

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
1.	Individual/ Wider Aberdeen City	Destroying a green space (St Fitticks Park) in a deprived area of the city. Could use the empty industrial units throughout the City instead.	<p>This consultation process relates to the Draft Masterplan and is not about the allocation or the removal of this site from the ALDP, this has been considered and decided through the LDP preparation process including Examination carried out by an independent Scottish Government reporter. The Report of Examination published in September 2022 recommended a number of additional requirements for a Joint Masterplan for Aberdeen South Harbour and the Energy Transition Zone sites. Importantly however, the Report recommended retaining the proposals for the Energy Transition Zone at OP56 St Fittick's Park and OP61 Doonies / Gregness.</p> <p>The Council accepted all the Reporter's recommendations in December 2022 and the Aberdeen Local Development Plan was formally adopted on 19th June 2023. The principle of developing OP56 St Fittick's Park and OP61 Doonies for energy transition uses has therefore been accepted in the adopted Aberdeen Local Development Plan 2023. However, the Local Development Plan also requires a joint Masterplan for OP56 St Fittick's Park, OP61 Doonies and OP62 Aberdeen South Harbour and outlines some</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>of the issues that need to be considered within the Masterplan. It is this Masterplan which is subject to the current consultation.</p> <p>If the Masterplan is approved, any development of the sites would then require planning consent. This will require planning applications containing further detailed proposals, over and above what would be contained within a Masterplan, which in turn will be open for further public scrutiny and comment and each planning application will be considered and decided on its own merits.</p> <p>The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has identified the developable area within the site, which equates to around 1/3 of it.</p>	
2.	Individual/ Local area	There are alternatives to building at St Fitticks, these should be used as a priority.	Per comment 1.	None
3.	Individual/ Local area	Should not be getting rid of the green space in Torry when most people live in flats with no gardens. This is a safe space.	This consultation process relates to the Draft Masterplan and is not about the allocation or the removal of this site from the ALDP, this has been considered and decided through the LDP preparation process including Examination carried out by an independent Scottish Government reporter. The Report of Examination published in	None

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			<p>September 2022 recommended a number of additional requirements for a Joint Masterplan for Aberdeen South Harbour and the Energy Transition Zone sites. Importantly however, the Report recommended retaining the proposals for the Energy Transition Zone at OP56 St Fittick's Park and OP61 Doonies / Gregness.</p> <p>The Council accepted all the Reporter's recommendations in December 2022 and the Aberdeen Local Development Plan was formally adopted on 19th June 2023. The principle of developing OP56 St Fittick's Park and OP61 Doonies for energy transition uses has therefore been accepted in the adopted Aberdeen Local Development Plan 2023. However, the Local Development Plan also requires a joint Masterplan for OP56 St Fittick's Park, OP61 Doonies and OP62 Aberdeen South Harbour and outlines some of the issues that need to be considered within the Masterplan. It is this Masterplan which is subject to the current consultation. If the Masterplan is approved, any development of the sites would then require planning consent. This will require planning applications containing further detailed proposals, over and above what would be</p>	

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			<p>contained within a Masterplan, which in turn will be open for further public scrutiny and comment and each planning application will be considered and decided on its own merits.</p> <p>The Masterplan sets principles and parameters that will be taken forward with any planning applications. Its objectives are to provide a series of strategic design and development principles to guide the most appropriate forms of development and uses for the area in accordance with the allocation.</p> <p>The masterplan shows that not all of St Fitticks park will be developed, but rather only the area immediately adjacent to the harbour equating to around 7 hectares. This area per the ALDP allocation must have a functional association with the South Harbour that precludes it being located elsewhere, such as the size of the infrastructure preventing transport from other locations or requiring roll on/roll off level access to the harbour.</p> <p>The environment, connectivity and community benefits, including the</p>	

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			<p>enhancement and potential extension of the existing play, and the potential extension and enhancement of the skate park and/or pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered. The Masterplan sets out that although there will be a loss of quality of greenspace there will be an improvement in the quality and accessibility of the remaining space.</p> <p>The Community and Energy Coast chapter of the Masterplan considers the East Tullis Burn and wetlands (p59 and 60), St Fittick's Park and the projects that will be brought forward in this area, to the benefit of the community, are shown on pages 61-64. Biodiversity protection and enhancement are also considered on pages 65-66 with suggested improvements including pollinator coast, habitat management and development landscaping.</p> <p>The Energy Transition Zones are to bridge the transition from one industry to another and due to its strategic location adjacent to the South Harbour, OP56 is a keystone to</p>	

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			this and potential catalyst for wider economic and environmental change.	
4.	Individual/ Local area	<p>Destroying the park means that the only healthy green space left in a deprived area is to be build on under the guise of saving the planet.</p> <p>This could all be done on brownfield land nearby.</p>	Per comment 3	None
5.	Individual/ Local area	<p>Essential consideration is the suitability of the road network both during and on completion of the areas.</p> <p>Also of note is the Road/W Tullos Road/Wellington Road roundabout it is already a difficult pinch point at peak times.</p>	<p>This level of detail is not required at Masterplanning stage. An assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward.</p> <p>The requirement for such studies is identified within the Masterplan on page 167.</p> <p>Each campus has a section on Transport and Connectivity shown the importance of this issue(p84, p108, p122, p123, p144). Furthermore p 152 – 154 relates specifically to road infrastructure and how the ETZ relates to other existing and committed projects including the Aberdeen South Harbour Link Road.</p>	None
6.	Individual/ Wider	Object to development on the coastline for industrial uses.	This consultation process relates to the Draft Masterplan and is not about the allocation or the removal of this site, this consideration	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
	Aberdeen City	Industry and waste disposal should be in outlying areas and coastline should be development for walks and tourists.	<p>has taken place and been decided through the LDP and at an Examination carried out by an independent reporter. The reporter issued a Report into the Examination in September 2022. The Report recommended a number of additional requirements for a Joint Masterplan for Aberdeen South Harbour and the Energy Transition Zones. Importantly however, the Report recommended retaining the proposals for Energy Transition Zones at OP56 St Fittick's Park and OP61 Doonies. The Council accepted all of the Reporter's recommendations in December 2022 and the Aberdeen Local Development Plan was formally adopted on 19th June 2023.</p> <p>The ALDP allocation for OP56 St Fittick's Park does state "Any development at this site must have a functional association with the South Harbour which precludes it being located elsewhere, such as the size of the infrastructure preventing transport from other locations or requiring 'roll on / roll off' level access to the South Harbour."</p> <p>The waste disposal (WWTP) is an existing use in this area.</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
7.	Individual/ Local area	<p>St Fitticks is the only greenspace in Torry it is right on their doorstep outdoor use. There are more suitable places away from people so it cannot hurt people or animals.</p> <p>The air quality and quality of life will suffer from the proposal.</p>	<p>Per comment 3</p> <p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	None
8.	Individual/ Aberdeens hire	Object yet again Torry being considered as an area to take away all green spaces.	Per comment 1	None
9.		More suitable sites that do not destroy a local amenity.	Per comment 1	None
10.	Individual/ Local area	ETZ masterplan must not go ahead. Do not see how removing an existing greenspace can be any benefit to the residents of Aberdeen, the wildlife and biodiversity.	Per comment 3	None
11.	Individual/ Local area	<p>Object to the removal of the coast road.</p> <p>Object to the inclusion of greenspaces especially Doonies a huge asset to the city used by schools, nurseries and special needs children.</p>	<p>The coast road will not be removed, it is proposed to be realigned.</p> <p>Per comment 1</p>	None
12.	Individual/ Wider Aberdeen City	<p>Object to the allocation of Doonies and the other areas for 'energy transition.' Do not believe the social impact of this decision has been fully assessed and taken into consideration. Decision should be reversed</p> <p>Plenty industrial areas that can be used instead.</p>	<p>This consultation process relates to the Draft Masterplan and is not about the allocation or the removal of this site from the ALDP, this has been considered and decided through the LDP preparation process including Examination carried out by an independent Scottish Government reporter. The Report of Examination published in September 2022 recommended a number of</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>additional requirements for a Joint Masterplan for Aberdeen South Harbour and the Energy Transition Zone sites. Importantly however, the Report recommended retaining the proposals for the Energy Transition Zone at OP56 St Fittick's Park and OP61 Doonies / Gregness.</p> <p>The Council accepted all the Reporter's recommendations in December 2022 and the Aberdeen Local Development Plan was formally adopted on 19th June 2023.</p> <p>The ETZ will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Throughout the masterplan states that brownfield land will be utilised. Examples within the masterplan are evident in the Innovation and Skills Campuses.</p>	
13.	Individual/ Local area	Fully in support of transition away from fossil fuels but the proposals are problematic. Not a just transition for the people of Torry. Want the green spaces retained.	Per comment 1	None
14.	Individual/ Local area	No reason to use green space where there is so much vacant industrial land. Return Gregness back and St Fitticks as promised.	Per comment 12	None
15.	Individual/ Wider	Object to use of greenspace when the city is full of Brownfield land.	Per comment 12	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
	Aberdeen City			
16.	Individual/ Local area	<p>Object to use of greenspace when the city is full of Brownfield which could be reused.</p> <p>Harbour promised to reinstate Gregness back to Doonies farm and St fitticks park back to the people of Torry but this did not happen.</p> <p>Concern with noises and smells a short distance from residences.</p>	<p>Per comment 12</p> <p>The requirement to reinstate the land by Aberdeen Harbour Board does not relate to this Masterplan.</p> <p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	None
17.	Individual/ Local area	Waste of money, time and effort.	Comments noted	None
18.	Individual/ Aberdeens hire	Object to the allocations on greenspaces. Object to the loss of Doonies particularly for the poorer areas.	Per comment 1	None
19.	Individual/ Local area	<p>Object to the loss of the last accessible green space from the community, loss of nature reserve and animals.</p> <p>Reuse vacant lots at Altens instead.</p>	Per comment 12	None
20.	Individual/ Local area	<p>Object to the loss of another green space.</p> <p>Concern for further health issues as a result of the development.</p>	<p>Per comment 3</p> <p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			different areas are unknown so cannot be assessed at this time.	
21.	Individual/ Aberdeens hire	Object to the loss of St Fitticks /Greenspace to the detriment of the detriment of the local population and nature, planet and people come last.	Per comment 3	None
22.	Individual/ Wider Aberdeen City	Object to the use of accessible greenspace from the poorest community when there is Brownfield land.	Per comment 12	None
23.	Individual/ Local area	Object to the use of St Fitticks Greenspace for development -, greenspaces are important for health. Area surrounded by industrial estates, an incinerator, a new harbour and a landfill site that is still polluting the areas of Aberdeen. Use brownfield sites in Tullos and Altens instead.	Per comment 12	None
24.	Individual/ Other former resident	Object to more development in Torry. The incinerator causes air pollution. The closure of the Academy destroyed the community.	The sites are allocated within the local development plan as set out under comment 1. Concerns with existing air pollution should be raised with the Council's Environmental Health Service. Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
25.	Individual/ Wider Aberdeen	Object to the ETZ detriment of a city.	Per comment 1	None
26.	Individual/ Local area	Object to the use of Green spaces, very few green spaces left in Torry this will harm the community and environment.	Per comment 3	None
27.	Individual/ Wider Aberdeen	Object where masterplan states it was not informed by community feedback, they are opposed to the proposals. Community were not a stakeholder.	Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan (and summarised within this report). The main concerns raised by the community during consultation related to the allocation of the sites at St Fittick's and Doonies rather than community requirements or benefits.	None
		Community benefits – concern for: No apparent funding for proposed; No planning condition / condition of occupation proposed; Lack of enforcement of the ASH s69; and, Agreed community benefits, must be developed. Requested explanation of mitigation hierarchy.	The masterplan sets out phasing of applications and linked Strategic Mitigation & Compensation Measures (identified through Masterplan) on pages 158-172 of the draft Masterplan. It also states that planning obligations will be agreed with ACC through planning application assessment and as such will be secured through planning conditions and/or a legal agreement.	None
		Concern for the loss of amenity (views/boundary treatment/light/24 hour operative site) to the existing park.	Detailed design and further assessments submitted with planning applications will consider the potential impact of elements such as light. This document sets out parameters and a framework for detailed proposals, but the design detail will be	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			determined through the planning application process.	
		<p>Comments re St Fittick's park (' the Park')</p> <p>Note development of a part of the Park such to conditions which include that development must have a ' functional association with ASH which precludes it being located elsewhere '</p>	A new section will be added to the Masterplan to make it clear the LDP requirement of each allocation.	Amend masterplan to ensure it is clear the LDP requirement including the functional association with ASH.
		Concern for the height limitations (up to 15 meters) of development for the park 2 and no justification for impact to visual amenity.	The Masterplan sets parameters for development. Detail of building heights will be set out in subsequent planning applications. via studies such as Landscape and Visual Impact Assessments.	None
		<p>Concern realignment of the Coast Road would increase the land and allow land to be used for other purposes and should not be permitted.</p> <p>The section of land which will be enclosed is land which AHB had refused permission to use when ASH was constructed. The land was to be reinstated when construction concluded.</p>	<p>The level of detail required at Masterplanning stage does not include detailed assessments for topics like roads. An assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward.</p> <p>The requirement for such studies is identified within the Masterplan on page 167.</p> <p>Each campus has a section on Transport and Connectivity shown the importance of this issue(p84, p108, p122, p123, p144).</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>Furthermore p 152 – 154 relates specifically to road infrastructure and how the ETZ relates to other existing and committed projects including the coast road.</p> <p>The requirement to reinstate the land by Aberdeen Harbour Board does not relate to this Masterplan.</p>	
		<p>Concern no meaningful screening is proposed, in particular loss of tress.</p>	<p>The Masterplan illustrates the location and area of landscaping that will be removed and replaced. Replacement planting will include native species and will extend woodland cover, particularly within the Tullos Wood. A section has also been added to the Masterplan stating: “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover”</p> <p>Screening will be considered in more detail as part of the planning application process.</p>	None
		<p>The practicality of realigning the East Tullos Burn remains unclear. Detailed engineering/ hydrological drawings should be required to demonstrate feasibility.</p>	<p>Noted. The Masterplan makes it clear that further studies, design and assessments are required as part of any planning application to fully consider the details of this.</p>	None
		<p>The masterplan omits the damage to the remaining two thirds of the park which will now be bordered by a fenced , possible floodlit, etc this must be a condition.</p>	<p>Detailed design and further assessments submitted with planning applications will consider the potential impact of elements</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			such as light. This document sets out parameters and a framework for detailed proposals, but the design detail will be determined through the planning application process.	
		<p>Mitigation</p> <p>Concern no funding/costing information provided or, details of proposed construction.</p>	It is not appropriate to go into such detail at the Masterplan Stage of the process. Funding / costing are not material planning considerations.	None
		The Masterplan shows a range of footpaths (dotted white). Note, the path South of the railway will soon be inaccessible given proposals by Network Rail to shut the footbridge. ETZ need to specify which paths will be 'maintained and enhanced'. Note that no new paths are proposed in the upper area of the Burn near the school. Completion of path should be a condition of occupation of any industrial buildings.	The removal of the bridge is outwith the control of ETZ but they have considered connections beyond the site. The plan on page 71 shows how the connections can be made via an underpass to the west. This said in section 6 it would be helpful to have a plan showing the indicative path improvements within the sites and the wider connections to the network beyond. It should be noted that at this time the final path locations have not been determined and this would be part of a planning application process, but the requirement for their retention and enhancement has been identified.	Add wider context plan for the sites showing potential path links to the wider network ensuring connectivity to the City Centre, the surrounding communities and the coast.
		The planning conditions should specify detail of what is to be done re enhancing Tullos Wood access, where etc.	This will be considered through the planning application process.	None
		Concern pocket parks and areas of green space in the wider Torry community are no longer proposed.	Pages 95 and 96 of the Masterplan show Local Parklets and it states that specific locations and amenities within parklets to be	Add note here after with ACC to include “and

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			confirmed through further consultation and in coordination with ACC.	the relevant community interest groups”
		Compensatory off-site planting provides no benefit to the community but can be used as screening. Support adherence to Tree Replacement Plan.	A detailed landscape plan will be developed as part of any planning application including native species. A section has also been added to the Masterplan stating: “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover”	None
		Gregness Object to the proposed buildings height on grounds of impact visual amenity.	The Masterplan sets parameters for development. Detail of building heights will be set out in subsequent planning applications. via studies such as Landscape and Visual Impact Assessments.	None
		Concern no mitigations proposed for loss of this public open space as part of the S69 ASH agreement.	The requirement to reinstate the land by Aberdeen Harbour Board does not relate to this Masterplan.	None
28.	Individual/ Local area	Suggest reuse and reinvigorate existing industrial areas and brown land.	The ETZ will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Throughout the masterplan states that brownfield land will be utilised. Examples within the masterplan are evident in the Innovation and Skills Campuses.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Object to inclusions of St Fitticks park it is invaluable.	Per comment 1	None
29.	Individual/ Wider Aberdeen	Object to the plans to develop community areas.	Per comment 1	None
		Object to the loss of Doonies farm it educates children.	Per comment 1	None
30.	Individual/ Wider Aberdeen	Support the move towards renewable energy but not at the expense of well used green spaces. Reuse derelict industrial areas instead.	Per comment 1 The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land.	None
31.	Individual/ Local area	Concern with loss of 2/3 of the trees from St Fitticks. Need to retain the greenspace because adjacent houses don't have gardens. Use Brownfield land instead of building on the park.	Allocation of site per comment 1 The Masterplan illustrates the location and area of landscaping that will be removed and replaced. Replacement planting will include native species and will extend woodland cover, particularly within the Tullos Wood. A section has also been added to the Masterplan stating: "development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover" The ETZ will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Throughout the masterplan states that	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			brownfield land will be utilised. Examples within the masterplan are evident in the Innovation and Skills Campuses.	
32.	Individual/ Other	Retain the green space for mental and physical wellbeing. Concern with the development that have impacted Torry over the recent years.	Per comment 3	None
33.	Individual/ Local area	The ETZ is, in principle a good concept. Object that the plan starts by concreting up a wetland in the most deprived area of Aberdeen.	<p>At the centre of the ETZ masterplan is the consideration of environment, biodiversity and landscape. The community and energy coast considers the East Tullos Burn and wetlands (p59 and 60). St Fittick's park and the projects that will be brought forward in this area, to the benefit of the community are shown on pages 61-64. Biodiversity protection and enhancement are also considered on pages 65-66 with suggested improvements including pollinator coast, habitat management and development landscaping.</p> <p>It is acknowledged that around 1/3 of the site will be built on and alterations will be made to the burn at its easterly end but a number of further studies and assessments, including an EIA and flood risk assessment are required as part of ongoing planning processes and will be fully assessed and considered through this route.</p>	None

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			<p>The Masterplan sets principles and parameters that will be taken forward with any planning applications. The environment, connectivity and community benefits, including a new play park, pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered.</p> <p>Furthermore, ACC carried out a Habitat Regulation Appraisal which considers the masterplan proposals against the Special Areas of Conservation and identified the mitigation required to avoid adverse impact on the designated sites and their qualifying species interests. These will be added to the Masterplan for clarity and the HRA available for the Councils website.</p>	
34.	Individual/ Wider Aberdeen	<p>Strongly opposed to the Draft ETZ Masterplan. St Fitticks park very important and valuable greenspace with many benefits. Torry has suffered more than its fair share of industrial development. Cannot encroach further.</p> <p>Sufficient Brownfield land could be used instead.</p>	<p>Per comment 3</p> <p>The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land.</p>	None
		Concern with the governance process in relation to the ETZ and want decision made by Full Council.	A decision was taken at PDMC to consider the Masterplan at Council, hence this report.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			The governance process is not a matter for consideration within this report or masterplan.	
35.	Individual/ Local area	Concern with black particles in the air already the atmospheric pollution will get worse with this project.	Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
36.	Individual/ Local area	Concern that Doonies has closed and that the green space is being removed.	Per comment 1. The closure of Doonies Farm is not for consideration in this Masterplan or report.	None
37.	Individual/ other – born in area	Object to development on St Fitticks park. Concern that once this is over the park will not be restored to its current states.	Per comment 1. Part of St Fittick's Park will be lost to development under current plans. The remaining areas will be maintained and enhanced.	None
38.	Individual/ Aberdeens hire	Concern with the inclusion of St Fitticks park in the ETZ. The site is in part a boggy wetland, not very accessible and not suitable for development; it will severely impact an already disadvantaged community. Reuse brownfield land adjacent to the South Harbour instead.	Per comment 12 The ETZ will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Throughout the masterplan states that brownfield land will be utilised. Examples within the masterplan are evident in the Innovation and Skills Campuses	None
39.	Individual/ Local area	Community needs St Fitticks park it is the only natural resource near our doorstep.	Per comment 3	None

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40.	Individual/ Local area	Concern with existing pollution in Torry. Loss of St Fitticks would cause decline in mental health, it is a well used area.	The sites are allocated within the local development plan as set out under comment 2. Concerns of existing air pollution should be raised with environmental health. Assessments will be required with planning applications that will take into consideration, air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
41.	Individual/ Local area	Masterplan should be considered by Full Council.	This report is for Council	None
42.	Individual/ Local area	Reuse Brownfield land in Altens and Tullos industrial estates instead. Concern with the loss of the green space. Concern from air pollution from HGVs and machinery.	The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.	None
		Masterplan should be considered by Full Council.	This report is for Council	None
43.	Individual/ Local area	Object to the loss of Torrys only expansive green space when the provision is already limited.	Per comment 3	None
44.	Individual/ Wider Aberdeen	Concern that Torry has already had many industrial developments imposed upon it. Should support green business and not fossil fuel industry, retrofit homes and instal insulation.	The existing situation in Torry or retrofitting of homes with insulation are not for this Masterplan to consider. The ETZ vision states: “ By 2030 we will have designed and built in phases a unique Energy Transition Zone adjacent to the new harbour development at	None

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			<p>Aberdeen South Harbour. It will be a leading-edge catalyst for innovation and high value manufacturing, and a centre of excellence for offshore renewables, large scale production of hydrogen and CO2 storage. Through the success of the ETZ, the region and the energy supply chain will become a global leader in energy transition, and a net exporter of product, services, technologies, and skills. This purpose-built net zero green space, connected to the coastline, will provide future Energy Transition organisations and the local community with amenities, job opportunities, a strong blue-green network supporting a long term business environmentally sustainable business cluster; harnessing the region's natural resources and existing skills base to maximise the future value potential from Energy Transition developments for future generations." Thus moving away from the Oil and Gas.</p>	
45.	Business/ Fridays for Future Aberdeen/ Wider Aberdeen	<p>1. Object and want Opportunity Sites 56 and 62 in St Fittick's Park removed from the ETZ and amend the draft Masterplan accordingly.</p> <p>The proposed development of Opportunity Sites 56 and 62 will negatively impact environmental health experienced by a</p>	<p>1. Per Comment 1</p> <p>2.The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>community which already has significant health outcome disparities.</p> <p>Will negatively impact the natural environment will have a negative impact on the amenity of the surrounding residential area</p> <p>2. Will be contrary to current national and local authority planning policy including Scotland's NPF4 and Aberdeen Local Development Plan 2023</p> <p>3. will cause traffic congestion, access, and safety problems for residents and those using coast paths due to increased HGV and other vehicular traffic related to uses. Potential conflicts with pedestrians, cyclists and public transportation</p> <p>4. will create a precedent for future similar proposals in Torry,</p> <p>5. will adversely impact a Scheduled National Monument and Commonwealth War Grave site of St Fittick's Church</p> <p>6. result in the loss of public amenities, such as green space and recreational grounds cannot compensate for the loss</p> <p>7. Proposed improved access to Tullos Wood is not suitable compensation as this requires lengthy pedestrian travel through an industrial estate.</p> <p>will adversely affect the needs of people with disabilities due to the loss and diminution of quality of accessible and inclusive</p>	<p>improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ, the move to net zero and climate mitigation and adaptation.</p> <p>3. Concerns of traffic and road congestion conflicts will all be considered as part of required assessments submitted with any planning application. The Masterplan sets out on page 167 the further assessments that are required for planning applications including an EIA, HIA and TIA.</p> <p>4. The issue of precedent does not exist, every application is considered on its own merits. The sites are allocated in the ALDP and will be assessed against the requirements of this and other relevant legislation and other material planning considerations.</p> <p>5. Consideration has been given to the siting of the development beside St Fittick's Church and Historic Environment Scotland and the Council's archaeologist have been involved throughout the process. Further</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>existing pathways in the park. he proposed mitigation and compensation will not meet the needs of elderly and disabled residents of Brimmond Court.</p> <p>8. Proposed local parklets do not provide for the same range of uses as the existing park.</p> <p>9. will impose additional pollution on top of those already present</p>	<p>Assessments and consultation with HES will be required as part of the planning process.</p> <p>6. The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has identified the developable area within the site, which equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60).</p> <p>7. The proposal includes improved access through St Fittick's Park to Tullos Hill. It is noted that the bridge will be removed but this is a consequence of a separate project to electrify the main east coast rail line and upgrade the Coast Road and is consequently under the control of Network Rail. Careful consideration will be given to allowing improved access for all through the assessment of planning applications. Further path networks and improvements are shown for each area but in particular on the Marine Gateway. Though part of the site</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>will be developed, there will be an extensive path network still available.</p> <p>8. The Masterplan sets principles and parameters that will be taken forward with any planning applications. The environment, connectivity and community benefits, including a new play park, pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered.</p> <p>9. Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	
46.	Individual/ Wider Aberdeen	Comments same as 45 above.	Response per 45 above.	none
47.	Individual/ Wider Aberdeen	<p>Object to the proposed development which is contrary to key policies within Scotland's National Planning Framework 4 regarding nature recovery and human wellbeing.</p> <p>Development will destroy plants and animal habitats as well as large areas of woodland and grassland.</p>	<p>The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment,</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Proposed compensatory tree planting at Tullos Wood is insufficient.	<p>safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ, the move to net zero and climate mitigation and adaptation.</p> <p>The masterplan has identified the developable area within the site, which equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60). Further assessments such as an EIA are required with any planning application.</p> <p>The Masterplan illustrates the location and area of landscaping that will be removed and replaced. Replacement planting will include native species and will extend woodland cover, particularly within the Tullos Wood. A section has also been added to the Masterplan stating: “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover”</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Concern that Balnagask residents already live with unhealthy levels of air pollution which would deteriorate further.</p> <p>Concern that some proposal ie pump park would expose young users to high levels of pollution.</p> <p>Concern would cause a reduction in opportunities for healthy outdoor activity.</p> <p>Insufficient compensatory greenspace proposed</p>	<p>Concerns of existing air pollution should be raised with environmental health. Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p> <p>A Health Impact Assessment will be provided as part of the planning application process.</p> <p>The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has identified the developable area within the site, which equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60). The proposal looks at quality as well as quantity.</p>	None
48.	Individual/ Local area	<p>Concern children will be exposed to more pollution,</p> <p>Object as a community for this ETZ to go ahead.</p>	Per comment 1. Assessments (including a health impact assessment) will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			uses of the different areas are unknown so cannot be assessed at this time.	
49.	Individual/ Local area	Not in my backyard please	No response	None
50.	Local area	Object to all the plans	Per comment 1	None
51.	Individual/ Local area	Concern that the loss of St Fitticks would have a detrimental effect on the community and wildlife. Concern with increase pollution in the area which will impact on animals that do survive.	Per comment 2 Assessments (including a health impact assessment) will be required with planning applications that will take into consideration, air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
		Support that new children's facilities included however within an industrial estate seems inappropriate.	Assessments (including a health impact assessment) will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
		Object to the forced closure of Doonies farm	The closure of Doonies is not for consideration in this Masterplan or report,	None
		The current 'masterplan' does not seem to listen to the voices of local residents or the community.	Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. The main concerns raised by the community during consultation related to the allocation of the sites at St Fitticks and Doonies rather than community	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			requirements or benefits. The allocation of the site is not for this Masterplan to consider, this was carried out via the Local Development Plan process (per comment 1)	
52.	Individual/ Wider Aberdeen	Object to the rezoning of the park due to an undemocratic process and lack of meaningful community consultation.	Per comment 1.	None
		Concern for the negative impacts from the proposed development, namely the health of the community. Highlights "economic wellbeing" is not suitable compensation.	Assessments will be required with planning applications that will take into consideration, air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
		Object to any development on St Fitticks it is not 1/3 being developed but further creep into the green lung.	Per comment 3	None
		Global issues cannot simply be used to justify local injustices not in the community's best interest.	Per comment 3	None
53.	Individual/ Local area	Object to the rezoning of this vital green space for industrial use.	Per comment 1	None
		Object to further noise and dust that will be produced as a result of the development.	Assessments (including a health impact assessment) will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
		Object to living beside St Fittick's if it's an industrial zone Torry is already bordered by industrial uses and incinerator that cause noise and air pollution.	Per comment 1	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			The existing uses within the area are not for consideration within this report, that is an existing situation.	
		Object to the impact on the important wetlands round the Tullos Burn, destroying their habitat will result in the loss of our wildlife.	<p>Per comment 1. At the centre of the ETZ masterplan is the consideration of environment, biodiversity and landscape. The community and energy coast considers the East Tullos Burn and wetlands (p59 and 60). St Fittick's park and the projects that will be brought forward in this area, to the benefit of the community are shown on pages 61-64. Biodiversity protection and enhancement are also considered on pages 65-66 with suggested improvements including pollinator coast, habitat management and development landscaping. It is acknowledged that around 1/3 of the site will be built on and alterations will be made to the burn at its easterly end but a number of further studies and assessments, including an EIA and flood risk assessment are required as part of ongoing planning processes and will be fully assessed and considered through this route.</p> <p>Further detail on the burn and the wetlands will be developed via the planning application process. This will include biodiversity/ landscape framework and ecological surveys.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			Furthermore, ACC carried out a Habitat Regulation Appraisal which considers the masterplan proposals against the Special Areas of Conservation and identified the mitigation required to avoid adverse impact on the designated sites and their qualifying species interests. These will be added to the Masterplan for clarity and the HRA available for the Councils website.	
54.	Individual/ Local area/	Object to the green hydrogen but if it is that important to make hydrogen there is so many empty industrial buildings Do not build on St Fittick park and Donnies Farm.	Per comment 1 The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.	None
55.	Individual/ ocal area	Object to inclusion of the Green space should be left alone for Residents of Torry	Per comment 1	None
56.	Individual/ Aberdeens hire	Object to inclusion of the Green space should be left alone for Residents of Torry	Per comment 1	None
57.	Individual/ Local area	The masterplan should be decided by full council and not planning committee.	This report is for Council.	None
58.	Individual/ Local area	Object to inclusion of St Fitticks Park, it is the only play area this side of Torry .it is well used by all in Torry.	Per comment 3	None
59.	Individual/ Local area	Object to the inclusion of St Fitticks and Doonies in the ETZ. Concern Torry is becoming overdeveloped at the cost of loss of open greenspace.	Per comment 1	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Seeks clarity that St Fitticks Park was a Council initiative. Highlights the bigger "green" agenda must take precedence over the one remaining green space in Torry.	Per comment 3	None
60.	Individual/ Aberdeens hire	Object to loss of Doonies Farm it should never have been forced to close.	Per comment 1	None
61.	Individual/ Local area	Object – the park and doonies farm they are well used and should be kept.	Per comment 1	None
62.	Business/ Individual/ Peterson UK LTD	Fully Supportive of the Masterplan and its objectives. The ETZ should be set up to maximise the skills and expertise of the supply chain in order to make the Offshore Renewables activity as efficient and effective as possible. Must ensure the vendor community is as attractive as possible for investment and activity is not lost to other parts of the UK or worse to the rest of Europe. The ETZ has a once in a generation opportunity to set out its stall and become a best in class vendor community. This will not only support the energy transition of jobs from Oil and Gas to Renewables, but also create new jobs of the future and provide an exciting prospect for the next generation of talent who are not motivated to be involved in Oil & Gas.	Support Noted	None
63.	Individual/ Local area	Object to St Fittick's park to be included in the ETZ - it is not needed. Concern it is only to absorb activities from the old north harbour. Object to further industrialisation of Torry.	Per comment 1.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		The consultation was information giving with no opportunity for residents to have any influence on the plan.	This consultation period that this report relates was a time to provide comment to the Council on the content of the document.	None
		Object to a 50ft factory making anchor chains located 50m from housing. As the landowner, ACC has betrayed its duties to Torry Community by allowing this development to take place.	The Masterplan sets parameters for development. Further detail of building heights and uses will be set out in subsequent planning applications via studies such as Landscape and Visual Impact Assessment, Noise Impact Assessment dependant on the use proposed. The Masterplan sets out a framework for development, a significant level of work and further information is required through the planning application process before development can begin.	None
		Concern that the proposed scale and type of development will not sufficiently protect the local amenity on existing homes (p78) certainly, the protection measures within the 2020 AHB Plan are not sufficient.	Landscape plans and mitigation will be considered in detail as part of a planning application. Also per comment above surveys and assessments will also be required.	None
64.	Business/ River Dee Medical Group	The board and staff of River Dee Medical Group support the aims of an Energy Transition Zone to develop new renewable technologies using existing brownfield sites.	Noted	None
		We object to any industrial development of greenspace in the St Fittick's Park area (OP56). This is a public health asset.	Assessments will be required with planning applications that will take into consideration, air quality, odours, and a health impact assessment. The specific final uses of the	Text added to Masterplan to confirm that a

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>No evidence that development of the St Fittick's Park is essential to a successful energy transition programme.</p> <p>Further industrialisation will exacerbate the already poor health outcomes within the community.</p> <p>No health impact assessment has been undertaken in the nor been asked by Aberdeen City Council to do so.</p>	<p>different areas are unknown so cannot be assessed at this time.</p> <p>A Health Impact Assessment will be provided as part of the planning application process.</p>	HIA is required.
65.	Individual/ Local area	Strongly object to development at St Fitticks Park. Use empty buildings in Altens instead. Loss of greenspace is contrary to the Masterplan of Aberdeen.	<p>Per comment 1</p> <p>Assume the masterplan of Aberdeen is the LDP and the site is allocated within this document.</p>	None
66.	Individual/ Local area	<p>Masterplan should be considered at full council.</p> <p>Object to this masterplan and the pollution it will generate.</p> <p>Object to impact on St Fitticks church and the graveyard.</p>	<p>The masterplan will be considered at Full Council.</p> <p>The impact on St Fitticks Church and Graveyard has been considered. Additional surveys and assessments will be required to ensure no physical damage is caused during development the setting of the church was altered a number of years ago.</p>	None
67.	Individual/ Local area	<p>Object to the loss of the Torry golf course and Doonies farm.</p> <p>Full council should consider the document.</p>	<p>There is no proposal to carry out any work at the golf course.</p> <p>OP61 Doonies is within the Aberdeen Local Development Plan which was formally adopted on 19th June 2023.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			This report is for Council.	
68.	Business / Paths for all	Welcome the links to the place principle and net zero priorities and the delivery of 20 minute neighbourhoods policies embedded in NPF4. Welcome the compliance with specific policy requirements including sustainable places and liveable places.	Support noted	None
		Welcomes reference to NPF4 six qualities of successful places	Support noted	None
		Agree that development within the Masterplan should: <ul style="list-style-type: none"> • Be focused on key transport and movement corridors that are accessible and have potential for multi-modal connectivity. • Incorporate active travel connections and infrastructure. • Support local living and the strengthening of 20-minute neighbourhoods. 	Support noted	None
		Opportunity should be taken to enhance greenspace and encourage active use.	Support noted	None
		Supports investing to enhance the path/cycleway network.	Support noted	None
		Supports active travel interventions and the creation of 20-minute neighbourhoods and liveable places.	Support noted	None
		Supports the principle of a Community Fund.	Support noted	None
		Supports creating safe and attractive routes for walking and cycling across the area.	Support noted	None
		Our strategy sets out our vision for tackling physical inactivity, poor mental health, increased health and transport inequalities and the climate emergency.	Support noted	None
69.	Individual/ Wider City	Objects to the Draft ETZ Masterplan. Supports transition but must ensure social justice & environmental protection.	The masterplan has identified the developable area within the site, which is note the whole of the site and equates to	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>The plans will destroy a large part of St Fittick's Park - unacceptable.</p> <p>Loss of much of St Fittick's Park will affect residents' physical & mental health which is already poorer.</p>	<p>around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60).</p> <p>It is acknowledged that around 1/3 of the site will be built on and alterations will be made to the burn at its easterly end but a number of further studies and assessments, including an EIA and flood risk assessment are required as part of ongoing planning processes and will be fully assessed and considered through this route.</p> <p>The Masterplan sets principles and parameters that will be taken forward with any planning applications. The environment, connectivity and community benefits, including a new play park, pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered.</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Object to the damage to the wetlands and the fact that the remaining undeveloped space will be too close to an industrial park.	The sites are allocated in the Local Development Plan as set out in comment 1. Page 59 and 60 of the Masterplan sets out what is proposed and it states that “further detailed design and feasibility must be informed by further development of baseline information around baseline information around water quality, technical appraisal of existing hydrology and water flow through the burn, and review of channel length, dimensions and capacities to ensure that any amendment to these elements addresses existing issues and enhances the Burn’s hydrological and biodiversity function work will be required in relation to the wetlands”	None
		<p>The ETZ proposals are inconsistent with Scottish Government policy which is to prioritise wellbeing & nature recovery.</p> <p>The proposals set an extremely bad precedent</p> <p>Local people have made their objection to loss of St Fitticks clear.</p>	The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>The issue of precedent does not exist, every application is considered on its own merits. The sites are allocated in the ALDP and will be assessed against the requirements of this and other relevant legislation and material planning considerations.</p> <p>Per comment 1</p>	
70.	Individual/ Wider Scotland	<p>Object to the construction as it will destroy our land. Do not allow yet another industrial park.</p> <p>We need to put people first.</p>	Per comment 1	None
71.	Individual/ Local Resident	<p>Not against the development of an ETZ, just should not be built at St.Fitticks Park.</p> <p>Use brownfield industrial land instead.</p>	The site is allocation with the LDP for development. The ETZ proposal also includes building on brownfield land at Altens.	None
72.	Business/ Wider Aberdeen/ CBRA	<p>With the shift in focus from oil and gas to more greener forms of energy there is significant potential for the North East to be at the forefront of this new green revolution, and the proposals for Energy Transition Zone will help create the right working environment to embrace this new energy world we are entering in to.</p> <p>Critical that Aberdeen and the Energy Transition Zone progress these plans to provide a credible proposition for these organizations to set up a base in the North East.</p> <p>We therefore fully support this masterplan.</p>	Comment noted, support welcomed	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
73.	Individual/ Local Area	Object to development at Fitticks Park and the wetlands, not appropriate for heavy industry. No guarantee jobs will be given to local people. Nothing will compensate for the loss of green space.	Per comment 3 At the heart of the ETZ masterplan is growth, investment and jobs. The skills campus is set out on pages 137-148 of the masterplan	None
74.	Individual/ Work locally	Strongly oppose plans, it will destroy a lovely place. Retain greenery.	Per comment 3	None
75.	Individual/ Local Area	Objects to inclusion of St Fittick's Park and its unique habitats. Further industrialisation of the park will cause irrevocable damage. Park is already eroded by the new harbour and views lost. Unjust to industrialise this area further considering presence of existing Sewage Treatment works and incinerator. Supports the need for an energy transition, but must be a Just Transition that ensures those most affected are central to decision-making.	Per comment 3	None
		The consultation process carried out by ETZ Ltd and Ironside Farrar has been insufficient. The masterplan omits detail regarding job creation.	Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. There is a section of the masterplan dedicated to a skills campus and the aim to provide leading- edge education and training infrastructure that can support and enhance the local skills base in Aberdeen.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Questions the requirement for additional space, given that projected construction of offshore windfarms will be reduced post 2025, thus the sites are not needed.	It is not for the Masterplan to question the need for sites.	None
		<p>Suggestion that there will be ‘no net loss of biodiversity’ is ineffective if an area of greenspace is destroyed and merely placed elsewhere. Additionally, land has already been lost in the area so ‘no net loss’ is untrue. Creating biodiverse habitats to offset loss is costly, and may result in further biodiversity loss overtime if local authority cannot afford its maintenance.</p> <p>Language used in masterplan regarding compensation of biodiversity loss is ambiguous and causes uncertainty. Such as quotations: “Areas within the masterplan with potential for enhancement to contribute to the area’s biodiversity and habitat connectivity”, and “coastal cliff-tops where there is amenity grassland that could be purposefully managed for biodiversity.”</p> <p>Detail regarding what the land in St Fitticks Park will be used for is too ambiguous.</p> <p>It would be reckless for councillors to support destruction of St Fitticks’ highly valued greenspace, risks a costly legal challenge.</p>	<p>Per comment 3 – the site is allocated in the ALDP.</p> <p>At the centre of the ETZ masterplan is the consideration of environment, biodiversity and landscape. The community and energy coast considers the East Tullos Burn and wetlands (p59 and 60). St Fittick’s park and the projects that will be brought forward in this area, to the benefit of the community are shown on pages 61-64. Biodiversity protection and enhancement are also considered on pages 65-66 with suggested improvements including pollinator coast, habitat management and development landscaping.</p> <p>It is acknowledged that around 1/3 of the site will be built on and alterations will be made to the burn at its easterly end but a number of further studies and assessments, including an EIA and flood risk assessment are required as part of ongoing planning processes and will be fully assessed and considered through this route.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>The Masterplan sets principles and parameters that will be taken forward with any planning applications. The environment, connectivity and community benefits, including a new play park, pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered.</p> <p>Furthermore, ACC carried out a Habitat Regulation Appraisal which considers the masterplan proposals against the Special Areas of Conservation and identified the mitigation required to avoid adverse impact on the designated sites and their qualifying species interests. These will be added to the Masterplan for clarity and the HRA available for the Councils website.</p> <p>At this time the end user is not known for the area. It is entirely appropriate for a Masterplan to provide this level of detail. The Masterplan sets principles and parameters that will be taken forward with any planning applications.</p>	
76.	Business/ Torry	Plan is good but location is wrong. Locals views are not being considered holistically.	Per comment 1.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
	Medical Practice	No health impact assessment has been undertaken.	A Health Impact Assessment will be provided as part of the planning application process.	
77.	Individual/ Wider Aberdeen/ Ferryhill	Use empty industrial sites instead. Unclear why an energy transition zone required. This is a significantly deprived area any just transition should take these factors into account.	The ETZ Masterplan includes a number of proposals for Brownfield sites. This however does not remove the requirement for the land at St Fitticks which is allocated for this use.	None
		Object to inclusion of St Fitticks Park an important wetland linked to the East Tullos Burn. Health inequality is significantly different across Aberdeen, removing green areas will have a further detrimental effect on health.	Per comment 3	None
		Clean Technology and Insulation are essential. More efforts needed for a transition that supports Climate Change mitigation/adaptation and Aberdeen's economy (job creation for locals). Concern ETZ masterplan is deficient in promoting a genuine, just transition.	At the centre of ETZ is the principles of adapting to climate change and job creation and upskilling.	
78.	Individual/ Aberdeens hire	Object to the inclusion of St. Fitticks Park this park is vital for health and wellbeing.	Per comment 3	
79.	Individual/ Local Area	Against proposal for St Fitticks and Tullos Burn. It is a perfect carbon sink, home of hundreds of wildlife. Building over it in the name of green energy is not acceptable. Space can be found in the Tullos Industrial Estate.	Per comment 3 The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.	
		The Tullos burn was part funded by the community and we don't want 2/3rds of the park we want it all.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		For energy transition but needs to be just this is environmental justice.	Noted.	None
		Against taking any more space from the golf course.	There are no changes proposed to the Golf Course	
80.	Individual/ Aberdeens hire	Comments per 79.	Per responses for 79.	None
81.	Individual/ Local Area	Completely opposed to any development on the greenspace between Torry and the new harbour and/ or Tullos it should not be built over. Not energy transition when loss of greenspace, use old industrial areas instead.	Per comment 1	None
		Concern that if the area of harbour was insufficient, Torry will be subject to increased light, noise and air pollution due to poor planning. These spaces must be protected.	This Masterplan considers the sites allocated in the ALDP. Assessments (including a health impact assessment) will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.	None
82.	Individual/ Wider City	Object to the inclusion of St Fittick's Park and Doonies Farm. These spaces are important for maintaining good mental health, residents being ignored.	Per comment 1.	None
		This Masterplan will result in the most vulnerable communities suffering. Communities need outdoor space.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
83.	Individual/ Local Area	Object to the creation of an ETZ within the parks, farmlands and green spaces of Torry. Object to the creation an industrial complex on a flood plain within St Fitticks Park. Reuse vacant brownfield sites nearby instead. The ETZ as proposed should be abandoned.	Per comment 3 The ETZ masterplan and the proposals will also use vacant and redundant buildings and sites within industrial areas.	None
84.	Individual/ Visitor	Object to inclusion of St Fitticks in its entirety and the surrounding green belt.	Per comment 1	None
		Promote both St Fittick's Park and Doonie's farm as centres for wildlife education and as community assets.	This is not relevant to the masterplan.	None
		Aberdeen City Council and staff should work in collaboration with others to help maintain and improve the park and its biodiversity, including the East Tullos Burn.	Per comment 3. Further work and consultation will be carried out as proposals are further developed.	None
85.	Individual/ wider Aberdeen	Oppose any industrialization of green space in or around St. Fittick's Park and Tullos Burn. It is the last green space there is. Space can be found in the Tullos industrial estate.	Per comment 3	None
86.	Individual/ local area	Object to the inclusion of St Fitticks Park, it's the only park in the area and valued by the community. A different area should be found.	Per comment 3	None
87	Individual/ Aberdeens hire	Objects to development at St. Fittick's Park and Tullos Burn. Area already acts as a carbon sink, developing on it in the interest of 'green energy' is not acceptable. Residents of Torry need the park. Restoration of the Tullos Burn was funded by the community, therefore, the community want to retain all of it, not just two thirds. Supports the energy transition, but needs assurance it is just. Objects to taking space from the golf course.	Per comment 3. There is no proposal to carry out any work at the golf course.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
88.	Individual/ Wider Aberdeen	Against the proposed plans for St. Fittick's Park and I oppose any industrialization of green space. It full of wildlife.	Per comment 3	None
89.	Individual/ Wider Aberdeen	Oppose industrialisation of green space in or around St. Fittick's Park(last green space in Torry) and Tullos Burn.	Per comment 3	None
90.	Individual/ Local Area	Object to the inclusion of St Fittick's. Concern with loss for community and bird population.	Per comment 3	None
91.	Individual/ Local Area	Removing St Fitticks Park and Doonies from green space areas is going against green and environmental policy. Concern with lack of fairness or transparency and community ignored.	Per comment 3 Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation. The site allocation process is set out in comment 1. This document is the responses to the 8 week consultation that took place over summer by ACC Planning. The process has been transparent.	None
92.	Individual/ Wider Aberdeen	Object to the plans and the impact they will have on the residents, community and history of Torry.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
93.	Individual/ Wider Aberdeen	Object to the inclusion of St Fitticks and Doonies in the ETZ and why it has to be here. The cruise ship are met with an industrial site and solar panels, this is destroying the city.	Per comment 3	None
94.	Individual/ Local Area	Object, enough green space has been taken on the south of city.	Per comment 3.	None
95.	Individual/ Wider Aberdeen	Object to any land being used at St Fittick's Park.	Per comment 1	None
96.	Individual/ Local Area	Heavily opposed to the industrialization plan in and around St. Fittick's Park and Tullos Burn and the impact on biodiversity and a way for stress relief. This would take away the little natural green that we have and around Torry.	Per comment 3	None
97.	Individual/ Aberdeens hire	Object to the destruction of green belt which removes open space, amenities and unique nature opportunities from communities. Use brown field, industrial land within the industrial estates in of Altens, Dyce and Bridge of Don instead.	Per comment 1	None
98.	Individual/ Aberdeens hire	Consultation meaningless given Doonies Farm was closed in advance of this consultation, decision was already made. Made reference to bus gates which are not part of this consultation. Proposals will deter visitors from the cruise ships with views of the city, including the sewage works. Use the brownfield sites before greenspaces.	The closure of Doonies is not for consideration in this Masterplan or report. Bus gates and cruise ships are not relevant to this masterplan. The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			are evident in the Innovation and Skills Campuses.	
99.	Individual/ Aberdeens hire	Comments will not be taken onboard, it has been decided already.	Unclear what decision is being referred to, if the allocation of the sites that process is covered under comment 1. This consultation was to feed into the Masterplan and where appropriate changes have been recommended.	None
100	Individual/ Wider Aberdeen	<p>1.Objects to the inclusion of OP56 in St Fittick's Park, suggests removal from the ETZ. Development on green space serving residential areas is contrary to national and local planning policy.</p> <p>Development will:</p> <ul style="list-style-type: none"> - Increase pollution and damage people's health, increasing health disparities already present in Torry. - Cause environmental damage through destruction of East Tullos Burn and degradation of remaining park area. - Damage amenity of surrounding residential area through loss of parkland and increase of heavy manufacturing and Cause loss of public amenities <ul style="list-style-type: none"> - Increase traffic and congestion, causing access and safety issues, and increased land conflicts among users - Creates precedent promoting future industrial development in Torry 	<p>1. Per comment 3.</p> <ul style="list-style-type: none"> - A Health Impact Assessment will be required as part of the planning application process. - The burn is not being destroyed to allow for development. A need for the realignment of the Burn has been highlighted and the proposal seeks to improve the quality of the environment and accessibility. The remaining park area includes improvements to play provision and access. - Amenity - Per comment 3 - Detailed traffic modelling and assessments will be required as part of the planning application process. The issue of precedent does not exist, every application is considered on its own merits. The sites are allocated in the ALDP and will be 	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<ul style="list-style-type: none"> - Adversely impacts a Scheduled National Monument and Commonwealth War Grave site due to the proximity of the re-routed Coast Road to the site of St Fittick's Church <p>Concern development will not compensate for losses. Specifically, proposed improved access to Tullos Wood is not suitable compensation due to distance and route.</p> <p>Proposed local parklets do not provide for the same range of uses as the existing park. Causes more sources of pollution and adversely affects people with disabilities due to the loss and disruption to accessible and inclusive pathways in the park.</p>	<p>assessed against the requirements of this and other relevant legislation and material planning considerations.</p> <ul style="list-style-type: none"> - Consideration has been given to the siting of development adjacent to St Fittick's Church and Historic Environment Scotland and the Council's archaeologist have been involved throughout the process. Further assessments and consultation with HES and the Archaeology Service will be required as part of the planning process. <p>The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p> <p>Extension and enhancement of the skate park and/or pump park and parklets identified as part of the marine gateway are</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			all embedded within the document highlighting their importance and requirement to be further considered. Though there will be a loss of greenspace there will be an improvement in the quality and accessibility to it.	
101	Individual/ Local Area	Object to loss of access to greenspace for our local community. Concern with loss of wildlife. Park was well used during lockdown especially for those with no gardens.	Per comment 1	None
102.	Individual/ Local Area	Object to removal of Doonies Farm	The closure of Doonies is not for consideration in this Masterplan or report, .	None
103.	Individual/ Aberdeens hire	Object to Doonies Farm being forced to shut down. -	The closure of Doonies is not for consideration in this Masterplan or report,	None
104.	Individual/ Aberdeens hire	Object to the proposal at St. Fittick's Park and Tullos Burn. Supportive of energy transition. Process needs to be just. St. Fitticks Park and Tullos Burn is a carbon sink, home to varied flora and fauna. Torry residents need the whole park. Land should not be taken from the golf course.	Per comment 3. There is no proposal to carry out any work at the golf course.	None
105	Individual/ Wider Aberdeen	Object to removal of St Fitticks park to build the energy transition zone - protect our green spaces.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
106	Individual/ Wider Aberdeen	Object to proposal. Queries if it could be built in alternative locations such as Milltimber, Cults or Kingswells.	Per comment 1. The principle of developing OP56 St Fittick's Park and OP61 Doonies for energy transition uses has therefore been accepted in the adopted Aberdeen Local Development Plan 2023. However, the Local Development Plan also requires a joint Masterplan for OP56 St Fittick's Park, OP61 Doonies and OP62 Aberdeen South Harbour and outlines some of the issues that need to be considered within the Masterplan. It is this Masterplan which is subject to the current consultation. If the Masterplan is approved, any development of the sites would then require planning consent. This will require planning applications which in turn will be open for further public scrutiny and comment and each planning application will be considered and decided on its own merits.	None
107	Individual/ Wider Aberdeen	Object to the loss of a Doonies Farm and the community asset	The closure of Doonies is not for consideration in this Masterplan or report,	None
108	Not answered	Not answered	No response required.	None
109	Individual/ Wider Aberdeen	Object to business and industrial development on the rural coastline.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Object to the development of St. Fitticks and Doonies, which are well used and necessary community initiatives needed for flat dwellers who have little green space.		
110	Individual/ Aberdeens hire	<p>1.Supportive of Aberdeen reinventing itself as a sustainable energy capital but needs to be based on principles of sustainable development. This will ensure that economic development does not undermine communities or result in environmental degradation.</p> <p>2.Developing the site at OP56 (St Fitticks) is at odds with the principles of a Just Transition. It will have substantive negative impacts on the community of Torry who will receive very little of the benefits around the development.</p> <p>3. The development of Doonies (OP61) impacts the wider region and the generations who have enjoyed and learned about farming, sustainability and rural development.</p> <p>4.Supportive of the concept of an Energy Transition Zone. However, the proposed Master plan is flawed and undermines the principles that guide sustainable development. The Masterplan fails both a Just Transition and Sustainable Development test.</p> <p>5.The Masterplan document, minimises and fails to address, concerns around St Fitticks Community Park and Doonies Farm.</p>	<p>1.note support for sustainable energy capital but the need for economic development note to undermine communities or result in enviro degradation. The Energy Transition Zones are to bridge the transition from one industry to another and OP56, due to its location is a keystone to this and potential catalyst for wider economic and environmental change</p> <p>Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan (and summarised within this report). The main concerns raised by the community during consultation related to the allocation of the sites at St Fittick’s and Doonies rather than community requirements or benefits. There was opportunity for the community to feed into this process.</p> <p>3.per comment</p> <p>4. the sites are allocated in the ALDP for energy transition and states “ Aberdeen is ideally placed geographically to capitalise on energy transition opportunities. It also has the skills and</p>	

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		<p>6.The masterplan downplays the critical set of ‘ecosystem services’ the greenspace provides. Greenspaces offer numerous health benefits and provide opportunities for physical activities and education.</p> <p>7. The Masterplan does not identify benefits provided by the local restored ecosystem and the impacts of disrupting, changing or removing these services.</p> <p>8. The Masterplan proposes the annexation of a third of the park (OP56) as a part of the ‘marine gateway’ but there is an absence of detail and balance in the plan.</p> <p>9.Proposed mitigation measures do not adequately address the concerns or impacts to a loss of 1/3 of the park:</p> <ul style="list-style-type: none"> - no consideration on how the remaining park sited by an industrial facility would degrade or eliminate many of the benefits of the greenspace. - The adjoining restored woodland that is cited for development acts as both a buffer to the wastewater treatment works and is considered one of the more rewilded parts of the site, providing an urban wilderness experience while still within the bounds of St Fitticks. Placing an industrial facility would substantially undermine these benefits, and likely remove them entirely. - The proposition for a ‘biodiversity swap’ by improving access to a restored Tullos Hill does not account for the change in different eco systems. It is not swappable. 	<p>workforce to support diversification of the energy sector. Ensuring best use of these regional assets will help to safeguard the city region’s economic future. The construction of Aberdeen South Harbour creates the opportunity to accommodate location specific renewable energy transition developments that capitalise on supporting the rapid delivery of offshore developments.”</p> <p>5. the masterplan is for sites that are allocated in the ALDP. The principle of development on these sites has been established via this statutory process. The Masterplan sets principle and objectives for the development that will be further addressed and considered through any planning application process where studies and assessments are required.</p> <p>6. though the area of park and wetland has been altered the habitats and ecosystems will still be retained. The Masterplan also identifies areas for native planting, wetland habitat management and the opportunity to</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>- inequality by undermining local access (both in terms of distance to access, a hilly environment rather than flat ground and accessibility via the East Tullos industrial estate) and deepen inequalities for those with limited mobility or limited ability, the means to travel or families.</p> <p>10. The Masterplan needs fundamental revision to exclude the inappropriate development of critical community green infrastructure.</p> <p>The current plan fails at one of the key pillars of a Just Transition. The decarbonisation agenda cannot be progressed in isolation from biodiversity conservation or social justice. A Just Transition demands maximisation of all three underlying principles, and in progressing to Net Zero we do not impose unnecessary impacts on communities or those with the least ability to adapt.</p> <p>In this context the ETZ proposition suffers from a lack of imagination. There are many options that have not been considered, e.g. identification of areas of existing and vacant brownfield sites - of which there are many in the city. It must do better, or the risk is that it will be held as an example of an unjust transition. We can do better with the design of the ETZ masterplan. Urge decision makers, proponents and public authorities to think again and work directly with the affected community.</p>	<p>improve the quality of the burn. The ETZ are working with the local school and the proposal include the opportunity for interpretation. Skills and training are at the forefront of the ETZ principles.</p> <p>7. The sites are allocated in the ALDP. Detailed assessments and surveys will be required as part of any planning application process, where further consideration is given to such topics.</p> <p>8. the level of detail in this document is appropriate for its purpose. Further detailed design will be required as part of the planning application process.</p> <p>9. the end user of the site is not determined at this time. An EIA is required as part of the planning application process. There will be a number of path and networks on flat land that will be accessible for all. Per the reporters recommendations the Masterplan considers measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no</p>	

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			<p>net - loss of biodiversity across the masterplan area. Furthermore detailed landscape schemes will be provided as part of the planning application process. The Masterplan identifies where mitigation will be appropriate.</p> <p>10. per comment 3 the site is allocation in the Adopted Aberdeen Local Development Plan.</p> <p>In terms of Just transition the draft plan states we must takes steps to ensure that national, regional and local energy economies are thriving, and that the Strategy and Plan delivers for all parts of Scotland.</p> <p>The loss of an industry that supports so much of Aberdeen, without the transition away from oil and gas would have huge economic and social impacts on the City and region as a whole. Overall in reducing inequalities the ETZ can contribute in job creation and upskilling. The principle of redevelopment of brownfield sites is clearly set out in the Masterplan and already developments of this type have</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			gone through the planning process and have been granted.	
111.	Individual/ Local Resident	<p>Objects to the Draft ETZ Masterplan (ETZMP) based on the following:</p> <ol style="list-style-type: none"> 1. Concerned with the Local Development Plan allocation process. 2. Promotes the use of existing industrial estates and Aberdeen Harbour Board's land instead. 3. No evidence in support or reasons why St Fitticks Park (OP56), Gregness (OP62) or the Doonies (OP61) areas should be developed. 4. There is no current 'manufacturing' requirement at St Fittick's Park/immediately adjacent to the South Harbour. 5. Does not make it clear why related industries should have to 'cluster' together. Concerned this is just a means to acquire/sell areas of land near the new harbour. 6. Makes no reference to land already owned and controlled AHB. 7. States the community involvement was not consultation but information giving. Comments and suggestions were ignored. 	<ol style="list-style-type: none"> 1. Per comment 1. 2. The sites are based on the allocations within the LDP. 3. Per comment 2. 4. At this time no operators have been identified. The LDP states the site will support Energy Transition related industries in association with Aberdeen South Harbour and that it "must have a functional association with the South Harbour which precludes it being located elsewhere.... 5. The purpose of ETZ lit is to reposition the North East of Scotland as a globally recognised integrated green energy cluster focused on the delivery of net zero. By clustering uses together it provides a destination for green energy providers to share knowledge and work together to skills in one area. 6. The land the AHB own is not relevant to the development of the masterplan. Ownership of land is 	

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		<p>8. Makes no mention of leasing public amenity land for industrial development.</p> <p>9. Access to background data and key related studies/ investigations have not been made available to the public.</p> <p>10 ACC documentation suggesting no impact to the East Tullos Burn is contrary to latest publicly available plan relating to impact on the East Tullos Burn. Latest plan shows re-routing of burn to the North, loss of land and destruction of existing wetlands.</p> <p>11. Does not accept the mitigation proposed can be considered appropriate. It is unacceptable that ETZ Ltd.'s consultants have been under pressure not to consider local public amenity space mitigation.</p> <p>12. Does not accept that proposals to tinker with the remainder of St Fittick's Park could constitute appropriate mitigation for the loss of the existing amenity area of the park to the proposed ETZ.</p> <p>13. Promotes the use of vacant brownfield land instead. Constructing industrial facilities and offices on extensive areas of green and open-space land is unacceptable.</p> <p>14. Planning Decisions should be made by the whole Council, and not the Planning Committee.</p>	<p>not a material planning consideration.</p> <p>7. Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. The main concerns raised by the community during consultation related to the allocation of the sites at St Fitticks and Doonies rather than community requirements or benefits. The principle of development on this site was established as set out in comment 1.</p> <p>8. The leasing of public land is not a consideration for the Masterplan or a material planning consideration.</p> <p>9. Relevant background data is available, the masterplan has been informed by a number of studies but these do not need to be submitted as part of the Masterplan process. However a number of studies will be required as part of any planning application and will be publicly available.</p> <p>10. The plan referred to is shown on page 95.</p> <p>11. The mitigation will be considered in more detail as part of any planning</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>application but this identifies mitigation based on studies and assessments so far. Local amenity has been considered and discussed throughout the whole document.</p> <p>12. A large area of St Fitticks Park will remain and will have additional uses such as heritage interpretation, skate park, play facilities. It will also look at the water quality of the burn.</p> <p>13. The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.</p> <p>14. This report is for full council.</p>	
112	Individual/ Wider Aberdeen	Object this is an important wildlife area and is the only greenspace left.	Per comment 3	None
113	Individual/ Local Resident	<ol style="list-style-type: none"> 1. Raised significant concern with the past development in the Torry area and the lack of response they have had to complaints. Objected to the new harbour, it does not bring tourism into the city and the area was well used before the harbour. Concern proposal removes half of the land utilised by residents. Suggests the proposal is better suited to be built at sea. 	<ol style="list-style-type: none"> 1. The existing development in Torry and the new harbour and not for consideration as part of this Masterplan. 2. The closure of Doonies is not for consideration in this Masterplan or report. 	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>2. object to loss of Doonies Farm.</p> <p>3 Concern Community not being listened to and that this has already been decided.</p>	<p>3 The site allocation is covered in comment 1. Community consultation has been undertaken through both the ALDP and Masterplan preparation process.</p>	
114	Individual/ Wider Aberdeen	<p>Object to the inclusion of St Fittick's Park in the proposed Energy Transition Zone.</p> <p>1. The Masterplan is not compliant with current National and Local Authority Planning Policies which include NPF4 Policy 23: Health and a number of Aberdeen Local Development Plan 2023 Policies.</p> <p>2. Concern with conflicts of interest involving Aberdeen City Council. The council is a partner in the ETZ, controls the land, is the Planning Authority, has endorsed the Masterplan. Further intends adopting the Masterplan as Planning Guidance, making it a material consideration in Planning Applications.</p> <p>3. No argument in either the business plan or the Masterplan that justifies development of St Fittick's park. Concern that the plan is predicated on speculative development. Concern about the economic risk.</p> <p>4. Lack of transparency over the motivation behind developing the park. Concern it will be used for offices, warehouses and fuel stores instead by the port.</p> <p>5. Concern that any compensation/mitigation obligations will not</p>	<p>1. The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p> <p>2. The Council's Planning Service independently assesses masterplans and planning applications on their own merits. The Council's interest in the land will result in greater scrutiny through the Masterplan and planning application process.</p> <p>3. The comment about the proposal being speculative is not for the</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>be enforced. States this happened at the south harbour despite a legal agreement. Concern re cumulative health impacts especially given the other development that has occurred in this area. Lack of data re impact.</p> <p>6. Concern there are wider plans to industrialise the Torry area, it needs to be kept to protect Torry. No mitigation for the loss of the park is possible. It is the last accessible green space.</p>	<p>masterplan to consider. This document sets principles for development to aid in any planning application process. It has been confirmed by ETZ that the area of St Fitticks will not be developed until an end user has been identified. As part of any planning application for this site it must be demonstrated that there is a functional association with the South Harbour which precludes the proposed use from being located elsewhere.</p> <p>4. per comment 1</p> <p>5. Mitigation and developer obligations will be determined via the planning application process.</p> <p>6. These sites are allocated as set out in comment 3 of this table. A large area of the park will remain.</p>	
115	Individual /Wider Aberdeen	I object to the ETZ Masterplan and in particular the loss of greenspace, many homes have no gardens at all and this is free.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
116	Individual / Wider Aberdeen	Object to loss of St Fitticks Park it should be retained in full. The green space in Torry should be maintained and for the public's use.	Per comment 3	None
117	Individual/ Local Resident	To loss of more greenspace in Torry.	Per comment 3	None
118	Individual/ Wider Aberdeen	Reuse abandoned offices, and industrial estates instead of green spaces. There are already “technology campuses” that have never returned added value to the public.	The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses. It is not for the masterplan to consider added value from existing technology campuses.	None
119	Individual /Local Resident	Object to the loss of St Fitticks Park, and Doonies Farm, torrys social deprivation. Use existing industrial estates which lie empty instead. Suggests create a green corridor between Cove and Altens incorporating the city farm.	Per comment 3 The suggestion of an alternative is not for the consideration of the Masterplan on the allocated sites.	None
120	Individual /Local Resident	Object to the plans for St Fitticks given there are no other green spaces and on health grounds.	Per comment 3	None
121	Individual/ Wider City	Object to park being turned into an industrial area and the pollution it will add. Build on a brownfield site.	Per comment 1	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
122	Individual/ Wider City	Object to loss of St Fitticks park and Doonies farm	Per comment 1	None
123	Individual/ Visitor	<p>The development of St Fittick's Park should not go ahead for the following reasons:</p> <ul style="list-style-type: none"> -Park is the last green space for an impoverished community, -carbon capture is not viable, -Taking out the existing trees to make a carbon capture is wrong. - other alternative sites available -new luxury housing and marina will be unaffordable <p>the whole development project is "green washing"</p> <ul style="list-style-type: none"> -invest in insulating the people of Torry's houses instead 	<p>Per comment 1</p> <p>In terms of trees Masterplan proposed to be updated to include the text "development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover"</p> <p>The statement about carbon capture being unviable and investing in insulating houses in Torry not relevant to the Masterplan document.</p> <p>Unsure to what the new houses in the marina relates, this is not proposed in the Masterplan.</p>	None
124	Individual/ Visitor	Per 123	Per 123	None
125	Individual/ Wider Aberdeen	This is not a just transition.	The masterplan development has followed the approved guidance and a number of consultation exercises have taken place. The principle of the ETZ is not for the Masterplan to determine given the allocation set out in comment 1.	None
126	Individual/ Local Resident	Damages the city with disregard of the wishes of the people that live here.	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
127	Individual/ Local Resident	Object to development at Fitticks Park and surrounding areas – only greenspace that is left.	Per comment 3	None
128	Individual/ Aberdeens hire	Object to Non-renewal of lease for Doonies farm.	The ETZ is allocated The sale/lease of land is a separate matter and not relevant to the masterplan or the planning process	None
129	Individual/ Wider Aberdeen	No factually accurate business plan justifying use land at St Fittick's. Reuse brownfield lands. The proposal will adversely affect the residents of Torry and the neighbouring area re-health, air pollution, noise pollution and the lack of a park to enjoy in the area.	<p>A business plan is not required to be submitted for the purpose of a Masterplan.</p> <p>The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.</p> <p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	None
130	Individual/ Local Resident	<p>St Fitticks is an important green space and should be retained. It has wildlife, birds and the community planted trees.</p> <p>Value of the South Harbour promised mitigations have been watered down and are now meaningless.</p> <p>Concern raised about the process and lack of transparency of site</p>	<p>Per comment 1.</p> <p>The south harbour proposal and mitigation associated with it, is not for the masterplan to deal with.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>allocation. ACC own the land and are not subject to any form of local democratic oversight.</p> <p>All consultations with Ironside Farrar have met with objection.</p> <p>The business plan was not seen nor approved by any local democratic body, nor the local community.</p> <p>Lack of maintenance by ACC on the wetlands which are now overgrown.</p> <p>Believes this is a speculative land grab.</p> <p>Torry residents have had many unjust industrial developments imposed upon them.</p> <p>An Energy Transition Zone in Altens and Tullos in brownfield sites is acceptable but not the loss of the park.</p>	<p>The process for allocation of the site is set out in comment 1.</p> <p>The consultation related to the content of the masterplan and not the allocation of the site.</p> <p>A business plan is not required to be submitted for the purpose of a Masterplan.</p> <p>Current maintenance regime is not relevant to the Masterplan.</p> <p>The site is allocated in the LDP and a Masterplan is required, this is the process that has been undertaken.</p> <p>The comment about the proposal being speculative is not for the masterplan to consider. This document sets principles for development to aid in any planning application process.</p> <p>The development in the area in the past is not relevant to this masterplan. Note acceptability of the brownfield development.</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
131	Individual/ Wider Aberdeen	Object to the use of the site specified. There are plenty of other sites that could be used.	Per comment 1	None
132	Individual/ Local Area	No comments	No comments	None
133	Individual/ Local Area	This project is not acceptable, as it degrades St Fitticks Park. It isn't either rational because there are no necessary road connection with the Zone.	Per comment 3. Road infrastructure and the relevant assessments will be further considered via any planning application. This document sets principles for the ETZ development on the site.	None
134	Individual/ Local Area	No proper consultation has been undertaken. There is no counter to the loss of the amenity of St Fitticks park. Proposals are speculative Object to loss of Doonies farm for speculative reasons.	Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. The main concerns raised by the community during consultation related to the allocation of the sites at St Fitticks and Doonies rather than community requirements or benefits. The allocation of the site is not for this Masterplan to consider, this was carried out via the Local Development Plan process). The comment about the proposal being speculative is not for the masterplan to consider. This document sets principles for development to aid in any planning application process. The closure of Doonies is not for consideration in this Masterplan or report,	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
135	Individual/ Local Area	<p>Concern of community and city impact from increased level of noise and pollution generated by the increase in traffic and manufacturing.</p> <p>Concern for the impact on residents of the south of the city.</p>	<p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	None
136	Individual/ Aberdeens hire	<p>Object to loss Doonies Farm and St Fitticks park. It is always the less affluent areas of the city impacted.</p> <p>Concern for impact on residents lifestyle and mental well-being.</p>	<p>Per comment 2</p> <p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	None
137	Business/ Port of Aberdeen	<p>Support for the Masterplan.</p> <p>Specifically support the Marine Gateway elements which recognise the need to support the strategic growth plans for the North East of Scotland embodied in the Port of Aberdeen's role as a National Planning Framework 4 priority site. This will aid its growth with the possibilities associated with sourcing new port-centric industry or supply chain, particularly in the renewables arena, needing direct access to quayside services.</p> <p>Welcomes the work that has been done to protect the green environment and ensure that community interests and needs are included within the Masterplan such as enhancing the amenities and access to greenspace.</p>	Support noted.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Welcomes the work to ensure the local community benefits from the wider opportunities available as a result of the Energy Transition Zone, embodied within the projects identified as part of the Masterplan, including training and skills enhancement, retraining and education and the availability of new job opportunities.</p> <p>Key to retention of Aberdeen and the North East's position as the North Sea energy hub are the two major initiatives to :</p> <ol style="list-style-type: none"> 1. ensure a fair transition away from fossil fuel production while protecting the livelihood of thousands of residents, maintaining and utilising the expertise gained from the last 50 years association with the energy industry and supporting a world leading energy supply chain; together with 2. working towards ensuring the achievement of Net Zero and climate change goals <p>The work that ETZ is proposing as part of this Masterplan is key to successful achievement of that goal and the Port wholeheartedly supports the plan as presented.</p>		
138	Resident/ Wider Aberdeen	Object the green spaces will inevitably be destroyed and deprivation in the area increased further.	Per comment 3.	None
139	Visitor	<p>Object to loss of last accessible green space as it will negatively impact the community.</p> <p>Understand the need to transition from a carbon economy.</p>	A large area of greenspace and path connections will still be available. The proposal also looks to improve active travel including improved cycle and path connections to the area.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>However transition needs to be fair and just. This is not, it will affect residents who won't benefit from employment.</p> <p>Concern over use of public funds in unproven technologies instead of energy efficiency measures, renewable energy infrastructure and public engagement.</p> <p>Building 'green-washing' factories sends the wrong message and represents 'business as usual'.</p> <p>Proposes the use of other sites that wouldn't result in the loss and damage to an already hard hit community.</p>	<p>Funding is not for the Masterplan to consider. A Masterplan sets detailed guidance on land use, design principles and development programme. It ensure a joined up approach for the development of a complex site(s). It sets a framework and parameters for what is expected as part of the development and when.</p> <p>The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses. The masterplan covers both brown and greenfield sites per the allocation.</p>	
140	Resident/	Object to the plans for Torry. Use the vacant industrial sites instead.	Per comment 3	None
141	Resident/ Wider Aberdeen	Welcome the level of detail, with the associated investigation and analysis. However, no detailed financial information on forecast demand, capital and operational costs.	Detailed financial information on forecast demand, capital and operational costs are not for the Masterplan to consider and are not material planning considerations. e	None
142	Resident/ Local Area	Object to the development. Use other sites not close to the residents which would not result in health issues for residents. Reuse brownfield land at Altens rather. Object to closure of Doonies.	The closure of Doonies is not for consideration in this Masterplan or report,	None
143	Resident/	Leave it alone.	Per comment 1.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
144	Resident/ Local Area	<p>I object to development of St Fitticks Park. Acknowledge the to move away from reliance on fossil fuels but suggest use brownfield industrial units instead.</p> <p>There is a conflict of interest with ACC being part of the ETZ and the authority granting permission.</p>	<p>The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has identified the developable area within the site, which equates to around 1/3 of it.</p> <p>Aberdeen City Council and the Planning Authority are not the same thing.</p> <p>The Council's Planning Service independently assesses masterplans and planning applications on their own merits. The Council's interest in the land will result in greater scrutiny through the Masterplan and planning application process..</p>	None
145	Resident/ Local Area.	Object to loss of habitats and the only green space left in torry.	Per comment 3	None
146	Resident/ Local Area.	Object to the concept and raised concerns with transparency of process. This will not benefit the residents of Torry or Aberdeen.	Per comment 1	None
147	Resident/ Local Area.	Object to loss of st Fitticks due to very little green space left.	Per comment 3	None
148	Resident/ Local Area.	<p>1. The ETZ proposal is contrary to National Planning Framework regarding nature recovery and human wellbeing.</p> <p>2 It will destroy the habitat of East Tullos Burn and the remaining area will be degraded by proximity to industrial pollution.</p>	<p>1. The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>3. Concern with destruction of woodland. Planting trees on a landfill site has already proved not to be effective because the surface soil is too shallow.</p> <p>4.Existing concerns in Torry include:</p> <ul style="list-style-type: none"> • health risks already placed on the community by proximity to the sewage works and Incinerator, and high pollution levels. • LEZ has resulted in older cars detouring in Torry. • Traffic reduction in city centre resulted in diverted traffic through highly populated and poor suburbs such as Torry. • Torry are often treated unfairly in terms of development. • One of most underprivileged areas in Scotland with lower average life expectancy. <p>5.During pandemic residents came to Torry/St Fitticks for the environment not found in most of the city. Removal of opportunity to access greenspace for exercise to build roads is criminal negligence by ACC who are representatives for all residents in the city.</p> <p>6.Concern with the decision making process.</p> <p>7. Masterplan should be decided by Full Council.</p>	<p>biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p> <ol style="list-style-type: none"> 2. The East Tullos Burn will remain with proposal to enhance and improve water quality set out on pages59 and 60 of the Masterplan. 3. A detailed landscape plan and scheme will be developed as part of the relevant planning applications when they come forward. A section has been added to the masterplan stating “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover” 4. Existing concerns in Torry do not relate to this masterplan. 5. There will still be spaces to walk and the ETZ aspires to improve walking, cycling and wheeling in the area. 	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>6. The site allocation process is set out in the response to comment 1 on page 1 of this appendix. This report is for Council.</p> <p>7. This report is for Full Council.</p>	
149	Individual/ Wider Aberdeen	<p>Object to the loss of as St Fittick's park and Doonies Farm</p> <p>Decision on the Masterplan should be made by full council.</p>	<p>Per comment 1</p> <p>This report is for full council.</p>	
150	Individual/ Wider Aberdeen	Should use brownfield land not the green spaces.	The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.	
151	Individual/ Wider Aberdeen	The loss of St Fitticks will be detrimental to the health of locals	<p>The masterplan has identified the developable area within the site, which is note the whole of the site and equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60).</p> <p>Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time..	
152	Individual/ Wider Aberdeen	Object to the loss of St Fitticks Park. Decision on Masterplan should be made by Full Council.	Per comment 1 This report is for full council.	None
153	Individual/ Wider Aberdeen	Aware we need an ETZ it should not encroach on St Fitticks Park but use empty buildings at Kirkhill.	Per comment 1 This report is for full council.	None
154	Individual/ Local Resident	Concern why renewable energy comes at the cost of local residents. The green spaces are vital to the well being of residents and wildlife this does not appear to have been considered. Community comments and engagement are not listen to.	Per comment 3.	None
155	Individual/ Visitor	Objects to loss of green space when it is already limited in the Torry area. Object to doonies farm removal.	Per comment 3	
156	Individual/ Local Resident	Concern local residents views have been ignored. Object because plan will have a massive impact on the local community and the park area is important to the physical and mental well being.	Per comment 3.	None
157	Aberdeens hire Individual/ links with Torry	Use brownfield sites instead.	The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses. There is the requirement for both as part of the ETZ proposals. Some consents have already been granted on Brownfield sites.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
158	Individual/ Aberdeens hire	St Fitticks should be saved as a protected green site for the people of Torry and visitors. The proposals will have a significant negative impact on the area and the residents.	Per comment 3	
159	Individual/ Aberdeens hire	Limited access to open areas in Torry area, should not deprive the community when there are brown field sites and vacant buildings closeby.	The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses. There is the requirement for both as part of the ETZ proposals.	None
160	Individual/ Wider Aberdeen	Object to the loss of St Fitticks, it is a precious amenity for its local residents and destroying the park will harm their quality of life. The masterplan is not a Just Transition and does not protect the interests of its residents.	Per comment 3	None
161	Individual/ Wider Aberdeen	We need to keep our parks to provide the wellbeing to people and animals for their future.	The masterplan has identified the developable area within the site, which is note the whole of the site and equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60).	None
162	Individual/ Wider Aberdeen	Object to loss of St Fitticks retain existing biodiverse wetlands and outdoor space for people	Per comment 3	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
163	Individual/ Wider Aberdeen	Oppose any more land being reclaimed from St Fitticks Park it has a huge impact.	Per comment 3	None
164	Individual/ Wider Aberdeen	I don't agree with the amount of green space being sacrificed for the ETZ.	Per comment 3. The masterplan has determined the developable area	None
165	Individual/ Wider City – City Centre	I object to the inclusion of St Fittick's Park in the proposed Energy Transition Zone, as outlined in the ETZ Draft Masterplan April 2023 by Ironside Farrar. Concerned over the future of the planet and not necessarily opposed to the ETZ developing on a different site. But the proposed inclusion of St Fitticks Park comes at devastating cost to the local and wider community.	Per comment 3	None
166	Individual/ Wider City	Object to loss of St Fittick's park. It is one of the few green spaces that is easily accessible to those residents. Use brownfield land instead.	The whole of St Fitticks park will not be lost, see comment 3.	None
167	Individual/ Local Resident	Object to the loss of St Fitticks and the precious greenspace and the further development of this area. It has an impact on the local community. Concern this is being driven by an agenda and not a just transition. No benefits returned to the people of Torry	Per comment 3. There are new facilities proposed at St Fitticks including pump park, play park and the opportunity for local parklets off site. These will be considered further as part of any planning application and community involvement in this process is encouraged.	None
168	Individual/ Local Resident	Object to loss of St Fitticks, only green space for some and it is free. Area already has poor health and deprivations.	Per comment 3.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
169	Individual/ Wider Aberdeen	Object to further building in Torry. If loose St Fitticks no greenspace will be left.	Per comment 3.	None
170	Individual/ Local Resident	Use the brownfield Altens industrial estate instead.	The ETZ masterplan includes campuses which utilise the Brownfield sites of Altens and Tullos.	None
171	Individual/ Local Resident	Retain St Fitticks and Doonies sites as green field natural area. Reuse brown field sites which are sitting vacant in Tullos and Altens instead.	Per comment 1.	None
172	Individual/ Wider City	Object to development on St Fitticks park, it would be a loss of existing wetlands, woods, flora and fauna as well as national and local planning. The proposal would damage physical and mental health and air quality of Torry and its people. A clean energy transition can and must happen in Aberdeen without the loss of a community's most valuable and cherished public asset.	Per comment 3.	None
173	Individual/ Local Resident	Object to inclusion of St Fitticks Park. Already lost Nigg Bay, had an incinerator built need to retain open space at St Fitticks for the sake of our physical and mental health.	Per comment 3.	None
174	Individual/ Wider City	People have a right to make decisions regarding their local community and infrastructure. These decisions have not been democratic.	The sites have been allocated in the Local Development Plan and this democratic process is set out in the response to comment 1. Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. The main concerns raised by the community during consultation related	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			to the allocation of the sites at St Fitticks and Doonies rather than community requirements or benefits. The allocation of the site is not for this Masterplan to consider, this was carried out via the Local Development Plan process.	
175	Individual/ Local Resident	Object the local people are not being listened to use brownfield sites in Altens instead.	Per comment 1	None
176	Individual/ Local Resident	St. Fitticks Park would be a great loss to the local community.	Per comment 1	None
177	Individual/ Local Resident	<p>Unclear why St Fitticks Park and Doonies Farm need to be developed. ETZ plans do not explain what is going there. There is no need for another industrial area.</p> <p>Use vacant industrial land instead.</p> <p>The community have not been consulted regarding your plans and communication about meeting has not been timeous. A few trees is not going to compensate for this loss.</p> <p>This is a deprived area with families living below the poverty line who depend on the park for recreation.</p> <p>We have been promised many things in the past regarding the harbour still waiting.</p>	<p>Per comment 1.</p> <p>Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. The main concerns raised by the community during consultation related to the allocation of the sites at St Fitticks and Doonies rather than community requirements or benefits. The allocation of the site is not for this Masterplan to consider, this was carried out via the Local Development Plan process. Furthermore this report relates to an 8 week consultation carried out on the content of the Draf ETZ Masterplan.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
178	Individual/ Local Resident	Another ACC vision or as the council call it a "Masterplan". Queries why the proposal is to be located on the South side of the City again. Why not the West of the City?	This document has been produced in accordance with the established Aberdeen Placemaking Process Aberdeen Planning Guidance(formerly Masterplanning process). The site has been allocated in accordance with the local development plan process – per comment 1	None
179	Individual/ Wider City	Object to the loss of greenspace for deprived communities. Providing a range of outdoor spaces of various qualities and amenities for active as well as more passive outdoor recreation facilities is imperative, and the plan shows some promise in this regard. The community should be continued to be involved in the design and implementation of this space to ensure the benefits to the people.	Any subsequent planning applications for sites within the ETZ masterplan area, will be made available for public comments and consideration.	None
180	Individual/ Local Resident	Object to loss of widely used greenspace from one of scotland's poorest areas. Plenty other sites that can be used.	Per comment 3	None
181	Individual/ Wider City	Object to use of St Fitticks park. It's an area of special interest for both wildlife and history and should remain sacrosanct. In an area that is classed as deprived, green space should be kept this will increase the negative effects of living in a deprived community.	Per comment 3	None
182	Individual/ Aberdeens hire	Restrictions are forcing people out with the city to access shops. This is damaging to city centre shops and Aberdeen's economy.	Comments not relevant to the Masterplan	None
183	Individual/ Local Resident	Torry is becoming a 'dumping ground' for the city. Torry residents are fond of the park and its' existing wildlife. Unoccupied industrial land in Altens should be considered instead.	Past development in Torry is not part of this masterplan consultation.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
184	Individual/ Wider City	Need more green areas not less.	Per comment 3.	None
185	Individual/ Local Resident	<p>Appreciates the long term benefits of ETZ. No need for the removal of an already limited supply of green space.</p> <p>Proposed improvements to Tullos Hill will not benefit the residents near St Fitticks Park that have mobility difficulty or lack access to transportation, which is required to access the Hill area.</p> <p>Proposed demolition of the Shell building and other areas in Tullos and Altens that lie unused would be better suited to house everything. Tullos and Altens have a useful transportation system and should be factored into plans rather than disturbing the limited supply of green space in Torry.</p> <p>People's livelihoods will be affected, leaves a feeling of disappointment towards the council. Seems that financial gain is being prioritised.</p>	<p>Per comment 3.</p> <p>The improvements to Tullos hill are one of the proposals. There is also improved access along the coast and the aspirations to improved cycling wheeling and walking in the area. the community and energy coast section shows an illustrative plan of potential walking and cycling routes and how to access them. It is acknowledged that the railway line causes challenges but it demonstrates how the hill and wider network could be accessed. (p69)</p> <p>The demolition of the shell building is not relevant to the masterplan however the ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.</p> <p>The comment on financial gain is not relevant to this consultation exercise.</p>	None
186	Individual/ Wider City	Objects to inclusion of St Fittick's Park. Concerned about the impact on natural environment and its value to the health of Aberdeen residents.	Per comment 3.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Proposals for OP56 will have a negative impact on natural environment. Loss of habitat, nature corridor, and quality of St Fittick's Park due to relocation and changes to East Tullos Burn wetland, grasslands and woodland habitats.</p> <p>Disagrees with the division of natural habitats, the biodiversity existing within these natural areas should be prioritised and green corridors maintained.</p> <p>The documents' mentioning of "restoration" and "amelioration" of damage and loss indicates there will be damage and loss of habitat in the construction and lifespan of the project. Loss of these amenities can never be restored to their former state. Queries why they should be destroyed when many have invested time and effort to develop and protect these amenities.</p> <p>Questions if an Environmental Impact Assessment has been carried out on OP56 and the development as a whole.</p> <p>Questions if proposal meets NPF4's requirement to address the 6 Spatial Qualities, particularly qualities 1-3: "Healthy", "Pleasant", and "Connected".</p> <p>Cites document quotation: "It must be developed sensitively and with an integrated approach that supports place-based investment and delivers wider benefits around the Green Network, active travel connectivity, and enhanced local biodiversity." And section 2.5: "[it will]..Positively enhance the</p>	<p>It was acknowledged in the examination into the ALDP that there would be an impact on habitat but the masterplan is required to include "Measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no net - loss of biodiversity across the masterplan area." this is included under each campus such as pages 111-112 for OP61 and 86-90 for OP56.</p> <p>An SEA was carried out as part of the ALDP statutory process. As part of the Masterplan process an HRA was carried out and concluded "In the light of the HRA, it is considered that the proposal will not adversely affect the integrity of any of the protected sites or their qualifying interests, and that the conservation objectives will be met during and after construction as well as following implementation and delivery of the required mitigation measures. The Masterplan document has been updated to include the mitigations outlined in section 6b of the HRA."</p> <p>The Masterplan sets principles and objectives for these allocated sites for Energy Transition. The aspirations in relation</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>local environment (including biodiversity) across all sites." Requests further clarity to identify as to how the ETZ can claim to maintain and protect biodiversity, let alone enhance it. Use of the word "should" rather than "must" throughout the document leads to questions as to whether developers will actually adhere to aspirations.</p> <p>Arguments for choosing the site are unconvincing, due to the loss of St Fittick's Park, and increased disturbance to Girdleness, East Tullos, Hill, Cove Bay, etc. The extent of work, and timescales proposed for the area that includes St Fittick's Park lack clarity within the document.</p> <p>Legal requirements of NPF4 should be considered before finalising decisions.</p> <p>There should be a fair way to transition to clean energy without trading off and destroying existing good quality environmental benefits.</p> <p>St Fitticks Park and its surroundings should be removed from the ETZ plan. It is a unique place due to the people that care for it. The plan must be debated at an Aberdeen City full council meeting.</p>	<p>to biodiversity and the local environment are set out within the whole masterplan and shows where improvements could be made including quality of the wetlands.</p> <p>The choosing of the site has already been established via the statutory Local Development Plan Process set out in comment 3.</p> <p>The ALDP was adopted after NPF4 and was considered by Scottish Ministers. The principle and policies of NPF4 have been considered as part of the process, including tackling the climate and nature crisis. NPF4 also identified Aberdeen Harbour as one of the 6 National Developments and states, "This will contribute to international and national connectivity, freight and the renewable energy sector". Furthermore it goes on to state that the North East –</p> <p>"This area will evolve, through a just transition, to move industry and business away from the oil and gas sector towards a cleaner, greener future" and it</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>“will play a crucial role in achieving Just Transition to net zero. By guiding RSS and LDPs in this area, our strategy aims to:</p> <ul style="list-style-type: none"> • Plan infrastructure and investment to support the transition from oil and gas to net zero whilst protecting and enhancing blue and green infrastructure and decarbonising connectivity. • Focus on continued regeneration through the principles of local living and 20 minute neighbourhoods to sustain the skilled workforce and improve local liveability. • Support continued economic diversification and innovation”. <p>Per comment 3.</p> <p>This report is for Council.</p>	
187	Individual/ Aberdeens hire	<p>Draft ETZ is poorly presented, written in planning 'speak' and designed not to be readable, should be re-written and presented again so that ordinary people can understand the implications.</p> <p>Concern with the loss of greenspace. Compensation would require considerable additional investment in mental health services for local people.</p> <p>The area will attract additional workers which will place additional pressure on biodiversity through disturbance.</p>	<p>This is a planning document used to inform planning applications for the sites. The document is clearly set out and the illustrations understandable and clear. It has to contain a certain level of technical detail and information in order to ensure all the relevant topic and areas are covered to assist in the determination of planning applications.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>there are still areas of open space available as part of the proposal as well as improved access and facilities such as the play park and pump track.</p> <p>Biodiversity enhancement is a key part of the proposals and will be located in the most appropriate areas to avoid impact from commercial activities.</p>	
188	Individual/ Wider Aberdeen	Object to use of the easily accessible open space. The loss of this natural space will have an negative impact on the local population.	Per comment 3.	None
189	Business/ Own a shop in Torry	Concern the residents are never get listened to. Taking green space for a green agenda just does not make sense.	Per comment 3.	None
190	Individual/ Local Resident	Object that the development always effects Torry. I strongly object to development of St Fittick's Park. This is a much needed green space for residents.	Per comment 3.	None
191	Individual/ Local Resident	As 190	As 190	None
192	Business Aberdeen Internation al Airport	The area proposed for the ETZ is wholly within the aerodrome safeguarding zone for Aberdeen Airport. As such aviation impacts should be considered in development of this site.	Noted text added to the Masterplan accordingly.	Add text to the Masteplan confirming that aviation impacts should be considered in

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan development of this site
193	Individual/ Local Resident	<p>Very little green space left. Heavier traffic caused by cruise ships and the bus gates, which are increasing journey times, resultantly causing more air pollution. Difficult to access amenities such as the hospital, especially with mobility issues.</p> <p>Councillors need to listen to the people.</p>	<p>The traffic generated by the harbour and the journey times increasing is not for this masterplan to resolve. This masterplan does identify the requirement for an assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward.</p> <p>The requirements for such studies is identified within the Masterplan on page 167.</p> <p>Each campus has a section on Transport and Connectivity shown the importance of this issue(p84, p108, p122, p123, p144). Furthermore p 152 – 154 relates specifically to road infrastructure and how the ETZ relates to other existing and committed projects including the coast road.</p>	None
194	Individual/ Former resident	Object to loss of a relatively small area which will have catastrophic effects on wildlife and a negative impact residents mental and physical health.	per comment 3	None
195	Individual/ Wider City	Per 194	per comment 3	None
196	Individual/ Wider City	Green spaces such as the St Fittick's park area are vital for the physical and mental well-being of a community. Concern ultimately the whole of the parkland will be built over.	Per comment 3.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			The masterplan sets parameters and shows developable areas, this is set out on page 95 for example which shows a large area of the park retained.	
197	Individual/ Local Resident	Object to everything getting built in either torry or cove. About time they started building at the other side of town. No more, will have no green space left in the south of Aberdeen.	The principle of development has been established within the LDP and as set out in comment 3. The proposal does not build over all the green space.	None
198	Individual/ Wider City	It's a nice document. 1. Not a JUST transition if valuable green space for Torry residents is sacrificed. 2. Objects to use of St Fittick's Park. Redevelopment of brownfield sites should be used instead of St Fittick's Park and Doonies Farm. 3. Abandon the Hydrogen Campus. Use Cove and Tillydrone stations for fuelling the usual buses, council trucks and cars. Hydrogen for heating has no future.	Per comment 11, discussion on the future of hydrogen is not for this masterplan or consultation, the proposal includes a hydrogen campus that seeks to promote future hydrogen use.	None
199	Individual/ Wider City	I love st Fitticks park. It's a beautiful piece of calming green in an otherwise heavily built up area.	comments noted.	None
200	Individual/ Wider City	Object to use of St Fitticks Park, and any other green space in the coastal area. Plenty of vacant space in current industrial estates and also in the city centre that could be used instead.	per comment 3.	None
201	Individual/ Wider City	Issues: <ul style="list-style-type: none"> • plan is too high level. • Methods for community involvement and decision making should be clarified 	<ul style="list-style-type: none"> • The masterplan is a document that sets principles, parameters and requirements of any future development. More details 	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<ul style="list-style-type: none"> • Mitigation measures must be included • Relationship between South Harbour and ETZ needs clarification • Clearer distinction between general harbour related activities and energy transition/renewables activities needed • It is untrue or misleading to state that the developable area has been reduced and the East Tullos Burn retained in response to Community concerns. • Objects to development in St Fittick's Park, Gregness and further areas noted on the draft Masterplan. • Lack of evidence for economic benefits of development and its contribution to reaching Net Zero • Overreliance on the effectiveness of mitigation and compensation measures, which will be ineffective considering the significant environmental and social costs. 	<p>submissions on design, layout, roads etc would all be required as part of a planning application process.</p> <ul style="list-style-type: none"> • Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. This report relates to an 8 week consultation carried out by ACC Planning, and the decision has been made to take the decision on this masterplan at Council. • Mitigation measures are included for each campus. For example page 87 – 92. The show preventative measures and remediative measures. • The developable area is smaller than the site allocated in the LDP. • Per comment 3 • The evidence for economic benefits is not required for a masterplan. The site is allocation in the LDP, a masterplan takes forward the allocations and policies already established and provides more information. • Per comment 1, and detailed mitigation and compensation being considered through planning applications 	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>1. Marine Gateway section too high level, omits detail regarding proposals and mitigation measures, and is insufficient as Planning Guidance.</p> <p>2. Welcomes the framework development of the Innovation and Skills campuses in East Tullos and Altens sites as it has community support and complies with LDP policies for efficient use of brownfield sites.</p> <p>3. Objects to development within St Fittick's Park and Gregness, due to lack of evidence for economic benefits and contribution to net zero transition and environmental and social damage.</p> <p>4. Concern that Gregness, St Fitticks, and Walker Park will not be restored to pre-construction status as per Revision Order.</p> <p>5. Concern Gregness is not suitable for high value manufacturing and was not included in ETZ feasibility study of initial ETZ core area. Concern it will not meet end user requirements. Development will be visually intrusive and not accessible.</p> <p>6. Concern that reference to maximizing the economy potential in the Masterplan, may lead to more areas of land being developed for harbour or ETZ related activity. If the ETZ does not materialised there is concern this land will be repurposed for general harbour activity.</p>	<p>1. This masterplan has been produced in line with the Aberdeen Planning Guidance Placemaking process and sets out parameters and a framework for detailed proposals, but the design detail will be determined through the planning application process. The level of detail is appropriate for this document. It highlights and identifies where and when more detailed assessments, design and information will be required.</p> <p>2. comments noted.</p> <p>3. per comment 3.</p> <p>4. this is not part of this masterplan, mitigation measures relative to the South Harbour will be addressed through a separate process.</p> <p>5. Per comment 3 response</p> <p>6. the Masterplan relates to ETZ allocations in the ALDP</p> <p>7. The function of the ETZ is defined in the masterplan, any proposed development will be assessed against the masterplan. For the St Fittick's Park allocation, the ALDP states that any development on the site must demonstrate a functional relationship with the South Harbour.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>7. Concern the aim is to essentially move activities from North Harbour to South Harbour, which requires more land availability around South Harbour. The Masterplan plan should define what “energy transition activities are”, and to expand on the “functional needs” enabling them to be in the ETZ.</p> <p>8. Masterplan needs to ensure that only land currently within OP62 is used, and not any out-with OP62.</p> <p>9. Concern the social and environmental damage to St Fittick park cannot be mitigated, despite recognition of need for mitigation.</p> <p>10. Concern community objections to the proposal will be ignored.</p> <p>11. Concern the suggested mitigation measures are not sufficient, considering anticipated significant damage outlined in the LDP Environmental Report. Need for more detail on development positions, sites, and extent to ensure the Masterplan can be effective supplementary guidance. Suggestion that no biodiversity net loss is ineffective in protecting biodiversity, considering initial lack of biodiversity in overall ETZ area which largely includes brownfield sites.</p> <p>12. Suggests claims of sustainable economic growth are perhaps inflated and over relied upon in document. Need for further detail on specifics of economic prospects of the ETZ. Additionally, concern that job forecasts in offshore wind and renewables are not reliable.</p>	<p>This is carried through into the Masterplan. Further justification and explanation regarding the uses would be required as part of the planning application process.</p> <p>8. The masterplan covers the allocated sites and parts of OP 62 as set out in the ALDP.</p> <p>9. Mitigation measures are set out in the Masterplan and will be detailed further through the planning application process.</p> <p>10. The community objection relates largely to the allocation of the sites in the LDP. See comment 3.</p> <p>11. Mitigation will be agreed through any planning application process and legal agreement and as such can be monitored.</p> <p>12. See comment response 3.</p> <p>13. See comment 3 response</p> <p>14. See comment 3 response</p> <p>15. Lack of confidence noted.</p> <p>16. The masterplan shows the developable area at St Fitticks per the requirement of the LDP. The masterplan does not allow development to take place without</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>13. The Masterplan should not be approved and adopted until more detail is made available to confirm that the development of green space achieves economic gain in-line with LDP policy NE3.</p> <p>14. Concern ETZ sites are not appropriate for offshore wind development industry standards. Recommends more feasible sites such as Port of Nigg, Leith and Dundee and particularly Ardesair and Cromarty, where there larger amounts of flat land, co-located to harbours, with level access to sites.</p> <p>15. Lack of confidence in ETZ due to failed 2014 Energetica Corridor that did not meet its aims in creating a 'world class corridor' for renewables.</p> <p>16. Urges Masterplan to rule out any speculative developments in St Fittick's Park until a firm commitment is agreed with a developer.</p> <p>17. Proposals for hydrogen campus at Doonies should be abandoned. Aberdeen already has two electrolyser sites manufacturing hydrogen, and the hydrogen hub will have electricity supplied by solar panels on OP64. Therefore, there is no justification for a hydrogen manufacturer to be at Doonies Farm.</p> <p>18. Calls for a method to monitor provision of mitigation measures.</p>	<p>going thought the relevant planning applications process and assessment first.</p> <p>17. OP64 is allocated in the LDP and that is the proposal that has been put forward by the ETZ masterplan.</p> <p>18. Mitigation will be agreed through any planning application process and legal agreement and as such can be monitored.</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
202	Individual/ Former Torry Resident	Object to more industrialization and impact on Torry. Need to think of health impact both mentally and physically. Object to taking some of the golf course. Also annoyed by loss of Doonies, concern that it is land grabbing.	A Health Impact Assessment will be provided as part of the planning application process. The golf course is not being developed. The sites are allocated in the LDP per comment 1 response.	None
203	Individual/ Wider Aberdeen	Object to loss of St Fitticks. It's a beautiful piece of calming green in an otherwise heavily built up area.	Per comment 3 response	None
204	Individual Visitor	Oppose the Masterplan, as it would deprive people in Torry of their only green space. This would have a highly negative impact on their physical and mental health, as well as being very damaging to the environment in a time of climate crisis.	Per comment 3 response.	None
205	Amenity Group/ Aberdeen Civic Society	<p>1.Masterplan lacks concern for public amenity. Given the current surrounding situation. The proposed allocation of sites within St Fitticks will have a negative impact on physical and mental health, will result in a loss of amenity and impact on health.</p> <p>2.Available Brownfield sites suitable for redevelopment should be pursued instead (e.g. – former Shell headquarters) to provide ETZ.</p> <p>3.Torry is deprived area and residents live within close proximity to sewage treatment plant, an incinerator, and a working harbour. Loss of the accessible St Fittick's Park would negatively impact on life expectancy and public health within area.</p> <p>4. Compensatory parkland/woodland is not as accessible in location as St Fittick's, and existing amenity would be lost in what remains of park due to increased air/noise/light pollution</p>	<p>1.per comment 3. The Masterplan also stipulates the requirement for a Health Impact Assessment.</p> <p>2.The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.</p> <p>3.the existing situation in an area is not part of this masterplan.</p> <p>4.as part of a landscaping scheme planting and details will be required. Detailed design and further assessments submitted</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>5.Re-routed coastal road will impact on setting of St Fittick's Kirk (scheduled monument and Commonwealth war grave).</p> <p>6.Loss of East Tullos Burn wetland and woodland is contrary to Aberdeen City Council policies.</p>	<p>with planning applications will consider the potential impact of elements such as light. This document sets out parameters and a framework for detailed proposals, but the design detail will be determined through the planning application process.</p> <p>5.further assessments and studies will be required as part of this proposal. HES have been involved in discussions on the development of the masterplan in relation to St Fitticks and will continue to be moving forward.</p> <p>6.the east tullos burn and wetland and woodland will not be lost. There will be replacement planting and a detailed landscaping scheme developed for the burn. Proposals for the burn can be seen on pages 59 and 60.</p>	
206	Individual/ Wider City/	<p>Appears to be conflict of interest due to ACC being a business partner in ETZ scheme, and with the masterplan requiring agreement by Development Management Committee.</p> <p>ETZ scheme re-zoned St Fittick's Park without public consultation and changed Trust's constitution so Council officer can sell/lease the land. Verbal agreement (14/12/22) that any decision over Lands of Torry would be made by Full Council.</p>	<p>The Council's Planning Service independently assesses masterplans and planning applications on their own merits. The Council's interest in the land will result in greater scrutiny through the Masterplan and planning application process. The ETZ is allocated in the ALDP per comment 1. The sale/lease of land is a separate matter and</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			not relevant to the masterplan or the planning process.	
207	Individual/ Local Resident	The draft masterplan needs to consider vacant brownfield sites in Altens, which could be repurposed for the ETZ rather than industrialising the remaining greenspace on the South side of the City.	<p>The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.</p> <p>The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p>	None
208	Individual/ Local Resident	<p>ETZ development will have a devastating effect on the St Fitticks Park area.</p> <p>ETZ should not extend past the sewage treatment works. This would still allow easy access to the new harbour expansion without impacting green space.</p> <p>Don't believe that Torry's loss would be outweighed by what these benefits will provide the area.</p>	per comment 1. Per the Reporters recommendation the Masterplan has determined the "Areas which should remain undeveloped and the extent of any buffer zones."	None
209	Individual/ Local Resident	<p>This park is the only green space that is left in Torry.</p> <p>Torry and the surrounding has already too much industrial sites.</p> <p>This is a deprived area with everything being taken away.</p>	An area of the park will still be retained with additional facilities and improvement made to it.	None
210	Individual/ Local Resident	<p>The proposed sites are green belt areas.</p> <p>Questions the Scottish Government proposal of the south harbour and lack of consideration on traffic impact.</p>	the sites are allocated in the LDP and as such are not greenbelt land.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			The harbour is in place and not for consideration in this Masterplan.	
211	Individual/ Local Resident	Object to building on St Fittick's Park. This is a beautiful area with lots of wildlife using the land and water and is in a deprived area, should be protected. Don't take the park.	per comment 3.	None
212	Individual/ Wider City	<p>Development must respect St Fittick's church and not dominate it. Encroachment on St Fittich's Park must be minimal, with greenspace preserved for the community.</p> <p>A pedestrian bridge linking St Fittich's Park to the path network on Tullos Hill would increase access to green space.</p> <p>The loss of Doonies Farm is regrettable.</p> <p>The inhabitants of Torry always seem to get a rough deal.</p>	<p>The setting of st Fitticks church has changed over the years, the masterplan considers St Fitticks church and on page 64 confirms that sensitive landscaping treatments will be provided to minimise impact on setting arising from industrial development and potential road alignment. This would be developed in conjunction with HES and ACC archaeology services they have also been involved in the preparation of the masterplan.</p> <p>A pedestrian bridge would be challenging because it would go over third party land in the form of the railway line.</p> <p>Other comments noted.</p>	none
213	Individual/ Wider City	<p>Opposed to the destruction of the park which will lead to loss of rec spaces and impact on stress.</p> <p>Doubt the council will oppose the plans and questioned honesty.</p>	per comment 3	None
214	Individual/ other	Object to loss of green spaces suggest use vacant brownfield land instead. Use the brown site areas that are derelict. Loss of archaeology	per comment 1	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
215	Individual/ Aberdeens hire	<p>St Fitticks and to a lesser extent Doonies are precious community assets</p> <p>Torry is a deprived community and ETZ won't bring them much in the way of compensation. Use existing industrial land instead.</p> <p>Note need for energy transition but top down strategy is not fair and unjust.</p>	<p>The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p> <p>The sites were allocated in the Aberdeen Local Development plan and this masterplan has been carried out in accordance with the Aberdeen Planning Guidance Placemaking Process. This is the process that is carried out when considering sites for development. As part of this process consultation is carried out at all stages and input from stakeholders and consultees welcomed.</p>	None
216	Individual/ Local Resident	<p>Concern with loss of heritage and community assets</p> <p>Oppose current plans which have no benefit to the community. Object to development on St Fitticks and to the loss of Doonies.</p>	per comment 3. The plan sets out mitigation principles throughout the document for example on pages 87 -92.	None
217	Individual/ Wider City	<p>Object to the use of St Fittick's Park for speculative development.</p> <p>Develop unused industrial sites instead. Concern that the masterplans and the positive content never come to pass.</p>	<p>per comment 1</p> <p>The comment about the proposal being speculative is not for the masterplan to</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Concern that the promises of jobs and money never come to pass, but the land eroded and damaged.	consider. This document sets principles for development to aid in any planning application process. Jobs and skill training are at the forefront of the ETZ aspirations. These proposals are on allocated land in the ALDP	
218	Individual/ Local Resident	Torry has enough Industrial areas and pollution already. Object to inclusion of St Fittick's Park due to loss of nature and wildlife. Develop surrounding Industrial estates instead.	per comment 1	None
219	Individual/ Local Resident	Per 218	per comment 1	None
220	Individual/ Local Resident	Strongly object to ETZ masterplan and inclusion of St Fittick's Park within it. Torry residents unduly impacted by ETZ masterplan. Unacceptable loss of greenspace, playing fields and loss of part of park is against SG policy and NPF4 policy for biodiversity and reduces places for healthy outdoor activity. Proposed ETZ development in Torry would be contrary to NPF4 policies regarding nature recovery and human wellbeing and would result in destruction of plants/animals and degradation of wetland habitat due to proximity to new sources of industrial air/noise/light pollution during construction and operation. Reporter's measures to ensure no net loss of biodiversity/greenspace cannot be achieved.	Objection noted, per comment 1. The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ, the move to net zero and climate mitigation and adaptation.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Compensatory planting at Tullos Wood inadequate to address losses elsewhere and pathway to access this is longer and shared with HGVs.</p> <p>Pump park and play areas would expose young people to air pollution from increased HGV traffic.</p> <p>Detrimental impact on setting and significance of St Fittick's Church and Churchyard by rerouted Coast Road.</p> <p>Concern that public consultation over ETZ was 'tick box exercise' and that residents concerns not being taken on board.</p> <p>Remaining undeveloped land prone to flooding.</p>	<p>Final details of mitigation and compensation will be determined via the planning application process but the masterplan clearly sets out what these could be.</p> <p>The setting of St Fitticks church has changed over the years, the masterplan considers St Fitticks church and on page 64 confirms that sensitive landscaping treatments will be provided to minimise impact on setting arising from industrial development and potential road alignment. This would be developed in conjunction with HES and ACC archaeology services they have also been involved in the preparation of the masterplan.</p> <p>Community engagement was carried out by the design team as set out on pages 7-16 of the Masterplan. This report relates to an 8 week consultation carried out by ACC Planning, and the decision has been made to take the decision on this masterplan at Council. As part of this process consultation is carried out at all stages and input from stakeholders and consultees welcomed</p> <p>A flood risk assessment is required as part of the planning application process.</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
221	Individual/ Local Resident	Object to removal. Alternative sites for ETZ are available. Concern over impact on health and life expectancy on Torry residents	Per comment 3.	None
222	Individual/ Raised locally	Object to the use of St Fitticks Park for development and the destruction of a much loved place. Concern that Torry also has a number of other uses put there that have a negative impact. To take away the only green space for the locals would be a disgrace.	Per comment 3 The existing uses in the area are not part of this masterplan.	None
223	Individual/ Local Resident	Object to loss of St Fittick's Park which is an integral part of health and play. The area has already been subjected to the other negative uses and the community would be impacted on further by the loss of the park ,which is the only green space in already seriously deprived area.	Per comment 3	None
224	Individual/ Local Resident	ETZ should be located somewhere else everything always gets put here.	Per comment 1.	None
225	Individual/ Aberdeens hire	Concerned with the allocation of St Fitticks Park as an 'Opportunity Site' OP56. This is an community of multiple deprivation and removing greenspace will further exacerbate the local health problems. Concern with what Torry has taken in the past. ACC should remove St Fitticks Park from their ETZ. Energy Transition needs to be sustainable environmentally, socially and economically. ACC is not considering the first 2 pillars of sustainability with the development of the park.	Per comment 3 The Council's Planning Service independently assesses masterplans and planning applications on their own merits. The Council's interest in the land will result in greater scrutiny through the Masterplan and planning application process,	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		There is also a clear conflict of interest with ACC approving development plans for an entity it plays a part in the ETZ company.		
226	Individual/ Local Resident	Should not proceed	Per comment 1.	None
227	Individual/ Local Resident	Feel it would lead to mental health issues due to restrictions on pathways etc. Families depend on local green areas for exercise and enjoyment, already lost land to the harbour. Should not be built near housing and a school.	per comment 3	None
228	Individual/ Local Resident	This will have a negative impact on residents mental health and wellbeing as well as impacting on the school and residents. It is industrialising Torry. Concern with the loss of assets such as the bay and now Doonies farm and st fitticks park are in danger of going.	Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time. Per comment 3	None
229	Individual/ Aberdeens hire	The area that is St Fitticks Park should be maintained & preserved due to its unique features. Once it's gone this can never be restored to its original state, which would be a travesty!	Per comment 3	None
230	Individual/ Local Resident	The wetlands are needed for mental health and to allow time to reflect an breathe. Use the empty lots in altens instead not the wetland.	The proposal does not remove the entire wetlands. The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
231	Individual/ Local Resident	<p>Energy transition should not be at the expense of the welfare of Torry residents as this runs contrary to concept of “just transition”.</p> <p>Proposal would result in loss of area rewilded by local community, with the small remainder of the park unsuitable for most of its intended uses.</p>	Per comment 3 response	None
232	Individual/ Local Resident	Object to proposed plans for st.fitticks park/doonies farm. Need to stop all development of these green areas there is very little left for us in Torry.	Per comment 3.	None
233	Individual/ Visitor	<p>Green space and parkland is scarce in Torry already a lack of social amenities surrounding St Fittick’s park.</p> <p>Concern with loss of park with its rich plant and wildlife and area of solace for people living with mental health issues.</p> <p>To remove a large part of this space to replace it with an industrial site and the resulting air and noise pollution would negatively impact the area.</p> <p>Torry has already had much negative development within it and have a right to live in pleasant surroundings.</p> <p>These new ‘initiatives’ should be shared with other areas of Aberdeen.</p>	<p>Per comment 3 response.</p> <p>The relationship of the ETZ with the south harbour is fundamental. The Energy Transition Zones are to bridge the transition from one industry to another and due to its location adjacent to the South Harbour OP56 is a keystone to this and potential catalyst for wider economic and environmental change.</p>	None
234	Individual/ Aberdeens hire	Object fundamentally to green spaces being used for industrialisation. Use brownfield sites sitting empty in Tullos	Per comment 1.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		instead. The green spaces cannot be replaced for the benefit of a business.		
235	Individual/ Aberdeens hire	<p>Loss of park will have significant detrimental impact on physical and mental health (and general wellbeing) of residents of Torry.</p> <p>Pursuit of ETZ does not address root causes of climate/environmental problems. Represents economic growth at expense of environment.</p> <p>Hydrogen generation and manufacturing has many negatives and leaks can counter-act gains through secondary greenhouse gas impacts. Dumping of CO₂ under North Sea is expensive.</p> <p>ETZ scheme is “riddled with colonial and harmful logics”.</p>	<p>Per comment 3</p> <p>Comments re hydrogen generation are not relevant to this masterplan.</p>	None
236	Individual/ Wider City	<p>Object to the development of the green space and again development being placed on Torry.</p> <p>Concern with the incinerator and should stop building it.</p>	<p>Per comment 3</p> <p>The existing uses within the area are not for consideration within this report, that is an existing situation. The incinerator is completed and operational.</p>	None
237	Individual/ Local Resident	Objects to the development of St Fitticks Park. it is well used and loved. Enough other negative development in the area already.	Per comment 3	None
238	Individual/ Local Resident	I strongly object to this Masterplan - the proposals for the intended use of St Fittick's Park are contrary to National Planning Policy and in particular, will destroy an important area of amenity (of which there are few in this locality) and essentially throw away an area which has become a vibrant habitat for wildlife over a number of years following previous neglect.	The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel,	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ, the move to net zero and climate mitigation and adaptation.	
239	Individual/ Wider City	<p>1.Object to the The ETZ masterplan and the loss of greenfield sites (St Fittick's Park, Doonies etc).</p> <p>Should use large amount of brownfield sites adjacent instead (e.g. Altens)</p> <p>2. The proposed use of the ETZ as a laydown area for offshore wind construction is impractical as the site is extremely marginal</p> <p>3.Concern that the road infrastructure is totally inadequate to cope with the volume and type of traffic that the ETZ would generate with no plan to improve it.</p> <p>4.It is socially unacceptable to destroy the only local green space available to residents of Torry which is already surrounded by NEW industrial development (South Harbour, Incinerator Plant).</p> <p>5.The job creation figures are unrealistic and impossible to achieve.No credible business case for this development has been presented</p> <p>6..Raised concerns with the process of site allocation, changes to trusts conditions and the fact that ACC is a business partner on</p>	<p>1.Per comment 1</p> <p>2.The end uses have not been determined yet, this document sets parameters and principles for development.</p> <p>3.The level of detail required at Masterplanning stage does not include detailed assessments for topics like roads. An assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward. The requirement for such studies is identified within the Masterplan on page 167.</p> <p>Each campus has a section on Transport and Connectivity shown the importance of this issue(p84, p108, p122, p123, p144). Furthermore p 152 – 154 relates specifically to road infrastructure and how the ETZ relates to other existing and committed projects including the coast road.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		the ETZ.	4 – per comment 3. 5. A business plan is not required to be submitted for the purpose of a Masterplan. 6. per comment 3.	
240	Individual/ Local resident	<p>Object development on St Fitticks Park</p> <p>It provides the only green open space in Torry , which is essential for fitness and well being.</p> <p>Raised concerns with the way residents of Torry have been treated by ACC which is not replicated elsewhere.</p> <p>Highlight that St Fitticks Park and golf course are the only green spaces left in Torry particularly since the loss of Doonies</p> <p>Torry gets lost of visitors here on the Dolphin watch, and the coastal paths is it not an unwanted eyesore. Building at St Fitticks Park would be a huge loss of this important area.</p> <p>Develop Tullos industrial estate instead.</p> <p>We are not against green transitions, but not to take away one environmentally important space, and destroying it, in an area that has already paid the brunch of development does not make sense.</p>	As per comment 3 and 12 response	None
241	Individual/ Wider City	Object to development of St Fittick’s Park and Doonie’s Farm and seek removal from ETZ.	Per comment 3.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Torry could be a recognised example of “just transition” that benefits those that live/work/visit Torry, and loss of SFP, wetlands and other Greenspaces would have negative impact.</p> <p>Wetlands at Tullos have great value to city in terms of health/wellbeing, vibrancy, biodiversity and for carbon capture.</p> <p>Focus should be on creating jobs in Torry and promotion of heritage and history of the area as well as local business and community energy schemes. SFP and coastal core path are assets that could be better supported and could be tourist destination.</p>	<p>Enhancement at St Fitticks Church will be part of the ETZ proposals including interpretation.</p>	
242	Individual / Aberdeens hire	<p>Seeks removal of St Fittick’s Park and Doonies Farm from draft ETZ masterplan and not to be included within industrialised zone.</p> <p>Greenspace benefits health, wellbeing, vibrancy of place and is important for supporting biodiversity and carbon capture. Tullos wetland/burn is particularly valuable in this regard.</p> <p>St Fittick’s Park could provide opportunity for eco-tourism, that could also support social enterprises and provide employment to locals. Torry and St Fittick’s should become ‘must visit’ destination that can offer dolphin watching opportunities, and attract tourists/cruise ship visitors</p> <p>More focus could be made of heritage and history of the area, and promotion of community energy schemes and local businesses.</p>	<p>Per comment 3.</p> <p>It is not for the masterplan to consider alternative uses for this allocated site.</p> <p>Enhancement at St Fitticks Church will be part of the ETZ proposals including interpretation.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
243	Individual / Aberdeens hire	Torry needs the green space to be conserved for future generations. Children need St Fitticks park and Doonies to be left alone. The ecologically important wetlands of the area are a vital part of the fight against climate change.	A large area of the park will be retained as part of the proposals and these include a new play park and pump park. The wetland is not being removed and proposal to improve the quality of it are part of the Masterplan (p59 and 60).	None
244	Individual/ Wider	Want St Fitticks Park, Doonie's Farm and any other green spaces removed from the ETZ. They provide vital habitat for biodiversity and an essential space for local residents.	Per comment 3.	None
245	Individual/ Local Area	By building on, and destroying an environmentally important wetland with a lot of biodiversity reflects very badly on Aberdeen leadership, and are prepared to destroy these important areas if there is enough money waving in front of them.	The wetland is not being destroyed and proposal to improve the quality of it are part of the Masterplan (p59 and 60).	None
246	Individual/ Wider City	The ETZ is best seen as an economic as opposed to a geographical zone. Use brownfield land at altens and tullos instead. Remove St Fitticks Park, Doonies Farm and any green spaces from the ETZ. Not a just transition.	per comment 1.	None
247	Individual/ Local area	Oppose the planned build on a beautiful large green space that has cultivated wildlife and new fauna. Plenty other areas that could be built on. No need to take away a beautiful landscape.	per comment 3	None
248	Individual/ Aberdeens hire	Per 242	Per 242	None
249		Per 242	Per 242	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
250		Object to the loss of a natural habitat should be conserving green spaces etc. Concern that locals are being ignored, should work with the community. St Fitticks is currently an accessible area for all to enjoy and relax. This land is not needed.	Community consultation that took place as part of the Masterplan development is set out on	None
251		Per 242	Per 242	None
	Emails start			
252 a	Local Area	Morven court residents object to the abolition of the well used St.Fittick's Park concern with loss of fresh air and clean nature.	per comment 3. There is still an area of park and wetland available as part of the development.	None
253	Individual/ Aberdeens hire	<p>Disagree with the proposal to include St. Fitticks Park in the ETZ, and the decision making.</p> <p>There have been numerous representations regarding the value to the people Torry and Balnagask of this simple green open space. The community of Torry and Balnagask is already adversely affected by industrialisation in Tullos and Altens.</p> <p>St Fittick's Park is not accessible and boggy and therefore seems unsuited to ETZ. Available Brownfield land near South Harbour is better site and would avoid further negative health (and other) impacts on disadvantaged people of Torry/Balnagask.</p> <p>Decision seems based more on cost and convenience to Council, and decision should be made at Full Council.</p>	<p>per comment 3</p> <p>The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
254	Individual/ Local Area	Objects to inclusion of St Fitticks Park and Doonies Farm	Per comment 1.	None
255a	Individual/ Wider City	<p>Object to Masterplan, specifically inclusion of St Fittick's Park and Doonies Farm. No reason to include environmental resources within ETZ.</p> <p>ETZ development of Opportunity Sites in Torry of 56 and 62 will be contrary to key policies in NPF4 regarding nature recovery and human wellbeing.</p> <p>Development would destroy existing plants/animals if Tullos Burn and wetland is moved. Habitat degradation and biodiversity loss due to new pollution.</p> <p>Loss of woodland and grassland is not adequately compensated by new planting or greenspace elsewhere and doesn't address air quality, loss of recreation opportunities, flood mitigation or visual amenity. New areas also less accessible.</p> <p>Detrimental impact on setting of Churchyard and St Fittick's Church (scheduled monument) due to re-routing of the Coast Road.h</p>	<p>Per comment 2.</p> <p>The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ the move to net zero and climate mitigation and adaptation.</p> <p>Further detailed studies and designs are required for the burn but it should be noted that the masterplan aims to enhance water quality and wetland habitat. Per page 59 and 60 of the Masterplan.</p> <p>A section has been added to the masterplan ensuring an overall <u>net gain</u> in tree cover. Though the area has been reduced that does not mean that equal or better planting and landscaping cannot be provided. The proposal includes features</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>such as a park and pump park. Finally a Flood risk assessment would be required as part of the planning application process.</p> <p>The rerouting of the coast road and its relationship to st Fitticks have been discussed with Historic Environment Scotland as well as the councils archaeology service, further discussions will be required as proposal progress. Their comments can be seen under comment 254.</p>	
246	Business/ Aberdeen (CBRE)	<p>Aberdeen has been at the forefront of the energy industry since the 1970's creating significant amount of jobs and prosperity to the region.</p> <p>With the shift in focus from oil and gas to more greener forms of energy there is significant potential for the North East to be at the forefront of this new green revolution, and the proposals for Energy Transition Zone will help create the right working environment to embrace this new green world we are entering in to.</p> <p>Other regions in the UK are getting their green energy infrastructure plans in place so critical that Aberdeen and the Energy Transition Zone progress these plans to provide a credible</p>	Comments noted and welcomed.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>proposition for these same organizations to set up a base in the North East.</p> <p>Fully support this masterplan.</p>		
247	Individual/ Aberdeens hrie	<p>I object strongly to the inclusion of St Fittick's Park in the proposed Energy Transition Zone, as outlined in the ETZ Draft Masterplan</p> <p>Object to building on greenfield land when there is so much vacant brownfield land available across Aberdeen. There are more than 200 acres of land zoned for business park development that have yet to be taken up.</p> <p>Concerns with the process and what is trying to be achieved,.</p> <p>Demand that you remove Opportunity Site 56 in St Fittick's Park from the ETZ and amend the draft Masterplan accordingly.</p> <p>No reason for having a renewables park in this location.</p>	<p>Per comment 1</p> <p>The site was considered and assessed for these uses as part of the ALDP process. The location it allows the opportunities to link to the harbour and the offshore sector beyond. This area well located adjacent to the Altens and Tullos industrial areas.</p>	None
248		Demand that the masterplan is decided by full council and not only planning committee.	This report is for Council.	None
249	Individual/ Edinburgh	<p>Fossil fuel industries cannot be trusted to manage transition to net zero.</p> <p>Local communities should lead efforts to decarbonise, not profiteering companies.</p>	per comment 1 response.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		Torry residents already feel short-changed by previous decisions on their community and oppose this “flawed plan”.		
250	Individual/ Aberdeen	Object to re-zoning of St Fittick’s Park for industrial use for the ETZ as there are other suitable sites in Altens. Loss of park will negatively impact residents, and proposed compensatory greenspace is already greenspace and is difficult to access and inferior compensation for biodiverse local park.	Per comment 1.	None
251	Business/ Aberdeen (Shell Internation al Ltd)	<p>Shell are supportive of the ETZ masterplan, which presents a vision for creating an integrated energy cluster focussed on net zero.</p> <p>The masterplan sets out a much-needed strategy for the regeneration of Altens and East Tullos Industrial Estates by maximising the impact Aberdeen South Harbour and surrounding land, alongside investment in infrastructure and delivery of transformational innovation & skills projects and is in line with Shell’s vision for the Tullos site.</p> <p>The provision of ‘fit for purpose’ development sites and property solutions within the existing industrial estates will be essential to attract new investment to the region.</p> <p>I am leading Shell’s work on determining the best future use of our old Tullos office campus and there is significant alignment with this draft Masterplan.</p>	Comments noted and welcomed.	None
252	Individual	Strongly object to proposal. Suggests hypocrisy over Council’s pledge to maintain and improve Greenspace while removing one	Per comment 3 response.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>of Torry's remaining areas. It will result in loss of plants/wildlife and biodiversity.</p> <p>Pollution will increase due to proposal and this will negatively impact health and welfare of local residents and exacerbate existing issues.</p> <p>Questions importance of the site to the ETZ project and states consultation meetings were more of a "show and tell" that didn't take onboard feedback.</p>	<p>Potential for pollution will be assessed and relevant mitigations highlighted through detailed planning application stage.</p>	
253a	Individual/ Wider City	<p>Development of St Fittick's Park and Doonie's Farm should be stopped.</p> <p>Development would greatly harm a marginalised community and would fail to fulfil goals of Just Transition to Net Zero and UN Sustainable Development Goals. It would also result in health impact to local residents through air pollution and result in destruction of wetlands, grasslands and woodland habitats.</p> <p>Would also result in loss of amenity spaces that is already lacking, and increase road safety concerns from increased volume of traffic.</p>	Per comment 3	None
254	Individual/	<p>Seeks full assessment of issues around proposal including environmental assessment, HIA and consideration of reputational impact on city as well as impact on environmental, biodiversity and LOIP.</p>	<p>The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has identified the developable area within the site, which equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Seeks removal of St Fittick's Park and Doonies Farm from draft ETZ masterplan and not to be included within industrialised zone.</p> <p>Greenspace benefits health, wellbeing, vibrancy of place and is important for supporting biodiversity and carbon capture. Tullos wetland/burn is particularly valuable in this regard.</p> <p>St Fittick's Park could provide opportunity for eco-tourism, that could also support social enterprises and provide employment to locals.</p>	<p>opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60).The document sets out on page 167 the further assessments that are required for planning applications including an EIA, that will be provided and considered through the planning application process. ACC has carried out a Habitat Regulations Appraisal which considers the masterplan proposals against the Special Areas of Conservation and other designated sites and identified the mitigation required to avoid adverse impact on the designated sites and their qualifying species interests. These will be added to the Masterplan for clarity and the HRA made available foron the Council's website.</p> <p>The sites are allocated in the LDP for Energy Transition Zone per the process set out in comment 1.</p>	
255	Individual/ Local Area	Object to further industrial development in Torry Area. Torry is one of the deprived areas in the city yet every bit of greenspace is being destroyed.	Per comment 1 response	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Already have an incinerator and sewage works adjacent to the community.</p> <p>Object to development at Doonies a loss to the community of a valued asset.</p> <p>Raised concerns that comments are to being listened to.</p>		
256a	Individual/ Local Area	<p>Increase in traffic since the South Harbour construction began and, although promises were made HGV traffic continues to speed through and pollutes residential areas. Increase in traffic noise is unbearable and will increase with this project. We need clean air.</p> <p>Object to loss of green areas, existing woodland and farmland being lost to development.</p> <p>Residential areas should be protected and used for residential purposes only.</p> <p>Use vacant brownfield sites instead.</p>	<p>For this development an assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward. The requirement for such studies is identified within the Masterplan on page 167.</p> <p>Each campus has a section on Transport and Connectivity shown the importance of this issue(p84, p108, p122, p123, p144). Furthermore p 152 – 154 relates specifically to road infrastructure and how the ETZ relates to other existing and committed projects including the Aberdeen South Harbour Link Road. Assessments will also be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			Per comment 1, re residential areas and brownfield use.	
257	Individual/ Local Area	<p>Concerns over development on St Fittick's Park. It is an area full of wildlife, development would be detrimental.</p> <p>Use brown sites in Altens, Tullos and the West end of Aberdeen instead - more environmentally friendly to reuse these spaces.</p> <p>Decision on this should be made at full council.</p>	<p>Per comment 1.</p> <p>This report is for Council.</p>	None
258	Individual/ Local Area	<p>Safe open spaces for play/recreation are needed in Torry for health and wellbeing of people. Development would result in loss of greenspace to detriment of community (and wildlife).</p> <p>Concern with impact on health and wellbeing.</p> <p>concern this is just a tick box exercise</p>	<p>The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has indicatively identified the developable area within the St Fittick's Park site, which equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60). The proposal looks at quality of the burn and wetland as well as quantity.</p> <p>The masterplan shows that not all of St Fitticks park will be developed, but rather only the area immediately adjacent to the harbour equating to around 7 hectares. The environment, connectivity and community benefits, including a new play park, pump track and parklets identified as part of the marine gateway are all embedded within the</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			document highlighting their importance and requirement to be further considered.	
258a	Individual/ Local Area	<p>Object to inclusion of St Fitticks – it is a well established greenspace particularly important for the low income community need this safe space.</p> <p>it is a refuge for animals and birds. There are also a variety of habitats including wetlands and woods.</p> <p>impact on people with disabilities with loss of accessible paths in the park, mitigation does not meet needs.</p> <p>Excess traffic will cause problems for peds and cyclists.</p> <p>Contrary to policies including NPF4.</p>	per 276-640 below	None
259	Individual/ Aberdeens hire	<p>Why not create access from top of Wellington Road through existing industrial area, instead of through Torry/Balnagask?</p> <p>Questions how 'just' and 'fair' the transition is for the local community given other alternatives to the loss of SFP appear plausible.</p> <p>Suggests the value of the investment is speculative at best.</p>	<p>The Masterplan relates to land allocated in the ALDP for an ETZ as set out in comment 1 response. The ETZ masterplan and the proposals will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Examples of this are evident in the Innovation and Skills Campuses.</p> <p>The Masterplan sets a framework for any planning applications as they come forward. The comment about the proposal being speculative is not for the masterplan to consider. This document sets principles for development to aid in any planning application process.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
259a	Individual	<p>Object to inclusion of OP56 St Fitticks</p> <p>why do Torry have to put up with all the pollution, lose greenspace for poisonous fumes and smells.</p> <p>removing the area destroys wildlife. The remaining marsh part is the worst part of the park that is being left. Green area needed for mental health.</p> <p>Use land at Tullos and Altens instead.</p> <p>contrary to national and local authority policy including NPF4 and the ALDP2023.</p> <p>Roads are already a hazard with pollution.</p> <p>Improved access to Tullos wood is not suitable compensation and parklets do not provide the same level of uses.</p>	<p>Per comment 1.</p> <p>Concerns of traffic and road congestion conflicts will all be considered as part of required assessments submitted with any planning application. The Masterplan sets out on page 167 the further assessments that are required for planning applications including an EIA, HIA and TIA.</p> <p>The ETZ will use vacant and redundant buildings and sites within industrial areas as well as the allocated greenfield land. Throughout the masterplan states that brownfield land will be utilised. Examples within the masterplan are evident in the Innovation and Skills Campuses.</p> <p>The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ, the move to net zero and climate mitigation and adaptation.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			Detailed mitigation will be dealt with through the planning application process.	
260	Individual	<p>Object to development at St Fittick's Park and loss of Torry remaining green space. Torry always gets this type of development. There is little support provided for Torry compared to other more affluent areas.</p> <p>Leave the space that's left for the community to enjoy and use brownfield land at Altens instead.</p>	Per comment 3	None
261		Relates to the closure of Swimming pools and libraries and not the ETZ	Comments are not related to this proposal.	None
262	Individual/ Local Area	<p>The rezoning of St. Fittick's Park and Doonies farmland for industrial use may well have a negative impact on Burnbanks Village residents.</p> <p>There is an ongoing issue with traffic. Heavy lorries take these roads to avoid Wellington Road. Villagers suggested Hareness Road and Southerhead Road should be used instead.</p> <p>What are the plans for a field opposite Burnbanks Village?</p> <p>Concerned about the future impact on Burnbanks village and its residents.</p>	<p>per comment 3</p> <p>This level of detail is not required at Masterplanning stage. An assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward.</p> <p>The requirements for such studies is identified within the Masterplan on page 167.</p> <p>The offshore wind campus is the campus closest to Burnbanks village but the plans (p115-126) show the existing tree belt between Burnbanks and the nearest use</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			around 200m away. The existing industrial uses to the west are around 100m away.	
263	Individual	<p>Masterplan should be decided by Full Council, not Planning Committee.</p> <p>Greenspace valuable to public health, and the area is historically important. It is also ideal place for cruise line passengers to visit.</p>	<p>This report is for Council.</p> <p>A Health Impact Assessment is required as part of the planning application process.</p>	None
264	Business/ Historic Environment Scotland	<p>Reviewed document in relation to their main area of interest for the historic environment.</p> <p>Been involved in discussions throughout the development of this masterplan and commenting on various draft. welcome that, as a result of this engagement, our comments on aspects of the masterplan and how it relates to the historic environment have been acted upon with the plan updated accordingly. We therefore have no substantial comments to offer on the masterplan at this stage but would offer the following general comments.</p> <p>The aims and objectives of the masterplan in relation to the historic environment assets within the plan area recognise the need to consider and mitigate impacts on these resources that will come from development as part of the plan. Projects identified include works to mitigate the impacts of continuing development on the setting of the scheduled monument St Fittick's Church through delivery of landscape mitigation as well as targeted opportunities for repair, maintenance and enhanced interpretation and these are welcomed. The masterplan also explores interpretation and access opportunities around the</p>	Comments noted, as a statutory consultee HES will be involved as proposals progress.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>historic environment assets in the wider area, notably the series of scheduled cairns on Tullos and Doonies Hill and we look forward to further discussion on these opportunities with all stakeholders as proposals progress.</p> <p>In terms of next steps we are aware that the Environmental Impact Assessment scoping consultation is currently under way for a Planning Permission in Principle (PPiP) application for the site. It will be important that the projects and approaches outlined in</p>		
265	Business/ Network Rail	<p>Network Rail anticipates that the strategic role played by the railway and objectives and concerns of Network Rail will be considered in the ETZ.</p> <p>The railway at this location forms part of the proposed 'Aberdeen to Central Belt' (A2CB) project which seeks to decarbonise this part of the railway network. As part of these proposals, works are expected to three structures within the masterplan area, and the full railway line within the Energy Transition Zone would be electrified with overhead line equipment.</p> <p>Full Scope of project TBC for A2CB but expected to include:</p> <p>133/388 (NJ9641104445) 'Ness Occupation' Currently preferred for demolition</p> <p>133/387 (NJ9679403833) 'Coast Road' Currently preferred for parapet extensions on bridge</p>	<p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p> <p>Note the terminology re rail halt and freight yards.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>133/386 (NJ9659803395) 'Doonies' Currently preferred for re-decking of bridge.</p> <p>Timescale in Draft ETZ Masterplan (of 6-10 years) ties in with, but may be after, the A2CB upgrade. Benefits of project can help support masterplan achieve a sustainable, liveable and productive place in line with principles of NPF4</p> <p>Supports modal shift of passengers and freight towards railway.</p> <p>Network Rail structure 133/388 'Ness Occupation' is a private structure with no public right of way which is intended to be removed to allow electrification of the railway. A replacement structure will not be funded, but it would support Council in proposals for replacement bridge if 3rd party funding is available.</p>		
		<p><u>Freight</u></p> <p>Network Rail supportive of proposals to enhance freight provision in Aberdeen.</p> <p>Masterplan does not distinguish between freight yard to south of railway and bulk handling facility to the north. The northern one could handle more freight but is constrained by configuration, space and road access at present.</p> <p>A2CB route upgrade will be 'well-placed' to take advantage of freight facility to south of railway at Craiginches. Network Rail in discussions with Nestrans and AECOM over future aspirations for site which include expanded container facility for longer trains</p>	<p>Comments noted. Terminology change required.</p>	<p>Ensure that the term 'rail halt' is removed and changed to 'freight yards'</p>

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>and increased no. of movements. Significant road layout changes would be required.</p> <p>Potential for transportation of hydrogen by rail has been discussed with Nestrans and AECOM. Suitable infrastructure at freight site would be required with safety measures designed in. New safety protocols would also need to be developed prior to design/construction/operation.</p>		
		<p><u>Hydrogen Fuelling</u></p> <p>Fuelling closer to (or north of) Aberdeen Station would be preference if hydrogen fuelling pursued. However, battery power is also alternative to decarbonising rural trains.</p>	<p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p> <p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p>	None
		<p><u>Demolition and Realignment of OB 133/387 Coast Road</u></p> <p>Network Rail supportive of replacement of signalised railway bridge OB 133/387 Coast Road to address constraint issues.</p>	<p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p>	None
		<p>Multi-Modal Connectivity</p> <p>Network Rail is supportive of the masterplan's commitment to the principle of multimodal connectivity.</p> <p>Walking should be primary way of accessing station and proposals should look to facilitate/integrate with this Aberdeen Station.</p>	<p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Changes to public realm in ETZ offer opportunity to encourage modal shift in transport. Network Rail committed to facilitating safe travel to and from stations via active means.</p> <p>Maximise potential of existing stations and new ones, and recognise their importance to communities in urban and rural areas as local hubs. All development within the Energy Transition Zone would be within 5km of Aberdeen Station so the potential for providing well-integrated active travel provision is high.</p>		
		<p>We are of the view that the STTS, which has been endorsed by SCOTS (Society of Chief Officers of Transportation in Scotland), will provide a useful guide for the development of sustainable travel infrastructure and we would be enthused to engage on this with Aberdeen City Council as proposals for specific sites within the Energy Transition Zone take shape.</p>	<p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p> <p>Comments noted and passed onto the design team to ensure compliance with any statements made in the masterplan.</p>	None
266 and 266a	Torry Community Council	<p>Observations:</p> <p>1.1 . talks of how the plan could "directly uplift and empower the local community": the community overwhelmingly opposes any industrial development of OP56..</p> <p>Question how can loss of over 1/3 of a public park can increase amenity.</p> <p>2.4 The eventual use of the area will not be put to public consultation. This does not stipulate that no preparatory development of the site would happen in advance of, or to encourage, a particular development.</p>	<p>Per comment 3</p> <p>re 2.4 - Public involvement in the planning application process is key, which will include further assessments, studies and more detailed design to inform the process and allows the public to comment on detailed proposals.</p> <p>2.5 relates specifically to Aberdeen South Locality Planning Partnership that Torry is part of.</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>2.5 The community is not mentioned as a partner in these partnership arrangements.</p> <p>Question why the exclusion of OP56 is not included here as an option.</p> <p>The representation included a statement from the Torry Community Council that was submitted to Full Council on 23.08.23. This has not been summarised here as it does not directly relate to the Masterplan public consultation.</p>	<p>OP56 is allocated in ALDP.</p> <p>The statement submitted to full council on 23.08.23 relates to the allocation of the site at St Fitticks. OP56 is allocated in ALDP.</p>	
		<p>ETZ masterplan must go to full council.</p> <p>Re-zoning of St Fittick's Park was without public consultation and it changed the Trust's constitution so that a Council Officer could be delegated to sell/lease the land. When the constitution was changed (on 14th December 2022) there was a verbal agreement that any decision over the Lands of Torry would be made by Full Council. Also concerns over Council's conflict of interest.</p> <p>ETZ development of Opportunity Sites in Torry of 56 and 62 will be contrary to key policies in NPF4 regarding nature recovery and human wellbeing.</p> <p>Development would destroy existing plants/animals if Tullos Burn and wetland is moved. Habitat degradation and biodiversity loss due to new pollution, and air pollution would impact local residents.</p>	<p>This report is for full council.</p> <p>Per comment 3</p> <p>The ETZ is allocated in the ALDP per comment 1. The sale/lease of land is a separate matter and not relevant to the masterplan or the planning process.</p> <p>Consideration has been given to the siting of the development beside St Fittick's Church and Historic Environment Scotland and the Council's archaeologist have been involved throughout the process. Further assessments and consultation with HES will be required as part of the planning process. Furthermore traffic assessments and other</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>Loss of woodland and grassland is not adequately compensated by new planting or greenspace elsewhere and doesn't address air quality, loss of recreation opportunities for local residents, flood mitigation or visual amenity. New areas also less accessible.</p> <p>Detrimental impact on setting of Churchyard and St Fittick's Church (scheduled monument) due to re-routing of the Coast Road.</p>	relevant studies will be required as part of planning applications as they come forward.	
267	Torry Community Group	<p>Significantly objects to the proposal.</p> <p>Feels that Torry has already sacrificed green space to prior developments that were supposedly for the good of the area, yet none have delivered the jobs/prosperity promised. If land is so essential, why aren't the plans for it more specific?</p> <p>Development would result in loss of Greenspace and scientific studies show this can have negative impact on mental health.</p> <p>St Fittick's Park would most likely lose much of its biodiversity if developed which includes 42 species of breeding birds, 116 plant species and impact upon invertebrates and migratory birds.</p> <p>Development of St Fittick's Park is contrary to Council's own vision of retaining and improving existing Greenspaces.</p>	Per comment 3	None
268	Individual/ Local Area	Objection to ETZ on sites 56 and 62 in Torry.	<p>Per comment 3</p> <p>Assessments will be required with planning applications that will take into consideration</p>	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>It would destroy large areas of grassland, woodland, ponds which provide habitat for existing plants and animals, and result in biodiversity loss.</p> <p>It would result in loss of open space for local community that supports healthy lifestyles and offers recreation opportunities. Loss further felt in addition to closure of Doonie's Farm.</p> <p>Increased air pollution will be caused by development as well as HGV traffic which already impacts Torry and Balnagask. Construction of incinerator may well also have negative impacts on health and welfare of locals and World Health Organisation (WHO) 'stated that it would have a huge negative impact on people's health - especially those living in the immediate vicinity of the incinerator'.</p>	<p>air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time. The end uses have not been determined yet, this document sets parameters and principle for development.</p>	
269	Individual/ Local Area	Per 266	Per 266	None
270	Local Member	<p>Support the Energy Transition Zone in principle. This is because of our need as a City to pivot to renewable energy and remain a global player in the energy industry.</p> <p>Does not support building on St Fittick's Park (OP56).</p> <p>As a local Councillor I note the park is one of the few green spaces in Torry and its most substantial. Its loss would be detrimental to the community.</p>	Per comment 3.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		The community benefit package cannot make up for the potential loss of up to 1/3 of St Fittick's Park.		
271	Individual/	<p>Object to development of St Fittick's Park for the ETZ, as outlined in the Draft Masterplan. The space is important to the community and they will be negatively impacted. The transition to sustainable energy should be led by the community.</p> <p>Remove Opportunity Site 56 in St Fittick's Park from the ETZ and amend the draft Masterplan accordingly.</p>	Per comment 3	None
272	NatureScot	Reviewed the masterplan in line with remit. Note the updates made and do not have any comments to add further to our previous responses as part of document preparation (see comments dated 18 May 2023 and 21 March 2023).	Comments noted and welcomed	No recommended changes
273	SEPA	SEPA has reviewed the Draft Energy Transition Zone Masterplan (April 2023 V8) and continues to consider that it should not be adopted as supplementary guidance. SEPA's comments on the previous draft Masterplan have not been addressed	The proposal is to adopt the document as Aberdeen Planning Guidance and not Supplementary Guidance.	None
		It should be made clear what the 'masterplan' is & all references to indicative masterplans and illustrative concepts removed on key pages (eg page 97/98; 99/100; 113/114; 125/126)	<p>The plans are indicative at this time as is always the case with Masterplans. The document notes that a number of assessments, studies and more detailed design work is required to development the proposals further. The document.</p> <p>The Masterplan sets principles and parameters that will be taken forward with any planning applications. The environment,</p>	None

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			connectivity and community benefits, including a new play park, pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered.	
		We consider that one of the key principles to set out in a masterplan is the developable areas – and these should be shown as more than ‘indicative’ and reference to ‘reduced’ area should be removed;	The developable area is shown within the relevant plans such as St Fitticks on page 95. The reduced terminology related to the site is not the whole allocation that will be developed,	None
		Any further assessments required should be carried out as part of the masterplan process	The more appropriate time for further survey and assessments is part of the planning application process and not here.	None
		Consider the statement “Indicative floorspace ranges are derived from the illustrative layouts” is not justified at this stage and should be removed as further justification is required for the indicative GFA shown of 10,000 – 15,000 sqm for Zone A St Fitticks	The purpose of a Masterplan is to set principle and parameters for development.	None
		The masterplan itself should reference the local plan requirement for OP56 in full - <i>Any development at this site must have a functional association with the South Harbour which precludes it being located elsewhere.</i> It should also consider how this will be addressed through a planning in principle application.	Comment noted	Update draft Masterplan accordingly
		A detailed topographical survey should be completed and it be confirmed if the proposed East Tullos diversion is achievable;	This will be required as part of any planning application along with other assessments, studies and more detailed design.	None
		A FRA should be carried out for OP56 and results incorporated into masterplan;	A FRA will be carried out as part of the planning application process and not the	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			Masterplanning process. This requirement for this is set out in the ALDP 2023 and will accompany any PPIP.	
		All constraints to development should be clearly shown on the masterplan – including Scottish Water infrastructure referenced in text;	Agreed these could be shown clearly on a plan.	Update Masterplan to show technical constraint for St Fitticks. (P77 /78)
		SUDS requirements should be identified on the masterplan within development site boundaries;	Indicative SUDs locations are shown on the plans such a p98 number 7 and page 125 number 6. The document makes it clear that “all development sites have full SUDs measures to treat/attenuate flows before discharge”.	None
		Mitigation requirements including landscaping & buffer strips should be identified more clearly. (The illustrative concept page 8-1 shows landscaping (trees) in the East Tullos Burn & wetland area & in the burn diversion.)	Landscape plans and mitigation will be considered in detail as part of a planning application. Also per comment above surveys and assessments will also be required. A detailed landscape plan and scheme will be developed as part of the relevant planning applications when they come forward. A section has been added to the masterplan stating “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be	None

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			required to ensure an overall <u>net gain</u> in tree cover”	
274	Individual	<p>Strongly object to inclusion of St Fittick’s Park within ETZ, and it must be protected in full.</p> <p>It would result in loss of haven for biodiversity and species and destroy rich habitat. Argues that ‘no net loss’ of biodiversity is a loss in real terms as areas lost cannot be replaced like-for-like and do not replace memories, cultural, social and historical significance associated with place. New habitats would require maintenance and cost-cutting would likely result in degradation of what was promised.</p> <p>Language within masterplan of how losses would be compensated is also vague and insufficient to justify loss of park.</p> <p>People of Torry disproportionately negatively affected by proposal as they are already some of the ‘economically poorest’. Their views have not been incorporated into Masterplan, and their views and needs have not been heeded in consultation process.</p> <p>Evidence suggests port space required to service the construction of off-shore wind farms will significantly reduce by 2035, therefore permanent loss of existing irreplaceable habitat will be for shorter-term need.</p>	<p>Per comment 3</p> <p>The Community and Energy Coast chapter of the Masterplan considers the East Tullos Burn and wetlands (p59 and 60), St Fittick’s Park and the projects that will be brought forward in this area, to the benefit of the community, are shown on pages 61-64. Biodiversity protection and enhancement are also considered on pages 65-66 with suggested improvements including pollinator coast, habitat management and development landscaping.</p> <p>Detailed mitigation measures and their delivery would be determined via the planning application process.</p> <p>There have been a number of consultation exercises consulting the community, including this 8 week one.</p> <p>The future requirement for this area is not for the masterplan to consider.</p>	None
275	Individual	Acknowledges importance for Aberdeen to reinvent itself as a sustainable energy capital and highlights the importance of	Per comment 3.	None

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
		<p>sustainable development in supporting both communities and the environment.</p> <p>Impacts to St Fitticks are significant, concern the community will not reap many benefits. Mitigation measures do not address concerns expressed by the community.</p> <p>Masterplan does not reflect a Just Transition or Sustainable Development.</p> <p>Concern for disadvantaged communities accessing greenspace, particularly important considering the impact of local greenspaces on community wellbeing during the pandemic.</p> <p>Concern that the benefits of critical ecosystems in St Fitticks Park, experienced by the locals, is not fully reflected in the masterplan (such as clean water, protection from floods, local biodiversity, carbon sequestration, education, sense of place, recreation and mental and physical health impacts). Mitigation measures are inadequate and are based on poor evidence. Redirection and positioning of the wetland (p28) next to an industrial facility and road would nullify its potential benefits. The same can be said for the adjoining restored woodland.</p> <p>Proposed 'biodiversity swap' through improved access to Tullos Hill to compensate loss of space in St Fitticks does not account for the change in different ecosystems, and the services provided. The differing natures of these areas makes them not swappable.</p>	<p>The site is allocated in the ALDP and the allocation sets out a requirement to identify preventative and remediative measures, all of which will be fully considered as part of the planning application process.</p> <p>there will still be an area of greenspace available with enhanced play facilities, improved access and improved quality of wetland.</p> <p>The ETZ is allocated within the ALDP and the principle of development established through this [process and set out in comment 3. The masterplan takes that principle of development and considers the area as a whole and identifies developable area, proposals, access etc. Further studies and assessments will be required as part of the planning application process and will be determined in more detail, mitigation, landscaping etc.</p> <p>The area of Donnies was assessed and allocated through the ALDP process and allocated for development per comment 3 response.</p> <p>Finally the ETZ masterplan will also utilise</p>	

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		<p>Could lead to increased inequalities experienced by locals accessing Tullos Hill due to mobility issues, and results in giving them access to a hilly environment rather than flat ground. Supports efforts to restore Tullos Hill, but should not be used to substitute loss of St Fitticks Park.</p> <p>Objects to the development of Doonies (OP61).</p> <p>Masterplan does not fully reflect benefits of Doonies, which is a site of local significance, where access to rural areas is limited.</p> <p>Mitigation measures are inadequate and fail to provide comparable benefits. Concern this will deepen inequalities as locals will lose more than there is to gain.</p> <p>Concern that the decarbonisation agenda cannot progress in isolation of biodiversity conservation or social justice. Urges decision makers to rethink and work directly with the affected community</p> <p>Argues there are options that have not been considered, e.g. identification of areas of existing and vacant brownfield sites - of which there are many in the city.</p>	<p>vacant brownfield land at Tullos and Altens for development.</p>	
276 to 640	365 emails –received with the standard text shown in the next column.	Object to the proposed development of Opportunity Site 56 in St Fittick's Park for the following re:	Per comment 3 the site is allocated in the ALDP This area as per the ALDP allocation must have a functional association with the South Harbour that precludes it being located elsewhere, such as the size of the infrastructure preventing transport from	None

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			other locations or requiring roll on/roll off level access to the harbour.	
		will negatively impact environmental health due to increased levels of air, noise and light pollution associated with further industrial development near a residential area. These impacts will be experienced by and have a detrimental effect on a community with significant health outcome disparities compared to other parts of Aberdeen (13 years lower life expectancy, 20 years lower healthy life expectancy)	Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time. The end uses have not been determined yet, this document sets parameters and principles for development.	None
		will negatively impact the natural environment due to proposed relocation/ destruction of the existing East Tullos Burn wetland, grasslands and woodland habitats and the diminished quality of what remains of the park	The Masterplan relates to land allocated in the ALDP for an ETZ. The masterplan has identified the developable area within the St Fittick's site, which equates to around 1/3 of it. The Masterplan also clearly sets out mitigation projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60). The proposal looks at quality of the burn and wetland as well as quantity.	

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			St Fittick's park and the projects that will be brought forward in this area, to the benefit of the community are shown on pages 61-64. Biodiversity protection and enhancement are also considered on pages 65-66 with suggested improvements' including pollinator coast, habitat management and development landscaping	
		will be contrary to current national and local authority planning policy including Scotland's NPF4 Policy 23: Health and Safety (sections b, d, e, g and h) which seeks to protect people and places from environmental harm and Aberdeen Local Development Plan 2023 Policy WB1 Healthy Development, WB2 Air Quality, WB3 Noise, NE2 Green and Blue Infrastructure (particularly urban green spaces), NE4 Flood Risk and Management, NE5 Trees and Woodland, D3 Big Buildings (proposed high-value manufacturing facility is 10-15 m high), D4 Landscape, D6 Historic Environment and R2 Degraded Land (the wetland acts as a sink for organic and inorganic contaminants)	Per comment 3 the site is allocated in the ALDP. The Masterplan relates to land allocated in the ALDP for an ETZ. Throughout the document national, regional and local policies have been considered and assessed. The masterplan looks at policy topics such as improvements to biodiversity, active travel, health and wellbeing, historic environment, safety, reuse of brownfield land, job opportunities and upskilling, and at the forefront of the ETZ, the move to net zero and climate mitigation and adaptation. Subsequent planning applications will be assessed against relevant ADLP policies.	
		will have a negative impact on the amenity of the surrounding residential area due to loss of parkland and replacement of existing green spaces with heavy manufacturing and harbourside development	The Masterplan sets principles and parameters that will be taken forward with any planning applications. The Masterplan illustrates the location and area of	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>landscaping that will be removed and replaced. Replacement planting will include native species and will extend woodland cover, particularly within the Tullos Wood. A section has also been added to the Masterplan stating: “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover”</p> <p>The end uses have not been determined yet, this document sets parameters and principle for development. Amenity will be assessed as part of any planning application.</p>	
		<p>will cause traffic congestion, access, and safety problems for residents and those using coast paths and other active travel routes due to increased HGV and other vehicular traffic associated with heavy manufacturing and harbourside development and potential conflicts with pedestrians, cyclists and public transportation users from nearby residential areas and users of coastal path network</p>	<p>An assessment of traffic and transport impacts and other relevant studies will be required as part of planning applications as they come forward.</p> <p>The requirement for such studies is identified within the Masterplan on page 167.</p> <p>Each campus has a section on Transport and Connectivity shown the importance of this issue(p84, p108, p122, p123, p144). Furthermore p 152 – 154 relates specifically to road infrastructure and how the ETZ</p>	

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			relates to other existing and committed projects including the Aberdeen South Harbour Link Road.	
		will create a precedent for future similar proposals in Torry, making it difficult to object to further industrial development due to the history of industrial expansion in the area, particularly by the Port of Aberdeen whose long-term plans include further industrialisation around the South Harbour	The Masterplan reflects the ALDP development allocations and does not consider future expansion. Every application is considered on its own merits. The sites are allocated in the ALDP and will be assessed against the requirements of this and other relevant legislation and material planning considerations.	
		will adversely impact a Scheduled National Monument and Commonwealth War Grave site due to the proximity of the re-routed Coast Road to the site of St Fittick's Church	Consideration has been given to the siting of the development beside St Fittick's Church and Historic Environment Scotland and the Council's archaeologists have been involved throughout the process. Further assessments and consultation with HES will be required as part of the planning process.	
		<p>result in the loss of public amenities, such as green space and recreational grounds due to the destruction of woodland, including walking paths, and open grassland areas, including a large playing field</p> <p>cannot compensate for the loss of the above, as claimed in the Masterplan because there are no other comparable accessible green areas in Torry. Proposed improved access to Tullos Wood is not suitable compensation as this requires lengthy pedestrian travel through an industrial estate. Tullos Wood is still a managed</p>	The plan on page 71 shows how the connections can be made via an underpass to the west. This said in ould be helpful to have a plan showing the indicative path improvements within the sites and the wider connections to the network beyond. It should be noted that at this time the final path locations have not been determined and this would be part of a planning application process, but the requirement for	

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		landfill site, containing methane venting zones and does not provide access for disabled users. Proposed local parklets do not provide for the same range of uses as the existing park.	<p>their retention and enhancement has been identified.</p> <p>The Masterplan relates to land allocated in the ALDP for an ETZ. The Masterplan sets principles and parameters that will be taken forward with any planning applications. The masterplan shows that not all of St Fitticks park will be developed, but rather only the area immediately adjacent to the harbour equating to around 7 hectares. The environment, connectivity and community benefits, including a new play park, pump park and parklets identified as part of the marine gateway are all embedded within the document highlighting their importance and requirement to be further considered.</p> <p>The masterplan has identified the developable area within the St Fittick's site, which is not the whole of the site and equates to around 1/3 of it. The Masterplan also clearly sets out projects (p64-66) as well as proposals and opportunities with the area (p73-98), including pollinator coast, local species planting, habitat management, and as identified by SEPA the need to improve water quality of the burn (p59 and 60).</p>	

	Company/ Individual/ Location	Comments	Response	Recommended changes to Draft ETZ Masterplan
			<p>Further assessments such as an EIA are required with any planning application.</p> <p>The Masterplan illustrates the location and area of landscaping that will be removed and replaced. Replacement planting will include native species and will extend woodland cover, particularly within the Tullos Wood. A section has also been added to the Masterplan stating: “development proposals must increase tree and woodland cover, and where tree removal takes place replacement planting will be required to ensure an overall <u>net gain</u> in tree cover</p> <p>The proposal includes improved access through St Fittick’s Park to Tullos Hill. It is noted that the bridge will be removed but this is a consequence of a separate project to electrify the main east coast rail line and upgrade the Coast Road and is consequently under the control of Network Rail. Careful consideration will be given to allowing improved access for all through the assessment of planning applications. Further path networks and improvements are shown for each area but in particular on the Marine Gateway. Though part of the site</p>	

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			will be developed, there will be an extensive path network still available.	
		will impose additional sources of pollution on top of those already present (waste treatment plant, incinerator, landfill sites) which causes a cumulative negative effect on local health outcomes	Assessments will be required with planning applications that will take into consideration air quality, odours, and a health impact assessment. The specific final uses of the different areas are unknown so cannot be assessed at this time. A Health Impact Assessment will be provided as part of the planning application process.	
		will adversely affect the needs of people with disabilities due to the loss and diminution of quality of accessible and inclusive existing pathways in the park. The proposed mitigation and compensation will not meet the needs of elderly and disabled residents of Brimmond Court	There is still a network of paths available within St Fitticks park.	
		For the reasons outlined above, I ask that you remove Opportunity Site 56 in St Fittick's Park from the ETZ and amend the draft Masterplan accordingly.	Per comment 3.	
	Other	Finally, a small number of other technical updates and clarifications have been incorporated, where necessary, to reflect changes in circumstances since the draft ETZ Masterplan was developed, such as the adoption of the LDP and NPF4.	Other minor corrections / updates included are: <ul style="list-style-type: none"> - Reference to adopted LDP (2023) throughout – particularly pg. 23-24 - Reference to bp Aberdeen Hydrogen Energy Ltd consent granted June 2023. 	List them

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			<ul style="list-style-type: none"> - Reference to opening of the Torry Community Hub in November 2023, on pg. 44. - Reference to EISH / Skills Hub planning application within relevant planning context sections for those Campuses. - Corrected reference to Balnagask Golf Course, rather than Nigg Bay Golf Club. - Corrected / updated operational status of South Harbour and EfW facility. - Updated image on pgs. 29-30 and pg. 78 to more recent images of Park / Harbour / Coastline (previous images were from 2021 / early 2022). - Minor amendments to remove reference to 'invasive' or 'non-native' species, have referred to overgrown typha / grasses where relevant. 	