

**Cover Letter****RE: Aberdeen Local Development Plan Review**

Please find enclosed a bid form for future development of the 'Greyhope Bay' site, located in Torry, Aberdeen.

Aberdeen is a coastal city with an enormous untapped tourism potential. Indeed many Aberdonians themselves are unaware of the delights the city has to offer and this is particularly true for the area of Torry, located south of the River Dee. Torry sits along very dramatic, beautiful coastal scenery and is a fantastic spot for wildlife watching. Indeed, the BBC Springwatch programme recently did a piece on the dolphins that are regularly seen just off the coast of Aberdeen and especially at the entrance to the harbour. This makes Aberdeen one of the best places in Europe to go dolphin watching.

The enclosed proposed development seeks to promote Aberdeen as a city of culture, engage the local community with the marine wildlife on our doorstep, facilitate tourism development, provide an educational resource focussed on the marine environment and support development of the local community. The development includes a visitor's centre and coffee house located outside the harbour entrance with views of Aberdeen city, harbour and coastline. Such a centre would attract and inform tourists, school-children and local residents of the marine wildlife and environment that surrounds Torry and Aberdeen.

Given the potential benefits to the city and community it is proposed that the Local Development Plan would include appropriate provision which would facilitate this development.

Sincerely,

Fiona McIntyre



ABERDEEN  
CITY COUNCIL

# Aberdeen Local Development Plan Review

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

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen 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. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

**Please ensure your proposal is with us by 14th June 2013.**

### Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer:

Date:

Address:

Postcode:

Telephone:

Email:

2

Name of landowner:

Address:

### The site and your proposal

3 What name would you like the site to be known as?  
[The site name could be descriptive or an address]

Have you any information for the site on the internet? If so please provide the web address:

4 Please provide a map showing the exact boundaries of the site you would like considered.

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

Has there been any previous development on the site? . Yes  No

If so, what was it?

7 What do you propose using the site for?

8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25%  More  Less

10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business 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

11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

Please see enclosed document page 1.

12 Will the proposed development be phased? Yes  No

If yes, then please provide details of what is anticipated to be built and when.

13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes  No  Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place, please detail how you will do so in the future.

Please see enclosed document page 1.

## Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

Please provide the following information:

A) Exposure – does the site currently have

- Little shelter from northerly winds  
 Some shelter from northerly winds  
 Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing  
 East or west facing  
 South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance  
 Some potential loss or disturbance  
 No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance  
 Some potential loss or disturbance  
 No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Access within 400m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public transport networks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area?

Secondary Capacity

Primary Capacity

Are there any further physical or service infrastructure issues affecting the site?

The site is located more than 400 m from other dwellings or businesses. As such it is currently unclear where the nearest connections to physical infrastructure are.

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input type="checkbox"/>

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

The development proposal is based around the community; the centre aims to be more than a visitor's centre but an education and community centre for the whole of Aberdeen. Development of the area around Greyhope beach could form part of plans to regenerate Torry, to attract and promote tourism, business and improve the general perception of the area.

The establishment of such a centre would provide specific benefits to the community such as;

- a leisure facility for the area
- expanding the tourism potential of the area
- employment opportunities
- promoting marine biology and conservation of our local marine environment
- providing an educational and public engagement facility for schools and Universities
- act to support research on the behaviour and population dynamics of the marine mammals that use the harbour
- providing a function room for community workshops, meetings and talks.

It is anticipated that an improvement in local transport facilities closer to the site would be beneficial for the development.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached



If you need help reading this document  
(for example if you need it in a different  
format or in another language), please  
phone us on 01224 523317.

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ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমটের  
যোগাযোগ সাহায্যের জন্য দয়া করে  
: 01224 523317  
নম্বরে যোগাযোগ করবেন।

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如果需要語言/傳譯及其他形式的傳訊支援服務，  
請聯絡：01224 523317。

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Если требуется помощь при выборе  
языка /переводчика или других  
способов общения, звоните по  
телефону :01224 523317

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للحصول على مساعدة بخصوص اللغة/ الترجمة  
و وسائل الاتصال الأخرى، الرجاء الاتصال  
بالرقم التالي: 01224 523317

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Lai saņemtu palīdzību sakarā ar  
valodu/tulkošanu un citiem iespējamiem  
komunikāciju atbalsta formātiem, lūdzu  
zvanīt 01224 523317

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Jej jus turite sunkumu su kalba/ vertimu  
ar kitomis bendravimo formomis,  
skambinkite 01224 523317

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Jeśli potrzebujesz pomocy językowej /  
 tłumacza lub innej pomocy w  
porozumiewaniu się, proszę zadzwonić  
pod numer: 01224 523317



**Thank you for taking the time to complete this form.**  
Please return completed forms to:

Local Development Plan Team  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Or email it to: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

March 2013  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

## **Aberdeen Local Development Plan Review Bid Form**

### **ANSWERS**

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

**[Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education]**

The proposed centre, which is in it's infancy at this point, will be a unique visitor attraction for Aberdeen and help to promote Aberdeen as a city of culture. The area of Torry sits along very dramatic, beautiful coastal scenery and is a fantastic spot for wildlife watching. Dolphins are regularly seen just off the coast of Aberdeen and especially at the entrance to the harbour, making it one of the best places in Europe to go dolphin watching. The proposed centre would act to engage the local community and tourists with the marine wildlife and environment on offer in the heart of our city.

- **The building**

A building built with architecture that is sympathetic to the local environment which would house a wildlife centre, coffee shop and viewing terrace providing panoramic views of the harbour, city and coastline.

- **The wildlife centre**

The centre would offer many ways for visitors to enjoy the abundant nature around Torry, including seasonal guides, binoculars to rent, look-out stations and walking and trail maps. Exhibits would provide information on different themes such as dolphins, seals and birds which can be spotted locally, information about sustainable fishing, the oil and gas industry and renewable energy. The wildlife centre could have touch tanks, displays, interactive screens, meeting rooms and staff to provide information on the wildlife in the area.

The proposed centre could also be used as a base for knowledge exchange for the Scottish Government, NGO's and Universities by running workshops and hands-on activities for school-children, students and adults.

- **The coffee house**

The coffee house would have a large seating area to sit and enjoy the view; it would be bright and airy with a style that is both welcoming and comfortable. The coffee house would also provide fresh lunch menus, serving delicious seasonal dishes. With offices for Marine Scotland, Scottish Natural Heritage and the Joint Nature Conservation Committee being very local, a large footfall would be expected at lunchtimes.

Site: Greyhope Bay

The proposed uses of the centre would therefore span tourism, recreation, education, and also the service industry.

Should the proposal move forward the next steps would include, constructing a business plan, surveying the land, putting together a site plan including architectural design and attracting financial support.

**13. If there has been any community engagement please provide details of the way in which it was carried out and how it influenced your proposals. If no consultation has yet taken place, please detail how you will do so in the future.**

A preliminary survey has been carried out at Torry Battery to survey visitors to the area and whether they had been influenced by the recent BBC Springwatch programme on the dolphins at Aberdeen Harbour. Initial results which surveyed 27 visitors showed that 81% of visitors were there to see dolphins, 66% of which were as a result of the Springwatch programme. Everyone responded that they would like to see the area improved with facilities such as toilets, picnic tables, improved coastal paths and a tearoom. When the idea of a visitor centre and coffee house was proposed, all visitors welcomed the idea although some suggested that the building should not be too intrusive. This has been taken on board such that the proposed centre will be sympathetic to the local environment in terms of scale, design and materials used for building.

Contact has also been made with Torry Community Council with the hope to attend their next monthly meeting where the idea can be pitched to the local community. The meeting will be useful to get feedback on the proposed centre and development of Greyhope Bay and whether the development would be supported by the community.

specific benefits to the community such as;

- a leisure facility for the area
- expanding the tourism potential of the area
- employment opportunities
- promoting marine biology and conservation of our local marine environment
- providing an educational and public engagement facility for schools and Universities
- act to support research on the behaviour and population dynamics of the marine mammals that use the harbour
- providing a function room for community workshops, meetings and talks.

It is anticipated that an improvement in local transport facilities closer to the site would be beneficial for the development.



Site - Greynhope Bay