

Stornoway Regeneration Action Plan

vision, objectives, and actions



June 2006

Introduction

The ongoing regeneration of Stornoway, along with other key ports of entry in the Outer Hebrides, is an integral part of the 'Creating Communities of the Future' economic development strategy. Guided by the Outer Hebrides Community Planning Partnership, in 2004 a strategic partnership was established; the Stornoway Regeneration Group.



The Stornoway Regeneration Group comprises representatives of Comhairle nan Eilean Siar, Western Isles Enterprise, Stornoway Port Authority, Stornoway Amenity Trust, Stornoway Trust, the Local Housing Strategy, Outer Hebrides Chamber of Commerce, Stornoway Historical Society, Lewis and Harris Buildings Preservation Trust and Lews Castle Trust.

The Stornoway Regeneration Group's agreed role is to: integrate initiatives; help shape planning policy; make recommendations to relevant Working Groups, Committees, Forums and Organisations; co-ordinate a partnership Townscape Heritage Initiative in Stornoway Town Centre; and to monitor progress. The group also has a role in advising on priorities, and aims to establish clear lines of responsibility for specific projects.

This Action Plan is set in the context of existing economic development, housing and planning strategies. In particular, the document plays a supporting role to the Local Housing Strategy and the Western Isles Local Plan.

Background

‘Creating Communities of the Future’ is an economic development strategy for the Outer Hebrides which identifies the regeneration of Stornoway as:

- driving activity throughout the Outer Hebrides;
- developing the concept of “attractiveness of place”;
- that in 2020, Stornoway has grown significantly and developed as a world-class entry point to the Outer Hebrides.



The Comhairle’s approved Structure Plan identifies Stornoway as a “Regeneration Area” and the Stornoway Regeneration Action Plan document plays a supporting role to both the Structure Plan and Local Plan. It provides a framework for action that, amongst other things, seeks to achieve planning objectives. This approach is encouraged by Scottish Executive guidance for the preparation of modern planning strategies.

A number of projects have been implemented over recent years which have contributed to the strategic development of Stornoway, for example: the creation of a new pier and link span; the development of the UHI Millennium Institute campus; a new sports centre; and, the renovation of the historic Old Sail Loft buildings. The completion of the new Arts Centre in 2005 provided one of the most significant town centre developments in Stornoway’s recent history. A range of further projects are currently ongoing or in development stages.

Generally, there is a renewed confidence about future development. However, Stornoway is faced with a number of challenges, not least delivering the future as set out in Creating Communities of the Future strategy. The vision, objectives, and actions set out in this Action Plan are key steps towards implementing that strategy as it relates to Stornoway.

First Year Review

The Stornoway Regeneration Action Plan was first agreed by partners in June 2005. Since that time significant progress has been made on a number of actions identified in the initial Action Plan.

The tables below highlight a number of actions which were taken forward over the last year in relation to the themes in the initial Action Plan.

Strategic Infrastructure

Actions	Progress / Outcomes
Provide overall planning framework for future developments	Framework presented within the Finalised Western Isles Local Plan (FWILP)
Arnish Yard Development	Ongoing manufacture and operation by Camcal Ltd.; Seaweed processing plant constructed at Arnish; planning for future development phases ongoing.
Renovate existing playing fields and evaluate need for additional pitches	Program agreed to renovate existing playing fields
Reorganise Sandwick Road Campus	Additional parking provided; green space under construction; planning ongoing for future Schools PPP within extended campus
Long term Museum Location	Lews Castle favoured as long term Museum location
New development sites planned within service constraints	Approach presented within the FWILP
Goat Island Slipway re-development	Slipway improvements implemented
Evaluate marina facilities expansion	Brief for regeneration of inner harbour agreed and feasibility funding in place
Use of Creed Business Park	Development of the Creed Park Environmental Management Centre

Town Centre and Public Realm

Actions	Progress / Outcomes
Define town centre and review planning policy	Policy reviewed and presented within the FWILP
Implement critical projects and property grants of THI	THI bid successful and Stornoway THI funding approved by Heritage Lottery Fund. Remedial works carried out to Industrial Female School
Future use of Town Hall	Feasibility study complete and strategy agreed for future use through THI project
Future use of Lews Castle	Feasibility study complete and strategy agreed for future use
Implement Arts Centre	Arts Centre up and running

Conservation Area Management Plan	Management Plan approved by the Comhairle
Louise Carnegie Square	Civic space project implemented
Utilise Old Bus Station Site	Strategy presented within the FWILP
Lady Matheson Memorial	Regeneration project implemented
Safeguard existing green space areas	Strategy presented within the FWILP
Railing Project, Matheson Rd	Project implemented
Rectify existing repair needs to streetscape	Missing town centre lock block replaced and 'one off' repainting scheme implemented
Water Wheel Project	Project implemented
Evaluation of experimental parking measures	Analysis of experiment complete. Permanent town centre measures nearing completion
Review Existing Traffic Orders	Existing orders reinforced and amendments agreed to create uniform approach within town

Housing

Actions	Progress / Outcomes
Implementation of LHS	Ongoing monitoring, first update complete and further update to be submitted by 1 July 2006
Evaluate Macrae Hostel Site	Strategy presented for housing use within the FWILP
Allt na Broige, Marybank	Service plots constructed
Identify other sites / growth areas within Stornoway	Proposal sites and Housing Search Areas presented within the FWILP
Old Sail Loft Redevelopment	Project implemented
Lewis Hotel Housing Development	Project nearing completion
Encourage housing above shops / offices	Strategy encouraged through planning policy in FWILP

Vision Statement, Objectives and Priority Actions

The vision statement of the Stornoway Regeneration Group is 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.”

Working from the vision statement, objectives for Stornoway Regeneration have been developed through partner consultation and set out in a framework for physical change.

Objectives are supported by key priorities for action. A more comprehensive framework of actions is also provided (with priorities in bold).

Strategic Infrastructure Objectives



1. Ensure physical infrastructure is in place to underpin economic growth

Priority action:

Development of the Arnish yard site

2. Resolve and plan within service capacities and constraints

Priority action:

Develop case for the West Harbour location for landing bulky goods

3. Development of marine and harbour areas

Priority action:

Regeneration of Stornoway's Inner Harbour

Town Centre and Public Realm Objectives



- 4. Create an attractive, vibrant environment for a range of uses responding to local needs**

Priority action:

Implement strategies for the use of the Town Hall, Lews Castle, and the implementation of the Stornoway Townscape Heritage Initiative

- 5. Create a 'feel-good' factor in the public realm areas**

Priority Action:

Establish coherent approach to streetscape in town centre, create public space on the site of old Sports Centre and implement THI realm works

- 6. Address traffic and parking management within the town**

Priority action:

Implement measures for short stay parking

Housing Objectives



- 7. Increase housing supply within Stornoway by bringing forward sites for development**

Priority action:

Develop Local Plan sites for housing

- 8. Utilise publicly owned land for housing**

Priority action:

Develop a range of publicly owned sites identified for housing

- 9. Increase private accommodation for younger economically active in town centre**

Priority action:

Seek opportunities for housing regeneration in the town centre

Monitoring and Review

The Stornoway Regeneration Group, through its broad membership, will monitor the actions and through consultation, review this document as progress is made. This current plan represents the first annual review of the Action Plan.



COMHAIRLE NAN
EILEAN SIAR

**The Western Isles
Local Housing Strategy**



Lewis & Harris Buildings Preservation Trust

Urras Glèidhidh Togalaichean Leòdhas agus na Hearadh



Outer Hebrides Chamber of Commerce

Actions: Strategic Infrastructure

Objective	Action	Desired Outcomes	Time	Lead	Partners
1. Ensure physical infrastructure is in place to underpin economic growth	Arnish Yard development	Continue development work and secure tenants	2006-2007	WIE	ST/SPA CnES(SC)
	Alleviate traffic management issues at Manor roundabout	Implement proposed road improvements	2006-2007	CnES (TS)	
	Use of Creed Business Park	Seek uses for serviced sites to complement development of Creed Park Environmental Management Centre	2006-2007	WIE/CnES (SC)/ST	
	Gleann Seileach Business Park	Examine scope for expansion within or on adjacent sites	2006-2007	WIE	CnES(SC)
	Ongoing development of Stornoway Airport	Provision of additional facilities and services	2006-2010	HIAL	WIE/ CnES(SC)

Objective	Action	Desired Outcomes	Time	Lead	Partners
2. Resolve and plan within service capacities and constraints	Develop case for West Harbour, bulky goods facility	Agree case for relocation of existing facilities	2006	CnES (SC)/ SPA	ST/WIE / operators
	Pier No 1	Rebuilding of Pier No 1	2006-2010	SPA	CnES, ST
	Relocation of Gas & Oil depots	Dependant upon case development	2006-2010	CnES (SC)/ SPA	ST / WIE / operators
	Newton industrial area improvement	Outcomes dependant upon case for West Harbour – may include land ownership issues, and future ‘zoning’ of land for improvement	2006-2010	CnES (SC)	WIE / Private

Objective	Action	Desired Outcomes	Time	Lead	Partners
3. Development of marine and harbour areas	Implement enhanced Marina facilities within Stornoway Inner Harbour	Marina and public realm works complete	2006-2007	SPA	CnES(SC) / WIE
	Evaluate Potential infill Bayhead /Newton Basin / between piers 1 and 2	Agreement if need exists for any feasibility work	2006-2007	CnES (TS,SC)/SPA	ST
	Small boat slipway	Agreement on most suitable location	2006-2007	SPA	CnES (TS)/ ST

Actions: Town Centre and Public Realm

Objective	Action	Desired Outcomes	Time	Lead	Partners
4. Create an attractive, vibrant environment for a range of mixed uses responding to local needs	Co-ordinate Utility & Comhairle works at least disruptive time to business and other activity	Ongoing process of communication in place	2006-2007	OHCoc, CnES (TS)	All
	Town Centre manager / team	Evaluate need for dedicated resources/team	2006-2007	SRG	WICoC
	Bridge Project	Implement project	2006-2007	Bridge Project	UHI/ CnES/TIG
	Environmental Management Centre	Agreement on strategy to follow	2006-2007	CnES (SC)	WIE/ ST
	Implement critical projects and property grants of THI	Sustainable reuse of Industrial Female School and Town Hall. Properties improved	2006-2010	CnES (SC)/ WIE	All
	Town Hall Project	Implement agreed plans	2006-2010	CnES (SC)	All
	Lews Castle project	Implement agreed plans	2006-2010	LCT	All
Heritage skills projects	Implement Heritage skills projects	2006-2010	CnES (SC)	WIE	

Objective	Action	Desired Outcomes	Time	Lead	Partners
5. Create a 'feel-good' factor in the public realm areas	Coherent approach to streetscape in town centre	Streetscape design strategy to be produced as part of the THI	2006	CnES (SC)	All
	Creation of public open space on site of old sports centre.	Implement public open space and enhancement of Nicolson Clock Tower	2006-2007	CnES (SC)	
	Access to/ management of grounds and Castle Green	Agreement on strategy to follow	2006-2007	ST, SAT	LCT CnES SNH SAA
	Re-use of Lodges	Agreement on strategy to follow	2006-2007	ST	SAT
	Amenity lighting schemes	Agreement on strategy to follow	2006-2007	SAT	CnES/ST
	Implementation of public realm works of THI	Implemented projects - Cromwell St, sea walls (part of)	2006-2010	THI	SPA/ ST
	Address Castle sea walls	Initially implement area of repair as THI works	2006-2010	ST	SAT
Cuddy Point	Agreement on strategy to follow	2006-2010	ST	SAT	

Objective	Action	Desired Outcomes	Time	Lead	Partners
6. Address traffic and parking management within the town	Short stay parking measures	Permanent short stay measures	2006-2007	CnES (TS)	SPA
	Pedestrian friendly town centre	Implementation of permanent measures	2006-2007	CnES (TS)	
	Traffic management plan for the long term	Traffic management and parking strategy; evaluate traffic impact on Quay St area	2006-2007	CnES (TS)	SPA

Actions: Housing

Objective	Action	Desired Outcomes	Time	Lead	Partners
7. Increase housing supply within Stornoway by bringing forward sites for development	Implementation of LHS	Monitor and evaluation of Local Housing Strategy	2006-2010	CnES (H/SC)	All
	Implementation of Local Plan proposal sites	Sites redeveloped for housing	2006-2010	HHP	CnES (SC), TIG
	Progress Bridge project	Implement current planning consent	2006-2007	Bridge Project	UHI, CnES, TIG

Objective	Action	Desired Outcomes	Time	Lead	Partners
8. Utilise publicly owned land for housing	Haldane site	Implemented housing project	2006-2007	TIG	CnES, HHP
	Lews Castle School site	Implemented housing project	2006-2007	CnES (H)	TIG, HHP
	Allt na Broige, Marybank	Implemented housing project	2006-2007	CnES (SC,H)	TIG, HHP
	Develop Labost Lane site	Implemented project for service plots	2006-2007	CnES (H)	TIG, HHP

Objective	Action	Desired Outcomes	Time	Lead	Partners
9. Increase private accom. for younger economically active in town	Seek opportunities for housing regeneration in town centre	Further opportunities identified	2006-2010	HHP	CnES, TIG, Private
	Promotion of housing above commercial activity	Promotion activity carried out in tandem with THI project	2006-2010	CnES (SC)	TIG, HHP Private