

Stornoway Regeneration Action Plan



vision, objectives, and actions



June 2008

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 is chaired by Comhairle nan Eilean Siar and comprises representatives of Highlands and Islands Enterprise, Stornoway Port Authority, Stornoway Amenity Trust, Stornoway Trust, Outer Hebrides Chamber of Commerce, Stornoway Historical Society, Lewis and Harris Buildings Preservation Trust and the 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.

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. 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 Development 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 Government guidance for the preparation of modern planning strategies.



A number of projects have been realised since the current Action Plan was last reviewed in 2006: completion of first year of the Townscape Heritage Initiative; undertaking further feasibility work examining relocation of bulk goods and utilities to West Harbour; re-development of the multi-use Bridge Centre facility; landscaping the former sports centre site; implementation of short stay car parking measures; and progressing project planning for regeneration of Lews Castle.

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.



Second Review

The Stornoway Regeneration Action Plan was first drawn up and agreed by partners in June 2005. Since then significant progress has been made on a number of actions in the initial 2005 Plan and its first review in 2006. This second review has allowed a two year period to elapse reflecting the increasingly ambitious nature and scale of the projects being proposed.

Strategic Infrastructure

Actions	Progress
Arnish Yard development	Seaweed processing facility operating. Programmed infrastructure works continue. An external review of operational and financial activities has determined an action plan. A marketing study commissioned, to identify tenants and inform further investment.
Alleviate traffic management issues at Manor roundabout	Specifications being progressed and capital funding secured in CnES capital programme.
Use of Creed Business Park	Feasibility work to scope out aligned 'green' or social enterprise tenants for the park has been commissioned. Outline plans for a Hydrogen park have been developed.
Gleann Seileach Business Park	Hebridean Housing Partnership took up tenancy of offices in Oct 2006. Further tenants continue to be sought. Potential expansion not progressed as DSO not re-located.
Ongoing development of Stornoway Airport	Progression of Masterplan ongoing. Outline permission for first phase of development obtained.
Develop case for West Harbour, bulky goods facility	Development proposal encompassed in National Planning Framework 2 bid, branded as 'West Harbour Energy Portal'.
Pier No 1	STAG appraisal prepared for submission to Scottish Government in 2008.
Relocation of Gas & Oil depots	Development proposal encompassed in National Planning Framework 2 bid, branded as 'West Harbour Energy Portal'.
Newton industrial area improvement	Linked to Bulk Goods and West Harbour developments.
Implement enhanced Marina facilities within Stornoway Inner Harbour	Feasibility study completed in 2007. Appropriate programming and phasing of implementation now required in response to available funding.
Evaluate Potential infill Bayhead /Newton Basin / between piers 1 and 2	Bayhead – infill proposal now removed from Local Plan Newton – further investigation Pier 1 & 2 – not being pursued currently
Small boat slipway	Not progressed, merits further consideration, aligned to Cuddy Point plans.

Town Centre and Public Realm

Actions	Progress / Outcomes
Co-ordinate Utility & Comhairle works at least disruptive time to business and other activity	Progress made.
Town Centre manager / team	Cognisance of town centre management issues in CnES committee work plans and scheduling made.
Bridge Project	Student and foyer accommodation largely completed. Community facilities nearing completion.
Environmental Management Centre	Further feasibility study work to be incorporated in wider Stornoway Trust Castle Grounds' planning.
Implement critical projects and property grants of THI	Town Hall project planning ongoing. A project coordinator has been appointed to progress detailed planning for Industrial Female School. First applications for Property Grants Scheme processed, and further promotion of scheme ongoing.
Town Hall project	Town Hall project planning ongoing. CnES capital programme allocation.
Lews Castle project	Comprehensive study delivered which will inform HLF bid. CnES capital funding of £3.5M allocated.
Heritage Skills project	To be progressed as part of the THI.
Coherent approach to streetscape in town centre	Better communication achieved but need to ensure continued coherent approach.
Creation of public open space on site of old sports centre.	Site redeveloped to provide skate park and landscaped areas.
Access to/ management of grounds and Castle Green	Improvements to the Castle Green including leveling and re-seeding have been made. Some utility works (power provision) have been installed to aid users groups. Further utility works are being assessed.
Re-use of Lodges	Outlined plans developed and negotiations with suitable 'agents' to manage potential tourist accommodation lettings e.g. Landmark Trust have taken place.
Amenity lighting schemes	Partly addressed
Implementation of public realm works of THI	Contract let for pyramid sculpture replacement, and re-paving of part of Cromwell Street. In addition some street furniture is to be replaced (new stainless steel bins). The re-paving and street furniture works are constrained to a limited area due to costs.
Address Castle sea walls	Some remedial action undertaken only.
Cuddy Point	Liaison with user groups ongoing. A proposed phased development is planned involving some remedial work and then wider amenity improvements. Significance of Cuddy Point recognised in Lews Castle Study.
Short stay parking measures	Short stay/Pay and Display parking provision created in Perceval Square. Additional parking also created on No 1 Pier following demolition of the Maritime Building.

Pedestrian friendly town centre	Traffic order with restricted access for vehicles on Point Street pedestrian area brought in. Scope for further work.
Traffic management plan for the long term	Draft traffic order prepared for public consultation.

Housing

Actions	Progress / Outcomes
Implementation of Local Housing Strategy	LHS 2007 Review and update submitted to Communities Scotland in July 2007.
Implementation of Local Plan proposal sites	Keith Street gap site – flatted project complete and allocated. Consideration of proposals for Macrae Hostel Site and Tolmie Terrace ongoing. Development Brief prepared and approved for Melbost Farm September 2007. Other opportunities continue to be examined.
Progress Bridge project	1 st Phase (Student accommodation) completed and occupied Sept 2007. Remainder of project on schedule for completion in 2008.
Haldane site	On site. Completion scheduled early 2008
Lews Castle School site	Legal transfer of site to HHP imminent. Development options for housing to be considered in 2008.
Allt na Broige, Marybank	5 Serviced plots provided at Marybank Stornoway for 1 st time buyers in January 2007. All proceeding to exchange of Missives.
Develop Labost Lane site	Feasibility Study and Flood Risk Assessment commissioned and nearing completion.
Seek opportunities for housing regeneration in town centre	Sail Loft Conversion completed and occupied. Lewis Hotel site now nearing completion. Planning Application lodged for Smith's Shoe Shop site for development of flats /commercial units.
Promotion of housing above commercial activity	Continued relevance of this market rent proposal uncertain. To be considered further by LHS Officers Group.

Monitoring and Review

The Stornoway Regeneration Group, through its broad membership, monitors the actions and through consultation, reviews this document as progress is made. This current Plan represents the second review of the Action Plan.

The following tables reflect this review and monitoring process, and propose updated, carried forward and new actions to be progressed under the individual Objective headings.



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	Complete marketing study to identify appropriate tenants & inform future investment	2008-2010	HIE	ST, SPA CnES(SC)
	Alleviate traffic management issues at Manor roundabout	Implement proposed road improvements	2008-2009	CnES (TS)	
	Use of Creed Business Park	Targeted marketing of tenants identified in scoping exercise. Progress Hydrogen Park	2008-2010	ST, HIE, CnES	
	Gleann Seileach Business Park	Examine scope for expansion within or onto adjacent sites. Continue to seek further tenants	2008-2009	HIE	CnES(SC)
	Ongoing development of Stornoway Airport	Prepare Masterplan indicating phased development.	2008-2012	HIAL	HIE, CnES(SC)
	Ferry Terminal Improvements	Provide new & enhanced passenger facilities	2008-2009	SPA	CnES
	Promote Local Plan proposal sites	Promote proposal sites identified in the Local Plan to support economic growth e.g. former bus station site	2008-2010	CnES (SC)	HIE

Objective	Action	Desired Outcomes	Time	Lead	Partners
2. Resolve and plan within service capacities and constraints	Develop case for West Harbour, bulky goods facility	Promote 'West Harbour Energy Portal' bid to Scottish Government, politicians & operators.	2008-2010	CnES (SC), SPA	ST, HIE, Private
	Pier No 1	Submit STAG bid to Scottish Government.	2008-2009	SPA	CnES, ST
	Relocation of Gas & Oil depots	Promote 'West Harbour Energy Portal' bid to Scottish Government, politicians & operators	2008-2010	CnES (SC), SPA	ST, HIE, Private
	Newton industrial area improvement	Outcomes dependant upon case for West Harbour. Examine land ownership & future 'zoning' of land for improvement	2008-2010	CnES (SC)	HIE, Private
	Promote re-use of brownfield & windfall sites	Realise economic development opportunities on windfall & gap sites e.g. vacant SPA site	2008-2010	CnES (SC)	All
	Design Guide	Progress & implement design guide as a planning tool	2008-2009	CnES (SC)	
	Engage with frameworks for development	Adoption of Western Isles Local Plan & review of 'Creating Communities of the Future'	2008-2009	CnES	All

Objective	Action	Desired Outcomes	Time	Lead	Partners
3. Development of marine and harbour areas	Implement enhanced Marina facilities within Stornoway Inner Harbour	Lever additional funding & implement onshore marina facilities. Progress more detailed survey work	2008-2009	SPA, CnES (SC)	HIE
	Newton Basin public realm & amenity facilities	Determine if an evaluation of public realm & amenity facilities for Newton Basin is opportune		CnES (TS,SC), SPA	ST, SAT
	Small boat slipway	Agreement on most suitable location	2008-2009	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	Environmental Management Centre	Agreement on strategy to follow	2008-2009	CnES (SC)	HIE, ST
	Implement critical projects & property grants of THI	Undertake detailed project planning for Critical Projects. Further promote property grants	2008-2009	THI, CnES (SC)	HIE
	Town Hall Project	Progress detailed project planning & strategy for building uses	2008-2009	CnES (SC)	All
	Lews Castle project	Prepare & submit Heritage Lottery Fund bid	2008-2009	LCT	All
	Heritage skills projects	Implement Heritage skills projects as part of THI.	2008-2010	THI, CnES (SC)	HIE
	Strategy for key & landmark buildings	Develop a strategy for use of key & landmark buildings recognising historic & built heritage value & regeneration opportunities	2008-2010	CnES (SC)	ST, SAT, LCT, HIE
	Increased amenity use of Stornoway Trust land	Develop complementary sports & recreational activities on under-used Trust land e.g. mountain bike trails, motocross circuit.	2008-2012	ST	SAT, CnES, HIE

Objective	Action	Desired Outcomes	Time	Lead	Partners
5. Create a 'feel good' factor in the public realm areas	Lews Castle Grounds management plan	Progress plans to improve access, awareness, and experience of the Grounds including enhanced & new paths, trails & planting	2008-2010	ST	SAT, LCT CnES SNH SAA
	Re-use of Lodges	Progress detailed design & management arrangements	2008-2010	ST	SAT
	Implementation of public realm works of THI	Consider availability of resources to extend coherent public realm improvements	2008-2010	THI	CnES, SPA, ST
	Address Castle sea walls	Initially implement area of repair as THI works	2008-2010	THI, ST	SAT,
	Cuddy Point	Phased redevelopment involving remedial & wider amenity works. Continued liaison with user groups & aligned Lews Castle planning.	2008-2010	ST	SPA, SAT, LCT
	Public realm strategy for Bayhead Estuary area	Prepare & consult upon a public realm strategy for the Bayhead Estuary area.	2008 -2010	SPA/CnES	ST, SAT, SPA
	Designed Landscaped with Lews Castle Grounds	Strategy for optimising & improving access & awareness of the Designed Landscape elements of the Castle Grounds.	2008-2010	ST, LCT	SAT

	Amenity areas management agreements	Put in place partnership management agreements to maintain amenity features	2008-2009	SAT, CnES (TS, SC)	ST
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Objective	Action	Desired Outcomes	Time	Lead	Partners
6. Address traffic and parking management within the town	Pedestrian friendly town centre	Implementation of permanent measures	2008-2009	CnES (TS)	
	Traffic management plan for the long term	Implementation of up to date/compliant traffic order	2008-2009	CnES (TS)	SPA
	Extend traffic management plans out with town centre core	Prepare traffic management plans for areas out with the town centre core to support effective commercial & residential communities e.g. Newton industrial area.	2008-2010	CnES (TS)	
	Rail-less transport link between Lews Castle College campus & Cromwell Street Quay Town.	Undertake feasibility study to test value for money/practicality & demand for a renewable energy powered rail-less electric vehicle system, with scope for future hydrogen fuel cell application.	2008-2010	SAT	ST, CnES (TS), LCC, UHI

Actions: Housing

Objective	Action	Desired Outcomes	Time	Lead	Partners
7. Increase housing supply within Stornoway by bringing forward sites for development	Review of Local Housing Strategy	Monitor & evaluation of LHS in preparation for new edition in 2009	2008-2009	CnES (SC)	All
	Implementation of Local Plan proposal sites	Sites developed for housing	2008-2010	HHP	CnES (SC), TiG
	Strategic Housing Investment Plan (SHIP)	Prepare & submit SHIP to Communities Scotland	2008-2009	CnES (SC)	HHP, TiG
	Release of land for housing development	Work with townships & land owners to identify suitable sites which could be released for housing development	2008-2010	ST, TiG	HHP, CnES
	Acquisition of land & creation of a 'landbank'	Progress purchase of sites e.g. Melbost Farm	2008-2012	HHP	TiG, CnES (H)

Objective	Action	Desired Outcomes	Time	Lead	Partners
8. Utilise publicly owned land for housing	Macrae Hostel/Torquil Terrace site	Implement housing project	2008-2010	TiG	CnES, HHP
	Lews Castle School site	Implement housing project	2008-2010	CnES	TiG, HHP
	Perceval Road sites	Implement housing projects	2008-2012	HHP	TiG, CnES (H)
	Tolmie Terrace	Implement housing project	2008-2010	HHP	TiG, CnES (H)
	Labost Lane site	Complete feasibility work & flood risk assessment	2008-2009	CnES	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	2008-2010	HHP	CnES, TiG, Private
	Provision of serviced plots	Review the provision of Serviced Plots within the context of the 2009 submission of the LHS.	2008-2010	HHP	TiG
	Promotion of housing above commercial activity	Promotion activity carried out in tandem with THI project	2008-2010	CnES (SC), THI	TiG, HHP Private