

Our Ref: KM/SW.079.311008

6 November 2008

Planning Policy Team  
Planning and Environmental Services  
Woodhill House  
Westburn Road  
ABERDEEN.  
AB16 5GB

Robertson Property Limited

Ground Floor,  
Camas House,  
Fairways Business Park,  
Inverness IV2 6AA  
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Dear Sir,

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN  
LAND AT WATERMILL, FRASERBURGH**

I enclose Robertson Property Ltd's completed ALDP Form in relation to proposals for land at Watermill, Fraserburgh which we would wish to be considered in the Main Issues Report.

The next Local Plan concerns development over the next 12-15 years and as such detailed work on the development of the site has not yet been undertaken however we have proposals for employment use at Watermill.

Robertson Property has not yet had discussion with the community affected by the proposals but has written to the Community Council for their thoughts on how they would wish to be consulted.

Our comments in relation to A3 & C1 are on the attached sheet.

Yours sincerely



Katherine MacKintosh MRICS  
Property Development Manager

Encs

**A3** The mixed use proposals for this site are in line with the principles of sustainable development creating an opportunity where employment, housing and recreation facilities are located together to create a closer community.

No design work has yet been prepared but the design of the site will follow the principles of sustainability set out in existing and emerging national standards.

**C1** Through the planning application at Watermill we have developed a positive relationship with the Community Councils and we will be writing to them seeking their thoughts on how we should consult with them and the wider community.

# Aberdeenshire Local Development Plan 2008

## Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1

Name of proposer: Robertson Property Ltd

Date: 30 October 2008

Postal Address: Camas House, Fairways Business Park, Inverness, IV2 6AA

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner [REDACTED]

To comply with the data protection Act1998 this information will not be made public

### The site and your proposals

S1

Under what name would you like the site to be identified?

Land at Watermill Farm Fraserburgh

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : No

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

Have you provided a map showing the exact boundaries of the site you would like considered?

S3

Yes  No

Please provide the National Grid reference of the site

NJ 980 669

S4 What is the current use of the site? Agricultural

Has the land been built upon before (Brownfield Land)? Yes  No

Is there any suspicion that the land is contaminated? Yes  No

If yes Please provide a statement of the nature and extent of the contamination suspected  
*Statement attached*

S5 What use(s) do you propose for your site? Employment use

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes  No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

Phasing will depend on demand and should be related to a single overall consent/allocation. Exact details cannot be determined at present.

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes  No

Please make sure the area of land proposed for business use shown on the site plan.

S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please continue on additional sheets as required.

**The wider area**

A1 Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

Fraserburgh sits nestled against the coastline with only a limited scope for development. The arc of land around Fraserburgh from the north west to south east offers scope for further planned and coordinated development. The land at Watermill should be considered within a wider frame work for development that spreads the mix of uses, housing and open space more appropriately than has been considered in the past.

No design details have been set out to date but the intention is to develop design concepts over the coming months.

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes   
 No

See covering letter

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [WWW.index21.org.uk](http://WWW.index21.org.uk) provides guidance on this issue

**Effect on the community**

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes   
 No   
 Not Yet  See

*covering letter*

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More  25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?  
 The development will result in significant job creation, providing support for a wider and more integrated community and economic development.  
 Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

**Servicing the site**

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : [http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SEARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes  No

**Other information**

01

What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

The site at Watermill is currently zoned for employment use as part of existing Local Plan.

This whole area to the west of Fraserburgh town centre is zoned for employment use Emp B and with the application for a supermarket site to the south the of the subject site retention of the site of employment use would be in line with existing policy.

This would form part of an overall strategy for the development of the Fraserburgh Crescent which this site forms part of, with a mixed development of employment, residential and recreational development spread across the Crescent.

**Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk).**

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
  - The data will be used for the following purposes:
    - 1) to inform a public debate on the merits of the different sites being proposed,
    - 2) to evaluate submitted bids
  - This data will potentially be disclosed worldwide (via publication on Internet)
- By completing and submitting this form, you are consenting to the above processing.

This is Plan 1 referred to in the foregoing offer by the Commercial Law Practice to Messrs Masson + Glavinie

