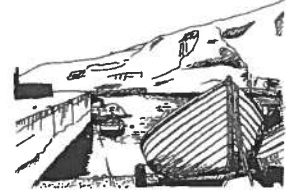


# Cove and Altens Community Council

## Aberdeen Local Development Plan Review Pre-Main Issues Report Consultation



## The Natural Environment

### 1. Strengths:

The Loch of Loirston and surrounding area  
Community Woodland south of Cove and Altens Tree belt.  
Coast Path and Coastal Strip.  
Doonies Rare Breeds Farm  
Cove Harbour  
Allotments

### 2. Threats:

Continuous development (including future plans for Station Fields and Loch of Loirston)  
Lack of Wildlife Corridors  
Lack of linked Public Open Spaces  
Limited usable Public Open Spaces in new developments

### 3. Improvements:

Linked wildlife corridors  
Mixture of recreation facilities and natural wildlife areas  
Enhancement of existing open spaces

### Things to think about:

- Green and open spaces: need adequate provision in new developments
- Flooding: Natural watercourses need to be maintained, particularly the regular cleaning of hakes.
- Important areas: Loch of Loirston area, what were designated District Wildlife Sites (Local Designated Sites) to be protected and also be of adequate size and linked with corridors with natural vegetation.
- Formal and informal recreation: Walking and cycling off road routes including well maintained coastal footpath extended to Cove Harbour.

# Architecture, Urban Design and the Historic Environment

## 1. Strengths:

Conservation status and history of Old Cove, individuality and setting of Burnbanks Village. The Cove Harbour and environs.

Coastguard cottages, St Mary's Church and "Doctor's House".

## 2. Problems or Threats:

Failure to protect/enhance the Conservation Area and buildings of Old Cove.

Bland modern urban design with inadequate infrastructure.

Lack of adequate recreation and linked public open space.

Failure to provide adequate community and recreational facilities.

## 3. Improvements:

Good infrastructure, more public open space and usable recreational facilities linked to the current emphasis on health and fitness.

## Things to think about:

- Historic Buildings and our Granite heritage: Protect and maintain.
- Conservation Areas: Protect and maintain.
- Archaeological sites, etc.: Protect and maintain.
- Historic Parks and Gardens: Protect and maintain.
- Architecture and Design: More thought in design to blend into their proposed settings. Bland over development, lack of public open spaces and recreational facilities can ruin settings with continuous development.
- Distinctive Landscapes: Need to protect coastal strip. Part of Doonies farmland lost to planned industry and housing. Protect and enhance Loirston Recreational Area in particular the Loch of Loirston and its habitats.
- Views: Protect and provide viewpoints with adequate information boards and signage for areas of interest.

# Transport and Accessibility

## 1. Strengths:

Bus link into town

## 2. Problems:

Bus Route within Cove has limited accessibility to residents due to single route through Cove.

Loss of 21 service linking doctors surgeries, school, recreation facilities, curtailing family links with loss of link along Union Street.

Lack of route satisfactorily serving all areas of Cove.

Need for fast direct route to and from city centre.

Makro roundabout presents egress problems from Cove at rush hours.

Concern about the roads in Cove being used as a rat run to/from Altens Industrial Estate from the south, particularly during rush hours.

Part-time lights working in the evening to assist Cove traffic onto roundabout for safety reasons or long red pause to allow time for traffic to exit Cove.

Wellington Road and access to town over capacity with still more development to come.

Speeding on Cove Road, Langdykes Road and Wellington Road.

Lack of bus laybys which causes long tailbacks on part of Langdykes Road at Strathburn Street (west end).

No rail access.

Proposed Station.

High Cost of Public Transport.

## 3. Priorities:

Limit development to the available capacity of the road system.

## Things to think about:

- Walking and cycling: Footpath/cycle paths need maintenance and more could be provided in new developments.
  - Public Transport: too expensive and routes not entirely satisfactory.
  - Private transport: need to ensure adequacy of road capacity to accommodate further development. Maintenance of roads should be a priority.
  - Parking: there should be an adequacy of parking in new developments.
  - Access to local facilities or amenities: Lack of provision of transport link to Doctors' surgery, school, swimming pool, etc in Kincorth.
- Lack of adequate local facilities and amenities.

# Housing, Business and Local Facilities

## 1. Strengths:

Old Cove Conservation Area, Allotments, Post Office, 2 x RS McColls, Shopping Centre (consisting of a chinese carry out, co-op mini market, pharmacy and a betting office), Children's Nursery, Cove Bay Plant Nursery, 2 x Hotels (Altens Thistle and Cove Bay), 2 x Public Houses (Cove Bay Hotel and Langdykes Pub), Cove Rangers Social Club and Cove Rangers Football Club, 2 x Community Centres (Altens and Loirston Annexe (which the Church of Scotland uses for its services)), 2 x Primary Schools (Loirston and Charleston), Skate Park, Playparks, Library, Doctors' Surgery, Dentists' Surgery, Leith's Quarry, Catto Park with Playarea and home to Cove Thistle Football Club, Doonies Rare Breeds Farm, St Mary's Church (which is shared by 2 congregations, Congregational and Episcopal), Football pitch adjacent to Altens Community Centre (in need of proper maintenance), Playing field associated with Loirston School, Woodland Walks in Altens tree belt and Community Woodland to the south of Cove, tree plantation with footpath along Wellington Road, Stonecraft Stonemason. Adjacent to Cove residential area is Altens Industrial Estate.

## 2. Problems:

Over development.  
Inadequate infrastructure.  
Poorly maintained road access to shopping centre.  
Lack of sport facilities.

## 3. Priorities:

Upgrade shopping centre.  
Curtail further housing until community has a chance to absorb those already built and there has been provision of adequate infrastructure and community facilities, including public open space.

## 4. Derelict land or vacant buildings:

Mains of Loirston farmhouse and steadings.  
Fishmeal factory, site of historical industrial interest along with dam.  
Derelict store at harbour area could be repaired and brought back into use.  
Cove Harbour area could be enhanced.

## Things to think about:

- Residential areas: Bland unimaginative and too dense.  
From a small compact fishing village, lack of planning has made Cove into nothing more than a sprawling dormitory housing estate.
- Mixed use areas: Not enough.
- Affordable housing: More required with varying sizes.
- Gypsies and Travellers: Proved to be extremely bad neighbours and feel we should not be required to accommodate them.
- Recycling of derelict land, etc.: All contaminated land needs to be decontaminated and land reinstated.
- Bring vacant buildings back into use: We would like to see them renovated.
- Areas of business or industry present in your local area: as above list.
- Community facilities, etc.: Inadequate provision for area of this size.



# Photograph Challenge

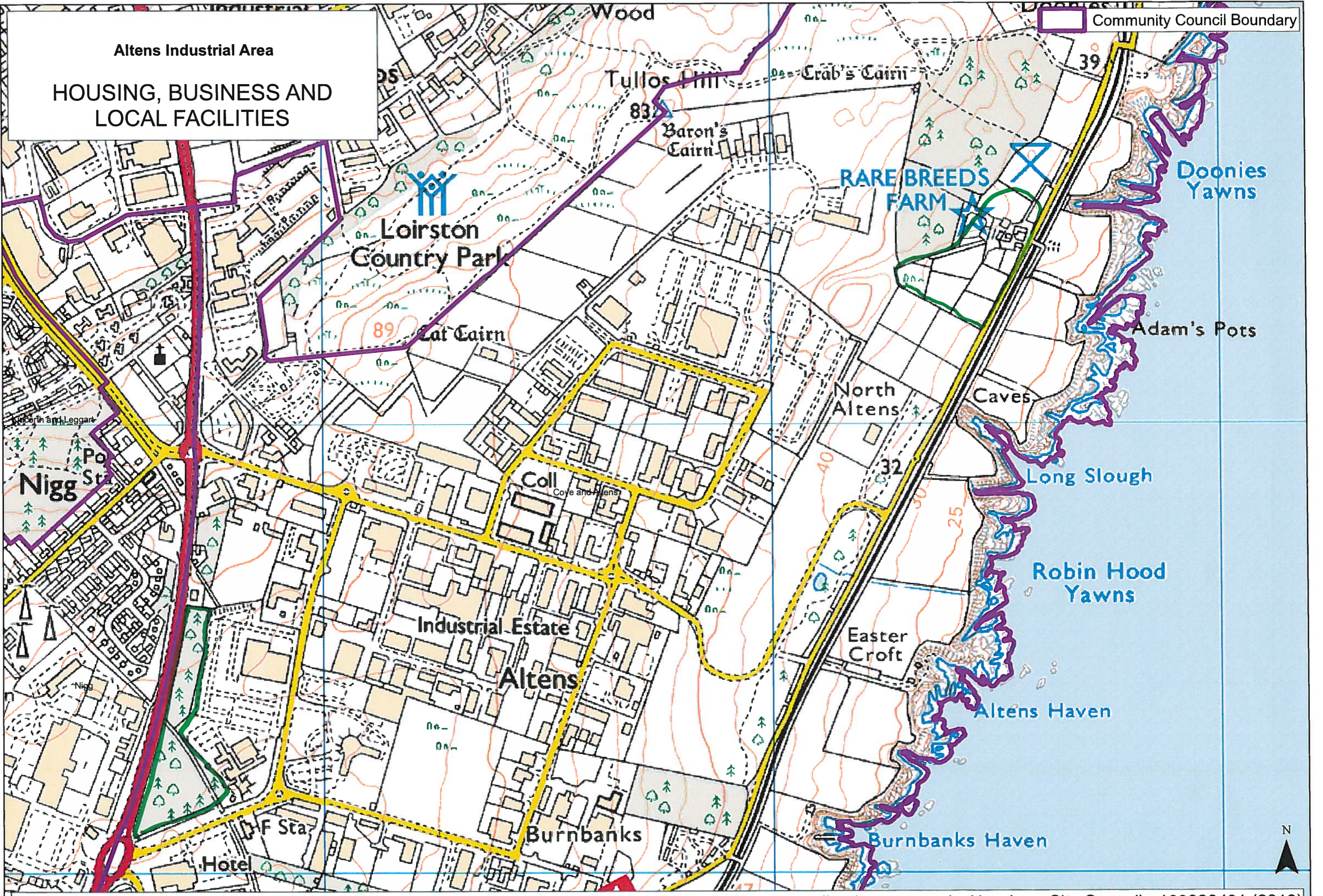
Please use the disposable camera provided to take pictures of **things you like** about your local area and **things you do not like** or would change (when doing this, please try and think of things which could be considered as planning issues). Each camera can take 27 shots - please try to take an equal number of pictures of things you like and things you do not like.

You may wish to relate these photographs to the planning issues you have identified on your maps, and mark a number on the map to show where you took each photograph.

Please return cameras **undeveloped**. Please refer to the enclosed information sheet if you would prefer to use your own digital camera to complete this exercise.

| Things I like about my area |   | Things I don't like about my area or would change |   |
|-----------------------------|---|---|---|
| No.                         | Description   | No.   | Description   |
| 1                           | Cove Harbour & coastline                                  | 1   | Fields taken from Doonies for industrial use              |
| 2                           | Old Cove Conservation Area                                | 2   | Walls of Louisa - derelict                                |
| 3                           | Coastguard Cottages                                       | 3   | Dry stone dyke at Posties                                 |
| 4                           | Cove Rangers Football Club                                | 4   | Potholes on bridge (rail)                                 |
| 5                           | Louisa Green  | 5   | Play area behind Whitehills Rise                          |
| 6                           | Christmas trees & lights                                  | 6   | " " at Louisa Green                                       |
| 7                           | Spring flowering <sup>to planting</sup> Community         | 7   | Community Garden Overgrown burn & tatty fence             |
| 8                           | Alton Com Centre & Watercress                             | 8   | " " & lack of foot path                                   |
| 9                           | Allotments  | 9   | Verge of Cove Road  |
| 10                          | Doonies Farm  | 10  | Litter in general   |
| 11                          | <sup>Cove Community Woodland.</sup> Footpath & open space | 11  | New builds - density <sup>usable rec. space</sup> lack of |
| 12                          | Grass finally cut in front of <sup>Dr. Surgery</sup>      | 12  | Tatty shopping centre.                                    |
| 13                          | Catto Park & Playpark.                                    | 13  | Tatty fence & overgrown burn                              |
| 14                          | Play Area at Alton  |   |   |

- 15 Charleston Sch Skate Park
- 16 Loch of Louisa & environs
- 17 Coastal Footpath
- 18 Old Farm Road.



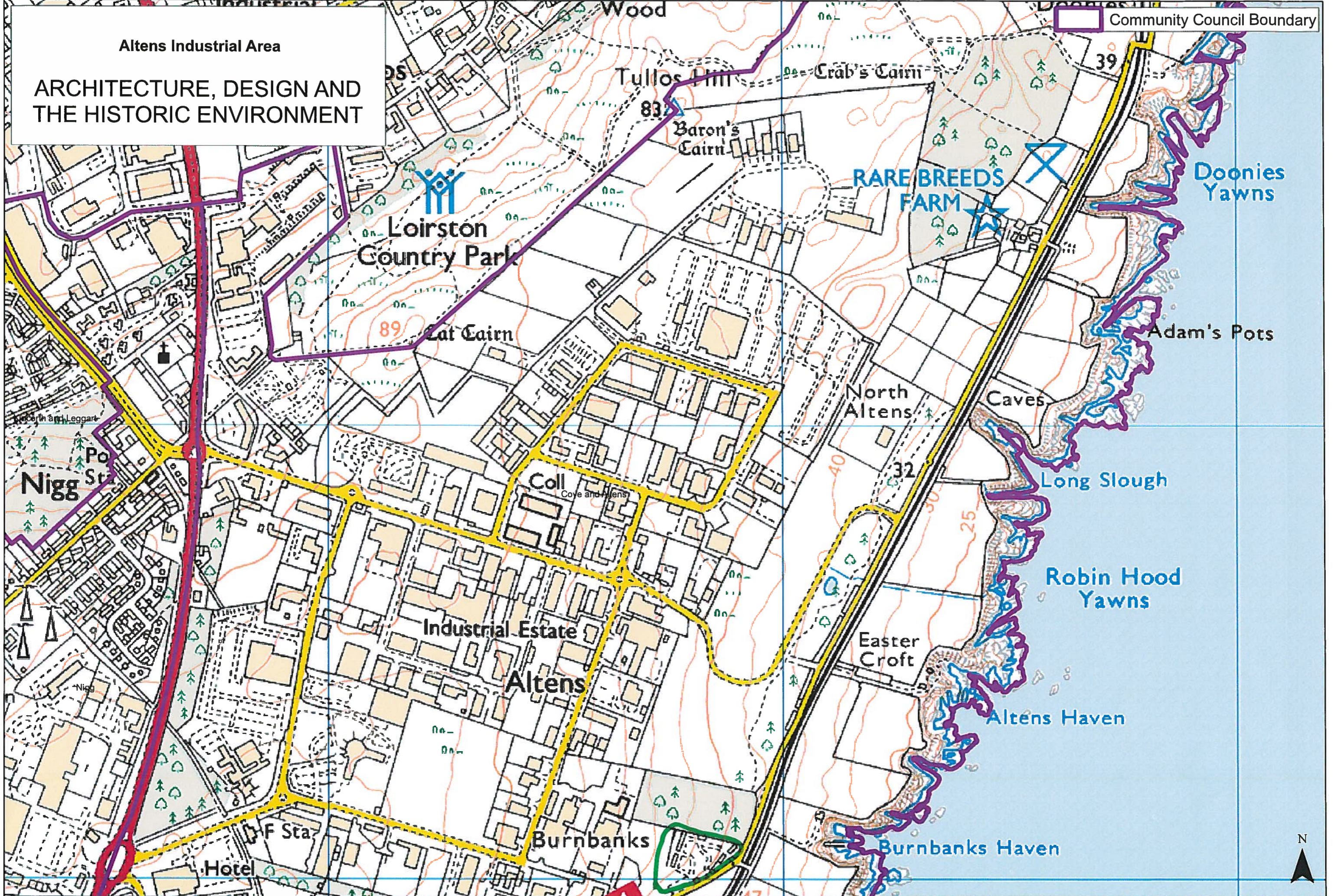
Altens Industrial Area  
**HOUSING, BUSINESS AND LOCAL FACILITIES**

Community Council Boundary

Scale: 1: 7,000 @ A3

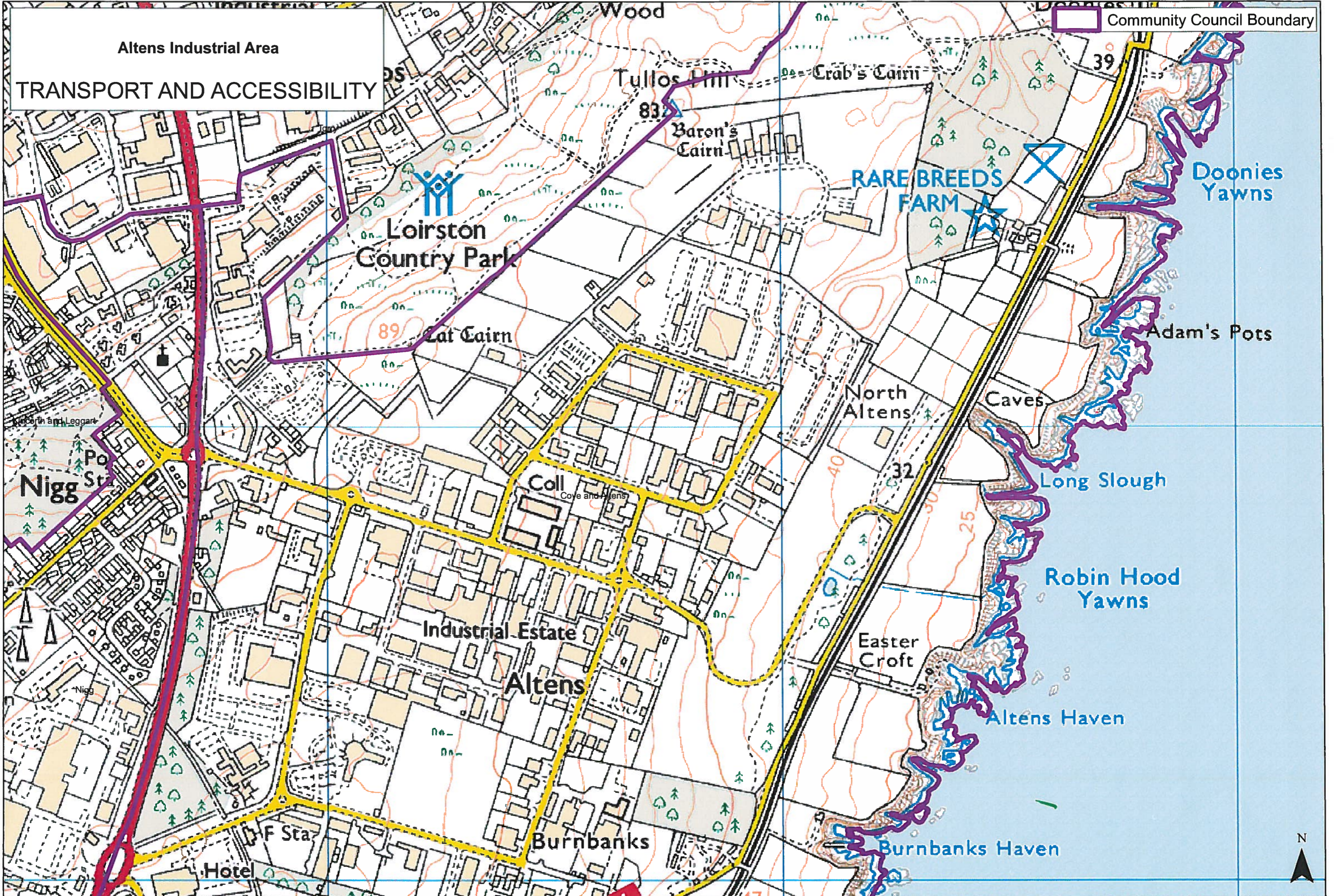
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Altens Industrial Area  
ARCHITECTURE, DESIGN AND  
THE HISTORIC ENVIRONMENT



Scale: 1: 7,000 @ A3

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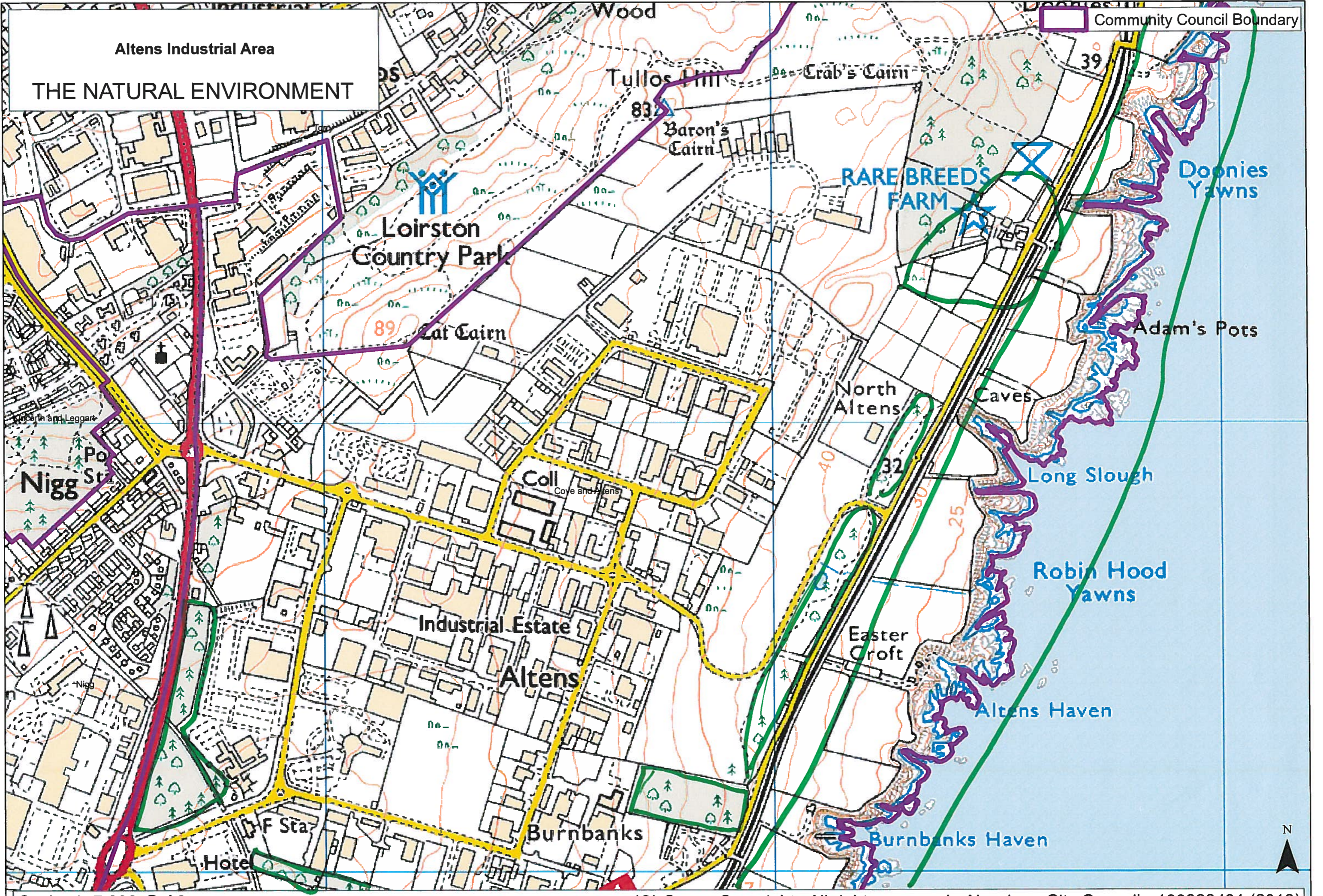
Altens Industrial Area  
TRANSPORT AND ACCESSIBILITY

Community Council Boundary

Scale: 1: 7,000 @ A3

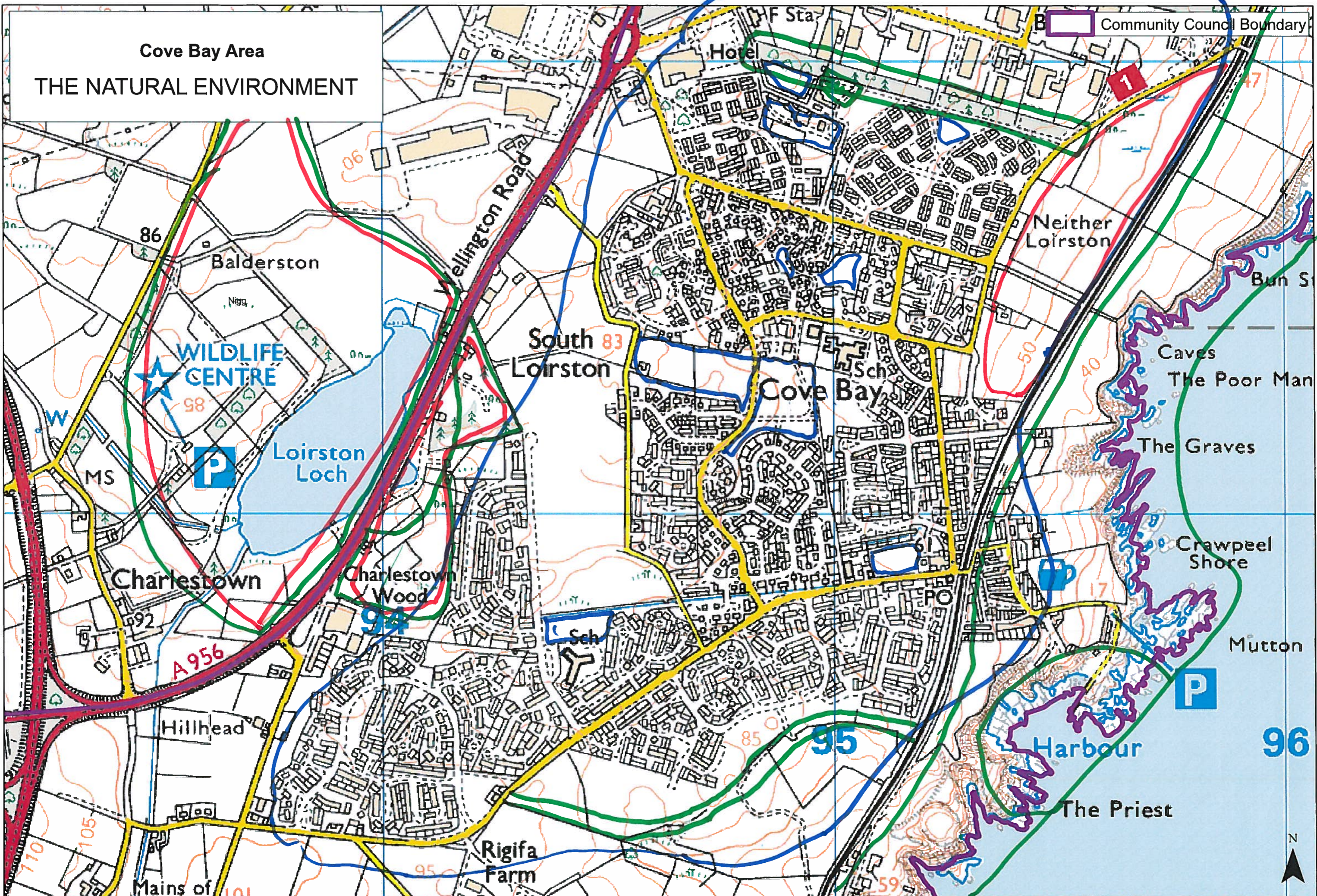
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Cove Bay Area

THE NATURAL ENVIRONMENT

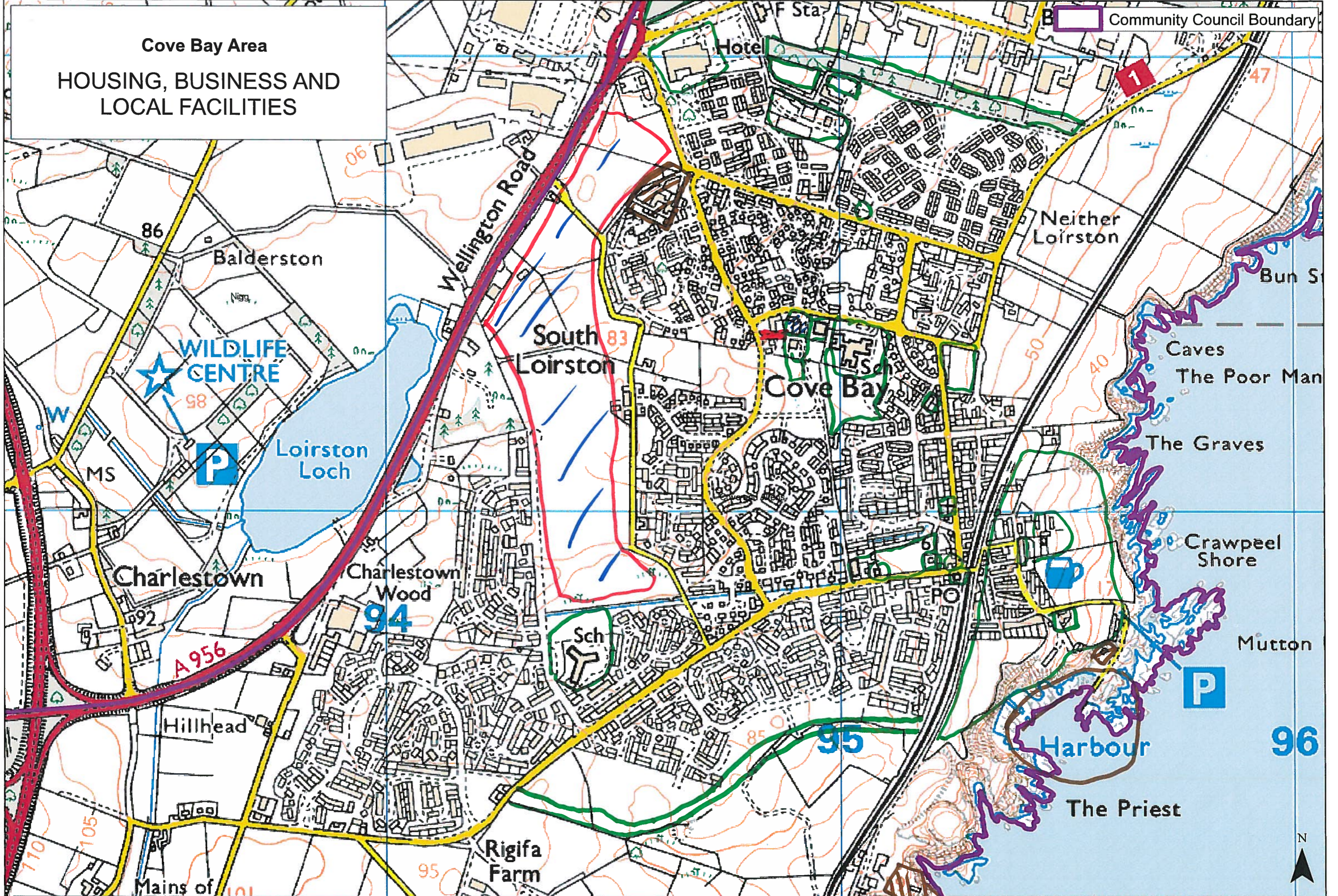


Community Council Boundary

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Cove Bay Area  
HOUSING, BUSINESS AND  
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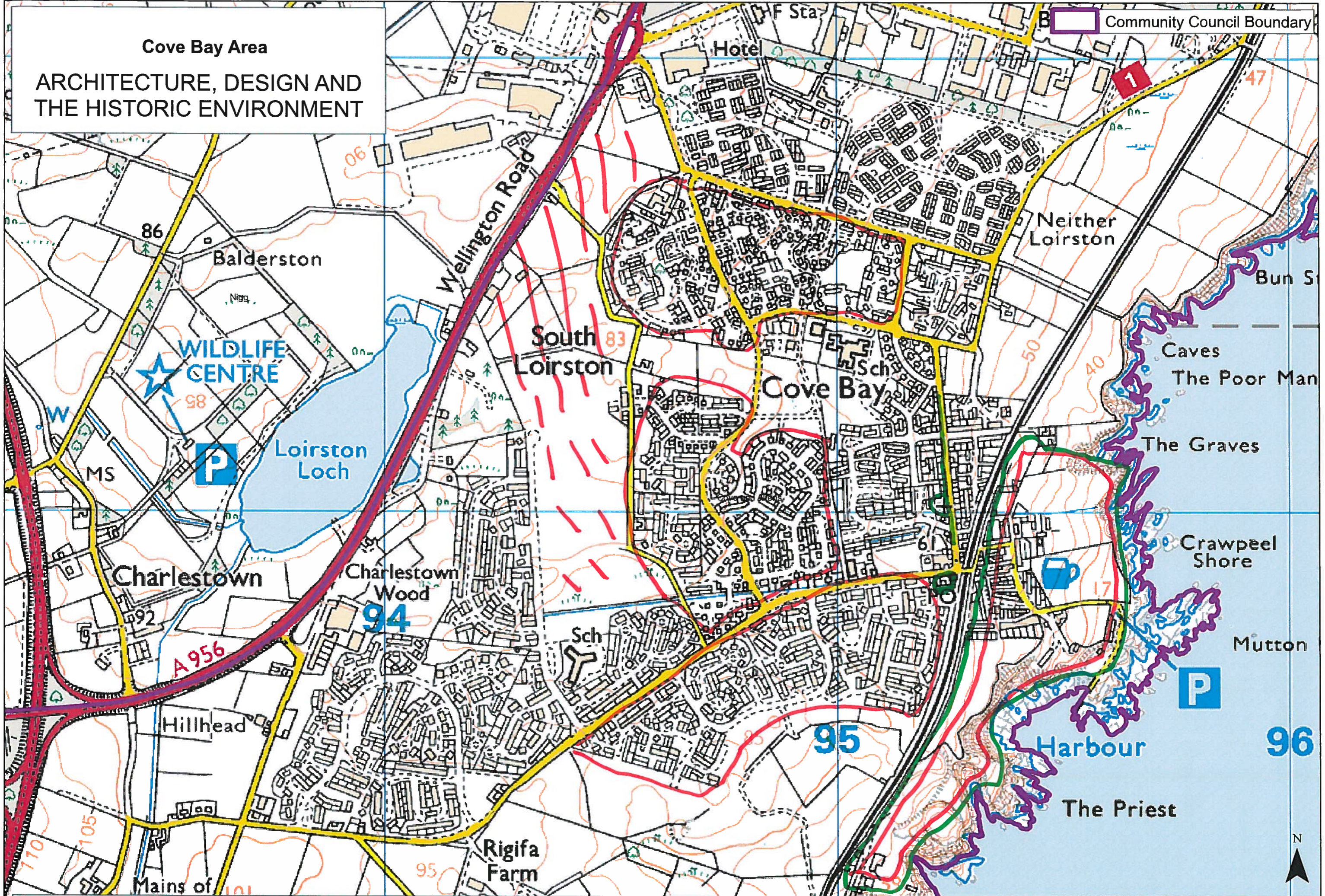


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Cove Bay Area

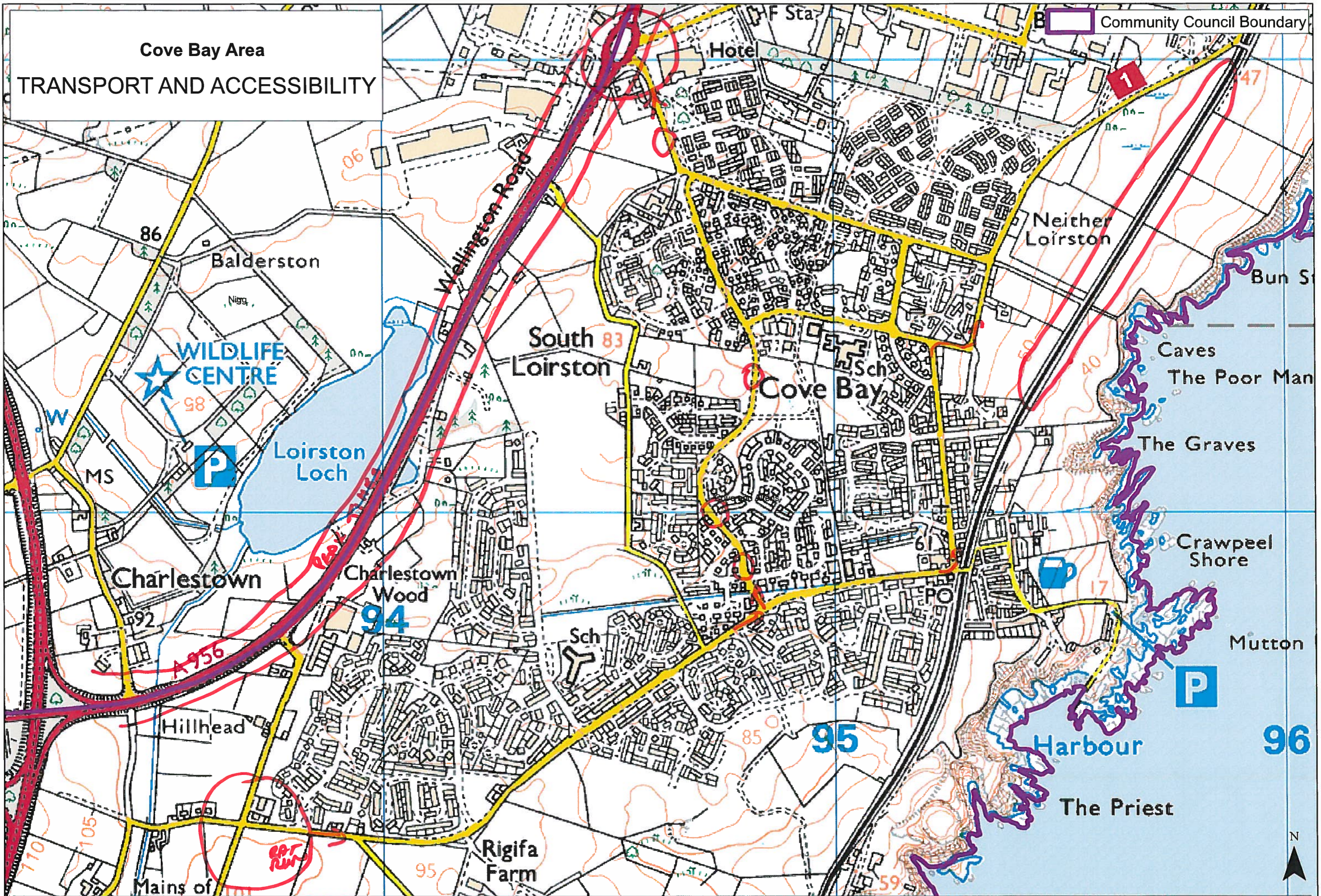
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Cove Bay Area  
TRANSPORT AND ACCESSIBILITY



Scale: 1: 7,000 @ A3

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## Cove and Altens : Likes



Cove-Harbour and coastline



The Coastal Path



Coastguard Cottages Loirston



Cove Rangers Football Club

## Cove and Altens : Likes



Loirston Green



Spring bulbs planted by Community



Christmas Tree and lights



Altens Community Centre

## Cove and Altens : Likes



Allotments



Doonies Farm and fields



Community-Woodlandand



Grass been cut beside Cove



## Cove and Altens : Likes



Catto Park and Play area



Play Area at Altens Com Centre



Loch of Loirston

## Cove and Altens : Likes



Charleston School Skate Park



Old Farm Road



Hasman Terr, Cove conservation area

## Cove and Altens : Dislikes



Doonies fields being taken for industry



Mains of Loirston derelict buildings



Damaged railway walls



Potholes at railway bridge

## Cove and Altens : Dislikes



Play area behind Whitehil



Loirston Green Play Area



Tatty fencing



Overgrown burn and lack of path

## Cove and Altens : Dislikes



Verge of Cove Road



Litter



Density of new builds



Scruffy shopping area

## Cove and Altens : Dislikes



Overgrown burn and tatty fencing