



Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983.

FINALISED WESTERN ISLES LOCAL PLAN

CONSULTATION AND PUBLICITY STATEMENT

OCTOBER 2005

FINALISED WESTERN ISLES LOCAL PLAN CONSULTATION AND PUBLICITY STATEMENT

Contents

| | | |
|-------------------|---|-----------|
| 1 | Context & Approach to Plan Preparation | 2 |
| 2 | Managing the Process | 3 |
| 3 | Plan Preparation | 3 |
| 4 | Consultation | 4 |
| | a) Key stakeholder discussions | 4 |
| | b) Working groups | 4 |
| | c) Stornoway Regeneration Group | 5 |
| | d) Comhairle Members seminar | 5 |
| | e) Planning Officers' discussions | 6 |
| | f) Formal public consultation | 6 |
| 5 | Publicity | 7 |
| 6 | Next Steps | 7 |
| | Appendices | 8 |
| Appendix 1 | Project Plan | 9 |
| Appendix 2 | Key land use issues | 11 |
| Appendix 3 | List of key stakeholders | 12 |
| Appendix 4 | Key stakeholder correspondence | 13 |
| Appendix 5 | Stornoway Regeneration Workshop | 16 |
| Appendix 6 | Members seminar | 18 |
| Appendix 7 | Statutory notices & media coverage | 19 |

1.0 Context & Approach to Plan Preparation

- 1.1 This report summarises the steps taken by Comhairle nan Eilean Siar in terms of consultation and publicity for the Finalised Western Isles Local Plan.
- 1.2 While considering the Scottish Executive's Review of Strategic Planning in 2002, the Comhairle agreed a new approach to development planning in the Western Isles with a view to providing a coordinated, consistent and relevant development plan framework. This included a move to the preparation of a single island wide Local Plan replacing the existing five local plan areas.
- 1.3 The Comhairle also decided to adopt the following approach to preparation of its Local Plan, in line with many of the measures suggested by the Scottish Executive to improve Development Plan delivery.
- A managed process (e.g. focused consultation on issues and taken to a finalised stage for formal consultation).
 - Early engagement with and partnership working with key stakeholders.
 - Tailored and focused consultation at key stages (e.g. Member and Officer workshops, topic focus meetings, Community Council or web).
 - Production of a Plan that is short, clear and concentrates on key land use issues that are relevant to the Western Isles needs and priorities. Following the Structure Plan format, this will also allow for easier integration of the Structure and Local Plan into one Plan as proposed by the Executive for the future.
- 1.4 The Western Isles Local Plan, including this associated consultation statement, has been prepared in accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983.

2.0 Managing the Process

- 2.1 Following completion and approval of the Western Isles Structure Plan in 2003, the Comhairle advertised a “notice of intention to start preparation of replacement of Barra & Vatersay, Uists & Benbecula, Broadbay, Harris & Rural Lewis local plans” in June 2004. With advice and support from the Scottish Executive, work commenced on taking the process directly through to the production of a finalised plan over the ensuing year.
- 2.2 To take the process forward in an efficient manner, a Core Management Group (CMG) was established consisting of the Principal Planning Officer, two Planning Officers, Planning Technician and Research Officer from within the Strategic Planning and Projects team. The CMG produced a Project Plan outlining the various steps to be taken in the preparation of the Plan along with an initial timetable (Appendix 1).
- 2.2 The CMG has met at regular intervals to discuss progress, resolve difficulties and review the Project Plan as the process has evolved. This has proved to be a useful method of keeping the process on track while accommodating other competing areas of work.

3.0 Plan Preparation

- 3.1 From the outset a key aim has been the production of a focused plan that is used and useable. Building on the issues addressed in the Structure Plan a list of current issues facing the Western Isles was prepared in discussion with a wide range of Comhairle staff. This included strategic issues that required a local perspective as well as new and emerging issues.
- 3.2 The main issues considered in the Local Plan are detailed in Appendix 2. These issues have formed the basis of discussions that have taken place during preparation of the local plan and the policies and proposals within the plan seek to address these matters. These discussions are covered in more detail in Section 4.
- 3.3 In June 2005, the Comhairle approved a draft Finalised Western Isles Local Plan as the basis for public consultation. The Finalised Plan seeks to take a positive approach to development and sets out a framework of considerations to assess, accommodate and guide development. Importantly, it aims to provide a clear and consistent basis for assessment of development proposals but with sufficient flexibility to enable our sustainable development needs to be met in a balanced manner.

4.0 Consultation

4.1 Given the move directly to the finalised stage of the plan preparation process, early engagement with stakeholders was considered to be a priority. However the groundwork achieved during preparation of the Structure Plan and existing Local Plans as well as the consultation inputs to these plans provided a useful input to the island wide local plan.

4.2 As mentioned previously, a focussed approach to consultation was adopted and how this was managed is set out under the following headings:

- a) Key stakeholder discussions
- b) Working groups
- c) Stornoway Regeneration Group
- d) Comhairle Members seminar
- e) Planning Officers' discussions
- f) Formal public consultation.

a) Key stakeholder discussions

4.3 Contact with the key stakeholders was the first step in consulting on the Western Isles Local Plan. Invitations to enter into discussion on the identified land use issues were sent to those listed in Appendix 3. This included an approach to all Community Councils within Western Isles seeking their views. (Key stakeholder correspondence is outlined in Appendix 4.)

4.4 In addition to internal meetings with staff from housing, economic development, archaeology, transport and environmental health, special meetings were held with:

- **Western Isles Enterprise** to discuss business development opportunities;
- **Scottish Natural Heritage** on a range of environmental issues, but with a particular emphasis on the proposed approach to settlement development;
- **Scottish Water** in relation to upgrading existing and providing new, public sewerage systems;
- **Scottish Environment Protection Agency**, particularly in relation to flooding and coastal erosion as well as wastewater issues.
- **Scottish Executive** to discuss at the outset the Comhairle's plan approach with a subsequent meeting on emerging policy issues.

4.5 Housing site workshops with service providers and interested parties were organised, particularly for areas around Stornoway. Through seminars and other events covering topics like housing development, crofting and planning, agencies such as the Crofters Commission and Tighean Innse Gall (major local housing association) as well as local community groups have engaged in the process.

b) Working groups

4.6 Consultation was channelled through a number of existing groups within the islands to assist with the development of the plan. These were mainly Working Groups consisting of representation from a number of external organisations as well as

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- various Comhairle interests and afforded the opportunity for input to the emerging policies. The following working groups have been involved:
- Bulk Goods Steering Group (local Community Planning Partnership)
 - Alternative and Renewable Energy Developments Member/Officer Working Group
 - Comhairle Roads and Access Member/Officer Working Group
 - Car Parking Member/Officer Working Group.
 - Sandwick Road Campus Member/Officer Working Group
- 4.7 Maximising use of resources and time, the involvement of existing established groups has proved to be an efficient method of consultation as varying interests were represented round the discussion table at the same time.
- c) Stornoway Regeneration Group**
- 4.8 The Stornoway Regeneration Group (SRG) has had a pivotal role in the development of the policies and proposals for Stornoway. The Group comprises a range of key local agencies including the Comhairle, Western Isles Enterprise, Stornoway Port Authority, Stornoway Amenity Trust, Western Isles Chamber of Commerce, Stornoway Trust (the local landowner) and a number of local historical trusts. Other organisations such as Scottish Water and the local Housing Association are involved in the SRG as and when appropriate.
- 4.9 SRG has been involved at various stages throughout preparation of the plan and has helped shape the emerging policies and proposals. A Workshop was hosted by SRG to assist in the process of identifying priorities and land use issues for a Stornoway Regeneration Action Plan and to inform the emerging Local Plan.
- 4.9.1 The workshop sought to identify the key objectives and priorities for physical changes in and around Stornoway and establish actions and responsibilities to take forward these priorities.
- 4.9 The agenda for the workshop was based upon three workshop themes:
- Town Centre and Public Realm
 - Strategic Infrastructure
 - Housing.
- 4.10 22 people representing 13 organisations attended the Workshop. These organisations are listed in Appendix 5 along with the **emerging objectives** and **suggested actions** concluded from the discussions on the day.
- d) Comhairle Members Seminar**
- 4.11 Members via Committees and Member Officer Working Groups have helped shape and input the emerging plan. As the process has developed Members have also been updated via briefing notes. At a key stage in the preparation process the planning team organised a Members seminar to explore the options on how the plan should respond to a number of significant issues. 17 members attended along with 4 officers.

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- 4.12 The seminar was introduced by providing the context for the plan and its relationship with the Structure Plan and other national and local strategies. Subsequently a short presentation was made on a series of topics with in-depth discussion on each. The seminar was organised around the following topics;
- Settlement growth
 - Housing considerations
 - Service infrastructure
 - Flooding policy
 - Stornoway
 - Built heritage conservation
 - Business sites update
- 4.13 The seminar format also accorded the opportunity to raise other land use issues of concern. The key points are detailed in Appendix 6.

e) Planning Officers' discussions

- 4.14 Discussions have taken place both with Comhairle Planning Officers and with Planning Officers from other Councils. Noting they cover similar rural areas, neighbouring Planning Authorities including Highland and Orkney, were contacted to discuss various approaches to plan preparation, policy issues and consultation.
- 4.15 Within the Comhairle, officers from the Strategic Planning and Development Control teams have met on a regular basis from the outset of the process. This has allowed WILP issues and policy responses to be jointly developed. A special focus group meeting between officers from the two teams was held in April 2005. This concentrated on issues requiring development control expertise where policy interpretation would be crucial and development control expertise invaluable in formulating policy wording providing and clear guidance to developers.
- 4.16 The discussion concentrated on the following topics.
- Housing/settlement policy
 - Assessment of development proposals
 - Mapping
 - Built heritage conservation
 - Archaeology
 - Affordable housing
 - Service infrastructure
 - Adverts & signs
 - Coastal protection
 - Tree protection.

f) Formal public consultation

- 4.17 The Plan has been produced in bi-lingual form and is available for public consultation in both CD and paper format as well as on the Comhairle web site. Over 500 local and national organisations and individuals are being specifically contacted.
- 4.18 The consultation will run from 31 October to 9 December.

5.0 Publicity

- 5.1 As well as advertising the intention to prepare the Western Isles Local Plan, media articles have highlighted preparation of the Plan. Information about preparation of the Local Plan has also been made available on the Comhairle's web site throughout the development of the Finalised Plan. The site has been set up so as to accommodate submission of representations electronically.
- 5.2 The statutory 6 week period has been set for consultation and the Finalised Western Isles Local Plan is being advertised in weeks beginning 31 October and 3 November 2005 in the Stornoway Gazette, the Hebridean and the West Highland Free Press. As required by the Regulations the plan will also be advertised in the Edinburgh Gazette. To further publicise and encourage response, media articles will appear in these local papers at the beginning of and mid-way through the consultation period. Articles will also be placed in the island community papers which provide a more focused local coverage (Copies of public notices and media articles are shown in Appendix 7).
- 5.3 Hard copies of the Plan and supporting documents will be placed in a range of deposit locations. On previous Development Plan consultations deposit locations were based on the four main Comhairle offices as well the main libraries across the islands. To improve consultation coverage especially in more remote areas, it was decided to significantly extend the spread of deposit locations for the Finalised Plan by including all local offices where Comhairle Community Support Officers are located.
- 5.4 It is also available on the Comhairle's internet site and the opportunity for contact by e-mail is provided by this route. Those using the plan electronically can also usefully hyperlink through to supporting documents including the Comhairle's Structure Plan and Fact File as well as the main National Planning documents (NPPG/SPP/PAN). It is recognised that use of web allows people to access the plan at a time and location convenient to them.
- 5.5 A simple standardised form for making representations or placing objections to the Plan has been prepared. Again this will be made available in Plan deposit locations and on the Comhairle's web site. Members of the public are strongly encouraged to use this form so as to facilitate speedy and efficient analysis of the representations.

6.0 Next Steps

- 6.1 At the end of the consultation period responses to the plan will be analysed and negotiations will take place in order to resolve as many objections as possible. If required, it is envisaged that a Public Local inquiry could be held in spring/summer 2006 allowing the Local Plan to be adopted by the Comhairle in summer/autumn 2006. (It should be stressed that timescales will depend amongst other things on the nature of the objections and any Public Inquiry implications.) Any suggested modifications to the Plan will be subject to consultation and publicised in line with the Regulations.

Appendices

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|-------------------|--|
| Appendix 1 | Project Plan |
| Appendix 2 | Key land use issues |
| Appendix 3 | List of key stakeholders |
| Appendix 4 | Key stakeholder correspondence |
| Appendix 5 | Stornoway Regeneration Workshop |
| Appendix 6 | Members Seminar |
| Appendix 7 | Statutory notices & media cover |

APPENDIX 1 LOCAL PLAN PROJECT PLAN

Aim of the Local Plan

The Local Plan aims to provide the detailed land use policy guidance to help deliver the Structure Plan: "a land use strategy for sustaining the communities of the Western Isles".

The Comhairle will strive to achieve a Local Plan which is

- o island relevant, focusing on the key spatial issues
- o user friendly, and
- o used by the key decision makers.

Purpose of the Local Plan

The Local Plan should provide detailed guidance for development and use of land across the Western Isles. It should provide

- o **integration with other Plans and Strategies**
- o **a policy framework for Development Control decision making**
- o **guidance for investors**
- o **a promotional tool, highlighting the opportunities of the Western Isles.**

Process Management and Resources

The Local Plan will

- o be managed through a 'fast-track' preparation process
- o rely heavily on early engagement with key stakeholders and tailored consultation.

Plan preparation will be guided by a Core Management Group (CMG) consisting of the Principal Planner, 2 Planning Officers and 1 Planning Technician assisted by 1 Research Officer. The CMG will meet regularly to review and allocate key work tasks.

Key Stakeholders

In addition to Comhairle Members and officers, particularly Development Control staff, the key stakeholders are:

- | | |
|---|---|
| >Western Isles Enterprise | >Harris Council for Voluntary Services |
| >Western Isles Health Board | >Uist Council for Voluntary Organisations |
| >Communities Scotland | >Voluntary Action Barra and Vatersay |
| >Crofters Commission | >Voluntary Action Lewis |
| >Scottish Natural Heritage | >Community Councils |
| >Western Isles Tourist Board | >Scottish Executive, Planning Division. |
| >Scottish Water | |
| >Scottish Environment Protection Agency | |
| >Scottish and Southern Energy | |
| >Transco | |

Plan Programme

Preparation of the Local Plan is a key objective in the Sustainable Communities Departmental Business Plan 2004-05. It is intended to produce a Finalised Plan by summer 2005 and progress to adoption stage by summer 2006. A detailed timetable is attached; however achievement of the programme is dependent on resources, other work priorities and the implications of any Local Plan Inquiry.

| | | 2004 May | 2004 Jun | 2004 Jul | 2004 Aug | 2004 Sept | 2004 Oct | 2004 Nov | 2004 Dec | 2005 Jan | 2005 Feb | 2005 Mar | 2005 Apr | 2005 May | 2005 Jun |
|-----------------|--|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| TAKE OFF | | | | | | | | | | | | | | | |
| Stage 1 | Research and identify issues | | | | | | | | | | | | | | |
| | Informal discussion with Scottish Executive | | | | | | | | | | | | | | |
| Stage 2 | Report to Committee and advertise NIP | | | | | | | | | | | | | | |
| Stage 3 | Draft Project Plan | | | | | | | | | | | | | | |
| | Set up Core Management Group | | | | | | | | | | | | | | |
| | Early discussions with Scottish Executive & Highland Council | | | | | | | | | | | | | | |
| | Agree outline plan format | | | | | | | | | | | | | | |
| | Submit Project Plan to Scottish Executive | | | | | | | | | | | | | | |
| TRAWL | | | | | | | | | | | | | | | |
| Stage 4 | Identify/assemble key information needs eg Census statistics | | | | | | | | | | | | | | |
| | Research existing policy documents (national guidance, Comhairle strategies, structure plan, existing local plans (both CnES and others) | | | | | | | | | | | | | | |
| | Research format and start preparation of maps | | | | | | | | | | | | | | |
| TALK | | | | | | | | | | | | | | | |
| Stage 5 | Series of media articles (on-going task) | | | | | | | | | | | | | | |
| | Set up web page (on-going task) | | | | | | | | | | | | | | |
| | Inform Community Councils of plan preparation. | | | | | | | | | | | | | | |
| | Begin engagement with key stakeholders (internal and external) | | | | | | | | | | | | | | |
| | Extend engagement to wider audience | | | | | | | | | | | | | | |
| | Set up Schools project | | | | | | | | | | | | | | |
| TYPE | | | | | | | | | | | | | | | |
| Stage 6 | Outline Policies / Proposals | | | | | | | | | | | | | | |
| | Work up Finalised plan (block time to be set aside) | | | | | | | | | | | | | | |
| | Finalise Plan and map format | | | | | | | | | | | | | | |
| Stage 7 | Committee approval of Finalised WILP for formal consultation | | | | | | | | | | | | | | |

| | | 2005 Jun | 2005 Jul | 2005 Aug | 2005 Sept | 2005 Oct | 2005 Nov | 2005 Dec | 2006 Jan | 2006 Feb | 2006 Mar | 2006 Apr | 2006 May | 2006 Jun | 2006 Jul | 2006 Aug | 2006 Sept |
|---------------------|--|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| TAKE FORWARD | | | | | | | | | | | | | | | | | |
| Stage 8 | Finalise text | | | | | | | | | | | | | | | | |
| | Text translation | | | | | | | | | | | | | | | | |
| | Complete maps (with translation) | | | | | | | | | | | | | | | | |
| | Design and print | | | | | | | | | | | | | | | | |
| | Adverts | | | | | | | | | | | | | | | | |
| | Formal public consultation | | | | | | | | | | | | | | | | |
| | Consider representations – negotiate and modify | | | | | | | | | | | | | | | | |
| | Committee cycle | | | | | | | | | | | | | | | | |
| Stage 9 | Publish modifications | | | | | | | | | | | | | | | | |
| | prepare for PLI (if necessary) | | | | | | | | | | | | | | | | |
| | PLI report issued | | | | | | | | | | | | | | | | |
| Stage 10 | Committee cycle for PLI outcome and Notice of Intention to adopt | | | | | | | | | | | | | | | | |
| | Adoption | | | | | | | | | | | | | | | | |

APPENDIX 2 KEY LAND USE ISSUES FOR CONSIDERATION

(i) Sustainable Communities & Development Strategy

Settlement development approaches
Remote peripheral areas –policy approaches
Regeneration areas –identifying brownfield development opportunities
Infrastructure capacities and constraints
Design guidance
Advert control

(ii) Resource Management

Incorporating Biodiversity (LBAP) and Woodland Strategies
Flooding - identify any local implications
Derelict and contaminated land – identify any local implications
Archaeology & Conservation – positive approach to enhance or utilise resource
Identifying land for coordinated development in settlements/townships

(ii) Economic Development

Identify 'development' sites in sustainable community areas
Renewables – beyond Structure Plan policy identify relevant local information
Waste/Recycling
Telecommunications
Tourism – link to tourism strategies
Caravans policy
Aquaculture/Fishing – pick up issues at local level, and appropriately allow for emerging new marine planning powers
Minerals – assess detailed sites and future need
Incorporate Countryside Access Strategy

(iii) Housing

Local Housing strategy – incorporate guidance
Sites-identify (priorities set by Local Housing Strategy)
Housing and associated infrastructure provision
HIMOs

(iv) Transport

Incorporate Local Transport Strategy
Barra Airport
Parking Standards
Traffic Management

(v) Stornoway

Housing sites provision
Employment sites provision
Town Centre - definition, retail, regeneration, conservation
Lews Castle
Town Hall future use
Bulk goods (oil/gas) import
Transport and parking
Overall greenspace strategy.

APPENDIX 3 KEY STAKEHOLDERS

1. Western Isles Enterprise
2. Western Isles Health Board
3. Communities Scotland
4. Crofters Commission
5. Scottish Natural Heritage
6. Western Isles Tourist Board
7. Scottish Water
8. Scottish Environment Protection Agency
9. Scottish and Southern Energy
10. Transco
11. Harris Council for Voluntary Services
12. Uist Council for Voluntary Organisations
13. Voluntary Action Barra and Vatersay
14. Voluntary Action Lewis
15. All Community Councils
16. All Comhairle Heads of Service
17. Scottish Executive

APPENDIX 4 KEY STAKEHOLDERS CORRESPONDENCE

a) General letter to consultees

A (Bh) Charaid Choir

PREPARATION OF THE WESTERN ISLES LOCAL PLAN

As recently advertised in the local press, the Comhairle has begun preparation of a Western Isles Local Plan to replace the existing framework of five local plans. For your information I enclose a copy of the report, approved by the Sustainable Development Committee on 16 June that sets out the issues to be addressed.

You will see from the report that the Comhairle aims to have a draft plan prepared for consultation during spring/summer 2005. This will be a 'finalised' plan and early discussion with key stakeholders is now a priority. With this in mind, the Comhairle intends setting up a series of meetings over the next few months to give the opportunity for more detailed discussions which will help inform and shape the plan. Hopefully this dialogue can continue throughout the process.

Much work has previously been carried out in the preparation of the existing local plans and in particular the recently approved Structure Plan. This work will inform development of the new plan and the list of the issues has been drawn from that background work. As you are aware, the purpose of the Local Plan is to set the Comhairle's vision for the use of land over a five year period and will be used to guide investment decisions and to determine planning applications.

This is an early opportunity for you to influence the plan. Therefore it would be useful if you could give consideration to any proposals your organisation may have which might have a land use impact, so that these can be considered during preparation of the plan. I would also ask that you nominate a member of staff to be the first point of contact for local plan discussions.

A web page has been established to provide information on the Local Plan. It can be accessed at www.cne-siar.gov.uk/eds/localplanning.htm. The site will be updated as the process develops and will ultimately allow for comment to be submitted electronically.

In the meantime, should you wish further information please contact Derek Laidlaw at the Council Offices, Tarbert, tel. 01859 502367 or e-mail dlaidlaw@cne-siar.gov.uk.

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b) Letter to all Community Councils

A (Bh) Charaid Choir

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The Comhairle has begun preparation of an isles-wide Local Plan to replace the existing framework of five local plans. For your information I enclose a copy of the report, approved by the Sustainable Development Committee on 16 June that sets out the issues to be addressed.

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You will see from the report that the Comhairle aims to have a draft plan prepared for consultation during spring/summer 2005. This will be a 'finalised' plan and early discussion with key stakeholders is now a priority. Information will be available through our web page www.cne-siar.gov.uk/eds/localplanning.htm. The site will be updated as the process develops and will ultimately allow for comment to be submitted electronically.

In the meantime, should you wish further information please contact Derek Laidlaw at the Council Offices, Tarbert, tel. 01859 502367 or e-mail dlaidlaw@cne-siar.gov.uk.

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c) Memo from Director for Sustainable Communities to all Heads of Service

PREPARATION OF THE WESTERN ISLES LOCAL PLAN

As recently advertised in the local press, the Comhairle has begun preparation of a Western Isles Local Plan to replace the existing framework of five local plans. For your information, I enclose a copy of the report that was approved by the Sustainable Development Committee on 16 June that sets out the issues to be addressed.

Much work has previously been carried out in the preparation of the existing local plans and in particular the recently approved Structure Plan and this work will inform development of the new Western Isles Local Plan. The list of the issues has been drawn from that background work as well as projects contained within the Comhairle's Corporate Strategy and the current Capital Programme.

You will see from the report that the Comhairle aims to have a draft plan prepared for consultation during spring/summer 2005. This will be a 'finalised' plan and early discussion with key stakeholders is now a priority. With this in mind, I intend setting up a series of meetings over the next few months to give the opportunity for more detailed discussions to help inform and shape the plan. Hopefully this dialogue will continue throughout the process.

As you are aware, the purpose of the Local Plan is to set the Comhairle's vision for the use of land over a five year period. The Local Plan is used to guide investment decisions and to determine planning applications. This is an early opportunity for you to influence the plan, therefore it would be useful if you could give consideration to any proposals your department may have which might have a land use impact, so that these can be taken account of in the plan. I would also ask that you nominate a member of staff within your department to be the first point of contact for local plan discussion.

A web page has been established to provide information on the Local Plan. It can be accessed at www.cne-siar.gov.uk/eds/localplanning.htm. The site will be updated as the process develops and will ultimately allow for comment to be submitted electronically.

In the meantime, should you wish further information please contact Derek Laidlaw at the Tarbert office on 01859 502367 e-mail dlaidlaw@cne-siar.gov.uk.

APPENDIX 5 STORNOWAY REGENERATION WORKSHOP

Stornoway Regeneration Workshop – Friday 10 December

Summary of workshop outcomes

Workshop 1 – Developing the Town Centre and Public Realm Works

EMERGING OBJECTIVES

- Create an attractive, vibrant environment for a range of mixed uses responding to local needs.
- Create a ‘feel-good’ factor in the public realm areas.
- Address traffic and parking management within the town.

It was recognised that much work had already been done to improve the environment and amenity of the town centre. It was also felt that we should work with what’s already there.

SUGGESTED ACTIONS

- The discussion covered a wide range of topics and brought forward a range of ideas. However, overall the following emerged as the priority actions for consideration in achieving the above objectives.
- Define the Town Centre.
- Create an identity for the Town Centre.
- Enhance existing focal points e.g. Town Hall, Lews Castle, Perceval square.
- Use Town Hall as focus for media reports from the Comhairle – creating a new ‘public face’ for Stornoway.
- Use the Town Hall as a magnet accommodating a range of uses.
- Consider a ‘town centre team’ – a mechanism to allow all relevant agencies to work together.
- Possible relocation of the museum to create a point of interest within the town centre.
- Investigate ways of engaging the public and encouraging participation.
- A number of ideas were also put forward on the design of streetscape, signage, lighting and public art in the ‘public realm’ areas. Maintenance was highlighted as an important issue.

Workshop 2 – Strategic Infrastructure

EMERGING OBJECTIVES

- Ensure physical infrastructure is in place to underpin economic growth.
- Resolve and plan within service capacities and constraints.
- Development of marine and harbour areas.

SUGGESTED ACTIONS

- Need for overall vision stressed and actions/targets to get there.
- Need direction, priorities and coordinated action.
- Stornoway needs to attract population and jobs key is to turn around economy.
- Housing/Employment are key issues in regeneration.
- Emphasis on quality - in terms of built development.
- Need to think of ability of infrastructure to cope with in migration/ growth within Stornoway.
- Not only physical infrastructure required but social/economic.

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- Need to involve all parts of Western Isles community - strong Stornoway is a strong Western Isles.
 - Range of Scottish Water infrastructure problems/issues - waste capacities, water pressure/supply, pipework sizes (e.g. for shipping services) and need for pumping stations for parts e.g. Marybank.
 - Harbour/waterfront should be a priority focus and trigger for future actions.
 - Bulk goods import/depot relocation crucial – move to west harbour.
 - A changing harbour function - expand leisure activity, small boat slipway needed (location not known). Potential area for further work/research.
 - Potential for Infill at Bayhead, between piers 1& 2 and elsewhere (Newton basin).
 - Castle grounds /Cuddy Point/ walls.
 - Arnish development and possible new bulk goods import & related developments.
 - Newton area - bring redundant buildings into use - improvement of existing commercial sites.

Workshop 3 – Housing Sites

EMERGING OBJECTIVES

- Increase housing supply within Stornoway by bringing forward of sites for development.
- Utilise publicly owned land for housing.
- Increase private accommodation for younger economically active in town centre.

SUGGESTED ACTIONS

- Housing partnership approaches important. Housing of Strategic Importance to the regeneration of Stornoway.
- Affordable Housing a Western Isles issue.
- Need to identify land and provide serviced sites.
- Old Sail loft site could/should be for local needs.
- Identifying sites not an easy task - may not always be achievable. Many barriers and limitations to bringing forward land for housing.
- Look at mix of brownfield and greenfield sites. Priority given to brownfield.
- Industrial female school is an option.
- Parking standards for Town centre require revisiting.
- Plasterfield/ Mossend/ Newton a key area for growth given service constraints in other areas.
- Existing Farm land an opportunity for growth.
- Range of tenures, layout, density and style/design can be as important as the site itself.
- No clear view on development based on expanded Stornoway or ad hoc growth in surrounding settlements.
- Need to sit down with interested parties and discuss possible sites as part of Local Plan Process - a more planned approach.
- Removal of gas depot may release housing opportunities in the long term.
- Need to protect key greenspace framework.

Organisations represented were:

Chamber of Commerce; Outer Hebrides Community Planning Partnership; Stornoway Trust; Lewis and Harris Buildings Preservation Trust; Stornoway Historical Society; Stornoway Amenity Trust; Western Isles Enterprise; Tighean Innse Gall; Stornoway Port Authority; Scottish Environment Protection Agency; Scottish Water; Comhairle nan Eilean Siar - Members and representatives from Sustainable Communities (Planning) and Technical Services (Roads Safety).

APPENDIX 6 MEMBERS SEMINAR KEY POINTS

Plan Context

- General understanding of and support for short, focused, island relevant LP
- Concentrate on WI realities/priorities
- Less is more approach allows appropriate flexibility
- Need to allow for, facilitate and accommodate growth
- Positive, criteria based policy approach rather than lines on maps
- Allow for flexibility and common sense
- Ribbon development is not an issue
- Encourage development in SY and rural areas

Development Considerations

- Basic checklist of key considerations accepted but no clear views
- Potential erosion of croft settlement pattern mentioned by some
- Houses more important than sheep
- Design is important
- While some encouraged negotiation/persuasion and working with communities/grazing committees to identify development land, possible support for CPO as a last resort
- Policies shouldn't be too strong –need flexibility
- No clear view on trying to identify/shape growth directions
- Accepted consideration checklist assists negotiation on development quality

Flooding

- Flood risk is an important issue and needs to be addressed
- LP trigger for risk assessment to inform view, rather than any general resistance to all development
- Some felt LP show contour. But need for careful assessment of info/data before showing
- Difference between hard/soft coasts and especially implications for lower lying southern isles. (Noted link to coastal erosion issues)
- Seminar will inform LP debate.
- Implications for existing properties and insurance issues raised
- LP will need to cautiously consider final policy/map approach. Weigh consequences etc
- Check approaches in other councils
- Other constraints (coastal erosion and wind mentioned)
- Florida option probably not for here

Stornoway

- Bulk Goods/pier 2 is key priority issue
- Support for town centre policy modification on retail
- Some housing at airport supported
- No strong views/ideas on preferred areas of housing development
- Consider LP provision for small business unit.
- Parking areas required
- Quality hotel needed

Built Heritage Conservation

- Appreciation and support for conservation matters
- Need to appropriately resource improvement initiatives
- Idea of potentially flagging up areas to consider positive conservation initiatives.

APPENDIX 7 STATUTORY NOTICES & MEDIA COVERAGE



**NOTICE OF INTENTION TO START PREPARATION OF
REPLACEMENT OF BARRA & VATERSAY, UISTS &
BENBECULA, BROADBAY, HARRIS & RURAL LEWIS
LOCAL PLANS**

Town and Country Planning (Scotland) Act 1997

WESTERN ISLES LOCAL PLAN

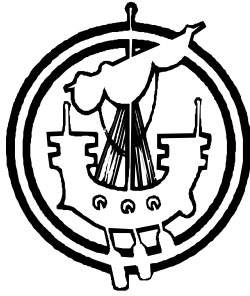
Comhairle nan Eilean Siar intend to prepare replacement of the above named local plans with a single local plan covering the Western Isles.

Further information on the plan can be obtained from Keith Bray, Principal Policy Officer (Planning), Department for Sustainable Communities, Council Offices, Sandwick Road, Stornoway HS1 2BW.

28 June 2004

Signed: **Helen Froud**
Director of Corporate Services
Comhairle nan Eilean Siar

(Notice placed in local press for 2 weeks –w/c 28 June 2004)



NOTICE OF PREPARATION OF LOCAL PLAN

Town and Country Planning (Scotland) Act 1997

FINALISED WESTERN ISLES LOCAL PLAN

Comhairle nan Eilean Siar has prepared the above-named local plan.

Certified copies of the plan and of the statement mentioned in section 12(5) of the Act have been deposited at:

- main **Comhairle offices** in Stornoway, Tarbert, Balivanich and Castlebay;
- **local libraries**;
- **Community Support offices** at:
 - Dell Hall, Ness, Isle of Lewis;
 - Shawbost Old School Community Centre, Isle of Lewis;
 - BNSF Office, Park Carloway & Leurbost Hall, North Lochs Isle of Lewis;
 - Ravenspoint, Kershader, Lochs, Isle of Lewis;
 - Uig Community Centre, Timsgarry, Isle of Lewis;
 - Bemera Community Centre, Isle of Lewis;
 - Bayble School, Point, Isle of Lewis;
 - Community Office, Town Hall, Stornoway, Isle of Lewis;
 - Urachadh Uibhist, Isle of North Uist;
 - Taigh Chearsabhadh, Lochmaddy, Isle of North Uist;
 - BNSF Office, Gleus House, Daliburgh, Isle of South Uist;
 - Castlebay Community Centre, Isle of Barra.

The deposited documents are available for inspection free of charge during normal office hours.

Comments, including any objections to the plan should be sent in writing to Comhairle nan Eilean Siar at Council Offices, Sandwick Road, Stornoway, HS1 2BW **before Friday 9 December 2005**. Objections should state the name and address of the objector, the matters to which they relate and the grounds on which they are made.

27 October 2005

..... Signed:

Helen Froud
Director of Corporate Services
Comhairle nan Eilean Siar

Press articles from Sty Gazette 24 June and 30 December 2004

Plans for Local Plan!

by **MAGGIE FRASER**

The Sustainable Development Committee looks set to undertake the preparation of a Western Isles Local Plan, which will provide detailed guidance for the development and use of land over the Western Isles.

At last week's committee meeting, members were told that the plan should provide a spatial framework integrating with the Comhairle's other plans, strategies and initiatives, as well as those of other key stakeholders. It should also be used as a core mechanism to help co-ordinate and deliver the land use aspects of such items as the Community Plan, Local Housing Strategy and Stornoway Regeneration.

In 2002, the Sustainable Development Committee agreed a new approach to development planning in the Western Isles including a move to the preparation of a single island wide local plan.

The local plan will help co-ordinate the delivery of land-use aspects of Comhairle and appropriate stakeholder strategies, as well as critically providing up-to-date development control guidance.

A report by the Director for

Sustainable Communities, Munro Gold, states: "The proposed plan approach will involve a managed 'fastrack' preparation process, early engagement with key stakeholders and production of a focussed 'island relevant' plan covering key spatial issues. To enable the preparation process to commence, initial issues have been identified simply as a basis of discussion and consultation with stakeholders. From this work, it is intended to prepare a finalised local plan for consideration by committee next spring prior to carrying out formal public consultation.

"The preparation of the statutory local plan is important and should provide an effective mechanism to deliver co-ordinated land use guidance that meets the special land use needs and challenges of the area. The proposed approach, including a managed fastrack process, early engagement of stakeholders and a focused plan should provide for more effective and relevant planning guidance."

Cllr. Angus McCormack, Plasterfield, stated: "I would like to welcome the fact that they are going to produce a Western Isles plan. It should make it far easier for us to move forward with many issues."

STORNOWAY GAZETTE 24.06.04

