

# Outer Hebrides Local Development Plan

## Action Programme Review



**COMHAIRLE NAN EILEAN SIAR**

**2021-2022**

# Outer Hebrides Local Development Plan

## Action Programme Review 2021-22

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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. The Action Programme is a 'live' document which is subject to review, as set out in this current document.

The Action Programme Review 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:

- What – lists Plan Policies and Proposals;
- Who – identifies lead agents;
- How – lists actions;
- When – sets out timescales.

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

The period covered by this Review has been impacted by the Covid-19 pandemic and the UK's exit from the European Union. This has impacted delivery and financing of development in addition to altered working practices, staffing and supply chain issues, which need to be considered as part of this Review.

## **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**

<b>Policy</b>	<b>Lead Agent(s)</b>	<b>Actions Required</b>	<b>Timescale</b>	<b>Update/Progress</b>
DS1: Development Strategy	Comhairle nan Eilean Siar (CnES) Developers	Determine development proposals fit with Development Strategy or seek to ensure conformity with Development Strategy. Assess effectiveness of spatial strategy.	Ongoing	The Spatial Strategy continues to be tested, and officers are monitoring and recording applications which challenge the policy. Definition of, and policy for, our offshore islands and other new categories have been beneficial, in providing guidance.
PD1: Placemaking and Design PD2: Car Parking and Roads Layout	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	These policies continue to be tested, and officers are monitoring and recording applications which challenge the policy.
EI 9: Transport Infrastructure EI 12: Developer Contributions	CnES Developers	Apply policy in planning for, and assessing, development proposals.	Ongoing	Actions continue.

Policy	Lead Agent(s)	Actions Required	Timescale	Update/Progress
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	Planning brief for Blackwater Housing site approved and directed planning process for consented development of that site. CnES working with HHP agents, TiG, on master planning for Melbost West site.
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	Need to monitor and apply statutory requirements in conjunction with Building Standards.
PD5: Open Space and Outdoor 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	CnES Developers	Apply policy in planning for, and assessing, development proposals.	Ongoing	Actions continue.

Policy	Lead Agent(s)	Actions Required	Timescale	Update/Progress
NBH3: Trees and Woodland STY1: Stornoway Retail and Stornoway Town Centre Areas STY2: Newton Commercial Area				
PD6: Compatibility of Neighbouring Uses	CnES Developers	Assess compatibility of neighbouring uses, and determine buffer zones or mitigation measures as appropriate.	Ongoing	Actions continue.
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	Actions continue.
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	Supplementary Guidance for Wind Energy Development; and for Caravans, Huts and Temporary Buildings drafted, consulted on, and adopted.  Draft Supplementary Guidance for Fish Farming held back per Scottish Government advice.
ED5: Minerals	CnES Developers	Apply policy in planning for, and assessing, development proposals.	Ongoing	Prepare Supplementary Guidance for Minerals. Revised audit likely required to

Policy	Lead Agent(s)	Actions Required	Timescale	Update/Progress
	CnES	Prepare supplementary guidance for Minerals.	Short	inform new guidance.
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.	Revised and updated flood level data provided by SEPA.
EI 11: Safeguarding	CnES Developers	Apply policy in planning for, and assessing, development proposals in consultation with relevant authorities.	Ongoing	Actions continue.
NBH1: Landscape	CnES NatureScot Developers	Apply policy and supporting documents (including the Western Isles Landscape Character Assessment (Appendix 1) in planning for, and assessing, development proposals.	Ongoing	NatureScot has updated its text and descriptions of Landscape Character types.
NBH4: Built Heritage NBH5: Archaeology NBH6: Historic Areas	CnES Historic Environment Scotland (HES)	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	Ongoing	Brief for new Conservation Area Character Appraisal (CACA) drafted. The CACA will inform new CAMPs Supplementary Guidance.

Policy	Lead Agent(s)	Actions Required	Timescale	Update/Progress
	CnES	Conservation Area Management Plans	Short	
NBH7: St Kilda	CnES National Trust for Scotland (NTS) Ministry of Defence (MOD)	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	Ongoing  Revised draft Management Plan prepared in 2021.
STY3: Development of Stornoway Port Area	Stornoway Port Authority CnES Stornoway Trust Highlands & Island Enterprise (HIE)	Progress project planning, funding, and delivery of Port Masterplan, in line with LDP.	Ongoing	Various elements progressed, consented or development/under development.



## **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**

<b>Lead Developer</b>	<b>Proposal Reference</b>	<b>Action Required (2018/19)</b>	<b>Timescale</b>	<b>Update / Progress (2021/22)</b>
Hebridean Housing Partnership (HHP)	PS1 Corran Cismaol, Barra PS5 Cleascro, Leurbost, Lewis	Conclude construction of these developments.	Short	Houses completed and occupied.
HHP	PS2 Garrynamonie, South Uist	Progress project planning, funding, and delivery.	Short	Houses completed and occupied.
HHP	PS8 Blackwater, Laxdale, Lewis	Progress project planning for site in line with Planning Brief.	Short	Planning Brief in place and Major planning application for development of 72 homes consented.
Developers	PS3 Seilebost, Harris PS4 Balallan, Lewis PS7 Steinish Road, 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	Consider in line with objectives of the Strategic Housing Investment Plan (SHIP) development process.
HHP	PS6 Crowlista, Uig, Lewis	Consider in line with objectives of	Medium	Construction of 4 houses consented.

Lead Developer	Proposal Reference	Action Required (2018/19)	Timescale	Update / Progress (2021/22)
		the Strategic Housing Investment Plan (SHIP) development process.		
HHP	PS9 Melbost Farm West, Lewis	Consider in line with objectives of the Strategic Housing Investment Plan (SHIP) development process.	Various	TiG undertaking master planning for potential development of this site for HHP.
Integrated Joint Board, CnES, & HHP	PS12 Goathill Farm West, Lewis	Progress consents, funding and delivery of Care, Extra Care, and general needs housing.	Short	Major development for 74 social rented homes, 50 care beds and 52 housing with extra care units consented Dec 2018, and on target for completion April 2022.
HHP	PS20 Balivanich Commercial Development Area, Benbecula	Progress project planning, funding, and delivery of units.	Short	Construction of 10 units consented and under construction.
Storas Uibhist	PS14 Gassay, Lochboisdale, South Uist	Ensure site is safeguarding for commercial and industrial uses. Continue to market the site and facilities.	Ongoing	Action as 2018/19.
Highlands and Islands Enterprise (HIE)	PS15 Lionacleit, Benbecula	Ensure site is safeguarding for commercial and industrial uses. Continue to market the site.	Ongoing	Action as 2018/19.
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	CnES working with HIE and other stakeholders on developing a spatial strategy to direct and plan for development at Arnish. Deep water port consented. Planning protocol will continue to be utilised as applicable.
Stornoway Trust HIE	PS17 Creed Business Park, Lewis	Ensure site is safeguarded for commercial and industrial uses	Short	Action as 2018/19. Some new developments/uses consented.

Lead Developer	Proposal Reference	Action Required (2018/19)	Timescale	Update / Progress (2021/22)
		addressing constraints where they apply. Continue to market the site.	Ongoing	
CnES	PS18 Spinal Route, Outer Hebrides	Progress project planning, funding, and delivery.	Ongoing	Action as 2018/19.
Storas Uibhist	PS19 Rubha Bhuilte, Lochboisdale, South Uist	Determine preferred use and progress project planning, funding, and delivery.	Medium	Action as 2018/19.
CnES Others	PS21 Balivanich Environmental Improvements	Progress project planning for site in line with Balivanich Strategic Plan.	Medium	Initial funding agreed through Town Centre Regeneration funds. Planning for improvements being progressed through Balivanich Vision strategy.
CnES Others	PS22 Leverburgh Environmental Improvements	Progress project planning for site in line with emerging community plans.	Medium	Initial funding agreed through Place Based Investment fund. Scope for funding through 'Levelling Up' fund and other funding opportunities being assessed.
CnES Others	PS23 Castlebay Environmental Improvements	Progress project planning for site in line with emerging community plans.	Medium	Scope for funding through 'Levelling Up' fund and other funding opportunities being assessed.

## **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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