

# *Stornoway Regeneration*

*vision, objectives, and actions*



June 2005

# Introduction

Guided by the Community Planning Partnership the Comhairle has established a strategic partnership, the Stornoway Regeneration Group. 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' strategy.



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, Western Isles 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 bid for a 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 document 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 emerging island wide 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”; and
- 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 this Stornoway Regeneration 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 all 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 and a new sports centre. A range of projects are currently ongoing or in development stages. The completion of a New Arts Centre is expected in summer 2005 and significant town centre development is on site or in the pipeline.



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 document are key steps towards implementing that strategy as it relates to Stornoway.

# 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, objectives for Stornoway Regeneration have been developed through partner consultation and they set out a framework for physical change. Objectives are supported by key priorities for action. A more comprehensive framework of actions is also provided (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:** Evaluate the need/feasibility of Infilling areas within the harbour area



## Town Centre and Public Realm Objectives

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

**Priority action:** Establish strategies for the use of the Town Hall, Lews Castle, and the implementation of a Stornoway Townscape Heritage Initiative



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

**Priority action:** Establish a coherent approach to streetscape and urban design in the town centre

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

**Priority action:** Implement measures for short stay parking and increase long stay provision

## Housing Objectives

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

**Priority action:** identify sites and future search areas within the local plan

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:** Implementation of Sail Loft and Lewis Hotel housing developments



## Monitoring and Review

The Stornoway Regeneration Group, through its broad membership, will monitor the actions and through further consultation, review this document as progress is made.



COMHAIRLE NAN  
EILEAN SIAR



Lewis & Harris Buildings Preservation Trust

Urras Glèidhidh Togalaichean Leòdhas agus na Hearadh



**Outer Hebrides Chamber of Commerce**



**The Western Isles  
Local Housing Strategy**

Stornoway Historical Society

## Actions: Strategic Infrastructure

Objective	Action	Outcomes	Time	Lead	Partners
<b>1. Ensure physical infrastructure is in place to underpin economic growth.</b>	Provide overall planning framework for future development	Presented within the Finalised Western Isles Local Plan	2005	CnES(SC)	All
	Alleviate traffic management issues at Manor roundabout	Implement proposed road improvements	2005-2007	CnES(TS)	
	<b>Arnish Yard development</b>	<b>Continue development work and secure tenants</b>	<b>2005-2007</b>	<b>WIE</b>	<b>ST/ CnES(SC)</b>
	Use of Creed Business Park	Seek uses for serviced sites to complement development of strategic waste facility	2005-2007	WIE/CnES (SC)/ST	
	Gleann Seileach Business Park	Examine scope for expansion within or on adjacent sites	2005-2007	WIE	CnES(SC)
	Renovate existing playing fields and evaluate need for additional pitches	Upgrade existing public playing fields	2005-2007	CnES(SC)	
	Re-organise Sandwick Road Campus	Provide additional parking, create green space and plan for implications of future Schools PPP within the extended campus area	2005-2007	CnES(CS)	
	Long term Museum location	Conclude on preferred future location for the Museum	2005-2007	CnES(SC)	
Ongoing development of Stornoway Airport	Provision of additional facilities and services	2005-2010	HIAL	WIE/ CnES(SC)	

Objective	Action	Outcomes	Time	Lead	Partners
<b>2. Resolve and plan within service capacities and constraints.</b>	<b>Develop case for West Harbour, bulky goods facility</b>	<b>Agree case for relocation of existing facilities</b>	<b>2005</b>	<b>CnES(SC)/ SPA</b>	<b>ST/WIE / operators</b>
	New development sites planned within service constraints	Presented within approach to Finalised Western Isles Local Plan	2005	CnES(SC)	All
	Pier No 1	Rebuilding of Pier No 1	2005-2010	SPA	CnES, ST
	Relocation of Gas & Oil depots	Dependant upon case development	2005-2010	CnES(SC)/SP A	ST / WIE / operators
	Newton industrial area improvement	Outcomes dependant upon case for West Harbour. Prepare Planning policy (consolidating uses) as part of Finalised Local Plan	2005-2010	CnES(SC)	WIE / Private

Objective	Action	Outcomes	Time	Lead	Partners
<b>3. Development of marine and harbour areas.</b>	Goat Island slipway redevelopment	Implement slipway improvements	2005	SPA	CnES(SC) / WIE
	<b>Evaluate Potential infill Bayhead / Newton Basin / between piers 1 and 2</b>	<b>Agreement if need exists for any feasibility work.</b>	<b>2005-2007</b>	<b>CnES(TS,SC) / SPA</b>	<b>ST</b>
	Evaluate scope for Marina facilities expansion	Agreement on most suitable location for expanded facilities	2005-2007	SPA	CnES(TS) / ST
	Small boat slipway	Agreement on most suitable location	2005-2007	SPA	CnES(TS) / ST

## Town Centre and Public Realm

Objective	Action	Outcomes	Time	Lead	Partners
<b>4. Create an attractive, vibrant environment for a range of mixed uses responding to local needs.</b>	Define town centre and review planning policy	Present policy within the Finalised Local Plan	2005	CnES(SC)	WICoC
	<b>Future uses of Town Hall</b>	<b>Establish strategy for future uses</b>	<b>2005</b>	<b>CnES(SC)</b>	<b>All</b>
	<b>Future uses of Lews Castle</b>	<b>Establish strategy for future uses</b>	<b>2005</b>	<b>LCT</b>	<b>All</b>
	Implement Arts Centre	Implemented project	2005	An Lanntair	Various
	Early notification to WICoC of town centre works	Ongoing process of communication in place	2005	CnES(TS)	All
	Conservation Area Management Plan	Prepare plan as part of THI development work	2005	CnES(SC)	
	Louise Carnegie Square	Implement civic space project	2005-2007	An Lanntair / SAT	CnES(TS)
	Town Centre manager / team	Evaluate need for dedicated resources/team	2005-2007	SRG	WICoC
	Progress Bridge Project	Implemented project	2005-2007	Bridge Project	UHI/ CnES/ TIG
	Progress Environmental Management Centre	Agreement of strategy to follow	2005-2007	CnES(SC)	WIE/ ST
	<b>Implement critical projects and property grants of THI</b>	<b>Sustainable reuse of Industrial Female School and Town Hall. Properties improved and historic core enhanced.</b>	<b>2005-2010</b>	<b>CnES(SC)/ WIE</b>	<b>All</b>
	Utilise Old Bus station site	Consider use of site as part of Local Plan process	2005-2010	SPA	CnES(SC)
Town watch / heritage skills Projects	Implement Heritage skills projects	2005-2010	CnES(SC)	WIE	

Objective	Action	Outcomes	Time	Lead	Partners
<b>5. Create a 'feel-good' factor in the public realm areas</b>	<b>Coherent approach to streetscape / urban design in town centre</b>	<b>Urban design strategy to be produced as part of phase two of the THI</b>	<b>2005</b>	<b>CnES(SC)</b>	<b>All</b>
	Lady Matheson Memorial	Implemented project	2005	SAT	ST
	Safeguard existing greenspace areas	Presented in Finalised Western Isles Local Plan	2005	CnES(SC)	
	Current railing project	Implemented project	2005	SAT	ST
	Rectify existing repair needs to streetscape	Repair of existing 'lock block' and street furniture.	2005-2007	CnES(TS)	SAT
	Access to/ management of grounds and Castle Green	Agreement of strategy to follow	2005-2007	ST	SAT, LCT, CnES, SNH, SAA
	Water Wheel project	Implemented project	2005-2007	SAT	ST
	Re-use of Lodges	Agreement on strategy to follow	2005-2007	ST	SAT
	Amenity lighting schemes	Agreement on strategy to follow	2005-2007	SAT	CnES/ST
	Implementation of public realm works of THI	Implemented projects - Cromwell St Quay, Town Hall, sea walls (part of)	2005-2010	THI	SPA/ ST
	Address Castle sea walls	Implement area of repair as part of THI works	2005-2010	ST	THI
Cuddy Point	Agreement on strategy to follow	2005-2010	ST	SAT	

Objective	Action	Outcomes	Time	Lead	Partners
<b>6. Address traffic and parking management within the town</b>	Evaluation of experimental parking measures	Analysis of success of experiment	2005	CnES(TS)	
	Review existing traffic orders	Amend and/or re-enforce existing orders to create uniform approach within town	2005	CnES(TS)	
	<b>Implement long term measures for short stay</b>	<b>Implementation of permanent short stay measures</b>	<b>2005-2007</b>	<b>CnES(TS)</b>	<b>SPA</b>
	Pedestrian friendly town centre area	Implementation of permanent measures	2005-2007	CnES(TS)	
	Traffic management plan for the long term	Preparation of a clear strategy on traffic management and parking (short and long stay) within Stornoway. Evaluation of traffic impact of redevelopment of Old sail loft/Lewis Hotel	2005-2007	CnES(TS)	SPA

## Housing

Objective	Action	Outcomes	Time	Lead	Partners
<b>7. Increase housing supply within Stornoway by bringing forward of sites for development</b>	Implementation of LHS	Monitor and evaluation of Local Housing Strategy	2005	CnES(H/SC)	All
	Evaluate Macrae Hostel site	Proposal considered as part of Local Plan process	2005	CnES(SC)	Private
	<b>Identify other sites/ growth areas within Stornoway</b>	<b>Proposal considered as part of Local Plan process</b>	<b>2005</b>	<b>CnES(SC)</b>	<b>All</b>
	Progress Bridge Project	Implement current planning consent.	2005-2007	Bridge Project	UHI, CnES, TIG
	Implement Dormitory site	Implementation of housing development	2005-2010	Private	TIG

Objective	Action	Outcomes	Time	Lead	Partners
<b>8. Utilise publicly owned land for housing</b>	<b>Haldane site</b>	<b>Implemented housing project</b>	<b>2005-2007</b>	<b>CnES(H)</b>	<b>TIG</b>
	<b>Lews Castle School site</b>	<b>Implemented housing project</b>	<b>2005-2007</b>	<b>CnES(H)</b>	<b>TIG</b>
	<b>Allt na Broige, Marybank</b>	<b>Implemented project for service plots</b>	<b>2005-2007</b>	<b>CnES(SC,H)</b>	<b>TIG</b>
	<b>Develop Labost Lane site</b>	<b>Consider use of site as part of Local Plan process</b>	<b>2005-2007</b>	<b>CnES(H)</b>	<b>TIG</b>

Objective	Action	Outcomes	Time	Lead	Partners
<b>9. Increase private accommodation for younger economically active in town centre.</b>	<b>Old Sail Loft redevelopment</b>	<b>Implemented project</b>	<b>2005</b>	<b>HBPT</b>	<b>SPA, CnES</b>
	<b>Lewis Hotel housing development</b>	<b>Implemented project</b>	<b>2005</b>	<b>Private</b>	
	Encourage housing above shops/offices	Agreement on strategy to follow and encourage through planning policy	2005-2007	CnES(H,SC)	