

Call for Sites Submission Form

February 2024



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí



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Local Development Plan – draft Local Policies Plan

‘Call for Sites’ - Site Submission Form

Before submitting this form, you should read the accompanying guidance notes before completing this form.

If you are making a submission for housing or an economic land use (or both), or your submission includes one of these land uses (mixed use) you should also read the draft methodology for Strategic Housing Land Availability Assessment and draft methodology for Strategic Economic Land Availability Assessment available at: <https://www.fermanaghomagh.com/services/planning/local-development-plan/call-for-sites/>.

Please note:

Submissions will only be accepted where they are accompanied by a site location map with the entire site boundary of the proposed site clearly annotated.

It is your responsibility to ensure all relevant sections are completed and all necessary information is included at the point of submission. The Council will not follow up to seek any further information where submissions are incomplete, or to clarify information which has been received, or to point out errors in submissions made. It is your responsibility to ensure that the submission is complete and accurate at the time of it being made.

Any person submitting a site may withdraw their submission at any time by giving notice in writing to the Council by email at developmentplan@fermanaghomagh.com.

In doing so, if you are an agent acting on behalf of a landowner or developer you should submit written confirmation from the landowner or developer that they have agreed to withdraw the site.

Submitting the form:

Online:

The easiest and fastest way to make a submission is online via our ‘Call for Sites’ portal. If you are applying online, only those questions that are applicable to your indicated land use will populate in your form.

NB: A separate submission should be submitted for each site for each proposed use.

You are encouraged to use the online portal. Thank you for caring for the environment and not printing your submission.

By email:

The form can be downloaded, completed and emailed to the Planning Office at developmentplan@fermanaghmagh.com.

NB: A separate submission should be submitted for each site for each proposed use.

By post:

You may wish to make submissions on this form by post. As outlined in the Council's 'Climate Change and Sustainable Development Strategy 2020-2030' the Council has pledged to reduce its carbon footprint and would ask our citizens to consider their impact on the environment and your own financial costs of printing hard copy documents. Between 2019/20 and 2022/23 there has been a 47% decrease in printer use across the Council. This is equivalent to saving 117 trees, 12.37t CO2 mitigated and almost £19,000 saved in printer costs!

Your submission should be sent to either of the Connect Centres at 15 East Bridge Street, Enniskillen, BT74 7BW or 16 High Street, Omagh BT78 7BQ.

NB: A separate submission should be submitted for each site for each proposed use.

Sites may be promoted for:

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

As outlined above, 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 Local Policies Plan, as evidence during the Independent Examination and during any subsequent review of the Local Development Plan.

Anonymous submissions will not be accepted.

If you have any queries in relation to your submission, please contact our Local Development Plan team via email developmentplan@fermanaghomagh.com or 0300 30301777

Completed forms must be submitted by 5pm on 13th June 2024.

Data Protection Statement

Your personal data will be used by the Council to process your submission and to contact you as part of any future public consultation on the draft Local Policies Plan.

The Council is required to undertake an assessment of the land identified in your submission. By submitting this form, you accept that the form and any supporting information including the Council's assessment of the site will be published online on the Council's website and will be made available for public inspection.

Personal information (such as a personal address, telephone number and email address) will not be published.

For further guidance on how we hold your information please read the Local Development Plan Privacy Statement via: <https://www.fermanaghomagh.com/your-council/privacy-statement/planning/local-development-plan-2/>

Signed:

Date:

Disclaimer

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 nor that planning permission for a particular use or 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 viable and policy compliant.

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

Signed:

Date:

Declaration:

I hereby declare that I have read the above information and guidance. I also agree to the to the Data Protection Statement, Local Development Plan Privacy Statement and Disclaimer.

Signed:

Date:

Section 1a. Contact Details – all parts of Question 1 must be completed in full

Name:	
Company/ Organisation (if applicable):	
Correspondence address:	
Post Code:	
Email:	

1b. What is your role or interest in the site? *(please tick the most appropriate option):*

Owner of the site		Planning consultant	
Government Department or other Public land owning body		Community Group	
Registered affordable housing Landlord or Housing Association		Developer or Local Builder	
Registered Charity or not for profit company		Other (please specify)	

1c. Are you representing an organisation, third party or landowner please provide their details below? You must also attach a letter from the landowner, individual / organisation confirming that they are content for the site to be promoted.

Title:		Name:	
Organisation / third party or landowner (if relevant)			
Address:			
Post Code:			
Contact number:			
Email:			

Section 2. Site Details – all parts of Question 2 must be completed in full.

Site location/address:			
Site Area (hectares):			
Developable Area (hectares)			
Current lawful land use(s) include relevant use class under the Planning (Use Classes) Order (Northern Ireland) 2015):			
Is the site:		YES	NO
	Greenfield		

	Brownfield (please see Call for Sites Guidance)		
	Mixed		
	Within Urban Footprint (please see Call for Sites Guidance)		
<p>Relevant Planning history:</p> <p>If permission has expired please provide a reason:</p>			

NB: A map with the entire site clearly annotated must be submitted with this form or the site will not be considered.

Section 3 - Site Ownership – all parts of Question 3 must be completed in full.

I, or my client, (Please select)

Am/Is the sole owner of the site or:	
Own(s) part of the site (please indicate how many landowners are there)	
Do not own or hold any legal interest in the land.	
If not sole owner of the site do you or your client have an option to buy the land. (please specify yes or no and if yes please submit evidence)	
Other – please provide detail	
Is/are the landowner/s in support of your submission and preferred use for the site? (Please specify yes or no. If yes, submit evidence from the landowner. If no, please provide a reason)	

Section 4 - Site Suitability - all parts of Question 4 must be completed in full.

Please indicate any known constraints to developing the site along with any proposed interventions.

a) Accessibility	
Does the site join or have access to an adopted road? (please specify yes or no. If no, please provide an explanation of how the site will be accessed)	
Is access to the site required over third party land? (please specify yes or no) If yes, please clearly annotate said third party land on your site map)	
Are there any legal or ownership issues that may prevent development? (please specify yes or no) If yes, please specify the nature of the legal or ownership issue	
Has an accessibility analysis been undertaken to assess distances from public transport, services? (e.g. nearest bus stop, school, services and GP) (please specify yes or no)	

If no, please explain why	
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Section 5 - Designations/Constraints – all parts of Question 5 must be completed in full

If any designations/constraints are identified, please provide details of any mitigations or interventions proposed. Please provide details of any other designations/constraints that may affect development on the site and how you will overcome these (if applicable)	
Landscape Designations: www.fermanaghomagh.com/services/planning/local-development-plan/local-development-plan-strategy/	
Sperrin Area of Outstanding Natural Beauty (AONB)	
Local Landscape Policy Areas	
Tree Preservation Order	
Other (please provide detail)	
Historic Environment Designations: https://www.communities-ni.gov.uk/services/historic-environment-map-viewer	
Areas of Significant Archaeological Interest (ASSI) (including, where relevant, the setting)	
Conservation Area, Area of Townscape Character/ Area of Village Character (including, where relevant, the setting)	
Historic Parks, Gardens and Demesnes (including, where relevant, the setting)	

Listed Building(s) (including, where relevant, the setting)	
Local Landscape Policy Areas	
Other (please provide detail)	
Flooding and Drainage designations: https://www.infrastructure-ni.gov.uk/topics/rivers-and-flooding/flood-maps-ni	
Surface Water Flooding	
Within Floodplain	
Other (please provide detail)	
Natural Environment designations: www.daera-ni.gov.uk/services/natural-environment-map-viewer	
SAC, SPAs or RAMSAR or other natural heritage designation	
Protected species and or their habitats.	
Other heritage asset or designation	

Other	
Contamination and or pollution on site or nearby	
Is ground conditions suitable for development	
Are you aware of any potential conflict with planning policies available at www.fermanaghomagh.com/planning/local-development-plan/local-development-plan-strategy/	
Compatibility with surrounding land uses	
Topography	
Is the site constrained by any utilities infrastructure such as electricity or telecommunications?	

Waste water treatment works capacity or related network capacity_ https://www.niwater.com/capacity-information/	
Other (please specify)	
If you have identified any constraints with the site please provide information or reasoning on how these may be addressed	

Section 6 - Site Surveys/Studies

The Council encourages the submission of site studies to not only identify constraints on a site but to also demonstrate how constraints can be addressed. These could include landscape assessments, biodiversity assessments, planning statements, heritage assessment, accessibility analysis etc. Submission of site studies is particularly welcomed in those cases where sites are being put forward with identified constraints.

Has a biodiversity checklist or other ecological assessment or survey been undertaken? If no, please provide a reason	
Has an archaeological assessment or other heritage assessment or survey been undertaken? If no, please provide a reason	
Provide details of the scale or density of the proposed development (either number of homes or amount of floor space, in m ²) If you have a concept plan please submit with questionnaire.	
Any other survey or assessment included (If yes please provide detail)	

NB: all surveys and/or assessments must be submitted with your questionnaire.

Section 7. Site Availability – all parts of Question 7 must be completed in full.

<p>Do you or the landowner intend to sell the land if it is allocated for development in the Local Policies Plan (Please specify yes or no and provide a reason. If yes, please provide details. If no, please confirm whether it is the intention of you or the landowner to develop the land and explain this)</p>	
<p>If the site is in multiple ownership, please indicate the total number of owners and whether there is any formal agreement in place to sell or develop the land.</p> <p>Please submit a copy of any agreement(s).</p>	
<p>Is the site available for development in your opinion? (please specify yes or no and provide reasoning)</p>	

Section 8 - Deliverability – all parts of Question 8 must be completed in full

Is the site available for immediate development? Please explain how this has been determined		
If not, when is the earliest date you anticipate that the site could become available for development?	1 – 5 years	
	6 – 10 years	
	11 -15 years	
	16 years +	
Please explain how the timeframe above has been determined (this may include evidence of historic delivery rates or Gantt charts showing a realistic delivery timescale).		
Have you any evidence of the market attractiveness of the site at this time – if yes please explain.		
Have you any concerns on site deliverability or any issues that may affect viability of the site?		
Once commenced, please indicate in years how long it would take to develop the site and is there a phasing plan?		

Are there any unusual/abnormal costs associated with developing the site? (e.g. remediating contamination or land conditions). Please provide details if so.	
Is investment in infrastructure or other upfront costs required before the site can be developed?	

Section 9 - Land use types

The following box contains the land use types the Council will be zoning at LPP stage.

*NB: where a need for affordable housing is established by the Housing Needs Assessment, proposals for residential development of 10 housing units or more, or on a site of 0.5ha or more, will only be permitted where at least 10% of the units are affordable housing.

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: offices (except financial, professional and other services), call centres, and research and development. "Industry" includes: light industrial, general industrial, and storage and distribution uses

You must tick ONE BOX ONLY to indicate which land use type you would like the proposed site zoned for at LPP. Should you wish to propose a different land use for the same site, you must submit a separate submission.

Please tick your preferred type of development for the future use of the site

Type of land use	
Light Industry	
General Industry	
Business	
Storage and Distribution	
Residential	
Residential – Affordable	
Mixed Use – provide breakdown of uses and floor space	

Section 10: A criteria based approach to selecting sites as part of the LPP process and assessment.

The Plan Strategy <https://www.fermanaghomagh.com/services/planning/local-development-plan/local-development-plan-strategy/> states the Council will undertake a criteria based approach to selecting sites to determine if they are suitable.

Policy SP03 sets out the criteria-based approach to be adopted to the identification of residential housing sites in the main and local towns. It explains that prioritisation will be given to brownfield land within the urban footprint. It also explains that the ability to deliver affordable housing where a need exists will be taken into account. Those making a submission are invited to specifically comment on those two factors in the space below.

The Plan Strategy recognises the importance of Key Transport Corridors. A factor which the Council will take account of when deciding whether to allocate land for industry and business use will be its accessibility to Key Transport Corridors. Those making a submission are invited to specifically comment on this factor in the space

below and are encouraged to submit any relevant accessibility analyses or reports that they may have undertaken.

The Plan Strategy recognises throughout the need to mitigate and adapt to climate change. Positive Place Shaping has a role to play in this endeavour. Those making a submission are invited to specifically comment on how their proposals will contribute to this aim.

The final selection criteria for the zoning of land in the local policies plan will be set out later in the plan-making process. Those making a submission at this stage are, in particular, invited to comment on the criteria set out above and are also provided with an opportunity in Section 11 to make any other relevant comments in respect of their promoted land.

Does your proposal include the submission of a site on brownfield land within the urban footprint – YES/NO.

Definition of Brownfield: ‘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)’. (Plan Strategy glossary page 194).

Definition of Urban Footprint: ‘The urban footprint for towns is defined as the continuous built up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planned settlement limit. The urban footprint contains land which has a formal urban use including land on the edge of the settlement where it forms part of the curtilage of a building. However, this does not necessarily imply that gardens are acceptable for housing development. Undeveloped zoned land at the edge of the settlement will be excluded’. (Plan Strategy glossary page 200).

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Does your proposal include the submission of a site for affordable housing or what contribution to affordable housing will be made from the development? – YES/NO.

If your proposed use is industrial or commercial use, please tick No

Definition: Affordable housing 'is social rented housing or intermediate housing for sale or intermediate housing for rent that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing'. (Plan Strategy glossary page 193).

If housing is proposed, are there any factors which could prevent the delivery of the required affordable homes under Policy HOU03? Please provide an indication or estimate of the number of affordable housing units to be provided.

Place Shaping

The Council is committed to high quality developments which contribute to its Place Shaping ambitions

Have key infrastructure requirements, links to green and blue infrastructure and integration of sustainable modes of transport been considered? Are there any factors which could prevent the delivery of infrastructure that is necessary to support the development? Please provide details

Climate Change – this section must be completed

Fermanagh & Omagh District Council adopted a Climate Change and Sustainable Development Action Plan in November 2021, available at www.fermanaghomagh.com. Please describe how your proposed site could contribute towards supporting the Council's Climate Change and Sustainable Development Action Plan.

Section 11 – Additional Information

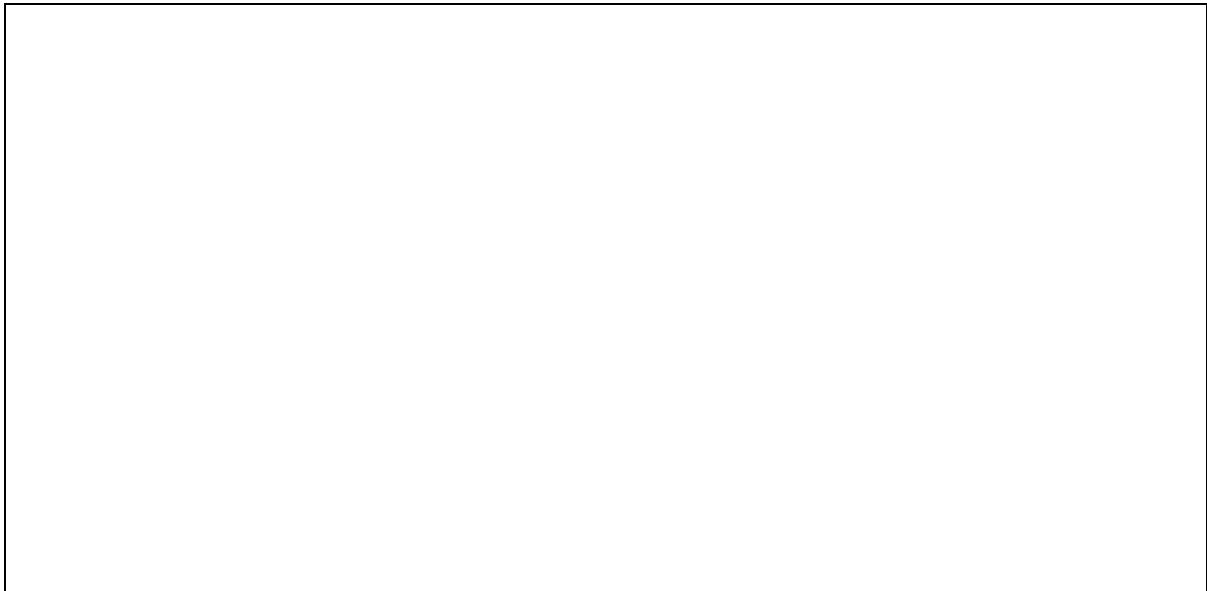
Is there any other information that you would like to include that would help us consider the suitability, availability and deliverability of the site for development?

Section 12 - Documents referred to within your answers

Please attach any maps or supporting documents referred to within any of your answers to questions within this questionnaire.

Please list all documents that you have attached/submitted as part of this questionnaire.

NB. If you have submitted a zip file containing a number of documents please advise of all documents that should be contained within the zip file.

A large, empty rectangular box with a thin black border, intended for the user to list documents attached or submitted as part of the questionnaire.

Declaration:

By making this submission, I hereby declare that the information I have provided on this form including any supplementary accompanying information provided is true and accurate.

Signed:

Date:

Anonymous submissions will not be accepted.