



# Community Planning Aberdeen

**Torry Partnership – Special Meeting, ETZ**

**Date: 24/08/21**

**Meeting Room: Microsoft Teams**

## MEETING NOTE

<b>Present</b>	<b>In Attendance</b>	<b>Apologies</b>
Fay Morrison (Chair, Community Rep)	Richard Sweetnam (ACC)	Lorna Geller (Big Noise)
Derek Bain (Police Scotland)	Maggie McGinlay (ETZ LTD)	Bryan Nelson (SFERS)
Ian Baird (Community Rep)	Geoff Aberdein	Anne-Marie Steehouder Ross (ACC)
Lesley-Anne Mulholland (Community Rep)	Ewan Ritchie	ClIr Yvonne Allan
ClIr Christian Allard		Ross McKay (GREC)
Teresa Dufficy (ACC)		Elizabeth Leitch (ACC)
Neil Hendry (ACC)		Emily Story (ACC)
Beth Robertson (Community Rep)		
Susan Morrison (ACVO)		
Laura Young (SHMU)		
Nicky McKay (CFINE)		
Angela Sadler (Community Rep)		
Richard Caie (Community Rep)		
Ian Baird (Community Rep)		
Jade Leyden (ACC)		

<b>ACTION POINTS</b>	<b>ACTION LEAD</b>
<p><b>1. Welcome and Introductions</b></p> <p>Fay opened the meeting, and everyone gave introductions.</p>	

<p>The group were advised that the meeting would not be recorded but that Jade would take a minute.</p>	
<p><b>2. ETZ Overview</b></p> <p>Maggie opened by thanking the group for their time and advising that she is the Chief Executive of ETZ Ltd.</p> <p>Maggie advised that the purpose of today was to provide as much clarity as possible and provide the opportunity for the group to ask questions.</p> <p>Richard Sweetnam was also present to provide clarity on issues related to this project.</p> <p><i>Why is the ETZ proposed for development?</i></p> <p>Maggie went on to explain that the oil and gas industry is now maturing and, in the context of an unprecedented climate emergency, there are widespread calls for it to be stopped altogether. The industry lost 20,000 jobs last year - the majority of which were across the North East of Scotland.</p> <p>They view the Energy Transition Zone as key project that seeks to contribute significantly to addressing those challenges and reenergise the economy.</p> <p>They want to harness the skills and experience of 50 years of oil and gas and put it towards a world leading hub in the region for renewable energies – offshore wind, carbon capture, green and blue hydrogen and to protect and create as many jobs as possible ensuring a sustainable and vibrant future for the North East and the people who live and work here.</p> <p>There is competition from ports around the UK and within Europe.</p> <p><i>Where is the process at?</i></p> <p>Both the Scottish and UK Governments have supported the Energy Transition Zone proposal.</p> <p>Aberdeen City Councillors have backed the proposed Local Development Plan and the Council has been clear that any subsequent planning application will include statutory consultation and community engagement.</p> <p>Maggie went on to explain that today marks the starting point in an extensive programme of engagement with the wider community. They want to discuss and consider, with the Torry Locality Partnership, how the</p>	

Energy Transition Zone could deliver tangible community benefits in terms of job opportunities, enhancing green and biodiverse civic spaces and the potential for new facilities. They wish to work with you to see how to help support delivery of the South Locality plan.

There will be development of a new Energy Skills Academy Hub as part of the energy transition zone to support inclusive employment opportunities that will unlock exciting careers and job opportunities for future generations including across the Torry community. Maggie advised that they are also keen to pilot an all energy apprenticeship prioritising Torry and Cove area and are in discussion with Opito regarding this.

In terms of the proposed location for the zone, having the Energy Transition Zone located in close proximity to the new deep water Aberdeen South Harbour to support offshore wind activities is crucial in terms of optimising the full economic benefit from offshore wind investment which will arise as a result of the ScotWind leading rounds, and in making the energy transition zone a success. Maggie advised she wants to be as upfront and as transparent as possible and explained that this may mean, subject to planning permission, and adoption of the proposed Local Development Plan - utilising some - but not all - of the green space at St Fitticks Park. Exactly what activities and how much land would be determined by the stated requirements of the company looking to invest, the number of sustainable and inclusive jobs that would accompany any such investment and of course community feedback.

Maggie explained that it is important to stress that a key focus of this proposal is developing various existing brownfield sites for energy transition related uses – both in East Tullos and Altens – explaining these locations are key to a thriving cluster within the heart of the Energy Transition Zone.

Maggie advised they are in the process of commissioning Masterplanning work to be undertaken and this process will focus heavily on community participation and feedback taking into account local surroundings and heritage.

It will consider all the different elements to provide an appropriate environmental context in which any subsequent planning applications can be made. The focus of this will be meaningful public consultation to determine how benefits to the community including green space enhancement, biodiversity, community facilities and community wealth building will be delivered.

### 3. Q & A

**Question from Ian: What is the feasibility of the site at St. Fitticks and Doonies Farm? The hectarage for the project varies widely from 11-30 and in recent masterplans, 70. If the project is on undeveloped land, marshalling and laydown areas suggest 12-20 hectares as a minimum. Can you clarify? Also, can you explain what will happen to the public road?**

**Answer from Richard:** When we talk about ETZ 70 hectare site, that includes East Tullos and Altens. It is the whole 70 hectare site we are talking about – Brownfield sites as well as greenfield sites.

Maggie advised, we are not trying to do everything – we are particularly focusing on floating wind because all the forecasts tell us that the growth of floating wind will be significant over time and the skills needed are transferable from oil and gas. We are still in the early days of understanding what companies and the market needs. We will not know which companies will be successful through the ScotWind leasing round until January.

**Question from Ian: What at the St. Fitticks size limitations? Will the public road be closed? There is a lot of emphasis on wind. A Biggar report projected 12,500 jobs based on decomissioning – was this feasibility study wrong?**

**Answer from Maggie:** The investment from the south harbour is attractive to companies due to the deeper water, significant quayside space and location ie its proximity to the ScotWind sites. The mix of brownfield sites and potential addition of some of St. Fitticks Park provides potential for a cluster of energy transition activity.. We need to ensure this has a positive impact on jobs.

With regards to the feasibility study in 2013, the landscape has significantly changed since then, the pace of climate change and the government position has changed, including the anticipated growth in floating wind.

Richard added that the scope of the economic appraisal on the Aberdeen Harbour expansion project did not include a land use and/ or transport study.

Maggie and colleagues will commission a technical study – a masterplan - to identify any unknowns from an engineering point of view and to consider this alongside what companies require if they were to invest. The new harbour will be most the attractive maritime

facility on the east coast and the work to date has been informed by genuine industry enquiries.

**Question from Lesley-Anne: Figures from the Biggar Report reported 9,250, 12,500 & 6,800 jobs from use of brownfield sites without the use of greenfield sites. What is the environmental cost benefit analysis which should be carried out first?**

**Answer from Richard:** The environmental impact will be picked up in the technical feasibility study about to begin. His understanding is that that master planning will include environmental scoping exercise.

**Question from Lesley-Anne: Why can't St. Fitticks be left alone?**

**Answer from Maggie:** The master planning will look at environmental impact. The reason for the potential use of St. Fitticks Park is its proximity to the harbour – it helps investment and attractiveness. If we do need to utilise some of the land at St. Fitticks – which would be subject to planning permission – a key priority will be to ensure we work with community on enhancing land that is not utilised.

**Lesley-Anne: I agree we need the jobs and green energy, but I do not think there should be a need for St. Fitticks or the use of other greenfield sites to be used.**

**Answer from Maggie:** Master planning will look at mitigations– want to make sure the community are fully invested.

We are still at the point of appointing the master planners. Real authentic experience of community engagement was a key requirement. This group will be updated on the appointment when this process is complete.

**Lesley-Anne: It seems like you are going ahead as if you already have the land- using terms like 'shovel ready'- what is plan B if you are not successful as there does not appear to be one?**

**Answer from Maggie:** Being able to offer the Brownfield sites is what was meant by Shovel Ready.

Richard added that the project would be an important asset to the city and for the North East of Scotland as we look at how to capitalise on the Aberdeen Harbour South expansion. We need to look at what is possible on land close by, looking at potential solutions. The study will inform what is or is not possible.

**Question from Lesley-Anne: The objections and PLDP with St Fitticks and Doonies included in the PLDP have gone to the reporter. Does the zone have to be at the St. Fitticks site? What happened to the Energetica site? The community benefit we want is to keep the park.**

**Answer from Richard:** The project cannot ignore statutory planning or legal procedures. If a planning application arises from the process, there would need to be an application for any new development.

**Question from Ian: The fact is you are seriously committed to this going forward. The 23 million seems to have been handed over with very little information on how it will be spent?**

**Answer from Maggie :** ETZ Ltd is a not for profit organisation and any financial benefit both from the use of public sector funding or future funds will be re-invested into common interests for the benefit of all in development of energy transition activities. Public money has been secured on the basis that it will deliver jobs . The money will be spent in phases - and an initial priority will be the masterplanning process. We want to work with the community to identify the opportunities for community benefit.

**Ian: Where is the business case?**

**Answer from Maggie:** The business case contains commercial information and could be accessed by competitors therefore it is not publicly available...

**Question from Lesley-Anne: How relevant are the jobs to people in Torry? Long term or short term?**

**Answer from Richard:** ScotWind has three east region sites, best served from Aberdeen. The industry will look to use Aberdeen. Scottish Government policy stipulates that 60% of the 'supply chain value' needs to be procured from Scottish based companies. Depending on what industry demands (eg assembly, O&M, manufacture) we are looking at 25 years of work at least. Our job is to ensure that Aberdeen can compete for this opportunity

As part of the decision making proves for the LDP, the Council was clear that if development happens in the ETZ, a jobs and skills plan will be required to look at the nature of these jobs, the skills needed and ensuring that local people can access these opportunities. ACC will work with Schools and Colleges and SDS is leading development of the plan.

**Lesley-Anne: But you cannot ringfence the jobs due to employment law?**

**Richard:** We can support the upskilling of people so they have the skillset for the jobs that will become available.

Maggie added, we can prioritise areas in/around Torry for apprenticeship type training. We would like to look at what we can collectively do to ensure this happens.

**Question from Ian: Just transition applies to communities as well as jobs – how would you feel if this happened in your areas? Would you accept with grace? Would you give it up with the promise of jobs and community benefit?**

**Answer from Maggie:** Fully appreciate this point of view and we recognise these concerns. We want to ensure we don't lose out on a massive opportunity for the city and region whilst also working with the community to deliver benefits.

**Ian: Last LDP/ACC Open Space Policy mentioned how important greenspace is to climate change, wildlife and mental health. Does this apply to all except Torry?**

**Question from Lesley-Anne: Have you been to the park to see what you are potentially destroying? What is the plan B? We want to develop our own future – the community have told you we don't want it. Where is the replacement?**

**Answer from Maggie:** The masterplanning process will enable us to answer those questions. I hope this is something that we can plan together for the future. We want to work with you to deliver the benefits to the community –we need your input as to what would be most beneficial.

**Question from Ewan Ritchie: I can't understand why it needs to be on the park when there is a golf course?**

**Cllr Allard: We need to focus on the responses for why St. Fitticks and Doonies?**

- 1. It is not big enough. What is the reason for Doonies? 0 you cannot use the reason 'because it is adjacent because its not.**
- 2. If you want st. Fitticks to be adjacent to the harbour, what about the road? I have been assured the road will still be there.**

**Answer from Richard:** The master planning exercise will include transport, and will spend time on design work on the road. Engineers on both studies will look at this.

**Cllr Allard:** That's why the community are confused, because you are saying you don't know yet.

**Richard:** It is not unusual that timings on major projects do not align – the transport appraisal (STAG) is a separate and distinct process. As we move into design phase (subsequently agreed by the Council's City Growth & Resources committee) I suggest we take a Roads colleague to a future meeting to discuss. The only decision made on the road is that it is going to the next, design phase.

**Cllr Allard:** Is the road changing or not? The community want to know if there is going to be a change to the coastal road.

**Maggie:** In response to Ewan/Cllr Allard's question re. Why St. Fitticks is important for potential use, is because it is relatively flat and because of its proximity to the harbour. Re. Doonies Farm, as with St Fitticks it would be subject to planning and nothing would happen there if there was no demand or if that demand did not deliver significant economic benefit.

**Cllr Allard:** Doonies is the least advantageous site. What are you asking the community to do? There is no mitigation in this plan. You are rubbing salt in the wound by asking communities to come up with solutions to a problem you are causing.

**Maggie:** We feel it much better to look collectively to see how best we engage with the community together on this.

This is not just about Doonies Park and St. Fitticks, that is why we are discussing the other sites collectively.

Richard added, mitigation will be informed on what is possible technically.

**Question from Richard Caie:** (apologised for coming in late) What is the point of mitigation if it is not enforced? Lack of democracy. Money was given to the ETZ on the 3<sup>rd</sup> March but ETZ was not formed until the 3<sup>rd</sup> of April, can you confirm or deny the treasury gave the money to ETZ Ltd?

**Answer from Maggie:** The announcement of the commitment to funding from the UK Government was following submission of the detailed business case.

**Richard Caie: Would you accept me saying that you are coming across as arrogant using terms like 'shovel ready'?**

**Answer from Maggie:** 'Shovel Ready' referred to Brownfield sites East Tullos and Altens. Any other sites are subject to full consultation and planning approval.

**Question from Nicky: How are you going to manage the additional traffic?**

**Answer from Richard:** We will invite roads along to a future meeting. Any proposals will be subject to a traffic impact assessment and capacity would need to be looked at. The work to date indicates that the network has capacity during construction phases

Maggie added that some activities relating to offshore wind can be serviced from the harbour and go back out to sea without the need to go near the road network.

**Question from Lesley-Anne: Is it 'The ETZ' or 'An ETZ'? It seems like project before infrastructure.**

**Answer from Maggie:** It is 'The ETZ'. The opportunity for the project came from Scot Wind Licensing and the new deep water harbour. The infrastructure requires masterplanning.

**Lesley-Anne: Leave the park alone – find a plan B and a solution that does not involve Doonies Farm or St. Fitticks. We need visuals.**

**Maggie:** We want to make the most of this opportunity whilst also making it work for the community, we want to know what we can do to deliver this in a way that works for the community

Richard added we cannot show what the plan is at the moment because we don't know what the plan is. The masterplan will indicate the options and phasing for development.

**Question from Ian: It does sound as though the harbour is a problem looking for a solution. SEPA's objection was sharp to point out the lack of environmental shut down for another project. If this were the case for this project, would you accept that continuing would not be acceptable?**

**Answer from Richard:** Got to take findings of technical studies seriously and masterplanning evidence. If Scotland are going to

produce green hydrogen, Scot Wind can enable this. Blue and Carbon capture work already happening in St. Fergus.

**CLlr Allard: The decision process will not be linked automatically, will just be a planning application, success vs failure. Plea for a plan B.**

**Ian/Richard.C: Migitation actions between ACC & Aberdeen harbour has not been fulfilled. 2/3 years past that. Lesley-Anne added that the mitigation measures were part of the reason they got planning permission for the Harbour development – Lack of trust. There has been no mitigation for the equivalent in the area and any benefit will go to another area to enjoy – is that fair?**

It was agreed that when a masterplanner has been appointed, another meeting will be held and will follow the same format as this.

Jade to circulate the list of community groups that Maggie, Richard and Geoff will engage with.

Lesley-Anne made a final request for community representation to be had as the project progresses. Maggie & team have taken note of this. Jade commented that it had been decided not to record the meeting as previously discussed and requested – this minute will be approved by the partnership. The community representatives wanted the concerns, upset, and anger the community have to be highlighted within this minute.

**MEETING CLOSED**

