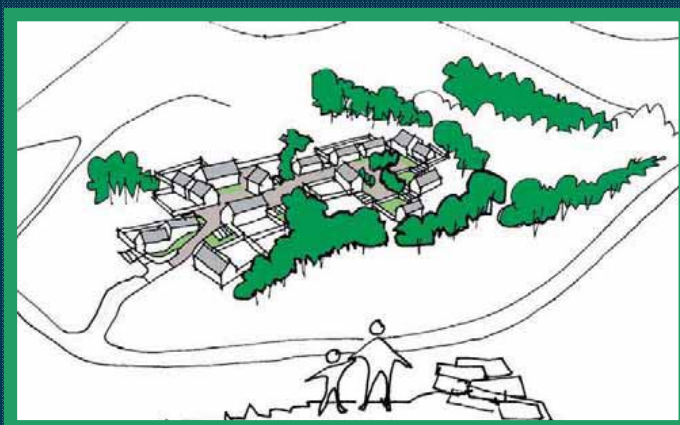


Outer Hebrides Local Development Plan

Supplementary Guidance

Melbost Farm East Planning Brief



OUTER HEBRIDES LOCAL DEVELOPMENT PLAN
SUPPLEMENTARY GUIDANCE: MELBOST FARM EAST PLANNING BRIEF
DESIGNING PLACES – DESIGNING STREETS – DESIGNING HOMES

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INTRODUCTION

Outer Hebrides Local Development Plan

This Planning Brief is presented as supplementary guidance (SG) and forms part of the statutory Outer Hebrides Local Development Plan. The Brief should be read in conjunction with the Local Development Plan (LDP) and any other relevant supplementary guidance. It supersedes a previous Development Brief published in 2007. The supplementary guidance will deliver the Outer Hebrides Local Development Plan policies and proposal affecting the site.

LDP Policy 13 Housing states:

- ***Planning Briefs will be prepared by the Comhairle as statutory Supplementary Guidance for specific housing sites as indicated in the Proposals section of the Plan. (extract)***

LDP Housing Proposal H1 (d) Melbost Farm (East), Stornoway states:

- ***A planning brief will be prepared for the site in the plan period as part of statutory supplementary guidance and will address phasing, programming, infrastructure and relevant development considerations including access, site extent and layout, social infrastructure and open space requirements. (extract)***

Whilst the whole of the Local Development Plan should be considered in preparing any development the following policies are particularly applicable to this Planning Brief and the development of the Melbost Farm site:

Policy 1 Development Strategy	Policy 8 Waste Management
Policy 2 Assessment of Development	Policy 9 Water Environment
Policy 3 Zero and Low Carbon Buildings	Policy 11 Compatibility of Neighbouring Uses
Policy 4 Siting and Design	Policy 25 Open Space
Policy 5 Landscape	Policy 26 Transport Infrastructure
Policy 6 Water and Waste Water	Policy 34 Archaeology
Policy 7 Flooding	

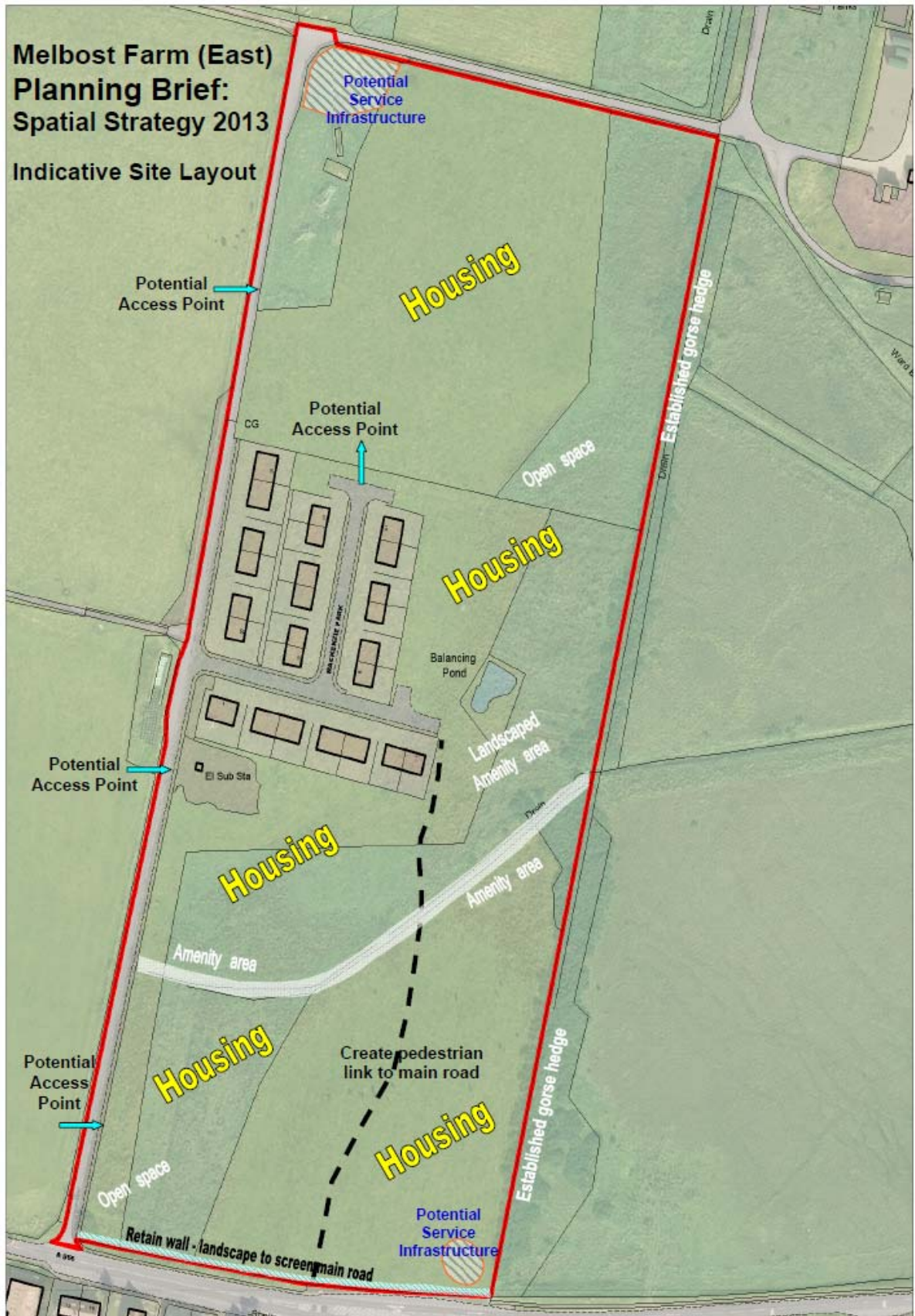
Purpose of the Planning Brief

The Planning Brief sets out guidance for the development of a major housing site at Melbost Farm on the eastern edge of Stornoway. In particular the Brief will be used to:

- *assist the Comhairle in its considerations to progress development including the assessment of planning applications;*
- *assist the achievement of a quality design and coordinated development outcome which integrates with the surrounding area;*
- *provide applicants with a clear guide as to what will be required in the development of the site and between each phase of development;*
- *ensure constraints are identified and need for mitigation directed.*

Justification for any anticipated deviation from the Brief must be agreed with the Comhairle in advance.

Fig 1 Melbost Farm East Spatial Strategy



Format of the Planning Brief

This Brief has been formatted around three themes: Designing Places, Designing Streets, and Designing Homes. This approach is used in establishing a new neighbourhood, its appearance and how it should be structured; how it relates to the surrounding built environment, and gives some direction on its layout and elements that should be included within it and some details on the design and finishes of these elements. The Brief also includes guidance for Developers on the topics that would be expected to be covered in any Masterplan for the whole, or any part of the site.

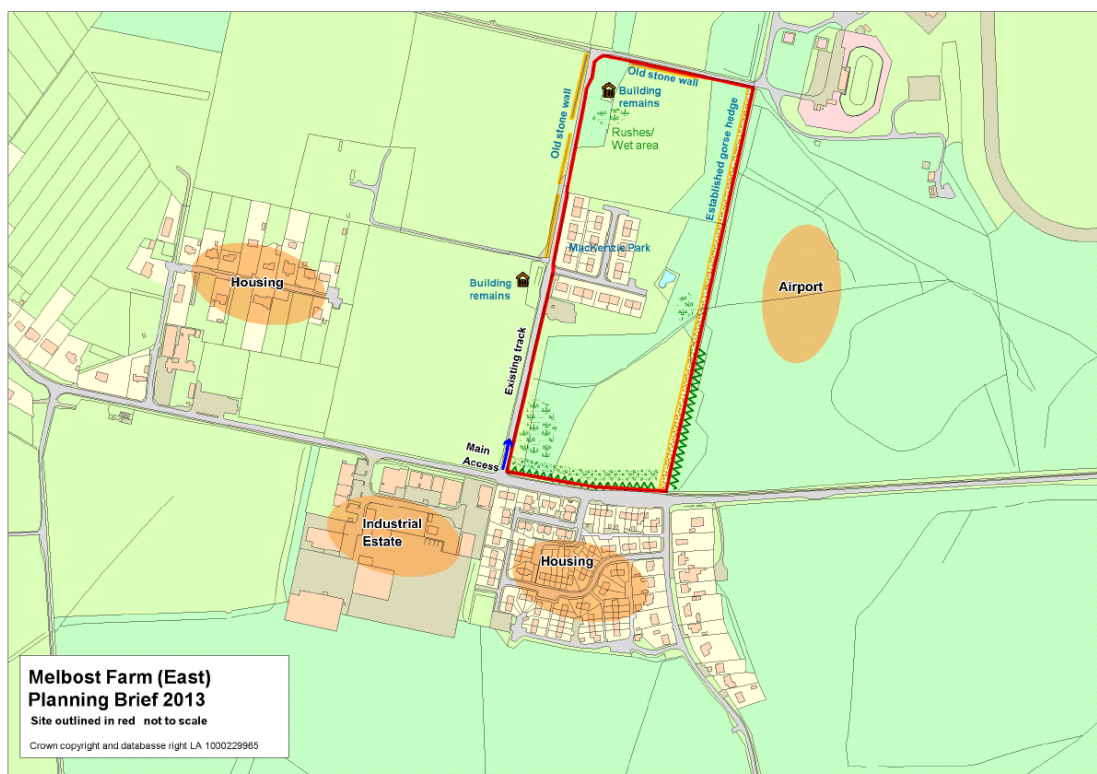
The Spatial Strategy for the Melbost site provides an indicative layout for the site, demonstrating how the requirements set out in the Brief might be accommodated. Transport and service infrastructure is likely to be accommodated within the areas shown for amenity open space. Some indicative areas are identified.

SITE CONTEXT & DESCRIPTION

The Melbost Farm development site is located on the eastern edge of Greater Stornoway adjacent to the A866 between Sandwick and Stornoway Airport. The site is located adjacent to the township of Sandwick. The East site extends to 8.71 hectares and is bounded to the north by agricultural land, to the east by the airport, to the south by a main road, Parkend housing and industrial estate and further to the west by Sandwick School and private housing. (Fig 2 Local Context). It also lies within the Stornoway Airport safeguarding zone.

The Melbost Farm (east) site and the adjacent west site are allocated as major housing proposal sites in the adopted Outer Hebrides Local Development Plan, with an identified potential capacity for nearly 300 housing units between the two sites (130 units on east site and 167 on the west).

Fig 2: Melbost Farm Local Context



The land is in mixed ownership – with Hebridean Housing Partnership as lead affordable housing developer owning around 2/3^{rds} of the southern portion of the east site. The remaining north section is owned by the Stornoway Trust and leased in agricultural use to a tenant farmer.

The land is classified as Class 4.1 in the Macaulay Land Use Classification. The fields to the west of this proposal site have been used for cultivation and pasture. To the east is rough grazing with wet areas of rushes, before reaching Stornoway airport land.

The site has a prominent location along the main A866 road between the airport and Stornoway and adjacent to existing communities.

Fig. 3 Melbost Farm East, looking north



The site is generally flat with a steady slope falling from the north west to south east. It is enclosed by mature gorse hedge along the eastern boundary, dry stone walling on the northern edge with the remaining boundaries being post and wire fencing with the addition of a rendered wall along the south road frontage.

Fig 4 Main access road

A surfaced access road bisects the east and west sites, which is partly widened to the entry point of the MacKenzie Park development and runs due north from Sandwich road to the north of the site where it turns east towards the airport. Some stone buildings remain and wartime concrete sub structures are located in the north west section of the site. Several field drains bisect the site.



In 2012 a development of 24 affordable housing units, of mixed tenure, was constructed on the site. This development is known as MacKenzie Park.

Fig. 5 MacKenzie Park



Overhead power lines cross the site; west–east (11kv serving Point) and north west-south east (serving Parkend). These have partly been diverted to accommodate the MacKenzie Park development. A water main is located along the main road, and there is waste water services nearby which are currently at capacity and will require upgrading.

DESIGNING PLACES

Designing Places – Scotland's policy statement for designing places covers six qualities which contribute to making 'successful places':

- *Distinctive*
- *Safe and Pleasant*
- *Easy to get to, and get around*
- *Welcoming*
- *Adaptable*
- *Resource Efficient*

Taken together these qualities should contribute to place making and create a balanced inclusive community. The spatial strategy at Figure 1 shows how this could be achieved for the Melbost Farm site.

LANDSCAPING / BOUNDARY TREATMENTS



Fig 6 Boundary edges

Landscaping and boundary edge treatments can assist in providing the structure within which new development can blend well into its surroundings. Due to its prominent location at the entry to Stornoway a quality appearance will be required on key edges, particular along boundary edge with the A866 road. The existing wall should be retained and planting alongside within the site used to provide a buffer to the main road.

The developer will be required to submit a Landscaping Strategy along with any planning application that shows how landscaping will be used to complement existing, proposed and future development. There may be opportunities to incorporate existing features such as established hedgerows and stone wall remains into the landscaping.



Fig 7 Established gorse hedge

OPEN SPACE / RECREATIONAL FACILITIES



Fig 8 Low maintenance recreation

Given the potential housing capacity of the site, it is important to create a sense of place. This should be achieved by providing open spaces or amenity areas and recreational facilities. These need to reflect both the urban and rural characteristics of the site, and the mixed age profile of potential residents.

Recreational facilities need not consist of formal play areas or equipment, however low maintenance facilities such as illustrated at Figures 8 and 9 should be provided as part of the development.



Fig 9 Low maintenance informal play space

Fig 10 Grow Your Own plots, Sgoil Lionacleit, Benbecula

Open space areas created particularly at the northern and eastern boundaries will allow the built features to 'knit into' the rural landscape. These could be either informal open spaces, or amenity areas to supplement the private open space allocated to each house. Developers should incorporate such facilities in line with the open space requirements set out in Figure 11.



Grow Your Own Areas or allotment gardening offers many health and social benefits and may be considered as part of the provision of additional open space facilities.

Based on a standard of 60m² public open space per dwelling the threshold for such provision is set out below:

Threshold	Cumulative requirement
Up to 25	Landscaping
25-45 houses	1,500 – 2,700m ² including minimum 1 no. play space (unequipped) and minimum 1 no. open space with seating.
46-75 houses	2,700 – 4,500m ² including minimum 1 no. play space (unequipped) and minimum 1 no. open space with seating.
+75 houses	Greater than 4,500m ² (pro rata) including minimum 1 no. play space (unequipped) and minimum 1 no. open space with seating.

Fig 11 Open Space & Recreation Requirements

All recreational and open space provision should be detailed in the Landscaping Strategy and submitted as part of all/any planning applications.

WATER BODIES

The LDP Water Environment policy requires a development buffer strip between any water body and the proposed development that can be accessed and maintained all year round. The Melbost Farm (East) H1 Housing allocation also requires that *"Development should be set back from the water-course; any opportunity to improve the biological status of the water-course should be investigated"*.

There is evidence that historically there has been a drain across the site although there is no longer any moving water and little remaining evidence. However the line of the drain is soft, boggy land, therefore it is recommended that it is avoided when determining the location of any houses, although it could be utilised for associated gardens or as part of the open space allocation. This presents an opportunity to provide an informal amenity area, for instance, a walkway with seating to maximise opportunities for views out of/beyond the site.

SERVICING AND INFRASTRUCTURE

Electricity

Developers should engage with Scottish and Southern Electricity prior to submission of any planning application, in order to determine that there is capacity in the existing electrical network to accommodate further development. Developers should note the requirement to manage or divert the existing overhead lines that cross and service the site. Relocation of overhead power lines will be sought where buffering or safeguarding over overhead lines would compromise optimal site layout.

Waste Water

Scottish Water has advised that following the construction of the initial 24 housing units at MacKenzie Park no further wastewater discharges from future developments at this site can be routed via the East Street networks. Reflecting the likely phased development of the site Scottish Water have advised that a staged construction of additional treatment will have to be provided by the developer as would appropriate pumping facilities. This may be introduced over three stages to accommodate incremental development. A Drainage Impact Assessment is required to regarding requirements for wastewater provision.

Water

Following the construction of the initial 24 housing units at MacKenzie Park there remains adequate capacity in the networks for the provision of a water supply to accommodate likely future development on the east site.

Surface Water

Excess surface water should be led to a soakaway area. Sustainable drainage systems (SuDS) will be required. When preparing and before submitting each development application developers should consult the Comhairle regarding suitability of single or groups SuDS schemes in relation to topography, cumulative impact so as not to compromise future phases. Ponds, if properly planned, can be created as an attractive landscape feature as part of SuDS.

Developers should contact Scottish Water when preparing each development application for this site. The result of pre-applications discussions should be submitted as supporting information with any planning application.

ARCHAEOLOGY

The Comhairle's Archaeology Service advise that the only visible remains in the proposed development area are several mounds of stones in and around the location of an old ruin (visible on the 2nd edition Ordnance Survey map); also at the same location are later ruins that relate to the airfield, these post date World War II. However other factors indicate this area may have archaeological potential. The topographical and geological features of the area, the location of recorded archaeological sites and settlements to the south and the fact that the site has not previously been developed all indicate that areas within the development zone may have the potential for unrecorded archaeology to exist and as such may require mitigation during the planning and development process.

LAND CONTAMINATION

There are no known land contamination issues affecting the site. If during construction any contamination becomes evident, the developer should bring this to the attention of the Comhairle's Environmental Health Service.

TRANSPORT

Developers must provide an assessment and traffic management scheme for each development application designed to satisfy the Comhairle's adoptable standards. Early discussion should be held with the Comhairle's Technical Services Department regarding details and specifications for roads, footpaths and related traffic management provisions, as well as public transport aspects.

Roads

Road and related traffic management measures should be designed to maximise efficient and safe circulation within and to/from the development as well as minimising the impact of development on the surrounding local communities and existing road users.

Fig 12 Main spine road on site



The main vehicular access to the site is taken from Sandwick Road at the southern end of the site. For any new developments north beyond the junction into MacKenzie Park and serviced by the existing main spine road, this spine road will require to be upgraded to the Comhairle's adoptable standards i.e. minimum of 5.5 metre wide road with 1.8 metre kerbed surfaced footpath with streetlights. All future new roads within the site

will also be required to meet this standard and should be discussed with the Comhairle's Technical Services Department. Minor roads off the main spine will serve the different phases of development and allow for residential clusters within each phase.

Fig 13 Example of shared surface



Shared surfaces at residential cluster level may be acceptable only subject to consultation with the Comhairle's Technical Services Department particularly concerning suitable surface treatments and the ability for service vehicles to access all properties. The design and materials proposed for use in the residential clusters should be detailed in applications.

Access to the land and development north beyond the site should not be impeded, nor the route of existing roads and tracks (going east and west) at the northern boundary of the site. It is considered unlikely that improved access (e.g. a roundabout) to the site from the main A886 will be required until such time as it is proposed to develop the Melbost Farm (west) site at which time a traffic impact assessment will be required to accompany any planning application for proposed development on the west site.

Parking



Fig 14 MacKenzie Park

Parking requirements for residential developments are set out in Supplementary Guidance: Standards for Car Parking and Roads Layout. "For residential developments, generally 2 off road spaces per house, or 1.5 spaces per flat or 1 bedroom dwelling, are required".

Foot Paths & Cycles

Provision of facilities for pedestrians, cyclists and other users contribute to a pleasant, healthy environment in which to live. Provision should be made for pathways within the site with links to key external facilities, (e.g. existing foot/cycleways and bus routes), including as a minimum the construction of a separate non-vehicular route (an alternative route not concurrent with existing spine road access) to the main A866. An indicative route for this footpath is shown in the Spatial Strategy. Provision for storage for cycles is required for flatted developments. These requirements should be set within the context of the open space provision and other recreational facilities and detailed in the Landscaping Strategy.

Fig 15 Pedestrian crossing on A866



Public Transport Links

The adjacent main A866 Stornoway – Point road is well served by a scheduled bus service. Bus stops and laybys are available on both the east and west bound sides of the main road close to the access road serving the development. Developers should consider the need for improved crossing facilities (e.g. a formal pedestrian crossing) on the A866 following construction of 41 or more (cumulative) housing units within the site.



The developer should ensure that provision for any future bus service through the site can be accommodated by either setting aside sufficient land for a bus turning circle off the main access road (to adoptable standards) within or adjacent to the development site at a location set back from the proximity of residential units for safety reasons, or alternatively a through loop road to accommodate any future demand.

DESIGNING STREETS

"The design of a successful place will begin with understanding how new housing can be connected to both the movement and settlement patterns of an area."

Designing Streets

LAYOUT, ACCESS AND SITE CIRCULATION

The proposed design and layout should allow for locally distinctive areas, each with their own identity. Individual houses should be organised in residential clusters/home zones as safe and attractive units. The spatial strategy provides further details on this.

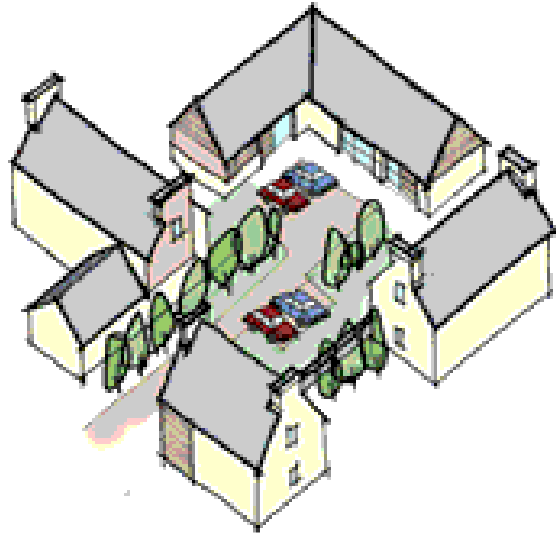


Fig 17 Sample layout



Fig 18 Security awareness in design

The design of the development should seek to minimise opportunities for nuisance and crime with regard to community safety. Layout design, the relation of houses to footpaths/open space, garden enclosure, cul de sac arrangements, materials and planting all have a bearing on security, as illustrated in Figure 18 here.

Further information on [Secured by Design](#) is available from Police Scotland.

Examples of how design layout can provide local identity; maximise outward views and common space; and introduce segregated pedestrian / car movements are shown in Figure 19.

Fig 19 Sample layouts

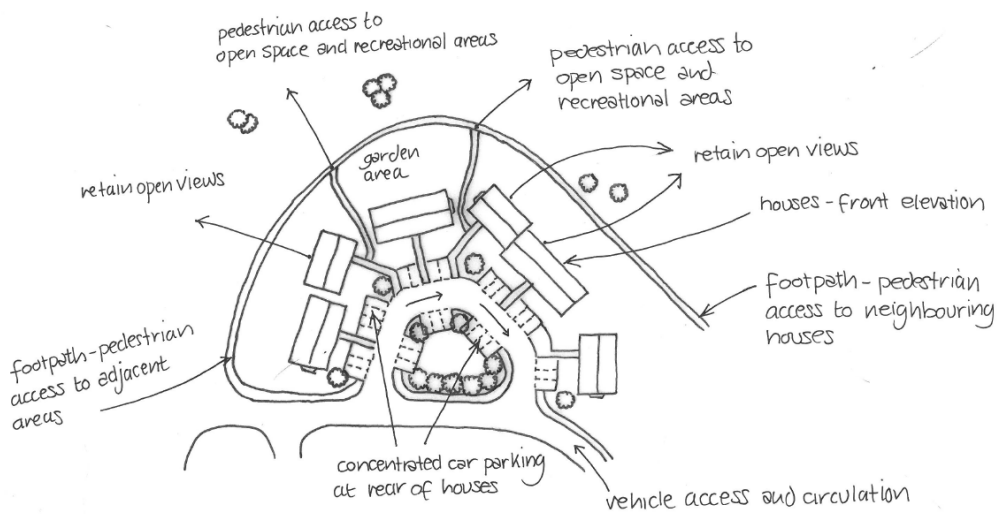


Fig 20 Minimising impacts of development



Achieve cohesive low key development minimising impact on landscape setting:

- integration with landscape through planting and landscaping
- development divided into different areas
- low key informal groupings

SUSTAINABILITY

The principle of sustainability is already embedded within Planning and Building Standards requirements, and Local Development Plan policies. Specifically Policies: 1 (Development Strategy); 2 Assessment of Development; 3 (Zero and Low Carbon Buildings), 4 Siting and Design; 6 Water and Waste Water; and 8 Waste Management provide further detail in relation to maximising sustainability in this type of development.

In developing housing and other services at Melbost Farm developers should seek to optimise sustainability principles, maximising the site's south facing elevation in house and site design and layout. Given the high level of fuel poverty in the Outer Hebrides developers should seek to maximise energy efficiency measures both in site layout and in individual house design.

DESIGNING HOMES

"Every new house, however modest, is a permanent change to the landscape. Our Islands have a rich cultural heritage and are renowned for their beautiful landscape – by designing buildings which sit well in the landscape, we can manage the distinctive character which sets our Islands apart. What's important is that joint responsibility is recognised and that all parties contribute to well designed houses"

Outer Hebrides Design Guide



BUILDING DESIGN

Quality of design and creation of attractive distinctive places are central objectives in Scottish Government policy as set out in [Scottish Planning Policy; Designing Places; Designing Streets](#); and [PAN 67 Housing Quality](#). This is reflected in the Outer Hebrides Local Development Plan policies which require an appropriate and acceptable quality of development, and design that relates to setting. The Siting and Design Considerations in the [Outer Hebrides Design Guide](#) provide further information. A Design Statement will be required to accompany all development applications on this site.

Housing Density

A minimum density of 15 units per hectare and a maximum of 30 units per hectare is the required density for sites such as the Melbost Farm east site, located within Stornoway Main Settlement but out with the Core Boundary. These densities may be reduced to allow for the provision of an allowance of land for open space, landscaping or amenity.

Fig 21: An Sithean Housing Development, Back



Tenure Mix

Scottish Planning Policy (SPP) seeks that as far as possible the tenure of housing should not be discernible from its design, appearance and quality. Whilst the LDP sets out policy criteria for achieving mixed tenure within

development – 25% affordable for 8 or more units, and an appropriate tenure mix for development of 15 or more units – it allows discretion of tenure mix through an individual site specific development brief. As an identified developer has title to over two thirds of the site it is anticipated that a significant part of the development will be for affordable housing with some shared ownership elements. In order to achieve a balanced community overall, scope for a different tenure mix level would be considered on the north portion/third of the site.

House Types

Future development applications must include a variety of house types and designs to provide choice, including homes for families, older people and people with particular needs.

In order to help create visual interest and contribute to quality residential environments variation in scale, form, height/roofline, orientation and street layout must be incorporated in development applications. Where the topography is suitable, low rise flatted dwellings may be acceptable where they meet LDP design policy. Large sectors of one house type should be avoided. Further guidance is set out in the [Outer Hebrides Design Guide](#).

Materials & finishes

Fig 22: Sample materials and finishes



The use of a variety of materials and finishes contribute to creating quality developments. Developments must utilise a variety of different material finishes. With the exception of roofs, the use of the single material finishes e.g. only single

or dual roughcast will not be acceptable across the site, unless windows, doors or other detailing provides sufficient contrast.

SUSTAINABLE USE OF ENERGY, WASTE AND WATER RESOURCES

Energy

Fig 23 Solar panels



In line with LDP policy low and zero carbon generating technologies must be incorporated into the design of new houses. Noting the scale of the development, opportunities for a district heating scheme or for combined renewable heating and energy supply should be investigated. A ground source heating system might be possible in conjunction with any open space provision. Siting,

orientation and design of buildings can contribute to maximising passive solar gain. Given the level of high fuel poverty in the Outer Hebrides developers should seek to maximise energy efficiency measures both in layout and in individual house design.

Fig 24 Example of communal bin provision

Waste and Recycling

The Comhairle provides a regular refuse collection service (4 bins per household: residual; organic; glass; co-mingled recycling). Waste separation and collection make increasing space demands and the implications for individual house design/outside space provision and wider communal provision within the layout should be assessed and provided for where possible. At a minimum, screening (e.g. block or wood construction) for all bins should be provided to the side or rear of individual house units.



Efficient use of resources e.g. recycling materials and minimisation of waste (including during construction) is also important as is the use of sustainably sourced materials.

Grey water collection

In considering house design and site layout, scope to incorporate grey water collection schemes (e.g. rainfall and rooftop collection/butts) should be investigated and incorporated where feasible.

IMPLEMENTATION

Cumulative Impact

Developers will be expected to demonstrate that proposals will not result in unacceptable cumulative impacts. As cumulative issues only arise when the siting of a particular development is known, cumulative impact will be fully evaluated on a case-by-case basis. Assessment of impacts will take into account a wide range of factors covering the natural and built environment, landscape, the visual amenity of the area and the wider socio-economic impacts.

The Comhairle will encourage developers to co-operate over the exchange of information where cumulative assessment has been identified as important and is required in order to make decisions on proposals.

Works During Construction

To minimise disturbance and reduce impact on existing residents' amenity construction will be limited to the hours of 07.00 – 19.00, Monday to Friday, unless by other agreement with the Comhairle. Developers will be required to ensure that as part of any development phase designated parking provision (for private and commercial vehicles) is made for contractors, their employees and agents, during construction.

It is recommended that development is phased in a north to south direction, from the existing Mackenzie Park development to achieve better integration of the settlement.

Maintenance of Common Areas

Developers will be required to maintain to a standard fit for purpose all elements of the development (including open space, recreation facilities etc) that remains within its ownership or responsibility. If necessary a planning obligation may be applied to ensure this.

ANNEX 1: DEVELOPER MASTERPLAN

"Masterplanning can create a place, rather than a series of unrelated buildings and spaces..... Effective master planning can make a positive contribution to the creation of sustainable and successful places."

Masterplanning (PAN 83)

MASTERPLAN

The definition of what constitutes a Masterplan can vary. Most commonly, it is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development.

An effective Masterplan should explain how a site, or series of sites, will be developed, describing and illustrating the proposed urban form in three dimensions. It should show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. It should also describe how the project will be implemented through a delivery strategy which sets out phasing, timing and funding. (Source: PAN 83, Scottish Government)



This Planning Brief and policies in the Outer Hebrides Local Development Plan should direct and inform any Masterplan.

As a minimum a Masterplan document (including for separate ownership and possibly different masterplans for different areas of the site) should include the following:

- Outline timetable for the development of the whole area within the developer's ownership, with a phasing schedule;
- Details of each development stage indicating number of units, open space provision, and infrastructure requirements in line with the requirements of the Planning Brief;
- A site layout indicating proposed housing, open space and recreational facilities, roads layout, access and circulation (pedestrian and vehicular);
- Details of house scale, style and design, including any energy efficiency measures;
- A Landscaping Strategy that includes open space, amenity areas, and recreational provision; treatment of water bodies; boundary edges; and footpath / cycleway routes.

In preparing a Masterplan and phasing schedule, developers should note the trigger points at which additional services and facilities (particularly relating to transport and recreation) will be required along with further housing and should ensure these are reflected in the Masterplan.

Community Consultation

Any and all developers will be encouraged to engage with interested parties including existing residents within the site and in adjacent settlement i.e. Parkend, Holm, Mackenzie Park, East Street, in preparing plans for any new multi-unit development. There is an established Community Council representing this area, Sandwick Community Council and local residents associations.

Annex 2: Information Sources

Outer Hebrides Local Development Plan (OHLDP) and Associated Maps

OHLDP – Supplementary Guidance for Car Parking and Roads Layout

Outer Hebrides Design Guide

Scottish Planning Policy

PAN 67 Housing Quality

PAN 68 Design Statements

PAN 75 Planning for Transport

PAN 76 Designing Streets: A Policy Statement for Scotland

PAN 77 Designing Safer Places

PAN 78 Inclusive Design

PAN 79 Water and Drainage

PAN 83 Masterplanning

PAN 2/2010 Affordable Housing and Housing Land Audits

PAN 3/2010 Community Engagement

PAN 1/2011 Planning and Noise

Designing Places: A Policy Statement for Scotland

Designing Streets: A Policy Statement for Scotland

[Secured by Design](http://www.securedbydesign.com/) (Police Scotland): <http://www.securedbydesign.com/>

Comhairle nan Eilean Siar [Design Statement Guidance Notes](#)

Comhairle Contacts

Planning Service 01851 822690

Environmental Health 01851 822694

Roads, Technical Services Dept 01851 822664

Public Transport Office, Technical Services Dept 01851 822661

Archaeology Service 01851 709266

Recreation Provision, Social & Community Services Dept 01851 822782

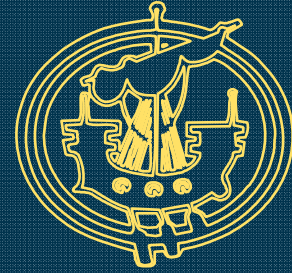
Other Contacts

Scottish Water 0845 601 8855

Scottish and Southern Electric 0800 048 3515

Disclaimer: Developers must have regard to the contents of this Brief in preparing proposals or masterplans for this site. The Brief is statutory supplementary guidance and will be used in the determination of future planning applications for the area. The Comhairle offers no warranty as to the suitability of the site for use proposed. It is the developer to be satisfied as to the ground conditions, availability of services and grants of statutory approvals. This Guidance is given in good faith and does not prejudice the Comhairle's consideration of subsequent planning applications.

COMHAIRLE NAN EILEAN SIAR



Supplementary Guidance Melbost Farm East Planning Brief

THE PLANNING SERVICE

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Photo & Image credits: Comhairle nan Eilean Siar; Forestry Commission; Argyll and Bute Council; Scottish Government

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