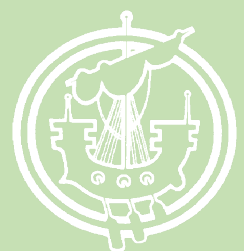




Outer Hebrides Local Development Plan
Proposal Sites Maps Booklet

November
2018

Comhairle nan Eilean Siar



OUTER HEBRIDES LOCAL DEVELOPMENT PLAN

ADOPTED PLAN

PROPOSAL SITE MAPS

This booklet contains maps with a description and information on each of the Development Proposals contained in the Adopted Outer Hebrides Local Development Plan. This booklet and the proposals in it should be read in conjunction with all relevant policies in the Development Plan.

The Housing Proposals should be read in conjunction with Policy DP3 of the LDP and the Economic Development Proposals with Policy ED1.

Provision of efficient Infrastructure, such as the Spinal Route, underpins sustainable development and the Mixed Use and Environment Proposals will focus on improving the public realm, increasing accessibility and enhancing the built and natural environment.

Information is provided on known site constraints and possible requirements to enable development along with relevant planning history dating back generally over a ten year period. The information provided is up to date at the time of publication.

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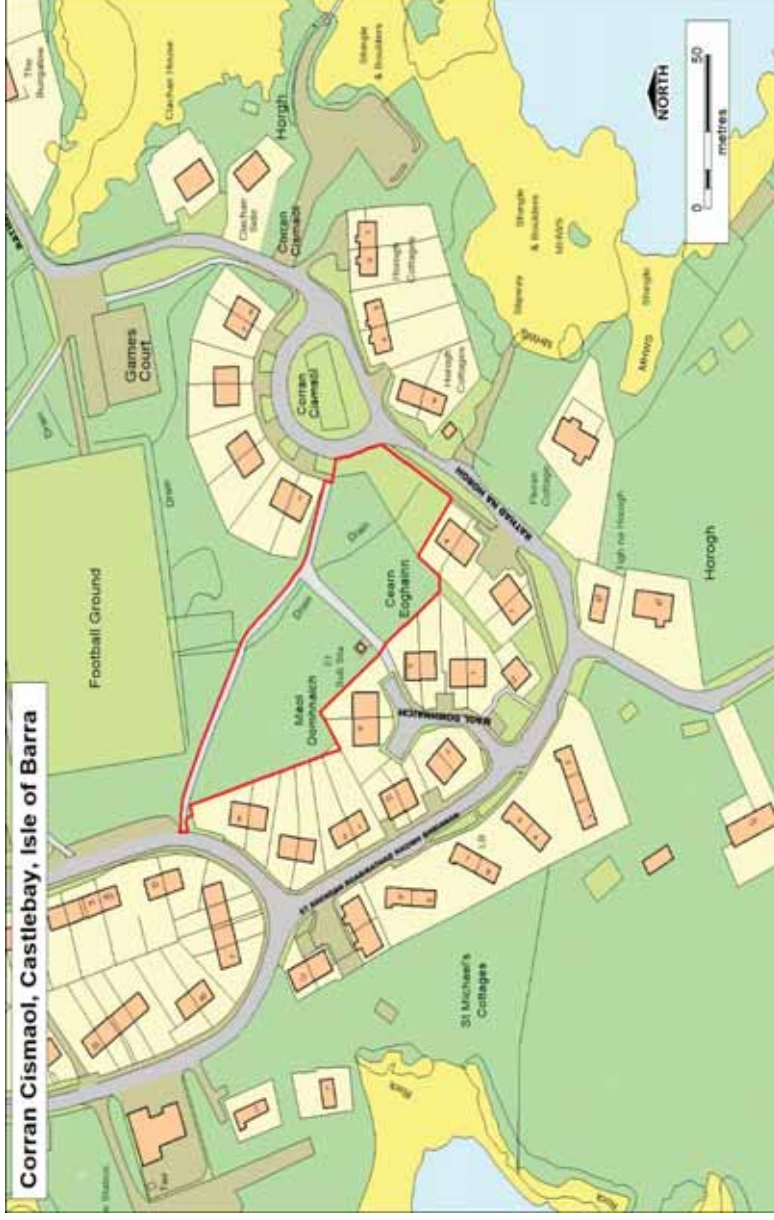
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Proposal Site 1 Corran Cismaol, Barra

Location: Barra	
Settlement: Castlebay	
Area (ha): 0.51	Indicative Unit Number: 8
Grid reference: 65895E 798194N	
Proposed Uses: Housing	
Existing Use: Greenfield site, amenity land	
Owner: Hebridean Housing Partnership	
Developer: Hebridean Housing Partnership	
Landscape Character Assessment Type: Crofting 2	
Constraints: Part of the site is below the 1 in 200 year flood risk level	



Site/Planning History (Existing Plan Policies and Proposals): 18/00080/PPD Granted in May 2018 for 6 semi-detached houses

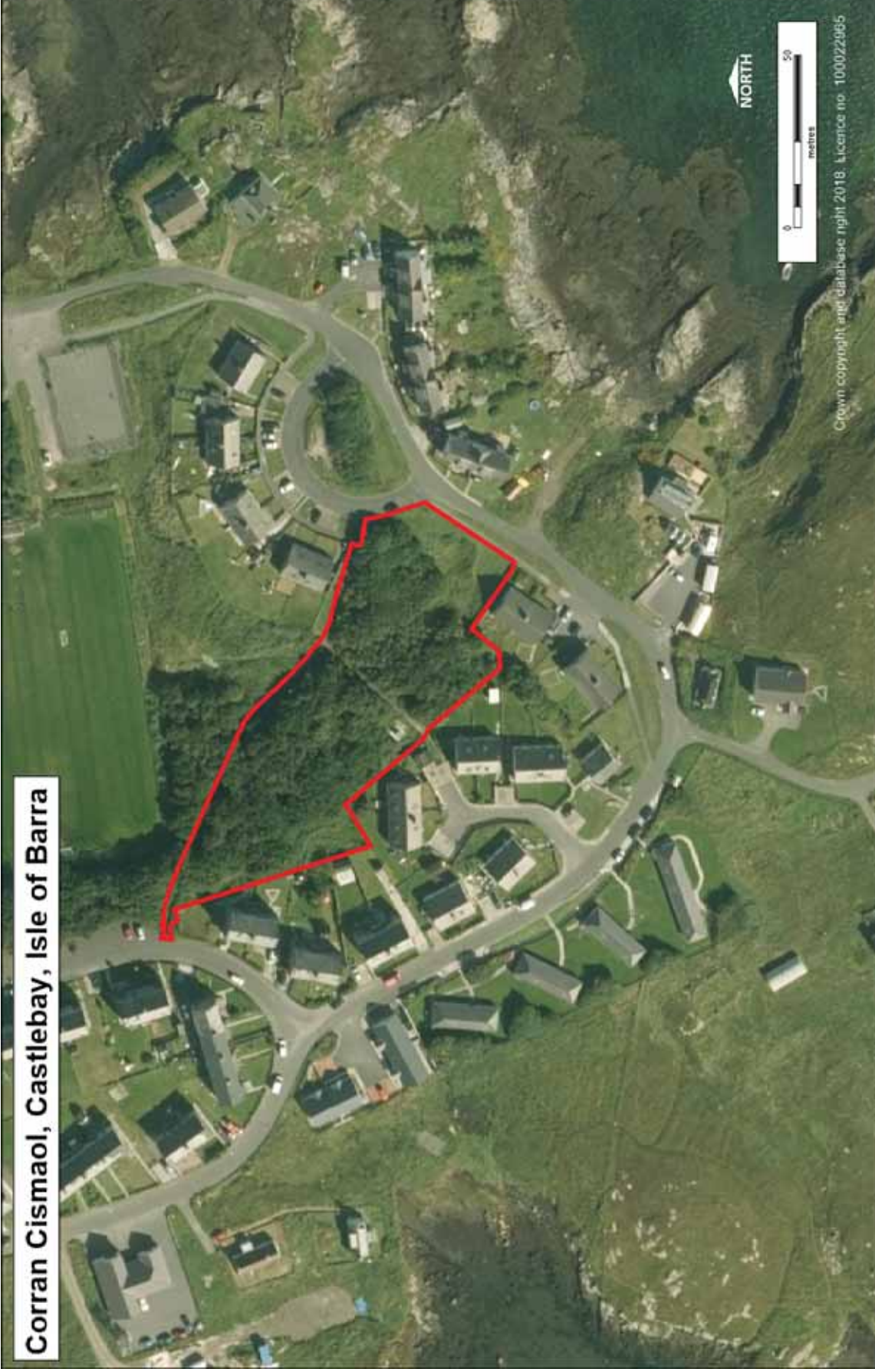
Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):

The site is relatively level; topographical survey has been produced by developer; the site is located on the edge of an existing housing site and is currently public amenity land with one of the few established tree planted areas in Barra. Electricity and water connections are available close by; local concerns regarding car parking and site access. Early discussions should be held with the planning service regarding the layout of the development. A band of trees should be retained around the edge of the site adjacent to existing housing and their curtilage to maintain the privacy of existing residents. In addition to this, compensatory planting (comprising native species) equal to the area of woodland lost shall be planted in Barra, preferably within Castlebay.

Early discussion with the planning service is also required to ensure effective mitigation of coastal flooding on the lower part of the site (below the 5 metre contour) either through careful siting and design of buildings or, if necessary, land raising. Land raising may be acceptable subject to diversion of the man-made drain that runs through the site, so that it is at least 6 metres away from any buildings or land raising and is kept open for maintenance.

A flood risk assessment may be required to demonstrate compliance with Scottish Planning Policy.

Proposal Site 1 Corran Cismaol, Isle of Barra



Source of suggestion: Hebridean Housing Partnership Call for Sites

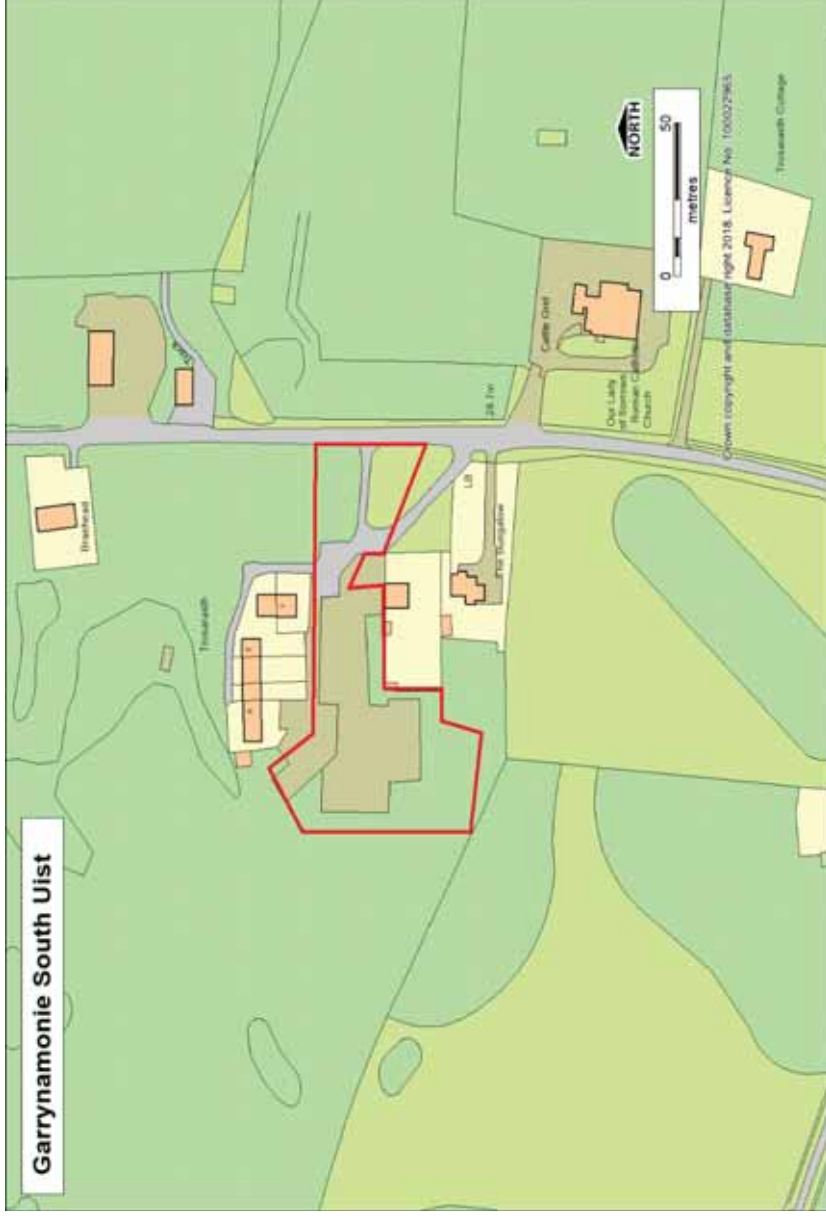
GIS Site Ref:

MIR Site Ref:

Pre- MIR Site Ref:
Within Settlement: Yes, Castlebay Main settlement
MIR Status

Proposal Site 2 Garrynamonie, South Uist

Location: South Uist
Settlement: Garrynamonie
Area (ha): 0.51 Indicative Unit Number: 10
Grid reference: 75709E 816573N
Proposed Uses: Housing
Existing Use: Brownfield site
Owner: Hebridean Housing Partnership
Developer: TBC
Landscape Character Assessment Type: Crofting 4
Constraints: National Scenic Area South Uist



Site/Planning History (Existing Plan Policies and Proposals):

Planning History: 08/00240/FUL new road entrance and associated works and access provision to waste water treatment plant (application permitted); 06/00411/FUL Planning permission in detail for housing. (application permitted).

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):

High quality siting and design required. Development will have to be sited preferably 9m from Overhead Line.

Proposal Site 2 Garrynamonie, South Uist



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 6

Pre-MIR Site Ref: Prop H1p
Within Settlement: Yes
MIR Status

Proposal Site 3 Seilebost, Harris

Location: Isle of Harris	
Settlement: Seilebost	
Area (ha): 1.2	Indicative Unit Number: 6
Grid reference: 106400E 897200 N	
Proposed Uses: Housing	
Existing Use: Greenfield site, agricultural (Common Grazings)	
Owner: West Harris Trust (Crofting Tenure/Community Ownership)	
Developer: TBC	
Landscape Character Assessment Type: Machair	



Constraints:
National Scenic Area South Lewis, Harris and North Uist. Luskentyre Banks and Saltings SSSI.

The site may be at risk of flooding from the small watercourse passing through the north west corner of the site and therefore not all land within the allocation may be developable.

Topographic survey levels are required to demonstrate that the proposed development will be above the 1:200 year design flood level (still water) of 3.39m AOD together with an appropriate allowance for freeboard and climate change. A flood risk assessment may be required.

Site/Planning History (Existing Plan Policies and Proposals): None

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):

Electricity on site; mains water on site; adjacent to main road but with side road access. Development will have to avoid water course running through site. Depending on siting of development sites levels and finished floor levels in relation to Ordnance Datum will be required to inform need for Flood Risk Assessment. As within NSA a high level of siting and design will be required.

Proposal Site 3 Seilebost, Harris



Source of suggestion: Call for Sites
GIS Site Ref:
MIR Site Ref: MIR 10

Pre-MIR Site Ref: CFS28
Within Settlement: Yes
MIR Status

Proposal Site 4 Balallan, Lewis



Location: Isle of Lewis
Settlement: Balallan
Area (ha): 0.15 Indicative Unit Number: 4
Grid reference: 126786E 920133N
Proposed Uses: Housing
Existing Use: Greenfield site, agricultural (Rough Grazing)
Owner: Unknown. Site gifted to Bethesda by Soval Estate and Balallan Common Grazings. It has been resumed. Title will be passed by Soval Estate to whoever Bethesda Committee sell it to.
Developer: TBC
Landscape Character Assessment Type: Crofting 2
Constraints: None

Site/Planning History (Existing Plan Policies and Proposals): Rural Community Housing Pilot site.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): The site is adjacent to the B8060 road, site investigations are required.

Proposal Site 4 Balallan, Lewis



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 14

Pre-MIR Site Ref: Prop H1j/CFS3
Within Settlement: Yes
MIR Status

Proposal Site 5 Cleascro, Leurbost, Lewis

Location: North Lochs	
Settlement: Leurbost	
Area (ha): 0.65	Indicative Unit Number: 12
Grid reference: 134940E 927320N	
Proposed Uses: Housing	
Existing Use: greenfield site, moorland, rough grazing	
Owner: Hebridean Housing Partnership	
Developer: Hebridean Housing Partnership	
Landscape Character Assessment Type: Boggy Moorland	
Constraints: Airport Safeguarding 17km Stornoway MOD Airport Safeguarding Stornoway Airports 45m Height Limit MOD Druin Starrag above 15.2m	



Site/Planning History (Existing Plan Policies and Proposals): 17/00422/PPD granted for 10 houses. (Semi-detached blocks)

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):

The site is adjacent to the A858 double track road, investigations indicate the soil beneath the peat is glacial till with a lot of silt and conditions may be soft, requiring infill.

Proposal Site 5 Cleascro, Leurbost, Lewis



Source of suggestion: HHP Call for Sites
GIS Site Ref:
MIR Site Ref:

Pre-MIR Site Ref:
Within Settlement: Settlement edge
MIR Status:

Proposal Site 6 Crowlista, Uig, Lewis

Location: Uig	
Settlement: Crowlista	
Area (ha): 0.49	Indicative Unit Number: 9
Grid reference: 105427E 934370N	
Proposed Uses: Housing	
Existing Use: Greenfield site, moorland, rough grazing	
Owner: Hebridean Housing Partnership	
Developer: Hebridean Housing Partnership	
Landscape Character Assessment Type: Crofting 3	
Constraints: National Scenic Area Lewis and Harris A 6m buffer to the lochan on site is required which may constrain the developable area	



Site/Planning History (Existing Plan Policies and Proposals): None.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Adjacent to development of four semi-detached housing units. School, community centre, and shop nearby.

Proposal Site 6 Crowlista, Uig, Lewis



Source of suggestion:

GIS Site Ref:

MIR Site Ref:

Pre-MIR Site Ref:

Outside Settlement Boundary: No

MIR Status

Proposal Site 7 Steinish Road, Lewis

Location: Isle of Lewis
Settlement: Stornoway
Area (ha): 5.5 Indicative Unit Number: 82
Grid reference: 144373E 933415N
Proposed Uses: Housing
Existing Use: Greenfield site, agricultural
Owner: Private
Developer: Calmax
Landscape Character Assessment Type: Crofting 1

Constraints:

CAA 17km Safeguarding Zone: Stornoway Airport
Airports 15m height limit
MOD Airport Safeguarding Stornoway
MOD Druim a'Starraig above 45.7m
Stornoway Airport 3km

The site may be at risk of flooding from the watercourse and drainage ditches to the north east of the site and therefore not all land within the allocation may be developable. Photographs and a topographic survey are required to demonstrate that the proposed site layout avoids the flood plain. If the topographic survey is not conclusive then a Flood Risk Assessment may be required.



Site/Planning History (Existing Plan Policies and Proposals): The site is part of a larger area that was unsuccessfully put forward as a housing site for inclusion in a previous development plan. A planning brief may be prepared for this site in the Plan period as part of Supplementary Guidance and will address phasing, programming, infrastructure and relevant development considerations including access, site extent and layout, social infrastructure and open space requirements.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):

Between the site access and Simons Road the Steinish Road carriageway must be widened and a kerbed footway provided. Over Head Line (OHL) runs through site, development will have to be kept preferably 9m from OHL or it will have to be moved or placed underground. Development must incorporate a buffer zone on that part of the site which adjoins the Auction Mart. The purpose of the buffer zone is to reduce to an acceptable level any adverse impact that activities within the Auction Mart site might have on the amenity of dwellings erected on the Steinish Road site. This purpose must be achieved by the size and design of the buffer zone.

Proposal Site 7 Steinish Road, Lewis



Steinish, Lewis

Source of suggestion: Call for Sites
GIS Site Ref:
MIR Site Ref: MIR 19

Pre- MIR Site Ref: CFS29
Within Settlement: No
MIR Status

Proposal Site 8 Blackwater, Lewis

Location: Newmarket	
Settlement: Stornoway	
Area (ha): 4.39	Indicative Unit Number: 74
Grid reference: 141758E 937397N	
Proposed Uses: Housing	
Existing Use: Greenfield site, moorland, rough grazing	
Owner: Private	
Developer: TBC	
Landscape Character Assessment Type: Boggy Moorland	
Constraints: Adj. Lewis Peatland Special Protection Area and Ramsar Airport Safeguarding 17km Stornoway MOD Airport Safeguarding Stornoway Airports 15m Height Limit Airports all Developments MOD Druim na Starrag Above 15.2m Photographs and a topographic survey are required to demonstrate that the proposed site layout avoids the flood plain of the Abhainn a' Ghlinne Dhuibh to the south of the site. If the topographic survey is not conclusive then a Flood Risk Assessment may be required.	



Site/Planning History (Existing Plan Policies and Proposals): A planning brief has been prepared as non-statutory Supplementary Guidance for this site.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Housing development on the east boundary of the site. Adjacent to the Lewis Peatland Special Protection Area and Ramsar Site.

Proposal Site 8 Blackwater, Laxdale, Lewis



Blackwater, Lewis

Source of suggestion: Private individual

GIS Site Ref:

MIR Site Ref:

Pre-MIR Site Ref:

Within Settlement Yes, Stornoway Main Settlement

MIR Status

Proposal site 9 Melbost Farm West, Lewis



Location: Isle of Lewis

Settlement: Stornoway

Area (ha): 9.83 **Indicative Unit Number:** 167

Grid reference: 144954E 932146N

Proposed Uses: Housing

Existing Use: Greenfield Site, agricultural

Owner: Private

Developer: TBC

Landscape Character Assessment Type: Crofting 1

Constraints:

Airport safeguarding 17km Stornoway
MOD Airport safeguarding Stornoway
MOD safeguarding Druim A' Starraig
Stornoway Airport 3km
Airports all Developments
Major new (or significant upgrading of) wastewater infrastructure may be required to accommodate development of this site.

Site/Planning History (Existing Plan Policies and Proposals):

A planning brief may be prepared for this site in the Plan period as part of Supplementary Guidance and will address phasing, programming, infrastructure and relevant development considerations including access, site extent and layout, social infrastructure and open space requirements. Previous non-statutory Development Brief approved Aug 07. Southern half of site was previously granted planning permission in principle (06/00576/OUT application permitted) but this has now expired.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.)

Development should avoid watercourse.

A Planning Brief may be required for this site.

New or significant upgrading of wastewater infrastructure may be required.

Proposal Site 9 Melbost Farm West, Lewis



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 24

Pre-MIR Site Ref: Prop H2e
Within Settlement : Yes , within Stornoway Main Settlement
MIR Status

Proposal Site 10 Oliver's Brae, Lewis

Location: Isle of Lewis	
Settlement: Stornoway	
Area (ha): 0.18	Indicative Unit Number: 4
Grid reference: 143794E 932654N	
Proposed Uses: Housing	
Existing Use: Greenfield site	
Owner: CnES	
Developer: TBC	
Landscape Character Assessment Type: Crofting 1	

Constraints:
 CAA 17km Safeguarding Zone: Stornoway Airport
 Airports 15m height limit
 MOD Airport Safeguarding Stornoway
 MOD Druim a'Starraig above 45.7m
 Stornoway Airport 3km

The site may be a risk of fluvial flooding and therefore not all land within the allocation may be developable. The low point of the road and property on Oliver's Brae were previously flooded to significant depths in 2006. Photographs and a topographic survey are required to demonstrate that the development will not be flooded or exacerbate flood risk to the existing properties. If the topographic survey is not conclusive then a Flood Risk Assessment may be required.



Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):
 There are over head lines to the south of the site. Development will have to be kept preferably 9m from over head lines.

Site/Planning History (Existing Plan Policies and Proposals): None

Proposal Site 10 Oliver's Brae, Lewis



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 26

Pre-MIR Site Ref: Prop H1f
Within Settlement: Yes – Within Stornoway Main Settlement
MIR Status

Proposal Site 11 Rear of Anderson Road Nurseries, Lewis



Location: Isle of Lewis
Settlement: within main settlement Stornoway
Area (ha): 0.59 Indicative Unit Number: 22
Grid reference: 143487E 933219N
Proposed Uses: Housing
Existing Use: Brownfield site
Owner: Private
Developer: TBC
Landscape Character Assessment Type: Crofting 1
Constraints: CAA 17km Safeguarding Zone: Stornoway Airport. Airports 15m height limit MOD Airport Safeguarding Stornoway MOD Druim a'Starraig above 45.7m Stornoway Airport 3km. Ground conditions of south portion of site—suitable as amenity area only.

Site/Planning History (Existing Plan Policies and Proposals): Planning History: 13/00043/PPD erect 22 houses, comprising 6 flats and 16 semi-detached units with associated access and drainage (application permitted); 12/00637/PPD erect 49 dwellings, comprising 43 flats in seven blocks and 6 semi-detached units with associated access (application withdrawn). 06/00471/OUT, Change of use from retail to residential (erection of 41 dwellings with a mixture of flats, semi-detached and detached cottages/houses with associated landscaping, parking [60 spaces] and access road and foot paths, on part of site, north area (application permitted with conditions). A pre and post development ground level survey should be submitted including cross sections of the site, including watercourse and opposite bank levels of the burn. Due to flood risk the ground level shall be no less than 3.4m AOD, the finished floor levels of any house or flatted unit not be less than 3.775m AOD and the pavement and paths to the proposed houses shall not be less than 3.625m AOD. Development should be set back from the water-course; any opportunities to improve the ecological status of the watercourse should be investigated. Built development should avoid the flood risk area (or flood risk plain) identified including a 6 metre minimum buffer to any watercourses. Housing capacity will be dependent on finalising details such as proposed phasing, programming, infrastructure and relevant development considerations including access, site extent and layout, social infrastructure and open space requirements. It is expected that the south portion of the site will be difficult to develop (ground conditions and amenity). However development of the north portion which can better deliver the required units should ensure a connection with the existing pathway and amenity area.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Former nursery/gardens site, potential contamination, amenity ground for surrounding properties (Ross Terrace).

Proposal Site 11 Rear of Anderson Road Nurseries, Lewis



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 27

Pre-MIR Site Ref: Prop H1g
Within Settlement : Yes – Stornoway Main Settlement
MIR Status

Proposal Site 12 Goathill Farm West, Lewis

Location: Isle of Lewis
Settlement: Stornoway
Area (ha): 4.35 Indicative Unit Number : 73
Grid reference: 143272E 933757N
Proposed Uses: Housing
Existing Use: Greenfield site, agricultural
Owner: Public
Developer: Hebridean Housing Partnership
Landscape Character Assessment Type: Crofting 1
Constraints: Airport safeguarding 17km Stornoway MOD Airport safeguarding Stornoway MOD safeguarding Druim a' Starraig above 45.7m Stornoway Airport 3km Airports 15m height limit.



Site/Planning History (Existing Plan Policies and Proposals): Major Application 17/00591/Pan. New build care home, housing with extra care and general needs housing and associated external works.

A planning brief may be prepared for this site in the Plan period as part of Supplementary Guidance and will address phasing, programming, infrastructure and relevant development considerations including access, site extent and layout, social infrastructure and open space requirements. Capacity will be dependent on these factors. The site has been identified for the development of accommodation comprising 50 care beds and 52 extra care housing units.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):
 New or significant upgrading of wastewater infrastructure may be required to enable development of this site.

Proposal Site 12 Goathill Farm West, Lewis



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 30

Pre-MIR Site Ref: Prop H2dii
Within Settlement: Yes – Stornoway Main Settlement
MIR Status

Proposal Site 13 Stoneyfield Farm, Lewis

Location: Isle of Lewis
Settlement: Stornoway
Area (ha): 6.62 Indicative Unit Number: 112
Grid reference: 144332E 931835N
Proposed Uses: Housing
Existing Use: Greenfield site, agricultural
Owner: Private
Developer: TBC
Landscape Character Assessment Type: Crofting 1



Constraints:
 Airport safeguarding 17km Stornoway
 MOD Airport Safeguarding Stornoway
 MOD Safeguarding Druim a' Starraig above 45.7m
 NATS Safeguarding Zone
 Stornoway Airport 3km
 Coastal Flooding 1:100
 Airports 15m height limit.
 Developed Coast
 Upgrading of road access required; upgrading of waste water infrastructure required. For details of any other constraints affecting the site please contact the planning authority.

Site/Planning History (Existing Plan Policies and Proposals): A planning brief may be prepared for this site in the Plan period as part of Supplementary Guidance and will address phasing, programming, infrastructure and relevant development considerations including access, site extent and layout, social infrastructure and open space requirements.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):
 Early discussion with the planning authority is recommended to determine suitable access proposals, house numbers, densities and phasing. Early discussion with the planning authority and Scottish Water is recommended to identify drainage infrastructure requirements. Design and site layout is required to take account of the proximity of existing houses to the site and the open, undulating nature of the site which is visible in views from the south, south-west and south-east.

Proposal: Site 13 Stoneyfield Farm, Lewis

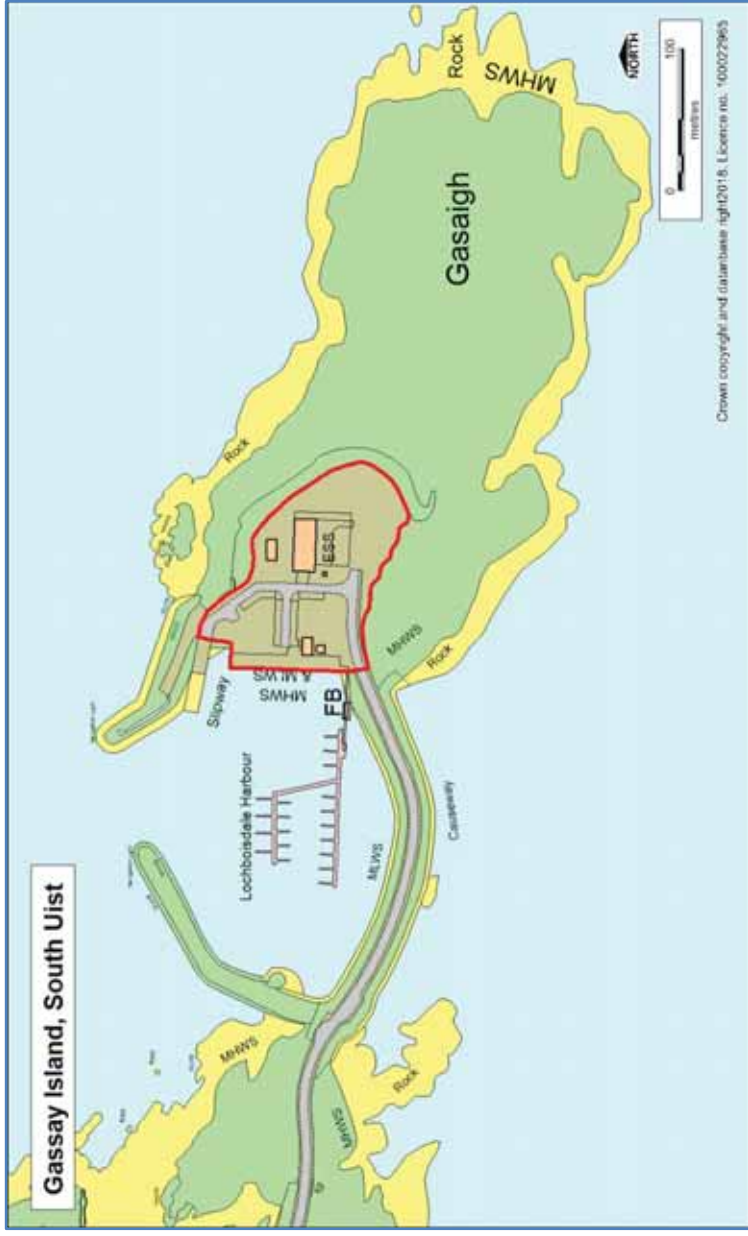


Stoneyfield Farm, Lewis

Source of suggestion: Landowner and HHP
GIS Site Ref:
MIR Site Ref: MIR 30

Pre- MIR Site Ref: Prop H2dii
Within Settlement: Yes – Stornoway Main Settlement
MIR Status

Proposal Site 14 Gassay, Lochboisdale, South Uist



Location: South Uist
Settlement: Lochboisdale
Area (ha): 1.31
Grid reference: 79916E 818935N
Proposed Uses: Economic development
Existing Use: Development Area adjacent to harbour.
Owner: South Uist Estate leased to subsidiary company. Not incrofting tenure or common grazing.
Developer: South Uist Estates Limited (SUE LTD)
Landscape Character Assessment Type: Coastal Mosaic
Constraints: Topographic survey levels that demonstrate that the proposed development will be above the 1:200 year design flood level (still water) of 3.22m together with an appropriate allowance for freeboard and climate change, unless it is solely for water compatible uses or the location is essential for operational reasons.

Site/Planning History (Existing Plan Policies and Proposals): Causeway developed, commercial development site. Port of Entry Project, Lochboisdale .

Planning History: 15/00316/PPD construct roads to provide access to future housing plots and install septic tank and sea outfall (application permitted with conditions); 15/00044/PPD erect shed with internal office accommodation; construct access and parking areas, oil tank and bin store; install storage containers; create compound area; and erect 1.8m perimeter security palisade fence (application Permitted with conditions); 14/00295/PPD, install foul drainage system on Gasaigh Island (permitted with conditions); 12/00495/PPD, Application to amend the layout consented by Planning Permission 11/00243/PPDM, involving the following: extract area of rock from Gasaigh Island, form hardstandings, construct fisheries pier and slipway, install access ramp to pontoons (for fishing boat and leisure use), construct/install associated facilities (toilet/shower/utility building, crane, fuel pumping facilities and sewage pumping station) and construct breakwater structure and causeway approach roads (application permitted with conditions); 11/00047/PAN, New road and causeways, fisheries pier and slipway (with associated hardstandings), a small boat and yacht harbour with pontoons and breakwater(s) (PAN approved); 11/00243/SCR_L (Environmental Impact Assessment Required).

Summary Description (topography, features, boundaries, access, exposure, aspect etc.): Potential flood risk area.

Toilet block and pontoons completed and harbour under development, proposed shed and office commercial premises, boatyard. Electricity - 33kv connection; Mains water – 63mm connection option for 125mm. No mains sewer, large capacity septic tank adopted by Scottish Water; full access roads; proximity to main road. Masterplan for development produced

Proposal Site 14 Gassay, Lochboisdale, South Uist



Source of suggestion: Call for Sites

GIS Site Ref:

MIR Site Ref: MIR 34

Pre- MIR Site Ref: part of MU5/ CFS13

Within Settlement: Yes, part of Lochboisdale and Daliburgh Main Settlement

MIR Status

Proposal Site 15 Lionacleit

Location: Benbecula
Settlement: Lionacleit
Area (ha): 0.84
Grid reference: 77699E 850082N
Proposed Uses: Preferred use classes 4 - 5 however, where compatible with neighbouring uses, other economic uses may be acceptable.
Existing Use: Part greenfield, office accommodation and development land.
Owner: Highlands and Islands Enterprise
Developer: Highlands and Islands Enterprise
Landscape Character Assessment Type: Machair 1
Constraints: CAA 17km Safeguarding Zone: Balivanich Airport MOD Safeguarding zone: Benbecula RAF Balivanich Airport 90m height limit.



Site/Planning History (Existing Plan Policies and Proposals):

Planning history: 00/00238/REM erect office and light industrial use, (application permitted with conditions).
99/00465/OUT erect office and light industrial use, (application permitted).

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Serviced site.

Proposal Site 15 Lionacleit

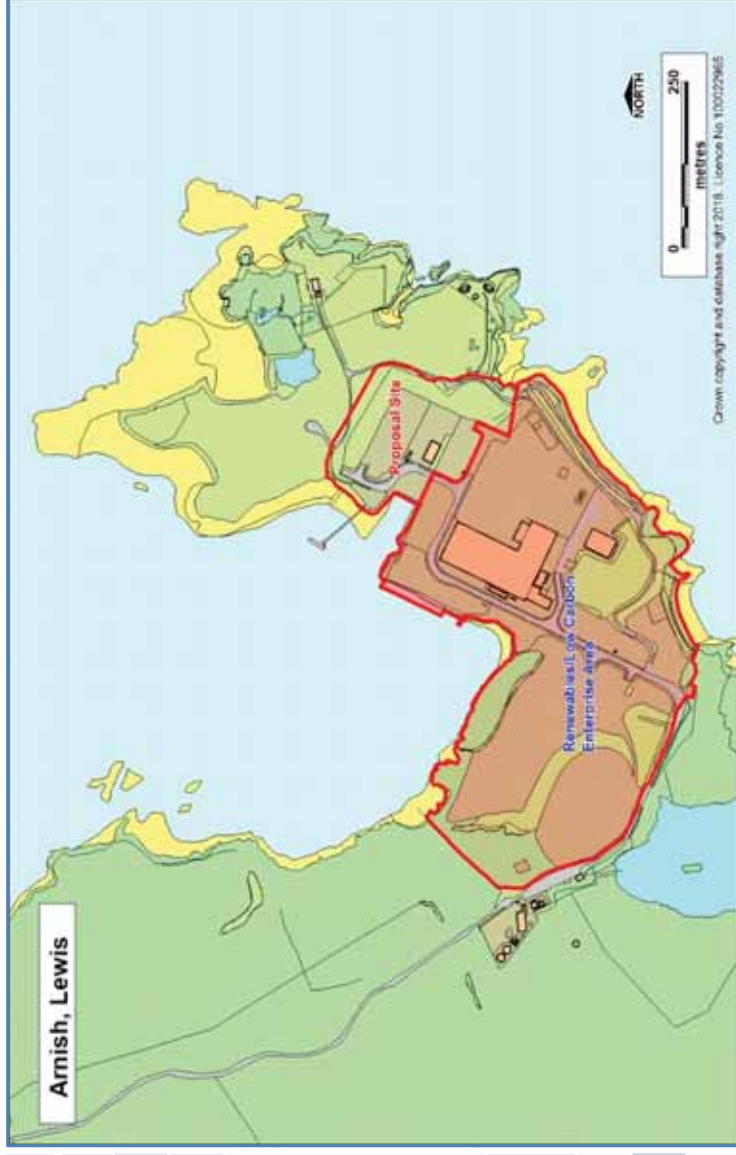
Lionacleit, Benbecula



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 38

Pre-MIR Site Ref: Prop E1g
Within Settlement: Yes
MIR Status

Proposal Site 16 Arnish ,Lewis



Location: Isle of Lewis

Settlement: Stornoway

Area (ha): 25.04

Grid reference: 142667E 930502N

Proposed Uses: Preferred development would be in use classes 4 – 6. The core of the industrial estate is identified as the prime location for energy related development or other appropriate large scale uses that utilise its facilities and/or require a deep water harbour. Arnish is identified as a safeguarded first phase site in the National Renewables Infrastructure Plan. An area within the site has been identified and safeguarded for Low Carbon/Renewables related development purposes.

Existing Use: Brownfield site. Fabrication yard and other manufacturing and processing facilities.

Owner: The Stornoway Trust

Developer: HIE or others

Landscape Character Assessment Type: Rocky Moorland

Constraints: CAA 17km Safeguarding Zone: Stornoway Airport, MOD Safeguarding Zone: Stornoway Airport; Druim A' Starraig above 45.7m, Stornoway Airport 3km notification, Stornoway Airport all developments, Scheduled Ancient Monuments adjacent, listed building adjacent. The site may be at risk of coastal flooding and therefore not all land within the allocation may be developable. Photographs and a topographic survey are required to demonstrate that all development will be above the 1 in 200 year flood level for the area which is 3.4 m AOD unless it is solely for water compatible uses or the location is essential for operational reasons. A flood risk assessment may be required to ensure that the layout and design addresses and proposes measures to remove any risk from flooding.

Site/Planning (Existing Plan Policies and Proposals): Planning history: 16/00146/PPPM and 16/00146/SCR_L (No EIA required), construction of a High Voltage Direct Current Converter Station and ancillary infrastructure (incorporating a 132kV substation) on land at Arnish Point, (permitted with conditions); 15/00406/PAN, Erection of High Voltage Current Converter Station and ancillary infrastructure (incorporating a 132kV substation), proposal of application notice approved; 15/00348/SCR_L, erect converter station and substation (No EIA required); 12/00467/PPDM and 12/00467/SCR-L (No EIA required), development works include relocation and containment of stockpiled shot blast waste; topsoil strip, blasting and crushing of two areas of rock; formation of two platform areas using crushed rock; construction of rock fall protection bund and erection of steel palisade security fencing (application permitted with conditions); 12/00001/PPD operation of salmon harvest station involving pontoon, 6 mobile units, welfare unit and car-parking (permitted with conditions); 10/00681/PPD Hebridean Seaweed Co Ltd, temp porta cabin for use as office building (permitted with conditions); 09/00571/PPD erect new purpose-built fish processing factory (6485sq meters) plus associated holding tanks, new access road around the site, re-positioning of 12m high earth bunds, new car-parking & new pontoon with harbour bay (permitted with conditions); 06/00276/FUL construction of support structures & erection of S-60 Derrick Crane on existing quayside (permitted with conditions). 06/00242/FUL enhancement of entrance to industrial estate including stockpile of rock armour stone, lorry turning circle & car-parking, (permitted); 05/00666/FUL erect seaweed processing facility, (permitted with conditions); 02/00321/FUL redevelopment of site to include new road layout, additional slipway & berthing facilities, division into plots (permitted with conditions).

Proposal Site 16 Arnish

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.):

Depending on siting of proposal Site levels and Finished Floor Levels relating to Ordnance Datum may be required to inform need for Flood Risk Assessment. Siting and design of development should take into account the setting of listed buildings, Stornoway Conservation Area, Lews Castle and Lady Lever Park Designed Landscape.

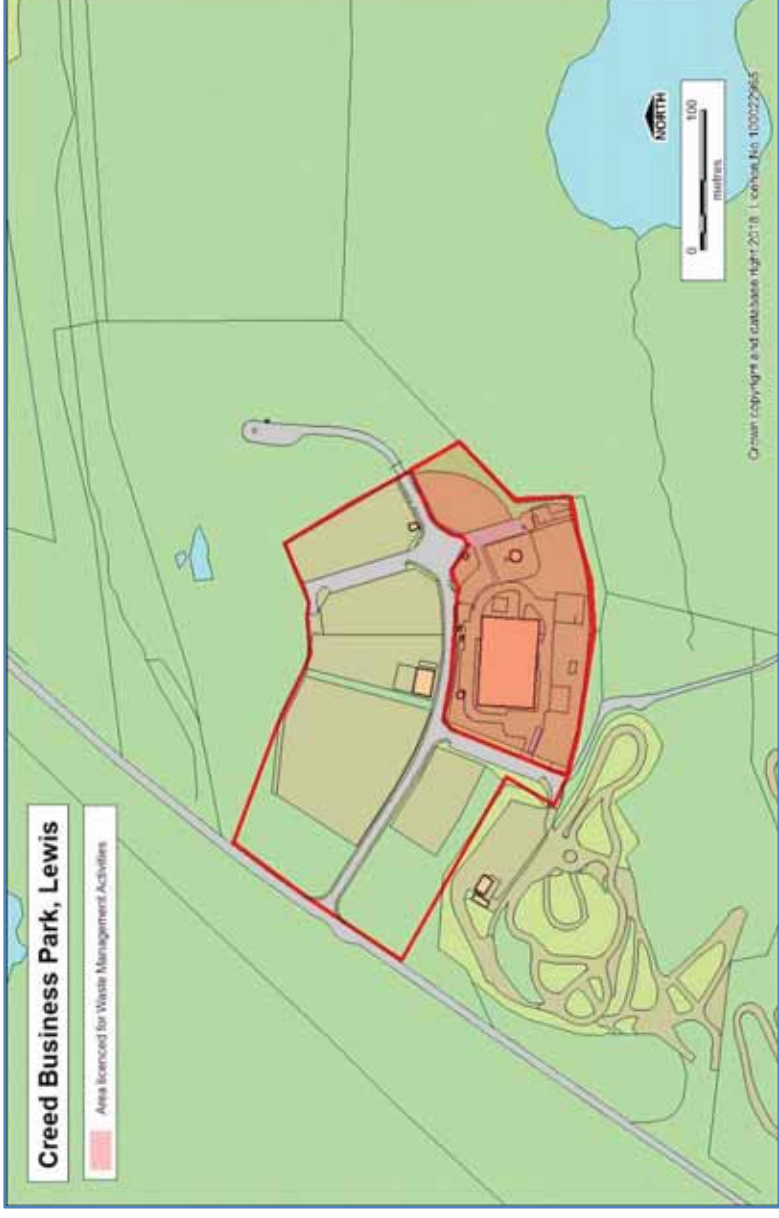


Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 42

Pre- MIR Site Ref: Prop E1a
Within Settlement: outwith settlement
MIR Status

Proposal Site 17 Creed Business Park, Lewis

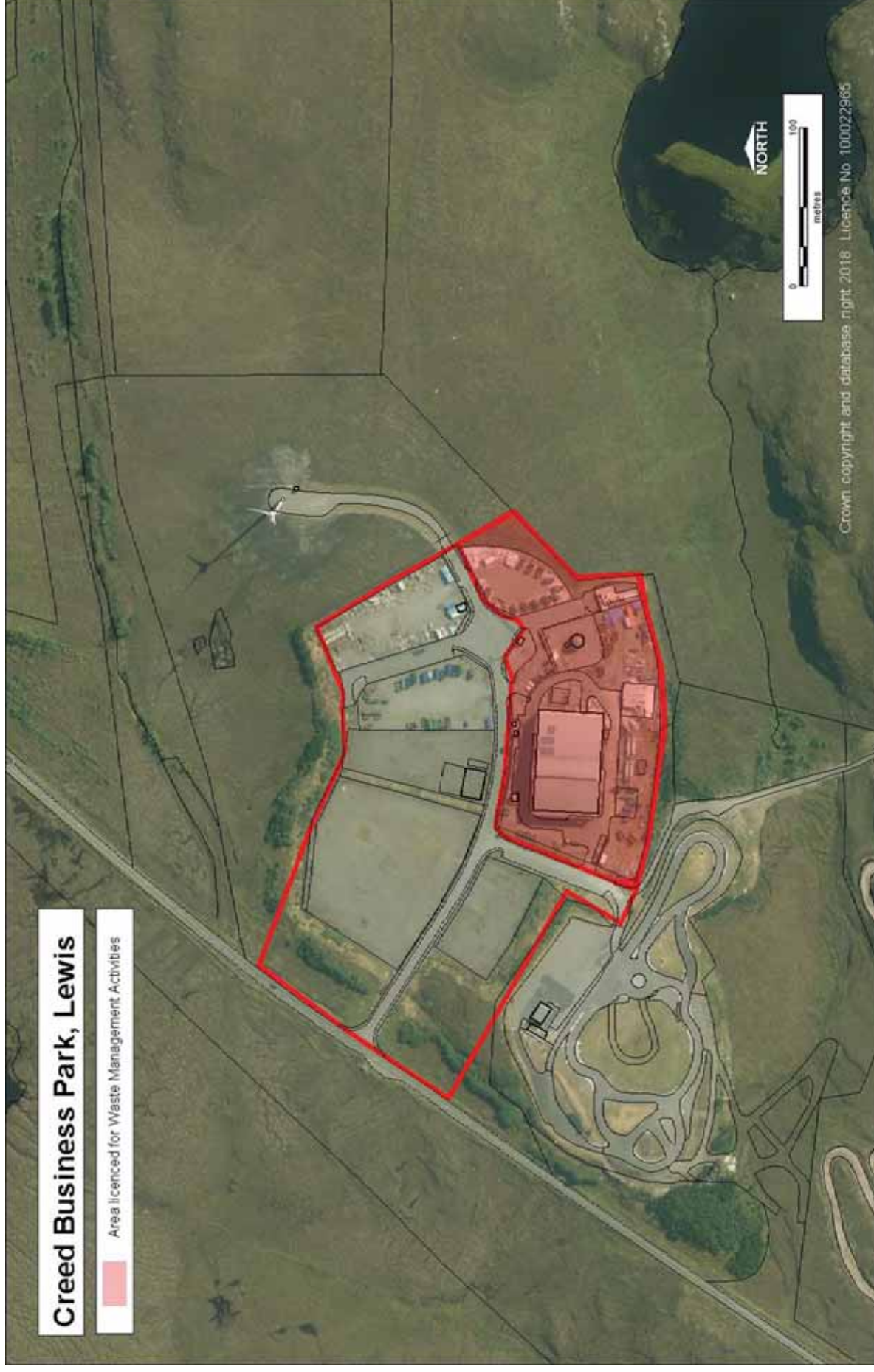
Location: Isle of Lewis
Settlement: Stornoway
Area (ha): 5.8
Grid reference: 139660E 931342N
Proposed Uses: Site suitable for use classes 4 – 6 and other commercial activities. The site can accommodate extension to the existing waste management facilities and may be suitable for appropriate co-located activities able to utilise energy from waste outputs.
Existing Use: Serviced plots; Recycling plant and waste management facility; Go-kart track.
Owner: Known
Developer: CnES/HIE/Stornoway Trust/other
Landscape Character Assessment Type: Boggy Moorland



Constraints: CAA 17km Safeguarding Zone: Stornoway Airport, MOD Safeguarding Zone: Stornoway Airport; Stornoway Airport 45m height limit. The site may be at risk of flooding from the watercourse to the north of the site and therefore not all land within the allocation may be developable. Photographs and a topographic survey are required to demonstrate that the proposed site layout avoids the flood plain. If the topographic survey is not conclusive then a Flood Risk Assessment may be required.

Site/Planning History (Existing Plan Policies and Proposals): Planning history: 16/00438, Change of use to recycling and sorting centre including scrap metal (application permitted); 16/00436/PPD, Erect Steel frame storage building (application permitted); 14/00467/COU, Change of use from yard used for parking to waste transfer station, site new temporary building for use as a site office and erect new steel framed building (application permitted); 13/00099/PPD, Application under Section 42 to extend the planning permission Ref 05/00409/PPD, 3 Bladed Wind Turbine with Rotor Diameter 29m on a 40m Tubular Steel Tower, Mounted on a reinforced concrete base 8.6m x 8.6m, and served via a stone access track extending from the existing tarmac roads (application permitted with conditions); 12/00580/COU, Change of use of land from moorland to form an access and hardstanding car parking area, ancillary to existing karting track, (application permitted); 12/00038 waste transfer station (application permitted); 10/00483 installation of additional equipment at H2 seed facility (permitted with conditions); 09/00621 proposed extraction and working of minerals - affects only access within the site boundary (permitted with conditions); 08/00135/FUL to develop a demonstration renewable hydrogen production, storage and fuelling station, this affects the SE corner of the site (permitted with conditions); 02/00196/FUL site observation tower, container and remove condition from previous consent (permitted with conditions); 01/00258/FUL permanent consent for use, extend track and site two portable units (permitted with conditions); 96/00443/FUL continued use of land as motorsport track (permitted with conditions).
 A high quality of development in terms of appearance will be sought particularly at the entrance plots. Further proposals within the site will be required to demonstrate: compatibility with neighbouring plots/uses/buildings; details of placement of building(s) in relation to associated storage and external spaces, especially along road frontages. Storage activities should be located to the rear of the building and/or screened; quality of the scale, form, materials, colour and appearance; adequate access, parking and infrastructure requirements.

Proposal Site 17 Creed Business Park



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 43

Pre-MIR Site Ref: Prop E1b
Within Settlement: No, outwith settlement
MIR Status

Proposal Site 18 Spinal Route, Outer Hebrides

Location: Outer Hebrides
Settlement: Passes through some main and rural settlements.
Area (ha): Approximately 147
Grid reference: 153800E 963850N (Port of Ness, Lewis) to 66625E 798268N (Castlebay, Barra)
Proposed Uses: Upgrade the remaining single track sections of the spinal route to twin track.
Existing Use: Road infrastructure
Owner: CnES
Developer: CnES
Landscape Character Assessment Type: Various
Constraints: Subject to site specific assessment.
Site/Planning History (Existing Plan Policies and Proposals): Planning history: multiple applications.



Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Will be subject to site specific assessment.

Proposal Site 18 Spinal Route, Outer Hebrides



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 62

Pre- MIR Site Ref: Prop INF1
Within Main Settlement:
MIR Status

Proposal Site 19 Rubha Bhuaill, Lochboisdale, South Uist

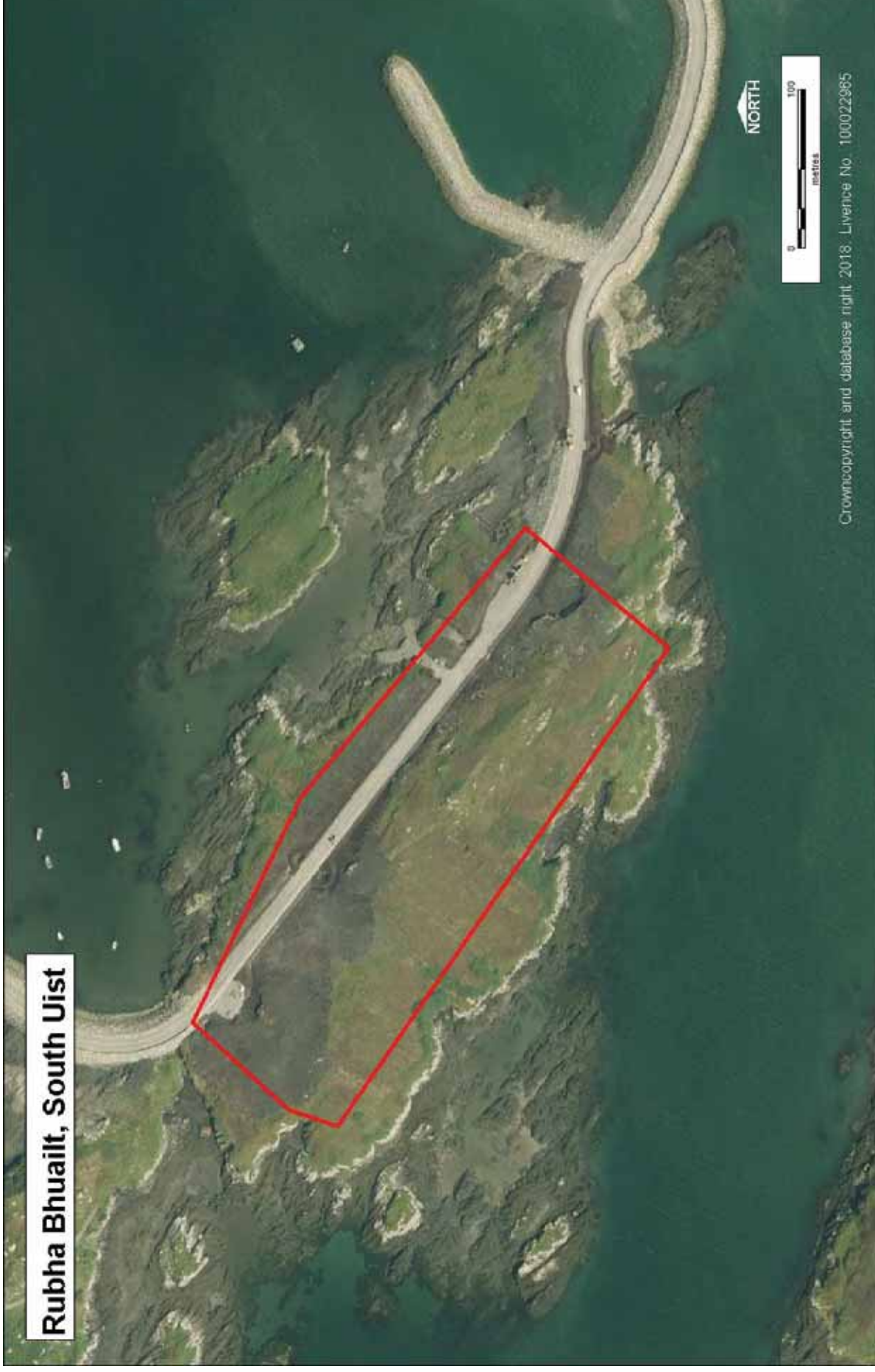
Location: South Uist	
Settlement: Lochboisdale	
Area (ha): 4.67	Indicative Unit Number: 20
Grid reference: 79223E 819017N	
Proposed Uses: Residential and community facilities	
Existing Use: Greenfield site, agricultural, crofting	
Owner: South Uist Estate	
Developer: TBC	
Landscape Character Assessment Type: Coastal Mosaic	
Constraints: All development should be above the 1 in 200 year flood level for the area which is 3.22m AOD. An additional 600mm freeboard should be applied in coastal areas unless otherwise agreed with the Local Authority.	



Site/Planning History (Existing Plan Policies and Proposals):

Port of Entry Project Lochboisdale. Planning History: 15/00316/PPD Construct roads to provide access to future housing plots and install septic tanks & sea outfalls (application permitted with conditions); 15/00064/PPD, Amend Condition 25 to 11/00243/PPDM to allow removal of 20,250 cubic metres of surplus rock over a period of one year; 17,450 cubic metres (86 per cent) by boat and 2,800 cubic metres (14 percent) by road (application withdrawn); 14/00295/PPD, Install foul drainage system on Gasaigh Island (application permitted with conditions); 14/00126/PPDM, Remove or modify Condition 1 attached to planning permission 11/00243/PPDM (application withdrawn); 12/00495/PPD, 11/00243/PPDM; Application to amend the layout consented by Planning Permission 11/00243/PPDM, involving the following: extract area of rock from Gasaigh Island, form hardstandings, construct fisheries pier and slipway, install access ramp to pontoons (for fishing boat and leisure use), construct/install associated facilities (toilet/shower/utility building, crane, fuel pumping facilities and sewage pumping station) and construct breakwater structure and causeway approach roads (application permitted with conditions).

Proposal Site 19 Rubha Bhuailt, Lochboisdale, South Uist

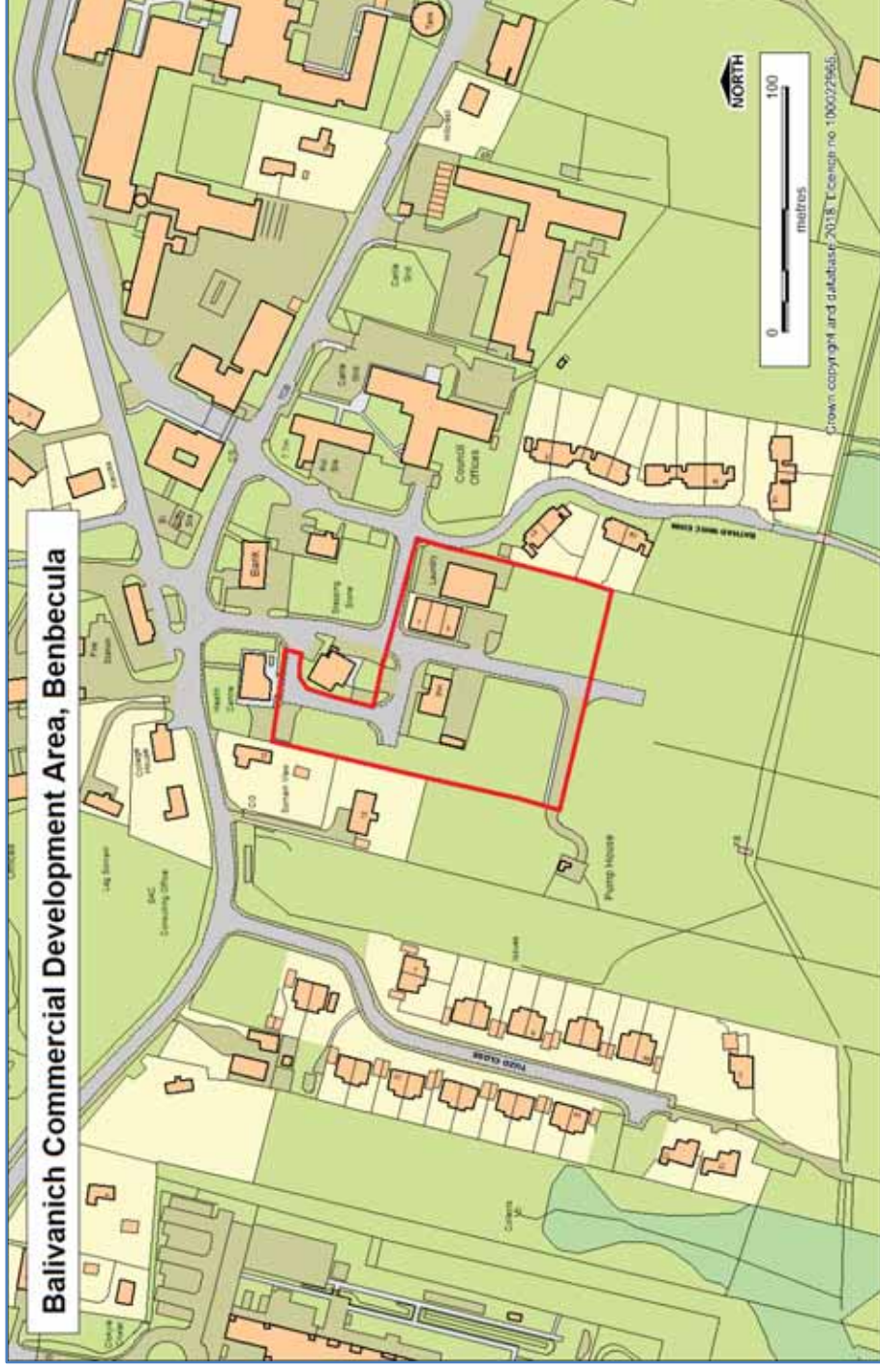


Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 49

Pre- MIR Site Ref: Part of MU5/ CFS14
Within Settlement: Yes , Lochboisdale and Daliburgh Main Settlement
MIR Status

Proposal Site 20 Balivanich Commercial Development Area, Benbecula

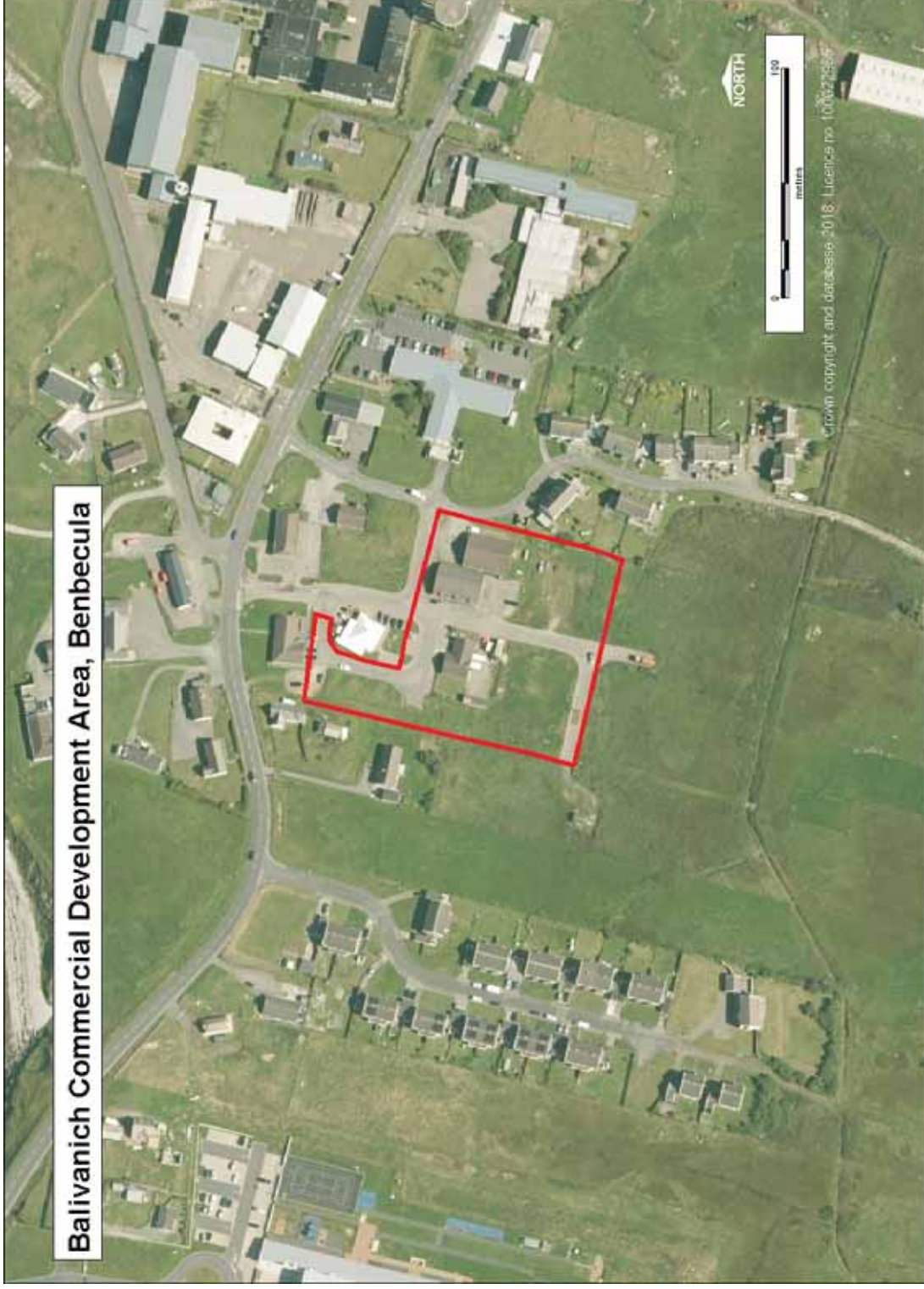
Location: Benbecula
Settlement: Balivanich
Area (ha): 0.87
Grid reference: 77691E 855203N
Proposed Uses: Classes 4-6, other economic uses or housing.
Existing Use: part greenfield site, office Accommodation and development land
Owner: Known
Developer: CnES and others
Landscape Character Assessment Type: Crofting 3
Constraints: CAA 17km Safeguarding Zone: Balivanich Airport MOD Safeguarding zone: Benbecula RAF.



Serviced site with some sites already developed.
977/00052/NID southern section of site – change of use of commercial development area and construct access road.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.)
Serviced site; compatibility with adjacent housing will depend on details of the proposed uses, layout and landscaping on the site.
Boundary of proposal site has been amended.

Proposal Site 20 Balivanich Commercial Development Area , Benbecula



Balivanich Commercial Development Area, Benbecula

Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 37

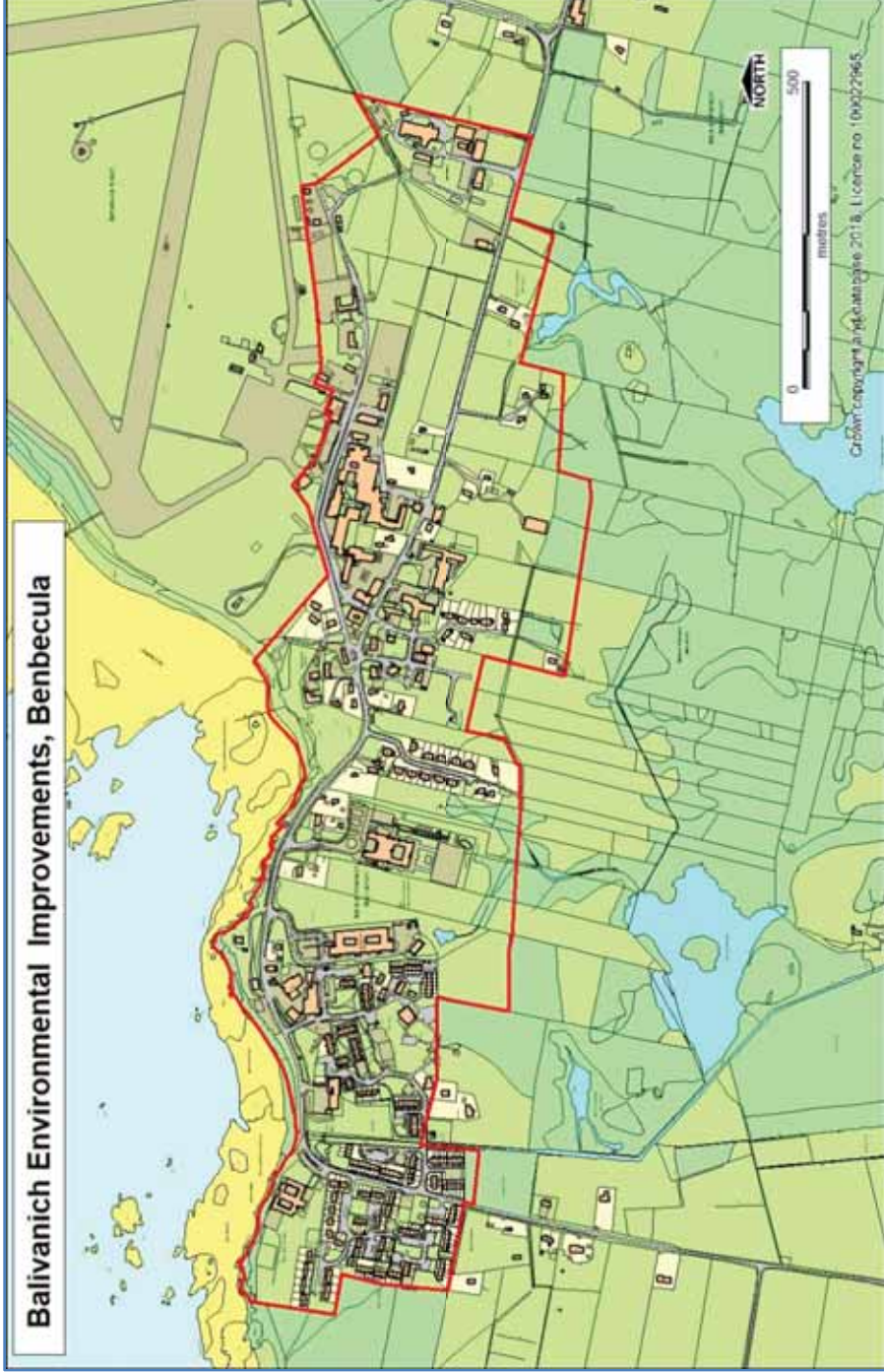
Pre-MIR Site Ref: Prop E1f
Within Settlement: Yes - Balivanich Main Settlement
MIR Status

Proposal Site 21 Balivanich Environmental Improvements, Benbecula

Location: Isle of Benbecula
Settlement: Balivanich
Area (ha): 69.82
Grid reference: 77644E 855274N
Proposed Uses: Improvements to Balivanich, entry point to Benbecula
Existing Use: n/a
Owner: n/a
Developer: CnES and partners
Landscape Character Assessment Type: Crofting 3

Constraints:
Airport Safeguarding 30km Uist
MOD Airport Safeguarding Benbecula RAF
Airports 10m Height Limit
The site may be at risk of coastal and fluvial flooding and therefore not all land within the allocation may be developable. Depending on development proposal photographs and a topographic survey may be required to demonstrate that the proposed site layout will be above the coastal flood level and avoid fluvial flooding from the watercourses. If the topographic survey is not conclusive then a Flood Risk Assessment may be required. For information it is understood that the 1 in 200 year coastal flood level for the area is 3.22m AOD.

Site/Planning History (Existing Plan Policies and Proposals):
Planning History: Numerous applications
See 'Better Balivanich Study' and 'Balivanich Enhancement Project' 1998 (Halcrow Fox)



Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Depending on nature and location of development site levels in relation to Ordnance Datum may be required to inform need for Flood Risk Assessment and there may be some archaeology implications.

Proposal Site 21 Balivanich Environmental Improvements, Benbecula

Balivanich Environmental Improvements, Benbecula



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 67

Pre- MIR Site Ref: MON2
Within Settlement: Yes – Balivanich Main Settlement
MIR Status

Proposal Site 22 Leverburgh Environmental Improvements, Harris

Location: Isle of Harris
Settlement: Leverburgh
Area (ha): 3.17 (approximately) extent of site to be refined
Grid reference: 101293E 886400N
Proposed Uses: Improvements to the Port of Entry at Leverburgh
Existing Use: Harbour /ferry port/commercial/tourism
Owner: CnES and others (check site extent)
Developer: CnES and partners
Landscape Character Assessment Type: Crofting 3

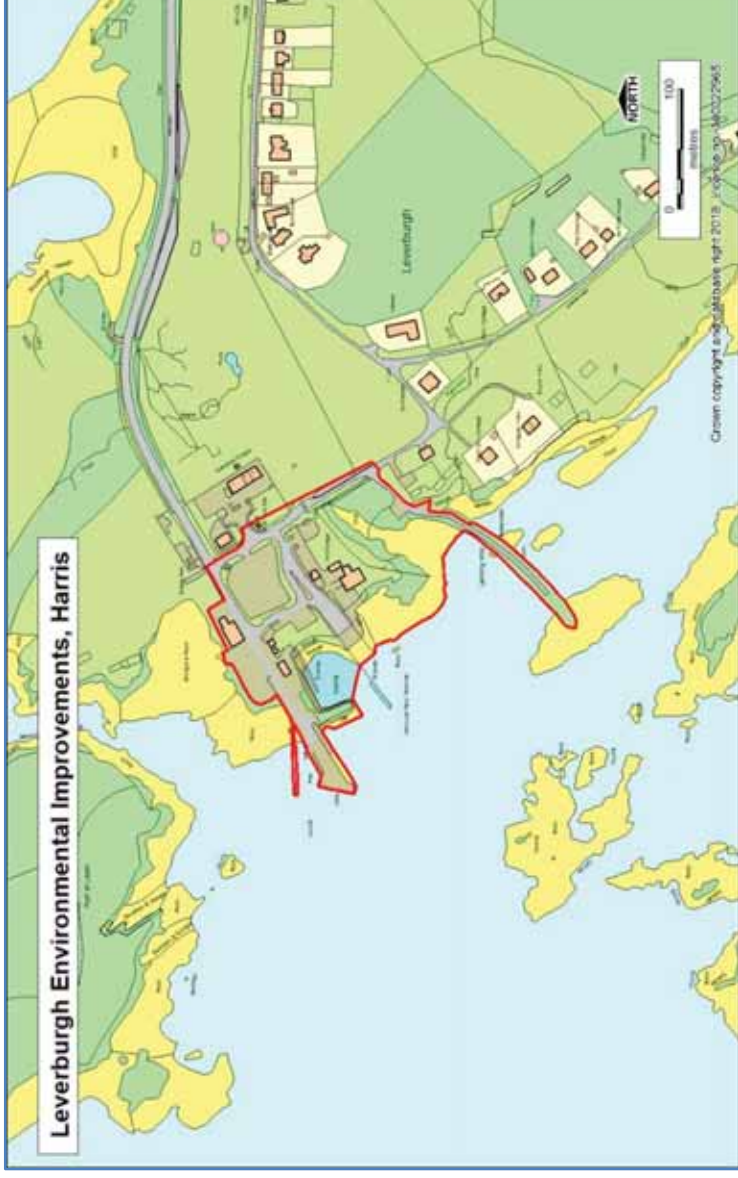
Constraints:
 National Scenic Area South Lewis, Harris and North Uist
 Listed structure to the East of the site, (water reservoir).
 Coastal Flooding 1:200. The site may be at risk of coastal flooding and therefore not all land within the allocation may be developable.
 Depending on development proposal, photographs and a topographic survey may be required to demonstrate that all development will be above the 1 in 200 year flood level for the area which is 3.36 m AOD unless it is solely for water compatible uses or the location is essential for operational reasons.

Site/Planning History (Existing Plan Policies and Proposals):

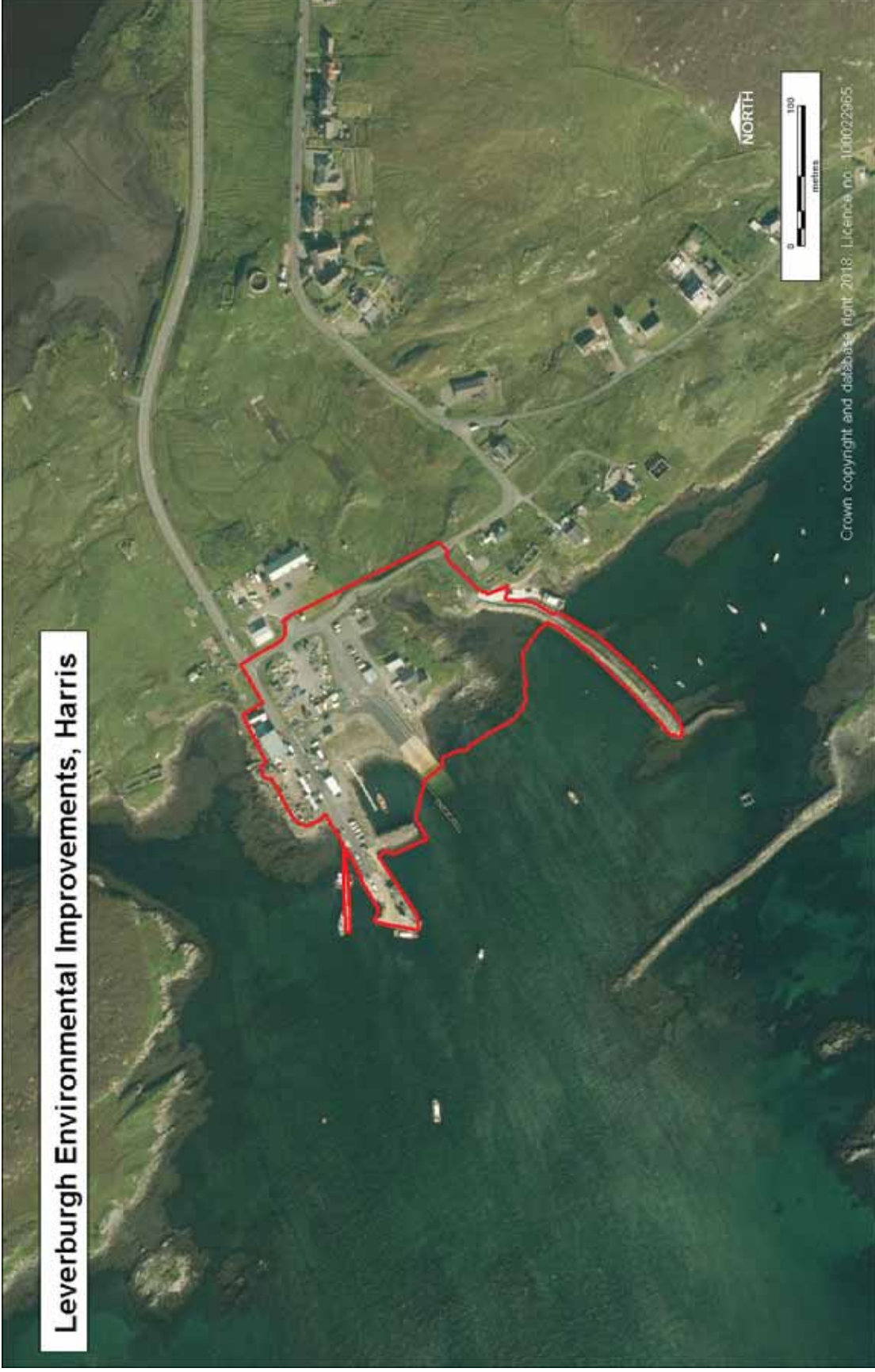
Planning History: 15/00051/FULTEL, Leverburgh terminal waiting room, install radio at top of the antenna mount at a height of 6m AGL on a new galvanised pole attached to the VMB sign (application permitted with conditions); 14/00011/COU Regularise existing operations - sale of animal feed; vehicle repairs, vehicle dismantling, hardstanding for refrigerated containers (application permitted with conditions); 14/00053/PPD erect storage shed (permitted with conditions); 11/00588/PPD Siting of a shipping container to house a 20,000L diesel fuel tank (permitted with conditions); 11/00569/COU Change of use from harbour hard standing to RNLi Lifeboat Station for a temporary period, including positioning of a temporary building (permitted with conditions); 09/00148/COU Siting of mobile catering unit (permitted with conditions); 08/00417/COU and 1 dry dock; Anchorage 07/00307/FUL Extend restaurant to form bar area (permitted with conditions), 03/00620/PPD construct emergency boat tying area and launch facility in inter-tidal zone. Hard surfacing of existing access road (permitted with conditions).

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Services/utilities on site

Depending on nature and location of development proposals, site levels in relation to Ordnance Datum will be required to inform need for a Flood Risk Assessment. Within NSA high level of siting and design required which should also take into account Listed Buildings and their setting.



Proposal Site 22 Leverburgh Environmental Improvements, Harris



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 68

Pre-MIR Site Ref: MON3
Within Settlement: Yes - on settlement edge
MIR Status

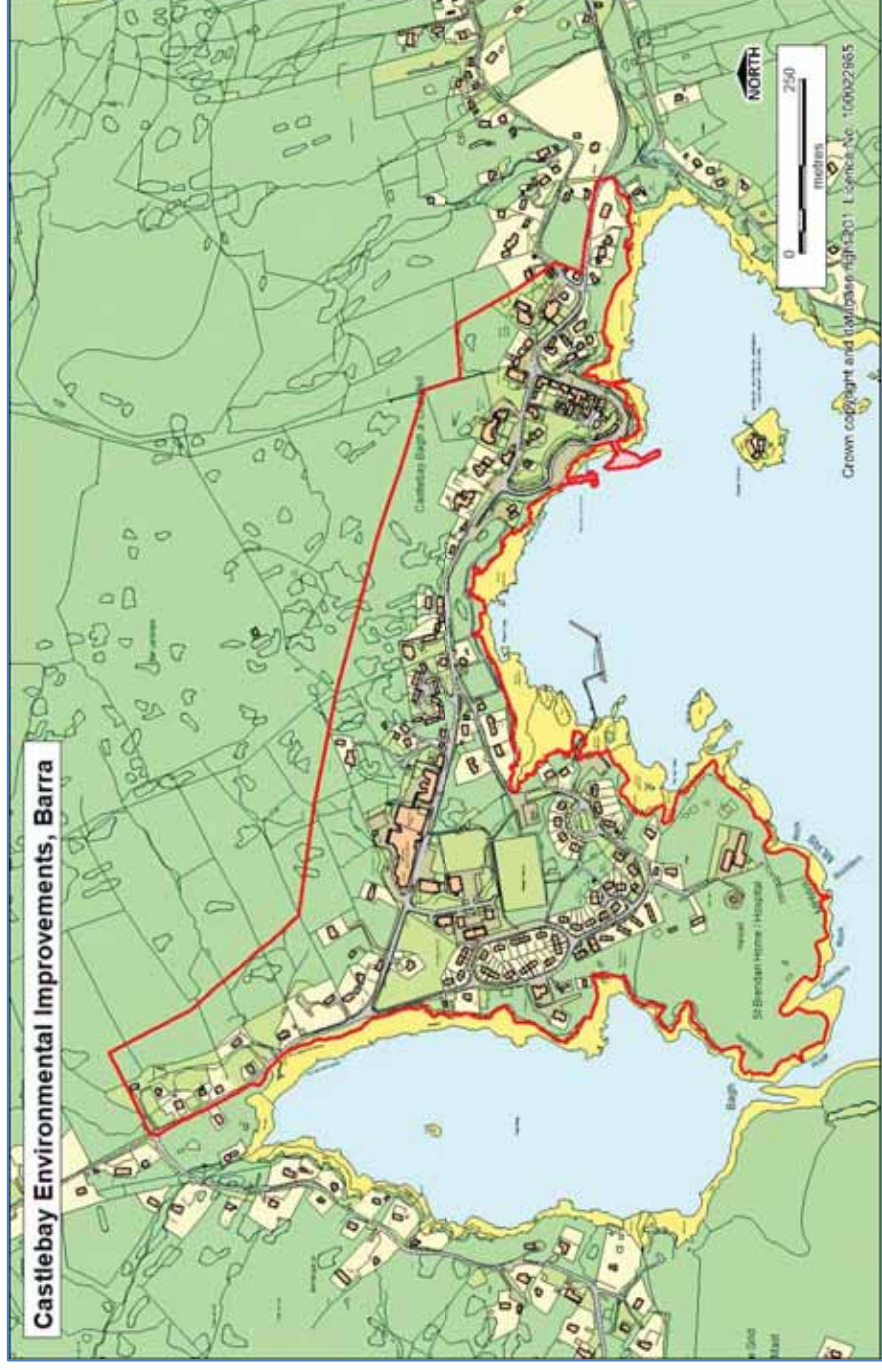
Proposal Site 23 Castlebay Environmental Improvements, Barra

Location: Isle of Barra
Settlement: Castlebay
Area (ha): 45.92
Grid reference: 65715E 798393N
Proposed Uses: Improvements to amenity /public realm/ Southern Port of Entry
Existing Use: n/a
Owner: various
Developer: CnES
Landscape Character Assessment Type: Crofting 2

Constraints:
 Airport Safeguarding 30km Barra.
 The site may be at risk of coastal flooding and therefore not all land within the allocation may be developable. Photographs and a topographic survey required to demonstrate that all development will be above the 1 in 200 year flood level for the area which is 3.12 m AOD unless it is solely for water compatible uses or the location is essential for operational reasons.
 Kisimul Castle is currently Scheduled and Listed; several Listed Buildings within the settlement.

Site/Planning History (Existing Plan Policies and Proposals):
 Planning History: Various, The Castlebay Enhancement Plan needs to be revamped and taken forward to provide a port and harbour facility fit for the 21st century. In March 2016, a charrette event took place within Castlebay, concerns were raised about inadequate parking, the westward drift of focus within Castlebay as a result of the relocation of the Co-op which has resulted in the Main Street needing redevelopment. Redevelopment of the Main Street needs to be progressed.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Depending on nature and location of development proposals, site levels in relation to Ordnance Datum may be required to inform need for a Flood Risk Assessment. Siting and design should take into account setting of Kisimul Castle and listed buildings.



Planning History: Various, The Castlebay Enhancement Plan needs to be revamped and taken forward to provide a port and harbour facility fit for the 21st century. In March 2016, a charrette event took place within Castlebay, concerns were raised about inadequate parking, the westward drift of focus within Castlebay as a result of the relocation of the Co-op which has resulted in the Main Street needing redevelopment. Redevelopment of the Main Street needs to be progressed.

Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.): Depending on nature and location of development proposals, site levels in relation to Ordnance Datum may be required to inform need for a Flood Risk Assessment. Siting and design should take into account setting of Kisimul Castle and listed buildings.

Proposal Site 23 Castlebay Environmental Improvements, Barra

Castlebay Environmental Improvements, Barra



Source of suggestion:
GIS Site Ref:
MIR Site Ref: MIR 69

Pre- MIR Site Ref: MON4/CFS24
Within Main Settlement: Yes Castlebay
MIR Status



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

email: planning@cne-siar.gov.uk

Stornoway Office: 01851 822 690

Balivanich Office: 01870 60 4990

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