

## DERRY CITY AND STRABANE DISTRICT COUNCIL

### LOCAL DEVELOPMENT PLAN (LDP) 2032



### LDP Local Policies Plan (LPP) CALL FOR SITES

#### **Introduction to LPP Call For Sites**

The LPP 'Call for Sites' is an early opportunity for members of the public, business operators, developers and landowners to get involved in the second and final part of the LDP, the Local Policies Plan (LPP) which will build on the adopted Plan Strategy and set out the land use zonings and allocations for the City and District.

As part of the evidence gathering for the LPP, the Council is undertaking this Call for Sites (CFS) exercise, primarily in relation to identifying housing land and economic development land, as well as specific Development Opportunity Sites within the City / Town centres.

The Council is inviting landowners, site promoters and other stakeholders to identify land within the existing settlements (or possibly adjoining), that is considered to be suitable for Housing as set out in the Housing chapter 16 (and Appendix 5 indicative allocations) of the LDP Plan Strategy, Economic Development uses as set out in the Economic Development chapter 9 or Development Opportunity Sites as set out in the City / Town Centres, etc. chapter 10.

Sites should generally be central and sustainable sites with good access to facilities and services. It will also be important to demonstrate that the site can/will actually be developed during the next 5-10 years during the LDP period (rather than land-banking). You must explain how the proposed amount, location and land use of the site is "consistent with" the adopted LDP Plan Strategy, as required in Section 9 (5) of the Planning Act (NI) 2011.

It is **essential to read the CFS Guidance Notes** before completing your submission.

The CFS will run for approximately 14 weeks, **from 27<sup>th</sup> April 2026 to 31<sup>st</sup> July 2026**. Late submissions will not be accepted.

The CFS is an important source of information to help the Council to assess whether sites are sustainably located, appropriate scale, suitable, achievable and available / deliverable for housing / economic development / mixed-use, to meet the relevant allocation identified in the LDP Plan Strategy. It will allow the Council to identify a potential list of sites, as part of the LPP's evidence base, for further consideration through a range of consistency / sustainability / technical assessments to determine which may be suitable for allocation in the LPP. These sites may become zonings in the City / Towns, for Housing (as either Phase 1, 2 or 3), or Economic

Developments (of a particular Use Class) or as a Land Use Policy Area (LUPA) in the Villages and Small Settlements. This CFS will also help to identify Development Opportunity Sites in the City / Town Centres. Each LPP site will be accompanied by Key Site Requirements (KSRs). Any allocation will depend on compliance with Planning policy and site-specific constraints identified and decisions will be made by the Council following public consultation on the proposed zonings / designations that will be presented in the draft Local Policies Plan (dLPP).

The LPP will also include other zonings for Open Space / Recreation, community uses, etc., as well as environmental designations (such as Special Countryside Area or Wind Energy Capacity Areas) and local policy areas (such as Parking Zones and HMO Management Areas). These zonings / designations / local policy areas will be identified and consulted upon by a different process, so are not part of the Call for Sites exercise. Similarly, individual standalone projects e.g. a tourism project, will not normally be shown on the LPP maps unless they are large scale, firmly committed and public sector developments, so they would not be expected to be identified in the CFS.

### **How to make a Submission to Call For Sites**

Respondents should download or print and complete the Call For Sites Response Form, either electronically or in writing. Alternatively an online submission can be completed on our website. Please provide the site address and clearly indicate the location / boundary of the site through a provided map at an appropriate scale (generally 1:1250 or 1: 500 depending on the size of the site).

Hardcopy responses can be submitted via post to Planning (LDP), Derry City & Strabane District Council, 98 Strand Road, Derry, BT48 7NN or by email to [ldp@derrystrabane.com](mailto:ldp@derrystrabane.com). Any relevant supplementary evidence or reports should be submitted to the email or postal address above with your form.

You will need to complete a separate Response Form for each site. Proposed sites should generally be at least 0.2 hectares (or 0.5 acres) in size and capable of accommodating at least 5 dwelling units or for appropriate-scale economic development. Development Opportunity Sites in the City / Town centres can be smaller in scale, appropriate to that location.

Should you require a copy of documentation in an alternative format, it can be made available on request in large print, audio format, DAISY or Braille. It may also be made available in minority languages to meet the needs of people for whom English is not their first language. All responses should be marked for the attention of the Planning-LDP Section.

### **General Data Protection Regulations**

Information collected in this CFS will be processed in accordance with the General Data Protection Regulations. The Council's [Privacy Notice](#) can be viewed online. Hard copies are available on request.

The information you provide will be used by the Council to assist and inform the production of the LPP. Information on your proposed site will be published on our website. Note that personal contact details will not be visible. Anonymous submissions will not be accepted.

### **Further Information**

Having read our Guidance Notes, if you have any further questions on the Call For Sites, or would like further information, please contact the LDP Planning Team email [ldp@derrystrabane.com](mailto:ldp@derrystrabane.com) or telephone 028 7125 3253.

Further information on the LDP's progress to date can be found on the Council [website](#).

Please note that it is your responsibility to fill out all parts of the form and provide full and accurate information. It is unlikely that officers will contact you to ask for any missing information. If there are constraints on your site but you think they can be addressed, please set this out in your form and make your case clearly.

### **Next Steps to Assess Sites for Inclusion in LDP Local Policies Plan**

Following your CFS submission, it will be acknowledged and considered by the Council. Officers will consider all sites and will form a professional recommendation to Members as to whether proposed sites are suitable and consistent with the LDP Plan Strategy. Note that this professional opinion may differ from your own. Only sites that meet Plan Strategy requirements and relevant criteria regarding size, location and suitability, proportionate to the settlement in question will progress to candidate-site stage.

Please be advised there will be a subsequent consultation opportunity at the draft Local Policies Plan (dLPP) stage, and that the dLPP as a whole will be assessed for 'soundness' at an Independent Examination. This is a legal requirement under the Planning Act (NI) 2011 and involves testing the principles, content and preparation process of the Plan against a list of key criteria. Further information in relation to soundness is contained within [Development Plan Practice Note 6](#) published by the Department for Infrastructure (DfI).

The Council publishes an LDP Timetable to outline the steps, progress, and anticipated timeframes involved in the production of the new LDP. This [Timetable](#) is currently under review.

*Please note that the submission of a site through this CFS exercise will not secure any Planning status, nor guarantee that lands will be brought forward for zoning in the Local Development Plan and does not imply that the Council will grant Planning permission for the use at a later date. Nothing in the CFS process, including the assessment of sites as part of that process, should be relied on as generating any expectation as to the future development potential of land.*