

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
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Dear Sir,

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

I enclose Robertson Property Ltd's completed ALDP Form in relation to proposals for land at Chapelhill, 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 a mixed development on the site creating a sustainable community and allowing a balanced spread of development around the Fraserburgh Crescent rather than the current proposal to separate the employment opportunities in the north from the residential opportunities in the south.

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: 3 November 2008

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

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner

To comply with the data protection Act 1998 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 Chapelhill 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 979 666

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? Mixed use development of employment land, residential and recreational land.

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).

An indicative layout or capacity has not yet been produced but we would expect that a mix of house sizes and types should be included. The site can accommodate a few hundred houses at average densities but the actual allocation will be determined as the site evaluation and public consultation progresses. The site could include smaller semi-detached and terraced housing, flats (if appropriate), and a range of sizes of detached housing. Affordable housing will be considered in relation to local demand and could, again, include a mix of house types and tenures.

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

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. The recreational land could be available for a park or sports facility.

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?)

Siting - Fraserburgh sits nestled against the coastline with only a limited scope for development. The arc of land around Fraserburgh from the NW to the SE offers scope for further planned and coordinated development. The land at Chapelhill should be considered within a wider framework for development that spreads the mix of uses, housing and open space more appropriately than has been considered in the past. In that respect we believe that the Chapelhill site can accommodate a mix of uses to complement the existing context, provide jobs, services and opportunities to access high quality open space. It links closely to the existing residential and employment areas and sits on major transport corridors.

Design - no design details have been set out to date but the intention is to develop design concepts over 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 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?

Affordable housing would be provided together with recreational land and the creation of open space and the possibility of new sports facilities. Other community benefits of the wider development will include significant job creation, support for wider and more integrated community facilities, new economic investment, access to services such as the new proposed supermarket at Watermill Road and access to high quality informal recreation resources. Further discussion will take place with community over their needs and the possibility for inclusion within this site.

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
	<small>Please tick appropriate box</small>		
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 checked="" 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
recreation and amenity areas, potential new community facilities			

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_GPG_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE_ARCH

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

O1 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

Future development in Fraserburgh will be around the Fraserburgh Crescent which is currently zoned for employment, possible sports facilities and park 243 houses and future housing land at Kirkton, part of which is covered by the Kirkton Development Brief. Fraserburgh has been identified in the Draft Structure Plan as a Priority Regeneration area and as such a balance of both employment and residential development is required to allow regeneration to take place and create a sustainable community in which people choose to both live and work. Only by creating the right mix of facilities in Fraserburgh, both in the town centre and out of town will Fraserburgh attract the private investment that is needed to allow it to flourish.

The current allocation of development on the existing Local Plan has the majority of new residential development to the south west of Fraserburgh with employment to the west separated by the recreational land. This creates an unbalanced development and while the principles of uses is not questioned the allocation of all the residential to the south west will create a massive residential suburb to the south of Fraserburgh town centre will all the employment, business and retail to the north west and east. To create a sustainable development employment and residential uses should be more closely linked, and while certain heavy industrial uses and residential located side by side can result in tensions. Retail, business parks, leisure and residential can sit side by side.

A mixed development at Chapelhill which forms part of the Fraserburgh Crescent will allow for a more sustainable community at the north west of Fraserburgh and therefore across the whole of the future development area.

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.

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.

Chapelhill Farm

Aberdeen, 18th May 2006

This is the Plan referred to in our Qualified Acceptance of even date to The Commercial Law Practice and relating to Chapelhill Farm, Fraserburgh.

