

## **Call for Sites – Overview**

This overview provides information on the Call for Sites exercise, who can get involved and how to do it. It also explains how to make a submission to Fermanagh & Omagh District Council (the Council) should you wish to propose a site to be considered for a particular land use zoning or designation in the Local Policies Plan (LPP).

The LPP is the second part of the Local Development Plan (LDP). The Planning Act (Northern Ireland) 2011, Section 9 requires the Local Policies Plan to set out the Council's policies in relation to the development and use of land in its district, this will include local policies, including site specific proposals, designations, and land use zonings.

This follows on from the Plan Strategy (PS) which was adopted on 16 March 2023 and is the first part of the process. The Council's LPP must be consistent with its Plan Strategy available at: [Local Development Plan - Plan Strategy](#)

### **What is the Call for Sites?**

The Call for Sites allows landowners, developers, members of the public, architects, and agents to promote a site to be considered as part of the LPP process for a particular land use zoning or designation, which they feel has potential for development. Only those lands within the FODC Council area will form part of the evidence for consideration.

### **Why is the Council undertaking a Call for Sites?**

The Regional Development Strategy 2030 through policy RG1 aims to ensure an adequate supply of land is available to facilitate sustainable economic growth. In line with this the Council needs to ensure that sufficient zoned land exists to meet our needs during and beyond the Plan period (2030).

The Strategic Planning Policy Statement for Northern Ireland states that the Local Policies Plan will bring forward local site-specific designations (e.g., zonings and policy areas), associated policy criteria and key site requirements consistent with the Plan Strategy.

The call for sites exercise is a process which the Council is undertaking to give the public an early opportunity to get involved in the LPP process. The call for sites process will assist the Council in sourcing a long list of potential sites for various land uses for further assessment and consideration during the LPP process. Landowners, property developers and other interested parties can submit and promote their sites to the Council during the call for sites.

### **Which sites to submit?**

The Council invites submissions for a range of land uses, including;

- Residential,
- Industry,
- Business,
- Storage & Distribution,
- Mixed Use

The PS advises that within the main and local towns the Council, as part of the LPP, will identify and zone Phase 1 sites to meet any remaining housing need over the plan period (2030) and Phase 2 Sites will also be identified and zoned for allocation beyond the plan period (i.e. after 2030).

Policy SP03 also advises that within the Villages and Small Settlements, Housing Policy Areas (HPAs) may be identified in the LPP.

Policy SP04 indicates that sites will be zoned for industry and business in the main and local towns.

For the purposes of this exercise, industry and business uses refer to those currently defined in Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (Northern Ireland) 2015.

"Business" includes Class B1 offices (except financial, professional and other services), call centres, and research and development.

"Industry" includes Class B2 light industrial, Class B3 general industrial, and Class B4 storage and distribution uses.

It is important to consider the above matters before making your submission.

### **How do I submit a site and what are the minimum requirements for site submissions?**

The Council encourage all submissions to be made online at: [Call for Sites – Fermanagh & Omagh District Council \(fermanaghmagh.com\)](http://fermanaghmagh.com)

The online form will direct you to answer only those questions which are relevant to the type of submission you wish to make. You will then be guided to plot the site on a map. In addition to plotting the site you should also submit a site location plan with the site clearly annotated. Please note that any sites submitted without a site location plan will not be considered. Assistance can be provided by contacting the Planning Office during working hours.

Things to note:

- Each site should be submitted separately, each with its own form.
- A site may be put forward for a range of uses, however you must make a separate submission for each use.
- The proposed site must be wholly within the Fermanagh & Omagh District Council area.

- There is no maximum size of site.
- Sites can be greenfield or brownfield (brownfield is defined as land that is, or was occupied by a permanent structure within a defined settlement limit. It may encompass vacant or derelict lands, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. It does not include the gardens of dwellings and apartments (broadly defined as those areas within the curtilage of a dwelling which do not contain any buildings).
- It is your responsibility to submit all the information and surveys you feel are necessary to accompany your submission and support its potential for zoning or designation as part of the LPP; FODC will not be seeking further information nor follow up incomplete submissions.
- You must submit a site location plan with the site clearly annotated for each submission made.
- Zoned housing sites will only be taken forward in the main and local towns.
- In the main and local towns only sites that can accommodate at least 10 dwellings will be zoned.
- In the villages and small settlements Housing Policy Areas may be taken forward, this will ensure maximum flexibility.
- Zoned industry and business sites will only be taken forward in main and local towns, this will ensure maximum flexibility in the villages and small settlements.

Within the main and local towns, the Council as part of the LPP will identify and zone Phase 1 sites to meet any remaining housing need over the plan period (2030) once committed housing sites with extant planning permissions or sites which are under development have been taken into account.

Phase 2 Sites will also be identified and zoned for allocation beyond the plan period (i.e. after 2030). These will only be released at an earlier time within the plan period (i.e. before 2030) where it is evident through either monitoring or the re-appraisal of future housing need that these housing sites will be required to meet housing need within the plan period.

The scale of Phase 2 sites and the exact criteria and mechanism for how these sites could be released will be outlined within the Local Policies Plan.

### **Are there any size or location thresholds?**

The Plan Strategy Strategic Policy SP03 advises that, within the main and local towns, sites will only be allocated where it can be shown that they can accommodate at least 10 dwellings.

In the villages and small settlements Housing Policy Areas may be taken forward, this will ensure maximum flexibility.

Policy SP04 advises that zoned industry and business sites will only be taken forward in main and local towns, this will ensure maximum flexibility in the villages and small settlements.

Table 2 on page 37 of the Local Development Plan – Plan Strategy sets out the Settlement Hierarchy Classification.

### **What happens after a site is submitted?**

The Council will undertake an assessment of the land identified in your submission and any supporting surveys or information you have provided. The Council will draw its own conclusions on the robustness of the information submitted.

The information submitted in support of your submission will be made publicly available and will be used by the Council in the preparation of the LPP, and as evidence during the Independent Examination and during any subsequent review of the Local Development Plan.

The Council's LDP Timetable sets out the next stages and likely timeframes for the LPP process. The timetable is currently under review and will be published on the Council website.

### **Can you withdraw your site from the process and consideration during LPP?**

Any person submitting a site may withdraw their submission at any time by giving notice in writing to the Council by email at [developmentplan@fermanaghmagh.com](mailto:developmentplan@fermanaghmagh.com)

You must provide a reason for doing so, as this will be relied upon as evidence as part of the LDP process.

If you are an agent acting on behalf of a landowner or developer, you should submit confirmation that they have agreed to withdraw the site.

### **How will the Council assess your site?**

Details of the broad methodology which the Council envisages assessing each proposed submission, against can be found in the strategic housing and economic land availability assessments. They are available here [Call for Sites – Fermanagh &](#)

[Omagh District Council \(fermanaghomagh.com\)](http://fermanaghomagh.com). The Council reserves the right to refine or modify the precise methodology to be adopted throughout the plan process.

Should the Council's assessment of the site indicate that it has potential for development, this will not amount to confirmation that the site will be allocated (zoned) in the Local Policies Plan or that planning permission for a particular use nor development will be granted. No part of this process should be read as generating an expectation as to how the Council will determine any individual application for planning permission.

It is the responsibility of site promoters to demonstrate that the development proposals are suitable, available, and deliverable.

Information will not be requested at a later date by the Council to support the site assessment process in the event that insufficient/incomplete information is provided.

### **What is the Strategic Housing and Economic Land Availability Assessments?**

These assessments will form part of the evidence base to underpin the approach in the LPP for housing and economic development, including supporting the delivery of land to meet identified need for these uses.

It is a methodology which sets out how the Council will assess sites for their suitability, availability, and deliverability.

A site's inclusion as part of this process does not determine whether the site should be zoned for housing or economic development, nor does it imply that the Council would grant planning permission for development on the site. Suitable sites will be zoned through the LPP and only following the completion of a Sustainability Assessment and Strategic Environmental Assessment.