is dealt with in a separate section.](#)

The ongoing regeneration of Stornoway is a key policy objective of local public agencies who are working to enhance the vitality, viability and vibrancy of Stornoway by regenerating the environment of the town and its surrounding area, focusing physical change on the needs of people, our built heritage and business development.

The Local Plan fulfils the Structure Plan policy to address the scope for future development of settlements. Taken together the policies and proposals within the plan identify and present a settlement development strategy for Greater Stornoway. In particular, the Local Plan provides a policy framework for assessing development proposals in the 'town centre', aiming to encourage a diversity of appropriate uses with a focus on quality of development.

The Local Housing Strategy identifies Greater Stornoway as the main area of demand for future housing. In addition to the proposed housing sites in the Local Plan, areas have also been identified on the proposal maps to focus the search for housing land in the longer term subject to a range of factors. Although much of the search area comprises 'Locally Important Agricultural Land' this needs to be balanced against the overall search area aim to consolidate development within the settlement. This can allow for maximisation of existing services and support facilities, improved coordination of future settlement development and importantly meets the significant housing demand in a sustainable manner.

LP/STY1 Greater Stornoway Settlement

Within Greater Stornoway, the sites ~~approved~~ [proposed \(F/Mod 1a\)](#) for housing and business uses are identified on the Proposals Map.

In addition to the identified sites, housing development may be permitted if PAN 52
either;

- a) the site is located within one of the housing search areas* [\(Mod 19\)](#) shown on the Proposals Map; or
- b) the development comprises redevelopment of land or premises, conversion of property, the use of neglected, derelict land or gap sites or is of small-scale (5 or less dwellings).

Where no density level has been set for Local Plan proposal sites, generally it is expected that housing development within the settlement core, shown on the Proposals Map, will be of a reasonably high density, while a lower density will be expected outwith the core (see LP/HCL1). SPP 2

In addition to the identified sites, business development may be permitted if it meets the requirements of policy LP/ED1.

[To ensure overall coordinated development of larger housing search areas \(shown with * on Proposal Map\) details of proposed phasing, programming, infrastructure and relevant development support considerations such as access, infrastructure and open space of area to the satisfaction of the planning authority will require to be submitted in support of any planning](#)

application for all/part of the site.

For the housing search area to the rear of Anderson Road nurseries, ~~a Flood Risk Assessment will be required~~ the Developer will be required to produce a Flood Risk Assessment to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 19) & (F/Mod 10)

LP/STY2 Stornoway Town Centre

Within the Town Centre, as defined on the Proposals Map, ground floor uses should generally fall within use classes 1, 2 and 3 and should contribute positively to the vitality and continued use of the town centre as a focus for pedestrian and commercial activity. SPP8 (Mod 21)
PAN 52

In addition to the above uses, use of upper floorspace in the town centre for residential purposes will also be acceptable. PAN 59

In addition to other Structure and Local Plan policies as well as national guidance (Mod 20) when assessing development proposals within the Town Centre, the Comhairle will seek to: Structure Plan ED11
Structure Plan DM1 (Mod 21)

- a) ensure the design fits within the overall street frontage;
- b) minimise the impact on the amenity of neighbouring uses;
- c) ensure that the storage and servicing requirements of the development are adequate;
- d) ensure that the development accords with the requirements of any Stornoway Conservation Area Management Plan in place.

LP/STY3 Harbour Regeneration

~~Regeneration of the waterfront areas of Stornoway will be assisted through:~~ PAN 52

- ~~a) the relocation of landing and storage facilities for bulk goods, including oil and gas, and related developments to the proposed West Harbour/Glumaig site; and~~
- ~~b) the development of smaller scale commercial marine activities such as fisheries and boatbuilding along with leisure and water-based recreational activities; and~~
- ~~c) detailed evaluation of the potential benefits of infilling. (Mod 22)~~

LP/STY4 Newton Industrial Area

Development within this area will be for business, retail, financial, professional and other services where it can be demonstrated that such proposals meet all of the following criteria: PAN 52
Structure Plan ED14

- a) constitute an improvement in the quality of the environment of the area;
- b) do not result in congestion problems arising from on-street vehicle parking;
- c) take account of advice from the Health and Safety Executive.

The Developer will be required to produce a Flood Risk Assessment. ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 23) & (F/Mod10) On sites adjacent to Sandwick Road, the design and

landscaping should be of a quality that complements the prominent location on a key approach to Stornoway.

LP/STY5 Gleann Seileach Business Park

Gleann Seileach Business Park is allocated for Class 4 uses. Proposed new developments should be compatible with the prestigious nature of the business park. In particular, account should be taken of the relationship of the new development to the surrounding buildings in terms of design, scale and height of buildings and the materials to be used.

SPP 2

A programme of intended landscaping works must accompany all proposals.

LP/STY6 Conservation Area Management Plan

Development within the Stornoway Outstanding Conservation Area should accord with any Conservation Area Management Plan in place.

SPP 15

PAN 71

LP/STY7 Town Hall

The primary use of the Town Hall will be for civic and other public related uses. All proposed new uses will be assessed against all the following:

PAN 52

- a) traffic and parking implications;
- b) the need to retain satisfactory access to the existing public areas;
- c) the impact of the proposed design on the fabric and character of the Category B listed building.

The Developer will be required to produce a Flood Risk Assessment. ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 24) & (F/Mod 10)

LP/STY8 Setting of War Memorial

In order to preserve the setting of the War Memorial, development will be restricted on the hill known as Cnoc Nan Uan unless it can be shown that there are over-riding reasons of public interest why the development should proceed and no suitable alternative location exists.

Resource Management

Context

The proposals are set out by topic theme in line with the previous policy section format. Within each theme the proposals relating to Greater Stornoway are listed separately from those areas outwith. The proposals are also indicated on the accompanying Proposals Maps.

The plan contains only those proposals for which there is a fair degree of certainty within the five year plan period and includes many extant planning consents. As clearly stated in the Introduction, the identification of proposals sites does not exclude the consideration of development on other suitable sites not currently shown on the Proposals Maps. Proposals outwith the identified sites will be assessed against the policies in the Structure and Local Plans through the normal development control process.

Implementation of the proposals will not only depend on the Comhairle but also other public agencies as well as the private and voluntary sectors.

Resource Management

Greater Stornoway

Prop LP/RM 1 Stornoway Townscape Heritage Initiative

It is proposed to implement a Stornoway Townscape Heritage Initiative (THI) within the core area of Stornoway as shown on the Proposal Map.

Prop LP/RM 2 Former Industrial Female School, Scotland Street/Keith Street

It is proposed that the former Industrial Female School, Scotland Street/Keith Street be brought back into a sustainable use while maintaining the fabric and character of the Category B listed building. A range of uses may be acceptable.

Prop LP/RM 3 Woodland Centre

Further development of the current woodland centre site will be supported, subject to a complementary use and design.

Prop LP/RM 4 Cromwell Street Quay

It is proposed that Cromwell Street Quay is redeveloped to provide environmental improvements and improved use of space for marine activities.

The Developer will be required to produce a Flood Risk Assessment—A Flood Risk Assessment will be required to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 25) & (F/Mod 10)

Outwith Greater Stornoway

Prop LP/RM 5 Local Nature Reserve

It is proposed to maintain the integrity of the Loch Stiapavat Local Nature Reserve and to develop its potential as a community/educational resource.

Economic Development

Greater Stornoway

Prop LP/ED 1 Gleann Seileach Business Park extension

If the existing depots at Marybank are relocated, an extension to Gleann Seileach Business Park is proposed on the vacant sites. In line with the existing business park, it is proposed that the extension area be reserved for Class 4 uses. Any proposed development will be required to comply with Policy LP/ED2 as well as other Structure and Local Plan policies.

~~Prop LP/ED 2 Site at Bayhead / Matheson Road~~

~~It is proposed to develop the site of a former garage for use as a filling station with associated retail use. (Mod 26)~~

Prop LP/ED 3 Lews Castle

It is proposed that the Lews Castle be brought back into sustainable use, compatible with and maintaining the fabric and character of, the Category A listed building. A range of uses to support corporate, leisure, heritage and events-based tourism will be acceptable.

Proposals for the Castle should be assessed against the contribution they make to the experience of the Historic Garden and Designed Landscape. (Mod 27)

Prop LP/ED 4 Former Bus Station

It is proposed to develop land at the former bus station. Acceptable uses include commercial, retail (fronting Cromwell Street) and housing, subject to all of the following criteria:

- a) full plans for development of the site as a whole, showing the location of the various uses, are considered by the planning authority prior to any consents being granted;
- b) where possible, some open views of the Castle grounds from the town should be retained;
- c) the developer meets any infrastructure costs which authorities could not be reasonably expected to bear;
- d) any port and harbour operational requirements are taken into account;
- e) the proposed development is the subject of a satisfactory Flood Risk Assessment (carried out by developer).

~~The Developer will be required to produce a Flood Risk Assessment. A Flood Risk Assessment will be required to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 28) & (F/Mod 10).~~

LP/STY3 Prop LP/ED** Harbour Regeneration

Regeneration of the waterfront areas of Stornoway will be encouraged and particularly assisted through:

- a) the relocation of landing and storage facilities for bulk goods, including oil and gas, and related developments to the proposed West Harbour/Glumaig site; and
- b) the development of smaller scale commercial marine activities such as fisheries and boatbuilding along with leisure and water-based recreational activities; and
- c) detailed evaluation of the potential benefits of infilling. (Mod 29).

Outwith Greater Stornoway

Prop LP/ED 5 Arnish

Land at Arnish is identified as a location for strategic industrial and business developments. The phased development of the area, including the longer term development of West Harbour, will be guided where appropriate by the outcomes of partnership investigations and briefs.

Prop LP/ED 6 Stornoway Airport

~~In assessing development proposals in and around Stornoway Airport account will be taken of the following:~~

- ~~a) — the preferred uses for the former ammunitions storage compound are classes 4, 5 & 6;~~
- ~~b) — the Gaydon hangar area should be safeguarded for the provision of lifeline services and aircraft related activity;~~
- ~~c) — the preferred uses of land around the former Met office buildings, command centre, Nissan huts and accommodation and recreation block are classes 2, 4, 6, 7, 10 & 11;~~
- ~~d) — housing will be considered where it integrates with the existing settlements and respects the pattern of existing development;~~
- ~~e) — retail will only be permitted as ancillary to other uses;~~
- ~~f) — the aerodrome safeguarding requirements.~~

The Comhairle will work with HIAL to finalise its proposed airport Master Plan.

In assessing development proposals in and around Stornoway Airport account will be taken of the operational needs of the airport and aerodrome safeguarding requirements. The following uses may be appropriate:

- a) business/industry
- b) hotel/conference facilities
- c) retail -where ancillary to the main airport uses and subject to no significant detrimental impact on Stornoway's role as the main retail centre. (A Retail Impact Assessment may be required.)
- d) housing – subject to satisfactory integration with existing settlements patterns.

The Developer will be required to produce a Flood Risk Assessment ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 30) & (F/Mod 10).

Outwith Greater Stornoway

Prop LP/ED 7 Creed Enterprise Park

The Creed Enterprise Park is identified as a location for business and industrial uses (classes 4 - 6).

It is proposed to set aside land for the development of a waste management centre as shown on the Proposals Map.

Further development within the site will be assessed against the following considerations:

- a) relationship to neighbouring plots/uses/buildings. A high quality of development in terms of specific use and appearance will be particularly sought at the entrance plots;
- b) detailed placement of building in relation to associated storage and external spaces, especially along key road frontages. Untidy storage activities should be located to the rear of the building and/or screened;
- c) quality of the scale, form, materials, colour and appearance;

- d) access and parking requirements;
- e) boundary enclosures and landscaping treatments;
- f) infrastructure requirements.

Early pre application discussion is strongly recommended with the planning authority and related agencies.

Prop LP/ED 8 Business Sites

In addition to the sites listed in Structure Plan policy ED1, the following sites have been identified for a range of business/industrial purposes:

- a) Kirkibost, Bernera, Lewis.
Use – classes 4 - 6
The Developer will be required to produce a Flood Risk Assessment ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 31) & (F/Mod 10).
- b) Land at Brevig harbour, Lewis.
Use – classes 4 – 6
Proposals should be related to harbour business activity and the Developer will be required to produce a Flood Risk Assessment ~~a FRA will be required~~. (F/Mod 2) & (F/Mod 10).
- ~~c) Drinishader old school, Harris. (Mod 32)~~
- ~~d) Land at Scalpay bridge, Harris. (Mod 31).~~
- *) Land at Scalpay Bridge, Harris (F/Mod 11)
Use – classes 4 - 6
- e) Kallin, Grimsay, North Uist
Use – classes 4 - 6
- f) Daliburgh, South Uist.
Use – class 4
- g) Ardveenish Pier, Barra
Use – classes 4 - 6
- h) Vatersay Causeway, Barra.
Use – classes 4 – 6
Proposals should be related to harbour business activity and the Developer will be required to produce a Flood Risk Assessment ~~a FRA will be required~~. (F/Mod 2) & (F/Mod 10).

A range of commercial activities and related ancillary uses will be considered on the Balivanich and Castlebay Commercial Development sites (see Structure Plan policy ED1). The Developer will be required to produce a Flood Risk Assessment ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding for the Balivanich and Castlebay sites (see Structure Plan policy ED1 (Mod 31) & (F/Mod 10).

Prop LP/ED 9 Regeneration Sites

The following sites have been identified for regeneration:

- a) former pharmaceutical factory, Breasclate.
- b) former fish processing factory, Scalpay. ~~A Flood Risk Assessment will be required. (Mod 32).~~ – preferred uses are restricted to business or industrial use classes 4-6. The developer will be required to produce a Flood Risk Assessment. (F/Mod/ 11)
- c) former Lochmaddy Hospital.
- d) Land at Scalpay bridge, Harris. (Mod 31).
- ~~d) former NAAFI, Balivanich – preferred.~~

- e) East Camp, Balivanich. ~~A Flood Risk Assessment will be required.~~ (Mod 32). The developer will be required to produce a Flood Risk Assessment. (F/Mod 11)
- f) Drinishader old school, Harris (Mod 32)

Outwith Greater Stornoway

Prop LP/ED 10 Tourism Sites

The following locations have been identified for the development of tourist facilities:

- a) Harris Tweed Interpretive Centre, Tarbert.
- b) Caravan and camping site, Horgabost, Harris.
- c) Caravan and camping site, Ardrol, Lewis.

Prop LP/ED 11 Piers and Harbours

It is proposed to develop the following:

- a) Lochmaddy Pier – development to extend berthing and fishing facilities subject to the outcome of technical investigations and appropriate assessment of the Marine SAC. (Mod 33).
- b) Leverburgh, Harris – construction of breakwater and provision of pontoons and on shore parking.
- c) Kallin, Grimsay - construction of breakwater and improved access with provision of new ice plant.
- d) Acarsaid, Eriskay – provision of new pontoons and parking.
- e) Lochboisdale Harbour-improved harbour and fishing facilities together with related development of business, tourism and housing activities. (Mod 33).

Prop LP/ED Benbecula Airport**

The Comhairle will work with HIAL to finalise its proposed Airport Master Plan including the assessment of potential future uses of surplus land and facilities. (Mod 34).

Prop LP/ED Renewable Energy Supplementary Guidance**

The Comhairle will review its supplementary planning guidance on renewable energy following the production of SPP6. (Mod 35).

Prop LP/ED Civic Amenity Sites**

The feasibility of civic amenity waste sites will be assessed throughout the islands. Development criteria for these sites are set out in Structure Plan policy ED13 (Mod 36).

Housing, Community & Leisure Facilities

Greater Stornoway

Prop LP/HCL 1 Housing Sites in Greater Stornoway

In Greater Stornoway, the following sites are identified for housing development:

- a) Former Macrae Hostel site - 100% affordable housing (~~specifically social rented~~). (Mod 37).
- b) Former Gibson Hostel site - 100% affordable housing (specifically social rented).
- c) Former Haldane Hostel site, Church Street - mix to include a minimum of 50% affordable housing.
- d) ~~Constable Rd, Plasterfield - general housing. (Mod 37).~~
- e) Allt na Broige, Marybank (South) - serviced plots.
- f) Allt na Broige, Marybank (North) – general housing.
- g) Labost Lane - serviced plots, ~~the Developer will be required to produce a Flood Risk Assessment~~ ~~a Flood Risk Assessment will be required to ensure that the layout and design addresses and proposes measures to remove any risk from flooding (Mod 38) & (F/Mod 10).~~ ~~subject to a satisfactory Flood Risk Assessment (carried out by developer).~~

Prop LP/HCL 2 Dormitory Site, Marybank

It is proposed that the Dormitory Site, Marybank be developed for housing, subject to all of the following criteria:

- a) plans for development of the site as a whole are considered by the planning authority prior to any consents being granted;
- b) the development should contain a mix of tenures including the provision of affordable housing (25% minimum);
- c) the development should be predominantly low density although some flatted or higher density will be acceptable in and around the dormitory building;
- d) the development will have open space provision to the satisfaction of the planning authority;
- e) ~~the developer will meet any infrastructure costs which authorities could not be reasonably expected to bear; (Mod 39).~~
- f) road access and traffic impacts are to the satisfaction of the planning authority.

Prop LP/HCL 3 Bayhead Estuary

~~The infill and development of the Bayhead estuary will be considered. Acceptable uses include commercial (excluding use classes 5 & 6), community or public facilities and housing as well as an element of public car parking. Any proposals will require to meet all the following criteria:~~

- a) ~~the river is appropriately incorporated into the development as a positive~~ ~~to provide a substantial standing water feature. (Mod 40).~~
- b) ~~access provision, particularly pedestrian, is allowed for across the estuary to the Castle grounds at the southern end of the site;~~
- c) ~~sympathetic relationship to the adjacent A listed sea walls and their appropriate repair;~~
- d) ~~account is taken of the neighbouring Outstanding Conservation Area and any Conservation Area Management Plan or related policies;~~
- e) ~~building heights are appropriate to the surrounding buildings;~~

- f) ~~some (Mod 40) open views of the Castle Grounds from the town are retained;~~
- g) ~~an element of public realm work is incorporated into the site layout;~~
- h) ~~a satisfactory Flood Risk Assessment and hydrological study (carried out by developer);~~
- i) ~~an Environmental Impact Assessment is carried out. (Mod 40). (F/Mod 12)~~

A pedestrian bridge link from the Town Centre to Lews Castle Grounds will be considered. A high quality of design will be required taking account of the neighbouring Outstanding Conservation Area and the Conservation Area Management Plan and any related policies. Design of the bridge should have a sympathetic relationship to the adjacent A listed sea walls and the development should include proposals for the appropriate repair of the sea wall associated to bridge works.

The developer will be required to produce a Flood Risk Assessment in support of the detailed proposal.

The developer may be required to carry out an Environmental Impact Assessment. (F/Mod 12)

The developer will be expected to demonstrate the agreement of Stornoway Port Authority and Stornoway Trust has been obtained.

Prop LP/HCL 4 Bridge Centre Site, Bayhead

It is proposed that the Bridge Centre site, Bayhead be used for community, housing or leisure purposes. Development will need to satisfactorily deal with any potential contamination from previous uses.

The Developer will be required to produce a Flood Risk Assessment ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 41) & (F/Mod 10).

Greater Stornoway

Prop LP/HCL 5 The Nicolson Institute

It is proposed to redevelop secondary school provision at The Nicolson Institute.

Outwith Greater Stornoway

Prop LP/HCL 6 Housing Sites outwith Greater Stornoway

Outwith Greater Stornoway it is proposed that the following sites will be developed for housing:

- a) Gearraidh Guirm, Coll –100% affordable housing.
- b) An Glib, Garrabost –100% affordable housing.
- c) Milking Hill, Tong –general housing.
- d) Tong Road, Tong – general housing.
- e) adjacent to Stornoway Airport – general housing (see Prop LP/ED 6).
- f) Bayble – 100% affordable housing.
- g) former Leurbost School, Lewis – serviced plots.
- h) Bunavoneader, Harris – serviced plots **and affordable housing. (Mod 42).**
- i) land at Howmore, South Uist, west of A875 – general housing.
- j) former School, Garrynamonie, South Uist – ~~serviced plots.~~ **affordable housing. (Mod 42).**

- k) Eoligarry, Barra – affordable housing.
- l) Galson Old School, Lewis. (Mod 42).

It is proposed to identify land for additional housing in Tarbert, Harris. Some associated housing may be considered on the East Loch Regeneration site, Tarbert subject to business activity remaining as the major site use (see Structure Plan policy ED1). ~~A Flood Risk Assessment will be required.~~ (Mod 42 & F/Mod13). 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. (F/Mod 13)

Prop LP/HCL 7 Schools Provision

It is proposed to:

- a) develop a new Community School at Bayble, Lewis.
- b) ~~identify land and~~ (Mod 43) develop a new Community School at Barvas, Lewis.
- c) ~~identify land and~~ (Mod 43) Identify land and (F/Mod 14) develop a new Primary School at Balivanich, Benbecula.
- d) undertake a phased redevelopment of the Sir E Scott Secondary School, Tarbert.

Prop LP/HCL 8 Community Facilities

It is proposed to develop community facilities at the following locations:

- a) Barvas, Lewis – extension to existing Community Hall.
- b) Clan McQuarrie, Borve, Lewis – new Community Hall.
- c) Uig, Lewis – upgrade existing Community Hall.
- d) Aird, Point, Lewis – upgrade existing Community Hall.
- e) Ballalan, Lewis – upgrade existing Community Hall.
- f) Carinish, North Uist – extension to existing Community Hall.
- g) Balivanich, Benbecula – new Community Hall. The Developer will be required to produce a Flood Risk Assessment ~~A Flood Risk Assessment will be required~~ to ensure that the layout and design addresses and proposes measures to remove any risk from flooding. (Mod 44) & (F/Mod 10).
- h) Back old School, Lewis – general community uses.
- i) Carloway, Lewis – day care unit.
- j) Daliburgh, South Uist – new residential care unit.
- k) Ormacleith, South Uist -Training Centre & Nursery site. (Mod 44).
- l) Northbay, Barra -extension to existing Community Hall. (Mod 44).
- m) Vatersay -extension to existing Community Hall. (Mod 44).

Transportation

Greater Stornoway

Prop LP/Trans 1 Local Traffic Improvements

The following key local traffic management schemes are proposed:

- a) improvements to traffic flows at Manor roundabout and Laxdale bridge, ~~taking into account the listed status of the bridge.~~ (F/Mod 15)
- b) identification of an area for long stay parking provision within easy walking distance of the town centre.
- c) evaluation of traffic management around Quay Street and Point Street.

Outwith Greater Stornoway

Prop LP/Trans 2 Spinal Route

It is proposed to upgrade the spinal route ~~at the following locations~~ and the Comhairle will develop a programme and projects taking into account criteria based on national, regional and local transport objectives. (Mod 45/63).

- a) ~~Port of Ness, Lewis (A857).~~
- b) ~~Luskentyre/Stockinish junction, Harris (A859).~~
- c) ~~Clachan – Carinish, North Uist (A867).~~
- d) ~~Sniseabhal – Howbeg, South Uist (A865).~~
- e) ~~Daliburgh, South Uist (A865).~~

Prop LP/Trans 3 Barra Airstrip

It is proposed to identify land for the development of a new airstrip for Barra.

Implementation & Monitoring

Implementation

To be effective the Local Plan policies and proposals must be relevant, realistic and capable of implementation. Ultimately successful implementation depends on the actions and resources both of the Comhairle and a variety of other public, private and voluntary sector bodies as well as individuals. The Plan seeks to influence development and investment decisions and appropriately integrate with the strategies of other agencies.

The Comhairle has an important implementation role. Various departments are responsible for providing a number of services and facilities on the ground including transportation, economic development, education and leisure. The planning function helps deliver the land use element of these activities. In exercising its development control function, the Comhairle will use the Local Plan and the Structure Plan together with any other material considerations to determine planning applications.

In addition to directly implementing aspects of the Plan itself, the Comhairle will work in partnership with other bodies and the community to pursue the Plans objectives.

Implementation will significantly rely on the activities of other public agencies, such as the Enterprise Companies, Scottish Water and Communities Scotland. Noting funding constraints, it is important that the public agencies, including the Comhairle, work closely to maximise use of resources and their impact for the benefit of the Western Isles.

The private and voluntary sectors, including the expanding social enterprise sector, also have an important implementation role. It should be noted that Local Plan and other relevant policy support is often important in helping assemble successful funding bids.

Monitoring and Review

The Comhairle has a statutory duty to maintain an up to date and relevant plan for its area. Accordingly, the Local Plan will be monitored taking into account national guidance and the Structure Plan. This will allow assessment of how successfully the policies are being achieved, whether they in fact remain valid or need to respond to any changed circumstances.

National guidance recommends that the Local Plan should be reviewed within a 5 year cycle. If it is found the Plan is no longer relevant, it will be subsequently altered or, in the case of fundamental changes, replaced. With a view to modernising and improving the planning system, future legislation changes are anticipated. This is likely to have implications for the preparation and review of Local and Structure Plans.

Appendix 1: Local Plan Responses to Issues Highlighted in Structure Plan

Structure Plan Reference	Local Plan Response
<p>SC5 Social Inclusion and Equal Opportunities Take account of findings of Community Appraisals or community development plans.</p>	<p>Development of the local plan has drawn from a variety of sources including Community Appraisals.</p>
<p>DM1 Location of Development Identify development opportunity sites within settlements – show settlements and address scope for their future development.</p>	<p>The Proposals Map shows sites for housing and business development and indicates search areas for housing in and around the greater Stornoway settlement.</p>
<p>DM2 Remote and Peripheral Areas Identify such areas.</p>	<p>Proposals Map shows IAAO areas.</p>
<p>DM3 Regeneration Areas Further policy guidance for regeneration areas.</p>	<p>Detailed guidance is provided through a range of the policies and opportunities for development are shown on the Proposals Map.</p>
<p>DM4 Re-use of Brownfield Land & Vacant Buildings Identify significant parcels of land. Sites have been identified and the CnES Contaminated Land Strategy has been specifically highlighted. The proposal sites have been assessed and those that may potentially be contaminated are identified on the Proposal Maps (Mod 46).</p>	<p>Sites identified and the contaminated land register which will be cross-referenced to the local plan Proposals Map.</p>
<p>DM5 Availability of Supporting Infrastructure Identify areas where infrastructure constraints may impact upon development and ways in which such constraints can be overcome.</p>	<p>The Proposals Map shows areas of wastewater constraint and areas of priority for wastewater system upgrade.</p>
<p>DM8 Flooding Identify areas at risk from flooding.</p>	<p>Policy LP/DM4 defines such areas.</p>
<p>RM3 Safeguarding Locally Important Agricultural Land Identify locally important agricultural land.</p>	<p>The Proposals Map shows areas defined as 4.1 under the Macaulay Land Use Classification.</p>
<p>RM4 Peat Extraction Identify areas considered suitable for peat extraction. The identification of suitable areas applies only to commercial peat extraction. Noting that commercial demand is unlikely in the plan period individual applications will be considered on their merits and in line with other relevant policies and guidance. (Mod 47).</p>	<p>This policy applies only to commercial peat extraction. Individual applications will be considered on their merits.</p>
<p>RM7 Coastal Erosion Identify specific areas at risk from erosion requiring specific considerations.</p>	<p>Areas will in the future be identified in line with advice from SEPA, SNH and Technical Services Department. Awaiting further information.</p>
<p>RM12 Conservation Areas Consider specific policy and practical measures to safeguard and enhance the character of designated Conservation Areas and identify other areas that merit designation.</p>	<p>Addressed in policy LP/RM1.</p>
<p>Structure Plan Reference</p>	<p>Local Plan Response</p>

ED1 Sites for Business Development

Identify sites in each Sustainable Community Area (SCA).

The Proposals Map shows sites identified in the Structure Plan and in proposals Prop LP/ED 1 - 8. Some SCAs have no specific site as they are influenced by a greater extent by their proximity to Stornoway.

ED2 Development of Alternative and Renewable Energy Resources

Identify potentially suitable sites, including provision of surrounding safeguard or exclusion areas.

Since the Structure Plan, the Comhairle has approved a separate guidance paper and major wind farm applications have been submitted for determination by the Scottish Executive. Policy LP/ED3 addresses safeguard areas. [Proposal LP/ED** outlines the position on new guidance. \(Mod 48\).](#)

ED3 Oil and Gas Related Development

Consider need and opportunities for defining suitable locations.

Addressed in policy LP/STY4 & Prop LP/ED 5 (Arnish).

ED5 Tourism Development

Identify suitable sites.

The Proposals Map shows sites identified in Prop LP/ED 10.

ED6 Fisheries and Aquaculture Infrastructure

Identify suitable sites for improvements to piers and harbours.

The Proposals Map shows sites identified in Prop LP/ED 11.

ED8 Mineral Working to Satisfy Island Needs

Consider defining and safeguarding extensions to existing quarries.

Appropriate sites will be shown on Proposals Map.

ED10 Restoration and Re-use of Former Quarries

Identify opportunities for re-use of former quarries.

Appropriate sites will be shown on Proposals Map.

ED11 Retail and Service Provision

Develop a suite of policies and proposals for Stornoway Town Centre.

Addressed in policy LP/STY4.

ED13 Waste Management Facilities

Identify suitable sites that deliver Best Practicable Environmental Option.

The Proposals Map shows the major public waste sites identified in the Structure Plan and identifies a new proposed facility at Creed Enterprise Park (Prop LP/ED 7). [as well as licensed waste management sites. Proposal LP/ED** outlines proposal to identify civic amenity sites. \(Mod 49\).](#)

ED14 Neighbour Amenity

Show exclusion areas.

Further developed in policy LP/ED2.

Proposal 2 – West of Uist Harbour Facilities

Technical feasibility study.

This does not form part of the current Comhairle strategy.

HCL1 Location of Sites for Housing

Identify a range of sites... appropriate to the particular Sustainable Community Area.

The Proposals Map shows sites identified in Prop LP/HCL 1, 2, 3 and 6.

Assess local requirements for special need housing.

Special needs housing will be provided through the provision of ~~“liveability”~~ [“Housing for Varying Needs” \(Mod 50\)](#) housing and through the Local Housing Strategy.

Needs within remote and peripheral areas.

Rural housing needs are being jointly considered by the Comhairle, Communities Scotland, Crofters Commission and others.

Show settlements and townships.

The Proposals Map shows search areas for new housing in and around the greater Stornoway settlement.

HCL4 Provision of Community and Leisure Facilities

Show suitable sites for the development of new neighbourhood centres.

The Proposals Map shows sites identified in Prop LP/HCL 8.

Proposal 3 Western Isles Way

Identify off-road stretches suitable to form appropriate links.

Not identified in the Local Plan. This will be assessed as part of any proposed Core Path Network.

T1 Improving the Transport Infrastructure

Identify and safeguard land (spinal route to double track – Stornoway – Tarbert and North Uist).

The Proposals Map shows sites identified in Prop LP/Trans 2.

Appendix 2: Development & Design Considerations

Pre application discussion is encouraged at as early a stage as possible. It can help reduce problems, delays and possibly costs in the longer term.

Submitted application plans/drawings should be of a satisfactory quality. In particular circumstances, supplementary information or a planning brief may be required. (Mod 51).

In dealing with applications for development the Comhairle will take account of any approved national and local design guidance. It will seek to achieve, particularly at the negotiation stage, an appropriate and acceptable quality of development and design especially in relation to:

- i) **location** – appropriate and sympathetic location in the landscape or townscape.
- ii) **siting** – careful placement on site, in relation to existing landform, development patterns, amenity and energy conservation via solar gain and shelter.
- iii) **levels** – attention will be given to levels, excavation and under-building with a view to minimising impact. (Plans should show an accurate representation of how the proposed development would lie on the site, for example on sloping or undulating ground. In sensitive locations detailed information, such as cross sections, may be requested.)
- iv) **size and form** – should relate to sky line, landform and existing buildings.
- v) **density, layout and orientation** – should relate to character, amenity and privacy of neighbouring properties.
- vi) **materials, colour, proportions and detailing** – should take account of existing setting and environmental impact. Use of recycled materials and sustainable sourced/manufactured building materials is encouraged. The opportunity to maximise energy efficiency via insulation, glazing, heating systems and reduction in heat loss should be taken. Waste minimisation including provision for collection, segregation, recycling and waste composting should be considered. (Mod 52).
- vii) **landscaping and boundaries** – landscaping and boundary treatments can help integrate a site into its wider setting as well as providing an attractive overall development. Any cumulative impacts on the wider area arising from individual proposals should be assessed to ensure significant detrimental effects are avoided. (Mod 53).
- viii) **lighting** – developers will be encouraged to design lighting so as to prevent light spread beyond or upwards from the area to be illuminated. Careful selection of lighting unit materials, colour, height, scale and siting can help achieve a more sympathetic design outcome.

High profile/landmark sites

Where a building or development is either high profile or will have a high impact within the townscape or open countryside eg along prominent street frontage, at major visitor attractions or prominent rural locations the Comhairle will require a high quality design solution.

Housing development in Settlements*

In addition to the above, the Comhairle will take account of the following considerations when assessing and guiding housing development in settlements. These draw together guidance provided in Structure Plan (SP) and Local Plan (LP) policies.

- i) The **relationship of the development** to existing settlement/built form should be sympathetic in terms of pattern, density, scale and appearance (SP/DM1; SP/DM7; LP/DM1; LP/HCL1).
- ii) Any **detrimental impact on neighbouring uses/amenity** should be minimised e.g. in terms of proximity, privacy, orientation of new houses (SP/DM7).
- iii) Proposals should not adversely affect the **overall character or crofting viability** of the township (SP/RM1).
- iv) Development should have regard to the **availability of supporting infrastructure** (SP/DM5; SP/DM6; LP/DM3).
- v) **Satisfactory access and parking** should be provided to avoid such problems as

- congestion on single track roads (SP/DM7).
- vi) Where possible, the proposal should facilitate opportunities and minimise constraints in relation to any **future development potential** of adjacent land (LP/HCL1).
 - vii) Any **detrimental incremental impact** of the individual proposal on the wider area should be avoided (LP/DM1).
 - viii) Where siting raises planning concerns, demonstration of **site selection considerations** may be required including potential alternative sites and land availability (SP/DM1; SP/DM7).
 - ix) The **views of other relevant bodies** e.g. the Crofters Commission, Grazing Committees and service providers, may be required (LP/HCL1).

For housing proposed on the **edge of settlements*** specific consideration will also be given to:

- i) The **physical and visual integration** of development with the existing settlement in terms of proximity, scale and density and development layout/form (SP/DM1).
- ii) The contribution the development makes to the **visual or landscape setting** of the settlement (SP/DM1).

Note:

Where development is physically isolated from the main body of existing settlement, then Structure Plan policy DM1 criteria will apply.

*A definition of Settlement is provided in the glossary.

Appendix 3: Car Parking Provision

The following parking guidance sets out a framework to help assess different types of development and achieve adequate parking provision. Noting most new development gives rise to a need for additional parking it is important to ensure that appropriate parking provision is made in terms of pedestrian and road safety, free flow of traffic, visual appearance and impact on neighbouring amenity.

Reference to the guidance and the advice of the Technical Services Department will form one of the important inputs to the overall assessment of development applications. Early pre application discussion is encouraged especially where parking is likely to be a key consideration.

The parking guidance is intended to be positive and constructive and act as an encouragement to development. In seeking to generally achieve the requirements it is recognised that all applications have individual characteristics and merits, and there are sometimes special or unique circumstances for which the guidelines will not cater. Accordingly assessment will seek to attain a balance between car parking and highway needs as well as wider socio-economic and environmental considerations. Where requirements are not met the applicant may be asked to demonstrate the background to and adequacy of the proposed provision and any wider public or other benefits arising from the development.

Relaxation of the parking standards guidance will be considered in the following specific situations:

- a) ~~Development is small scale and located within **Stornoway Town Centre** (as defined by boundaries of policy LP/STY4).~~ **Development is small scale and located within the Stornoway Outstanding Conservation Area (as defined on the Proposals Map). (Mod 54).**
- b) Important **historic buildings** are brought back into beneficial use and where adherence to requirements may either be physically impossible or would compromise the setting, amenity or integrity of the building.
- c) In **affordable housing or other developments** where car ownership levels may be less than normal.
- d) The location is well served by, and/or is likely to benefit from **good public transport provision**.
- e) The **redevelopment of vacant buildings/brownfield sites** where sustainable objectives are achieved.

Cycle parking provision will be strongly supported in appropriate developments, in line with encouraging 'greener' transport solutions.

(Assessment of appropriate provision for any **staff parking** requirements outlined below for commercial, industrial, recreational and service industry categories, should be based on the likely maximum number of staff present at the busiest time period.)

Residential Parking

Housing

Dwelling House	2.0	
Flat	1.5	Includes for visitors.
Old People's Homes/ Children's Homes	1 space per 4 residents	Includes provision for staff and visitors.
Student Flats	1 space per 7 students + 1 space per 3 staff + 1 space per warden	Allowance should be made for future provision of parking assessed on the basis of possible subsequent occupation as mainstream housing.

Commercial Parking (applies to internal floor area) (Mod 54)

Office Accommodation	4-7	Detailed provision depends on specific location and nature of activity.
Shops	5	Minimum permissible provision.
Food Superstore (Stand Alone -includes Supermarkets)	5.0	Extensions to freestanding shopping developments to be assessed according to their incremental effect on the Gross Floor Area rather than as a separate development.
0-500m2 GFA	6.5	
500-2000m2 GFA	8.0	
2000-5000m2 GFA	7.0	
5000-8000m2 GFA	6.0	
>8000m2 GFA		
Cash and Carry Warehouse	5.0	Includes staff parking.
Trade	5.0 -10.0	Lower figure applicable to bulky non-food sales such as carpets and furniture.
Retail	(+ 1 space per 3 staff)	
Motor Trade		Includes showrooms and any external display area. Provision stated is for customers only and must be reserved and marked for their use. Developers will be required to demonstrate that space has been allowed for storage of new/used cars and other operational requirements.
Vehicle Display Area	2.0	
Spares Department	2.0	
Servicing/Bodywork	2 spaces per service bay	
Tyre & Exhaust Centre	2 spaces per service bay	
Car Wash	2 spaces queuing space	
Scrap Yards	2 spaces	
Staff	1 space per 2 staff	
Petrol Stations	1 space per 2 staff	Additional parking to be assessed where there is a shop.
Hotels and B & B	1 space per 2.5 bed spaces (+ 1 space per 3 staff)	For bars open to non-residents additional parking will be required in line with public house provision.

Industrial, Recreational and Service Industry

Type of Development	Appropriate Provision (Spaces per 100m ² gross floor area (GFA) unless otherwise indicated)	Comment
Factories	1.1	Special provision may be required for buses.
Warehousing	0.5	Office space to be assessed separately.
Business Park	2.0	
Public Houses	10	
Theatres and Concert Halls	1 space per 10 seats	
Sports Centres		
Swimming Pools	10 spaces per 100m ² pool area	Special provision for buses/coaches may be necessary.
Snooker Halls	1 space per table	
Other Facilities	1 space per 2 players at peak time	
Spectators	1 space per 10 seats	
Staff	1 space per 3 staff	
Marinas	1 space per berth plus 1 space per 3 staff	
Museums/Public Art Galleries	1 space per 30m ² public display space + 1 space per 2 staff	
Licensed Clubs	20 + 1 space per 3 staff + 1 space per solo performer and/or group	
Dance Halls and Discotheques	10 + 1 space per 3 staff + 3 spaces for performers	
Bowling Alleys	2 spaces per bowling lane	
Hospitals	1 space per 3 beds + 1 space per doctor/surgeon + 1 space per 3 other staff	Includes provision for visitors.
Health Centres/Clinics (includes Dental and Veterinary Surgeries)	4 spaces per consulting room + 1 space per practitioner + 1 space per 3 other staff	
Schools – Nursery, Primary and Secondary	2 spaces per staff member + provision for buses where required	Includes for casual visitors but playgrounds should be used to accommodate visitors parking on open days and for evening activities. Intensive staffing at nursery schools.

Universities and Colleges	1 space per staff member + 1 space per 10 students	Additional parking for residences.
Libraries	3 + 1 space per 3 staff	
Community Centres	5-20	Lower figure applicable to centres with catchment within walking distance.
Churches	1 space per 4 seats	
Outdoor Recreational Developments		Assess on individual merits of application.
Restaurants and Cafes (F/Mod 3)	1 space per 4 seats. 1 space per 4 staff (F/Mod 3).	

Mixed Developments

Where a proposal incorporates more than one element (eg public house and shop) the parking requirement for each element will be assessed independently and then added together. However where it can be demonstrated to the satisfaction of the Planning Authority that peak operating times of the various elements would occur at different times some discounting of the required number of spaces may be acceptable.

Accessible Parking

Disabled Persons' Parking

Special consideration should be given to the needs of disabled people concerning the number of designated spaces, their location and the pedestrian routes to these spaces. Developers are encouraged to consult with the Local Access panels on provision.

The table details the number of disabled parking bays to be designated in car parks provided for employees and visitors associated with various developments.

Type of Development	Size of Car Park	No of spaces Designated for Disabled	Comment
Employment Premises	Up to 200 spaces	5% of total	Minimum of 2 spaces.
	Over 200 spaces	6 spaces plus 2% of total number	
Shopping, Leisure or Recreational	Up to 200 spaces	6% of total	Minimum of 3 spaces.
	Over 200 spaces	4 spaces plus 4% of total number	
Residential (over 8 units)			Consult with Local Access panels. Refer to Housing for Varying Needs guidance. Consult with Local Access Panels. (Mod 55).

Appendices

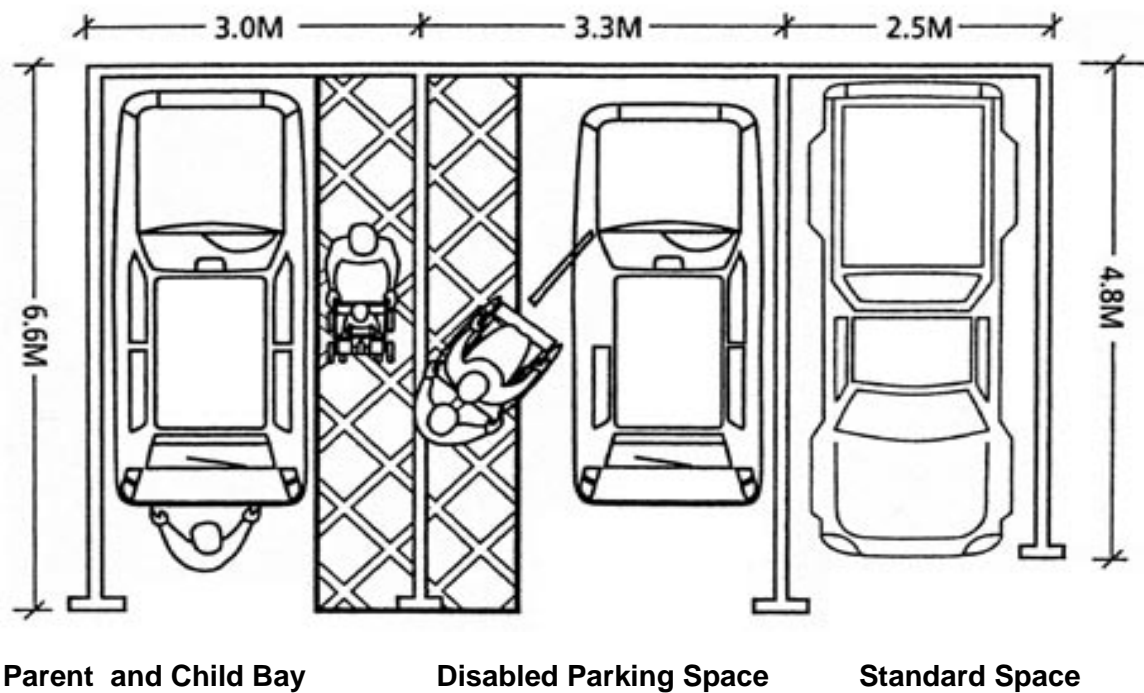
Number of Designated Disabled Parking Bays

Accessible bays should be a minimum of 6 metres long, with access to the rear of the vehicle where wheelchairs are often stored. Spaces should be 3.6 metres wide including a minimum 1.2 metre wide crosshatched strip to facilitate the transfer of wheelchair passengers. Economy of space can be gained by combining spaces in pairs of standard 4.8 x 2.4 metres dimensions with a common transfer zone. Alternatively, space may be saved by designating the end bays of a row of parking spaces, provided that access can be safely gained onto the adjacent road surface.

Detailed design of access parking should be in accord with recommendations of BS80003; 2001; Design of Buildings and their Approaches to meet the Needs of Disabled People –Code of Practice

Drawings are provided for illustration below.

[Code of Practice](#). With regard to residential design, reference should also be made to the [Housing for Varying Needs Design Guide](#). (Mod 56).



Appendix 4: Roads and Access Layout

For new development alongside single track roads, the building of permanent structures, for example boundary walls and/or fences, will require to be set back a minimum distance of 6 metres from the centre line of the road. This is to allow for any future highway improvements.

Typical access layout and details requirements are shown below to provide guidance for developers.

Access Details

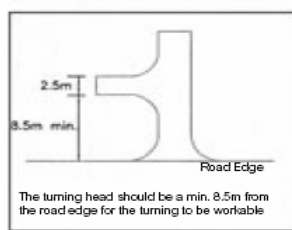
Vehicles must be visible at a minimum distance of 90m from a point on the access road 5m back from the main road. When checking visibility, sights should be taken at a height of 1m, i.e. the view a person would have while sitting in a car.

The access must enter the main road at right angles.

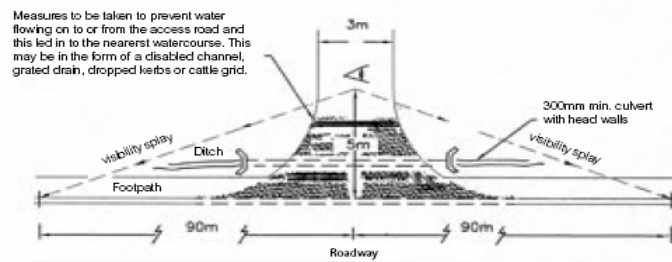
It must be possible to enter and exit the access in a forward manoeuvre.

Off road parking and turning must be provided for 2 cars.

The first 3m section of the access should be surfaced with bitmac.

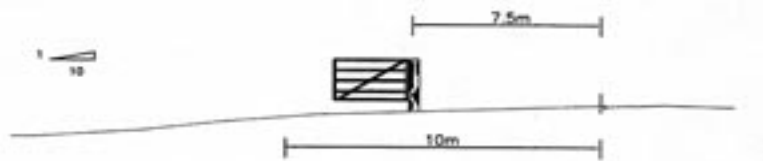


Parking Example



Gate Gradient Details

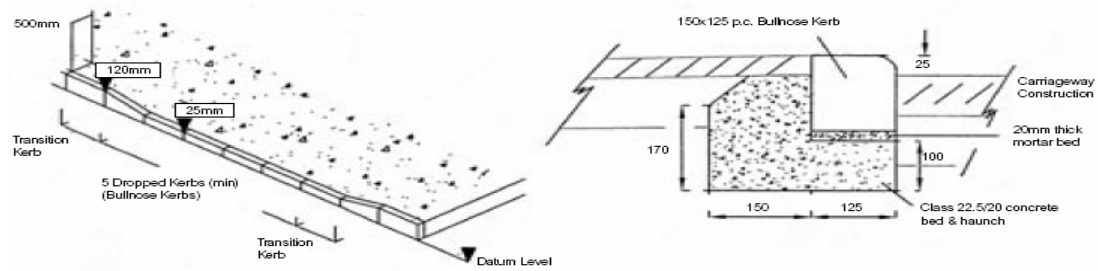
If a gate is going to be installed, it should be located at a minimum distance of 7.5m from the main road. This is to allow space for a car to park when the gate is being opened.



Gradient of the access not to be greater than 1 in 10 for the first 10m.

Appendices

Kerb Details



Dropped kerbs to be installed. Work to be carried out in accordance with the New Roads and Streetworks Act 1991. When undertaking the road opening and reinstatement, a prescribed qualified operator must be in attendance at all times.

**Kerbs must be installed to Council standards.
See standard detail above.**

Kerb and footpath must be reinstated to the satisfaction of Technical Services. This work to be done at the developers expense.

Road Opening

If the road has to be opened for connecting services to a house, Technical Services must be notified by completing the attached form known as a Part N form. A fee of £70 is required before work can start in the opening in accordance with the New Roads and Streetworks Act 1991.

A prescribed qualified operator must be in attendance at all times during this work.

The developer is responsible for the maintenance of the road crossing for 2 years after the date that the reinstatement has been completed.

This form is not required for kerbing works in full planning application, only service crossing the road/footpath.

Appendices

Appendix 5: Guidance for the Assessment of Development Proposals Affecting Listed Buildings

1. For all development affecting listed buildings or their setting including development adjacent to a listed building

- a) Full drawings showing the existing building and proposed development will be required with all applications.
- b) Applications in outline will not be acceptable.

2. For internal and external alterations, or additions to listed buildings

- a) The scale, form, siting and design of the development will be required to respect the listed building or setting.
- b) Traditional building materials should be appropriately utilised to ensure the qualities of the building are not compromised.
- c) In the case of listed buildings all aspects of the building are listed not just those specified in the listing description: applications will need to identify all changes and original features should be retained wherever possible.

3. Demolition of listed buildings

Demolition will only be permitted in exceptional circumstances and all the following criteria will be used to assess the case for demolition of a listed building.

- a) The developer can demonstrate that every effort has been made to find practical ways of keeping the building, including marketing and disposal. Applicants will be required to demonstrate that such action has been undertaken over a minimum period of 6 months.
- b) The developer has obtained a structural survey indicating that the building poses a health and safety danger and is incapable of being brought back into acceptable use within reasonable cost limits.
- c) The developer has exhausted all possible sources of grant aid for the restoration /re-use of the building.

In the event of any demolition consent, the following conditions will normally be imposed requiring that:

- a) building demolition work cannot commence until planning consent for the redevelopment/re-use of the site has been obtained and contracts have been let for the construction of the replacement building or acceptable after use of the site;
- b) the developer notifies the Royal Commission on Ancient and Historical Monuments of the proposed demolition;
- c) up to three months is allowed for access to record the listed building.

Glossary

Affordable housing

Broadly defined as housing (both rented and owner occupied) of a reasonable quality that is affordable to people on modest incomes.

Amenity

The environmental ambience of an area. Factors that could affect amenity include noise, smell, dust, visual intrusion and general disturbance from vehicular movements.

Archaeologically Sensitive Area

An area where there is a concentration of important archaeological features.

Biodiversity

The variety of all living things in the natural world – all plants, animals and people and the ecological systems of which they are part.

Character

A combination of features which distinguish an area. These may include architectural styles, main uses, landscape type and such like.

Conservation Area

Area of special architectural or historic interest designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Current locations are: Stornoway; Garenin, Carloway (Lewis); Rushgarry (Berneray) and Howmore (South Uist).

Derelict land

Land which has been so damaged by development or use that it is incapable of being developed for beneficial use without rehabilitation, and which is not being used for either the purpose for which it is held or for a use acceptable in the local plan.

Environmental designations & legislation:

LNR; NSA; Natura 2000: Ramsar; SSSI; SAC; SPA; SEA

EU Habitats Directive (Mod 59 & F/Mod 16)

Insert definitions (Mod 59 & F/Mod 16) definitions for LNR, NSA, Natura 2000, Ramsar, SSSI, SAC and SPA as per Structure Plan glossary text together with definitions for SEA and EU habitats Directive requirements

Flood Risk Assessment

An assessment carried out to predict and assess the probability of flooding for a particular site or area and recommend mitigation measures including maintenance.

Housing density levels

~~Due to its more urban nature, higher density levels are more appropriate for Stornoway.~~

~~For the core area of Stornoway, as shown on the Proposals Map, a minimum of 25 units per hectare will be sought.~~

~~Outwith the core area of Stornoway a level in the region of 15–20 units per hectare is considered appropriate.~~

~~For housing development in rural areas a reasonably low density level would be expected (generally up to 10–15 units per hectare).~~

Due to its urban nature, higher density levels than those acceptable in rural areas, are appropriate for Greater Stornoway.

In relation to developments of 5 housing units or more:

For the core area of Stornoway, as shown on the Proposals Map, a minimum of 25 units per hectare will be sought in the first instance.

Outwith the core area of Stornoway a level in the region of 15 – 30 units per hectare is considered appropriate.

For housing development in rural areas a reasonably low density level would be expected (generally up to 20 units per hectare). (Mod 58).

Incremental impact

Impact arising from a number of developments which, individually and in themselves, may have insignificant effects but together combine to create a significant impact.

Listed Building

A building of special architectural or historic interest.

Local Housing Strategy

An assessment of housing needs and provision in the Western Isles setting out how the Comhairle and its partners aim to meet these needs and associated economic and social aims.

Local Nature Reserve

An area designated under the National Parks and Access to the Countryside Act 1949, as amended by the Local Government and Planning (Scotland) Act 1982, by a local authority with high natural heritage interest and particular value for education and informal enjoyment of nature by the public.

Local Transport Strategy

Prepared by the Comhairle, setting out its plans and priorities for the development of an integrated transport policy for the Western Isles.

Locally Important Agricultural Land (Mod 57)

Defined as Class 4.1 or higher under the MacAulay Institute Land Use Classification (see Structure Plan RM3). (Mod 57)

Multiple Occupancy

Multiple Occupancy can cover flats, bedsits, bed and breakfast accommodation, hostels and other communal accommodation such as student residences.

NPPG – National Planning Policy Guidance

Statements of the Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. Now being revised and replaced by the Scottish Planning Policy series.

PAN – Planning Advice Note

Produced by the Scottish Executive providing advice on good practice and other relevant

	information.
Public realm	The space between buildings that is accessible to the public eg. areas of open space, car parks, street furniture/art work.
<i>Safeguarding consultation zones (F/Mod 16)</i>	<i>Explanatory text required Including HSE and airport matters (F/Mod 16)</i>
Scheduled Ancient Monument	Archaeological site or feature of national importance.
Settlement	For the purposes of considering development, a settlement is defined by the main physical concentration of houses, related buildings, gardens, boundary enclosures and street furniture.
Social Enterprise	A business with primarily social objectives whose surpluses are principally reinvested for that purpose in the business or in the community.
Social rented housing	Housing provided at an affordable rent and usually managed locally by a Registered Social Landlord such as a Housing Association, Housing Co-operative or other housing body regulated by Communities Scotland. Social rented stock is also owned and managed by local authorities.
SPP - Scottish Planning Policy	Statements of the Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. These replace the National Planning Policy Guidance series.
Tree Preservation Order	Mechanism for safeguarding trees and woodland where this appears expedient in the interests of amenity.
Use Classes	<p>Defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.</p> <p>Use class 1: Shops</p> <p>Use class 2: Financial, professional and other services</p> <p>Use class 3: Food and drink</p> <p>Use class 4: Business</p> <p>Use class 5: General industrial</p> <p>Use class 6: Storage or distribution</p> <p>Use class 7: Hotels and hostels</p> <p>Use class 8: Residential institutions</p> <p>Use class 9: Houses</p> <p>Use class 10: Non-residential institutions</p> <p>Use class 11: Assembly and leisure.</p> <p>Types of development not belonging to the above classes are referred to as 'sui generis' uses (eg fun fairs, scrap yards and hot food takeaways.)</p>
Vacant land	Land which is unused or unsightly, or which would benefit from development or improvement etc. The main exceptions are land held for operational needs, agricultural land, urban fringe land and open space within

the built up area.

Viability

A measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.

Vitality

A reflection of how busy a town centre is at different times and in different parts.

Western Isles Spinal Route

Port of Ness – Barvas – Stornoway – Tarbert – Leverburgh – across the Sound of Harris to Berneray – Lochmaddy – Clachan – Gramsdale – Creagorry – Daliburgh (with a spur to Lochboisdale) – Ludag – west coast of Eriskay – Ardmor – west coast of Barra to Castlebay.