



# Fermanagh & Omagh District Council Local Policies Plan

## Agent Briefing – Call for Sites

Monday 04 March 2024

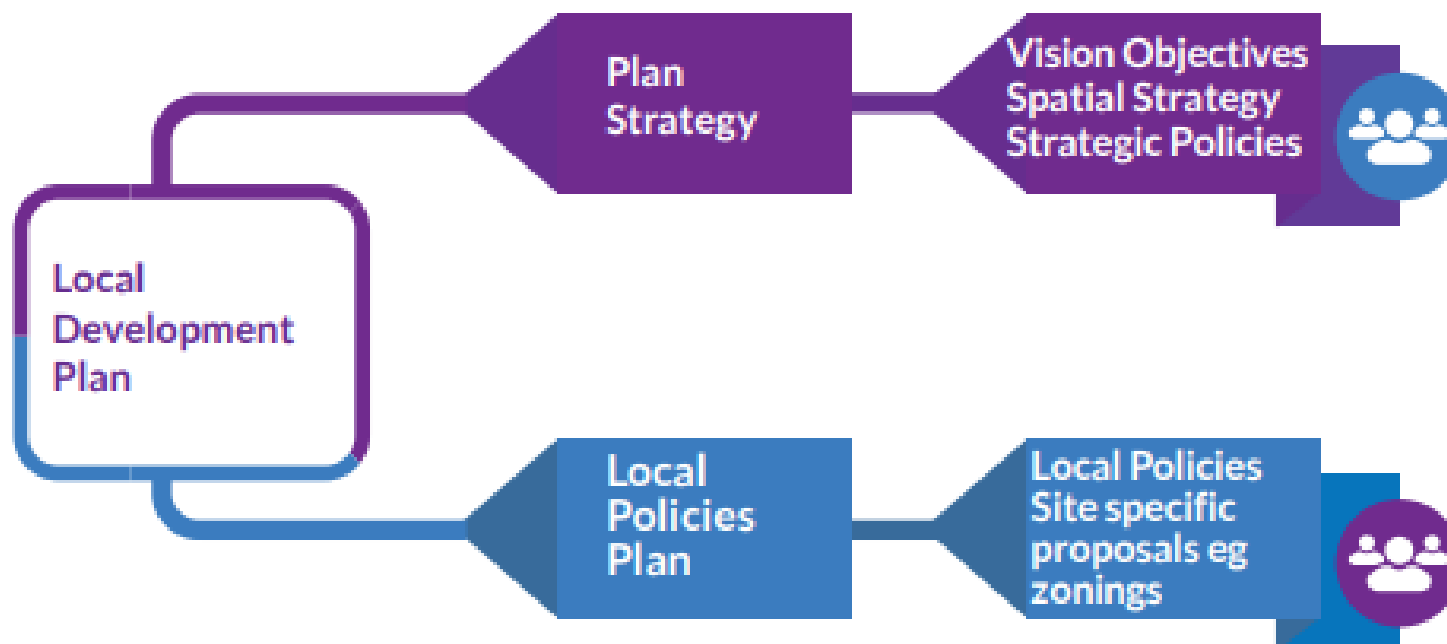
# Agenda

1. Background and Context
2. Local Policies Plan
3. Call for Sites
4. Next Steps



# Fermanagh & Omagh District Council Local Development Plan 2030

Figure 1: Content of Local Development Plan Documents





# Plan Strategy - Adopted 16 March 2023

- Sets out the strategic direction
- Provides the planning policy framework
- Sets out the settlement hierarchy
- Strategic approach and allocations of housing and economic development land

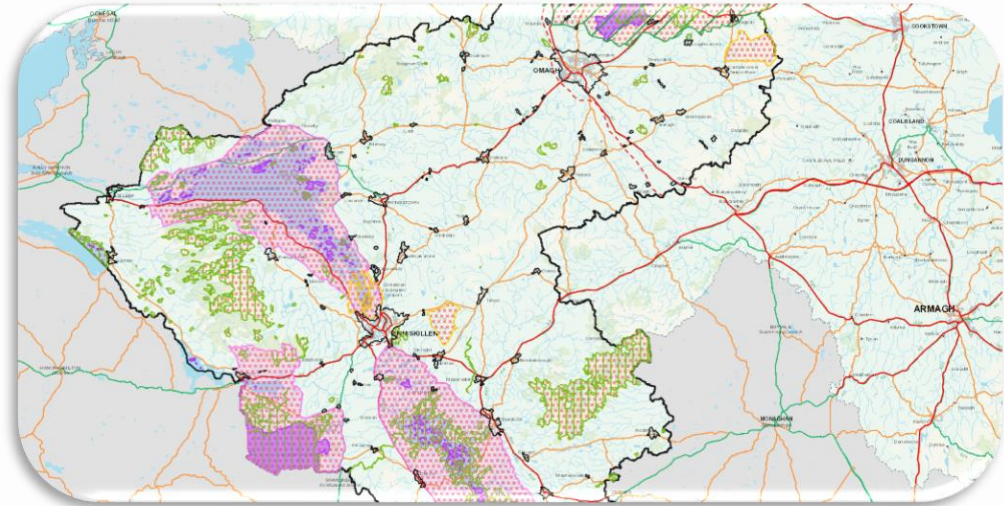
# Local Policies Plan

- Spatial reflection of the Community Plan
- Gives the Council an effective opportunity to genuinely shape places for local communities
- Focus development on sites the Council has identified and suits districts needs
- Give confidence to developers and investors



# Local Policies Plan

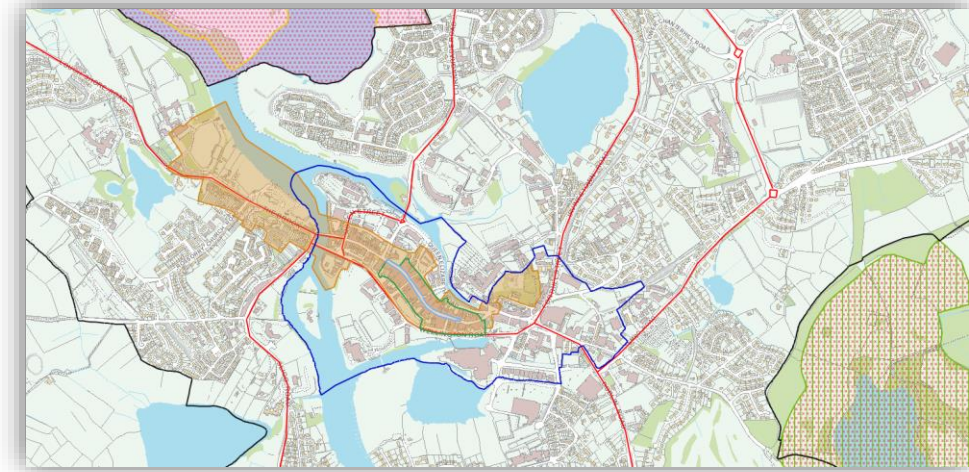
- LPP attracts most interest and concern from the public, given impact on land values
- Significant risk to the Council, Officers and Members
- Various mitigations to maintain confidentiality



# Local Policies Plan

Sets out our Council's local policies and site-specific proposals in relation to development and use of land.

- **Allocate and Zone land for housing (phase 1 & 2)**
- **Allocate and zone land for economic growth and regeneration**
- Identify and protect areas of natural and built conservation
- Define local transportation proposal – Transport Plan
- Promote development of local tourism, open space, community facilities



- Section 9 of the 2011 Planning Act sets out the requirements for the preparation of the LPP.

# Local Policies Plan – Transitional arrangements

- Currently Using zonings & designations in
  - Fermanagh Area Plan 2007
  - Omagh Area Plan 1987-2002

**A Council LPP – Priority!**





# Local Policies Plan

## Housing & Economic Development

Identification of sites that are most suitable for development

### 3 stages of Assessment

1. Identification of a long list of sites (to include “call for sites”),
2. Screening and assessment against the criteria and to determine if suitable,
3. available and deliverable by 2030



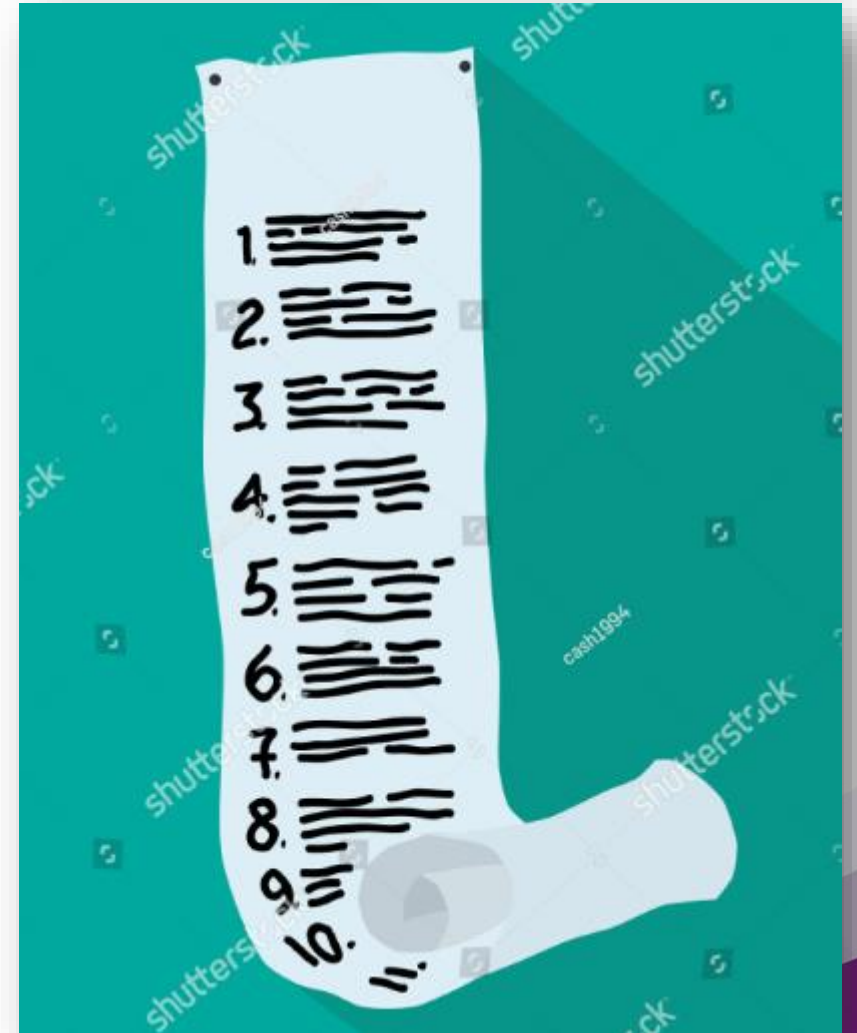
# Local Policies Plan

## Housing & Economic Development

### STAGE 1 - Identification of sites - long list

- Sites put forwarded earlier stages of plan process
- **Call for sites**
- Housing Monitor
- Sites zoned for housing

### Sites to be Excluded



# Call for Sites

- Planning Committee approval to progress 21 February 2024
  - Launch 15 April 2024
- No legislative requirement
- Public involvement
- Early opportunity for landowners to promote sites for housing and economic development over the plan period (up to 2030) and beyond.



# Call for Sites

## Key Points

- Launch week – 15 April 2024, for 8 weeks
- Specific to residential and economic development land uses
- Anyone can put forward a site (not just landowner)
- There is no maximum size of site
- Sites do not need to be within the existing settlement limits
- Responsibility of applicant or agent to submit all information



# Call for Sites

## Key Points

- Promotion of sites for inclusion – not a stage to discount sites
- Sites must be wholly within the FODC area
- Submissions will be made public
- Separate submission needed for each site and or each land use



# Call for Sites

## Key Points – Residential

- Includes private and affordable housing
- Zoned housing sites will only be taken forward in the main and local towns (phase 1 and phase 2).
- 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.



# Call for Sites

## Key Points – Economic Development

- Includes
  - Industry, Business (B1), Storage and Distribution
  - Mixed Use Sites
- Zoned industry and business sites will only be taken forward in main and local towns
- To ensure maximum flexibility in the villages and small settlements.



# Call for Sites

## Submitting a Site

- Contact Details and Ownership
  - Applicant and agent details
  - Not the owner – need a letter from landowner
  - List all landowners
- Site Details
  - One site annotated only and precisely identified
  - Size of site and area for development
  - Current land use, planning history etc.
  - Must submit a site location plan

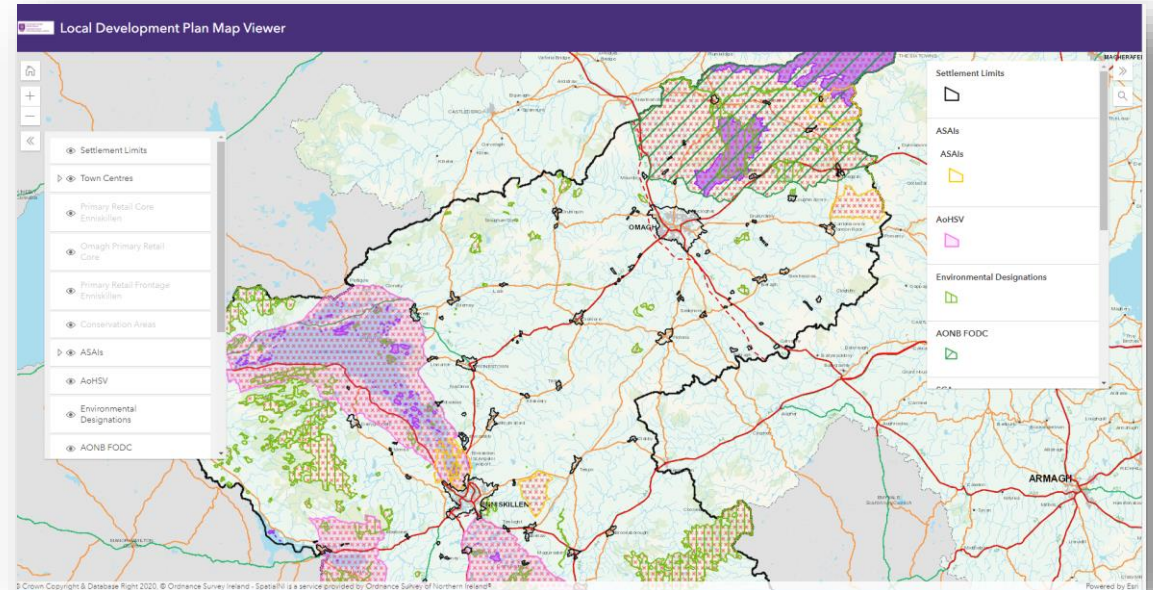




# Call for Sites

## Submitting a Site

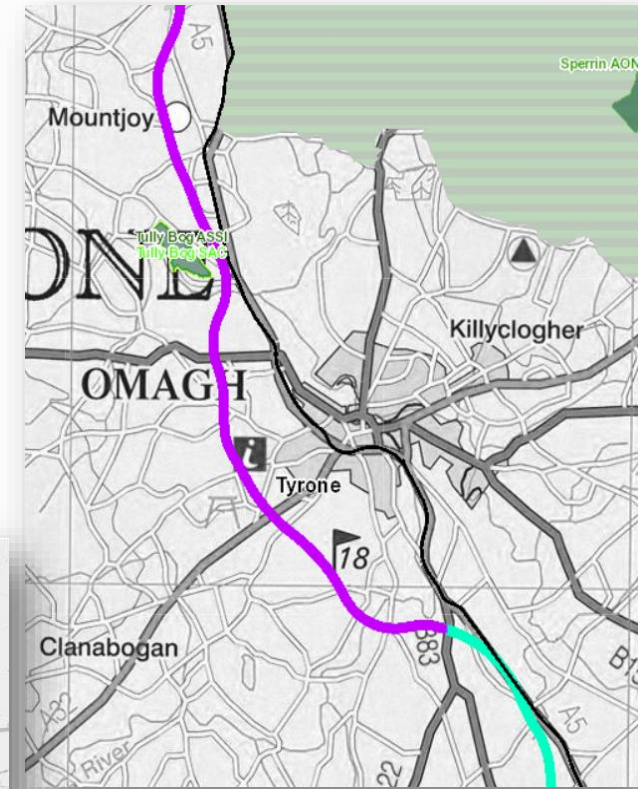
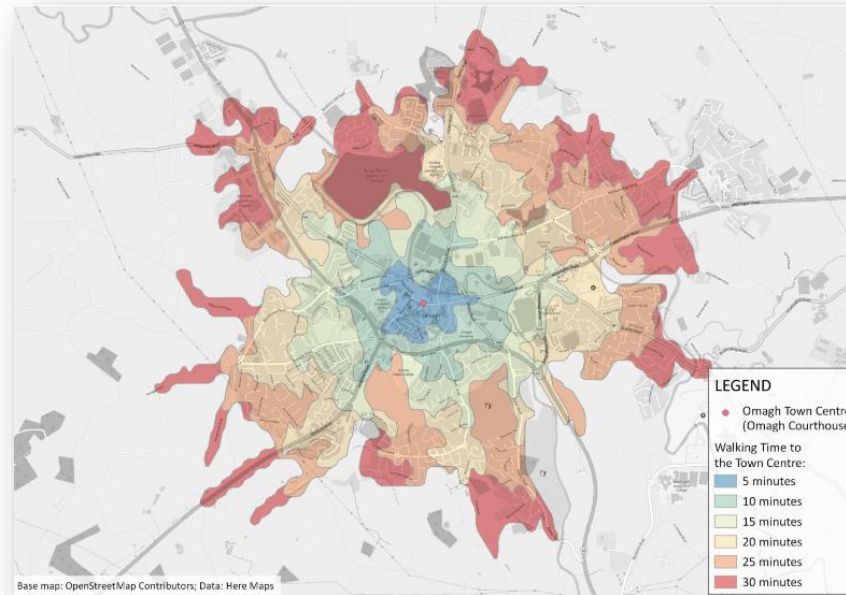
- Suitability
  - Accessibility
  - Landscape, heritage and natural environment
  - Flooding or drainage
  - Waste water network and treatment capacity
  - Topography
  - Compatibility



# Call for Sites

## Submitting a Site

- Surveys or assessments should be submitted
  - Bio-Diversity checklist or ecology
  - Archaeology
  - Accessibility
  - Scale or density



# Call for Sites

## Submitting a Site

- Site availability
  - Is the site available for development
  - Site in multiple ownership
- Site Deliverability
  - Timeframe for commencement
  - Timeframe for completion
  - Any concerns or viability issues
  - Is investment in infrastructure required



# Call for Sites

## Submitting a Site

- Proposed type of land use
- Affordable Housing
- Place Shaping
- Climate Change



# Call for Sites

## Submitting a Site

- Declaration
- Data Protection Statement
- Disclaimer



Signatures



# Call for Sites & SPGs

## Advice and guidance

- Online form user friendly and intuitive
- Guidance published
- LDP team available
- Representation by planning professional



# Local Policies Plan

## Promotion of Call for Sites

- Social media campaign
  - Series of posts pre and post launch
  - Across all Council social media platforms
- Advertisements in local papers for 2 weeks



# Local Policies Plan

## Promotion of Call for Sites

- DEA events
  - Series of drop in events
  - Non Planning Committee Members invited
  - Informal & public led
  - Sample forms made available

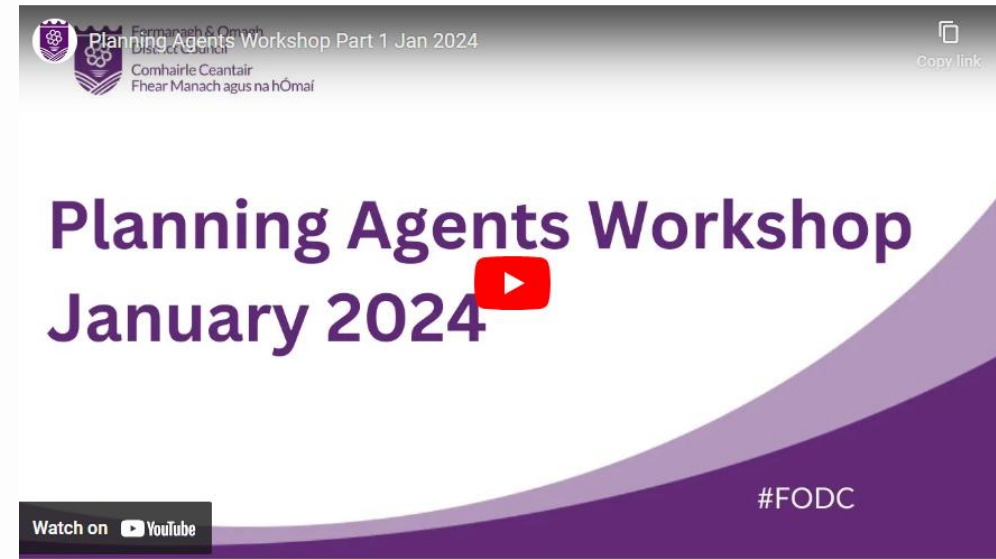




# Local Policies Plan

## Promotion of Call for Sites

- Notification
  - S75 groups
  - Community and voluntary groups
  - Engagement with key consultees/partners
  - Site specific representations
- Agents workshop
  - Event on 04 March 2024
  - Recorded and available online



# Local Policies Plan

## Housing & Economic Development

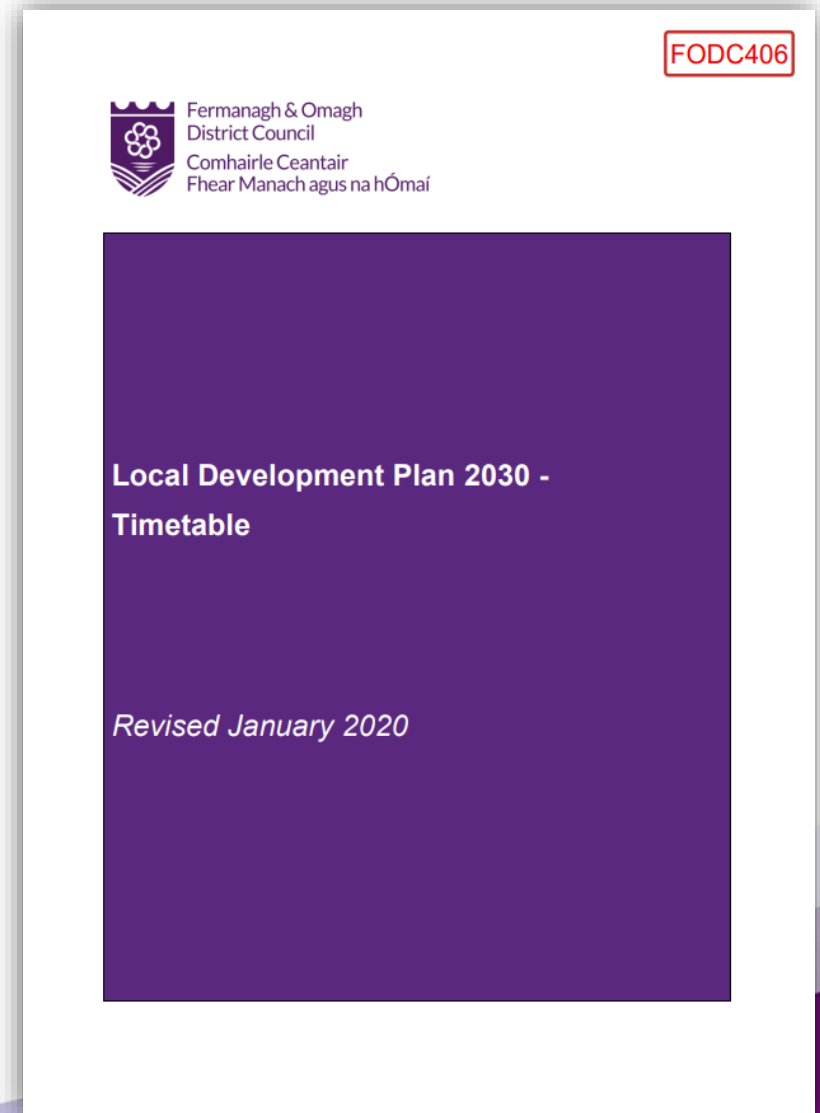
### Next Stages

1. Assessment of suitability, availability and deliverability by 2030
2. Sustainability appraisal and strategic environmental assessment
3. Selection of sites & key site requirements for LPP



# Local Policies Plan

- Review of Timetable in progress



**Preliminary work & update evidence base**

**Identify a long list of sites**

**Assess sites**

**Select sites**

**Publication of draft Local Policies Plan**

Statutory Public Consultation  
(8 weeks: For Representations)  
(8 weeks: For Counter-representations)

**Submission to DfI**

**Independent Examination**

**Adoption of Local Policies Plan**

**Monitoring and Review of Local Development Plan**

- Annual Monitor
- 5 & 10 Year Review

**We are here**

# Local Policies Plan Key Stages



# Supplementary Planning Guidance (SPG's)

- Energy Efficiency In Developments
- Affordable Housing
- Sustainable Drainage Systems (SuDs)
- Shop Front Design
- Homeworking
- Solar Farms
- Mineral Financial Guarantees





# Closing Remarks

