



Outer Hebrides Local Development Plan
Action Programme

2019

Comhairle nan Eilean Siar



Outer Hebrides Local Development Plan

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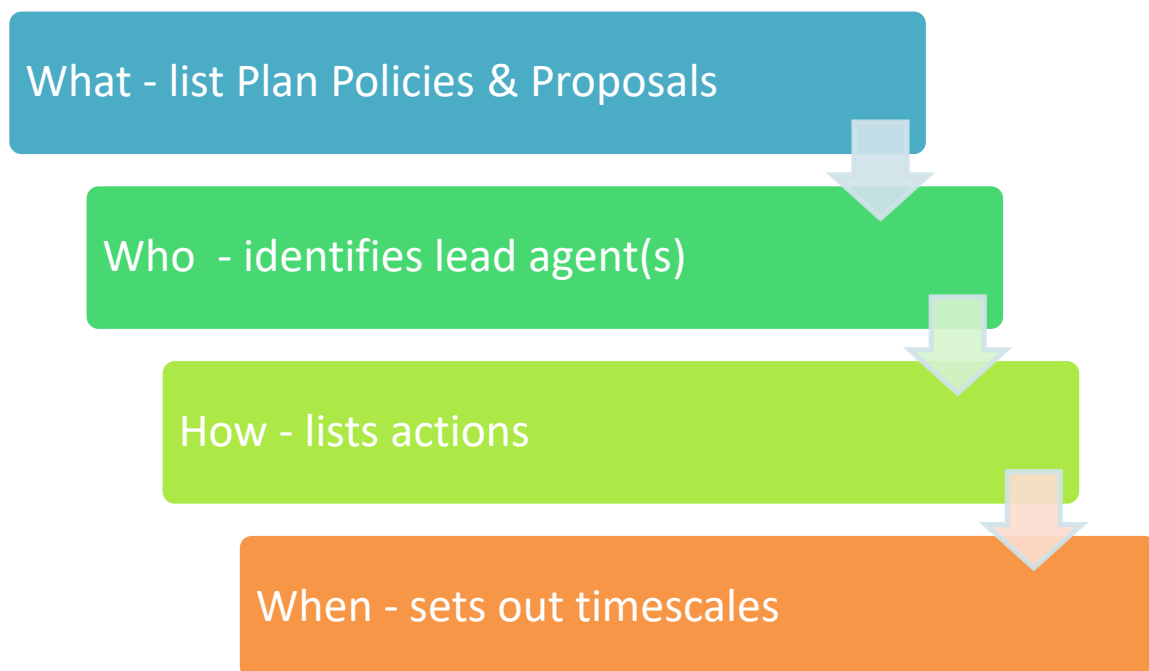
OVERVIEW

Comhairle nan Eilean Siar, as planning authority, is required to set out in an Action Programme how it anticipates that the Policies and Proposals in its Local Development Plan (LDP) will be implemented or delivered. It is intended that this process makes delivery of the LDP more tangible and accountable. The Action Programme is a 'live' document which is subject to review at least every two years.

The Action Programme should be read in conjunction with the Outer Hebrides Local Development Plan which was adopted in November 2018. Consultation on the Action Programme was carried out at the Proposed Plan stage and post LDP adoption and any relevant comments have been incorporated in this edition of the Programme.

The detail within the Action Programme is set out in proportion to the development scale and context for the Outer Hebrides. It reflects the limited number of developers in relation to Proposals.

This document sets out the following:



Further commentary on the monitoring and evolution of the Action Programme is made in the last section.

OUTER HEBRIDES LOCAL DEVELOPMENT PLAN – ACTIONS FOR POLICIES

In determining responsibility for delivering a number of Plan Policies the Comhairle is predominantly identified as the lead agent. This reflects the role of the Comhairle’s Planning Service in implementing policies. Whilst the Comhairle is often the lead agent it is frequently alongside other partners. Reference to the Comhairle may be to one lead department or team from within the local authority, or may include a combination of several different teams e.g. development management, environmental health etc. Where a single lead agent or group of partners can deliver Policies through the same type of action, these have been grouped. The term developer(s) may refer to private companies, community organisations, other public bodies, or private individuals.

In setting out timescales for delivery of actions, timelines of: *ongoing*; *short* (1-5 years); *medium* (5-10 years); or *long* (+10 years) term have been adopted. By their nature the actions to deliver some Policies or Proposals will be *ongoing*, in that they apply continuously.

Table 1: Actions for LDP Policies

Policy	Lead Agent(s)	Actions Required	Timescale
DS1: Development Strategy	Comhairle nan Eilean Siar (CnES) Developers	Determine development proposals fit with Development Strategy or seek to ensure conformity with Development Strategy.	Ongoing
PD1: Placemaking and Design PD2: Car Parking and Roads Layout EI 9: Transport Infrastructure EI 12: Developer Contributions	CnES Developers	Apply policy in planning for and assessing development proposals and apply associated LDP Appendices (including Placemaking and Design, Car Parking and Road Layouts).	Ongoing
PD3: Housing	CnES Developers CnES	Apply policy in planning for and assessing development proposals ensuring accordance with any planning briefs. Comhairle to prepare planning briefs for specific proposal sites as required.	Ongoing As required
PD4: Zero and Low Carbon Buildings	CnES Developers	Apply policy in planning for and assessing development proposals. Developers to prepare and submit energy statements where required. Comhairle to assess energy statements to ensure conformity with policy requirements.	Ongoing
PD5: Open Space and Outdoor	CnES	Apply policy in planning for and	Ongoing

Policy	Lead Agent(s)	Actions Required	Timescale
Sports Facilities PD7: Adverts EI 2: Water and Waste Water EI 3: Water Environment EI 4: Waste Management EI 5: Soils EI 6: Coastal Erosion EI 7: Countryside and Coastal Access EI 10: Communications Infrastructure NBH2: Natural Heritage NBH3: Trees and Woodland STY1: Stornoway Retail and Stornoway Town Centre Areas STY2: Newton Commercial Area	Developers	assessing development proposals.	
PD6: Compatibility of Neighbouring Uses	CnES Developers	Assess compatibility of neighbouring uses, and determine buffer zones or mitigation measures as appropriate.	Ongoing
ED1: Economic Development ED2: Retail and Service Provision	CnES Developers Highlands & Island Enterprise (HIE) Developers	Apply policies and any relevant supplementary guidance in planning and assessing development proposals. Developers to prepare retail studies as required by the Comhairle.	Ongoing
ED3: Caravans, Huts and Temporary Buildings ED4: Fish Farming and Marine Planning EI 8: Energy and Heat Resources	CnES Developers CnES CnES	Apply policies and supplementary guidance(s) in planning for and assessing development proposals. Prepare revised supplementary guidance for Marine Fish Farming, and Wind Energy Development. Prepare new supplementary guidance for Caravans, Huts and Temporary Buildings.	Ongoing Short Short
ED5: Minerals	CnES Developers	Apply policy in planning for and assessing development proposals. Prepare supplementary guidance	Ongoing

Policy	Lead Agent(s)	Actions Required	Timescale
	CnES	for Minerals.	Short
EI 1: Flooding	CnES Developers Scottish Environment Protection Agency (SEPA) Developers	Apply policy in planning for and assessing development proposals. Comhairle / developers to determine flood risk potential with advice from SEPA. Developers to undertake flood risk assessment, as required, incorporating mitigation measures for development proposals if appropriate.	Ongoing As required.
EI 11: Safeguarding	CnES Developers	Apply policy in planning for and assessing development proposals in consultation with relevant authorities.	Ongoing
NBH1: Landscape	CnES Scottish Natural Heritage (SNH) Developers	Apply policy and supporting documents (including the Western Isles Landscape Character Assessment (Appendix 1) in planning for and assessing development proposals.	Ongoing
NBH4: Built Heritage NBH5: Archaeology NBH6: Historic Areas	CnES Historic Environment Scotland (HES) CnES	Apply policy, Historic Environment Scotland technical advice notes, and /or relevant supplementary guidance in planning for and assessing development proposals. Prepare new or revised Supplementary Guidance for Conservation Area Management Plans	Ongoing Short
NBH7: St Kilda	CnES National Trust for Scotland (NTS) Ministry of Defence NTS	Apply policy in planning for and assessing all development proposals, taking account of St Kilda World Heritage Site Management Plan. Conclude preparation of new St Kilda World Heritage Site Management Plan.	Ongoing
STY3: Development of Stornoway Port Area	Stornoway Port Authority CnES Stornoway Trust HIE	Progress project planning, funding and delivery of Port Masterplan, in line with LDP.	Ongoing

OUTER HEBRIDES LOCAL DEVELOPMENT PLAN – ACTIONS FOR PROPOSALS

Where a single lead agent or group of partners can deliver Proposals through the same type of actions these have been grouped together. The term developer(s) may refer to private companies, community organisations, other public bodies, or private individuals.

In setting out timescales for delivery of actions timelines of: *ongoing*; *short* (1-5 years); *medium* (5-10 years); or *long* (+10 years) term have been adopted. This aligns with the shelf life of the Proposed LDP and the timescales utilised in the delivery of planning for housing provision. By their nature the actions to deliver some policies or proposals will be *ongoing*, in that they apply continuously.

Table 2: Actions for LDP Proposals

Lead Developer	Proposal Reference	Action Required	Timescale
Hebridean Housing Partnership (HHP)	PS1 Corran Cismaol, Barra PS5 Cleascro, Leurbost, Lewis	Conclude construction of these developments.	Short
HHP	PS2 Garrynamonie, South Uist	Progress project planning, funding and delivery	Short
HHP	PS8 Blackwater, Laxdale, Lewis	Progress project planning for site in line with Planning Brief.	Short
Developers	PS3 Seilebost, Harris PS4 Balallan, Lewis PS6 Crowlista, Uig, Lewis PS7 Steinish Road, Lewis PS9 Melbost Farm West, Lewis PS10 Oliver's Brae, Lewis PS11 Rear of Anderson Rd Nurseries, Lewis PS13 Stoneyfield Farm, Lewis	Consider in line with objectives of the Strategic Housing Investment Plan (SHIP) development process.	Various
Integrated Joint Board, CnES, & HHP	PS12 Goathill Farm West, Lewis	Progress consents, funding and delivery of Care, Extra Care and general needs housing.	Short
HHP	PS20 Balivanich Commercial Development Area, Benbecula	Progress project planning, funding, and delivery of units.	Short
Storas Uibhist	PS14 Gassay, Lochboisdale, South Uist	Ensure site is safeguarding for commercial and industrial uses. Continue to market the site and facilities.	Ongoing
Highlands and Islands Enterprise	PS15 Lionacleit, Benbecula	Ensure site is safeguarding for commercial and industrial uses.	Ongoing

Lead Developer	Proposal Reference	Action Required	Timescale
(HIE)		Continue to market the site.	
Stornoway Trust HIE CnES	PS16 Arnish, Lewis	Ensure sites safeguarded for industrial uses in line with National Renewables Infrastructure Plan (NRIP). Recognise proposals in the Stornoway Port Masterplan. Consider review / update of Planning Protocol for Arnish.	Short – Med Short
Stornoway Trust HIE	PS17 Creed Business Park, Lewis	Ensure site is safeguarded for commercial and industrial uses addressing constraints where they apply. Continue to market the site.	Short Ongoing
CnES	PS18 Spinal Route, Outer Hebrides	Progress project planning, funding and delivery.	Short - med
Storas Uibhist	PS19 Rubha Bhuilte, Lochboisdale, South Uist	Determine preferred use and progress project planning, funding and delivery.	Medium
CnES Others	PS21 Balivanich Environmental Improvements	Progress project planning for site in line with Balivanich Strategic Plan.	Medium
CnES Others	PS22 Leverburgh Environmental Improvements	Progress project planning for site in line with emerging community plans.	Medium
CnES Others	PS23 Castlebay Environmental Improvements	Progress project planning for site in line with emerging community plans.	Medium

MONITORING AND REVIEW

This Action Programme will be reviewed and updated every 2 years. This process will review the timetables set out in this document indicating whether actions (and thus their associated policies or proposals): have been completed; require no current or further action; are ongoing or still as scheduled; are constrained; or require new actions or lead agents to ensure delivery.

In addition to the biennial review of the Action Programme it is anticipated that progress on some actions e.g. preparation of Planning Brief(s), may also be reported through the Development Plan Scheme.

The lead developer identified in the Action Programme as being responsible for delivery of the requisite elements of the Plan will be notified, as part of the monitoring and review process. This should further enable delivery of the policies and proposals set out in the Plan, promote more effective and accountable delivery, afford better engagement, and wider ownership of the Plan.

The Action Programme will be used as a tool to monitor progress on the Local Development Plan.



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