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6 November 2008

Aberdeenshire Council
Policy Planning Team
Planning Policy & Environment Services
Woodhill House
Westburn Road
Aberdeen
AB16 5GB



Dear Sirs

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2008
MAIN ISSUES REPORT SITE PROPOSALS – CRIMOND CAMP & PARK
For Ms G Mitchell**

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

I am pleased to be able to lodge a bid in respect of the above site.

This bid seeks the identification of a brownfield site to the south of Crimond for development. It also seeks the allocation of further land to the north and adjacent to the existing settlement. The enclosed statement sets out sites and further justification.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

The sites sit close to employment and services locally and in Peterhead and provide a choice of housing sites to meet the proposed Structure Plan requirements.

The scale of development at this location has been identified to be sensitive to the nature and scale of the existing rural settlement and the landscape setting.

We intend to write to the local community to ask how they wish to be engaged in this process as it moves forward. Development proposals will be progressed on the back of that community engagement.

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA FRIAS

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

Please get in touch if you have any queries. I reserve the right to expand on the attached as the process moves forward and the ideas contained in the bid should be considered indicative.

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

Yours faithfully

ASSOCIATE REGIONAL
DIRECTOR

STEVE CRAWFORD
BSC (HONS) MRTPI

**Steve Crawford
Regional Director
Halliday Fraser Munro**

Enc

**ABERDEENSHIRE LOCAL
DEVELOPMENT PLAN 2008**

**MAIN ISSUES PAPER –
DEVELOPMENT BID
SUPPLEMENTARY STATEMENT**

**CRIMOND CAMP AND
LAND TO NORTH**

November 2008

On behalf of G Mitchell



HALLIDAY | FRASER | MUNRO
PLANNING

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1 INTRODUCTION

This Supplementary Statement has been prepared to provide further information for a site at Crimond, near Peterhead. It should be read in conjunction with the Questionnaire lodged in respect of this bid.

In effect this bid represents the re-use of a brownfield and derelict site close to Crimond. It also considers other sites that can provide linkages between the disused RAF Camp and the village.

2 THE SITE

Crimond Camp is a 19.97 acre, irregularly shaped site lying 600 m to the south east of the settlement of Crimond. Crimond lies midway between Fraserburgh and Peterhead. The Camp was established in the Second World War as a hospital facility for the nearby Rattray Airfield. It is understood that although the buildings were erected, the camp was never actually used as a hospital. Today the site contains concrete and brick buildings of various sizes, scattered around the area in various states of disrepair. Also present on the site are a network of concrete roads and building foundations. The largest and most intact buildings are in the north west corner of the site and it is understood that they were most recently used as a piggery. Parts of the site have also recently been used as a timber yard for pallet production and tyre storage. The site meets the definition of 'brownfield' as set out in National Planning Policy.



Figure 1: Aerial View – Site outlined in red

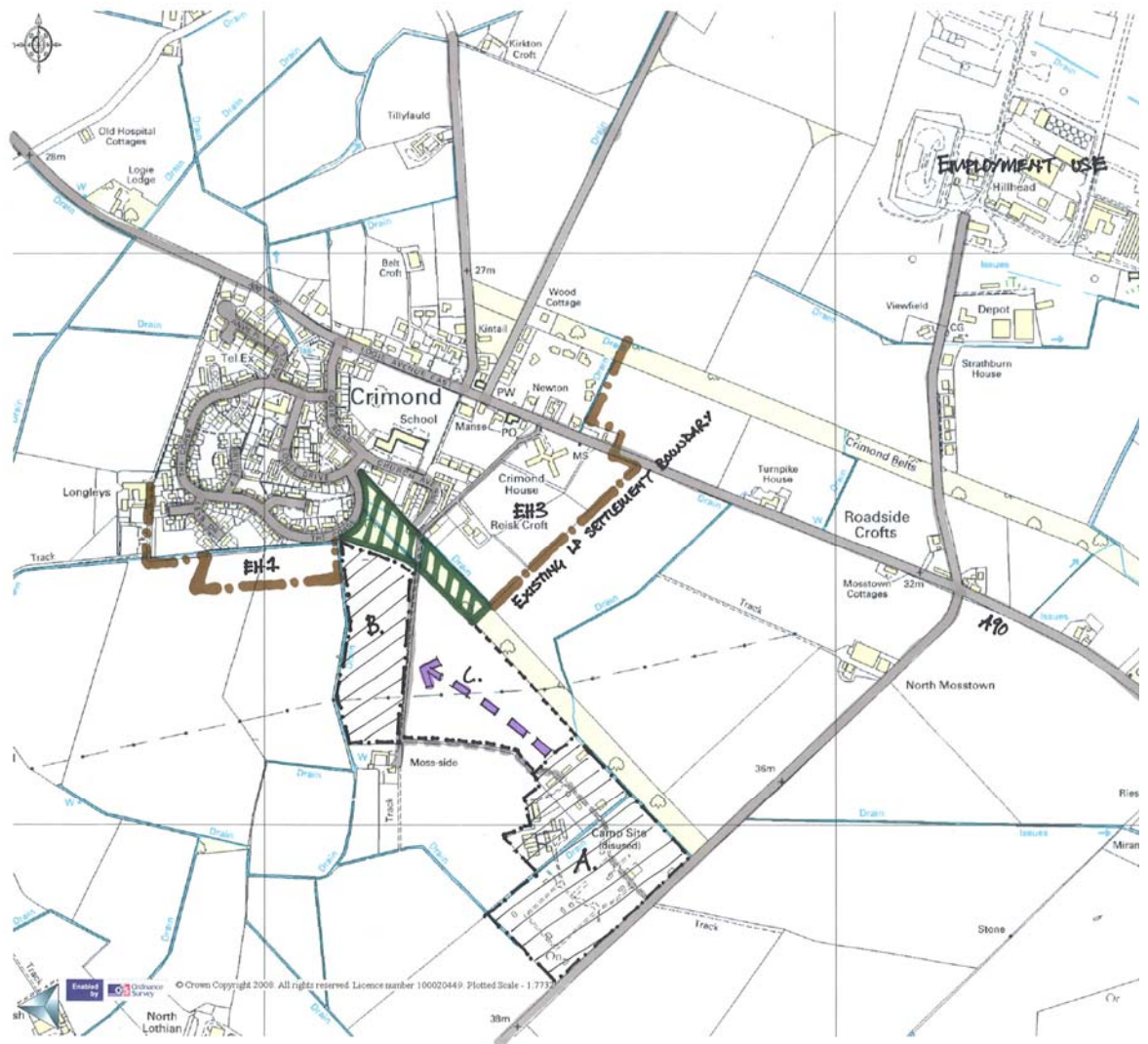


Figure 2: Location Plan (sites A, B and potentially C)

The site is bordered by a single track road on its south east side leading to the A90 Trunk Road 700m away. A well established, 40m wide tree belt lines the north eastern boundary of the Camp site, stretching to the south eastern corner of Crimond. A popular walk and established right of way runs through the tree belt, linking the site with the village. The remainder of the site is surrounded by open agricultural land.

This bid is proposing the following:

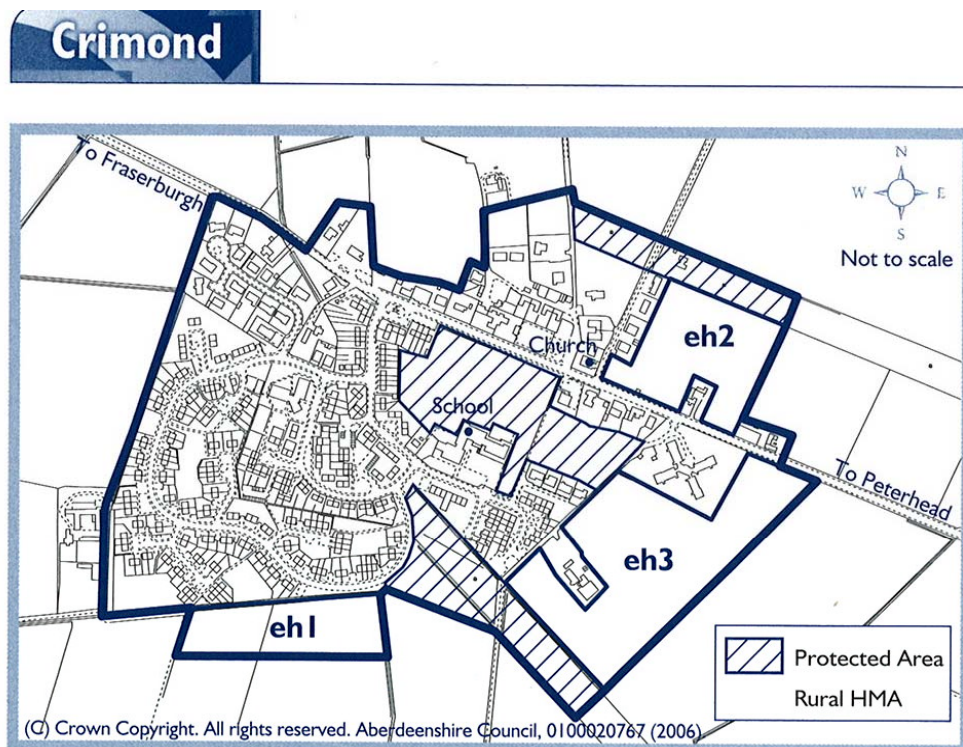
- Site A Housing – brownfield site
- Site B Housing – village extension
- Site C Potentially housing – link site (depends on current owner’s agreement. We therefore reserve the right to withdraw this element of the bid)



Figure 3: Various Views of the site

2.1 Crimond

The site **does not** occupy a remote rural location, it lies around 600m from the village of Crimond. It should therefore be considered as an extension to Crimond. Crimond is defined in ALP as a 'Rural Service Centre' (RSC) lying within the Rural Housing Market Area. This requires the settlement to absorb new housing development of a scale relative to its RSC role in the area. The map below is an extract from ALP that indicates allocated development sites and the settlement boundary of Crimond.



In Crimond there are three main opportunities for new development.

- **Site eh1** is suitable for around 25 houses.
- **Site eh2** is suitable for around 24 houses.
- **Site eh3** is suitable for around 40 houses.

Figure 4: Crimond settlement in ALP

3 PLANNING POLICY /STRATEGY

3.1 SPP3: PLANNING FOR HOMES (2008)

Scottish Planning Policy 3 sets out where and how new housing should be developed. It aims to create quality residential environments, guide new housing to the right places and deliver housing land. In terms of guiding residential development to the right places, key considerations include the efficient use of land and existing buildings, energy and infrastructure. SPP3 generally encourages planning authorities to promote the reuse of previously developed land ('brownfield') providing that a satisfactory residential environment can be created.

Paragraph 64 specifically states "Opportunities for new housebuilding on land which has previously been developed in urban and rural areas will reduce the amount of greenfield land required to meet the overall housing requirement".

SPP 3 therefore promotes the development of brownfield sites for residential use but also indicates that where this does not fully meet housing requirements then greenfield land next to built up areas may need to be released for housing (paragraph 68).

Structure Plan Spatial Strategy 2007/08

In September 2007, the Aberdeen City and Shire Strategic Planning Committee (ACSSPC) considered a report on stakeholder consultation and agreed a provisional strategy for the new Structure Plan (or Strategic Development Plan as it will be called). That provisional Strategy has six strands:

- Rates of growth in excess of that seen in the area over the recent past (55,000 homes over the next 25 years or 11,000 every 5 years);
- The need to front load development opportunities toward the start of the plan period (more over the next 5-10 years than years 11-25);
- Half of all new development allowed for in Aberdeen City administrative area (with 50% in Aberdeenshire);
- Significant development allowed for in the Huntly to Laurencekirk road and rail corridor;

- Investigation of the additional strategic development opportunities within the Peterhead / Ellon / Aberdeen Corridor; and
- Additional development opportunities outwith the strategic growth areas for business and housing land to meet local needs.

More formal consultation on the Strategy took place in 2008 but the Peterhead corridor remains not only a Strategic Growth Corridor but also a Regeneration Priority Area. We believe that this supports development at these sites.

4 SUMMARY AND CONCLUSION

4.1 Opportunities and Constraints

Crimond Camp
<i>Opportunities</i>
Brownfield site
Proximity to Crimond
Proximity to A90
Evidence of past active uses
Redevelopment would improve amenity and appearance of area and remove any contamination
Opportunity for holistic redevelopment of site
Redevelopment would suggest appropriate direction for future growth of Crimond

4.2 Discussion

Taking account of the above planning policy guidance and the characteristics of the site, we believe that the sites, especially A, are suitable for development.

Land Contamination

A key constraint in the redevelopment of the Crimond Camp site will be the issue of land contamination associated with the former uses of the site and the demolition of the existing structures. Investigations will require to be undertaken to establish the form and extent of any ground contamination and also issues with the removal of the existing building materials on site as part of the planning application process and identify any mitigation measures. We believe, however, that an appropriate level of remediation can be achieved.

Demand – Residential

When considering the redevelopment of the site principally for residential use, some consideration and further investigation will be required into the potential demand for housing, and what type of housing on the site.

Demand – Industrial

A preliminary review of Aberdeenshire Council's commercial property currently for sale highlights a range of premises available within Fraserburgh

and Peterhead. These include a good range of offices in new developments in Fraserburgh and Peterhead respectively, serviced industrial sites on business parks and industrial units in both towns. Again, the slow take up of these sites may indicate little demand for commercial premises in the Crimond area.

Access

The size of the Crimond Camp site would suggest that a reasonable scale of development could be accommodated on the site. This would require the upgrading of the single track access road to the A90 to an appropriate standard to comfortably accommodate traffic generated by the redevelopment of the site. Alternatively, access could be taken through sites B and C.

Services

Recent planning applications for developments in the area would indicate that capacity exists in Turriff Water Treatment Works and Fraserburgh Waste Water Treatment Works.

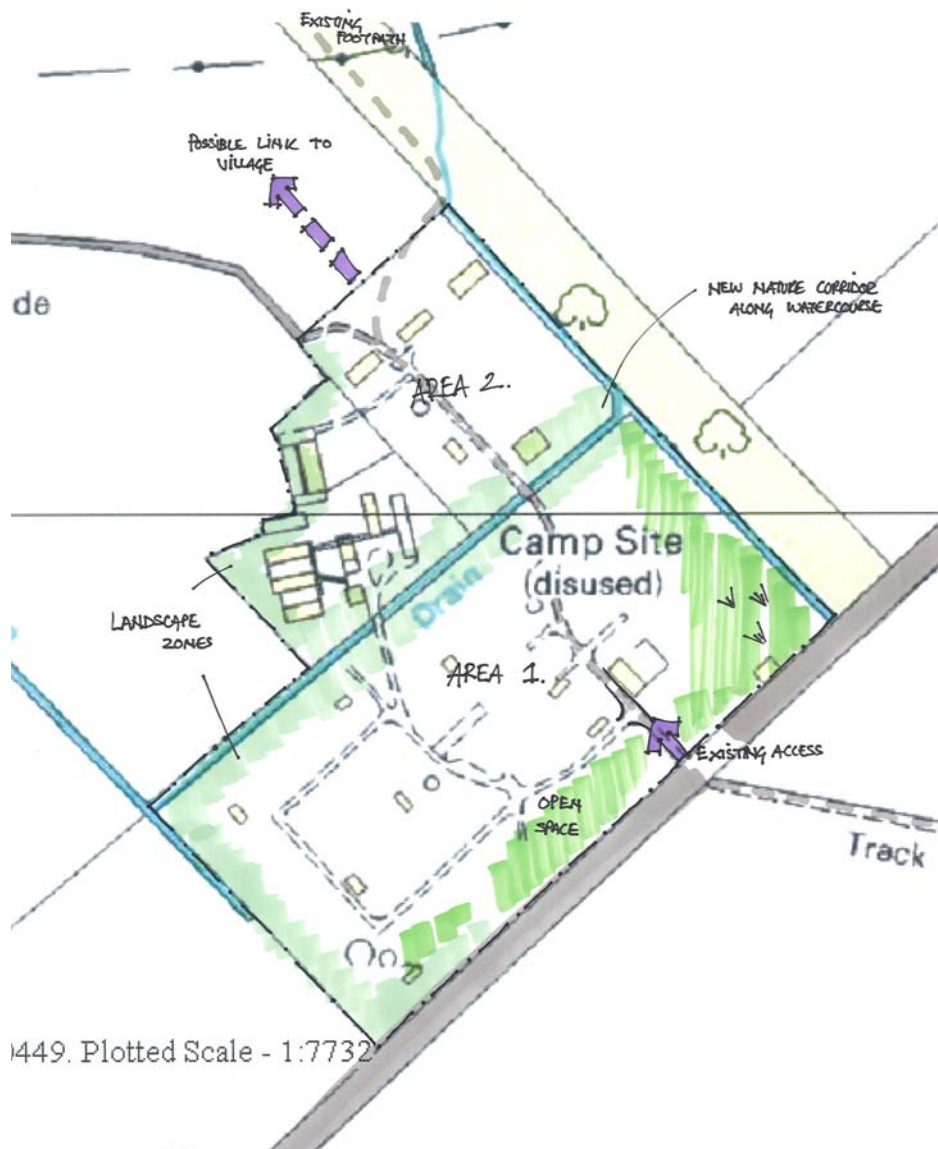


Figure 4: Preliminary Indicative Layout Sketch - For discussion purposes

Figure 4 above shows an indicative framework for the redevelopment of the Crimond Camp site. The existing principal road through the site has been retained, serving two areas of housing. An area of planting is shown in the centre of the development around the watercourse that flows through the site. Open space has been retained at the road frontage, and potential exists for an interpretative feature to reflect the site's military history. Footpath links will connect into the existing access network. Screen planting is shown along the boundary between the business units and the residential areas.

2.0 CONCLUSION

We believe that a good case can be made for the redevelopment of Crimond Camp and the areas B and C to the north based on the following:

- Reuse of a brownfield site;
- Existing development on site and therefore the principle of 'development' has been established;
- Facilitates the clean up of a long standing eyesore site that is contaminated and has been the source of nuisance behaviour in the area;
- Is in line with the treatment of other ex MoD and ex public sector sites in Aberdeenshire;
- Creates local employment opportunities (construction etc) and supports local services and nearby established uses important to the area such as that at St Fergus; and
- Clear linkages to the existing village.

In order to take the project forward, a number of surveys and other professional input may be required. These are not necessarily required to establish the principle of development:

Issue	Possible Requirement
Contamination	Initial Site Survey and Remediation Strategy
Ground Conditions / Drainage	Trial Pits / Survey
Demolition / Clean Up Costs	Survey and Strategy
Transport & Access	Review and Report & consultation with Council
Discussions with Adjacent Landowners	Dependant upon other variables
Indicative Layout / Masterplan	Required for Planning Application
Development Brief / Supporting Statement	Required for Planning Application
Purchase of OS maps / mileage / printing etc.	Required for Planning Application

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:	Ms. G Mitchell	Date:	05/11/2008
	Postal Address:	C/O Agent Halliday Fraser Munro 8 Victoria Street Aberdeen AB10 1XB		

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?
	Crimond Park (Site B and potentially Site C on attached plan)
	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?	Please provide the National Grid reference of the site NK 051563
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

S4

What is the current use of the site?

Agricultural Land

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?

Residential

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.

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,

Site B is suitable for housing, probably houses with gardens in a mix of styles (detached and semi-detached) and sizes. It is not likely to be suitable for flats but could be suitable for particular tenures of affordable housing. Numbers are more difficult to determine but the density may be similar to the housing to the north. Site C is seen as a transitional site linking A and B and may be suitable for a lower density development of houses as it moves southwards. Inclusion of Site C is fully dependent on the landowner being agreeable and we reserve the right to withdraw that element of this bid.

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?)

Site A is an extension to the existing village. This offers the scope to integrate design and layout with that of the existing settlement. That design/layout can be improved upon through appropriate landscape design and integration of the same with the existing mature tree belt to the east. That tree belt creates excellent shelter but also hides development from the main A90, helping it fit into the existing landscape unobtrusively. These sites also a link between the Crimond Camp and Crimond itself, integrating the former more closely with the village and creating a cohesive village extension.

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

The principles of sustainable design will be applied to individual design elements. Village extensions are considered sustainable in their own right as they utilise existing services and infrastructure.

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

It is our intention to write to the local community to ask how they wish to become involved with the future of this site. *Not Yet*

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?

This sites support clear community benefits including the clean up of a derelict brownfield site (Site A) allowing that site to be accessed via the main village and thus making it more marketable, improved and formalised public access via a new path network, creation of new nature corridors and ecological features linked to the existing woodland belt, new open space and formal/informal recreational facilities (depending on the extent of deveopment). It could help provide further affordable housing locally and support local facilities (schools, shops and sevice industries). Other community benefits may arise as we discuss the proposals with the community.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	NA <input checked="" type="checkbox"/>

These will be carried out in due course

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

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

See attached statement

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

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 - 2) to evaluate submitted bids
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Aberdeenshire Local Development Plan 2008

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N2	Name of landowner (if known) As above
	Postal address of landowner
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The site and your proposals

S1	Under what name would you like the site to be identified? Crimond Camp
	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?	Please provide the National Grid reference of the site TBC
S3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

S4

What is the current use of the site?

Derelict/vacant - last use storage and general industrial. Historical use
- RAF WW2 camp

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?

Residential & small business start-up units (Class 4) if appropriate

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.

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).

See attached statement

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.

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No

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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
See attached statement for detail of proposed community engagement *Not Yet*

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.

Q2 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

Q3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

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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

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