

REPORT TO FORMARTINE AREA COMMITTEE – 14 JUNE 2022

ASSET TRANSFER REQUEST FOR LEASE OF LOWER GORDON PARK, ELLON

1 Executive Summary/Recommendations

1.1 As required by Section B.9.2.6 of the List of Committee Powers in the Scheme of Governance, the Area Committee are required to determine the granting of the transfer of an asset to a community group and the terms and conditions of that transfer. This report seeks the approval of the Formartine Area Committee to transfer, by way of lease, Lower Gordon Park in Ellon to Ellon Wheels Park Group (EWPG) to develop a wheeled sports facility that consists of a cycle track, pump track and skate park.

1.2 The determination of an asset transfer application is a quasi-judicial matter, therefore, Members must have regard to the provisions of Section 7 of the Councillors Code of Conduct, in particular the duty to ensure a proper and fair hearing of the application.

1.2 The Committee is recommended to:

1.2.1 Consider and agree the application from Ellon Wheel Park Group (EWPG) for an Asset Transfer Lease of Lower Gordon Park (as shown on Appendix 3) to allow the development of a wheeled sports facility and instruct the Area Manager to issue a Decision Notice

1.2.2 Agree that the annual rent should be set at £1 per annum for the duration of a 25-year lease, which is below the market rental value due to the positive community benefit that can be delivered from the proposed use.

1.2.3 Note the representations made in respect of this Asset Transfer Request and the responses outlined within the report from EWPG at Appendix 8.

1.2.4 Delegate authority to the Area Manager to instruct Legal and People to conclude the transfer of Lower Gordon Park, by way of a lease, to EWPG subject to the conditions at paragraph 3.16.

1.2.5 Note that any agreement is subject to obtaining Fields in Trust consent as detailed at section 3 below.

2 Decision Making Route

- 2.1 Requests for Asset Transfers from community bodies are now governed by the provisions of the Community Empowerment (Scotland) Act 2015 (the Act). Community bodies can request ownership, lease or other rights, as they wish. The Act requires local authorities to assess requests transparently against a specified list of criteria and to agree the request unless there are reasonable grounds for refusal.
- 2.2 The Committee must therefore determine the application presented based on the statutory criteria as set out below and in line with Aberdeenshire Council's Asset Transfer Policy as follows: -
- a. the reasons for the request,
 - b. any other information provided in support of the request (whether such other information is contained in the request or otherwise provided),
 - c. whether agreeing to the request would be likely to promote or improve –
 - (i) economic development.
 - (ii) regeneration.
 - (iii) public health.
 - (iv) social wellbeing.
 - (v) environmental wellbeing.
 - d. whether agreeing to the request would be likely to reduce inequalities of outcome which result from socio-economic disadvantage.
 - e. any other benefits that might arise if the request were agreed to.
 - f. any benefits that might arise if the authority were to agree to or otherwise adopt an alternative proposal in respect of the land to which the request relates.
 - g. how such benefits would compare to any benefits such as are mentioned in paragraphs (c) and (e).
 - h. how any benefits such as are mentioned in paragraph (f) relate to other matters the authority considers relevant (including the functions and purposes of the authority).
 - i. any obligations imposed on the authority, by or under any enactment or otherwise, that may prevent, restrict, or otherwise affect its ability to agree to the request.
 - j. such other matters (whether included in or arising out of the request) as the authority considers relevant.
- 2.3 Reasonable grounds for refusal may include: -
- where the benefits of the asset transfer request are judged to be less than the benefits of an alternative proposal.
 - where agreeing to the request would restrict the relevant authority's ability to carry out its functions, or
 - where another obligation on the relevant authority prevents or restricts its ability to agree to the request.

These grounds are not exhaustive and will be dependent on the circumstances of the application. The Committee must therefore determine the application before it in accordance with the statutory criteria as set out above.

3 Discussion

The Asset: Lower Gordon Park, Ellon

- 3.1 Gordon Park in Ellon, is a green open space used for recreational activities and is near the town centre. It hosts a variety of sporting activities including cricket, tennis, football, and rugby. Within the park there is an all-weather court used for tennis, an artificial cricket wicket, play park area and a tarred all abilities path network. Annual community events such as gala days, fireworks and bonfire night are also held in the park. The subject of the Asset Transfer request is Lower Gordon Park (as shown on **Appendix 3**) which forms part of the overall Gordon Park.
- 3.2 Lower Gordon Park extends to approximately 1.78 Ha (4.40 acres or thereby) and the market rental value of the site is £1400 per annum.
- 3.3 In 2012 all six Area Committees were consulted on the potential for parks in the areas being included as a Fields in Trust (FIT) Queen Elizabeth II Fields Challenge for consideration by Infrastructure Services Committee. Formartine Area Committee, at its meeting on 5 June 2012, agreed that Gordon Park should be included. On 23 August 2012 Infrastructure Services Committee (ISC) approved a report from the Council's Landscape Services for the submission of several playing fields / parks across Aberdeenshire to be nominated for the Fields in Trust (FIT) Queen Elizabeth II Fields Challenge.
- 3.4 Title search investigations have concluded that whilst Gordon Park is in the ownership of Aberdeenshire Council, because of the report to ISC referred to in paragraph 3.3 above, a Minute of Agreement was signed in 2016 by the Council and FIT to protect several Aberdeenshire playing fields and parks under the Queen Elizabeth II Fields Challenge.
- 3.5 FIT is a registered charitable organisation that champions and supports parks and green spaces by protecting them by way of legal agreement with the landowner to ensure they will retain it for use as a green space, usually a public park or playing field or recreation ground, in perpetuity.
- 3.6 The Area Manager progressed discussions with FIT and subsequently submitted a Field Change Request application to FIT seeking approval for the proposed transfer of Lower Gordon Park to EWPG. The application has been processed by FIT and was considered by their Land and Planning Committee of Trustees for Scotland. FIT have advised that the application has been approved in principle, subject to planning consent. The Council requires this approval from FIT to progress with the proposed transfer to a third party.

- 3.7 In summary, Officers are satisfied that the Council owns the site to be transferred subject to the relevant permission being obtained from FIT with regards to letting the site to a third party.

Asset Transfer Request

- 3.8 On 31 March 2022 a valid Asset Transfer Request (ATR) received from EWPG seeking a 25-year lease of Lower Gordon Park for £1 per annum (*less than market value*) was considered by the Formartine Asset Transfer Steering Group, who are a multi-disciplinary group of council officers chaired by the Area Manager. EWPG's ambition is to construct a wheeled sports facility that consists of a cycle track, pump track and skate park area. During the Steering Group's formal assessment of EWPG's ATR on 21 April 2022 it was agreed that the Business Plan and related documents were a sound basis for the management of the asset and agreed to recommend approval of the ATR, subject to several suspensive conditions as detailed at paragraph 3.16.
- 3.9 A copy of the ATR application, including feasibility study, Business Plan and 3-year cashflow projections, are appended to this report (at **Appendices 2, 2a, 2b and 4 to 6**).
- 3.10 EWPG are an eligible community transfer body as per the requirements of the 2015 Act. The group was constituted in 2021 as a voluntary community body and is made up of local volunteers who have an affiliation or interest in wheeled sports on a local and / or national level. At the time of writing this report, they are actively exploring registration as registered Scottish Charitable Independent Organisation (SCIO) . Any lease would be to EWPG, either as a voluntary community group or SCIO.
- 3.11 It is a requirement within the Act for the Council to publish a Notice of the Asset Transfer Request to promote the details of the request and to invite representations. The Notice was promoted widely by the Area Office Team and in the following ways: -
- published on the Council's website.
 - published on the Area Office's social media page.
 - circulated by email to community groups and organisations including those who utilise Gordon Park for sporting activities and events.
 - emailed to local Ward Councillors for sharing with their networks.
 - erected on noticeboards in shops, community halls and facilities throughout the town; and
 - erected in and around Gordon Park including at the pedestrian access points to the park.
- 3.12 A total of 217 representations were received before the closing date of which there were 104 in support of, and 113 objecting to EWPG's ATR. All 217 representations were redacted and emailed to EWPG for their consideration. The full set of representations can be accessed on the Council's Asset Transfer

webpage and at **Appendix 9** of this report. EWPG have prepared a report providing summarised responses to the subjects and matters raised by the representations received, including mitigation measures that will be taken with regards to the development and management of the wheeled sports facility. The response report from EWPG has been attached at **Appendix 8** and has been published on the Council's website on the Asset Transfer webpage.

A further two representations were received after the closing date which could not be accepted and this was made known to the sender(s). Of these two late representations there was one in support of the request from EWPG, and one objecting to the request however there was no new or additional material points raised in either of these representations.

- 3.13 EWPG's proposal to construct and deliver a wheeled sports facility in Ellon aims to:-
- expand the sporting activities on offer within the town;
 - support the advancement of competitive sporting events and achievements locally;
 - enhance the recreational offering in Gordon Park by the introduction of a new wheeled sports facility;
 - support the opportunity for community capacity building;
 - attract footfall to the town's shops, cafes and other amenities;
 - improve the health of people using the facility;
 - be cognisant of the surroundings with regards to biodiversity and public safety; and
 - manage the facility responsibly.

Officers have recognised these as community benefits and taken them into consideration whilst undertaking the financial assessment for the request.

- 3.14 Officers have recognised that this development will reduce access to a grass pitch, which has in the past occasionally been booked and used for football. However, the area will be retained for outdoor physical activity – and therefore officers believe this development does not conflict with the Council's Pitch and Outdoor Physical Activity Space Strategy and will positively contribute to it by developing the opportunities available locally.
- 3.15 The market rental value of the site has been assessed as £1400 per annum. Following analysis of the proposed community benefit, and based on all information provided by EWPG, including Business Plan, as appended, Officers are satisfied that there is a positive community benefit and that a recommendation can be provided whereby the site can be leased to EWPG for £1 per annum. A summary of this financial assessment has been attached at **Appendix 7** of this report.
- 3.16 Due to the timing of this transfer request and the awaited outcome by EWPG of applications lodged in respect of Planning consent and grant funding, suspensive and/or lease conditions to the following effect are recommended by Officers: -

- i. 100% funding must be secured by EWPG before construction can begin.
- ii. If a phased approach to construction is taken, then 100% funding for each component (pump track / cycle track / skate park) of the wheeled sports park must be in place before work to construct a further component can begin.
- iii. Land may only be released on a phased, rolling basis on completion of the construction of each component of the wheeled sports park.
- iv. At the end or sooner termination of the lease, the tenant (EWPG) will be required to restore the subjects of lease to their original condition, removing all fixtures, fittings and structures and returning the surface to its original condition and at their own cost.
- v. The tenant (EWPG) will be required to provide a copy of their annual accounts to confirm the funds being accrued as part of a sinking fund for maintenance and returning the site to its previous state.

4 Council Priorities, Implications and Risk

4.1 This request may help to deliver:-

Pillar	Priority
Our People	Health & Wellbeing
Our Environment	Infrastructure Resilient Communities
Our Economy	Economy & Enterprise

4.2 The table below shows whether risks and implications apply if the recommendations are agreed.

Subject	Yes	No	N/A
Financial	X		
Staffing		X	
Equalities and Fairer Duty Scotland	IIA attached as Appendix 1		
Children and Young People's Rights and Wellbeing			X
Climate Change and Sustainability	IIA attached as Appendix 1		
Health and Wellbeing	IIA attached as Appendix 1		
Town Centre First	IIA attached as Appendix 1		

- 4.4 There are no staffing implications arising from this report.
- 4.5 The financial implications arising from this report include a charge from Fields in Trust for the Fields Change Request application fee.
There will be a reduction in maintenance costs for the Council's Landscape Services as the maintenance of the site is to be the responsibility of the tenant (EWPG) for the duration of the lease.
- 4.6 An integrated impact assessment has been carried out as part of the development of the proposals set out above, with positive impacts and impacts which can be mitigated and also an explanation for impacts that cannot be fully mitigated, identified as set out in **Appendix 1**.

Positive Impacts: -

Equalities and Fairer Scotland Duty Impact Assessment

Age (Older) - Approving the ATR lease for Lower Gordon Park will enable EWPG to construct and deliver a wheeled sports facility in Ellon that can be accessed and used by older people.

Age (Younger) - Impact Approving the ATR lease for Lower Gordon Park will enable EWPG to construct and deliver a wheeled sports facility in Ellon that can be accessed and used by younger people.

Disability - Approving the ATR lease for Lower Gordon Park will enable EWPG to construct and deliver a wheeled sports facility in Ellon that should be made accessible to people with disabilities.

Health Inequalities Impact Assessment

Exercise and Physical Activity - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that can be used to increase exercise and physical activity levels of people who use the proposed facility.

Mental Health - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility. This provides an opportunity for people to access sports which may benefit their mental health by exercising and participating in sports with others.

Sustainability and Climate Change Impact Assessment

Impact Area Consumption of energy - When there are events that could attract larger numbers of visitors, could the EWPG promote the use of the Ellon Park and Ride site to encourage people to park there and get the bus into the town centre to reduce traffic/parking pressure? It is only a short bus ride from the site to town.

Town Centre's First Impact Assessment

Footfall - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events, such activity will bring more footfall to the town.

Infrastructure Changes - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility, and enhancing the existing recreational space that is currently a green open space.

Town Centre Assets - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that could become a local asset to encourage more people to visit the town.

Town Centre business - Impact Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events, such activity will lead to more people using local cafes, shops and other amenities.

Tourism - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events

Negative Impacts:-

Equalities and Fairer Scotland Duty Impact Assessment

Age (Older) - Based on the representations made objecting to this proposal, approving the ATR lease for Lower Gordon Park may negatively impact older people who use this area of the park for walking and exercise.

Health Inequalities Impact Assessment

Exercise and Physical Activity - People who use this section of the park for ball sports may be displaced as a result of a wheeled sports facility.

Mental Health - People who object to this proposal or use the park for activities such as walking in respect of their mental health may feel the impact of this proposal.

Sustainability and Climate Change Impact Assessment

Quantity of environment - A potential loss in area of biodiversity with the construction of a wheeled sports facility.

Town Centre's First Impact Assessment

Parking - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events, such activity will lead to more people coming to the town by car and see a rise in demand for parking in the town during those times.

Town Centre assets - Approving the ATR lease will enable EWPG to deliver a wheeled sports facility will take up existing green open space in Gordon Park that is deemed an asset to the people of Ellon.

- 4.7 The following Risks have been identified as relevant to this matter on a Corporate Level:

ACORP001 Budget Pressures – there is ongoing maintenance costs associated with this site.

ACORP005 Working with other organisations – the community group may not deliver on their proposal.

ACORP007 Social Risk – the creation of such a facility may see an increase in anti-social behaviour.

[Corporate Risk Register](#)

No risks have been identified as relevant to this matter on a Strategic Level:

[\(Directorate Risk Registers\)](#).

5 Scheme of Governance

- 5.1 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments are incorporated within the report and are satisfied that the report complies with the Scheme of Governance and relevant legislation.
- 5.2 The Committee can consider and take a decision on this item in terms of Section B.9.2.6 of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to the determination of the granting of a transfer of an asset to a community or voluntary group and the terms and conditions of that transfer.
- 5.3 Where the Committee does not agree with the Officer's recommendations or existing Council policy, the Scheme of Governance provides that the decision must be referred to the appropriate Policy Committee for determination.

Ritchie Johnson
Director of Business Services

Report prepared by Elaine Brown, Formartine Area Manager
Date 18 May 2022

List of Appendices –

- Appendix 1 Integrated Impact Assessment
- Appendix 2 Asset Transfer Request Application from EWPG
- Appendix 2a Asset Transfer Request Application from EWPG Section 4
- Appendix 2b Asset Transfer Request Application from EWPG Section 5
- Appendix 3 Site Plan
- Appendix 4 Feasibility Study
- Appendix 5 Business Plan
- Appendix 6 3-year cashflow projections

- Appendix 7 Summary of the Financial Assessment
- Appendix 8 EWPG's Response Report to the Representations
- Appendix 9 Representations to the Asset Transfer Request

Aberdeenshire Council

Integrated Impact Assessment

Asset Transfer Request for lease of Lower Gordon Park, Ellon by Ellon Wheels Park Group

Assessment ID	IIA-000614
Lead Author	Donna Sutherland
Additional Authors	Jan McRobbie
Service Reviewers	James McKay, Reid Hutchison, Trevor Morgan, Douglas Rennie, Jan McRobbie, Sheree Pottinger, Andrew McIntyre, Tim Stephen, Tim Stephen, Norman Boal
Subject Matter Experts	Suzanne Rhind, Susan Forbes, Claudia Cowie, Kakuen Mo
Approved By	Elaine Brown
Approved On	Thursday May 26, 2022
Publication Date	Thursday May 26, 2022

1. Overview

This document has been generated from information entered into the Integrated Impact Assessment system.

On 31 March 2022 a valid Asset Transfer Request (ATR) received from EWPG seeking a 25-year lease of Lower Gordon Park for £1 per annum (less than market value) was considered by the Formartine Asset Transfer Steering Group, who are a multi-disciplinary group of council officers chaired by the Area Manager. EWPG's ambition is to construct a wheeled sports facility that consists of a cycle track, pump track and skate park area. The Steering Group are recommending approval to Formartine Area Committee in a report that will be tabled at their meeting on 14 June 2022 for determination.

During screening 4 of 10 questions indicated that detailed assessments were required, the screening questions and their answers are listed in the next section. This led to 4 out of 5 detailed impact assessments being completed. The assessments required are:

- Equalities and Fairer Scotland Duty
- Health Inequalities
- Sustainability and Climate Change
- Town Centres First

In total there are 14 positive impacts as part of this activity. There are 8 negative impacts, of these negative impacts, 7 have been mitigated and 1 cannot be mitigated satisfactorily.

A detailed action plan with 1 points has been provided.

This assessment has been approved by elaine.brown@aberdeenshire.gov.uk.

The remainder of this document sets out the details of all completed impact assessments.

2. Screening

Could your activity / proposal / policy cause an impact in one (or more) of the identified town centres?	Yes
Would this activity / proposal / policy have consequences for the health and wellbeing of the population in the affected communities?	Yes
Does the activity / proposal / policy have the potential to affect greenhouse gas emissions (CO2e) in the Council or community and / or the procurement, use or disposal of physical resources?	No
Does the activity / proposal / policy have the potential to affect the resilience to extreme weather events and/or a changing climate of Aberdeenshire Council or community?	No
Does the activity / proposal / policy have the potential to affect the environment, wildlife or biodiversity?	Yes
Does the activity / proposal / policy have an impact on people and / or groups with protected characteristics?	Yes
Is this activity / proposal / policy of strategic importance for the council?	No
Does this activity / proposal / policy reduce inequality of outcome?	No
Does this activity / proposal / policy have an impact on children / young people's rights?	No
Does this activity / proposal / policy have an impact on children / young people's wellbeing?	No

3. Impact Assessments

Children's Rights and Wellbeing	Not Required
Climate Change and Sustainability	All Negative Impacts Can Be Mitigated
Equalities and Fairer Scotland Duty	All Negative Impacts Can Be Mitigated
Health Inequalities	Only Some Negative Impacts Can Be Mitigated
Town Centre's First	Only Some Negative Impacts Can Be Mitigated

4. Equalities and Fairer Scotland Duty Impact Assessment

4.1. Protected Groups

Indicator	Positive	Neutral	Negative	Unknown
Age (Younger)	Yes			
Age (Older)	Yes		Yes	
Disability	Yes			
Race		Yes		
Religion or Belief		Yes		
Sex		Yes		
Pregnancy and Maternity		Yes		
Sexual Orientation		Yes		
Gender Reassignment		Yes		
Marriage or Civil Partnership		Yes		

4.2. Socio-economic Groups

Indicator	Positive	Neutral	Negative	Unknown
Low income		Yes		
Low wealth		Yes		
Material deprivation		Yes		
Area deprivation		Yes		
Socioeconomic background		Yes		

4.3. Positive Impacts

Impact Area	Impact
Age (Older)	Approving the ATR lease for Lower Gordon Park will enable EWPG to construct and deliver a wheeled sports facility in Ellon that can be accessed and used by older people.
Age (Younger)	Approving the ATR lease for Lower Gordon Park will enable EWPG to construct and deliver a wheeled sports facility in Ellon that can be accessed and used by younger people.
Disability	Approving the ATR lease for Lower Gordon Park will enable EWPG to construct and deliver a wheeled sports facility in Ellon that should be made accessible to people with disabilities.

4.4. Negative Impacts and Mitigations

Impact Area	Details and Mitigation
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Impact Area	Details and Mitigation
Age (Older)	<p>Based on the representations made objecting to this proposal, approving the ATR lease for Lower Gordon Park may negatively impact older people who use this area of the park for walking and exercise.</p> <p>Can be mitigated Yes</p> <p>Mitigation People could alter walking routes by accessing the top section of the park for exercise.</p> <p>Timescale From construction stage.</p>

4.5. Evidence

Type	Source	It says?	It Means?
External Consultation	EWPG's Business Plan and supporting documentation	Sets out the feedback received from their consultation survey, details the business case for the proposed wheeled sports facility and how the group aims to achieve and sustain the facility.	The group have set out their business case for an ATR lease of Lower Gordon Park.

4.6. Engagement with affected groups

EWPG have conducted an online survey, and a Notice of the Asset Transfer Request was published / erected in Ellon.

4.7. Ensuring engagement with protected groups

EWPG have conducted an online survey, and a Notice of the Asset Transfer Request was published / erected in Ellon.

4.8. Evidence of engagement

The Notice generated 217 representations from the public, which is being considered by EWPG who must respond highlighting any mitigation measures they can take forward.

4.9. Overall Outcome

All Negative Impacts Can Be Mitigated.

The wider park would still be available for people to utilise.

4.10. Improving Relations

EWPG can encourage as many people as possible to participate in wheeled sports if they are minded to do so.

4.11. Opportunities of Equality

The wheeled sports facility is being designed by EWPG to be an accessible facility.

5. Health Inequalities Impact Assessment

5.1. Health Behaviours

Indicator	Positive	Neutral	Negative	Unknown
Healthy eating		Yes		
Exercise and physical activity	Yes		Yes	
Substance use – tobacco		Yes		
Substance use – alcohol		Yes		
Substance use – drugs		Yes		
Mental health	Yes		Yes	

5.2. Positive Impacts

Impact Area	Impact
Exercise and physical activity	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that can be used to increase exercise and physical activity levels of people who use the proposed facility.
Mental health	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility. This provides an opportunity for people to access sports which may benefit their mental health by exercising and participating in sports with others.

5.3. Negative Impacts and Mitigations

Impact Area	Details and Mitigation
Exercise and physical activity	<p>People who use this section of the park for ball sports may be displaced as a result of a wheeled sports facility.</p> <p>Can be mitigated Yes</p> <p>Mitigation LLA are assured that there is adequate sports pitch provision in Ellon for any displaced sporting activities as a result of this proposal.</p> <p>Timescale n/a</p>
Mental health	<p>People who object to this proposal, or use the park for activities such as walking in respect of their mental health may feel the impact of this proposal.</p> <p>Can be mitigated No</p> <p>Justification The effects of this proposal and what people think of it are not within the control of others. The upper section of the park can still be accessed for exercise.</p>

5.4. Evidence

Type	Source	It says?	It Means?
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Type	Source	It says?	It Means?
External Consultation	EWPG's Business Plan and supporting documentation	Sets out the feedback received from their consultation survey, details the business case for the proposed wheeled sports facility and how the group aims to achieve and sustain the facility.	The group have set out their business case for an ATR lease of Lower Gordon Park.

5.5. Overall Outcome

Only Some Negative Impacts Can Be Mitigated.

It would be impossible to find mitigation measures for how people feel about this proposal unfortunately. Objectors have had the opportunity to submit their thoughts by way of representation.

Representations have been made by the public in respect of this proposal.

6. Sustainability and Climate Change Impact Assessment

6.1. Emissions and Resources

Indicator	Positive	Neutral	Negative	Unknown
Consumption of energy	Yes			
Energy efficiency		Yes		
Energy source		Yes		
Low carbon transition		Yes		
Consumption of physical resources		Yes		
Waste and circularity		Yes		
Circular economy transition		Yes		
Economic and social transition		Yes		

6.2. Biodiversity and Resilience

Indicator	Positive	Neutral	Negative	Unknown
Quality of environment		Yes		
Quantity of environment			Yes	
Wildlife and biodiversity		Yes		
Infrastructure resilience		Yes		
Council resilience		Yes		
Community resilience		Yes		
Adaptation		Yes		

6.3. Positive Impacts

Impact Area	Impact
Consumption of energy	When there are events that could attract larger numbers of visitors, could the EWPG promote the use of the Ellon Park and Ride site to encourage people to park there and get the bus into the town centre to reduce traffic/parking pressure? It is only a short bus ride from the site to town.

6.4. Negative Impacts and Mitigations

Impact Area	Details and Mitigation
Quantity of environment	<p>A potential loss in area of biodiversity with the construction of a wheeled sports facility.</p> <p>Can be mitigated Yes</p> <p>Mitigation EWPG have intimated that they will relocate and include areas of biodiversity within the wheeled sports track(s).</p> <p>Timescale During construction.</p>

6.5. Evidence

Type	Source	It says?	It Means?
External Consultation	EWPG's Business Plan and supporting documentation.	Sets out the feedback received from their consultation survey, details the business case for the proposed wheeled sports facility and how the group aims to achieve and sustain the facility.	The group have set out their business case for the ATR lease for Lower Gordon Park.

6.6. Overall Outcome

All Negative Impacts Can Be Mitigated.

Based on the information provided by EWPG in their Business Plan.

7. Town Centre's First Impact Assessment

7.1. Local Factors

Indicator	Positive	Neutral	Negative	Unknown
Town centre assets	Yes		Yes	
Footfall	Yes			
Changes to road layouts		Yes		
Parking			Yes	
Infrastructure changes	Yes			
Aesthetics of the town centre		Yes		
Tourism	Yes			
Public safety		Yes		
Town centre business	Yes			
Cultural heritage and identity		Yes		
Social and cultural aspects		Yes		

7.2. Positive Impacts

Impact Area	Impact
Footfall	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events, such activity will bring more footfall to the town.
Infrastructure changes	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility, and enhancing the existing recreational space that is currently a green open space.
Town centre assets	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that could become a local asset to encourage more people to visit the town.
Town centre business	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events, such activity will lead to more people using local cafes, shops and other amenities.
Tourism	Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events.

7.3. Negative Impacts and Mitigations

Impact Area	Details and Mitigation
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Impact Area	Details and Mitigation
Parking	<p>Approving the ATR lease will enable EWPG to deliver a wheeled sports facility that is expected to encourage more people to come to Ellon on day visits to use the facility and for events, such activity will lead to more people coming to the town by car and see a rise in demand for parking in the town during those times.</p> <p>Can be mitigated Yes</p> <p>Mitigation EWPG will be required to satisfy the Council's Planning Service with regards to their planning application in relation to parking.</p> <p>Timescale Ongoing</p>
Town centre assets	<p>Approving the ATR lease will enable EWPG to deliver a wheeled sports facility will take up existing green open space in Gordon Park that is deemed an asset to the people of Ellon.</p> <p>Can be mitigated Yes</p> <p>Mitigation The construction of a wheeled sports facility will take away the green open space that currently is Lower Gordon Park, however there is still the green open space available in the wider park for recreational use.</p> <p>Timescale n/a</p>

7.4. Evidence

Type	Source	It says?	It Means?
External Consultation	Ellon Wheels Park Group - ATR Business Plan and other documentation	Sets out the feedback received from their consultation survey, details the business case for the proposed wheeled sports facility and how the group aims to achieve and sustain this facility.	The group have set out their business case for an ATR lease of Lower Gordon Park in Ellon.

7.5. Overall Outcome

Only Some Negative Impacts Can Be Mitigated.

Other statutory permissions will address the requirements of parking, and the change to the park by the construction of a wheeled sports facility will remove some green open space for enhanced recreational facilities.

As above.

8. Action Plan

Planned Action	Details
<p>To ensure that EWPG explore options that may be possible to take account of exiting walking routes of older people in Gordon Park when designing the wheeled sports facility.</p>	<p>Lead Officer Donna Sutherland</p> <p>Repeating Activity No</p> <p>Planned Start Wednesday June 15, 2022</p> <p>Planned Finish Sunday October 30, 2022</p> <p>Expected Outcome That the all abilities walking route is not affected by the construction of the wheeled sports facility as designs have been cognisant of this.</p> <p>Resource Implications None known.</p>



From mountain to sea

Asset Transfer Request

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015. **Please read the applicant notes before completing this form.**

Section 1: Information about the community transfer body (CTB) making the request

- 1.1 Name and address of the CTB making the request. This should be the registered address, if you have one.

Name:	Ellon Wheel Park Group
Postal address:	
Postcode:	AB418BN

- 1.2 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name:	
Position in CTB:	Chair
Postal address:	
Postcode:	AB418BN
Email:	
Telephone:	

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement) You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.*



From mountain to sea

- 1.3 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

<input type="checkbox"/>	Company, and its company number is	
<input type="checkbox"/>	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
<input type="checkbox"/>	Community Benefit Society (BenCom), and its registered number is	
<input checked="" type="checkbox"/>	Unincorporated organisation (no number)	

Please attach a copy of the CTB's constitution, Articles of Association or registered rules.

- 1.4 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

- 1.5 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No

Yes

If yes what class of bodies does it fall within?



From mountain to sea

Section 2: Information about the asset requested

2.1 Please identify the asset - land or building(s) - which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must attach a map and full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. a drawing may be helpful.

Name of Asset: Lower Gordon Park Ellon

Address of Asset:

Gordon Park
Ellon
AB419AL

Postcode of Asset: AB41 9AL

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

This should be given in the relevant authority's register of land

UPRN: 151650866



From mountain to sea

Section 3: Type of request, payment and conditions

3.1 Please mark what type of request is being made (mark one only):

- for ownership ([under section 79\(2\)\(a\)](#)) - go to section 3A
- for lease ([under section 79\(2\)\(b\)\(i\)](#)) – go to section 3B
- for other rights ([section 79\(2\)\(b\)\(ii\)](#)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the asset requested?

Proposed price: £

Please give information setting out any other terms and conditions you wish to apply to the request.



From mountain to sea

3B – Request for lease

What is the length of lease you are requesting?

25 years

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent:

£ 1.00 per Year

Please give information setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

We would like it acknowledged by the Council that as a voluntary group we are hoping to attract investment into the town of between £500k and £1m and in recognition of this we feel justified in asking for a lease at a peppercorn rent.

We understand that in accepting a lease we will assume responsibility for the management and maintenance of this section of the Park and are happy for the Council's normal terms and conditions to be accepted. Once we have a draft we can negotiate the finer points within the lease.



From mountain to sea

3C – Request for other rights

What are the rights you are requesting?

None

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment:

£ 0 per Year

Please attach a note setting out any other terms and conditions you wish to apply to the request.



From mountain to sea

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

Aberdeenshire Council Asset Transfer Request Form 2020

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To allow us to fully demonstrate this, we have attached the following document:
Asset Transfer Section 4: Community Proposal.



From mountain to sea

Benefits of the proposal

4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. This should include: - economic, regeneration, public health, social wellbeing, environmental benefits; or how this will reduce inequalities.

This section should explain how the project will benefit your community, and others. Please refer to the applicant notes on how the relevant authority will consider the benefits of a request.

Please see attachment Asset Transfer Section 4 - Benefits of the Proposal



From mountain to sea

Restrictions on use of the land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Please see attachment Asset Transfer Section 4

Risk Analysis

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

Please see attachment Asset Transfer Section 4



From mountain to sea

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Please see attachment Asset Transfer Section 4



From mountain to sea

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation, their response and how the community have contributed to the design of the project. You should also show how you have engaged with any other communities that may be affected by your proposals.

Aberdeenshire Council Asset Transfer Request Form 2020

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Please see attachment Section 5 - Level & Nature of support



From mountain to sea

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the asset, and your proposed use of the asset.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

The funding management is included in the business plan document submitted and cash flow analysis

The feasibility stage and costs to get to the Capital asset transfer have been raised from income from cycling events, a skate park group donation, public Go-Fund me donations, Grant form Formartine Area budget, coaching fee agreement with Ythan Cycle Club and grant form Garioch Leisure projects. This is detailed in the cash flow analysis.

Capital budget funding (section 9.1 in BP) for building the park will come from major funders such as the Facilities fund provided by Sportscotland and Scottish Cycling linked to the 2023 World Championships being held in Scotland. An expression of interest has been submitted for this funding and there have been positive ongoing discussions with SS and SC. Another major funder will be Aberdeenshire Council Place Based Investment Fund. AN EOI has been submitted for that fund and discussions ongoing for the full application in April 2022. It should be noted that the project aims to be cash positive with no loans. If the funding does not go ahead then the project will be wound up and the CAT will not be required.

Operational and ongoing maintenance costs will be mainly funded through ongoing area hires for coached sessions. This is detailed in section 10 of the business plan and in cash flow analysis. There is already a fee in place for Ythan Cycle Club payments to the Wheel Park Group for coached sessions. This will increase with Trythan use of the park and any other private coached sessions. The current income from coached session is based upon 45 youths taking part per week. With a proper facility to be able to diversify and run more session per week this is predicted to rise to 200 per week. In addition, specific events taking part in the park will also raise income. There is a proposed membership funding arrangement but this has not been included in funding at this stage.



From mountain to sea

Section 7: Business Plan including a 3-year financial forecast

7.1 Please give details of your Business Plan

You should include a statement of your goals, reasons they are attainable, plans for reaching them and a forecast of future revenues and expenses.

We enclose our recently completed feasibility study, business plan and projected cash flow



From mountain to sea

Signatures

Two authorised signatories (e.g. manager, board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name

Address

Date 16/11/2021

Position Chair, Ellon Wheel Park Group

Signature

Name

Address

Date 16/11/2021

Position Secretary, Ellon Wheel Park Group

Signature



From mountain to sea

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, Articles of Association or registered rules

Title of document attached: Constitution

Section 2 – any maps, drawings or description of the land requested

Documents attached: Sketches of area to be transferred

Section 3 – note of any terms and conditions that are to apply to the request

Documents attached:

Section 4 – about your proposals, their benefits, any restrictions on the asset or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached: Feasibility Study
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Section 5 – evidence of community support

Documents attached: Feasibility Study
--

From mountain to sea

Section 6 – funding

Documents attached:

Feasibility study, business plan, projected cash flow

Section 7 – business plan including a 3-year financial forecast

Documents attached:

Feasibility study, business plan, projected cash flow

Completed applications should be sent to your **local Area Manager** and marked '**Asset Transfer**'. **Contact addresses are listed below:**

<p>BANFF & BUCHAN Area Manager Town House 34 Low Street Banff AB45 1AY</p> <p>Tel. no: 01467 537131 Email: banffandbuchanamo@aberdeenshire.gov.uk</p>	<p>BUCHAN Area Manager Buchan House St Peter Street Peterhead AB42 1QF</p> <p>Tel. no: 01467 537259 Email: buchan@aberdeenshire.gov.uk</p>
<p>FORMARTINE Area Manger Formartine Area Office 29 Bridge Street Ellon AB41 9AA</p> <p>Tel. no: 01467 538439 Email: formartineareaoffice@aberdeenshire.gov.uk</p>	<p>GARIOCH Area Manager Gordon House Blackhall Road Inverurie AB51 3WA</p> <p>Tel. no: 01467 539371 Email: garioch@aberdeenshire.gov.uk</p>
<p>KINCARDINE & MEARNES Area Manager Viewmount Arduathie Road Stonehaven AB39 2DQ</p> <p>Tel. no: 01467 534684 Email: kincardineandmearnes@aberdeenshire.gov.uk</p>	<p>MARR Area Manager Alford Area Office School Road Alford AB33 8TY</p> <p>Tel. no: 01467 536421 Email: marr@aberdeenshire.gov.uk</p>



Ellon Wheels Park Group.

This document can be read in conjunction with application for the Asset Transfer Request for the lease of Lower Gordon Park, Ellon for Ellon Wheels Park Group.

This document has been written in a way to support use of software, hopefully making it easy to read.

SECTION 4**4.1 Need for the proposal**

The asset will be used to accommodate a wheel park area. A combination of cycle pump track, BMX/Skate park and a road bike circuit.

Vision – To build a multi-sport ,multi-ability wheeled sport facility in Ellon that is accessible to all.

We believe there is a requirement for sporting facilities in Ellon that are out with the normal team sport areas already provided in Ellon.

-To work in collaboration with others (public/ private/3rd sector) in the community to provide facilities for the people of Ellon who want to do more than the mainstream team based sports. Built to excellent quality and designed for multiple wheeled active sport disciplines and multiple skill levels. A vibrant area and facility that has been missing in Ellon and is a need to help develop our youth.

- Ellon Town Community Development - To make Ellon “unique”

– A selling point, bring in others to come and spend the day in Ellon on their bikes, boards, scooters and skates. Bring income to the local shops and businesses/ enterprises. Money spent in town flips 5/6 times and so helps local Ellon economy thrive. Part of the new future for Ellon.

-To do something different and exciting for our town. Provide a facility for use for all groups. Tie in with Breeze, Belles on Bikes, New Scots, new cyclists and experienced cyclists. Those just starting and need to develop confidence on bike and those who want to expand their technical abilities.

- Combine tourism, leisure and sport in one area.

-Provide training facilities for cycle and triathlon clubs and help those clubs provide more events and develop and grow.

-To provide a facility where women specific sessions can be run.

4.2 Benefits of the proposal

The Ellon Wheel Group considers that the Wheel park facility will bring many benefits to the local community.

Overall demand

The demand is clear from the higher than normal response to the community survey in the feasibility study. Other similar projects usually attract 300 responses. Banchory Skate Park (recently approved lease had 530 responses) and Ellon had 874. We also have 26 letters of support from school, community groups, local businesses and organisations, Police Scotland and several Council services. Letters of support were received from Ythan Sports Community hub, Ythan Community Council, Ythan Valley Rotary, Ythan Trythan triathlon club, Refugee resettlement group (New Scots), Scottish Cycling, Breeze - Scottish Cycling, Slains Primary School, Ellon Community Council, Ythan Sports Hub Coordinator, Ellon Rotary, Ellon Boys Brigade, Ellon Civic Pride, Fortrie farms, Ellon Hillwalking Club, Lawrence Milne, Nestrans, The Coffee Apothecary, Scottish Adventure, Ellon Primary School, Scottish Cycling Coach, Aberdeenshire Council – Infrastructure Services, Formartine area manager, MSP Gillian Martin, Ellon Councillor Isobel Davidson, Ellon Police, Local Active Schools. •

Economic development

Currently the open space in Gordon Park is an informal grassy area and our project will upgrade this to a £750k wheeled sports hub which will meet the town's wheeled sports needs for the next generation. By acting as the lead in this project the Group hope to secure just over three quarters of a million pounds and the project will only proceed if this funding is secured. If secured this means the council will not have to consider any funding towards wheeled sports in Ellon for the foreseeable future reducing any call on the council's capital budget. In addition, by transferring the lower part of Gordon Park this removes the cost burden of the council maintaining the area within the boundary of the existing paths. The proposed facilities will be free of charge to use with the only costs being if individuals elect to be instructed or receive enhanced training and coaching. All schools will be given access at no charge. Anyone will be able to use the facilities for free which resonates with the council's equality and inclusion aspirations for offering accessible facilities. The schools will be able to use the area for bikeability sessions rather than having to rely on their own restricted areas in their playgrounds. The circuit provides a safe traffic free area where the children can learn how to ride in a road environment before heading out on open roads.

Environmental wellbeing

It also meets the council and Scottish Government's aspirations for facilities to move towards reducing our carbon footprint. This will be achieved in the construction process by using locally sources materials reducing the number of road miles as well as eliminating the need for local Ellon residents having to travel to other similar facilities in Aberdeen, Inverness and Edinburgh. The wheel park is also fits in with the Integrated Travel Town strategy for Ellon but providing safe traffic free facilities for those that want to learn or

relearn how to cycle before venturing out on the shared path network or onto the roads with other traffic. With the cost of motoring and the environmental impact of motoring increasing more and more people will look for cheaper ways to travel and by providing facilities such as this people can learn to ride bikes safely before venturing out on the open road. The facility will help create a culture where sustainable active travel is an integral part of society and improve the travel habits of the people in Ellon.

Public health

It is well known that obesity is a major issue in Scotland and by providing a wide range of sports that are open to everyone an active lifestyle can help reduce the issues around obesity. As well as physical fitness sport is strongly tied to mental wellbeing. Cycling, skating and scooting are well known to be a release from the day to day worries of life while you can concentrate on learning skills and feel the adrenaline of physical activity. Ellon has a range of well-established sports but not everyone is attracted to those. By allowing people to choose cycling, skating, scooting etc this park will help more people develop that active lifestyle. We plan to work in collaboration with others (public/ private/3rd sector) in the community to provide facilities for the people of Ellon who want to do more than the mainstream team-based sports. This facility provide a fun outside area for youths to meet friends and partake in exercise and learn skills in a non-competitive environment just riding bikes, or skating if they want. This facility will help to increase levels of participation in sport and activity that will in turn improve physical and mental health.

Social Wellbeing

The facility will be built to excellent quality and designed for multiple wheeled active sport disciplines and multiple skill levels. It will create a vibrant area and facility that has been missing in Ellon and is a need to help develop our youth, encouraging active lifestyles rather than hanging around and being attracted to anti-social activities through boredom. In the letter of support from Mark Young, Formartine Police Inspector, he states "There are many positives which would come from providing these facilities and they would have a positive effect on reducing anti-social behaviour and also improve the health and wellbeing of the local community" Women and girls and ethnic groups and socially deprived members of the community are not well represented in cycling. These facilities have had the support of the Breeze, Belles on Bikes and New Scots who are trying to redress this balance and will use these facilities to enhance what they are already doing. Breeze and Belles on bikes provide cycle training for women in a safe women only environment which can help bring more women out on bikes who may not be comfortable in mixed groups. The local cycle club have run initiatives such as coaching session for Syrian refugees and E-bike days to get beginners onto bikes. This facility will allow these initiatives to expand and grow. As the park will be free to use it is hoped that those who live in the more deprived areas in Ellon will use the facility. The Scottish government and Sustrans are already using Ellon to pilot the free bikes for all project in Ellon. This facility will allow these free bike to be used in a safe environment. Disabled access will be factored into the design process to make the new facilities as inclusive as possible. The facility will be safe for those with disabilities and additional support needs to engage and enjoy wheeled activities alongside their peers. The

cycle circuit will allow wheelchair racing on a flat surface. It will be inclusive and accessible to everyone.

Regeneration

This facility will help Ellon town community development – This is a unique facility– a selling point to bring in others to come and spend the day in Ellon on their bikes, boards, scooters and skates. In turn this will bring income to the local shops and businesses/ enterprises. Money spent in town flips 5/6 times and so helps local Ellon economy thrive. So, the facility will have an economic impact. This facility is something different and exciting for our town. It provides a facility for use for all groups and will encourage diversity in wheeled sports. Our project ties in with Breeze, Belles on Bikes, New Scots, new cyclists and experienced cyclists. The facility will allow ‘turn up and try’ events (like the successful E-bike day) to be run for those just starting and need to develop confidence on bike and those who want to expand their technical abilities. The design of the park will allow beginners and experts to hone their skills on bikes, scooters and skates. Because it is unique to have all these facilities in one place this will be part of Ellon’s ambitions to become a tourist attraction. There is a burgeoning adventure/ adrenaline sports tourism industry growing. Skateboarders for instance will regularly travel to areas to skate the parks that are clustered in an area, especially if they are well built and offer something different from other parks. The wheel group have been in discussions with other skate parks being built in Aboyne, Banchory and Dyce about marketing the area as a network of parks.

The Ellon’s popular pedal car race day run by the Rotary club and the cycle club could be run on this facility in the future. This will allow the main streets of Ellon to be open again on the Sunday morning and make it easier to run a very complex day of activities in a safe area with a great track where people will be able to see all the action. Discussions have started with the Rotary club on how this could be arranged.

The project will provide new training facilities for cycle and triathlon clubs and help those clubs provide more events and develop and grow. The cycle club runs youth sessions on a Saturday morning with currently 45 youths regularly attending. This number is restricted due to the lack of facilities and there is a waiting list for other youth to join. This facility will allow the clubs to increase the diversity of the coaching they do and allow them to grow.

Economic Benefits

The new Wheel Park will reduce the need for wheeled sports users to travel to Aberdeen/Inverness to access quality facilities thereby removing potential leakage to the city. A quality Wheel Park facility has the potential to attract local and regional events. Based on VisitScotland’s £87/ overnight stay costs consequent economic impact of attracting 500 wheeled sports users over a weekend. then it follows that $500/£87 = £43,500$ spend to the local economy. Skate Jam has been estimated at £40,000-£50,000 per weekend event. Six events a year might generate £200,000-£300,000/year. Given the scale of open space in and around the skate park there is adequate open space for accommodating large numbers of both participants and spectators on the surrounding public open space.

There are also no quality wheeled sports facilities in the North East of Scotland so Ellon has the potential to become an attraction for serious cyclists, casual users, BMXers, family skate sessions and disabled users.

Marks and Spencer Bank research indicates that the monthly spend per participant on Athletics is £22, Cycling £29 and Football £27. Based on these figures we estimate that locally there will be 1,200/month skateboarders spending £25/month (shops, cafes, pubs, sportswear). Their collective annual spend is estimated in the region of £360,000/year in the local economy. Combined their economic spend could be £650,000/year in the local economy. Returns on investment in sports programmes for at-risk youth are estimated at £7.35 of social benefit for every £1 spent – through financial savings to police, the criminal justice system and the community. This implies that spending on sports facilities of £750,000 in Ellon could result in savings on other budgets of £5.5m over the long term. Sport, aimed at youths at risk of criminal behaviour, can enhance self-esteem and reduce re-offending as a result of providing this exciting and easily accessible diversionary facility.

Addressing Health inequalities

Ellon Wheel Park project will address health inequalities by providing new sports facilities the opportunities for getting more physically active are increased. “Local communities can have a strong influence on people’s behaviour. Whole community approaches where people live, work and play have the opportunity to mobilise large numbers of people. Investments in community-level programmes such as parks, playgrounds, conservation schemes, walking clubs and support for local sports clubs can help to influence social norms around health and activity, and help to improve facilities and environments to enable people to become more active.” (Start Active Stay Active) Sport as a form of physical activity significantly reduces the risk of heart disease, stroke, obesity, diabetes, osteoporosis and cancer. Sport benefits our mental health treating clinical depression, anxiety, stress and schizophrenia and generally making people feel better. Sport can provide a tool for the NHS in the treatment of many conditions including drugs rehabilitation. It can also help to realise savings, for example a 1% increase in physical activity rates would save the NHS an estimated £3.5 million a year through reduced admissions for coronary heart disease, stroke and colon cancer.

Physical and Social Needs

Our new Wheel Sports Park will address economic, physical and social needs by creating facilities that are affordable and accessible by the local community at local level without having to travel to Aberdeen to access these. By providing at local level facility contributes to the economic impact that attracting sports teams and groups will have and by staging major sports events will have an economic spinoff for Ellon’s local businesses.

Although there is a wealth of sporting opportunities available in and around Ellon, most facilities and clubs require a fee of sorts to join or take part in their particular sport. The Ellon Wheel Park group take pride in ensuring that our wheel park facility will be FREE to use – thus helping out the particularly underprivileged locals who simply cannot afford gym memberships or to pay fees often affiliated with martial arts classes, football training etc.

The physical and mental health (especially exacerbated by COVID) benefits of outdoor activity are huge. Getting youngsters engaged in socialising again and away from screens is crucial in maintaining a healthy balanced lifestyle. A new Wheel Park facility will offer that, not just for those who physically take part in the sport, but also those who wish to spectate.

We've seen a significant rise in families heading to the local park – youngsters with parents making it a great day trip out for everyone involved.

Wheeled sports fall under the category of 'extreme sports' in many ways and as such, has a particularly appealing aura about it. Getting youngsters hooked on this is a much more invigorating, purposeful and enjoyable experience that can help discourage them from taking up other habits such as drinking and drugs, vandalism and crime. Police Scotland are particularly focused on the importance of diversionary activities as a way of reducing criminal and anti-social behaviour. The Banff and Buchan Community Planning group have acknowledged this as a key priority and this project is specifically included in the revised Area Plan under the 'resilient communities' workstream.

Improving the area and giving a decent, low-maintenance and well-kept facility will encourage the local people to keep it up. It will help attract more visitors and increase tourism to the area.

The new wheel park will contribute to making communities and people are protected and feel safe and it will have a strong role to play in achieving this outcome. The Culture and Sport Evidence (CASE) programme, studied published evidence on the varied benefits of sport. Key findings included:

- Young people's participation in sport improves numeracy by 8% on average over others
 - Underachieving young people who take part in sport see a 29% increase in numeracy skills and a 12 to 16% rise in other transferable skills.
 - Returns on investment in sports programmes for at-risk youth are estimated at £7.35 of social benefit for every £1 spent – through financial savings to police, the criminal justice system and the community. Links to other policies and strategies
- The provision of a new Wheel Park also links positively to the following policies and strategies:
- Healthy Easting, Active Lives (HEAL), a long-term programme operated by the NHS, the Aberdeenshire Health & Social Care Partnership
 - The "Live Life Well" strategy, delivered by the Live Life Aberdeenshire arm of Aberdeenshire Council.
 - Aberdeenshire Councils "Active Young Lives" programme featured in its Locality Action Plan for the Banff and Buchan area.
 - Aberdeenshire Councils Area Plan for Formartine which stipulates a series of actions around promoting and supporting activities for the young within its Community Resilience programme
 - Let's Make Scotland More Active

- Scottish Government's 2014 Legacy Plan
- Scottish Governments Fifteen National Outcomes
- Reaching Higher; Building on the Success of Sport21
- Preventing Overweight and Obesity in Scotland; A Route Map Towards Healthier Weight - Start Active Stay Active
- Take Life On

4.3 Restrictions on the use of the land.

There have been some questions raised about restrictions of usage :

Parking

There is no intention by the group to provide additional parking for the Wheel Park. The wheel park is there to help people develop a culture of using bicycles and active travel. The park is designed to fit in with the ethos of Ellon's Integrated Travel Town status and we will encourage people to walk, cycle, scoot or skate to the park on the website and on the park signs. Car parking is available nearby in a number of locations near the center of Ellon which should increase footfall to local businesses.

We will encourage people to use other car parking if they are visiting Ellon and to walk, cycle, scoot or skate through the town to get to the park. we would like visitors to use the other shops and cafes in Ellon to attract more footfall. for even larger events there have been some discussions about running a mini bus shuttle service from the park and ride (that has been done successfully for the pedal car race already)

A recent car park survey, carried out when Ythan Cycle Club were coaching 45 youths at Gordon Park, found that there we 51 free parking spaces within 300m of the park. On street parking and private parking such as the Aldi car park were not considered in these numbers.

There was a concern raised about existing car park issues at times such as school drop off and pick ups. The group do not think these times will be when the park is being used so it would not contribute to these congested times.

Drainage

A concern was raised about potential flooding. As per the SEPA map of the area Gordon Park is not on a flood plain. The park will be designed with drainage which will take away any build up of water. French drains have been included in the initial design. More detailed groundworks surveys have been included in the tender applications and will be carried out before any construction starts. The project wants to maximise the usage availability of the park and a quick drying well drained area is key to that.

Floodlight

Floodlighting has not been considered at this stage of the application. The group are aware of other discussions ongoing regarding lighting in Gordon park and future inclusion of lights will require a lighting strategy for the whole of Gordon park. There have been some initial discussions about future floodlighting to maximise the time the park could be used with consideration of; solar powered lights, paid for use lights and curfew timed lights.

4.4 Risk Analysis

It is understood that some people will not like the change of use of the facility and their concerns have been raised during the feasibility stage and the planning application stage.

There is a concern that there will a loss of greenspace. The park is currently a flat area with some biodiverse planting areas. The wheel park will landscaped with grass areas around each of the zones to minimise the concrete and tarred areas of the skate park, pump track and circuit. There will still be large grass areas within the perimeter of the circuit and any biodiverse wild planting areas which are disturbed will be replanted. It is the intention that the Wheel park will include wild areas near the boundaries. this will encourage diverse flora and fauna and also serve as a natural barrier between walking areas and the cycle circuit.

Because of the expected increase in use of the park it is assumed there will be an increase in the noise levels around the area from children enjoying themselves at the wheel park. It is understood that some nearby residents may resent this. Both sides of the area in the park have either trees or a large hedge which will help deaden the noise levels from within the park. We have designed the wheel park so that the noisiest area (the skate zone is at the centre of Gordon Park away from the houses on either side.

There have also been concerns that such a facility will attract rowdy youths and those that want to indulge in anti-social behaviour. The Park is not seen as a total solution to the already existing anti social behaviour issues in Ellon, but It is hoped that a park such as this will direct some people to more positive behaviour patterns and give them opportunities to engage with sport. the local police have seen this as a positive step to help the youth in Ellon.

We have engaged with the local police and received a supportive email from Mark Young, Formartine Inspector

“There are many positives which would come from these facilities and they would have a positive effect on reducing antisocial behaviour and also improve the health and wellbeing of the local community.”

We will continue to engage with the police throughout the next stages of construction and into the operation of the park.

As per other skate and pump track parks we intend to have a notice board with instructions for respect for users, the park and others in the area. The actual wording hasn't been detailed yet but we will look at what others have done in this regard to look at best practice.

Some people have expressed their concern about the loss of the area for the Ellon Round Table Gala day. The Wheel Park group have had discussions with the Round Table and this was not an issue. Some of the attractions could be laid out on the tarred circuit and would be an improvement. There was also a point raised about the loss of space for the firework display and bonfire. That is also under discussion with the Round table and there is a 40m wide grass area within the circuit where the bonfire could still be held.

4.5 Capacity to Deliver

Project management

will project manage to completion. has project managed Inverness Skate Park, Raigmore Skate Park (also Inverness) and Kelso skate park. He managed Hawick and Boat of Garten Pump Tracks, Watermill All abilities Cycling Track (near Nairn) and Inverness Pump Track. is a Project Manager with previous experience of commissioning and overseeing the construction of similar sporting facilities. This will ensure that the project is managed within timescales, to the appropriate quality and within budget. The Project Manager will also coordinate matched funding applications, and assist in final lease negotiations with the Aberdeenshire Council. He will also manage the tendering and procurement which was in line with the Council's regulations. The Ellon Wheel Park Group and key stakeholders will oversee the Project Manager.

The design and building phase of the project will be entirely cash positive, there is no intention for the group to carry loans. If the money is not available from funders then the project will not proceed.

Post-contract award, a Work Plan with timelines and outputs will be created and the project progress assessed against this plan. Monthly progress meetings will be held with the Project Management Group and the Project Manager,

The sequencing of works will be:

Level entire site and groundworks

Install drainage as required for whole site.

Lay sub bases, and level area

Construct skatepark to specification provided

Commission loose furniture, equipment and signage.

For the operational phase of the park the park will be mainly free to use for the general public with certain activities such as coached sessions being paid for by booking through a website. There will also be events which help generate income required for ongoing maintenance of the park and future development. Discussions have been held with Ythan Cycle Club and Trythan Triathlon club for those paid sessions to be run as a regular weekly

income for the park. e.g. current coaching cost per person will increase to include a cost for the use of the park.

The volunteers from the clubs can generate income by putting on specific sessions for schools, other clubs and groups. The coaches are all British Cycling Or Triathlon Scotland qualified. We have also offered free sessions upon occasion. Each type of group will be discussed on merit. For instance, we may want to offer session to specific underprivileged or under represented groups.

This is a mode of operation that has worked well in the past and has allowed the club to helps specific groups and has been able to raise funds when required.

Events such as the popular Ellon Pedal car race can be held on the circuit. Discussions have already started to use the wheel park for future pedal car races to avoid having to shut down the centre of Ellon. The 2022 Pedal car race is also raising funds for the park.

Since the park is three separate zones we do not anticipated there will be issues between casual usage and programmed use. Programmed use times will be documented on the website and there will be signage at the park to advise if certain restrictions are in place. We expect the coaching and events will become familiar to regular users and they will want to join these session.

As stated the park will be available for all and wil hopefully encourage those with disabilities to use the park. The area will be accessible, there are disabled parking spaces nearby. The circuit in particular will be able to be used for wheel chair racing or as a safe are for blind cyclists on tandems. Ythan Cycle Club has a strong history of working with disabled people and they are keen to increase that at the new park.

Ellon Wheels Park Group.

This document can be read in conjunction with the application for the Asset Transfer Request for the lease of Lower Gordon Park, Ellon for Ellon Wheels Park Group.

This document has been written in a way to support use of software, hopefully making it easy to read.

SECTION 5**5.1 Community Engagement for the Proposal**

A survey carried out by Cllr Isobel Davidson found that the centre of Ellon was the ideal position for a skate park. The Wheel park group followed that up with a survey of their own with 874 respondents with 99% support for the project and 70% said Gordon Park was the best place for the park. The recent planning application found similar results with 64% in favour of Gordon Park being the best area for the wheel park.

The wheel park has been in the local press a number of times with article in the P&J, Ellon Times, segments on Northsound radio.

The local Ellon councilors have been kept fully apprised of the development of the park.

The demand is clear from the higher than normal response to the community survey in the feasibility study. Other similar projects usually attract 300 responses. Banchory Skate Park (recently approved lease had 530 responses) and Ellon had 874. We also have 26 letters of support from school, community groups, local businesses and organisations, Police Scotland and several council services.

Throughout this project, there has been clear support for a number of key groups and stakeholders in the local area. Letters and emails provided have been included in Appendix Two of our Feasibility Study. Support has been demonstrated from the following stakeholders:

Ythan Sports Community hub

Ythan Community Council

Ythan Valley Rotary

Ythan Trythan

Refugee Settlement

Scottish Cycling

Breeze - Scottish Cycling

Slains Primary School

Ellon Community Council

Ythan Sports Hub Coordinator

Ellon Rotary

Boys Brigade

Civic Pride

Fortrie farms

Hillwalking Club

Lawrence Milne

Nestrans

The Coffee Apothecary

Scottish Adventure

Ellon Primary School

Scottish Cycling Coach

Aberdeenshire Council – Infrastructure Services, Formartine area manager

MSP Gillian Martin

Ellon Councillor Isobel Davidson

Ellon Police Local Active Schools

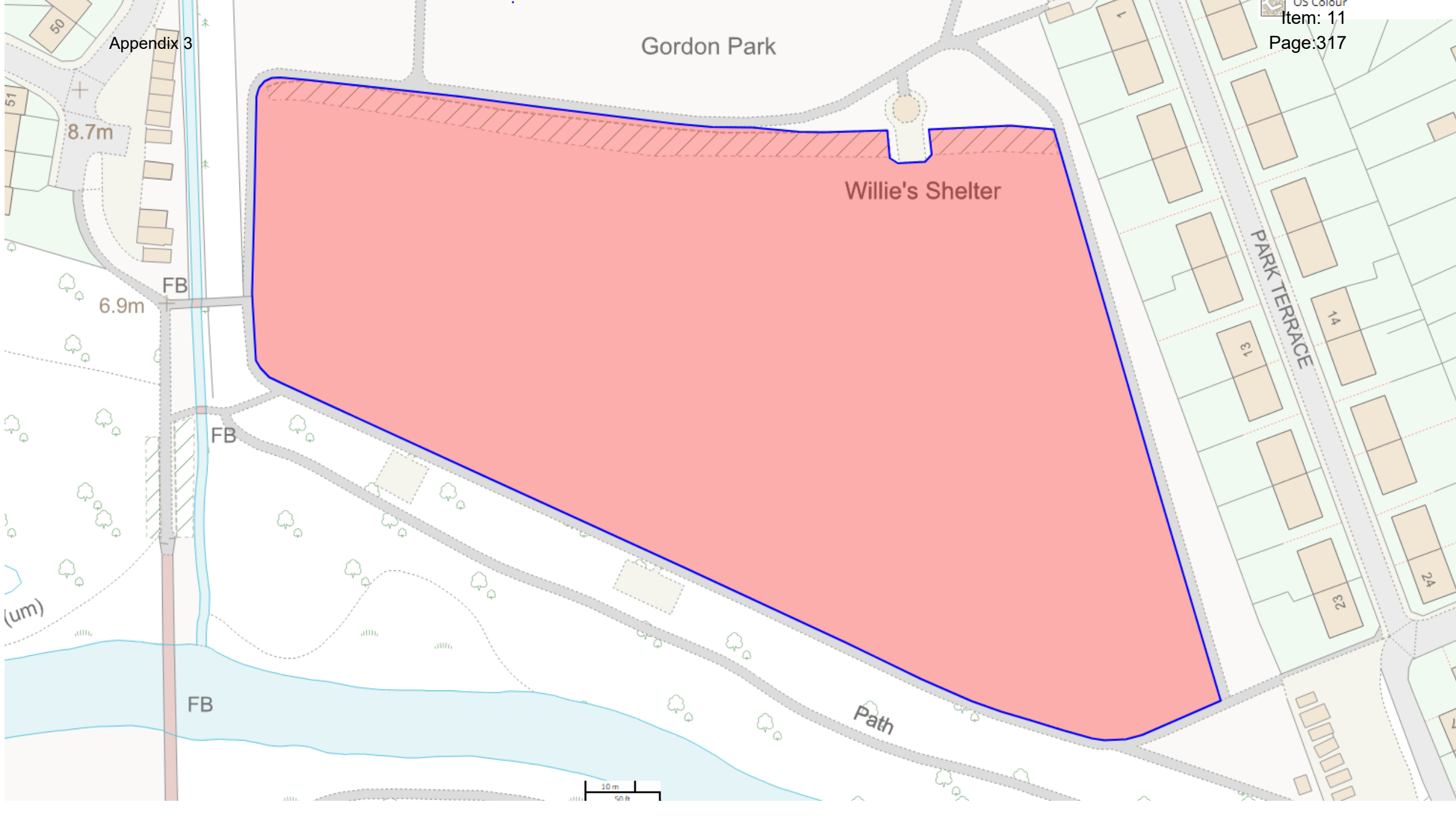
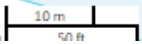
In addition – support has been provided by Neil Fachie by way of a recorded message provided whilst attending the Paralympic Games in Tokyo – [Click Here to View The Video.](#)

Gordon Park

Appendix 3

Willie's Shelter

PARK TERRACE





Project Feasibility Study

████████████████████ | February 2022



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1 Executive Summary & Recommendations

This study has been commissioned by Ythan Cycle Club and Ellon Wheel Park group to access the feasibility of a multi wheel sport area within the town of Ellon.

The results of this feasibility study show that there is a need for such a park and it would be well received by the Ellon and outlying district. It is considered that it could be feasible to raise the money to design, build and operate the facility. There is a lot of community support for such a facility gleaned from a survey and from letters of support from community organisations and the local council.

The Park fits in well with Aberdeenshire Councils desire to create an Integrated Travel Town in Ellon.

The business risk register shows that there is a low to medium risk that this project would not be achievable.

The study proposes the following recommendations to support the further development of the Wheel Sports Park towards fruition in Ellon:

1. It is recommended that Ellon Wheel Park Group engage Aberdeenshire Council to formally progress a lease of the land with a minimum term of 10 years but preferably 20 years at £1/year.
2. It is recommended that Ellon Wheel Park Group agrees to the proposed phasing of the project.
3. It is recommended that a specification for each phase be prepared along with a tender evaluation framework.
4. It is recommended that an open tendering exercise is conducted for a design and build contract through Public Contracts Scotland to provide more accurate costings and designs.
5. On receipt of tenders, a tender evaluation meeting should be held to select a preferred contractor. At this point a contract cannot be awarded, but a preferred contractor can be approved.
6. It is recommended that, using the preferred contractor's design, a full planning application is submitted to Aberdeenshire Council which should also include floodlights provision.
7. It is recommended that Ellon Wheel Park Group, in partnership with Ythan Cycle Club, progress their application to the sportscotland / Scottish

Cycling Facilities Fund, working with sportscotland to complete a detailed online application in anticipation of a formal submission in April 2022.

8. It is recommended that the Group considers grant applications to funders identified within this report at the appropriate time, in line with the funding plan to be agreed.
9. It is recommended that the Group should also continue to undertake fundraising and seek donations to meet the contribution outlined in the funding structure within this report.
10. It is recommended the Ellon Wheel Park Group engage the services of a Project Manager to support the above and assist with the delivery of the project on site.

2 Introduction & Background

2.1 Project Background & Vision

Ythan Cycle Club in partnership with Ellon Wheel Park Group are looking to provide its residents with an outdoor facility for wheel-based sports within the town centre. It is proposed that this facility will provide three key wheeled sports elements:

- A 600m road bike circuit
- A tarmac pump track
- A concrete skate park



A wheel park is an area specifically designed for combined use for wheeled sports such as BMX cycling, mountain bike cycling, road bike cycling, in line skating, rollerblading, roller skating, skateboarding, and wheelchair sports.

Research has shown that participation in cycling and adrenaline sports can have a positive effect on people’s health and social well-being. The development of a community wheel sports facility on a school site can play a key role in engaging people in physical activity and sport, resulting in more people being more active more often.

The aim of the wheel park is to provide an area where skaters and cyclist can develop their own sport in a safe location away from other vehicles and pedestrians.

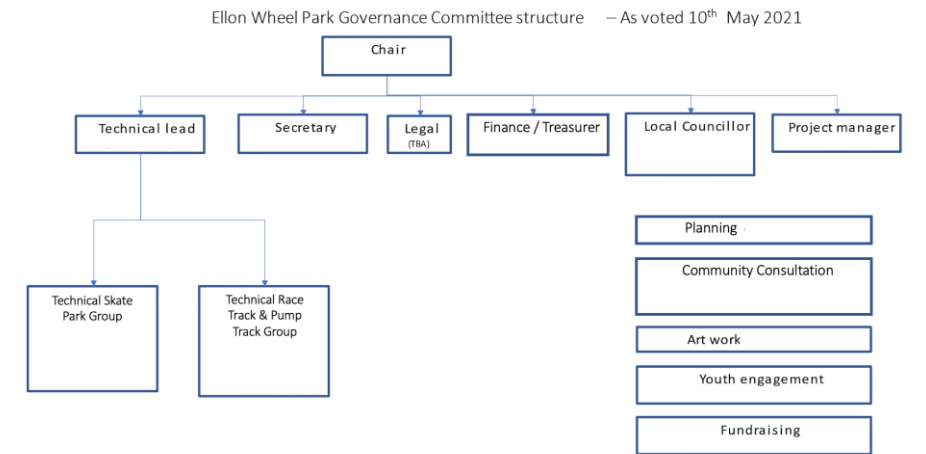
This Park will allow youths to get exercise along with the health and wellbeing benefits out- with the confines of mainstream organised sport which sometimes is seen as a barrier to sport for some individuals.

The town is looking for a facility which will be suitable for local users and provide an area which will become a tourist attraction providing income for local shops,

cafes and other businesses. The group aim to provide a unique facility that will help with the regeneration of Ellon.

2.2 Project Group

This project is being developed by Ythan Cycle Club and Ellon Wheel Park Group, with Ellon Wheel Park recently approving the following organisational structure.



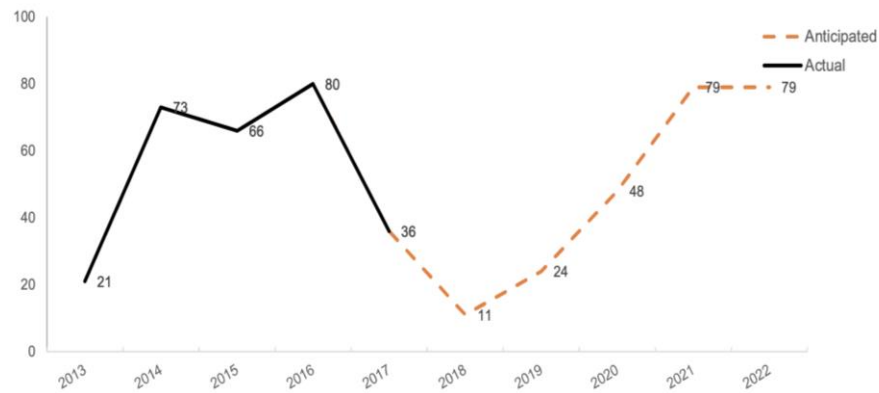
Key members of Ellon Wheel Park Group, and Ythan Cycle Club include the following:

3 Market Assessment

3.1 Demographic Assessment

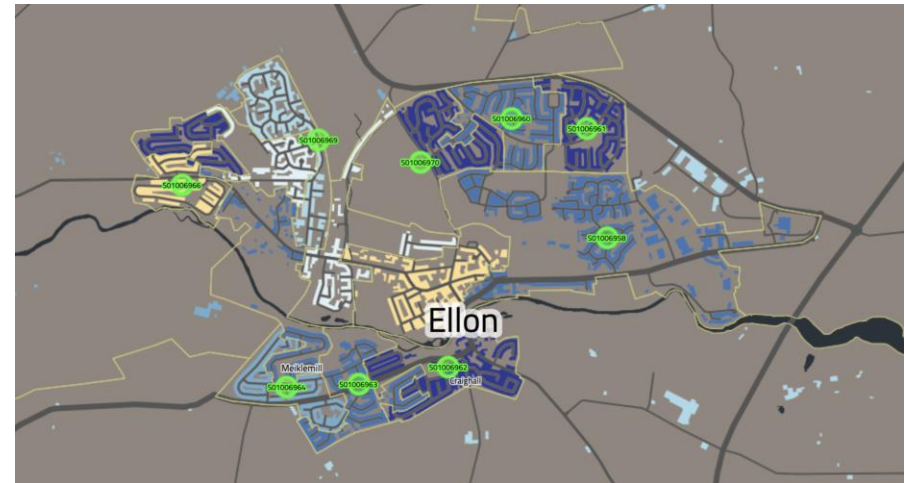
Ellon is a town in Aberdeenshire, Scotland, approximately 16 miles (26 kilometres) north of Aberdeen, lying on the River Ythan. 2016 estimates indicate a population of 10,200. Population Statistics show that there has been a growth of 14% since 2001. The following charts show the age and gender breakdown in the Town, as well as the projected House Build numbers.

	Population	%
Total	10,200	
Under 16	1,810	18%
16-64	6,391	63%
Over 65	1,999	20%
Working Age	6426	63%
Male	4,978	49%
Female	5,222	51%



3.2 SIMD Assessment

The Scottish Index of Multiple Deprivation (SIMD) is the government’s official tool for assessing smaller population zones (average population 800) with the lowest levels of deprivation in the country. The SIMD is used to focus and inform policies and resources in order to tackle social inequalities in Scotland. The following map and table list the indices relevant to Ellon.



Data Zone	S01006958	S01006959	S01006960	S01006961
	Ellon East	Ellon East	Ellon East	Ellon East
Population	1,270	698	1,014	974
Working Age	748	402	658	635
Rank	5,980 9 th Decile	3,001 5 th Decile	5,817 9 th Decile	6,376 10 th Decile
Income Domain	5,375 8 th Decile	2,674 4 th Decile	5,794 9 th Decile	6,870 10 th Decile
Employment Domain	5,728 9 th Decile	2,936 5 th Decile	5,242 8 th Decile	6,360 10 th Decile

Appendix 4

Health Domain	6,027 9 th Decile	3,787 6 th Decile	6,459 10 th Decile	6,684 10 th Decile
Education Domain	5,399 8 th Decile	2,382 4 th Decile	6,446 10 th Decile	5,693 9 th Decile
Housing Domain	6,666 10 th Decile	3,559 6 th Decile	6,578 10 th Decile	6,806 10 th Decile
Access Domain	3,509 6 th Decile	6,921 10 th Decile	1,252 2 nd Decile	1,235 2 nd Decile
Crime Domain	3,271 5 th Decile	868 2 nd Decile	6,563 10 th Decile	6,699 10 th Decile

Data Zone	S01006962	S01006963	S01006964	S01006965
	Ellon East	Ellon East	Ellon East	Ellon West
Population	842	635	660	500
Working Age	520	417	469	308
Rank	6,661 10 th Decile	5,761 9 th Decile	5,567 8 th Decile	6,081 9 th Decile
Income Domain	6,344 10 th Decile	5,726 9 th Decile	5,718 9 th Decile	5,767 9 th Decile
Employment Domain	5,881 9 th Decile	4,639 7 th Decile	5,610 9 th Decile	5,127 8 th Decile
Health Domain	6,113 9 th Decile	6,135 9 th Decile	6,175 9 th Decile	5,563 8 th Decile
Education Domain	4,806 7 th Decile	4,130 6 th Decile	3,731 6 th Decile	6,816 10 th Decile
Housing Domain	5,692 9 th Decile	6,789 10 th Decile	3,923 6 th Decile	4,769 7 th Decile
Access Domain	6,132 9 th Decile	3,833 6 th Decile	2,318 4 th Decile	2,872 5 th Decile
Crime Domain	5,416 8 th Decile	6,524 10 th Decile	4,684 7 th Decile	6,352 10 th Decile

Data Zone	S01006970	S01006971	S01006976	S01006977
	Ellon West	Ellon West	Ythanside	Ythanside
Population	636	480	453	807

Working Age	413	284	287	545
Rank	6,507 10 th Decile	4,158 6 th Decile	5,243 8 th Decile	4,626 7 th Decile
Income Domain	6,299 10 th Decile	3,191 5 th Decile	6,577 10 th Decile	4,487 7 th Decile
Employment Domain	5,887 9 th Decile	4,603 7 th Decile	5,757 9 th Decile	6,117 9 th Decile
Health Domain	6,884 10 th Decile	3,808 6 th Decile	6,108 9 th Decile	6,126 9 th Decile
Education Domain	5,987 10 th Decile	3,142 5 th Decile	5,202 8 th Decile	5,231 8 th Decile
Housing Domain	6,846 10 th Decile	3,380 5 th Decile	3,011 5 th Decile	4,758 7 th Decile
Access Domain	2,781 4 th Decile	2,194 9 th Decile	394 1 st Decile	444 1 st Decile
Crime Domain	5,532 8 th Decile	6,928 5 th Decile	5,322 8 th Decile	2102 4 th Decile

Data Zone	S01006966	S01006967	S01006968	S01006969
	Ellon West	Ellon West	Ellon West	Ellon West
Population	558	604	474	841
Working Age	368	404	269	462
Rank	3,326 5 th Decile	6,516 10 th Decile	4,178 6 th Decile	4,469 7 th Decile
Income Domain	3,304 5 th Decile	6,153 9 th Decile	4,044 6 th Decile	4,299 7 th Decile
Employment Domain	3,158 5 th Decile	6,488 10 th Decile	4,026 6 th Decile	4,373 7 th Decile
Health Domain	3,694 6 th Decile	6,734 10 th Decile	4,829 7 th Decile	3,592 6 th Decile
Education Domain	2,917 5 th Decile	5,786 9 th Decile	3,641 6 th Decile	4,975 8 th Decile
Housing Domain	4,381 7 th Decile	5,151 8 th Decile	4,197 7 th Decile	5,085 8 th Decile
Access Domain	2,761 4 th Decile	2,194 4 th Decile	2,906 5 th Decile	1,703 3 rd Decile

Crime Domain	2,673 4 th Decile	6,928 10 th Decile	1,868 3 rd Decile	5,415 8 th Decile
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3.3 Rural Deprivation

The Scottish Rural Policy Centre (SRUC) published a report entitled Rural Scotland in Focus which monitors how rural Scotland is changing, focusing on: population trends, the lives of young people, the levels and experiences of poverty and disadvantage and how use of our finite rural land resource is negotiated through planning and other means. With specific reference to the wheeled sports park project in Jedburgh, it is important to consider the aspect of rural inequalities, which, as listed below create challenges to living that are different from communities within larger urban areas.

The continued prevalence of this research is evidenced through the creation of SRUC's working group on Rural Poverty and Health Inequalities, who continue to invest in research in the area, and have worked with the Scottish Parliament Cross Party Group on Rural Policy in recent years.

The following are key aspects of rural life that highlight differences and inequalities in rural life, all of which may increase perceptions of inequality for those living in Ellon and the surrounding Aberdeenshire.

1. Employment Issues and Inequalities

In reviewing employment in rural areas, the SRUC report highlights a significantly larger percentage of those in part time or smaller contract jobs, often with lower hourly rates or salaries than counterparts in urban population centres. Many rural areas have become increasingly reliant on the Tourism Industry, and as a result many jobs are seasonal in demand, reducing the overall hours or contracts available over the year.

2. Fuel Poverty

Living outside larger urban areas is likely to increase the costs of goods overall – primarily due to the cost of the supply chain network required. This can be seen in the cost of petrol and diesel with a predominant market of independent providers, unable to offer the prices of larger national outlets. This issue raises a secondary cost to local residents, with rural communities relying more on private transport, and often having to travel further for services. Ultimately, for residents of

communities such as those in Aberdeenshire, more fuel is required to travel for day-to-day work and leisure, and that fuel is supplied at a higher cost.

A second aspect of fuel poverty proposes that many rural communities will have an older stock of housing on average, thus requiring higher costs to heat. Where newer modern housing common to urban population centres have been designed to be efficient in retaining heat and using energy, the older houses found in rural communities are often significantly less efficient with older windows, colder brickwork, and poorer insulation.

Report on Minimum Income Standard for Remote Rural Scotland

The above report, reviewed most recently in 2016, follows on from work and research on the Minimum Income Standard for Scotland. Considering the previously noted inequalities in rural living, the report highlights that the cost of food and consumable goods are between 10-50% higher in rural areas, whilst clothing and household goods are between 30-50% higher than in urban areas.

3.4 Trends in Sports & Leisure

Gathering statistical data on sports participation, the Scottish Government has identified the following key trends in sports participation.

- There is a general increase in the overall number of people partaking in sporting activity, measuring respondents who have partaken in activity within four weeks.
- Individuals who rate their health as good are more likely to take part in sports activities than those who rate their health as bad or very bad.
- There remains a gender gap in sports participation, with more male participants than female. It is noted that this gap had significantly reduced over the last ten years.
- Levels of deprivation have a direct correlation with participation in sports and exercise. Significantly lower income households demonstrate considerably less sports participation. Many local authority leisure trusts and facilities have developed concessionary membership schemes and pricing to encourage participation from this demographic and to support the reduction of this gap.

Appendix 4

- There is a larger rate of sports participation in young people living in rural areas compared to those living in larger urban towns and cities.

Following the Coronavirus pandemic, and the restrictions in place throughout 2020 and 2021, there has been an increase in those undertaking outdoor leisure activities and exercise. It is thought that this is likely to continue, with parks and public spaces key to supporting participation on outdoor activities.

3.5 Trends in Wheeled Sports

In August 2023, Scotland will host the inaugural combined UCI Cycling World Championships. This historic and innovative event will take place over two weeks and will bring together UCI World Championships for 13 different cycling disciplines in one unprecedented event that will see thousands of the world's best cyclists visit Scotland.

Cycling has become increasingly popular in Scotland. Fuelled by the huge success of Scottish athletes performing on the world stage, the talent pool has grown and this has inspired more people to take up cycling. We have also seen a record increase in the number of people participating in cycling during the Coronavirus (COVID-19) pandemic.

Building on the interest in cycling and the positive impact it has on health and wellbeing will help us achieve our vision of an active Scotland where everyone benefits from sport. This also has an important part to play in encouraging active travel.

In 2016, The International Olympic Committee announced that Skateboarding would be included within the five new sports added to the, now rescheduled, Tokyo Games. IOC President, Thomas Bach, outlined the ability to draw in young people to sport, and reconnect with a younger audience.

The 2020 Tokyo Games demonstrated the popularity of Skateboarding and BMX Freestyle with Team GB performing to a high level and inspiring future generations.

Across Scotland there has been a rejuvenated interest in wheeled sports, and a significant growth in Wheeled Sports Facilities. This has been recognised and

subsequently supported by **sportscotland**, with the creation of Skateboard Scotland, the Scottish Governing Body of Sport.

As a member led organisation, Skateboard Scotland helps to promote and develop the sports, listing a directory of facilities, supporting the delivery of major events and competition, and advising and engaging groups in delivering new skate parks.

Wheeled sports such as skateboarding and scooting are relatively low cost to access, with most public facilities free of charge. For this reason, increased investment in skateparks, pump tracks and wheeled sports facilities will continue to reduce the barriers to activity faced by those in more deprived and rural areas.

4 Consultation & Stakeholder Engagement

4.1 Overview

Wider community support is key to the delivery and ongoing success of any community facility, in particular those focused on a key user group, age group, or activity. In recognising this, Ellon Wheel Park Group requested a detailed consultation survey be undertaken as part of this Feasibility Study.

4.2 Community Engagement Survey

Methodology

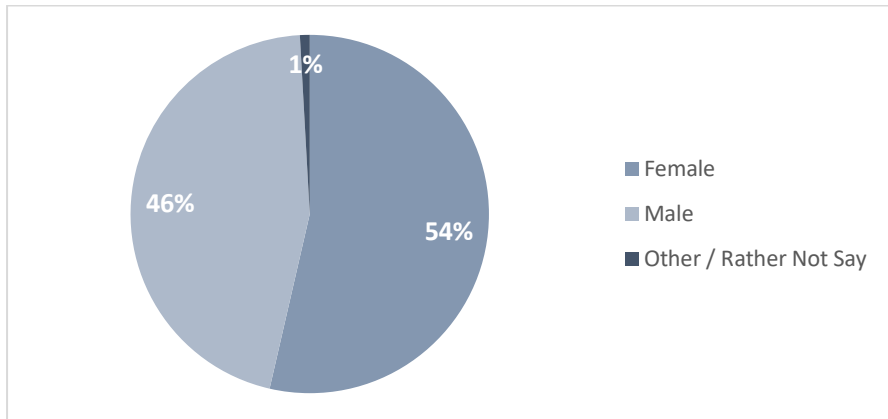
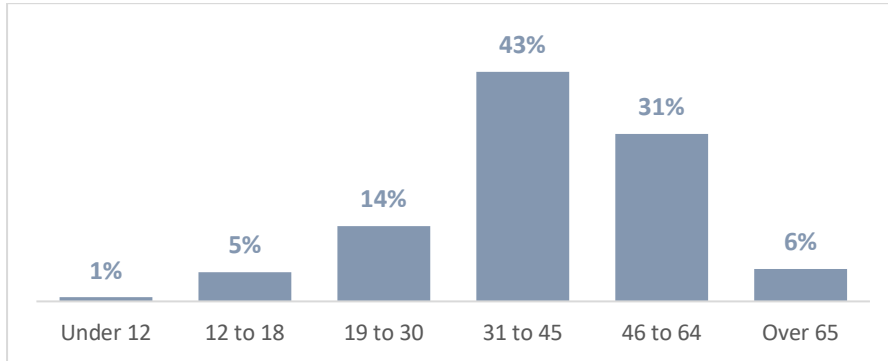
In support of the Feasibility Study underway to investigate the provision of a new Wheel Sports Park in Ellon, a community consultation survey was developed and shared through social media channels and key stakeholder contacts.

The survey ran from 6th July to 2nd August and received 837 responses. The results of this survey are summarised in this report.

Respondent Demographics

To understand the reach of the engagement, respondents provided their age and gender. These are shown below:

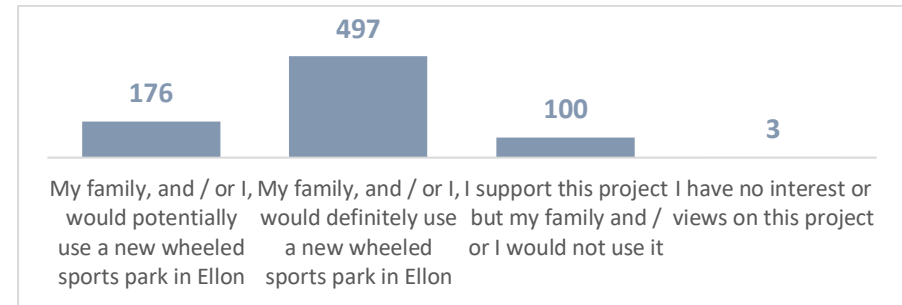
Appendix 4



Respondents were also asked to provide their postcode in order to understand the geographic reach of the survey. The top post code areas represented are listed in the table below:

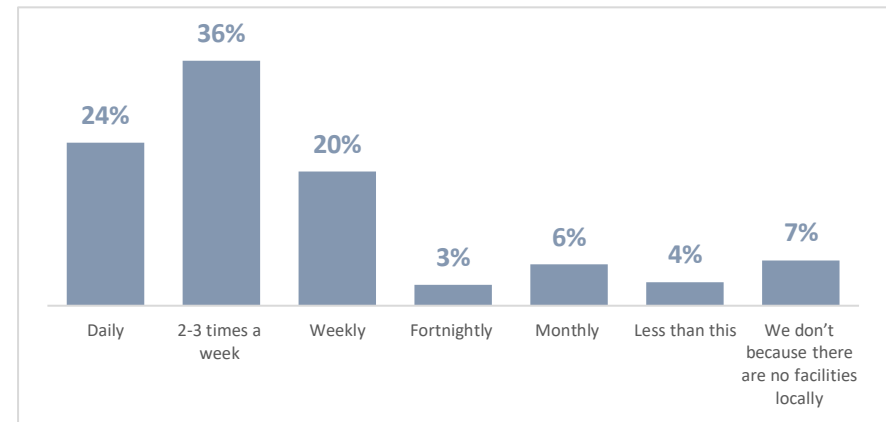
AB41	576
AB51	26
AB42	18
AB24	14
AB23	13
AB15	12

In order to tailor the survey questions, the respondents were asked to select the statement that best suits them. These are shown in the graph below:



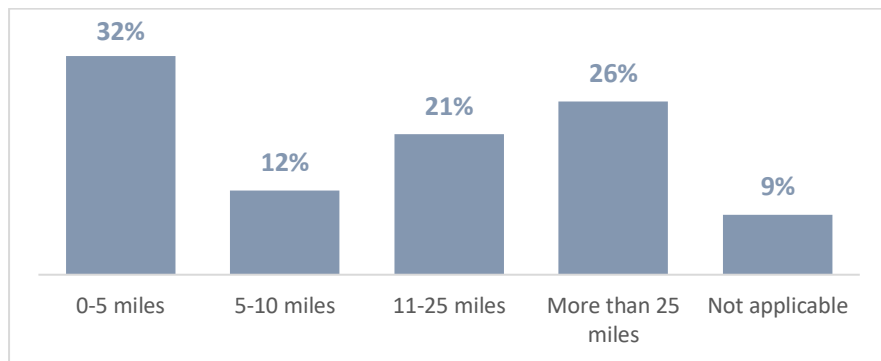
Current Wheeled Sports Provision

Respondents were asked how often they, or their children, currently take part in wheeled sports, with the graph below showing a significant number (80%) engaging in their sports weekly or more.



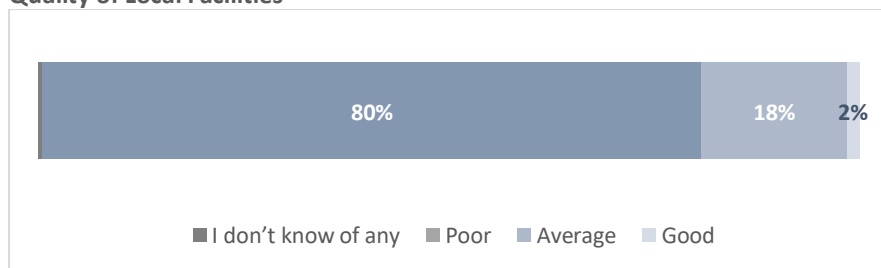
Respondents were asked how far they travel to do so, with the graph below showing 45% travelling over 5 miles round trip:

Appendix 4

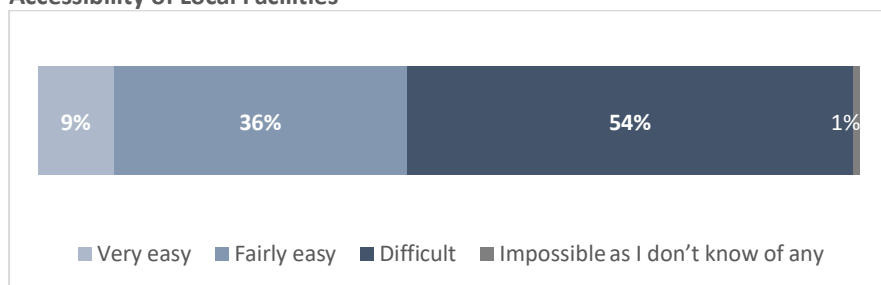


Respondents were then asked how good the provision for wheeled sports was locally, and how accessible (how easy to get to) it was. The results are shown in the graphs below, and demonstrate substantial room for improvement:

Quality of Local Facilities

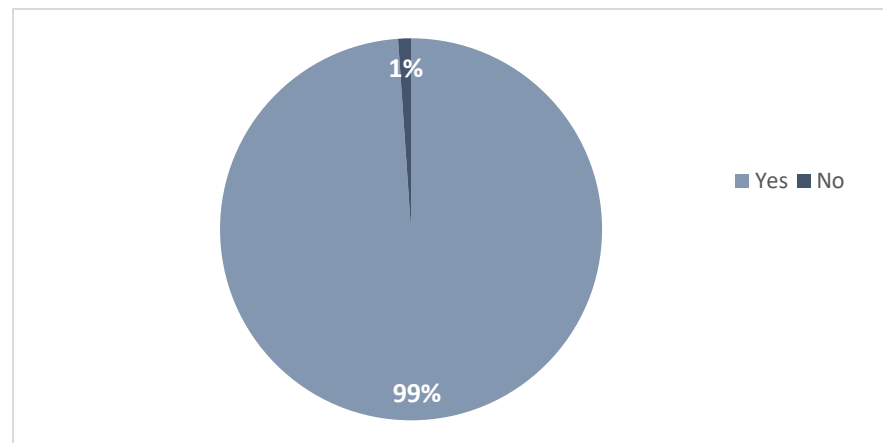


Accessibility of Local Facilities



Project Support

Respondents were asked if they were supportive of a new Wheeled Sports Park being constructed in Ellon. As shown in the graph below 99% of respondents were in support of the project.



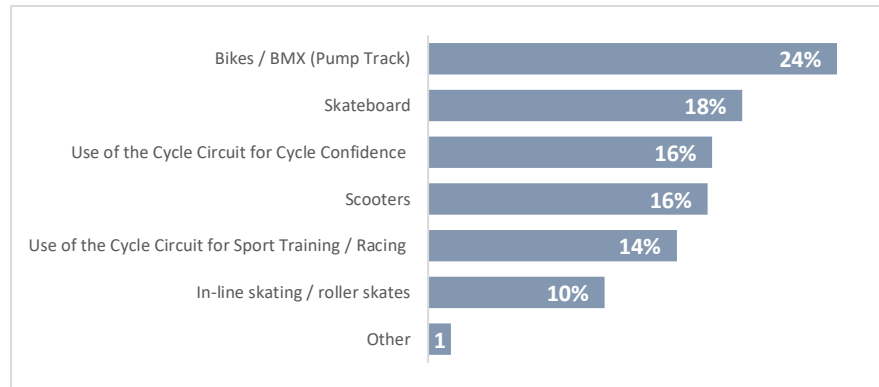
For those who were unsupportive, they were given the opportunity to provide comment and concerns in order that the group can address or mitigate these issues. Only six comments were provided, which are noted below:

- "Congregation of youths in town centre will put off other visitors. Plenty of pathways and quiet routes already available. Money could be spent enhancing the community for all."
- "There are many other sports that have been trying to get proper facilities for years in the area but always appear to be rejected so why is this any different? Athletics, football, rugby are all as importance also what about children's play parks some don't even have swings for youngsters to use let's get the basics done before we start with anything else"
- "It would encourage more anti-social behaviour in the area"
- "It will create disturbance and noises. Putting a concrete Park to replace some green space is ludicrous"
- "No need. Existing facilities are sufficient."
- "Plenty of local area's already"

Appendix 4

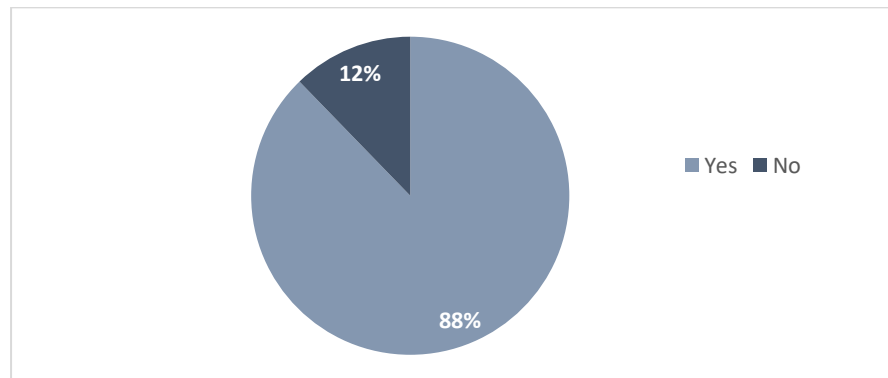
Design Consideration

Respondents who were supportive of the project, were asked to consider which Wheeled Sports should be incorporated within the overall design for the facility. The chart below lists thee by popularity:

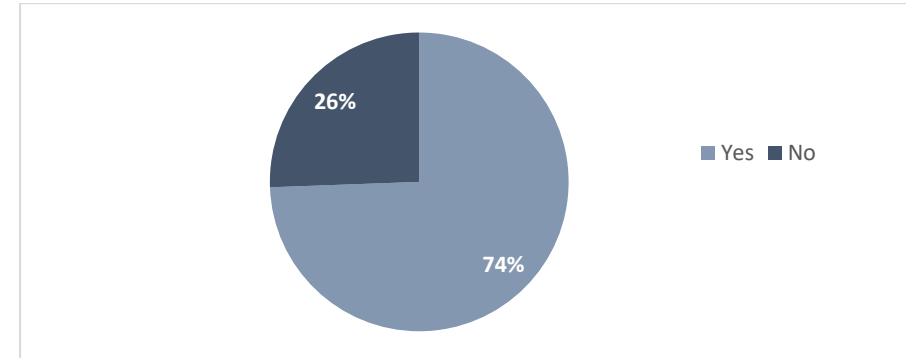


Respondents who selected other indicated a desire for coached sessions, disability accessible designs, outdoor fitness, and shelters / ancillary facilities.

Respondents were asked if they felt that floodlighting should be included in the design and delivery of the facility, with a majority in favour as shown in the graph below:



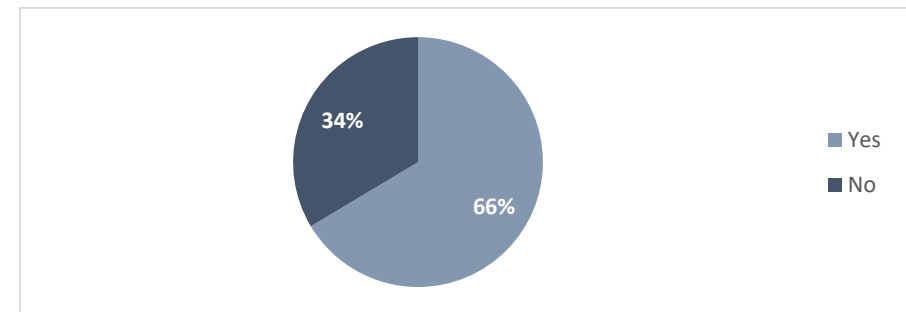
Further to the provision of floodlighting, respondents were asked if they would be willing to pay for their usage. The chart below shows a majority in favour.



In considering a fair cost for the floodlighting, respondents indicated an average fee of **£2.00 per hour**.

Membership

Whilst the park is proposed to be free at the point of use. It was suggested to respondents that a membership scheme may be considered where members receive updates, newsletters and access to coaching, events, and resources in return for their support. From the graph below, there is clear support for this:

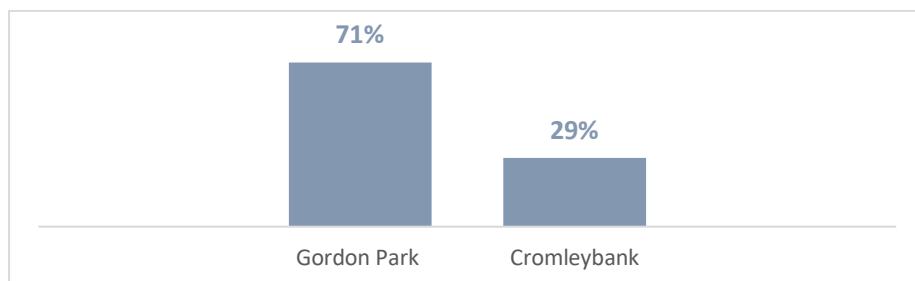


Respondents indicated that the annual membership should be **£23 for adults, and £11 for under 18's**.

Site Preference

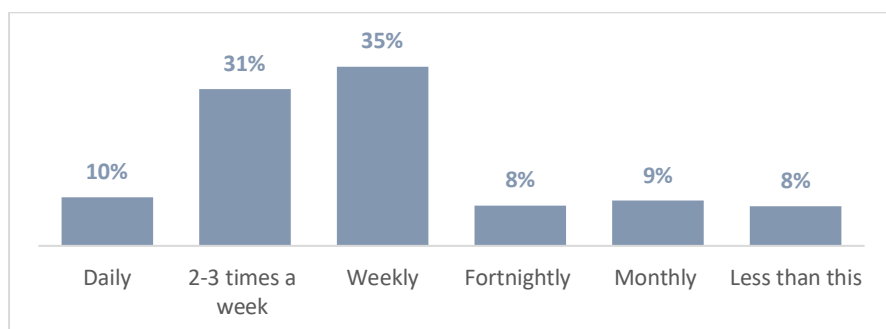
Appendix 4

Respondents were asked to consider the location of the Wheel Sports Park, with Gordon Park and Cromleybank having been identified in previous engagement. The graph below shows Gordon Park as the preferred site.



Future Usage

Respondents were asked to indicate how often they, or their families, might make use of a new Wheeled Sports Park in Ellon, with the results below showing a significant number proposed weekly, or more frequent, use.



Further Comments

At the close of the survey, respondents were invited to provide any further comment or suggestion in relation to the project. These are summarised by theme below and included in full in Appendix One.

Theme	Frequency of Response
Positive / Supportive	91
Design Consideration	47
Site Location Consideration	23

Management & Operational Consideration	32
Other	5

4.3 Further Stakeholder Engagement

Throughout this project, there has been clear support for a number of key groups and stakeholders in the local area. Letters and emails provided have been included in Appendix Two. Support has been demonstrated from the following stakeholders:

- Ythan Sports Community hub
- Ythan Community Council
- Ythan Valley Rotary
- Trythan
- Refugee Settlement
- Scottish Cycling
- Breeze - Scottish Cycling
- Slains Primary School
- Ellon Community Council
- Ythan Sports Hub Coordinator
- Ellon Rotary
- Boys Brigade
- Civic Pride
- Fortrie farms
- Hillwalking Club
- Lawrence Milne
- Nestrans
- The Coffee Apothecary
- Scottish Adventure
- Ellon Primary School
- Scottish Cycling Coach
- Aberdeenshire Council – Infrastructure Services
- Formartine area manager
- MSP Gillian Martin
- Ellon Councillor Isobel Davidson
- Ellon Police
- Local Active Schools

In addition – support has been provided by Neil Fachie by way of a recorded message provided whilst attending the Paralympic Games in Tokyo – [Click Here to View The Video.](#)

Further support has been clearly demonstrated by the local children as shown in the linked Facebook Video - <https://fb.watch/80sY19hIW9/>

As well as the local support, the park has been highlighted recently in the local press with the following articles reporting the ongoing and historical demand for wheeled sports facilities in the area.

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<https://www.pressandjournal.co.uk/fp/news/schools-family/3255904/this-is-something-ellon-has-been-crying-out-for-hopes-of-unique-bike-and-skateboard-park/>

The enduring appeal of

skateboarding rolls on



RAMPING UP THE ACTION: Kitted out and ready to go... youngsters have a pre-opening look at the new skateboard rink at Heathryfold, on July 31 1978.



Councillors teamed up for a performance down at Aberdeen Beach in 1978. From left: Bailie Richard Gallagher, Margaret Wilson, G Murray Park and Kenneth Watmough.

KIRSTIE WATERSTON

All eyes will be on the skatepark again this week after skateboarding made its hit debut as an Olympic sport during the Tokyo games. Skateboarding was one of four new sports alongside karate, surfing and sport climbing to be included at the 2020 Summer Olympics for the first time. A controversial choice, the street sport has unashamedly rolled into the mainstream taking its place in the schedule alongside more traditional events. Fearless skater Sky Brown is the youngest Olympian to ever compete for Team GB at the tender age of just 13. With coverage of street and park events featuring competitors ranging from

the age of 13 to 46, skateboarding has proved a surprise hit for games organisers. But far from being the new kid on the block, skateboarding has a rich and diverse history - from California to Cruden Bay, skateboarding tore on to the global scene in the 1970s. In this photo from Boxing

Day 1977, below left, these children took their new Christmas presents for a spin down at Aberdeen Beach Promenade. Although skateboarding was becoming increasingly popular in the Granite City and across the north-east, there were no official facilities. Instead, streets became skateparks and benches

became makeshift boxes. By February 1978, skateboarding was still soaring in popularity, and in the words of 14-year-old Mark Adam, below left, "skateboard fever had hit Ellon".

With more than 20 fellow youngsters keen to form a skateboard club in town, Mark approached PE teachers at Ellon Academy to help make it happen. Mark hoped to find a hall where skaters could practice safely, but ultimately wanted to see a proper ramp built in the town. Young skaters in Aberdeen were more fortunate - a purpose-built skateboard rink opened at Heathryfold in July 1978. But the £30,000 complex was closed again within weeks over safety concerns. City officials were left red-faced when a team of professional skaters who

travelled up to Aberdeen to put on a display refused to use the skatepark. In this action shot, above right, from 1978, city councillors got down with the kids and teamed up for a performance down at Aberdeen Beach.

Not quite dressed for the occasion, from left, Bailie Richard Gallagher, Margaret Wilson, G Murray Park and Kenneth Watmough, attracted some bemused looks as they skated, and ultimately tumbled, down the beachfront. Fraserburgh youngsters Darrin Masson and Graeme Dunhie try out their skills at the town's skatepark in this photo, above right, ahead of a championship to be held in August 1979.

Skateboarding was so big in the Broch that the club boasted more than 200



members, and the coastal community became known as the skateboard capital of the north-east. Fraserburgh was the first town in the north-east of Scotland to have purpose-built facilities including a skating bowl, thanks mainly to 16-year-old Billy Duncan. Billy and his father, a town surveyor, had seen red-faced when a team of professional skaters who

were determined to have a similar park in their hometown. Billy approached the council and after securing funding, the facility was built and attracted keen skaters from across the region. Talented skateboarders like 14-year-old Spence Nicol, pictured, put Aberdeen on the map in



1979. Aberdeen Grammar School pupil Spence had just been crowned the new Scottish junior and freestyle slalom skateboard champion. The daring teen, performing a two-board tail wheelie in this photo, was practising ahead of the British junior championships at Kelvingrove Skatepark in Glasgow.

Granite City skateboarders were becoming "well-known nationally for their virtuosity on the boards" according to one skating expert in 1979. He added that "they are famed for their stylish free skating and slalom skills" despite not having a proper skatepark of their own. This heartwarming photo, above right, from 1989 shows Cruden Bay kids enjoying a skateboarding ramp which Alex and Edith Noble



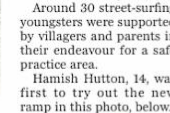
allowed to be built in their garden. The kind couple allowed a 2ft skating ramp to be built alongside their Serald Street property after complaints about skaters elsewhere in the village. Mr Noble even helped the kids build the ramp and said: "We invited them in. We would rather have them here doing something they enjoy than have them hanging about getting into trouble." The ramp proved so popular with skateboarders

that busloads of youths came from as far as Peterhead to put their skills to the test.



This dramatic photo, above, of a skateboarder soaring over the crowd was taken during a competition at the Aberdeen Exhibition and Conference Centre in 1989. Scotland's biggest indoor skating ramp attracted hundreds of enthusiasts to the city from as far away as Brighton and London.

More than 800 competitors had a go on the ramp, but the overall winner was Pete Dosset of Bristol, with Aberdeen's own Steve Park winning the under 16 competition. Cruden Bay skateboard club were celebrating in 1990 after fundraising £1,700 to build a new ramp in the community. Around 30 street-surfing youngsters were supported by villagers and parents in their endeavour for a safe practice area.



Hamish Hutton, 14, was first to try out the new ramp in this photo, below. Union Terrace Gardens has always been a popular place in the city centre for enjoying leisure pursuits. And its various paths, railings and steps attracted Aberdeen's skaters in the 1990s. From back, Chris Clark, Ben Terry, Alister Morrison and Hugh Kirton were pictured above in the park in 1992. These days, city skaters can enjoy purpose-built skating facilities at Transition Extreme near the beach. Comment, Page 26



These days, city skaters can enjoy purpose-built skating facilities at Transition Extreme near the beach. Comment, Page 26



GOLD MEDAL: Para-cyclist Neil Fachie, right, with partner Matt Rotherham, has lent his support to the proposed new bike and skate park for Ellon.

Top Paralympian Neil backs wheel park plan

CALUM PETRIE

One of the world's "greatest ever" Paralympians, Neil Fachie, has thrown his support behind plans for a bike and skateboard park in Ellon.

Cyclist Fachie, fresh from breaking a world record at the Paralympics in Tokyo, has lent his support to the proposed Ellon Wheel Park.

Plans are under way for a 650-yard-long, all-in-one park for skateboarders, mountain bikers, cyclists and BMX fans in the town.

Aberdonian Fachie smashed the world record to win Paralympic gold on Saturday.

The 37-year-old finished in a time of 58.038 in the B 1,000m time trial as he claimed his second Paralympic gold, following his London 2012 success.

Chairman of

sportsScotland, Mel Young, said: "The world legend is often overused in the world of sport. But that is exactly what Neil Fachie is."

"He is one of the world's greatest ever para-cyclists and it was a joy to see him on that podium once again."

Fachie's support of Ellon is in a video backing the plans, calling it a "win-win for everyone concerned".

The local community has rallied round the project, with councillors, schools, police and community groups giving their backing to the plans, which also received a 99% approval rating in a survey.

The backing of 14-times world champion Fachie has given the Ellon Wheel Park committee another boost.

"There's no doubt the roads around the north-east are beautiful - they're incredible," said Fachie.

"But, getting out there on your bike isn't for everyone, whether that be safety, your ability, or accessibility concerns."

"That's why I'm backing Ythan Cycling Club in their bid to create a wheel park, which is going to have cycling, traffic free, for anyone in the community to come along and have a try."

"I'm all about cycling being for everyone and this kind of facility is the sort of thing that makes a difference."

"Particularly to youngsters, to those who aren't capable of getting out on the road, whether it be through different disabilities, whatever the background might be."

"This is a huge opportunity to really develop cycling in the north-east - something I'm very passionate about."

"This sounds like a win-win for everyone concerned."

Fachie's support for the wheel park could start a trend, it is hoped.

Ellon Wheel Park committee chairman Colin Allanach said the committee was "absolutely delighted" with Fachie's support.

He said it was good that Fachie recognised the importance of developing facilities to promote cycling as a recreation and a sport. He added: "Hopefully, this means more Olympians from the area in the future!"

Over the summer, the committee successfully raised the £12,000 needed for a feasibility study, which is ongoing. The results are due within the next month.

The next step will see the group come up with

detailed designs for the wheel park. Once these are in place, they will seek planning permission.

The group submitted an expression of interest to sportsScotland, after the body launched an £5 million fund for cycling facilities. The fund coincides with Glasgow's hosting of the Cycling World Championships in 2023.

During the 1980s BMX craze, Ellon residents signed a petition in their droves for a dirt track for the town.

The then Gordon District Council rejected the plans. However, funds for that campaign have been redirected to the current project.

The group hopes to open the Ellon Wheel Park in 2023, to tie in with that year's world championships.

5 Strategic Links

The following section outlines how the project links to local, regional and national policies and strategies.

5.1 Scottish Government’s National Performance Framework

The Scottish Government targeted its focus on how Government and public services could help in creating a more successful country, providing opportunities for all of Scotland to flourish, through increasing sustainable economic growth. The National Performance Framework outlines the following overarching aims and values:

The framework is for all of Scotland and aims to:

- create a more successful country
- give opportunities to all people living in Scotland
- increase the wellbeing of people living in Scotland
- create sustainable and inclusive growth
- reduce inequalities and give equal importance to economic, environmental and social progress

The values guide all stakeholder approach, to:

- treat all our people with kindness, dignity and compassion
- respect the rule of law
- act in an open and transparent way

The National Performance Framework outlines 11 outcomes for the people of Scotland, with the following directly relevant to the provision of a new wheeled sports facility in Ellon:

People live in communities that are inclusive, empowered, resilient, and safe.

By increasing the facilities available, Ellon Wheel Park Group will be supporting the provision of activities and sports, ensuring a more inclusive portfolio of possible outdoor leisure activities within Ellon and the surrounding area.

People value, enjoy, protect, and enhance their environment.

Ellon and the surrounding area benefits from its close proximity to woodlands, and well-kept and respected outdoor spaces within the North East. Engaging in physical activity within this setting is a common pastime for residents and visitors, and as such the proposed facility seeks to minimize impact to the area. The current site is underused and the plans for the provision of three collaborative wheeled sports tracks will develop a leisure site that enhances and respects the local environment.

People are healthy and active.

By its very nature, the proposed facilities for Ellon promotes active lifestyles, in particular for those who may experience greater barriers to participation. In developing active lifestyles, and increasing the levels of physical activity, participants have a direct positive impact on their physical and mental health. The provision of new facilities in Ellon will help meet this outcome.

By encouraging both improved physical health and increased opportunities to develop social skills and interact with peers, the facilities proposed will improve the quality of life for its users. By increasing and improving the range of skate boarding and cycling facilities, Ellon Wheel Park Group, in partnership with Ythan Cycle Club will continue to expand and develop opportunities for more people to become more active and healthier.

Restrictions due to Covid-19 may continue for some time, or maybe imposed again in the future. A facility such as the pump track and skatepark would provide a much-needed opportunity for residents of all ages to use during allowed daily activity. Once restrictions are relaxed, some people will remain cautious about some types of activity and a wheeled sports park would be a safe way of taking exercise and having social interaction while practising distancing.

5.2 Scottish Government’s Legacy Plan 2014-2024

This plan sets out the key legacy aims and ambitions and highlights a wide range of initiatives, which will be taken forward with key partners over the next 10 years. The plan focuses on an Active Scotland, Connected Scotland, Flourishing Scotland, and a Sustainable Scotland.

Improving the nation’s health is the overarching theme of the plan and the Active Scotland component of the plan includes two key initiatives. Both are aimed at

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increasing the availability and accessibility of physical activity and sport to individuals and communities that will in turn contribute to improving the health and fitness of people in Scotland.

These initiatives are the Active Nation and the development of Community Sport Hubs. Active Nation aimed to create a popular and high-profile movement to motivate people of all ages across Scotland to become more active. Community Sports Hubs focused on the bringing together of communities of interest to share best practice and shared values across a range of sports.

The development of wheeled sports provision in Ellon aligns with this strategy, creating a potential wheeled sports hub for young people to socialise, participate in exercise and be diverted from any temptation of antisocial behaviour or activities detrimental to their health or development within the community.

5.3 Active Scotland Outcomes

The Active Scotland Outcomes Framework describes Scotland's ambitions for sport and physical activity. Active Scotland Outcomes contribute to the delivery of National Outcomes and ultimately to the Scottish Government's overarching purpose of creating a more successful country, with opportunities for all to flourish. The framework has been developed collectively with partners through the National Strategic Group for Sport and Physical Activity (NSG), chaired by the Cabinet Secretary for Health, Wellbeing and Sport. Conclusively, the following outcomes are proposed – and evidently supported by the proposal to develop a new wheeled sports facility in Jedburgh.

- We encourage and enable the inactive to be more active.
- We encourage and enable the active to stay active throughout life.
- We develop physical confidence and competence from the earliest age.
- We improve our active infrastructure – people and places.
- We support wellbeing and resilience in communities through physical activity and sport.
- We improve opportunities to participate, progress and achieve in sport.

5.4 Scottish Government's Infrastructure Investment Plan: Updated Programme Pipeline

This policy document highlights regeneration activity focusing on ensuring that people live in socially, physically and economically sustainable communities. Increasing the provision of wheeled sports facilities in the area supports a sustainable and economically beneficial facility, creating new opportunities through coaching, instruction, and increased visitor numbers to the local area.

5.5 Physical Activity Implementation Plan – A More Active Scotland

This new 10-year plan adapts key elements of the Toronto Charter for Physical Activity (which makes the case for increased action in tackling physical inactivity) to Scotland, and links it directly to the Scottish Government's legacy ambitions for the Commonwealth Games. Underpinning delivery of the overall commitments of the plan will be a series of detailed action plans which will define how the plan's commitments will be met.

In addition, the Scottish Government and its partners continue to spread the word about the importance of physical activity, informing people about how and where to get involved through the following websites:

- www.takelifeon.co.uk – this gives ideas for a more active lifestyle
- www.activescotland.org.uk – this gives information on sports and activities available locally – just enter a postcode or an activity
- www.healthyworkinglives.com – this helps employers promote physical activity in the workplace

By providing new wheeled sports facilities in Ellon the Group will contribute towards achieving the outcomes of the National Physical Activity Implementation Plan.

5.6 Let's Make Scotland More Active

The National Strategy for Physical Activity (2003–2022), aims to change Scotland's reputation for inactivity. This Strategy sets out the vision that: "People in Scotland

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will enjoy the benefits of having a physically active life. "This needs changes in both policy and culture. However, as the World Health Organisation (WHO) has noted:

"There is insufficient action and limited policy orientation for encouraging the adoption and maintenance of physically active lifestyles within supportive political, social and physical environments... political leaders and decision-makers need to be convinced of the importance of physical activity for health."

5.7 Scottish Government Creating Places

This policy statement on Architecture & Place for Scotland promotes good design, the principles of context, identity and character and six qualities of successful places namely: distinctive, safe/pleasant, easy to move around, welcoming, adaptable and resource efficient. These will all be incorporated into the design of the new facilities, and the considerations as to how they link with existing cycle tracks, transport links etc.

5.8 Sport for Life- A Vision for Sport in Scotland

This is **sportscotland's** Corporate Plan. They recommend an active Scotland where everyone benefits from sport. In an active Scotland, ways are sought to be physically active every day. This includes the following key areas:

- Keeping moving at home and at work. Taking an active approach to getting around. Choosing to be active in our leisure time.
- More of us will take part in sport because we see it being relevant to our lives.
- Being involved in ways that suit us.
- Meeting fewer barriers.
- Feeling more included.
- We will all experience more of the benefits of sport.
- For some of us, by taking part. For others, through our communities.

The Ellon Wheel Park Group's plans strongly resonate with the above vision.

5.9 Start Active, Stay Active

This UK-wide report, published jointly by the four home countries Chief Medical Officers, includes guidelines on the volume, duration, and frequency of physical activity required at different points in life. With relevance to sports facilities, the report highlights the need for a lifelong approach to fitness and exercise documenting recommendations for each age range. In relation to adults in sport, the report recommends the following:

"Adults should aim to be active daily. Over a week, activity should add up to at least 150 minutes (2.5 hours) of moderate intensity activity in bouts of 10 minutes or more – one way to approach this is to do 30 minutes physical activities on at least 5 days a week."

By providing new facilities, shaped by community consultation, participants will be more likely to increase their frequency of use, thereby bringing their levels of activity in line with the recommendation of the Start Active, Stay Active report.

5.10 Take Life On

This Scottish Government Health and Wellbeing campaign promotes healthy, active lifestyles through various online, media and event marketing. The focus is on encouraging people to find activities near them, understand the health implications of inactivity and obesity, and to ultimately reduce the resultant strain on the NHS in Scotland. With targeted marketing and promotion of facilities in Ellon, the Group and partnership club(s) can increase the interest and excitement around the project to attract more people into sports and exercise, with a particular focus on young people, and those who perhaps are financially disadvantaged, therefore unable to access paid activities and facilities.

5.11 Reaching Higher: Building on the Success of Sport 21

This is the key Scottish Government strategy for sport and exercise. Reaching Higher sets out the long-term aims for sport including the vision that everyone should have access to affordable, high quality community sport facilities and advice and guidance. Reaching Higher focuses on two main aspects of sport and fitness –

increasing the quality of sporting facilities, coaching and provisions, and increasing the number of Scottish people taking part in sports and exercise.

5.12 Preventing Overweight and Obesity in Scotland: A Route Map Towards Healthy Weight

This joint policy directive set forth by the Scottish Government and CoSLA aimed at helping central and local government decision-makers to deliver long-term solutions to obesity and overweight. With lack of exercise cited as a prominent reason for obesity in Scotland, any expansion in sports facility provision will help meet this directive.

6 Links to Sports Strategies & Governing Bodies

6.1 The Scottish Mountain Biking Strategy

Recently the **Scottish Mountain Biking Strategy for 2019-2025** has been created in draft and demonstrates significant alignment to this project.

In particular, the Strategy aims to deliver against three key objectives: to increase participation in mountain biking, to achieve sporting success, and to increase tourism and economic growth.

The strategy also indicates the drive to increase the capacity within Scotland for Mountain Biking and Wheeled Sports, noting the prevalence of Scotland as a key destination internationally.

Mountain Biking and Economic Benefit

The draft Strategy outlines a variety of benefits, and in particular, the potential economic benefit delivered from growth in the mountain biking sector. It notes that in addition to inward investment and tourism, the development of wheeled sports provides an opportunity for local and national businesses to further develop products and services.

Mountain Biking and Health

The strategy notes benefit to health through participation, highlighting that “Mountain biking can also do much for the nation’s physical and mental health, particularly by broadening participation and thus reducing some of Scotland’s health inequalities. The Scottish Government’s physical activity strategy, ‘A More Active Scotland: Scotland’s Physical Activity Delivery Plan’, highlights the work of Developing Mountain Biking in Scotland in helping to create the infrastructure that provides everyone in Scotland with more opportunities to be active.”

Furthermore, it notes that the development of wheeled sports facilities in and closer to urban areas generates a key opportunity to support and develop areas of high deprivation in Scotland (as identified by SIMD 2017 statistics). It is noted that an effort to align trails and facilities with the availability of bikes and appropriate helmets etc could generate a step change for those who currently have barriers to participation in the sport.

6.2 Scottish Cycling – BMX

In considering the development and strategy for BMX, Craig McCulloch of Scottish Cycling commented on the 6th August 2021 saying;

“Currently there is no coaching pathway for BMX freestyle although there is for BMX racing. However, the good news is that we are developing one!

We are in early stages and will be launching a nationwide consultation survey next week off the back of the Olympics, in which we seek the views, thoughts and ideas of all those riders, skateparks, shops and industry people.

We have formulated some ideas but we want to work with the community to design it. That is quite important for us.

Time wise – we aim to have a pilot of the first course up and running next year and then go from there. If you want to be kept up to-date I will keep your details as I will keeping a list of interested parties and periodically updating them.”

6.3 Skateboard Scotland

Skateboard Scotland is the official governing body for skateboarding in Scotland.

They are a membership-based organisation which has been working since 2003 to improve and develop the skateboarding scene across Scotland. Their aim is to support the development of world-class facilities, help community groups get local skateparks built, organise competitions and events, and attract international interest

Ellon Wheel Park Group should engage with Skateboard Scotland throughout this project ensuring they are part of any facilities and competition strategies moving forward.

7 Site Considerations

Gordon Park in Ellon has been indicated as the preferred site. Gordon Park is centrally located in Ellon with easy access to shops, cafes and other facilities in Ellon. The lower section of the park is currently utilised as an open field.

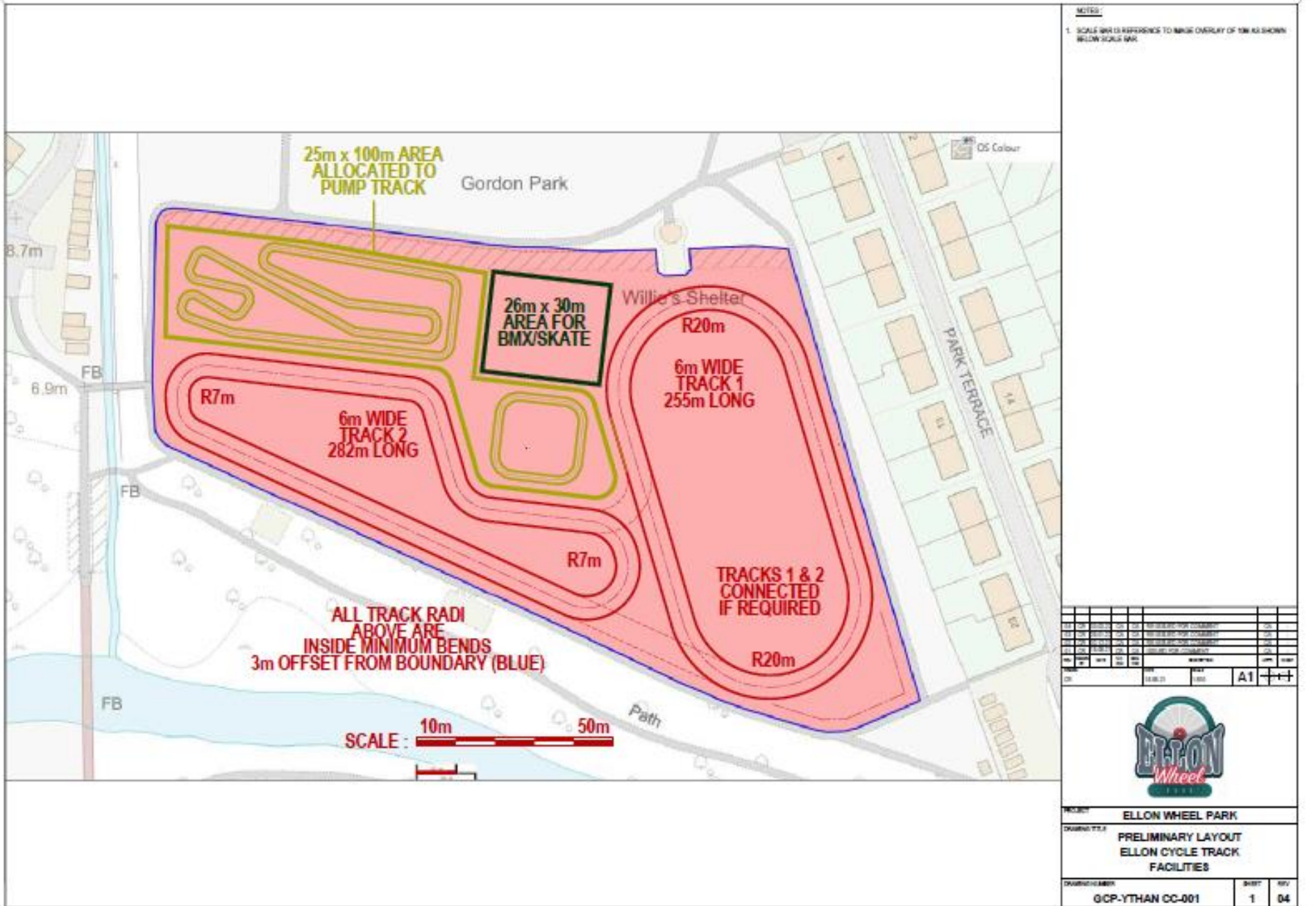
The proposed area also has good active travel connections as the Riverside active travel shared path runs along the bottom half of the park and this path joins directly onto the Formartine and Buchan cycle path. Ellon is one of Aberdeenshire Councils Integrated Travel Towns and in the Council's ITT plan published in 2018 there is a desire to create an Active Travel and Cycle Hub. Future development of the wheel park could include this hub.

Gordon Park is in close proximity to two of Ellon's Primary Schools and the path network leads directly to the other primary school and to Ellon Academy.

There is scope for future development of the site. Although not included in this feasibility report there may be an opportunity to increase the length of the cycle circuit to include the top section of Gordon Park which would increase the length of the track to approx. 1.2Km and open up the track to larger events.

The following maps show the location of this site, and how this facility may fit within the proposed space:





Site Assessment

7.1 Site Overview

The following images show the current site situation, including the current play provision, trees and paths.





Appendix 4

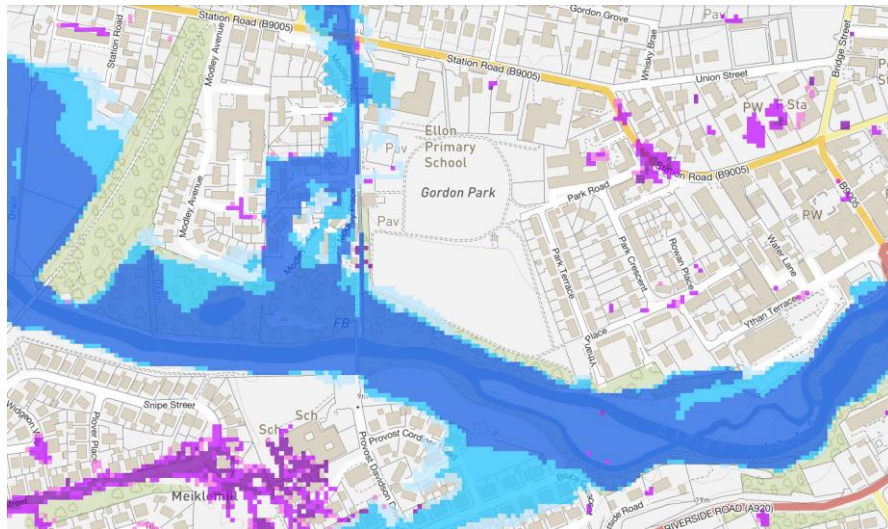
7.2 Car Parking

In line with the objectives of this project, there should be minimal increase in car parking demand in the area as the Group seek to encourage active travel in line with the Ellon Integrated Travel Town project.

It is noted that there are existing events held at Gordon Park (Gala Days, Cricket Matches, and Fireworks Displays), and no known parking issues have been identified as a result of these.

7.3 Flood Risk

In reviewing the SEPA Flood Risk Map, there is no river flood risk noted on the area currently proposed for the facility. This map is shown below marking risk from river flooding in blue, and surface water flooding in purple.



8 Design Considerations

8.1 Skateboard Scotland Guidance

Skateboard Scotland highlight three key factors when considering a local skate park, namely:

1. Funding
2. Community Support
3. Location

As the governing body for Skateboarding in Scotland, they outline the following considerations:

Is there a demand?	<ul style="list-style-type: none"> Are there any specifically skate/BMX/rollerblade facilities existing in the area? What other facilities for young people have the council provided in the area in the last 5 years? Do you have a Primary and secondary school in the local area? Are there skaters/bmxers/rollerblades in your area? Bring together a core user group comprising of as broad a spectrum of age and gender as possible.
Community Support	<ul style="list-style-type: none"> Engage with existing local community groups Is there is a local youth or sports development officer that can get involved? Having a professional onboard in a paid capacity has been the springboard to successful projects in the past Hold events in community areas to publicise your campaign. Skate jams in playgrounds or petition signing tables on the high street for example Build up messaging through online presence and local media outlets to gather support Gather an action group comprising of the user group and other key figures who support the proposal i.e.: parents, community leaders and local councillors

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	<ul style="list-style-type: none"> • Try to involve as wide a cross section of the community and age groups as possible
Engaging the Local Council	<ul style="list-style-type: none"> • Approach your local council through your action group with evidence of community support • Engage any local youth or sports development officers (see Community Support section above) • Ask the council about potential skatepark locations and any available funding opportunities • Request any information from local school surveys – a skatepark facility is often near the top of the wish list
Funding	<ul style="list-style-type: none"> • Based on size – how much money are you aiming to raise to build the skatepark? This is dictated by available space and budget potential • How much funding, if any, will be available from the local council? • Most councils will have an “active children” charter so tying in a skatepark proposal with the desire for young people to exercise and keep fit is an important step in the funding process • Other possible funding sources could be: <ul style="list-style-type: none"> • Sport Scotland grants • Big Lottery funding • Landfill offset grants • Local community grants • Private funding
Finding a Suitable Location	<ul style="list-style-type: none"> • Is the land usable? Some land cannot be disturbed due to historical, industrial use, or only used at great cost following decontamination • What are the soil conditions? Soft ground won't take the weight of concrete and bedrock will be expensive to excavate • How deep can you dig and how high can you build up? This is crucial to the park design and cost as it's

	<p>generally cheaper to dig down than build up. Building up can also require specific planning permission</p> <ul style="list-style-type: none"> • What's options do you have for drainage? Is the ground already waterlogged? Is there a water course nearby? Can the drains be routed into existing drains? This requires consultation with Scottish Water and integration has not always been possible in the past • Are there trees on the potential site? Mature trees can rarely be removed, and any existing tree canopies must not be within the proposed skatepark to avoid leaf build up in Autumn • Is the site accessible for excavation vehicles? Large vehicles will need to access the area for construction purposes without significant disruption to the surrounding area • Are there public transport links? This will be essential in the planning process and application to tie in with local council goals for both fitness and environmental impact • Car parking – expect an uplift in demand so is there space? • Will there be good visibility into the park from the surrounding area? The Park shouldn't be hidden from view from nearby pavements or roads. This is a factor in the planning process and essential to getting the police on board with the park proposals • Are there any toilets nearby? Again, an important consideration in the planning process • Are there shops nearby? • Litter management – what are the current rubbish provisions and how will the skatepark impact litter levels? • Police support. Having local community policing support is beneficial to the planning process. Any concerns raised by the police should be addressed prior to the planning hearing
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	<ul style="list-style-type: none"> • Power supplies. Existing nearby power supplies for lights, CCTV and power points will be significantly cheaper than bringing in power over a longer distance
Design & Construction	<ul style="list-style-type: none"> • Use your action group to decide what kind of park features you would like to include in the design • Visit other skateparks across the country to get ideas for your own park • Don't try and cram too much into the space, it will make it harder to skate the park when it's busy • Work with the council to draw up a shortlist of potential contractors • Speak to Skateboard Scotland for support and advice • Contractors with proven skatepark building experience are always preferred and will ideally at least one skater will be on site during the build. Any subcontracted work should be agreed prior to the construction start date • Work with contractors to draw up the plan professionally. Most skatepark contractors will draw up a design based on your requests and available space as part of the tender process
Build Phase, Opening, & Post Opening Management	<ul style="list-style-type: none"> • Ensure that the local user group prevents any use of the skatepark before the official opening date. This can damage the concrete and add extra unnecessary cost to the build • Plan an opening event with the user group and local council, inviting local press to attend • Start with monthly post opening meetings with the user group, residents, council, and police • Reduce frequency of meetings if initial issues are resolve

8.2 sportscotland Guidance

These guidelines have been created by **sportscotland** in response to the growth in extreme sports, which has seen a rejuvenation of skate parks as centres for sports participation.

The guidelines are based on a concrete skate park of around 1,000 square metres, normally associated with large urban areas, which they consider to be minimum appropriate size for a strategic approach to the development of skateboarding and other associated activities as a sport in Scotland. This type of facility will normally be located in main centres of population. Facilities serving rural and small communities will usually be of a different scale and construction and although many of the following guidelines will apply each such proposal would have to be assessed on its own unique merits.

In order to be eligible to compete for sportscotland funding, skate parks should have adhered to the following points:

- Should provide evidence that prospective users have been consulted about the site, design, and operation of the facility.
- Should be designed by a competent and reputable specialist, be constructed from concrete with features allowing skateboarders, BMX riders and in-line skaters of all ages and abilities to be able to participate.
- Should comply fully with British Standard BS EN 14974:2006: Facilities for users of roller sports equipment – Safety requirements and test methods
- Should be floodlit. This will allow a greater usage time.
- Should be complete with litter bins, seats for participants and spectators, secure bike racks and surrounded by a one-meter-high fence with appropriate measures to control access. e.g., gates, animal grids.
- Should be managed by a User Group. The Group would act as a self-policing force and contribute to coaching and fundraising.
- The Group should contain members representing the various disciplines, age groups, parents, youth, and community groups and, possibly, the local police community worker. A representative of the local authority could also be included as that individual can act as a conduit to and from the council.
- Should be within 50 to 100 meters of a sports or community facility, which is staffed during the majority of times the skate park is open. This will

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allow for informal supervision, especially if no members of the User Group are present at the skate park.

- The sports or community facility can also provide toilet facilities, a public phone, first aid facilities and storage for protective gear and simple maintenance equipment (brushes, etc.).
- Should be within 250 meters of both public transport and secure parking and afford easy access for emergency vehicles and personnel.
- Should be subject to a Risk Assessment to identify the risks associated with operating a skateboard park. This assessment should be used to implement appropriate control measures at the design/installation stage and create a management policy for the facility. The risk assessment should be documented, signed, and dated and reviewed annually, unless changes take place – at which point a review should be carried out. The assessment should at least cover such aspects as access/egress, falls/collisions, noise, violence/aggression, vandalism, and maintenance.
- Should be inspected by an independent body or qualified inspector upon completion and at least once a year thereafter. The inspections should follow the recommendations of RoSPA. The latter body can also carry out these inspections. Daily, weekly, and yearly inspections/maintenance should also be carried out as indicted earlier in this paper.
- Should have Public Liability cover of at least £2,000,000. RoSPA recommends a minimum of £5,000,000 and **sportscotland** should follow this latter recommendation.
- Should have appropriate signage. The signage should cover such topics as location of nearest telephone and toilets, the maximum number of users, any restrictions (lower age limits, permitted activities, etc.), protective gear must be worn, no dogs, no alcohol, etc. The sign should also note that ‘all users do so at their own risk’.
- CCTV may also be installed but this sensitive matter should be fully discussed with representatives of the User Group.
- As there is currently no governing body for skateboarding, the operators of the facility will commit to becoming members of the recognised governing body when that body comes into being.
- The skate park operator will also be required to set up a structured skills development programme with particular emphasis on beginners.
- The operator should also be required to set up programmes aimed at increasing the number of females and ethnic minorities participating in the sport.

For facilities in smaller centres of population such as Jedburgh, the following should be adhered to:

- The area for the park should be a minimum of 36m x 18m. This would allow conversion of the area to a multi court at some future point.
- The area should be surrounded by a one-metre-high fence with appropriate measures to control access. e.g., gates, animal grids and we recommend that ducting is provided to allow the necessary cabling should the installation of floodlighting be a future requirement.
- Whilst concrete is still the preferred construction material other materials may be considered for park in smaller centres of population.
- All other requirements that apply to large parks will also apply to smaller.

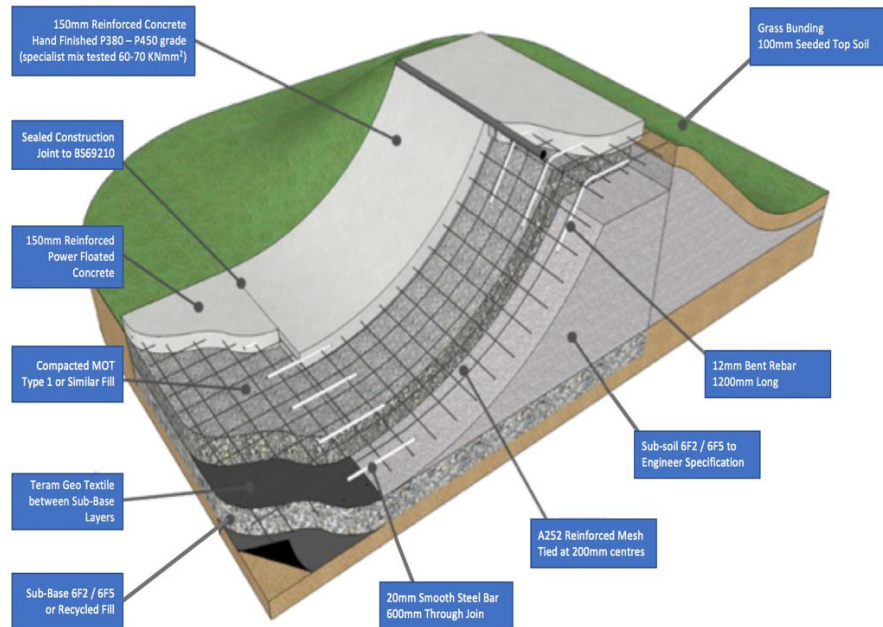
8.3 Drainage

It is imperative that drainage is considered in the overall design, the undulating nature of dips and berms and bowled shapes can lead to ponding if not considered in detail. The riding surface should be cambered allowing water to shed as quickly as possible.

8.4 Skate Park Constructions

A general definition for a wheeled sports facility is a purpose-built recreation environment made for skateboarding, BMX, scooters, wheelchairs, inline skating, and other wheeled sports. The main construction methods throughout the years have been wood, metal, or concrete materials. This has caused accidents through wood rotting and metal rusting. As a result, the new focus on building new facilities is that they should be built with concrete.

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Maintenance

The potential maintenance costs of a sprayed concrete skate park are minimal. No replacement parts, fixtures or tools are necessary, except for an Allen Key for clearing the drainage. Considerations should be made for litter and graffiti. One of the most successful ways of combating graffiti is to provide spaces where professional graffiti artists can decorate. It is less likely for users to make unsightly tags when there is attractive art on their park. Additional ongoing maintenance may include minor repairs to the concrete surface made by the impact of stunt-pops from BMX bikes.

Sustainability

Sustainable construction is considered to be a very economical construction method. An enduring wheeled sports park that does not need to be re-built every few years conserves community resources and effort. This requires the use of reinforced concrete. The sprayed concrete method is more energy and materially efficient than any pre-cast method. With pre-cast, every piece has to be cast in a

mould, then transported to the site and set on a separate in-ground concrete foundation.

Using the sprayed concrete method allows the contractor to use locally sourced materials, reducing environmental impact and reducing the amount of transportation needed, whilst contributing to the local economy. This method uses efficient engineering and precise form work to ensure an optimum build with minimal waste.

Value for Money

Sprayed concrete construction is the method used on the most renowned wheeled sports parks worldwide. It allows designers the freedom to create progressive and continually engaging designs which users gain ownership of through in-depth consultation. Many parks are guaranteed for 30 years; however, the structural integrity of sprayed concrete parks has proven to last indefinitely and is virtually maintenance free. Wheeled sports parks create a social space that provides long term health and social benefits, leading to reductions in anti-social behaviour and benefits for the local economy by way of attracting visitors to the area.

8.5 Pump Track & Cycle Loop Construction

Overtip construction uses imported materials to create an elevated trail surface or an appropriate trail undulation or feature as required. The surface should be finished with a minimum of a 2% cross fall to shed water to the low side of the trail. Drainage should be carefully considered when using over tip construction to avoid ponding on and adjacent to the track. The side batters of the trail should be covered with local vegetation or soil and seeded or left to naturalise.

Materials

The track should be specified to a very high standard to create a state-of-the art facility. Consideration of a full asphalt surface may eliminate the erosion processes, ensuring the trails require minimum maintenance.

The asphalt should be laid at 80mm compacted depth in a single layer. This has less risk of delamination and improves workability and heat retention, which in turn increases the compaction period. This helps to lower the voids and reduces

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permeability. It is through this specification it is possible to surface the steep slopes involved.

Machinery

Given the access issues and nature of the site, all excavators on the site should be a maximum of 5 tonnes to enable a narrow corridor to be maintained during the construction process whilst respecting the site. In less accessible parts of the site appropriate smaller machines may be required.

In most cases, the construction areas do not exceed 5m outside the track's footprint. It is expected that transporting materials along the existing Park's tarmac footpath will be done using a tracked dumper (2.5 tonne). These have a lower ground impact and are more stable than wheeled machines. They also are much more capable at navigating uneven terrain and have less impact on the trail shape, reducing the work required to shape the trail afterwards. As a result, less stone is required to form a suitable surface to transport material along the trail corridor.

Machinery will access the site at points agreed by the client project manager, preferably along the line of the proposed trail corridor. A machinery access plan may be supplied on request, giving indication of compounds; lines of travel and material drop off points.

Landscaping

Due to the nature of the development and the materials used, the trail is to blend in with the natural environment and not impact negatively on the character of the landscape. Extensive consideration needs to be given to the construction of the proposed development to ensure it integrates well with its surroundings and does not harm or detract from the character and appearance of the area. All verges and ditches are to be re-vegetated during the track construction process to ensure visual impact is minimal, immediately after construction. Vegetation that is extracted from the line of the track can be used to re-vegetate the verges of the track to ensure that impact of the trail in the landscape is minimised from the outset.

Trail Marking

The trail will require to be marked with paint and flags/stakes at the beginning of the construction process. The trail marking method will be in the form of coloured surveyor's flags and biodegradable line marker paint.

Timescales and Scheduling

It is envisaged that the construction timetable for this work would be approximately 8-10 weeks based on a team of 4-10. This said, the construction period is difficult to quantify as the following issues may affect the programme:

- Weather conditions may halt some of the works in the winter months;
- The availability of required sub-contractors;
- The size of team available;
- Other site operations, which may inhibit the works;
- Discovery and reaction to of unforeseen ground conditions;

8.6 Floodlighting

As part of the design, the Group should consider the inclusion of floodlighting. Although floodlighting provides a substantial capital cost, it's presence will allow for increased usage of the facility throughout the year. Consideration should be made to the management of energy costs associated with floodlighting.

A popular option for outdoor leisure facilities is to install a pre-paid meter (right) with cards available for sale at a local convenient location. This ensures that all energy costs are met by the users through a pre-payment system. The. The group can then control how late the lights operate. By incorporating pre-paid card options, there is a significantly reduced risk of vandalism in comparison with coin operated systems.



By installing high quality floodlights (and investing a higher initial capital cost), the overall running costs can be reduced. In this instance, the group might decide that

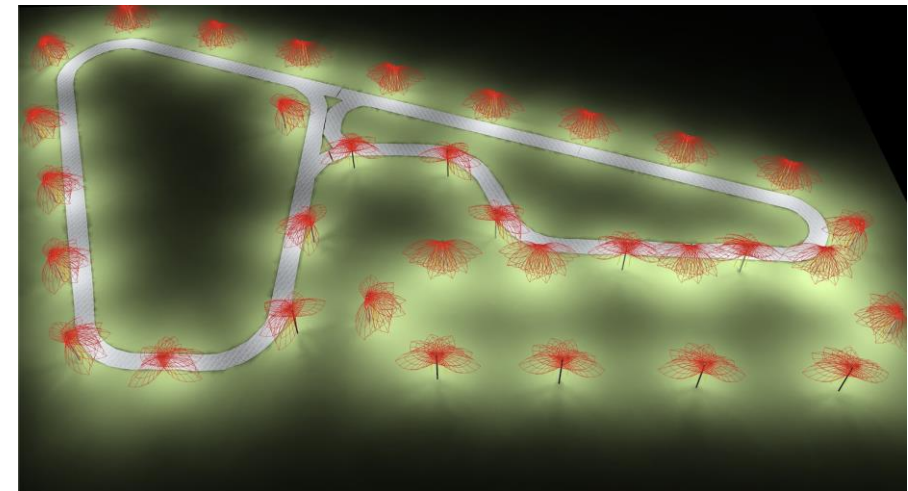
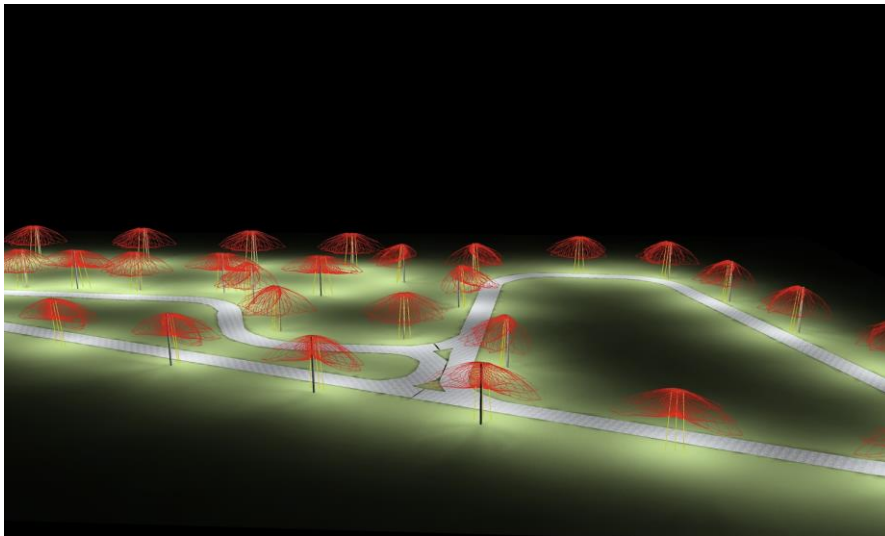
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the costs of electricity to operate the lights would be safely within their annual budget.

Where it may be more feasible to phase floodlighting as a secondary aspect of the project, it should be considered that the installation of suitable tracking and ducting throughout the site may be easier at the initial construction stage, futureproofing the site for the addition of lighting and other amenities at a later date.

A possible option for the installation of floodlighting would be the possibility to use solar powered lighting systems, and energy efficient bulbs. There may also be the potential to use, adapt, or add to the existing public lighting in the park in consultation with the Council.

The following indicative images show how floodlighting might be incorporated into the park design in a manner that supports the users, whilst limiting the impact of local neighbours and the surrounding environment. A full specification for lighting will be required at the appropriate time.



9 Cycle Hub Consideration

Ellon Wheel Park Group & Ythan Cycle Club acknowledge the work **sportscotland** and Scottish Cycling have undertaken modelling and analysing cycling provision in Scotland. This considered what facilities are available and how much of the population is likely to be able to access them. This research supported the Group in identifying gaps in local provision.

Through community consultation and engagement, we have identified a gap in provision for beginner to club level provision across the three key elements of this project: closed loop cycling, BMX, and Skateboarding. This new facility in Ellon would become the centre of a Cycling Hub in the wider area linking to existing bike trails and providing a stepping stone to higher level competition and facility use throughout Scotland. The creation of the new Wheel Park would meet the aims of:

- Creating a new site that provides learn to ride areas, skills area and a new pump track;
- By creating a Cycling Hub, we will enable coaching and skills development and wider cycling promotion

In addition to proposed tracks, we are planning on promoting links to other cycle-related facilities/activities within and round Ellon and the wider Shire. We consider the following would contribute to the development of the facility in Ellon as a Regional hub for cycling and wheeled sports.

- Enhanced signage – signposting both the park and local active travel routes, cycle paths etc.
- Small shed at the track for brushes and basic supplies
- The potential to include public use bike tool stations
- The development of a website that would include
 - Information and scheduling for the facility
 - Local route maps and information
 - Bike friendly accommodation
 - Other tourism information (Car Parking/Toilets/Travel Information)
- Kids bikes supplied to the new Nursery/School.
- Benches and ancillary facilities on and close to the site.



In addition to reflecting community needs, our project has been guided by the following principles;

- **Inclusive** - Our project engages with people who may experience barriers to participation to support their inclusion in cycling and other activity.
- **Accountable** - Our projects will be well planned, financially viable and have clear and achievable outcomes as outlined in this Feasibility Study.
- **Responsive** - Our projects will be able to adapt to the ongoing needs of their users and local community.

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- **Person-centred** - Our projects have a sustainable, community-led approach that gets groups working together to develop a welcoming, safe and fun environment for sport.
- **Collaborative** - Our project has brought together clubs, the community and key local partners who want to develop and grow cycling and the wider sporting offering in the community.
- **World-class** - Our project aspires to the highest possible standards, while seeking to continuously improve.

Our project will be:

- traffic-free ✓
- multi-discipline for club hub and event projects ✓
- inclusive and accessible ✓
- a strategic fit that connects to other local and national cycling infrastructure and initiatives ✓

Our Cycle Hub project will;

- provide inclusive opportunities for people who are under-represented in cycling. ✓
- provide opportunities for people within communities to cycle and help aspiring participants and athletes develop and learn. ✓
- provide opportunities for people to participate in more than one discipline in one place. ✓
- be located at or close to and link into other existing path/cycle networks or a community hub. ✓
- include a learn to ride area that will allow people to develop cycling skills and confidence. ✓
- include entry level routes that enable cyclists to develop their skills. ✓
- work with a Scottish Cycling affiliated club or involve developing a new club. ✓
- provide planned activities for a range of levels designed to recruit and retain users. ✓
- be designed to use sustainable energy systems and constructed using sustainable materials where possible. ✓
- offer leadership opportunities to young people in a range of roles including decision makers, deliverers/coaches, event/competition organisers and technical officials. ✓
- recruit, retain and develop volunteers to maintain sustainable projects. ✓

Ellon has two well established clubs who will benefit from the Wheel Park. Ythan Cycle Club, formed in 1987, is a Scottish Cycling affiliated club and already have a large youth section (Ythan QL) with 60 youths regularly taking part in cycle training activities. The wheel park will allow the club to expand on that number and be able to provide expand training like road race training on the cycle circuit and mountain bike training on the pump track. The Trythan (triathlon club) also have a burgeoning junior squad (Tristars). The cycle circuit will be designed to tie in with the Riverside path for Triathletes to practice brick sessions combining running, cycling and transitions.

There are women only Breeze coordinators in the area. The aim of Breeze rides is to get more women into cycling. A safe, traffic free circuit will help the Breeze coordinator provide sessions for girls and women to develop confidence before venturing out on the open road.

The local clubs have an already established events calendar including beginner rides and 'introduction to cycling' for groups such as Refugees and adults who want to start cycling.

The clubs have worked closely with other cycling groups such as Cycling UK, Nestrans, Sustrans etc as well as private cycling enterprises for events such as "Learn about e-bikes" day.

It is envisaged that the cycle circuit will enhance the ability to hold these types of events.

The Grampian area has a number of cycle clubs which have youth members. By providing a facility such as this, the riders from other clubs can attend regional training camps and events in Ellon using regional level coaches for each stage of youth cycling development.

The unique design of this facility provides a range of wheeled sport options in one area. These options for youths to try different aspects of cycling will hopefully keep them interested and develop a love for the sport no matter what discipline they want to try.

10 Comparable Examples & Indicative Designs

The increase in popularity of wheeled sports has given rise the development of a number of successful new facilities across Scotland. The following examples and indicative designs demonstrate possible options, and best practice, highlighting funded projects delivered by third sector groups, clubs or partnerships.



Ellon Wheel Park – Feasibility Study March 2022



Lochgelly Cycle Track

Built 2018

£2.4 million

Operated by Fife Council /

Active Fife

Hawick Pump Track

Built 2019 By Velosolutions

£400,000

Operated by Hawick
Community Pump Track Group





Inverness Pump Track
Built 2016 By Velosolutions
£400,000
Operated by Highland
Skatepark Association





KELSO
SKATEPARK
PROJECT

Kelso Skate Park
Built 2016 By Concreate
£210,000
Operated by Kelso Skate Park
Project

Appendix 4
**Skate Park Design
Concept**



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11 Indicative Capital Costs

The following tables outline the indicated costs for delivering this project. Whilst these are based on previous work, comparable examples, and industry standard rates, a full tendering exercises will further detail the accurate costs at the appropriate time:

Full Project Costs

Concrete Skate Park (approx. 600m ² @ £350/sqm)	£210,000
Pump Track (approx. 2,500m ² @ £60/sqm)	£150,000
Cycle Race Loop (approx. 2400m ² @ £60/sqm)	£144,000
Cycle Race Loop Timber Edging (1,200 linear m @ £25)	£30,000
Drainage Works	£2,500
Trenching & Ducting	£10,000
Signage and Park Furniture	£5,000
Landscaping	£5,000
	£556,500
Professional Fees and Project Management (10%)	£55,650
Contingency (5%)	£27,825
Net Total	£639,975
VAT (20%)	£127,995
Total Project Cost	£767,970

Note, these costs are indicative based upon other projects. The true costs will become available once full tenders are received. These costs include for groundwork such as drainage from the tracks etc.

12 Sources of Funding

The following table outlines the plan for capital funding identified as appropriate to deliver the project above:

SportScotland Cycle Facilities Fund 65%	£499,181
Vattenfall Windfarm and Fundraising	£25,000
Aberdeenshire Council Place Based Investment Fund (Balance)	£243,790

In the event of any gaps in funding, the following additional options have been identified:

The Scottish Landfill Communities Fund (SLCF)*	
• FCC Communities Fund	£40,000
• Suez Trust	£50,000
• EB Scotland	£30,000
• Viridor Credits	£25,000

*Third Party Contribution required for all SLCF bodies, as outlined in the report below.

12.1 Cycle Facilities Fund

sportscotland and Scottish Cycling have developed and launched the Cycling Facilities Fund. This funding stream aims to support cycling facility projects across Scotland through an £8M fund, made possible through a new £4 million commitment from Scottish Government and £4 million from sportscotland through National Lottery funds.

The fund looks to achieve three clear objectives:

- 1) To inspire the nation to cycle
- 2) To grow and develop club and community cycling
- 3) To grow and develop local and regional event opportunities

For Club Hub & Event projects within this fund, funding of up to 65% of the project cost can be sought (up to a maximum of £500,000).

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Initial online discussions have been held with Scottish Cycling and sportscotland. Both have indicated that the project strongly resonates with the eligibility of a cycling hub project. They have recommended that an application be prepared for submission to this fund by April 2022.

The proposed facility in Ellon meets all the requirements of the funders criteria.

This project fully meets the criteria required for funding from the Sportscotland/ Scottish Cycling facilities fund. The Group have been in dialogue with Sportscotland and Scottish Cycling throughout the process and are confident that funding will be made available.

Sportscotland criteria - We will prioritise projects which:	Does Ellon wheel Park meet this criteria?
<ul style="list-style-type: none"> provide inclusive opportunities for people who are under-represented in cycling. 	<p><i>Yes- We have support from groups such as Breeze and Belles on wheels which are women’s groups who would use the cycle circuit for their confidence building session.</i></p> <p><i>The park will also allow the cycle club to continue working with groups such as the Syrian refugees in teaching their children to cycle and integrate with the local community.</i></p> <p><i>The facility will also allow us to run events such as try an Ebike days. Ebikes allow people who might not feel fit enough to cycle a ordinary bike to get exercise. Previous Ebike days have proved popular but limited area to use them was a constraint.</i></p>
<ul style="list-style-type: none"> provide opportunities for people within communities to cycle and help aspiring 	<p><i>Yes - The cycle club has coached a few youths through to National level. This has been hampered by lack of facilities but the new facility will help develop the aspiration of helping more youth achieve their full potential.</i></p>

<p>participants and athletes develop and learn.</p>	<p><i>In addition, the traffic free facility can help those to cycle and learn rules and etiquette for using their bikes on shared paths and before they go out on the open road.</i></p>
<ul style="list-style-type: none"> provide opportunities for people to participate in more than one discipline in one place. 	<p><i>Yes - the wheel park will allow road based cycling on the circuit zone, Mountain biking on the pump track zone and BMX on skate/ BMX zone. Many of the other projects that have requested funding only cover one of these disciplines.</i></p>
<ul style="list-style-type: none"> are located at or close to and link into other existing path/cycle networks or a community hub. 	<p><i>Yes – The park is ideally placed along the riverside path and linked to F&B way.</i></p>
<ul style="list-style-type: none"> include a learn to ride area that will allow people to develop cycling skills and confidence. 	<p><i>Yes – The cycle circuit has been designed to be able to be used by people who are learning to ride or want to gain confidence on their bike. The circuit can be split in two so that two sessions can be undertaken at the same time. Bikeability sessions can be carried out in a safe traffic free area.</i></p>
<ul style="list-style-type: none"> include entry level routes that enable cyclists to develop their skills. 	<p><i>Yes – In both the cycle circuit and the pump track and Skate/ BMX area “learner” areas are included in the design</i></p>
<ul style="list-style-type: none"> provide a route into cycle sport by offering local and regional race opportunities. 	<p><i>Yes- Both the cycle circuit and the pump track are developed to accommodate youth race opportunities</i></p>
<ul style="list-style-type: none"> work with a Scottish Cycling 	<p><i>Yes – There is a close link with the well established Ythan Cycle club and their youth club</i></p>

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affiliated club or involve developing a new club.	<i>Ythan QL. In addition, the TrYthan triathlon club will use the facility to train their members</i>
<ul style="list-style-type: none"> provide planned activities for a range of levels designed to recruit and retain users. 	<i>Yes – again the structured coaching sessions oat Ythan CC/QL are well established, and this facility will help develop that.</i>
<ul style="list-style-type: none"> connect projects to UCI Cycling World Championships 2023. 	<i>Yes – as a Scottish facility the 2023 world championships will offer an opportunity to promote the park.</i>
<ul style="list-style-type: none"> are designed to use sustainable energy systems and constructed using sustainable materials where possible. 	<i>Yes – this has been requested in the design and barriers etc are to be made of natural materials and biodiverse plants where possible</i>
<ul style="list-style-type: none"> offer leadership opportunities to young people in a range of roles including decision makers, deliverers/coaches, event/competition organisers and technical officials. 	<i>Yes – Some of the youths coning up through the coaching system are also now helping out and volunteering as part of their Duke of Edinburgh awards system.</i>

<ul style="list-style-type: none"> recruit, retain and develop volunteers to maintain sustainable projects 	<p><i>Yes -The Wheel park group has already expanded and will be recruiting and have an organisation fit for the ongoing operation of the park.</i></p> <p><i>The park is also setting out a memorandum of understanding with Ythan Cycle Club and TrYthan triathlon Club to use the facility to develop their coaching and volunteering workforce.</i></p>
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In addition, it is recognised by Scottish Cycling that the North East of Scotland does not have the facilities that other parts of Scotland already have and the funding available is to be spread all over Scotland.

An Expression of Interest has been submitted to the funder and this stage has been accepted to go forward for full application.

12.2 Sportscotland Facilities Fund

sportscotland’s Sports Facilities Fund supports capital projects that create or improve places where people take part in sports and physical activity. Having been recently revised, this fund now offers capital funding with a ceiling limit of £100,000. The funding looks to support projects that provide opportunities for people to get involved, increasing participation by targeting their resources on projects that demonstrate commitment to the following:

- Equalities and inclusion
- People development
- Collaboration and impact

12.3 Aberdeenshire Council: Place Based Investment Programme

The Place Based Investment Programme (PBIP) aims to ensure investment is focused on benefitting local areas by revitalising town centres and regenerating communities and neighbourhoods.

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Funded from the Scottish Government (with £38 million allocated for 2021-22), this funding stream is delegated to Local Authorities, with Aberdeenshire Council having allocated it's £2.4 million to 14 local projects.

The PBIP is seen as the first step in creating coherent local strategies to guide investment priorities and to implement the 'place principle' which is a key component of the new Programme for Government.

Central to this will be ensuring that investment decisions are shaped by the evidenced needs of local communities, regenerate and revitalise towns and villages, help tackle inequality and disadvantage and accelerate Scotland towards 'net zero' emissions targets. Another significant feature of the investment will be increased footfall within our town centres which will benefit local businesses.

The Aberdeenshire PBIP Panel looked for projects which can demonstrate local engagement and support, can realistically be delivered in a short timescale, are sustainable and help to transform their places.

Following discussions with Aberdeenshire Council, the Group has submitted an Expression of Interest (January 2022) outlining the project costs as in this report, seeking capital funding of £243,790.

12.4 Vattenfall Windfarm

Vattenfall invests more than £2.5 million annually into local communities hosting wind farm projects. Community benefits also include what can be termed "Community Funding", where developers provide monetary payments or benefits in-kind.

Community benefit is tailored to community needs with Vattenfall undertaking dialogue with prospective projects.

Options exist for grant aid funding to support local groups and projects, with further information being found online:

<https://group.vattenfall.com/uk/what-we-do/our-projects/investing-in-local-communities>

12.5 Scottish Landfill Communities Fund (SLCF)

The Scottish Landfill Communities Fund (SLCF) is a tax credit scheme, linked to Scottish Landfill Tax that encourages landfill site operators to provide contributions to Approved Bodies, who can then pass the funds onto community and environmental projects. The SLCF replaced the UK scheme in Scotland on 1st April 2015.

Funding must be passed from a landfill operator via Approved Bodies to a project such as the proposed wheeled sports facility in Ellon.

There are a number of approved bodies that have been identified as suitable and relevant for the project. These are listed below. It should be noted that as a general rule these funders look to fund a specific aspect of the project and not a proportion of the overall cost, additionally they will not be able to fund the same aspects of the project should applications to multiple bodies be considered.

Approved Body	Notes
FCC Communities Ltd	The FCC Scottish Action Fund offers funding of between £2,000 and £40,000 to projects from FCC Environment through the Scottish Landfill Communities Fund. Further information is available at http://www.wren.org.uk/apply/fcc-scottish-action-fund
Viridor Landfill Credits	Viridor Credits Environmental Company is an independent, not-for-profit organization which provides funding for community, heritage and biodiversity projects around the UK through the Landfill Communities Fund and Scottish Landfill Communities Fund. Funding up to £25,000 Further information is available at http://www.viridor-credits.co.uk/apply-for-funding/
Suez Trust	SUEZ Communities Trust will consider projects which focus on physical improvement at an identified site. Funding is

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	<p>typically awarded for the purchase of materials/equipment and the appointment of a contractor to undertake the improvement work. A request for funding for multiple sites or for salaries, running costs, project management or design fees will not be considered.</p> <p>Funding up to £50,000 Further information is available at http://www.suezcommunitiestrust.org.uk/scotland</p>
<p>EB Scotland</p>	<p>EBS considers various criteria when deciding whether to fund a project; Community Need: It is important to demonstrate wide community support and appropriate consultation.</p> <ul style="list-style-type: none"> • Value for Money: It is important to demonstrate anticipated costs are reasonable and represent good value, usually through a tender or quotation exercise. • Viability: EBS carefully vets all applicants as to their suitability to carry out proposed projects. This not only ensures compliance, but also that the necessary skills and experience are available to projects. It is also important that other funding, planning consents and any contingencies have been considered. • Sustainability: It is important that maintenance plans and budgets are demonstrated. • Added Value: It should be illustrated how SLCF funds lever in other sources of funding, utilise volunteers, enhance disabled access, meet biodiversity targets, and attract local authority support as appropriate. <p>Funding £25,000 https://ebscotland.co.uk</p>

The above funders have been listed as a funder of last resort, should any of the funding from sportscotland and or Aberdeenshire Place Based Programme fall

short. All of the above funders have frequently funded wheeled sports facilities throughout Scotland in the last ten years.

Contributing Third Party Payment (CTP)

When a Landfill Operator (LO) contributes to an Environmental Body (EB), it can only claim tax relief on 89% of the contribution it makes and is left with a 11% funding shortfall. Some Los will absorb this cost, or a portion of it, themselves. Sometimes Los will require you to find a separate third party – a Contributing Third Party (CTP) to make the 11% payment or a portion of it.

Who Can Be a Contributing Third Party?

Almost anyone can be a Contributing Third Party, providing they do not gain a unique benefit from the project put forward for funding. Below is a list of examples of organisations that may be Contributing Third Parties:

- Private Companies
- Public Sector organisations - Local Authorities, County Councils
- Charities
- Voluntary organisations
- Private donors
- Monies from fundraising

Who is Excluded from Being a Contributing Third Party?

- Any individual or organisation directly connected to the landfill operator, or a contractor of the project
- Any individual or organisation who gains a unique benefit from the project

12.6 Fundraising & Club Contribution

To deliver the project, Ellon Wheel Park, Ythan Cycle Club and TrYthan Club should assess their current financial situation and ringfence any facility or capital funds they may have to contribute to the project. In addition, they should look to their membership for fundraising ideas, donation and opportunities in the short term in order to support the development and delivery of this project.

Ellon Wheel Park should also continue to look at small funding opportunities, fundraising, events, raffles etc.

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These smaller funding streams will support the group in demonstrating their drive for the project, and potentially provide the capital to meet the third-party contributions, as well as a modest contribution to the overall cost of the project.

As subsequently outlined, there will be an ongoing expectation following the delivery of the project for the Ellon Wheel Park Group, and user Club's to continue fundraising to meet annual operating costs.

12.7 Aberdeenshire Council: Developer Obligations

When a development takes place there is a need for infrastructure and services to accompany it. This can include roads, schools or a wide range of facilities depending on the scale and location of development.

Developer contributions are intended to ensure that developers address any impact on infrastructure created by the development but cannot resolve existing deficiencies. The use of funds received from developer contributions must be in line with the original agreement under which they were secured.

It is therefore important that the relevant Council Services and community groups review the scale of development identified in the Local Development Plan and the impact this may have on infrastructure.

Previously, Developer Obligations have been used to support the delivery of Community Sports and Leisure projects in Aberdeenshire, and as such, early contact should be made with the Developer Obligations Team at the Council to identify opportunities for support and raise awareness of this project moving forward.

13 Operational Management & Sports Development

13.1 Insurance & Liability

The Group currently hold the appropriate Public Liability Insurance required for the operation of public facilities. In delivering this project, they will ensure their policy

is up to date and covers all appropriate facilities. The Group will review their insurance costs regularly and ensure their policy provides competitive value for money.

13.2 Routine Maintenance and Upkeep

Operating this facility will require a number of tasks to be completed on a regular basis to ensure that it remains appealing, fit for purpose, and safe for users, as well as minimising the possible need for major repair works to be undertaken. The group should use its membership to determine a schedule of volunteers, reducing the need to pay or contract individuals or companies, and avoiding the associated costs. The following tasks should be considered in creating a volunteer rota:

- Litter picking
- Emptying bins
- Periodic checking of the surfaces, entrances, paths, and other publicly open spaces
- Gardening and landscaping works (grass cutting, leaf clearing, weeding etc.)
- Regular monitoring of, and interaction with, users, user groups and their parents.

13.3 Club & Partnership Approach

Whilst the Wheel Sport Park will benefit the community as a free to access facility, Ythan Cycle Club and the Wheel Sports Group have identified the potential to use the site for the development or the respective Sports (and their individual disciplines). This includes:

- Cycle Skills (Proficiency in younger children)
- Race Cycling
- BMX
- Skateboarding

Ythan Cycle Club is well placed to grow its current operational structure with the Wheel Sport Park as a base. In doing so, and in working to develop the sports as

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listed below, the Club will help to attract new participants, raise the prevalence of the sports, and develop athletes to support regional and national talent programmes or performance pathways in line with Scottish Cycling, and Skateboard Scotland’s performance structures and overall strategies.

13.4 Coaching & Development – Cycling

There are two established clubs, Ythan Cycle Club and TrYthan Club. Currently Ythan Cycle Club has 45 young people who receive coaching once a week for which they pay £3. The club is well placed to grow its coaching and instruction programme as well as its operational structure with the Wheel Sport Park as a base. This is a good base and the park is commercially feasible even if those figures were not to increase. Although that scenario is highly unlikely and the facility will increase the ability of the local clubs to increase the numbers who receive coaching at all levels.

With new bespoke facilities it is estimated that around 200 participants will receive some form of wheeled sports instruction (See table below).

They will be afforded the opportunity to develop their coaching and participation offering on the site of the new wheel sports park. Focusing on both participation and performance, based on the notional timetable in section 14. The following table outlines the weekly number of participants projected across the first five years.

	Year 1	Year 2	Year 3	Year 4	Year 5
Preschool	24	24	32	32	32
P1-4 Cycling	16	24	32	32	32
P1-4 BMX	16	24	32	32	32
P5-7 Cycling	16	24	32	40	40
P5-7 BMX	16	24	32	40	40
Teen Cycling	16	24	32	40	40
Teen BMX	16	24	32	40	40

Adult Cycling	16	24	32	32	32
Adult BMX	16	24	32	32	32
Performance Cycling	16	24	32	32	32
Performance BMX	16	24	32	32	32
Girls Only Session	16	24	24	24	24
Total Numbers	200	288	376	408	408

In delivering the above, the following considerations have been made:

- Coaching sessions have been planned at a 1:8 ratio to ensure effective delivery. Safeguarding and operations considerations may require a second adult for all children’s classes– therefore a class may run with 2 coaches and 16 participants, or 1 coach and a volunteer chaperone.
- All appropriate safeguarding requirements are met within the Scottish cycling guidance.
- All coaches will be appropriately qualified to UKCC level or equivalent.
- It is assumed that all coaches will be paid an average rate of £15 per hour. The Club should engage coaches on a self-employed basis.
- Volunteer coaches within the local area should also be engaged – this will help to provide either additional coaching or reduce the overall costs.
- For revenue considerations an average session price of £4.00 per hour is assumed. The club may wish to consider a model where those participating in multiple sessions per week (performance pathway) are charged a lower rate.
- The notional timetable will operate (with the above numbers) across the 40 weeks of the academic year.
- During school holidays, camps, classes, and events will be organised over and above.
- The club will deliver come and try sessions to engage new members supporting the growth in numbers above.

13.5 Coaching & Development – Skateboarding

This study assumes a similar approach to the delivery of Coached Skateboarding but notes that the Group may wish to further engage or develop a skateboarding club on site. Noting that the skatepark elements has been recommended as a further phase, this report assumes the park to be available from year three, and so projects the following participation numbers to be targeted in terms of organised coaching.

	Year 1	Year 2	Year 3	Year 4	Year 5
P1-4 Skateboarding	-	-	16	16	24
P5-7 Skateboarding	-	-	16	16	24
Teen Skateboarding	-	-	16	16	24
Adult Skateboarding	-	-	8	16	16
Performance Skateboarding	-	-	8	16	16
Total Numbers	-	-	62	80	104

Whilst the delivery of these sessions should be further detailed in line with the development of the park (phase 2), this report assumes the same model and assumptions considered for cycling above.

13.6 Community Activity

In addition to a sport specific focus, Ythan Cycle Club and the Wheel Sports Group will use the facility as an asset for wider community benefit. Providing and promoting a free to use facility will open up the opportunity for physical activity with little barriers to access. As well as using this to link and promote the club structures and formal pathways, the Group will work with key local stakeholders to facilitate and support engagement, with a focus to alleviate physical and mental health issues, crime and antisocial behaviour, and community cohesion. In order to do this the following is considered:

- **School Engagement** – The business model for this park allocates a budget from which coaching hours can be paid to deliver school partnership sessions during the day. Working with the local schools, these can be regularly scheduled allowing primary and secondary schools access to the facility supported by appropriately qualified coaching. Providing this within the budget of the club, will significantly support the local schools who face challenges around their budgets.
- **Police Engagement** – Working with the local police, the facility can be the link between local young people and Police Scotland. In many projects across Scotland this approach has supported improved relationships between young people and the community police officers and supported a reduction in antisocial behaviour. Police Scotland may also engage with the group to deliver cycle safety and theft prevention initiatives on site.
- **Local NHS Services** – There may be an opportunity to work with the local health authority where the prescription and direction to exercise for health is becoming more prevalent. Working in partnership to resource and provide coaching at the park for GP patients will provide another avenue to support improved fitness and wellbeing in Ellon and the surrounding area.
- **Other Local Services** – As with the NHS above, the Group will look to work with other local organisations that support people in the community. These may include disability support groups, supported living, mental health outreach charities etc.
- **Equipment on Loan** – In delivering the above, the Group will work to fund and procure bikes, boards, and safety equipment allowing individuals to try the sport, or participate regularly where the cost would normally be a barrier.

14 Notional Timetable

The following notional timetable outlines the potential class delivery in line with the numbers in this report. To simply the operational consideration this timetable assumes that BMX and Track cycling sessions will operate at the same time across both tracks. This will limit the impact on public open use.

Where no class is listed, public open use is assumed. Signage will be used to indicate and communicate spaces closed for formal instruction.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
09:00							Events & Races (5 Per Year)
10:00						P1-4 YCC Coaching	
11:00	School Coaching	Preschool Sessions	School Coaching	Preschool Sessions		P5-7 YCC Coaching	
12:00						YCC Teen Coaching	
13:00							
14:00							
15:00			Women's Breeze Cycling Development			TrYthan Triathlon Club Training	
16:00	P1-4 Coaching	Performance Coaching		Performance Coaching			
17:00	P5-7 Coaching		Girls Only				
18:00	Teen Coaching		Adult Coaching				
19:00							
20:00							

15 Project Benefit Assessment

The Ellon Wheel Group considers that the wheel park facility will bring many benefits to the local community.

15.1 Overall Demand

The demand is clear from the higher than normal response to the community survey in the feasibility study. Other similar projects usually attract 300 responses. Banchory Skate Park (recently approved lease had 530 responses) and Ellon had 874. We also have 26 letters of support from school, community groups, local businesses and organisations, Police Scotland and several council services.

Letters of support were received from Ythan Sports Community hub, Ythan Community Council, Ythan Valley Rotary, Ythan Trythan triathlon club, refugee resettlement group (New Scots), Scottish Cycling, Breeze - Scottish Cycling, Slains Primary School, Ellon Community Council, Ythan Sports Hub Coordinator, Ellon Rotary, Ellon Boys Brigade, Ellon Civic Pride, Fortrie farms, Ellon Hillwalking Club, Lawrence Milne, Nestrans, The Coffee Apothecary, Scottish Adventure, Ellon Primary School, Scottish Cycling Coach, Aberdeenshire Council – infrastructure services, Formartine area manager, MSP Gillian Martin, Ellon Councillor Isobel Davidson, Ellon Police, Local Active Schools.

15.2 Economic Development

Currently the open space in Gordon Park is an informal grassy area and our project will upgrade this to a £750k wheeled sports hub which will meet the town's wheeled sports needs for the next generation.

By acting as the lead in this project the Group hopes to secure just over three quarters of a million pounds and the project will only proceed if this funding is secured. If secured this means the council will not have to consider any funding towards wheeled sports in Ellon for the foreseeable future reducing any call on the council's capital budget. In addition, by transferring the lower part of Gordon Park this removes the cost burden of the council maintaining the area within the boundary of the existing paths.

The proposed facilities will be free of charge to use with the only costs being, a voluntary membership scheme and if individuals elect to be instructed or receive enhanced training and coaching at the facility. **All schools will be given access at**

no charge. Anyone will be able to **use the facilities for free** which resonates with the council's equality and inclusion aspirations for offering accessible facilities. The schools will be able to use the area for bikeability sessions rather than having to rely on their own restricted areas in their playgrounds. The circuit provides a safe traffic free area where the children can learn how to ride in a road environment before heading out on open roads.

15.3 Environmental wellbeing

It also meets the council and Scottish Government's aspirations for facilities to move towards **reducing our carbon footprint**. This will be achieved in the construction process by using locally sources materials reducing the number of road miles as well as eliminating the need for local Ellon residents having to travel to other similar facilities in Aberdeen, Inverness and Edinburgh.

The wheel park also fits in with the Integrated Travel Town strategy for Ellon by providing safe traffic free facilities for those who want to learn or relearn how to cycle before venturing out on the shared path network or onto the roads with other traffic. With the cost of motoring and the environmental impact of motoring increasing more and more people will look for cheaper ways to travel and by providing facilities such as this people can learn to ride bikes safely before venturing out on the open road.

The facility will help create a culture where sustainable active travel is an integral part of society and improve the travel habits of the people in Ellon.

15.4 Public health

It is well known that obesity is a major issue in Scotland and providing a wide range of sports that are open to everyone promotes an active lifestyle which can help reduce the issues around obesity.

As well as enhancing physical fitness, sport is strongly tied to mental wellbeing. Cycling, skating and scooting are well known to be a release from the day to day worries of life while concentrating on learning skills and feeling the adrenaline of physical activity.

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Ellon has a range of well-established sports but not everyone is attracted to those. By allowing people to choose cycling, skating, scooting etc this park will help more people develop an active lifestyle. We plan to work in collaboration with others (public/ private/3rd sector) in the community to provide facilities for the people of Ellon who want to do more than the mainstream team-based sports.

This facility will provide a fun outside area for youths to meet friends and partake in exercise and learn skills in a non-competitive environment just riding bikes or skating if they want.

This facility will help to increase levels of participation in sport and activity that will in turn improve physical and mental health.

15.5 Social Wellbeing

The facility will be built to an excellent quality and designed for multiple wheeled active sport disciplines and multiple skill levels. It will create a vibrant area and facility that has been missing in Ellon and is needed to help develop our youth, encouraging active lifestyles rather than hanging around and being attracted to anti-social activities through boredom.

In the letter of support from Mark Young, Formartine Police Inspector, he states ***"There are many positives which would come from providing these facilities and they would have a positive effect on reducing anti-social behaviour and also improve the health and wellbeing of the local community"***

Women and girls, ethnic groups and socially deprived members of the community are not well represented in cycling. These facilities have had the support of groups such as; Breeze, Belles on Bikes and New Scots who are trying to redress this balance and will use these facilities to enhance what they are already doing. Breeze and Belles on Bikes provide cycle training for women in a safe women-only environment which can help bring more women out on bikes who may not be comfortable in mixed groups. The local cycle club have run initiatives such as coaching session for Syrian refugees and E-bike days to get beginners onto bikes. This facility will allow these initiatives to expand and grow.

As the park will be free to use, household income will be no barrier to using the facility. The Scottish Government and Sustrans are already working with Ellon

academy to pilot the free bikes for all project in Ellon. This facility will allow these free bike to be used in a safe environment.

Disabled access will be factored into the design process to make the new facilities as inclusive as possible. The facility will be safe for those with disabilities and additional support needs to engage and enjoy wheeled activities alongside their peers. The cycle circuit will allow wheelchair racing on a flat surface. It will be inclusive and accessible to everyone.

15.6 Regeneration

This facility will help Ellon town community development. This is a unique facility – an attraction to bring in others to come and spend the day in Ellon on their bikes, boards, scooters and skates. In turn this will bring income to the local shops and businesses/enterprises. Money spent in town flips 5/6 times and so helps the local Ellon economy thrive. The facility will have a positive economic impact.

This facility is something different and exciting for our town. It provides a facility for use for all groups and will encourage diversity in wheeled sports. Our project ties in with Breeze, Belles on Bikes, New Scots, new cyclists and experienced cyclists. The facility will allow 'turn up and try' events (like the successful E-bike day) to be run for those just starting who need to develop confidence on a bike and for those who want to expand their technical abilities. The design of the park will allow beginners and experts to hone their skills on bikes, scooters and skates.

Because it is unique to have all these facilities in one place this will be part of Ellon's ambitions to become a tourist attraction. There is a burgeoning adventure/adrenaline sports tourism industry growing. Skateboarders for instance will regularly travel to areas to skate the parks that are clustered in an area, especially if they are well built and offer something different from other parks. The wheel group have been in discussions with other skate parks being built in Aboyne, Banchory and Dyce about marketing the area as a network of parks.

Ellon's popular pedal car race day run by the Rotary club and Ythan Cycle Club could be run at this facility in the future. This will allow the main streets of Ellon to be open again on the Sunday morning and make it easier to run a very complex day of activities in a safe area with a great track where people will be able to see all the action. Discussions have started with the Rotary club on how this could be arranged.

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The project will provide new training facilities for cycle and triathlon clubs and help those clubs provide more events and develop and grow.

Ythan Cycle Club volunteers coach youth sessions on a Saturday morning with currently 45 youths regularly attending. This number is restricted due to the lack of facilities and there is a waiting list for other youths to join.

This facility will allow the clubs to increase the diversity of the coaching they do and allow them to grow.

16 Financial Assessment

The following Financial Assessment outlines the income and expenditure associated with operating and running the park, and with delivering the sports and community-based activities listed in this plan. Whilst opportunities may exist for volunteer support, and for revenue funding, modelling the viability using “actual” costs ensures the risk of not achieving, or losing funding streams is not critical to the project.

16.1 Access & Pricing

Through community consultation, it is clear that there is a strong desire for the facilities in Ellon to be free of charge for all users. This was reflected in the survey responses, and qualitative comments. A free to use facilities would also support delivery of the objectives and strategies listed within this report, ensuring the greatest benefit for the widest user groups. In addition, this would help the project meet the requirements of major capital funders.

Whilst the facility will be available free to use for casual public use, if instruction and coaching are provided, these will be done so at a cost. For revenue considerations an average session price of £4.00 per hour is assumed.

Our survey evidenced that 66% of those responding would be keen to access paid coaching (through membership or otherwise). This equates to 552 potential regular users. For our financial projections below, our year one assumes a conservative 200 weekly paid users (approximately one third of these).

16.2 Income Assumptions

We have based our income assumptions on other similar facilities although these are either skate parks or pump tracks and do not include cycle circuits.

Inverness Skate Park and Pump track -Free access to all casual users. Self-employed instructors use the facilities charging £5/session per participant to cover their coaching fees. No income is derived by Highland Skate Park Association who fund their operating costs through membership fees. Estimated annual operating costs covering public liability and routine maintenance £1,100/year fully covered through membership fees and one-off events.

Hawick Pump Track- Free access to all casual users No formal classes/instruction, Operating costs floodlights, public liability and maintenance £3,200/year. Income generated through local business sponsorship of lights and one-off events income. Operating surplus £1,200

Hawick Community Pump Track	
Income	
Coaching	£1,200.00
Events	£1,000.00
Donations, Grants and Sponsorship	£1,000.00
	£3,200.00
Expenditure	
Insurance Policies	£500.00
Maintenance and Upkeep	£1,500.00
	£2,000.00
Profit / Loss	£1,200.00

Kelso Skate Park- Free access to all casual users Operating costs of £500/year for public liability insurance. Costs met from one -off events income of around £1000/year. No formal coaching/instruction provided.

Boat of Garten Pump Track- Free access to all casual users Only open 3 months plan to offer free access to all. Operating costs projected surplus at £900/year

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Boat of Garten Pump Track	
Income	
Coaching 20 one off coaching classes Unpaid instructors	£400.00
Events	£1,000.00
Donations, Grants and Sponsorship	£500.00
	£1,900.00
Expenditure	
Maintenance and Upkeep	£1,000.00
Floodlighting if prepaid card used this will be a net zero cost	£0.00
Profit / Loss	£900.00

Banchory Skate Park – Projection, Not built yet

Banchory Skate Park	
Income	
Events	£1,200.00
Donations, Grants and Sponsorship	£1,500.00
	£2,700.00
Expenditure	
Insurance Policies	£500.00
Maintenance	£1,000.00
Landscaping and Regular Upkeep	£500.00
	£2,000.00
Surplus	£700.00

Class Income

In considering the class numbers listed above (200 users per week in Year 1), this would generate **£32,000** across the 40 term weeks. We have factored in poor weather impact for approximately 12 weeks/year. This is increased in the five-year projections in line with participant growth, and the inclusion of Skateboarding from

Year 3. Ythan Cycle Club currently charges children £3/ session without the use of bespoke facilities.

At the moment there are approximately 45 children taking part in these cycle training sessions for one hour on a Saturday morning. Of the £3, £1 is allocated for the development of the wheel park and £2 is set aside for coaching development and other club costs. For the wheel park this generates an annual income of (£1 X 45 children X 40 weeks = £1,800).

Once the facility is built, and in use, the cost per session will increase to £4 with £2 being allocated to the upkeep of the wheel park. This would effectively double the income to £3,600 (even without any increase in children). It should be noted that this is still a relatively small cost for sports training but allows those on lower incomes to participate.

There is a current waiting list for children who wish to take part in sessions and with the building of the park it will allow this

The increase to 200 children per week is based up Ythan CC doubling the sessions immediately to two hours per week instead of one. By having the cycle circuit this opens up the facility to road cycle coaching sessions and training session by TrYthan triathlon club.

Therefore, there are no anticipated issues over charging for future coaching/instruction at the new facilities.

Whilst the facility will be available free to use for casual public use, if instruction and coaching are provided, these will be done so at a cost. For revenue considerations an average session price of £4.00 per hour is assumed.

Our survey evidenced that 66% of those responding would be keen to access paid coaching (through membership or otherwise). This equates to 552 potential regular users. For our financial projections below, our year one assumes a conservative 200 weekly paid users (approximately one third of these).

Events & Competitions

The Park will provide an opportunity for the Group to run events and competitions. Across most sports, events provide a key opportunity for funding. This report

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assumes 5 events per year with a net revenue of £500 each. This will generate **£2,500** per year. As the events become more established, there may be the potential to increase the revenue through sponsorship, increased entries, capacity etc.

Fundraising & Grants

The Club should actively continue to seek grant funding. Noting the intention to deliver community-based activity, and work in partnership with Schools, Police Scotland and other public bodies, a number of funding streams would be appropriate. For this plan a conservative income of **£2,500** per year has been assumed. The type of grants applied for could be for staging one off events which in themselves could raise some income.

An example if this is the Go-Ride funding grants currently available from Scottish Cycling for clubs to run entry level races, or Breeze funding for coaching classes for women only.

Membership Fees

Following the successful delivery of this project, the group may look to seek more significant revenue funding to cover the costs of maintaining the facilities and creating a sinking fund. One option might be to offer a membership fee. Our survey results showed that 544 respondents indicated they would be interested in taking out membership. The average suggested annual fee was £23/year for adults and £11/year for juniors. If a conservative number 75 adults and 75 juniors took out a membership this could generate £2,550 removing any reliance of small future grant aid.

At this point no decision has been made around membership fees so it has not been included in the projected income but it is a viable option.

Holiday Camps Net Income

The projected numbers for classes in this report relate to the 40-week academic term time. The Group should organise school holiday programmes, assessing and scheduling each to deliver a variety of activities and events. This report assumed a net income of **£1,500** per year from these programmes.

16.3 Expenditure Assumptions

Coaching Hours

This report assumes a coaching ratio of 1 coach to 8 participants across all classes. In paying coaches an hourly rate of £15 per hour, the cost of delivering the sessions above is **£15,000** in the first year. These increase accordingly as the number of participants increase and are noted accordingly in the five-year projection.

Supported Spaces

In recognising the cost of classes as a barrier to participation, this study has considered the provision of 10% of its spaces free of charge. To recognise this as an investment to the community it is represented as a cost to the group in the financial projections at 10% of class income. This equates to **£3,200** in year one, increasing in line with income in the subsequent five-year projection.

Coach Training

A significant part of the Club's Development plan should focus on coach development and the qualification of sufficient coaches to meet the increasing numbers, and level of participants across the five years. This report assumes a year one cost **£1,500** for courses and associated expenses. This then reduces and levels out in the following years. Future funding may also be available to reduce this cost and should be considered by the group on an on-going basis.

Free School Coaching Sessions

The development of the Club notes a proposition to deliver school sessions on site. The delivery of school sessions will promote the sport and support local schools in delivering their health and physical activity objectives. Noting the challenges around school budgets, it is assumed that this will be delivered at a cost to the Club as part of wider social benefit.

As demonstrated through letters of support (Appendix Two) three local primary schools and the Active Schools Lead have been engaged at this early stage and are fully supportive of the project as a welcome facility for local pupils.

There will be no cost to the schools for these sessions. This report assumes four coaching hours per week across 18 weeks (spring and summer term). This equates to a cost of **£1,080** per year.

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This is a cost benefit to the schools rather than an income to the park but these sessions will generate more interest in the club sessions and therefore increase income in line with the coaching/training projections.

Administration Costs

Consideration should be given to the administrative requirement of operating the club, and as such, resources should be adequately planned for this. It is assumed that initial requirement of 0.5 working days per week would be required (48 weeks per year). This would be supported by volunteer time (0.5 days per week unpaid). This equates to a cost of **£2,400** per year, increasing to a full day per week in line with club growth and the addition of the skate park programme from year three. Tasks to be considered within this role include but are not limited to:

- Membership management (and registering members with Scottish Cycling)
- Membership fees, payment reconciliation, banking and record keeping
- Scheduling classes, class registers, data management etc.
- Organising and scheduling coaching hours
- Responding to enquiries
- Managing club social media and website
- Reviewing opportunities for funding.

We have no IT costs as volunteers will manage our website and no HR costs as we are not employing staff. We have an accountant on the committee so minimal costs for preparing annual accounts.

Insurances

In taking on the lease or ownership of the site, Ythan Cycle Club will require to hold all relevant insurances. This report assumes that Coaches will be insured for activity through governing body membership and therefore the group will require public liability only. This has been assumed at **£750** based on comparable projects.

Club and Coach Registration (Scottish Cycling)

Many Sports Governing Bodies require an annual membership fee for clubs, and for coaches. This report assumes there will be a club fee, and that the club will meet the costs of any individual coaches' fees. A budget of **£500** per year is

assumed, increasing over five years as the club size grows. This fee is already paid for by Ythan CC through Scottish Cycling and Cycling UK.

Landscaping

The Group will require to undertake regular landscaping and tidying work on the site. **Whilst this will be delivered predominantly by volunteers**, a cost of £200 per month is considered for equipment and / or the need to engage grass cutting services etc. This equates to a cost of **£2,400** per year.

Maintenance & Repairs

The construction methods outlined in this report indicate a low maintenance park. However, a budget of **£500** for small repairs to edging, landscape, ancillary facilities etc. In procuring the tracks, an appropriate warrantee period will be included which will reduce the cost of maintenance in the initial years. For larger future repairs or replacements, a significant sinking fund is proposed and outlined below.

Depreciation / Sinking Fund

In recognising there may be a need to return the site to “as found when lease was granted” the group will ensure its depreciation is taken into account. Creating a sinking fund ring fences funds for the eventual replacement of part or all of the capital elements of the project, or reinstating the site to its previous condition. This plan assumes that 50% of operating profits is allocated to this fund. This is projected to be around **£5,585** after year 1, or 50% of whatever the operating profit is for each year, and increases across the subsequent years.

16.4 Summary of Financial Viability

The following table summarises the annual financial position of this project based on the income and expenditure assumptions. Having conservatively estimated the projected income and expenditure in year one, if no further growth is experienced, the project will still be financially viable and sustainable year one year. It is the Group's intention however to continually market, develop and promote the facility widely and is therefore anticipated that this will become a cycling and wheeled sports hub serving Ellon and its surrounding communities, meeting the growth in user numbers cited within this report:

	Year 1	Year 2	Year 3	Year 4	Year 5
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Preschool	£ 3,840	£ 3,840	£ 5,120	£ 5,120	£ 5,120
P1-4 Cycling	£ 2,560	£ 3,840	£ 5,120	£ 5,120	£ 5,120
P1-4 BMX	£ 2,560	£ 3,840	£ 5,120	£ 5,120	£ 5,120
P1-4 Skateboarding			£ 2,560	£ 2,560	£ 3,840
P5-7 Cycling	£ 2,560	£ 3,840	£ 5,120	£ 6,400	£ 6,400
P5-7 BMX	£ 2,560	£ 3,840	£ 5,120	£ 6,400	£ 6,400
P5-7 Skateboarding			£ 2,560	£ 2,560	£ 3,840
Teen Cycling	£ 2,560	£ 3,840	£ 5,120	£ 6,400	£ 6,400
Teen BMX	£ 2,560	£ 3,840	£ 5,120	£ 6,400	£ 6,400
Teen Skateboarding			£ 2,560.	£ 2,560	£ 3,840
Adult Cycling	£ 2,560	£ 3,840	£ 5,120	£ 5,120	£ 5,120
Adult BMX	£ 2,560	£ 3,840	£ 5,120	£ 5,120	£ 5,120
Adult Skateboarding			£ 1,280	£ 2,560	£ 2,560
Performance Cycling	£ 2,560	£ 3,840	£ 5,120	£ 5,120	£ 5,120
Performance BMX	£ 2,560	£ 3,840	£ 5,120	£ 5,120	£ 5,120
Performance Skateboarding			£ 1,280.	£ 2,560	£ 2,560
Girls Only Session	£ 2,560	£ 3,840	£ 3,840	£ 3,840	£ 3,840
Events & Competitions	£ 2,500	£ 2,500	£ 2,500	£ 2,500	£ 2,500
Fundraising & Grants	£ 2,500	£ 2,500	£ 2,500	£ 2,500	£ 2,500
Holiday Camp Net Income	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500
INCOME	£ 38,500	£ 52,580	£ 76,900	£ 84,580	£ 88,420

Coaching Hours (For Above)	£ 15,000	£ 21,600	£ 33,000	£ 36,600	£ 38,400
Free Spaces (10%)	£ 3,200	£ 4,608	£ 7,040	£ 7,808	£ 8,192
Coach Training	£ 1,500	£ 1,000	£ 1,000	£ 500	£ 500
Coaching - School Use	£ 1,080	£ 1,080	£ 1,080	£ 1,080	£ 1,080
Administratio n Costs	£ 2,400	£ 2,400	£ 4,800	£ 4,800	£ 4,800
Insurances	£ 750	£ 750	£ 750	£ 750	£ 750
Coach & Club Registration	£ 500	£ 700	£ 900	£ 900	£ 900
Landscaping	£ 2,400	£ 2,400	£ 2,400	£ 2,400	£ 2,400
Maintenance & Repairs	£ 500	£ 500	£ 500	£ 500	£ 500
EXPENDITURE	£ 27,330	£ 35,038	£ 51,470	£ 55,338	£ 57,522
OPERATING PROFIT	£ 11,170	£ 17,542	£ 25,430	£ 29,242	£ 30,898
Depreciation / Sinking Fund (50%)	£ 5,585	£ 8,771	£ 12,715	£ 14,621	£ 15,449
SURPLUS	£ 5,585	£ 8,771	£ 12,715	£ 14,621	£ 15,449

17 Marketing & Promotion

17.1 Overview

Regardless of the scale of a project, marketing is an essential part of good management practice. It is a process of identifying user needs, wants, and wishes, and satisfying them. Community, sport and leisure services and facilities depend on satisfied user, especially where the local residents support and involvement is both fundamental in instigating a project, and essential for its on-going success.

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By definition, marketing involves creating appropriate goods and services and matching them to market requirements. Therefore, far from being just about selling, marketing is from the beginning an integral part of the process. In the first instance, this report has demonstrated a marketing centric focus in that it has considered the following:

- Identification of target market, population, and local trends.
- Assessment of current provision.
- Assessment of need and market research through consultation with current and potential users throughout the community.

17.2 Communications & Promotion Strategy

The following is a proposed marketing actions plan specific to the development of a wheeled sports park in Ellon and should be considered in particular where a sport specific group is identified or developed to support the park’s development. It should be considered that success will be measured in the level of usage and the overall satisfaction of all key stakeholders. As a result, the following strategy is set to promote and highlight the facilities to all potential users both locally and from surrounding communities.

	Task Details	Timeframe	Costs	Responsibility
1	Develop website highlighting the new facilities – incorporate user testimonials and photographs.	One Off	Free	Ellon Wheel Park Group
2	Use promotional space in partnership with local user	Periodically	Free	Ellon Wheel Park Group

	groups and organisations to promote the expansion to the facilities.			
3	Use existing social media accounts (Facebook and Instagram) and investigate further social media options and promotional opportunities to highlight the new facilities amongst target audiences.	On-going	Free	Ellon Wheel Park Group
4	Press Releases: Further engage with local media to promote the improvements to the facilities and its relevance to the community.	On-going	Free	Ellon Wheel Park Group
5.	Explore the possibility of running events –races, agility tests, skate jams, and community fun days.	Periodically	Cost covered	Ellon Wheel Park Group

18 Risk Management & Mitigation

18.1 Business Risk Register

The full risk register on the following page outlines the risk and mitigations across all areas of developing and operating this project. The levels of risk are summarised in the following Risk Matrix.

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Probability Factor	5					
	4				3	
	3		1	2	4	
	2		3		2	
	1		1		1	
		1	2	3	4	5
Impact Factor						

Ellon Wheel Park		Business Risk Register				Date: September 2021	
		Risk Categories:		0-8 Low Risk	9-17 Medium Risk	18-25 High Risk	
Risk Area	Risk Identified (Describe the risk to be managed)	Probability Factor (1-5, with 5 being most probable)	Impact Factor (1-5, with 5 being most severe)	Risk Ranking (probability x impact = probability)	Risk Management (How the risk will be managed)	Risk Responsibility (Describe who will be responsible for managing the identified risk)	Risk Monitoring
1.0 Strategic							
1.1	Lack of Business Plan and Feasibility Study	2	4	8	This feasibility study has demonstrated a robust and sustainable business model, as well as significant demand for the project. In working with local consultants to deliver this facility, a strong business case has been tested and identified prior to the funding and development stage of the project.	Ellon Wheel Park Group	Initial preparation of business plan with reviews annually or in response to changing key personnel.
1.2	No long-term Development Strategy	1	4	4	This has been addressed initially within this Plan but longer term an enhanced development plan will be adopted for the new facilities and their impact to all user groups and the wider community.	Ellon Wheel Park Group	Annually or when there are changes to Parks staff involved in the project.
1.3	Business Continuity Management Plan	3	2	6	It is recognised that there is limited annual overheads with the income generated through coaching, instruction and events covering the operating costs.	Ellon Wheel Park Group	Reviewed annually or considering significant changes to financial obligations.
1.4	Health and Safety and Regulatory issues	3	2	6	There should be little or no risk as the full design will be constructed in line with all health and safety requirements. All appropriate inspections and relevant	Ellon Wheel Park Group	Focus during and after construction with policies and procedures reviewed periodically.

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					maintenance costs have been included within the operational considerations.		
1.5	Convincing the funding bodies that you have a robust business case for obtaining their investment	3	4	12	This Feasibility Study, alongside the evident successes of the group so far will strongly support the case to obtaining funding from the identified funding bodies. In particular the improved access to healthy outdoor activity for young people, and the links to improving quality of life will resonate with funding objectives. Scottish Cycling and sportscotland have already been engaged as the main capital funder, and the project meets their requirements. Given this, it is likely that the project will meet other smaller funders' eligibility, as has been proven in other similar wheeled sports projects.	Ellon Wheel Park Group	One off
2.0 Operational Risks							
2.1	Ensuring effective use of new facilities.	3	4	12	The proposed facilities will cater for various user groups; therefore, it is essential that effective usage be promoted to ensure the facility is enjoyed by, and benefits, the largest potential user base.	Ellon Wheel Park Group	On-going.
2.2	Dealing with any Planning related issues including traffic management and car parking issues	2	2	4	It is not foreseen that there will be many planning issues relating to the development of the skate park. However, the final design should take all consideration of advice and recommendations accordingly.	Ellon Wheel Park Group	On-going throughout the planning stage.
2.3	Trying to meet the needs of different user groups within the physical constraints of the facility.	3	4	12	The local group are keen to ensure the facilities provided cater for skate boarding (skate park) and cycling (small pump track) and both facilities are fully inclusive.	Ellon Wheel Park Group	Key to the initial planning stages of the design.

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2.4	Facility Maintenance Plans	3	3	9	As outlined in this report, the delivery of a concrete moulded facility will significantly reduce the requirement for significant maintenance. However, the cost of both preventative and reactive maintenance must be considered to ensure any unforeseen issues do not risk the financial viability of the project.	Ellon Wheel Park Group	Review annually
4.0 Financial Risks							
4.1	Not securing adequate capital funding	3	4	12	<p>Scottish Cycling and sportscotland have already been engaged as the main capital funder, and the project meets their requirements. Given this, it is likely that the project will meet other smaller funders' eligibility, as has been proven in other similar wheeled sports projects.</p> <p>Due to pressure on all funders, the Group have made the decision that the project will be phased to maximise their chances in succeeding in smaller tranches.</p>	Ellon Wheel Park Group	Dependent on tenders received
5.0 Political/External Risks							
5.1	Relationship to wider community	3	3	9	The Group must work to establish a positive relationship with the local and wider community paying specific attention to alleviate and support through any disruption caused because of the construction work on site.	Ellon Wheel Park Group	Frequent monitoring required through duration of construction.
5.3	Securing adequate Community Support for the new facilities	2	4	8	This has been adequately demonstrated through the community survey.	Ellon Wheel Park Group	Noted.
6.0 Reputation/Image							
6.1	Media Relations	4	4	16	It is important to utilize the local media throughout the project to keep local communities updated and to encourage local interest. Post construction, it is vital to use the media where possible to	Ellon Wheel Park Group	On-going and frequent throughout the project work with reviews annually thereafter.

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					capture events, successes and stories that will promote the facility.		
6.2	Branding and Public Profile	4	4	16	There is an important opportunity to market facilities to potential user groups throughout the surrounding areas, ultimately increasing the awareness and presence in the local community.	Ellon Wheel Park Group	Monitored frequently throughout the project construction phase and annually thereafter.

18.2 Wheeled Sports Risk Assessment

Ellon Wheel Park		Facility Risk Assessment			Date: September 2021	
Risk Categories:		0-8 Low Risk	9-17 Medium Risk	18-25 High Risk		
Risk Area	Risk Identified (Describe the risk to be managed)	Probability Factor (1-5, with 5 being most probable)	Impact Factor (1-5, with 5 being most severe)	Risk Ranking (probability x impact = probability)	Risk Management (how the risk will be managed)	Risk Responsibility (describe who will be responsible for managing the identified risk)
Injury or Accident as a result of using park features.	Significant risk of injury from minor or severe resulting from Falls Slips Collisions	4	4	16	<p>Intital construction and design process to consider mittigation of risk through appropriate layout, adeqaute experience and effective flow.</p> <p>Design, construction and maintenance to be carried out by experienced, wheeled sports park specific contactors.</p> <p>Adeqaute signage in place to encourage safe use, direction of use, recommended safety equipment and parent supervision where appropriate.</p> <p>Adequate lighting available.</p> <p>Sufficient emergency access to all areas of the park.</p> <p>Landscpaing to reduce drops from the top or behind the top of ramps, bowls and other features.</p>	Ellon Wheel Park Group

Missues or damage to park	Risk of damage to the facility resulting in: Increased risk of injury Unsuitable surface for skating etc. Cost incurred by group to repair or replace surface or feature.	3	4	12	Development of the park promoted as community led project from the beginning. Adequate lighting Regular checks by operating committee. Promotion of good working relationship between operating committee and user groups.	Ellon Wheel Park Group
Conflicting user groups: - Age group - Activity	Increased risk of injury from wide age range sharing facility. Increased risk of injury from variety of activities sharing the facility. Increased risk of exposing younger users to unsuitable language and behaviour.	3	4	12	Development and promotion of a “rules of the park” notice board highlighting the need to respectable behaviour, language and effective sharing of space. Where possible, grouping of features by complexity and difficulty in the design process. Where possible, grouping of features by likely uses (BMX, skate etc) in the design process.	Ellon Wheel Park Group

19 SWOT Analysis

A SWOT Analysis provides an at a glance summary of the Strengths, Weaknesses, Opportunities and Threats to the project.

Strengths
<ul style="list-style-type: none"> • The Ellon Wheel Park Project is led by a partnership of strong competent groups with a wide range of professional and business skills • The partnership has a good reputation within the community as well as support from local councillors and Aberdeenshire Council • They have a significant number of wheeled sports users in the area and good community support for their project as detailed in the consultation. • The multi-use aspect of the proposed facility will strengthen the case for its development, ensure best value for money, and efficient use of resources. • The proposed site has sufficient space to meet the needs of all three key elements of the project. • The proposed site is an existing recreational site, therefore meeting all appropriate planning policies. • The proposed site appears initially favourable with the local authority for a lease or asset transfer. • The project aligns with a number of local and regional strategies. • The project, when phased, is fundable through Scottish Cycling, Scottish Communities Landfill Fund, and several other funders. • The project reduces the carbon footprint associated with the travel currently required to make use of facilities further afield in Aberdeen. • Scottish Cycling and sportscotland have already been engaged as the main capital funder, and the project meets their requirements. Given this, it is likely that the project will meet other smaller funders' eligibility, as has been proven in other similar wheeled sports projects. • Aberdeenshire Council have approved our expression of interest for applying to the Place Based Investment Fund

Weaknesses
<ul style="list-style-type: none"> • Aberdeenshire Council has not yet agreed a lease/community asset transfer • The project will require to make a planning application • The Group are aware that the demand on capital funding is high, and therefore all applications will require to be robust and strongly align with the funder's eligibility criteria and objectives.
Opportunities
<ul style="list-style-type: none"> • The Group has identified a good location for the proposed new Wheeled Sports facility • They are discussing a long-term lease/community asset transfer from Aberdeenshire Council • The project has the opportunity to create a Wheeled Sports facility for Ellon and other surrounding communities. • The Groups plan will support both participation and performance in both sports, based on an existing core membership with clear growth potential. • Once build, this will become a venue for a range of Wheeled Sports coaching initiatives and one-off events. • The facility will attract users from out with Ellon, bringing a positive economic impact to the town through secondary spend. • Opportunities exist for links to Active Schools and other local health and sports initiatives.
Threats
<ul style="list-style-type: none"> • Poor weather is always a factor in providing an outdoor facility – in particular around the feasibility of events, and the business planning for year-round use. • Lack of adequate capital funding may limit the scale or scope of the project. • Changes to the funding landscape may require a review of the available capital and the project's feasibility at a later date. • Succession of Coach provision and competent Board Members must be addressed to ensure sustainability for future years, and the capacity to meet the projected user numbers. • The threat of facility miss-use and anti-social behaviour should be considered in planning stage.

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20 Project Timeline

The following is an indicative outline of the process and timescales in moving this project forward:

- **October 2021 – March 2022:** Work on Lease, Project Specifications, Submission of Planning Application and update of Group Policies
- **October 2021 – June 2022:** Capital funding applications
- **April 22:** Submission of **sportscotland** application
- **On receipt of capital funding awards:** Tendering and Procurement
- **September 2022:** Commence Construction.

21 Recommendations

The study proposes the following recommendations to support the further development of the Wheel Sports Park towards fruition in Ellon:

1. It is recommended that Ellon Wheel Park Group engage Aberdeenshire Council to formally progress a lease of the land with a minimum term of 10 years but preferably 20 years at £1/year.
2. It is recommended that Ellon Wheel Park Group agrees to the proposed phasing of the project.
3. It is recommended that a specification for each phase be prepared along with a tender evaluation framework.
4. It is recommended that an open tendering exercise is conducted for a design and build contract through Public Contracts Scotland to provide more accurate costings and designs.
5. On receipt of tenders, a tender evaluation meeting should be held to select a preferred contractor. At this point a contract cannot be awarded, but a preferred contractor can be approved.
6. It is recommended that, using the preferred contractor's design, a full planning application is submitted to Aberdeenshire Council which should also include floodlights provision.

7. It is recommended that Ellon Wheel Park Group, in partnership with Ythan Cycle Club, progress their application to the sportscotland / Scottish Cycling Facilities Fund, working with sportscotland to complete a detailed online application in anticipation of a formal submission in April 2022.
8. It is recommended that the Group considers grant applications to funders identified within this report at the appropriate time, in line with the funding plan to be agreed.
9. It is recommended that the Group should also continue to undertake fundraising and seek donations to meet the contribution outlined in the funding structure within this report.
10. It is recommended the Ellon Wheel Park Group engage the services of a Project Manager to support the above and assist with the delivery of the project on site.

22 Appendices

22.1 Appendix One: Survey Comments

Positive / Supportive

- A fantastic idea, that would absolutely be used.
- A really wonderful facility and much needed
- A safe place for the community kids would be lovely
- A town the size of Ellon is long overdue such a facility, I mean even Pitmedden has one! Fully supportive of these plans, the children need something to do and somewhere to go to do it.
- Aberdeen / shire has been crying out for a pump track, there are no similar facilities anywhere in the area
- About time more wheeled sports were provided for in Ellon. Good Survey and fingers crossed
- Access to facilities that help develop skills for extreme sports / competitive cycling in the immediate area and overall, in the northeast is pretty poor. Without local facilities it becomes difficult to create equitable opportunities that encourage progression and development in wheeled sports for all. Facilities could also be utilised by various community groups and coaches to raise the profile and develop youth talent in these sports, without the need to travel constantly.
- After visiting Lochgelly and seeing how popular it is and how good a facility it is the area should get one. Also, promotion of BMX since it's in the Olympics is a great idea
- Any activity that promotes outside exercise must be welcomed & supported by all Ellon & District Age Groups
- As a member of EPIC, I back ANY positive change for our children. Any addition to our area will only bring positivity and people to Ellon. It's time we made a change!
- As a safety case let alone exercise this is much needed.
- Badly needed facility for all ages.
- Best of luck to you all for this worthy and much-needed venture!
- building this in the centre of Ellon will be such a boost.
- Currently there are no facilities for children and young people to safely ride and this causes issues within the town. Providing somewhere safe

and if interest will help with giving the children and young people somewhere to go.

- Ellon is in desperate need of further development to provide facilities for youths and to bring us in line with other villages which are smaller yet already have such provisions
- Excellent idea to provide youngsters and adults with a wheeled sports park which will complement the Meadows Sports Centre. Not all kids enjoy team sports, but this will cater for kids who enjoy a wide variety of individual wheeled sports and want to improve their skills in a safe environment.
- "From a professional point of view (I work in the cycling world!) I think this facility would be hugely beneficial to Ellon and the surrounding areas. There is a big need for us, as a nation, to make a greater switch from the car to our bikes, and this facility will provide many opportunities for cycle training and confidence building, which in turn will help people in making that switch.
- In addition to these opportunities, it will also embed a strong cycle ethos into the local community and will be a great asset to the town."
- Get it done :-)
- Good idea for supporting youngsters in our area.
- Good luck
- Good luck
- Good luck wholly support this facility not just for children but elderly (60+) wheelers to have a facility for regular weekly training.
- Good luck!
- Good luck.
- Great idea
- Great idea for the town
- Great idea.
- Great idea. Ellon needs something like this.
- Great idea. Let's do it!
- Great initiative and something positive for Ellon. We'll done
- Great way to encourage physical activity for all ages.
- Great work. What a bonus it would be for the town
- Having spent the last few years having to travel to various locations throughout Scotland to access skateparks a good one so close to home would be extremely welcome. I know that my two would also love the bike track for BMX and may be encouraged to try road bikes too

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- Hope to see this happen as there's a severe lack of this kind of facility in the shire, good luck.
- I feel this would be a real attraction to Ellon
- I fully support the idea of a wheeled park in Ellon. My 7-year daughter and 4-year son love to visit parks in neighbouring towns and we take my daughter to transition weekly for lessons. Having something closer will build her confidence and allow her to carry out her chosen activity out with formal 'lessons'!
- I look after looked after children and it depends on the age group that I have but all the children I have been given bikes
- I love going to new skatepark and pump track
- "I personally know of young people in their teens who no longer travel to Knockburn and further a field for cycle coaching.
- If, as a society and community, we wish to keep teens active, which in turn will keep them active as adults, thereby putting less pressure on health (physical and mental) health services, then we should be willing to provide facilities. Instead, all the rhetoric, action is required. "
- I think a dedicated facility for 'wheels' in the North East would be hugely beneficial for training, racing, and encouraging new riders.
- I think it would be a brilliant facility to have in Ellon that would be very well used. I know my husband and children would love it and would use it all the time!
- I think it would be a great facility for people to get on their bikes in a safe environment and to encourage a healthy lifestyle.
- I think it would be great to have something like this in Ellon. My child is getting older and may not get much use of it but plenty of kids in Ellon will use it.
- I think it's a great idea and would be a good facility for children, local to Ellon and otherwise.
- I think it's a great idea for youngsters in the town, it's something that would encourage them to be active and sociable and should be funded by the government as it has health and well-being benefits. It should be free as the poorer kids are probably more needing of such a facility.
- I think this is an excellent idea and to be honest, something the council should have supplied years ago at their expense
- I think this will be an excellent resource for Ellon, with links to the F&B Way and on the route of a proposed long-distance route between Fyvie and Newburgh and Council proposals to link Ellon to Aberdeen, Newburgh and Foveran Ellon could be a centre of Cycling Excellence. Good luck!
- I think this will provide families with a much-needed space - our closest wheel sports park is quite a trek away in Tarves. Would be lovely to see occasional skills events being held there too! E.g., skateboarding lessons/ bike confidence.
- I think this would be a great addition to Ellon, an attraction for outsiders and a positive focus for a whole range of people
- I think this would be a great space for teenagers. My children are too young yet.
- It would be a great asset in an area where activities are lacking
- It would be a great edition to the community and give children somewhere to spend time
- It would be an ideal place for children and teenagers to learn and improve on existing skills in a safe environment and not on pavements and roads.
- It's about time the North East had this type of facility to develop future sport stars & save having to travel to the central belt for this kind of facility.
- It's badly needed and I'm sure once it's built it will be easy to fund the external lighting etc by the members who use it
- Let's get it built, it's badly needed!!
- Yes please. Go Build it.
- I think would be great asset for Ellon and surrounding areas. Would mean don't have to commute to Aberdeen to partake in children's activities.
- If you build a skatepark using a recognised concrete skatepark company it will be heavily used by folk throughout Aberdeenshire, everyone is crying out for a change of scenery.
- It is long overdue!! Ellon has a ridiculous number of houses and a massive lack of facilities
- It is very long overdue! My son is now an adult, and this was spoken about years ago when he was a child!! Ellon badly needs this facility
- People are prepared to travel & pay / donate to good facilities. Distance and money are not an issue. Designing them right to be desirable and fulfil their intent is.
- Please
- Please let it be soon!
- Pump tracks can be transformational facilities for a local area. This can only be a good thing for NE Scotland!

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- Sounds like a great idea!! My child is a bit young at the moment, but I definitely see him using one in the future!!
- Thanks to all progressing this long overdue project.
- The current provision in all the surrounding villages is lacking or ageing such that they are no longer fit for purpose.
- The local community needs it, it would be a positive edition as long as all can access and not expensive.
- "The more activities there are for youth the less likely they are to get in trouble.
- Also great for health of all who use the park both mentally and physically
- Growing up with a lack of sports facilities in Inverurie and other areas was a real shame.
- More support in this area is needed for young people to have the best chances they can at life "
- The town needs something like this to happen to give the younger ones something to do
- The Ythan Community Sport Hub have recently re-started re-engaging with clubs and partners in the area to develop a plan for the area. At a priority planning meeting in March 2021, it was identified that improving facilities was the top priority for the sporting community locally. This project would make a significant contribution to this.
- Think it would be excellent facility for all
- Think it's a fantastic idea to bring the community together and encourage children for outdoor activities and build their confidence. Can see many children using the skate park at Stonehaven when visiting there.
- Think this is great and much needed for the area, other areas should be considering doing the same. I remember back when BMX was a craze and tracks got built virtually everywhere and I for one song with loads of mates used them all the time so I don't see why we can't have modern places that can be used for all levels of biking/wheeled sports
- Think this would be a safe space for youngsters
- This has been a long time coming, considering smaller villages (pitmeden, old Meldrum, tarves) have skateparks and there are multiple plots of land in Ellon that are screaming for it.
- This is a fantastic opportunity for Ellon - well done to all those involved in getting this going! Keep up the great work!
- This is defiantly needed for the town of Ellon, there is a lack of facilities of this sort for all ages. I'm close to 50 & excited by the prospect of a safe area to skate!
- This is desperately needed in Ellon, children have to have a focus for getting on bikes and enjoying physical exercise outside rather than sitting at a screen.
- This is something that will improve youth wheeled sports in the area. It's about time as we are so far behind the central belt regarding these types of facilities
- This would be great for the area, there is a lack of these facilities in Ellon
- This would be such a boost to help keep our young population, in particular, as active as possible. In the current climate, anything that encourages young people to develop heathy, active pursuits is of benefit to them and our stretched NHS in the long term.
- This would be such a great facility for the North East, not just Ellon. Please make it happen 🙏
- Very much needed considering the amount of people that have taken up these sports over the past year or so.
- We are in need of such facilities so hope it happens soon.
- With the increasing popularity if cycling more facilities for children young and old to train and learn in Aberdeenshire is long overdue.
- Would be a massive benefit to kids, thank. You for organising
- Would be amazing to get a wheeled sports park in Ellon, would definitely be an asset to the town
- Would be great to have this facility and a lot safer environment for users. There is definitely a need for this in this area

Design Consideration

- Aberdeenshire has always been full of street skaters and bikers, yet it seems every park that gets built is focused on bowls. Oldmeldrum, Alford, kemnay, Stonehaven, Kincorth, Cults and even the indoor at the beach are all heavily transition based. With the exception of the recent Westburn extension, there is almost nowhere for us to go to skate legally and safely. A plaza style park would be an asset to Ellon and the surrounding area.
- An actual skatepark would be used way more than a pump track
- "As previously mentioned regarding a play park this would be good, with two children of different ages it's hard finding something for both,

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however I can also sometimes see the frustration on older kids 10+ who are trying to improve their skills when also trying to dodge children aged 2-5 who may just be playing on the ramps so it would be good to have a couple of sections maybe! My daughter is 4 and enjoys going on her scooter just to go down the ramps but I always feel bad in case she gets in one of the teenagers' ways when they are doing skilled tricks

- Bridge of don and west burn skate parks both have play parks right next to them which is a bonus for all ages
- Westburn has a great skate park layout also compared to others that you see "
- Bad drainage is one of the biggest issues I've seen at good skateparks around Aberdeenshire, so I think proper drainage would greatly improve footfall and hopefully lower cracks brought on by freezing water of the winter months.
- Build a basic facility, that's free to use and can't be easily vandalized
- Consider growth in electric wheeled rides.
- Controlled access or free-for-all?
- Ensure a well-established skatepark builder is contracted and not thrown up by the council. A good mix of transition even a bowl. Also think about the flow of the park. Take Inverness or Livingston as inspiration
- Ensure the design works for all disciplines of wheeled activities. I've been to a few and some pump tracks only work with bikes, i.e., required pedalling. Also, the pumping wasn't enough to keep the momentum on a skateboard.
- "Good luck.
- A clubhouse where refreshments can be sold (to raise funds) and where parents could wait while their kids played.
- Sometimes, these facilities get taken over by young folk as a hangout which can indirectly intimidate others and hence limit its use by all."
- Have free to use outside BBQ stands and plenty of picnic seating areas so family and friends can observe whoever is enjoying the skatepark and have a nice time too
- Have you considered security cameras with everything you guys are putting into it?
- Hopefully it will be very inclusive allowing all age groups to use.
- Hopeman skate park is worth looking at for ideas. Lots of ramps and half pipes. Community built and no graffiti. Far Better than a concrete bowl design
- I feel like a skatepark can be used for a greater number of wheeled sports whereas a pump track isn't as easily accessible
- I recently passed by a similar one in Muir of Ord that had an undercover area. This was very popular with the local kids
- I think this would be a great suggestion. Personally think it should be longer than 600m to be a competitive race circuit for cycling with options to reduce the length. Local clubs would hold races weekly during the usable months
- It should be accessible to all interest groups.
- It should have a spine ramp because that would make it different to other outdoor parks in Aberdeenshire.
- It should have CCTV
- Lighting is essential for year-round use.
- Lights would be good although my kids would only be using them in daylight at the moment.
- Make it worthwhile. A small, basic park won't be used, and it will turn into another area for small kids. The older kids have nothing to do in Ellon so a wheel park that has challenges and plenty to do will attract them. The idea has great potential as long as it's not blocked by a small location therefore size of facility is small, a location along busy roads with poor access for the older kids to get to on their own and nothing else around it.
- Make some weatherproof viewing & waiting areas.
- Make sure it is built by someone good like Velosolutions, who build the best pump tracks
- "I would like to add that CCTV from the start is a must.
- This would mostly cut down on vandalism from occurring but would also give parents of the children using the facilities some security/ piece of mind in the event something did go wrong/happen.
- There has been a history of fire related damage or just mindfulness surrounding skate/wheel parks in the past in Ellon and for it to be a success (which I have no doubt it will be) I would urge that CCTV is fitted. If people have an issue with it – they are up to no good. Simple.
- I would also like to encourage the use of a refill station for water bottles. This should help cut down the potential littering opportunities. If people know to bring a bottle – they are not going to be throwing anything away/down. – You could also sell branded water bottles/ merch to raise running/overhead costs.

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- Can I also take the opportunity to request that when the time comes – please don't be afraid to approach local business to ask for funding/donations. The likes of Ellon timber/ Jamison Quarries & even Brewdog have all helped local organisations in the past when it comes to things happening IN Ellon.
- With all that said. Good luck and all the best!"
- I'm undecided about flood lighting. It would ensure the site got maximum use - but it would need to be designed to prevent light pollution to the surrounding area (to the detriment of wildlife and local residents). Some designs fail to take this into account - please do some research and choose a good design.
- In order for teenagers and adults to benefit as well as small children the tracks would need to be long enough to be worthwhile using. Seems a shame to use Gordon Park as it is already used for many things at the moment.
- Install a bicycle repair station similar to what's in Aberdeen, where tools are locked to a wire and can't be stolen.
- Not sure about the floodlights as it might just end up as a youth drinking den
- Parking for those of us who live outside of Ellon.
- Parking in the area isn't ideal.
- Perhaps a sheltered seating area and small cafe with toilet could be incorporated into the design for more inclusivity.
- Please be aware of environmental impact on wildlife and energy use for lights and other machinery. Perhaps consider making totally off grid.
- Please consider future expansion when choosing a site, potentially for a toddler area for balance bikes etc, a refreshment kiosk and loo for us parents that spend hours at the park!
- Please get a shit hot pump track team in. The brand with the red lines!
- Please make a good, smooth concrete skate park with a good variation of street and vert sections and not just an asphalt pump track
- "Preferably toilets available near by
- Flood lights for safety would be excellent
- Somewhere central "
- Road circuit should be wide enough to host races and also be joined to path network on other parts of the park to extend the length of the track for bigger events. This will require the other paths to be widened
- Simple obstacles and design are better than complex, more beginners and skaters will use a simpler park
- The focus should be on a decent/large sized skatepark. I understand the interest around a pump track due to the cycling community in Ellon, however a skatepark has much more longevity and caters to all hobbies (skateboard, BMX, scooter, and bikes). I've been a skateboarder from Ellon for 13 years and have a real interest in bringing a skatepark to Ellon that not only "does the job" but is unique enough for users around Aberdeen/Aberdeenshire and even further to take the time to come and use it
- The skatepark needs to cater to all abilities. It also needs to include street/plaza style architecture as well as traditional transition style elements. Skateboarders should be consulted on the design.
- There should be a road cycling track around the outside even just a nice bit of tarmac
- There should be lighting so that winter use is possible. No charge for lighting given that LED technology allows for low running cost. Lights off at 10pm etc.
- Try and get cycling people involved in the design stage, there is an ideal circuit built down at Lochgelly, in Fife. Try and do the same if possible.
- With the advancement of solar power floodlights could be powered by this, or even a scheme from the energy companies to supply power
- Would it be at all possible to set up a shed area with lockers? Also, could an area be earmarked for a future rental (e.g., skateboards, in line skates, helmets etc.) storage area and cafe, should the park be successful?

Site Location Consideration

- Cromleybank better as less non wheeled sports people to interfere or be disturbed.
- Deer Park
- Don't use a present park.
- Gordon Park is the most underutilised park in Ellon
- Gordon Park would be a great central location for this project, but consideration would need to be given to the displaced footballers
- Gordon Park would be a wrong move, too many walkers and dogs
- "I do not think that this is a good use for Gordon Park. This would do away with the football pitch and football should not be played on the Cricket

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Square. Under the terms of the gift not the Park to Ellon, the Cricket Club have first priority. The Gordon Park is a fantastic asset to Ellon as an open space for all ages, pets etc. An installation of this sorts needs access to toilets and possibly hot/cold food/drinks.

- No mention is given on who will maintain the facility. The Council have no money and I fear it will soon become a hardly used eyesore. If this is so, who will be responsible for removing all trace and returning the ground to its present condition."
- I don't believe Gordon Park would be a good area due to poor parking, noise etc. I also feel that this project could engage with youths and give them the sense of pride that they are part of this project. Which in turn would help them take responsibilities to want to look after the facility.
- I don't believe the Gordon Park is a suitable location due to the variety of users who also use the park e.g., pedestrians of all ages and it's a main path into town centre. The Park has problems with antisocial behaviour at nights so would probably be destroyed.
- I think anywhere in Ellon (that you don't need a vehicle to get to) would be amazing, this would really benefit the children of our town and also the adults and give families something to do together
- Needs to be at Cromley
- Needs to be central and accessible for youngsters travelling to. If using lighting, worth capping times to ensure that neighbours are not unduly disturbed. Would be good to see more options on this survey to be meaningful to those who may not be looking to use the facility, but would certainly support the need for one (grandparents, etc can be excellent fundraisers lol)
- If the wheeled sports park should be within Ellon, say Gordon Park then the main advantage is ease of access, but would you get kids hanging around the venue in the evenings, arsing about, glass getting broken etc. If it's Cromleybank, towards Ellon Academy then the kids that would head there, are they more focused in using the actual facilities for the purpose they were built for? Either way I'd have to drive or cycle to the venue which is about 10miles from home residence.
- Needs to be somewhere fairly accessible and central, not near main roads would be preferable. The Gordon Park is central and the residents surrounding are used to activities taking place there.
- Not Gordon Park as this is very busy and would be spoiled by changing it.

- Not Gordon Park, as it is a green space for Ellon Gala, firework displays, travelling carnival. It is used as a gathering spot for underage drinkers who constantly smash glass bottles, having the skate park there I think would encourage more of this type of behaviour. The parking around the town centre side of the park (Park rd. / terrace) is bad enough during school drop off/pick up times.
- Please do not ruin Gordon Park for this - the park space is used by a great many people who would have no interest in a wheel park.
- See if the landowner/developer of Cromleybank housing allocation would be interested in contributing to the site/facility as part of upfront developer contributions for their future housing. It would go well next to the academy, possibly encourage more cycling to school and likely attract families from wider than Ellon so there is plenty parking
- Skatepark at the castle park community centre using the old tennis court. Pump track in MacDonald woods
- The children and youth of Ellon and surrounding area would benefit greatly from this park. Gordon Park is a perfect location increasing the overall foot traffic to the site with the existing play parks, courts and sports field making it an overall more populated and hence safer place all, less likely to suffer from anti-social behaviour and vandalising.
- The creation of a wheel park should obviously take into consideration all stakeholders and users of Ellon amenities, particularly those living nearby. If located in Gordon Park, those living adjacent to the park may be adversely affected by the proposed floodlighting, potential noise, and increased footfall. Also taking into consideration Ellon's current problem with youth misbehaviour and vandalism, I am concerned, that the wheel park could become a hangout area for such people to congregate and could prevent users from accessing the facilities. Because of this I think the park needs to be located outside the centre of Ellon.
- The only issue with Gordon Park is vandalism and child safety in the evenings from youths.
- While I fully support the initiative, I do not think the skate park should be built in Gordon Park. Although I understand the appeal of its centralised location, Gordon Park is a well utilised green space and I believe it would be a loss to Ellon if the facilities were placed here. Has utilising a section of the deer park been considered?

Management & Operational Consideration

- A possible idea would be the fundraise yearly to cover as much as you can to keep membership as low as possible, to keep it available to all or as many as possible. We currently pay for yearly parking for Haddo for example so would buy for this as feel we would use enough across the yr. You might want a daily rate too, for tourist/visitors or so people can try before they buy etc?
- "Absolutely brilliant idea, as there is nothing remotely like this in our area. Travelling to Tarland or Aboyne for a pump park, or Kemnay etc for a skatepark - it is a bit of a deterrent for many. Having a local area for this will be a massive draw and will be used massively with the amount of people already in the sport, not to mention the volume now entering the sport as a result of taking it up recently.
- The only potential downside I could see would be, as with most skatepark/pump tracks, is loitering people using it as a meet up hub with no intention of using the facility properly. Think bored teenagers causing graffiti and litter as seen in many other local towns"
- All potential facilities must be continually open for members of the public and not booked out by the various bike clubs preventing public use. There has been talk of this being a concern if it opens. That it is for the bike clubs more than the general public.
- Anti-graffiti and vandalism precautions to be taken
- Costs would need to be kept low for the park otherwise it becomes something that the kids can only do once a week, rather than every day
- Could also have use and be used for people who are in wheelchairs so they can do stuff to do with it as well
- Discounted Family membership options
- Family membership
- Family Membership should be available to ensure its affordable for everyone. It would also be nice to have separate times for disabled wheeled sports.
- Hopefully this project gets the go ahead, great for young and old. A suggestion for lights would be machine that activates the lights once someone has paid for the 1-hour usage. Inverness skate park has a similar set up for the floodlights.
- I think a reasonable annual cost would be £25 per child. It would only allow me to go up to £20.
- I think it would be worthwhile contacting Seed Skate shop and Transition extreme in Aberdeen to help promote the fund raisers and events on social media or even with surveys as skaters from all over the shire would travel to use a new park and they also have first-hand knowledge of what works and what doesn't when it's comes to skateparks.
- I think it would benefit our younger generation immensely as there is very little for them to do. My only concern would be whether it would be taken care of in light of the number of vandalisms that have been occurring lately
- I think that Ellon needs this, although I know that costs need to be covered where possible there needs to be opportunities to ensure families on low incomes do not lose out from using any facilities
- I think there's opportunities for people to make money on teaching people how to ride BMX or for training. There's a massive hole in Ellon for the sort of thing and this project could have a lot of support behind it
- It would be best if it could be manned as it will land up being vandalised.
- Local advertising would be great to see, to help promote this new facility.
- Maybe monitored regularly or have adults supervising the site on a daily/ weekend basis. I personally think there should be responsible adults on site very regularly which would help maintain the overall safety and smooth running of such a facility. It's a great idea to have a facility like the proposed, but to have it unmanned at all times would not be so good. It has to be considered a safe place for all users of all ages, a place where everyone can go and have fun doing what they enjoy.
- If membership is being considered, how about a family membership which would be slightly cheaper than purchasing for everyone in the household individually?
- Needs to be free for anyone, especially young families, who are struggling financially. Needs to be 'girl friendly'
- Needs to be safe for children. Gordon Park has anti-social behaviour problems with teenagers and lots of broken glass / sharps. I fully support this but should be in an open and visible location that can be overseen and patrolled often to prevent this great idea turning into something that parents do not want their kids to go to.
- Offering family membership as well as individual. Possibly membership for clubs too
- Other uses - model car, drone racing, provision of water station,

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- Perhaps consider offering a variety of membership types. For example, simple use only memberships that are very affordable and contribute to insurance and upkeep (as they have at Hopeman skate park), vs full memberships which include events and coaching.
- Rather than annual membership I would rather have a pay as you go option if there was specialist coaching or events being offered. Would love to see adult cycling activities for confidence building and it would be great to have wheel friendly access routes from all areas in the town to wherever the facility might be built. Would be great if sessions could be booked for different organisations e.g., Girlguiding, Scouting, Childminders, Schools and Nurseries etc and with professional coaching Perhaps being free is not necessarily the way to go, yes have free times to make accessible to all but also bookable, payable slots which would also help with the upkeep. My biggest concern is the potential vandalism which will without doubt occur if left open to all at all hours. Good luck!
- "Skating lessons would be great, as I would imagine there would be a lot of kids interested but unsure how to skate, would also enable younger kids/families to get involved.
- This is a brilliant initiative, Ellon is long overdue this type of facility. If we could have something like the park, they have in Inverness that would be awesome.
- My son is 6 and he would love skateboarding. I'll be looking into going to transition extreme in Aberdeen with him, might be worth adding a question to see how many families have to travel elsewhere for skate/BMX sessions? "
- The idea is great but need to have community buy in or it'll face numerous hurdles. When built it'll attract users and those who want to spoil it for others. I think the design and money raising is (kind of) straightforward but the management going forward would be the difficult element. Also doing it right as opposed 80% "it'll be fine" would be a waste of time and effort. Hawick pump track/Inverness track with the velo solutions type areas look sustainable and offer something to all? Is it too close to the proposed Stonehaven track?
- The only concern I have is the policing of the area
- While I concur a membership fee/charge is appropriate, it should be waived for any users who cannot afford it. While this may be problematic to administer, it is the disenfranchised who would benefit most from use

of the wheel park, so the effort would be worthwhile if it facilitates their engagement

- "While I think this is a great idea and I hope it can be created, one concern is that some of the young people of Ellon will see this is a place to gather so there may be antisocial behaviour - noise, litter, vandalism. This has to be taken into consideration when choosing the location and design.
- The flood lighting is an interesting point. I heard that planning would not allow flood lights to be installed at the Community Campus playing fields as it would harm the water voles at the Ythan - sounds like a daft story but I was assured it was true."
- Would be great if there is bike rental station.
- Would rather pay as you use rather than membership

Other

- I would like to be kept informed of any developments for this project
- if you're going to spend the money, do it right. I have seen so much money wasted on facilities that are not fit for purpose. If you're going to do it, do it properly. The Oldmeldrum skatepark for example is way too small and the bowl is too shallow
- "The questions are ambiguous as If it was membership only to use the park then we would obviously buy membership as it would be on our doorstep but if it was optional, I feel majority of people would not be up for this and would have some people paying to use the facility and others not which wouldn't be fair. So, think a membership option should be all or nothing.
- Would it be a free for all park as in no restrictions on times etc. Would love to see this go ahead in Ellon. " We travel to visit pump tracks there really isn't many, but it is very popular for everyone not just people specific to wheeled sports

22.2 Appendix Two: Letters of Support

GILLIAN MARTIN
MSP
ABERDEENSHIRE
EAST



To Whom It May Concern

Our Ref: GM/KJH/

23rd July, 2021

Dear sir/madam

Ellon Wheel Park Group

I write in support of the proposed Wheel Park in Ellon, funding for the construction of which, I understand, Ellon Wheel Park Group have applied to your organisation.

I would like to add my own voice to the large number of supporters locally who have highlighted the positive good which would accrue to the community were this project to reach fruition. A facility of this sort would represent a major boon to cyclists of all ages, capabilities and interests, in Ellon itself and the surrounding districts.

Scotland has some of the most challenging climate-change targets in the western world, and increasing the opportunities for people to cycle forms a core element of this strategy. Any facility which encourages or facilitates greater uptake of cycling represents not only a tangible gain locally, but wider benefits for our country, environment and health.

I am hopeful that you will consider this application in a favourable light. Nonetheless, please don't hesitate to get in touch if I can be of any further assistance whatsoever.

With very best wishes,

Gillian Martin MSP

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LP-2 ELLON

22 July 2021

Ythan Cycle Club
West Ardganty
Dudwick
Ellon
AB41 8EX

To Whom it may Concern

Letter of Support – Improving Access Funding

In my capacity of Formartine Area Manager, I would fully support the application to the SportScotland Fund to construct the new Ellon Wheel Park.

The provision of a wheel park in Ellon will provide a unique all-in-one park for skateboarders, mountain bikers, cyclists and BMX fans and will create a safe environment for children and young people to pursue wheeled sporting activities. Although the main benefactors of this project will be the youth in Ellon and the wider Formartine area, the cycle circuit can be used for adult cycle classes for those who want to learn or re-learn cycling in a safe environment before venturing out on the open road. Having this facility in the north east will capitalise on the increasing adventure tourism sector, bringing skaters and cyclists into Ellon who will use the local facilities and increase the footfall in the town. The local schools can also use the circuit for bike ability sessions

This application incorporates all of this and provides a safe area for physical activities and promotes good health and wellbeing for children and young people, therefore supporting the delivery of the Formartine Community Plan. It will also be of economic benefit to shops and food outlets in Ellon and will benefit both residents and visitors to the town and the North East area.

Yours sincerely

Elaine Brown
Formartine Area Manager



Councillor Isobel Davidson
Ellon and District Ward
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

Chair
Ellon Wheeled Park Project

01358 723926

20 July 2021

Dear Colin

Ellon Wheeled Park Project

I am writing in support of your project to develop a community wheeled sports park in Ellon. This type of facility has been a community ambition for a long time and I am delighted to see it coming forward with significant local support.

As Chair of the Formartine Area Committee, I recognise the need to promote our area and fully support facilities that will encourage the enjoyment of the outdoors and exercise for all. This initiative will not only provide additional recreational facilities in the town but also can serve as a tourist attraction for the whole of the Northeast.

I wish you well with your venture.

Yours sincerely

Cllr. Isobel Davidson
Chair, Formartine Area Committee



ELLON HILLWALKING CLUB

Secretary: Irene Jamieson, Mains of Leask Bungalow, Slains, Ellon. AB41 8LA. irenemjamieson@hotmail.com

Proposed Ellon Wheel Park

28/07/2021

To Whom It May Concern

As a club dedicated to outdoor activities, we feel this project would be a huge benefit to the local community and beyond and would fully support and encourage its building. There is nothing similar in Ellon or nearby.

By improving outdoor sports facilities in the local area, we encourage young people to take part and grow in confidence as they train and improve. For cycling it is so important, at any age, to have a safe off- road area to gain sufficient experience and knowledge before riding on the road.

The tremendous increase in cycling lately for commuting, exercise and fun, has shown there is a desire for this type of activity, and it is to be encouraged. Team sports are not for everyone. A wheel park will allow all ages to experience other forms of exercise in an off- road environment, and give opportunities to meet and socialise with like- minded others.

Outdoor activity promotes physical fitness leading to good health and mental well -being. We feel the Ellon Wheel Park would be welcomed by many in the area.

Regards,
Irene Jamieson



HG/JH

23 July 2021

Ellon Wheel Park

Ythan Valley Rotary supports the development of a multi wheeled, multi disciplined sport facility in Ellon that is accessible and inclusive to all and which will inspire people to get on a bike, scooter or skate.

This will be a fantastic resource for people who live in Ellon and surrounding areas.

Hilary Gordon
President
Ythan Valley Rotary

20th July 2021

To Whom it May Concern

Dear Sir / Madam

Ellon Wheel Park Project

As a local Breeze Champion I meet many women who are cautious about heading out cycling on our local roads as many of them haven't been out on their bike in years. To have access to a local traffic free area would be amazing. It would be of huge benefit to enable more ladies of all ages, out on their bikes, to build their confidence and to see them grow in their ability having had the opportunity to use the wheel park. I'm sure it will be very welcomed by many including Breeze participants whilst it will allow us as Champions, to co-ordinate more traffic free cycling.

Yours faithfully

Allison McKenzie
Breeze Champion – Scottish Cycling



Our ref CJM/STRAT-ELL/WHLPK

Chair Ellon Wheel Park

By Email.

Please ask for Chris Menzies

7 July 2021

Dear Colin

Ellon Wheel Park project

Developing facilities that encourage, smart, sustainable and active travel is the cornerstone of Aberdeenshire Councils award winning Integrated Travel Towns project and I am delighted to see community and partner led initiatives like this coming forward.

Achieving the right mindset to promote active lifestyles requires the creation of the right physical environment and facilities such that proposed for Ellon go far in supporting this approach. The Council currently delivers active travel events in partnership with many local groups including Cycling UK and Sustrans in Ellon and having a dedicated resource and space will be an exemplar for others in the area.

I fully support community resources like this as they create the right environment to support a more active mindset and I am therefore delighted to endorse your proposals and would like to thank you for the continued collaboration on the wider ITT project and support shown to date.

Yours sincerely

Chris Menzies
Team Leader, Strategy Development.

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LP-3 Aberdeen 3

28/02/2021

Club secretary
trythan triathlon club

Dear Sir / Madam

I'm writing today on behalf of Trythan triathlon club to put forward our thoughts, ideas, benefits and support of Ellon having a wheel park built in the centre of the town

Trythan triathlon club based in Ellon is a new triathlon club founded in 2019 and officially an affiliated club with Triathlon Scotland, with a total of 86 members of which 30 of those are children in the tristar's age group (8-16 yrs) and 56 Junior and adult members, the club is growing successfully, this showing with members of our tristar's section already involved in training with the Scottish development academy. On top of that we have members of the club who are already competing for Great Britain and age group level and being successful at that also.

In 2020 Trythan were awarded Triathlon Scotland club of the year in the annual awards which is a great achievement. The club also work closely with other clubs in the Ellon area like Ythan CC and the swimming club and are part of the Ythan community sport hub.

The club is growing quickly and with a huge interest in the sport of triathlon in the Ellon area we are really struggling with places to train safely in Ellon and currently have to travel over to Oldmeldrum to use the school grounds there to train on, which is not ideal due to the travelling restrictions, distance, getting equipment and bikes over and fitting in using the grounds as its very restricted.

The building of a facility in Ellon specifically for cycling would be a huge benefit to the club and the local community.

Being able to train in a safe, controlled and risk assessed environment in the town centre would allow for our club members to train safely in bike skills, gain knowledge and confidence in cycling. This would certainly be of benefit to our tristar's and ladies, on the purpose-built track they would be able to develop the skills for stepping up to road cycling more confidently and feel safer when doing this.

With so many of our members entering races and being involved various levels of the sport and racing, the track would allow for us to race train, which we are currently unable to do on open roads. Many of the races that our tristar's enter are all on specifically built cycle tracks with running areas at hand for competing in duathlons (races the triatstars first compete in). The wheel park at the Gordon park would also allow for the club to host our own racing with having plenty run routes that already go around the perimeter of the site.

The site already has welfare facilities on the grounds that can be used for welfare and changing for the groups using the park, and two of the local primary schools are very close to the site and would greatly benefit from the building of a wheel park.

Being affiliated to triathlon Scotland our club is already doing work with triathlon Scotland in looking to progress 'skills schools' with the local primary schools. Skills schools are run by triathlon Scotland and supported by local clubs to deliver coached sessions to schools in the sport as part of the school curricular and after school clubs. The building of a wheel park would be ideal for the delivery of skill school sessions for the schools and benefit the children in getting more active and get them involved in cycling and triathlon.

Overall the opportunities for the community with the building of a wheel park would allow for local clubs, schools and groups a facility to learn and develop in a range of skills in many disciplines of cycling and allow for the opportunity to get involved and for clubs to work together to achieve and develop.

Regards

Dennis Chalmers

Club Secretary





Balmacassie Brae, Balmacassie Commercial Park
Ellon AB41 8BY
Tel: 01358 720220 Fax: 01358 724181
www.lawrence-milne.co.uk
email: info@lawrence-milne.co.uk



Mains of Fortrie
Auchnagatt
Ellon
Aberdeenshire
AB41 8UY

Craig (m): 07720 887 968
Ian (m): 07713 984 652
Fax: 01358 701 241
bartlet@fortriefarms.co.uk

NM/KM

30th July 2021

To Whom It May Concern

Ellon Wheel Park

We have been made aware of the plan to try and get a Wheel Park built in Ellon. We would like to add our support to this going ahead and point out how desperate Ellon is for a facility like this. With the decreasing participation of young people in sport this would be a great facility to encourage people of all ages out to exercise. BMX, skating and biking in general are getting more and more popular and it would be great if Ellon could capitalise on this surge in interest.

Yours Sincerely

Kevin Milne
Managing Director

ELLON WHEEL PARK.

What a fantastic idea!! In this world where our concerns surround climate change, healthy eating, fitness and exercise, mental health, substance abuse, what better way to get youngsters involved in a project which can help solve many of these problems in one sweep.

All kids love bikes and this would be a way to encourage them to get out into a safe environment to burn off their excess energies!

The project can appeal to the older generation as well, safe and easy to access.

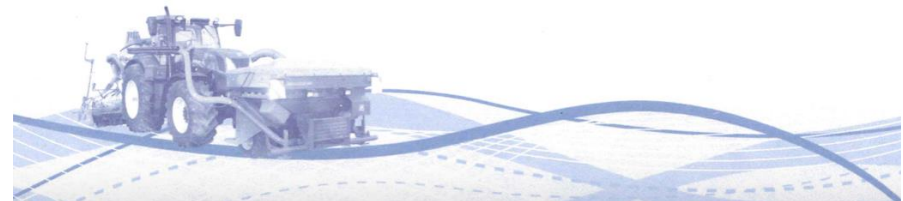
The possibility of attracting visitors is also extremely worthwhile in terms of footfall to local business.

As a local company we are in full support of the proposed development.

Ian Bartlet.



Painters & Decorators and Retail Stores.
Quality Decorative Work Inc. Internal and external Painting.
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Wide Range of Wall Coverings and Paints.
Fabrics & Making Up of Soft Furnishings.



YthanCC

to info@scottishcycling.org.uk

To whom it may concern

I write on behalf of Ythan Community Council to support the proposal to build a wheelpark in Ellon.

Ythan Community Council is the community Council which surrounds Ellon. Whilst we are essentially a rural community, all sports and educational activity is Ellon based so we are supportive any initiative which will enhance the area and this project will be an excellent facility for Ellon and surrounding district.

Cycling is increasing in popularity, and this will give adults and children an opportunity to develop their skills and confidence in a safe environment. The increase in popularity of organised cycling events sees many cycle users well outside the boundaries of Ellon , hence our support for this project

We strongly support Ythan Cycle Club and Ellon Wheel Park Group in their efforts and look forward to the completion of the project in the future.

very best wishes, Charles Coulson

Charles Coulson
secretary
mail@ythan.org



July 19th 2021

Rotary is one of the world's largest and most successful global membership and humanitarian service organisations, with 1.2 million members in 35,000 clubs in over 200 countries. We have a unique position of being rooted within our own communities, but with a global outlook, ready to tackle challenges at home and abroad.

Ellon Rotary have been established for over 40 years and have been involved in many community projects in our area. We are delighted to learn of the Ellon Wheelpark and wish to give it every possible support. Any facility which can improve our community is to be welcomed.

David Cowe
President



06.08.2021

RE: Letter of Support, Ellon Wheelpark

To whomever it may concern,

I write this letter representing the views of the 1st Ellon Boys Brigade section that has over 100 members and many more friends and families supported in the Ellon town and surrounding areas.

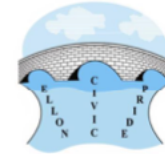
We firmly believe that a wheelpark in Ellon would be a huge asset to the town. It would be well used to benefit many young people as cycling is one of the most popular activities we carry out at Boys Brigade. This facility would be a real benefit in providing a safe place for young people to learn and develop their cycling skills, which is also a great opportunity for completing their Boys Brigade adventure sport development badges.

The wheelpark would also provide a safe and supportive hub for young people (and the wider Ellon community) to meet at to try new, healthy activities. It would be a real asset to the town, providing more activities and things of interest for people to enjoy and benefit from both socially and from a personal health perspective.

We therefore fully support the Ellon Wheelpark proposal!

Yours sincerely,

Jeff Hailey
Officer-in-Charge 1st Ellon Boys Brigade Company Section



80 Station Road
ELLON
AB41 9AY

03 August 2021

To Whom It May Concern

ELLON WHEEL PARK

Ellon Civic Pride is a voluntary group whose aim is to brighten up the town with various floral displays and hanging baskets as well as carry out environmental initiatives in order to make Ellon more attractive and appealing to both residents and visitors. Our group very much support the proposal to create a Wheel Park in the town. This will provide a much needed, multi-use, facility that can be enjoyed by all age groups, from novice to expert, in a safe and controlled environment. It can only encourage more to take up cycling and contribute to their overall wellbeing.

Whilst wheeled sports is very much the focus in this initiative it is hoped that due consideration will be taken in the planning process with regard to adequacy of car parking as no doubt the facility will attract a good number of users supported by family and friends whose mode of transport will invariably be of the four-wheeled variety. Nevertheless the creation of an Ellon Wheel Park can only be good for the town and Ellon Civic Pride wish those behind the initiative every success in its planning and implementation.

Yours sincerely

Frances M Watson
Co-ordinator, Ellon Civic Pride

Archibald Simpson House
27-29 King Street
Aberdeen AB24 5AA

t. 01224 346680
www.nestrans.org.uk



By email

6 August 2021

Our Ref: N13/11/RD/JB
Your Ref

ELLON WHEEL PARK

I write to you to confirm Nestrans' support for the development of a Wheel Park in Ellon. This facility, as has been proven with similar projects in other communities across Aberdeenshire and elsewhere, would undoubtedly prove to be a tremendous asset to the town and encourage greater participation in cycling, particularly amongst younger people.

The Park would provide an excellent venue for events, one example being the E-Bike Day held in early 2020 which Nestrans and Getabout were involved in along with other partners. While the Victoria Hall was adequate, having a tailor-made venue such as this, where kids and adults alike could safely and confidently ride the bikes, would have been even more worthwhile and enjoyable.

The plans for the Wheel Park align very closely with Aberdeenshire Council's Integrated Travel Town project and can only help encourage more people to consider walking, cycling or wheeling around the town and more sustainable and active travel as part of their daily lives.

Siting the Park somewhere in the centre of Ellon, if practicable, with good active travel linkages for users to come and go would be a perfect example of long-term, joined-up thinking.

I wish you, and the Committee, the very best with the project and look forward to seeing it take shape.

Yours sincerely

Rab Dickson
Director



The Transport Partnership for Aberdeen City and Shire



The Coffee Apothecary
Udny
Ellon
AB41 7PQ

&

21 The Square
Ellon
AB41 9JB

17 August 2021

To Whom It May Concern,

I write in support of the project to build Ellon wheel park.

This project would bring a unique offering to the local area, provide entertainment for many and benefit local businesses such as ours by bringing more people into Ellon.

This is an amazing opportunity with many potential community benefits and benefits to the individual. I believe it would have environmental benefits, social benefits and help people's physical and mental wellbeing.

If there is more we could do to support as a local business, please let me know.

Yours,



Alison Aspden

S Adventure Cycling Ltd
35 Shielhill Avenue
Aberdeen
AB23 8JE
Info@ScottishAdventure.org
www.ScottishAdventure.org

scottish
adventure

Aberdeenshire
COUNCIL  Education and Children's Services



Acting Head Teacher: Mrs Glenna Hendry
Tel: 01358 281110
Email: slains.sch@aberdeenshire.gov.uk
Website: <http://www.slains.aberdeenshire.sch.uk/>

Slains Primary School
Collieston, Ellon
Aberdeenshire
AB41 8SA

Date: 9th September 2021

Friday, 20th August 2021

Dear

I write on behalf of Scottish Adventure Cycling in support of the Ellon Wheel Park proposal to design, build, operate, and maintain a multi-use wheeled sports facility in the Ellon area of Aberdeenshire, Scotland.

Having discussed this project with our 150+ membership community, we strongly support this project because we believe successful delivery will encourage children and adults alike to enjoy wheeled activities. We also believe it will create opportunity for people to access wheeled activities more easily in the northeast which appears to be lacking at present, particularly in the Ellon area.

Through this letter, we acknowledge our responsibilities to provide a reasonable amount of support to ensure project success and this might include:

- Financial support via our Not-For-Profit organisational status with the ability to fundraise for other organisations working on cycling-related projects.
- Physical and experiential support via our membership of people who enjoy riding bikes including hand cycles and other adapted cycles.
- Strategic support via our leadership team to support the project team in decision making, risk, governance, and general commercial and project management.
- Marketing support via our social media channels and our website to extend the reach of the Ellon Wheel Park social media messages.

We believe it is important that the Ellon Wheel Park project is successful, not only for the local area; but as a success story for cycling in Scotland showing that Scotland is a world leader in creating opportunities for people to access wheeled activities at a reasonable price.

As an organisation, we commit to championing the support for the Ellon Wheel Park project.

Best regards

Mr Roy Milne *FInstLM, FCMI, FIET, CMgr*
Founder & Director



To whom it may concern,

I am writing as the Acting Head Teacher at Slains School in support of the building of the multi-wheel park in Ellon. I feel this would be a wonderful facility for the young people in the Ellon area and beyond. This is a perfect time for a park like this to be built after all the excitement of the recent Olympic games.

Yours Sincerely

Glenna Hendry



16 September 2021



Education & Children's Services
Mr Jonathan Cordiner
Head Teacher
Meiklemill School
Provost Davidson Drive
Ellon
Aberdeenshire
AB41 9BQ
Telephone 01358 281100
meiklemill.ecs@aberdeenshire.gov.uk
www.meiklemill.aberdeenshire.sch.uk

Ellon Wheel Park

To Whom it May Concern,

This letter is written collaboratively by the two Headteachers of Meiklemill School and Ellon Primary and Community Resource Hub.

My name is Jonathan Cordiner and I am Headteacher at Meiklemill School and my colleague is Leighanna Whalley, Headteacher at Ellon Primary. Both our schools sit on the boundary of Gordon Park. We are very passionate about the proposed plans for a Wheel Park in Gordon Park, and we wish to write in support of the project.

Schools are at the heart of communities, and we are always looking for ways to bring positive outcomes to children, and also for ways of bringing our local community together. We **feel** strongly the Wheel Park will facilitate both of these priorities in the town. Ellon is such a strong and thriving community, and we believe the proposed Skate Park will continue to build on this agenda.

Youngsters in Ellon travel far and wide to use the proposed facilities in other towns. In our schools, we have many children who are members of Ythan Cycle Club, or Trythan Tri Stars, or local running clubs and other organisations, who are forced to travel great distances to use such facilities. We have some really talented youngsters in this community, and we feel our job as local citizens is to harvest this talent, and give young people the opportunity to progress and fulfil their potential. There is no doubt children in other towns have more opportunities to do just that when they have such facilities in their town and on their door step.

Furthermore, having such facilities so close at hand, will inevitably encourage others to try biking, boarding, running and all of the other activities this project looks to facilitate. There are many children and families who do not have the means to travel to neighbouring towns and beyond to access such facilities and so children miss out on these opportunities to express themselves, to exercise, to improve mental health, to enjoy and compete in these sports. Providing youths (and actually adults too) opportunities to use such facilities in Ellon is not only equitable, will not only contribute to positive mental and physical wellbeing of residents, but will give local people the chance to develop new skills and achieve in wider ways.

Of course when we encourage positive endeavour in our local community, it has a positive effect on undesirable behaviour too. As a community, we want to engage children and young people in positive activity which will benefit their mental and physical health and by doing so, we inevitably discourage undesirable behaviour. Such undesirable behaviour could be too much gaming at home, or even worse anti-social behaviour.

One more point for consideration is that both Schools would love to fully support events at Gordon Park. It is in the perfect location. We would happily lease out both schools as facilities for events. This means the 2 schools could be used for parking, toilets, registration etc.

Ellon has a strong history of organising large scale and successful, national events which attract people from all over the country – The Youth Cycle Crit and Pedal Car Race in August being a perfect example. The introduction of this facility could provide yet another exciting opportunity to bring the local community together for competitive events, enjoyed by people locally and beyond.

We fully endorse this proposal and would be very excited to contribute to this development. We wonder even if the schools could perhaps be in some way involved us this project unfolds.

If there is anything we can do to further support this proposal, please do not hesitate to get in touch.

Kind Regards

Jonathan Cordiner
Head Teacher
Meiklemill School

Leighanna Whalley
Headteacher
Ellon Primary and Community Resource Hub

Ellon Community Council



Ellon Community Council

Chair
Ellon Wheel Park Committee

27 August 2021

Dear I ,

I write to formally state that, following discussion at a recent Ellon Community Council meeting, we unanimously agreed that a project to bring the facility of a Cycle Track/MTB pump track/skateboard & scooter park to Ellon would be an excellent asset for Ellon and the surrounding area and that we fully support this.

Having also had the opportunity to discuss this with the local Councilor's and the Ellon and Formartine Police Inspector, Mark Young, it was seen by all as a real opportunity to promote the health and well-being of the local communities.

There is not such a comprehensive facility currently in the North East of Scotland so we also consider that this would positively impact on local businesses by attracting a number of visitors to the area.

We wish you every success in this project and thank your committee for its endeavors.

We also offer our full support and assistance as and when this is required.

Sincerely,

Vice Chair – Ellon Community Council

Web Address: <https://www.elloncc.org.uk/>

Facebook: <https://www.facebook.com/EllonCommunityCouncil>

colinallanach@aol.com

From: colinallanach@aol.com
Sent: 16 September 2021 20:50
To: 'Colin Allanach'
Subject: FW: Cycling Facilities Fund Aberdeenshire Meetings [OFFICIAL]

From: I
Date: 3
To: col
Subject: Fw: Cycling Facilities Fund Aberdeenshire Meetings [OFFICIAL]

Col,

Thats the new police Inspector Mark Young now given us some words of support below

Cheers

From: Young, Mark
Sent: 02 March 2021 11:57
To:
Subject: RE: Cycling Facilities Fund Aberdeenshire Meetings [OFFICIAL]

OFFICIAL
Good evening Nick

It has been a while since I have seen or heard from you so I hope you are keeping well and retirement is keeping you busy.

Andy kindly forwarded your email in relation to cycling facilities across Aberdeenshire and it is definitely something that we (PSoS) are extremely supportive off in the Formartine area.

There are many positive which would come from these facilities and they would have a positive effect on reducing antisocial behaviour and also improve the health and wellbeing of the local community.

It is likely, unfortunately, in the coming months with the better weather, the schools going back and the relaxing of some restrictions, we may see an increase in ASB within Ellon as there are limited locations for youths to socialise and therefore congregate in groups with very little to do. With the proposals for the development of these facilities would provide a location for them to socialise responsibly and

Appendix 4

perform stunts/race etc away from the town centre. This was commented upon today by a resident unfortunately.

The facilities would also help increase the number of diversionary activities we can offer along with our partners - you will recall the good old days of 'Street Football' or 'Street Dance' and this would give another string to the bow if the facilities can be used for initiatives. I am sure companies similar to Transition X-Treme (I'm not sure if there is a similar organisation in Ellon or nearby) would be keen to get involved.

Moving away from the benefits to Policing, this would also help approach the Healthier Communities priority for the area. Not only will it improve the overall health of residents of Ellon, it will provide an opportunity for people (not just the young) to connect and in turn this will improve their mental wellbeing which will reduce welfare/concern calls in respect of individuals both young and old. I am sure a representative from Health would probably be able to improve my knowledge re. this aspect.

I think starting with the facilities mentioned is great and may lead youngsters to considering joining cycling clubs which gives them another focus and later in life they will make more informed decisions on their mode of transport with Ellon being a commutable to/form on bike.

Keep me posted on the progress and I am more than happy to assist wherever possible - if it gathers a good bit of traction, I can look at involving others such as PSVV or getting a couple of cycling cops involved.

Anything at all drop me an email or give me a phone

Mark Young
Formartine Inspector
Ellon Police Station
Bridge Street
Ellon

From:
Sent: 16 September 2021 13:36
To: Colin Allanach
Subject: FW: Facilities

From: '
Date: 27 February 2021 at 16:27:59 GMT
To: Colin Allanach, Colin Allanach
Subject: Re: Facilities

Yes,

As former RDO for the North East I have seen first-hand how Ythan have made the best of the limited areas they have and the negative impact on the club and the development of youngsters when they lost access to the Academy. A new purpose built facility will certainly allow them to grow and progress as a club

It is unusual for cycling clubs to be directly linked to a facility, unlike, football, rugby etc. There are huge advantages to having direct access to facilities, this has underpinned the success and accessibility to cycling for youngsters in Dundee at the Discovery Junior Cycling Club. We have direct access to purpose built MTB facilities at the Templeton Tangle and the velodrome area at the Regional Performance Centre at Caird Park. The club has access to storage for bikes at both venues, ensuring there is no discrimination on participation by not having access to bikes. You want to ride? We'll help you. Both facilities give opportunities for all types of cycling, Mountain Bike, Road bike, Track bikes. We have recently extended the club offering as well, now running sessions for women, targeting the less active, getting them to take part in leisurely accompanied rides. Without access to facilities, this would not have been possible.

Secretary/Coach
Former RDO Scottish Cycling

From:
Sent: 16 September 2021 12:55
To: Annette Allanach
Subject: Fwd: Wheel Park in Ellon

Sent from my iPad

Begin forwarded message:

From:
Date: 1 March 2021 at 10:27:05 GMT
To: colin.allanach@scotland.nhs.uk, Kelly Green, kelly.green@aberdeenshire.gov.uk
Subject: RE: Wheel Park in Ellon

Hi Colin,

This looks absolutely fantastic. Active Schools would absolutely support this and look at how we can link to the club. I have included Kelly Green in this email, as she is the Active Schools Coordinator for Ellon. The first thing we would need to do is get a new partnership agreement in place so we are then ready to start working together. Kelly will be in touch directly with yourself to get that process in place. Between Ythan CC and Active Schools we can then look enhancing opportunities for children and young people within the Ellon Network and surrounding Networks.

Kind Regards
Tracy

Tracy Siwek
Active Schools Lead (North Aberdeenshire)

If you know someone who's still living life at home, why not tell them about our range of online activities and resources? See: <https://bit.ly/LLAhome>



From:
Sent: 16 September 2021 13:44
To: Colin Allanach
Subject: FW: Fraserburgh Sport Hub

From:
Date: 1 March 2021 at 09:01:51 GMT
To:
Cc: Donald
Subject: RE: Fraserburgh Sport Hub

Morning Colin,

Thanks for the update on this. This is definitely a project I would be keen to support as part of my hub officer role. A key part of the barriers that was discussed at the recent Ythan hub meeting was around facilities for Cycling and Running and that's an area where we'd like to focus some efforts. We do have contact with Aberdeenshire Voluntary Action that can provide 1:1 funding advice for projects and it might be worth touching base, I can put you in contact if it's of interest. Is there any scope for one of the tracks to be used for running as well? Lack of facilities was an issue raised by the Athletics club as well so there could be a potential link there

I'd recommend mentioning the Ythan CC's engagement at the recent Ythan and Fraserburgh hub meetings when discussing the project with SS. Including any links you have with Active Schools. SportsScotland will be interested to hear how your project can link with their national flagship initiatives.

I'd be happy to sit in on any of future the project meetings if you thought that was appropriate?

Regards,
Roy

Roy McPherson
Community Sport Hub Officer (North)
Gateway Community Centre
Victoria Terrace
Turriff
Aberdeenshire Council



Project Business Plan

Alan Jones Associates April 2022

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2 Introduction

Ellon Wheel Park Group in partnership with Ythan Cycle Club are looking to provide its residents with an outdoor facility for wheel-based sports within the town centre. A wheel park is an area specifically designed for combined use for wheeled sports such as BMX cycling, mountain bike cycling, road bike cycling, in line skating, rollerblading, roller skating, skateboarding, and wheelchair sports.

Research has shown that participation in cycling and adrenaline sports can have a positive effect on people's health and social well-being. The development of a community wheel sports facility on a school site can play a key role in engaging people in physical activity and sport, resulting in more people being more active more often.

The aim of the wheel park is to provide an area where skaters and cyclist can develop their own sport in a safe location away from other vehicles and pedestrians.

This Park will allow youths to get exercise along with the health and wellbeing benefits out- with the confines of mainstream organised sport which sometimes is seen as a barrier to sport for some individuals.



3 Ellon Wheel Park Project

3.1 Project Vision

The Group's vision is to build a multi-wheeled, multi-disciplined sport facility in Ellon that is accessible and inclusive to all and will inspire people to get on a bike, scooter, skateboard or skates.

3.2 What is it?

The project will create a wheel park consisting of three zones:

- a mountain bike pump track
- a multi-use 600m cycle circuit
- a skate/ BMX park
-

These will be combined in one area to make a unique facility for wheel sport users.

3.3 Project Values Statement

"We believe everyone should have the chance to learn to ride their bikes, scooters, skateboards and skates, develop their skills and enjoy wheeled sport in an inclusive, safe, traffic-free environment. We believe that everyone of all ages and abilities should have the opportunity to participate in sport as an individual."

3.4 Aims and Objectives

- To help people of all ages and abilities improve their physical and mental health.
- To build a safe environment to increase cycling and skating confidence.
- To create a more sustainable, healthier, happier and better-connected community.
- To help create a society where cycling and exercise is part of everyday life for everyone.
- To build to an excellent quality and design, a vibrant, friendly area and facility for multiple wheeled active sport disciplines and multiple skill levels that will help support and inspire youngsters to develop their potential.

Appendix 5

- To work in collaboration with others (public/private/third-sector) in the community to provide facilities for the people of Ellon and wider area who want to do more than the mainstream team-based sports.
- To boost Ellon town community development by providing a unique selling point for the town which will encourage people to spend the day in Ellon and the surrounding area on their bikes, boards, scooters and skates, bringing income to the local shops and businesses/ enterprises.
- To create a matchless facility in Ellon to encourage and develop cycling and wheeled sports in different ways in a safe environment.
- Working in collaboration and partnership with existing groups like local youth and adult clubs, businesses and individuals, Breeze, Belles on Bikes, Bikeability, Active Schools, Rotary club and New Scots refugee resettlement.
- To help support cyclists just starting out and those who are looking to expand their technical ability.
- To combine sport, leisure and tourism in one area.
- To provide training facilities for local cycle and triathlon clubs and help those clubs provide more events, expand cycling participation, develop and grow.
- To support diversity in cycling through promotion of ladies-only sessions, and through groups like the refugee resettlement group (New Scots) integrate into Ellon and provide 'come and try' events like our ebike day.
- To provide a fun, safe outside area for youths to meet friends, partake in exercise and learn skills in a non-competitive environment.
- To create a cycling and active travel culture in our developing integrated travel town (ITT) and help our town towards sustainable transportation and developing a net zero culture.

4 Site & Location Plan

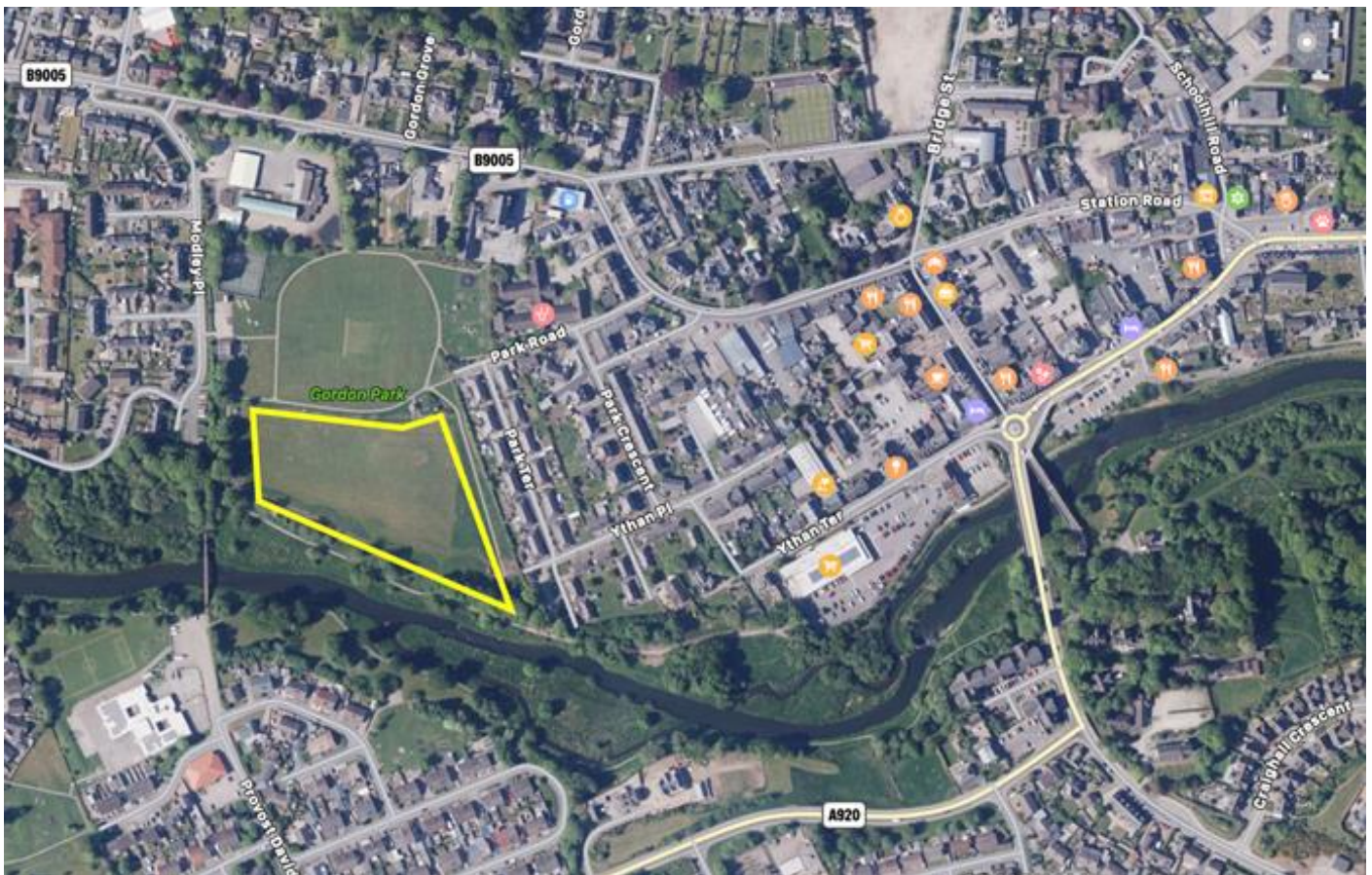


Figure 1: Track Location within Gordon Park

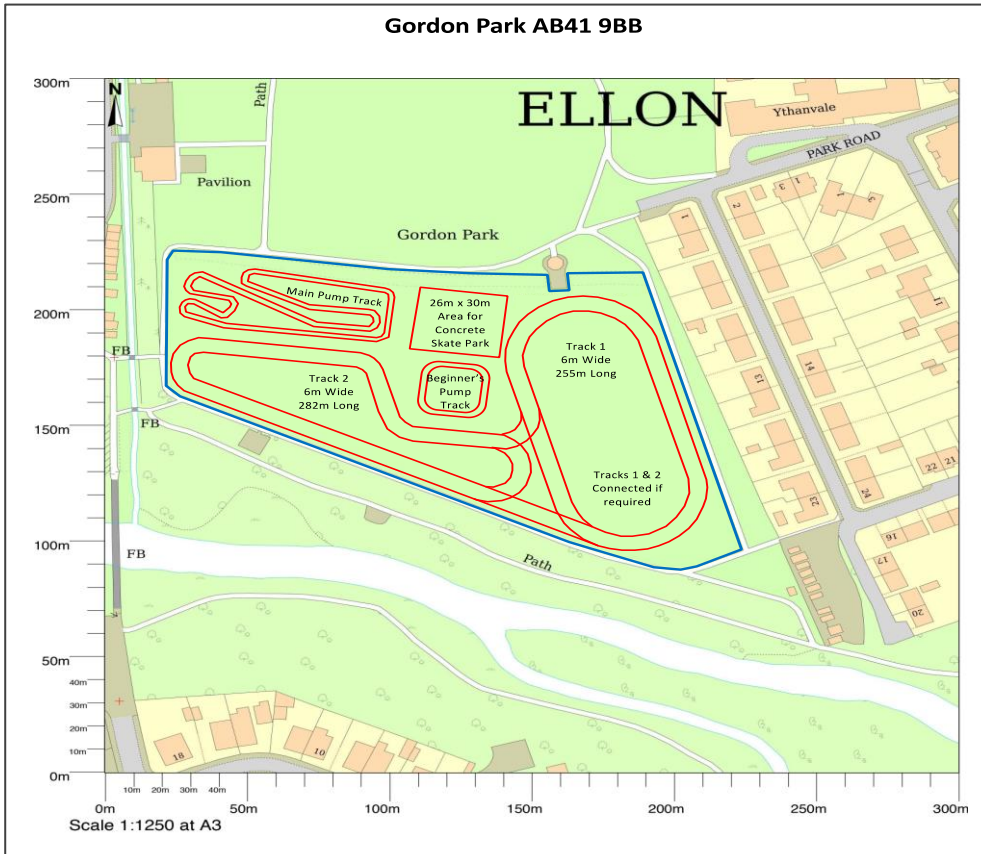
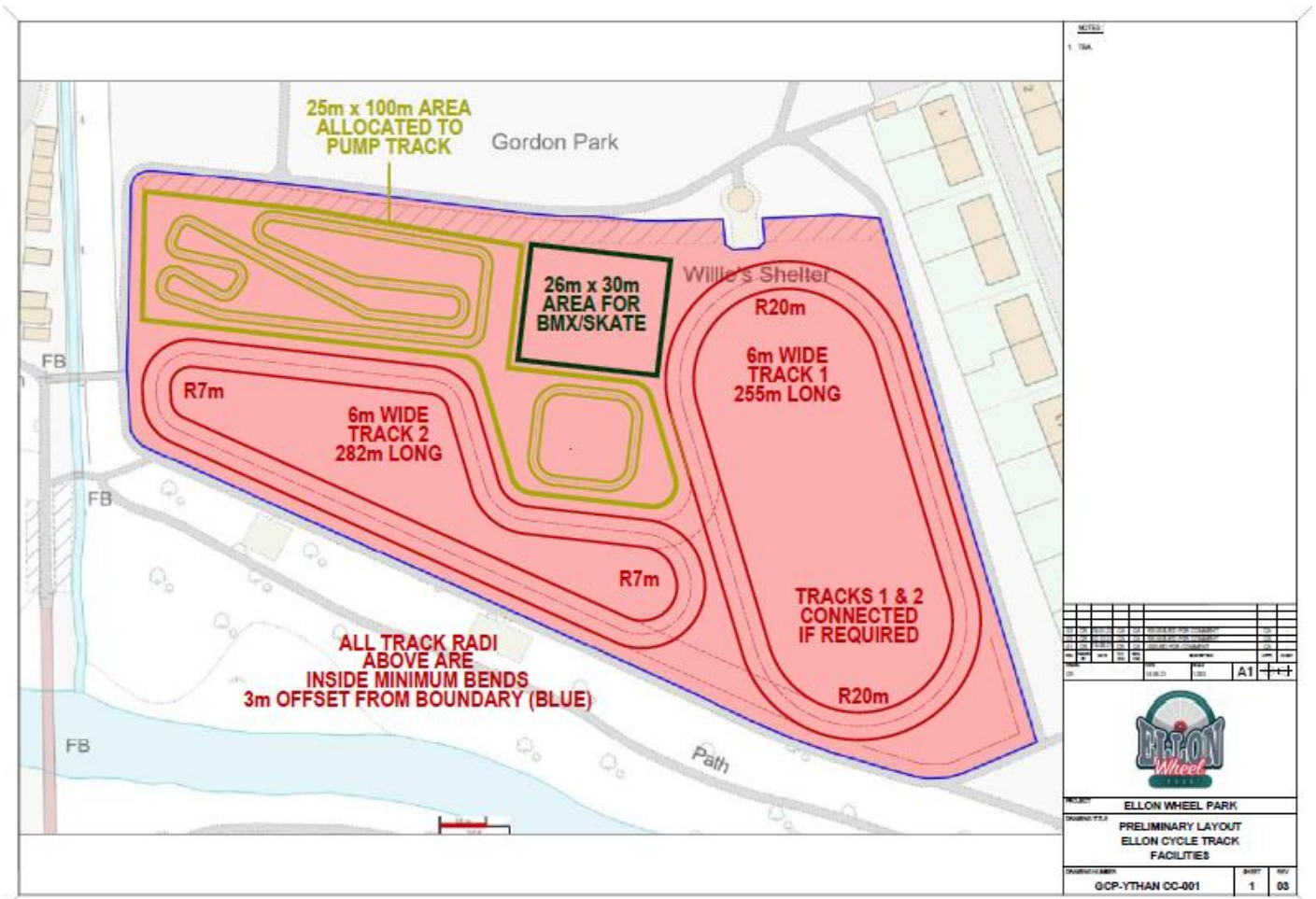


Figure 2: Site Location



5 Our Capacity to Deliver

5.1 Project Group

This project is being developed by Ellon Wheel Park Group. Key members of Ellon Wheel Park Group include the following:

5.2 Professional Support

The Group has been working with Alan Jones Associates and Scottish Cycling for a year. Alan Jones will project manage to completion. Alan has project managed Inverness Skate Park, Raigmore Skate Park (also Inverness) and Kelso skate park. He managed Hawick and Boat of Garten Pump Tracks, Watermill All abilities Cycling Track (near Nairn) and Inverness Pump Track.

Alan is a Project Manager with previous experience of commissioning and overseeing the construction of similar sporting facilities. This will ensure that the project is managed within timescales, to the appropriate quality and within budget. The Project Manager will also coordinate matched funding applications, and assist in final lease negotiations with the Aberdeenshire Council. He will also manage the tendering and procurement which was in line with the Council's regulations. The Ellon Wheel Park Group and key stakeholders will oversee the Project Manager.

Alan is currently working as a project manager on the following:

- Boat of Garten Pump Track £260,000
- Peebles Skate Park £240,000
- Jedburgh Skate Park and Pump Track £324,000
- Banchory Skate Park Now secured £217,000
- Broch Skate Park Fraserburgh now secured £285,000

He has also previously delivered the following wheeled sports project, providing full Feasibility work, securing funding, and project managing their delivery:

- Watermill All Abilities Cycling Centre £365,000
- Bike Trails Plantation Fort William £100,000
- Inverness Bike Park £355,000
- Fraserburgh All Abilities Cycling Track £100,000
- Inverness Skate Park £455,000
- Muir of Ord Skate Park £201,000
- Raigmore Wheeled Sports Facility Inverness- £115,000
- Kelso Skate Park £200,000
- Hawick Pump Track £399,000

Alan's total funding secured for wheeled sports project totals £3,616,000 to date.

6 Evidence of Community Support

6.1 Overview

Wider community support is key to the delivery and ongoing success of any community facility, in particular those focused on a key user group, age group, or activity. In recognising this, Ellon Wheel Park Group requested a detailed consultation survey be undertaken as part of this Feasibility Study.

This was a follow up to a previous survey instigated by Cllr Isobel Davidson.

6.2 Community Engagement Survey

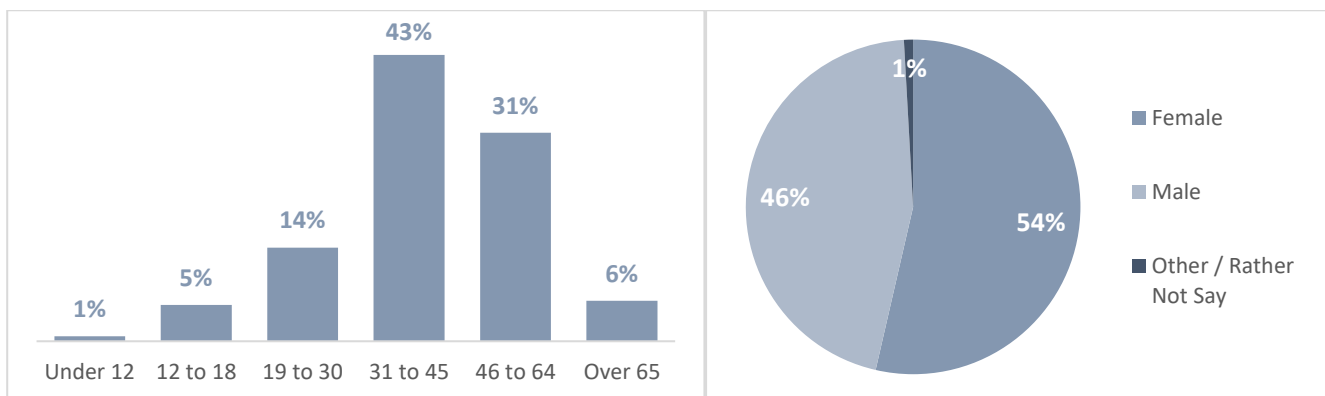
Methodology

In support of the project, and to investigate the provision of a new Wheel Sports Park in Ellon, a community consultation survey was developed and shared through social media channels and key stakeholder contacts.

The survey ran from 6th July to 2nd August 2021 and received 837 responses. (This is far larger response than similar projects in and around Aberdeenshire). The survey was also backed up by articles in the local press, radio and television. The results of this survey are summarised in this report.

Respondent Demographics

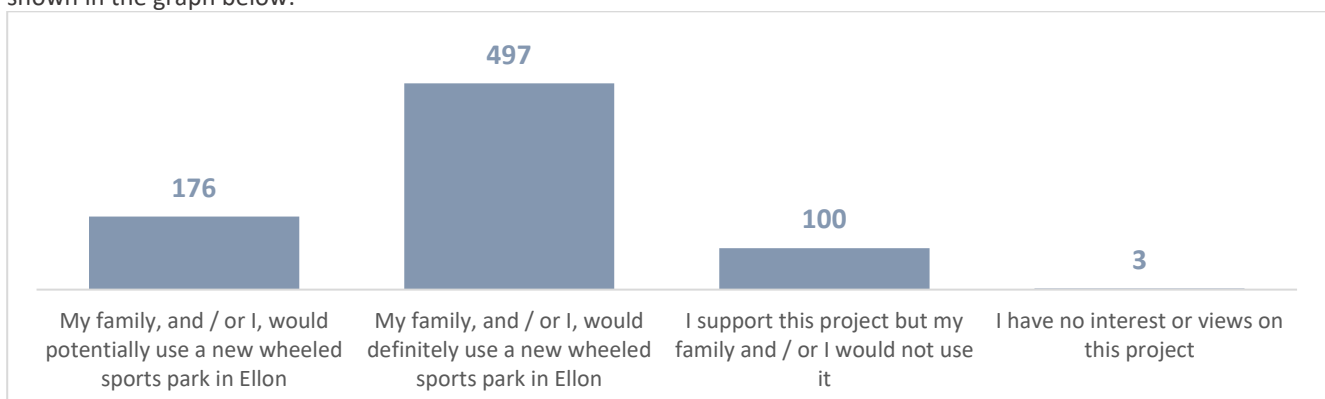
To understand the reach of the engagement, respondents provided their age and gender. These are show below:



Respondents were also asked to provide their postcode in order to understand the geographic reach of the survey. The top post code areas represented are listed in the table below:

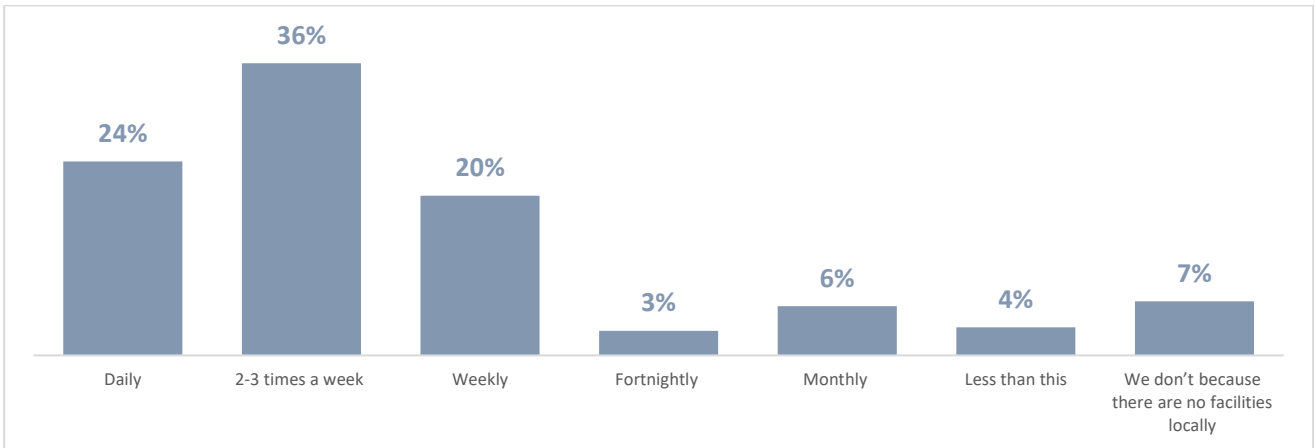
AB41	576
AB51	26
AB42	18
AB24	14
AB23	13
AB15	12

In order to tailor the survey questions, the respondents were asked to select the statement that best suits them. These are shown in the graph below:

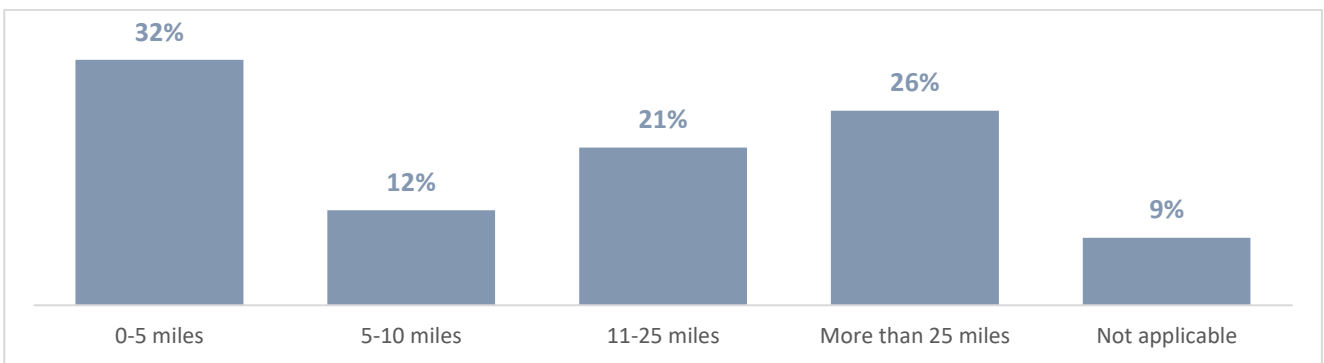


Current Wheeled Sports Provision

Respondents were asked how often they, or their children, currently take part in wheeled sports, with the graph below showing a significant number (80%) engaging in their sports weekly or more.

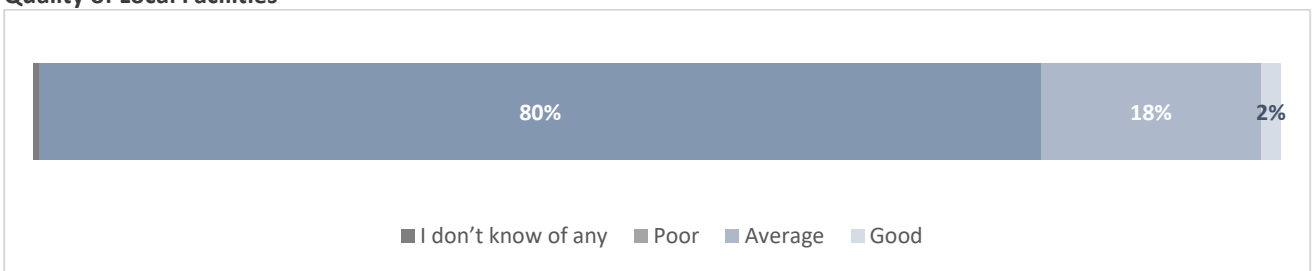


Respondents were asked how far they travel to do so, with the graph below showing 45% travelling over 5 miles round trip:

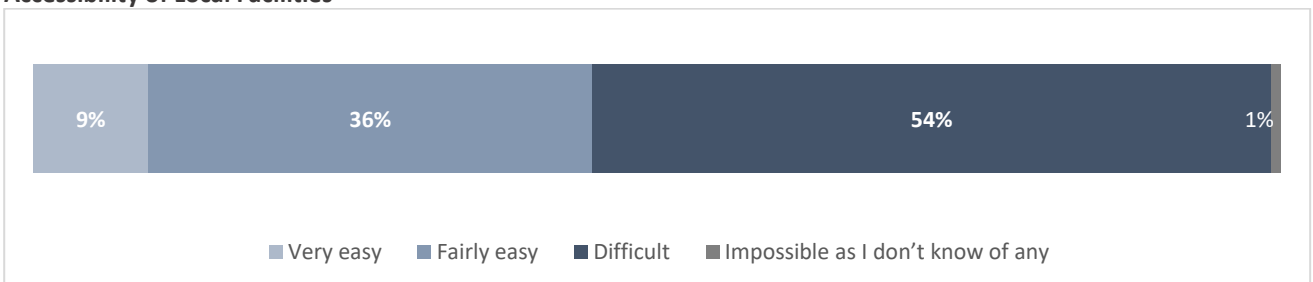


Respondents were then asked how good the provision for wheeled sports was locally, and how accessible (how easy to get to) it was. The results are shown in the graphs below, and demonstrate substantial room for improvement:

Quality of Local Facilities

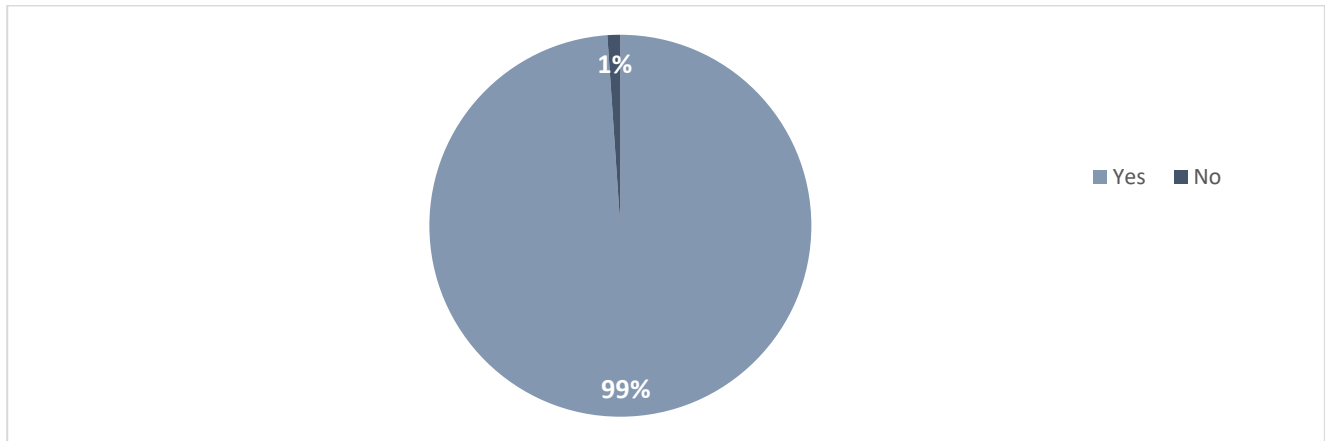


Accessibility of Local Facilities



Project Support

Respondents were asked if they were supportive of a new Wheeled Sports Park being constructed in Ellon. As shown in the graph below 99% of respondents were in support of the project.

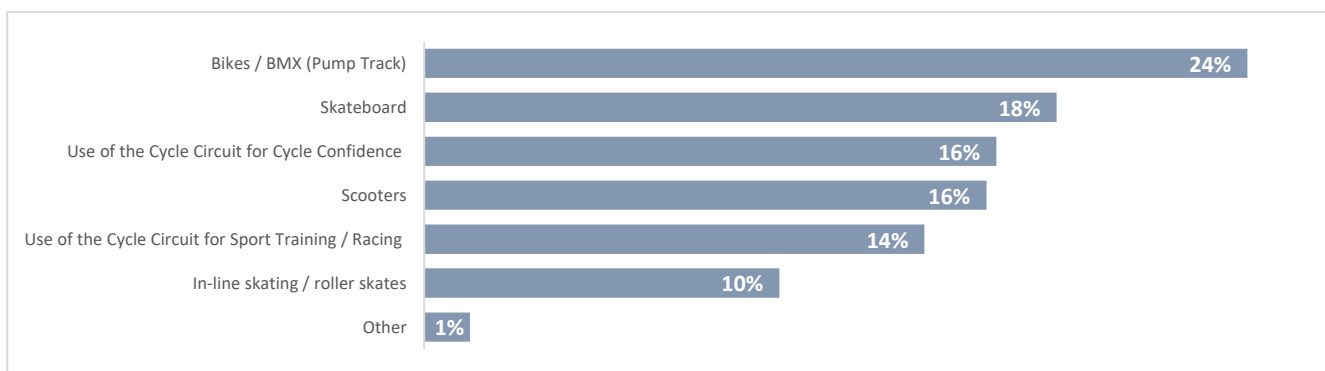


For those who were unsupportive, they were given the opportunity to provide comment and concerns in order that the group can address or mitigate these issues. Only six comments were provided, which are noted below:

<i>"Congregation of youths in town centre will put off other visitors. Plenty of pathways and quiet routes already available. Money could be spent enhancing the community for all."</i>
<i>"There are many other sports that have been trying to get proper facilities for years in the area but always appear to be rejected so why is this any different? Athletics, football, rugby are all as importance also what about children's play parks some don't even have swings for youngsters to use let's get the basics done before we start with anything else"</i>
<i>"It would encourage more anti-social behaviour in the area"</i>
<i>"It will create disturbance and noises. Putting a concrete Park to replace some green space is ludicrous"</i>
<i>"No need. Existing facilities are sufficient."</i>
<i>"Plenty of local area's already"</i>

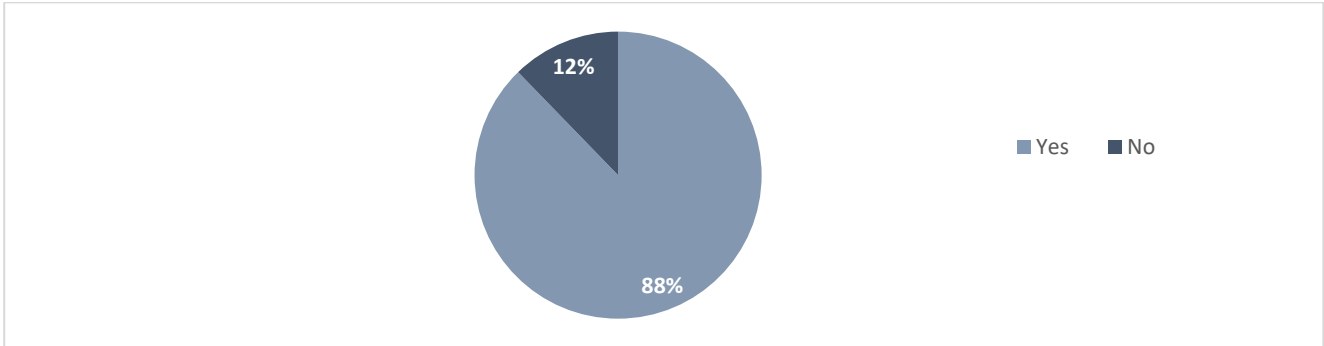
Design Consideration

Respondents who were supportive of the project, were asked to consider which Wheeled Sports should be incorporated within the overall design for the facility. The chart below lists thee by popularity:

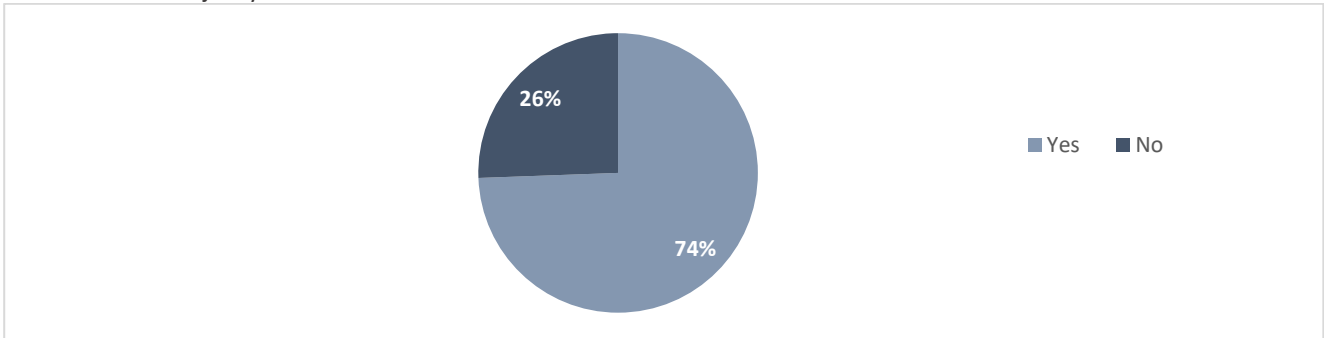


Respondents who selected other indicated a desire for coached sessions, disability accessible designs, outdoor fitness, and shelters / ancillary facilities.

Respondents were asked if they felt that floodlighting should be included in the design and delivery of the facility, with a majority in favour as shown in the graph below:



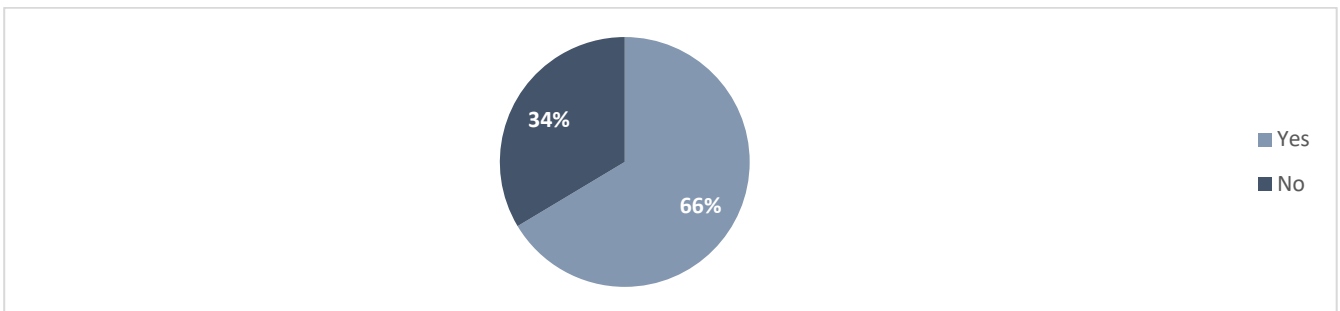
Further to the provision of floodlighting, respondents were asked if they would be willing to pay for their usage. The chart below shows a majority in favour.



In considering a fair cost for the floodlighting, respondents indicated an average fee of **£2.00 per hour**.

Membership

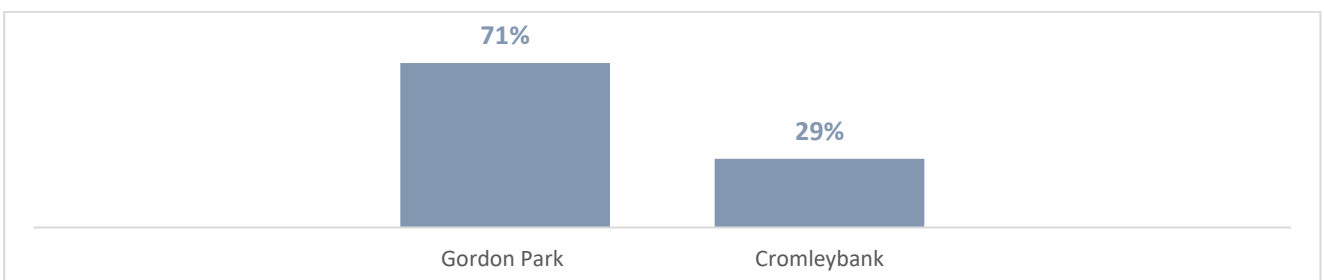
Whilst the park is proposed to be free at the point of use. It was suggested to respondents that a membership scheme may be considered where members receive updates, newsletters and access to coaching, events, and resources in return for their support. From the graph below, there is clear support for this:



Respondents indicated that the annual membership should be **£23 for adults, and £11 for under 18's**.

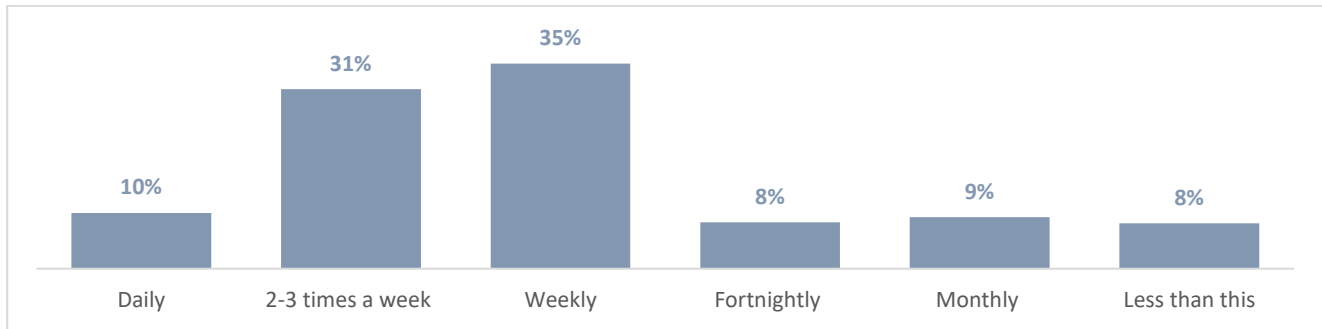
Site Preference

Respondents were asked to consider the location of the Wheel Sports Park, with Gordon Park and Cromleybank having been identified in previous engagement. The graph below shows Gordon Park as the preferred site.



Future Usage

Respondents were asked to indicate how often they, or their families, might make use of a new Wheeled Sports Park in Ellon, with the results below showing a significant number proposed weekly, or more frequent, use.

**Further Comments**

At the close of the survey, respondents were invited to provide any further comment or suggestion in relation to the project. These are summarised by theme below and included in full in Appendix One.

Theme	Frequency of Response
Positive / Supportive	91
Design Consideration	47
Site Location Consideration	23
Management & Operational Consideration	32
Other	5

Further Stakeholder Engagement

Throughout this project, there has been clear support for a number of key groups and stakeholders in the local area. Letters and emails provided have been included in Appendix Two. Support has been demonstrated from the following stakeholders:

- Ythan Sports Community hub
- Ythan Community Council
- Ythan Valley Rotary
- Trythan
- Refugee Settlement
- Scottish Cycling
- Breeze - Scottish Cycling
- Slains Primary School
- Ellon Community Council
- Ythan Sports Hub Coordinator
- Ellon Rotary
- Boys Brigade
- Civic Pride
- Fortrie farms
- Hillwalking Club
- Lawrence Milne
- Nestrans
- The Coffee Apothecary
- Scottish Adventure
- Ellon Primary School
- Scottish Cycling Coach
- Aberdeenshire Council – Infrastructure Services
- Formartine area manager
- MSP Gillian Martin
- Ellon Councillor Isobel Davidson
- Ellon Police
- Local Active Schools

In addition – support has been provided by Neil Fachie by way of a recorded message provided whilst attending the Paralympic Games in Tokyo – [Click Here to View The Video](#).

Further support has been clearly demonstrated by the local children as shown in the linked Facebook Video - <https://fb.watch/80sY19hIW9/>

As well as the local support, the park has been highlighted recently in the local press with the following articles reporting the ongoing and historical demand for wheeled sports facilities in the area.

<https://www.pressandjournal.co.uk/fp/news/schools-family/3255904/this-is-something-ellon-has-been-crying-out-for-hopes-of-unique-bike-and-skateboard-park/>

It has been noted that there is an older demographic that has responded to the survey. At the early stage of the project there was deliberate decision not to go into schools to talk directly to pupils and youths about the park. The Group did not want to give youths the expectation that this was going to be a feasible project until the feasibility study was completed and we got more feedback from the council, sportscotland and other general public.

Following the positive response at this stage there has been more engagement with young people through the schools and so far, this has only strengthen the findings from the survey.

The planning application for the Wheel Park at Gordon park has shown that the preference for building in Gordon park is similar to that which was found in the survey with approximately 64% supporting the proposal. The planning application is due for consideration by the Formartine area committee in April/ May 2022.

7 Cycle Hub Context & Consideration

Ellon Wheel Park Group & Ythan Cycle Club acknowledge the work **sportscotland** and Scottish Cycling have undertaken modelling and analysing cycling provision in Scotland. This considered what facilities are available and how much of the population is likely to be able to access them. This research supported the Group in identifying gaps in local provision.

Through community consultation and engagement, we have identified a gap in provision for beginner to club level provision across the three key elements of this project: closed loop cycling, BMX, and Skateboarding. This new facility in Ellon if would become the centre of a Cycling Hub in the wider area linking to existing bike trails and providing a stepping stone to higher level competition and facility use throughout Scotland. The creation of the new Wheel Park would meet the aims of:

- Creating a new site that provides learn to ride areas, skills area and a new pump track;
- By creating a Cycling Hub, we will enable coaching and skills development and wider cycling promotion

In addition to proposed tracks, we are planning on promoting links to other cycle-related facilities/activities within and round Ellon and the wider Shire. We consider the following would contribute to the development of the facility in Ellon as a Regional hub for cycling and wheeled sports.

- Enhanced signage – signposting both the park and local active travel routes, cycle paths etc.
- Small shed at the track for brushes and basic supplies
- The potential to include public use bike tool stations
- The development of a website that would include
 - Information and scheduling for the facility
 - Local route maps and information
 - Bike friendly accommodation
 - Other tourism information (Car Parking/Toilets/Travel Information)
- Kids bikes supplied to the new Nursery/School.
- Benches and ancillary facilities on and close to the site.



Figure 3: Cycle Hub Model

In addition to reflecting community needs, our project has been guided by the following principles;

- **Inclusive** - Our project engages with people who may experience barriers to participation to support their inclusion in cycling and other activity.
- **Accountable** - Our projects will be well planned, financially viable and have clear and achievable outcomes as outlined in this Feasibility Study.
- **Responsive** - Our projects will be able to adapt to the ongoing needs of their users and local community.
- **Person-centred** - Our projects have a sustainable, community-led approach that gets groups working together to develop a welcoming, safe and fun environment for sport.

Appendix 5

- **Collaborative** - Our project has brought together clubs, the community and key local partners who want to develop and grow cycling and the wider sporting offering in the community.
- **World-class** - Our project aspires to the highest possible standards, while seeking to continuously improve.

Our project will be:

- traffic-free ✓
- multi-discipline for club hub and event projects ✓
- inclusive and accessible ✓
- a strategic fit that connects to other local and national cycling infrastructure and initiatives ✓

Our Cycle Hub project will;

- provide inclusive opportunities for people who are under-represented in cycling. ✓
- provide opportunities for people within communities to cycle and help aspiring participants and athletes develop and learn. ✓
- provide opportunities for people to participate in more than one discipline in one place. ✓
- are located at or close to and link into other existing path/cycle networks or a community hub. ✓
- include a learn to ride area that will allow people to develop cycling skills and confidence. ✓
- include entry level routes that enable cyclists to develop their skills. ✓
- work with a Scottish Cycling affiliated club or involve developing a new club. ✓
- provide planned activities for a range of levels designed to recruit and retain users. ✓
- are designed to use sustainable energy systems and constructed using sustainable materials where possible. ✓
- offer leadership opportunities to young people in a range of roles including decision makers, deliverers/coaches, event/competition organisers and technical officials. ✓
- recruit, retain and develop volunteers to maintain sustainable projects. ✓

Ellon has two well established clubs who will benefit from the Wheel Park. Ythan Cycle Club, formed in 1987, is a Scottish Cycling affiliated club and already have a large youth section ((Ythan QL) with 60 youths regularly taking part in cycle training activities. The wheel park will allow the club to expand on that number and be able to provide expand training like road race training on the cycle circuit and mountain bike training on the pump track. The Trythan (triathlon club) also have a burgeoning junior squad (Tristars). The cycle circuit will be designed to tie in with the Riverside path for Triathletes to practice brick sessions combining running, cycling and transitions.

There are women only Breeze coordinators in the area. The aim of Breeze rides is to get more women into cycling. A safe, traffic free circuit will help the Breeze coordinator provide sessions for girls and women to develop confidence before venturing out on the open road.

The local clubs have an already established events calendar including beginner rides and 'introduction to cycling' for groups such as Refugees and adults who want to start cycling.

The clubs have worked closely with other cycling groups such as Cycling UK, Nestrans, Sustrans etc as well as private cycling enterprises for events such as "Learn about e-bikes" day.

It is envisaged that the cycle circuit will enhance the ability to hold these types of events.

The Grampian area has a number of cycle clubs which have youth members. By providing a facility such as this, the riders from other clubs can attend regional training camps and events in Ellon using regional level coaches for each stage of youth cycling development.

The unique design of this facility provides a range of wheeled sport options in one area. These options for youths to try different aspects of cycling will hopefully keep them interested and develop a love for the sport no matter what discipline they want to try.

8 Capital Costs

The following tables outline the indicated costs for delivering this project. Whilst these are based on previous work, comparable examples, and industry standard rates, a full tendering exercises will further detail the accurate costs at the appropriate time:

Full Project Costs

Concrete Skate Park (approx. 600m ² @ £350/sqm)	£210,000
Pump Track (approx. 2,500m ² @ £60/sqm)	£150,000
Cycle Race Loop (approx. 2400m ² @ £60/sqm)	£144,000
Cycle Race Loop Timber Edging (1,200 linear m @ £25)	£30,000
Drainage Works	£2,500
Trenching & Ducting	£10,000
Signage and Park Furniture	£5,000
Landscaping	£5,000
	£556,500
Professional Fees and Project Management (10%)	£55,650
Contingency (5%)	£27,825
Net Total	£639,975
VAT (20%)	£127,995
Total Project Cost	£767,970

Note, these costs are indicative based upon other projects. The true costs will become available once full tenders are received. These costs include for groundwork such as drainage from the tracks etc.

9 Capital Funding Plan

9.1 Summary of Proposed Funders

The following table outlines the plan for capital funding identified as appropriate to deliver the project above:

SportScotland Cycle Facilities Fund 65%	£499,181
Vattenfall Windfarm and Fundraising	£25,000
Aberdeenshire Council Place Based Investment Fund (Balance)	£243,790

In the event of any gaps in funding, the following additional options have been identified:

The Scottish Landfill Communities Fund (SLCF)*	
• FCC Communities Fund	£40,000
• Suez Trust	£50,000
• EB Scotland	£30,000
• Viridor Credits	£25,000

*Third Party Contribution required for all SLCF bodies, as outlined in the report below.

9.2 Cycle Facilities Fund

sportscotland and Scottish Cycling have developed and launched the Cycling Facilities Fund. This funding stream aims to support cycling facility projects across Scotland through an £8M fund, made possible through a new £4 million commitment from Scottish Government and £4 million from **sportscotland** through National Lottery funds.

The fund looks to achieve three clear objectives:

- 1) To inspire the nation to cycle
- 2) To grow and develop club and community cycling
- 3) To grow and develop local and regional event opportunities

For Club Hub & Event projects within this fund, funding of up to 65% of the project cost can be sought (up to a maximum of £500,000).

Initial online discussions have been had with Scottish Cycling and **sportscotland**. Both have indicated that the project strongly resonates with the eligibility of a cycling hub project. They have recommended that an application be prepared for submission to this fund by April 2022.

The proposed facility in Ellon meets all the requirements of the funders criteria.

This project fully meets the criteria required for funding from the Sportscotland/ Scottish Cycling facilities fund. The Group have been in dialogue with Sportscotland and Scottish Cycling throughout the process and are confident that funding will be made available.

Sportscotland criteria - We will prioritise projects which:	Does Ellon wheel Park meet this criteria?
<ul style="list-style-type: none"> • provide inclusive opportunities for people who are under-represented in cycling. 	<p><i>Yes- We have support from groups such as Breeze and Belles on wheels which are women's groups who would use the cycle circuit for their confidence building session.</i></p> <p><i>The park will also allow the cycle club to continue working with groups such as the Syrian refugees in teaching their children to cycle and integrate with the local community.</i></p> <p><i>The facility will also allow us to run events such as try an Ebike days. Ebikes allow people who might not feel fit enough to cycle a ordinary bike to get exercise. Previous Ebike days have proved popular but limited area to use them was a constraint.</i></p>
<ul style="list-style-type: none"> • provide opportunities for people within communities to cycle and help aspiring participants and athletes develop and learn. 	<p><i>Yes - The cycle club has coached a few youths through to National level. This has been hampered by lack of facilities but the new facility will help develop the aspiration of helping more youth achieve their full potential.</i></p> <p><i>In addition, the traffic free facility can help those to cycle and learn rules and etiquette for using their bikes on shared paths and before they go out on the open road.</i></p>
<ul style="list-style-type: none"> • provide opportunities for people to participate in more than one discipline in one place. 	<p><i>Yes - the wheel park will allow road based cycling on the circuit zone, Mountain biking on the pump track zone and BMX on skate/ BMX zone.</i></p> <p><i>Many of the other projects that have requested funding only cover one of these disciplines.</i></p>
<ul style="list-style-type: none"> • are located at or close to and link into other existing path/cycle networks or a community hub. 	<p><i>Yes – The park is ideally placed along the riverside path and linked to F&B way.</i></p>
<ul style="list-style-type: none"> • include a learn to ride area that will allow people to develop cycling skills and confidence. 	<p><i>Yes – The cycle circuit has been designed to be able to be used by people who are learning to ride or want to gain confidence on their bike. The circuit can be split in two so that two sessions can</i></p>

	<i>be undertaken at the same time. Bikeability sessions can be carried out in a safe traffic free area.</i>
<ul style="list-style-type: none"> include entry level routes that enable cyclists to develop their skills. 	<i>Yes – In both the cycle circuit and the pump track and Skate/BMX area “learner” areas are included in the design</i>
<ul style="list-style-type: none"> provide a route into cycle sport by offering local and regional race opportunities. 	<i>Yes- Both the cycle circuit and the pump track are developed to accommodate youth race opportunities</i>
<ul style="list-style-type: none"> work with a Scottish Cycling affiliated club or involve developing a new club. 	<i>Yes – There is a close link with the well established Ythan Cycle club and their youth club Ythan QL. In addition, the TrYthan triathlon club will use the facility to train their members</i>
<ul style="list-style-type: none"> provide planned activities for a range of levels designed to recruit and retain users. 	<i>Yes – again the structured coaching sessions oat Ythan CC/QL are well established, and this facility will help develop that.</i>
<ul style="list-style-type: none"> connect projects to UCI Cycling World Championships 2023. 	<i>Yes – as a Scottish facility the 2023 world championships will offer an opportunity to promote the park.</i>
<ul style="list-style-type: none"> are designed to use sustainable energy systems and constructed using sustainable materials where possible. 	<i>Yes – this has been requested in the design and barriers etc are to be made of natural materials and biodiverse plants where possible</i>
<ul style="list-style-type: none"> offer leadership opportunities to young people in a range of roles including decision makers, deliverers/coaches, event/competition organisers and technical officials. 	<i>Yes – Some of the youths coning up through the coaching system are also now helping out and volunteering as part of their Duke of Edinburgh awards system.</i>
<ul style="list-style-type: none"> recruit, retain and develop volunteers to maintain sustainable projects 	<i>Yes -The Wheel park group has already expanded and will be recruiting and have an organisation fit for the ongoing operation of the park. The park is also setting out a memorandum of understanding with Ythan Cycle Club and TrYthan triathlon Club to use the facility to develop their coaching and volunteering workforce.</i>

In addition, it is recognised by Scottish Cycling that the North East of Scotland does not have the facilities that other parts of Scotland already have and the funding available is to be spread all over Scotland.

An Expression of Interest has been submitted to the funder and this stage has been accepted to go forward for full application.

9.3 Sportscotland Facilities Fund

sportscotland’s Sports Facilities Fund supports capital projects that create or improve places where people take part in sports and physical activity. Having been recently revised, this fund now offers capital funding with a ceiling limit of £100,000. The funding looks to support projects that provide opportunities for people to get involved, increasing participation by targeting their resources on projects that demonstrate commitment to the following:

- Equalities and inclusion
- People development
- Collaboration and impact

9.4 Aberdeenshire Council: Place Based Investment Programme

The Place Based Investment Programme (PBIP) aims to ensure investment is focused on benefitting local areas by revitalising town centres and regenerating communities and neighbourhoods.

Funded from the Scottish Government (with £38 million allocated for 2021-22), this funding stream is delegated to Local Authorities, with Aberdeenshire Council having allocated it's £2.4 million to 14 local projects.

The PBIP is seen as the first step in creating coherent local strategies to guide investment priorities and to implement the 'place principle' which is a key component of the new Programme for Government. Central to this will be ensuring that investment decisions are shaped by the evidenced needs of local communities, regenerate and revitalise towns and villages, help tackle inequality and disadvantage and accelerate Scotland towards 'net zero' emissions targets. Another significant feature of the investment will be increased footfall within our town centres which will benefit local businesses.

The Aberdeenshire PBIP Panel looked for projects which can demonstrate local engagement and support, can realistically be delivered in a short timescale, are sustainable and help to transform their places.

Following discussions with Aberdeenshire Council, the Group has submitted an Expression of Interest (January 2022) outlining the project costs as in this report, seeking capital funding of £243,790.

9.5 Vattenfall Windfarm

Vattenfall invests more than £2.5 million annually into local communities hosting wind farm projects. Community benefits also include what can be termed "Community Funding", where developers provide monetary payments or benefits in-kind.

Community benefit is tailored to community needs with Vattenfall undertaking dialogue with prospective projects.

Options exist for grant aid funding to support local groups and projects, with further information being found online: <https://group.vattenfall.com/uk/what-we-do/our-projects/investing-in-local-communities>

9.6 Scottish Landfill Communities Fund (SLCF)

The Scottish Landfill Communities Fund (SLCF) is a tax credit scheme, linked to Scottish Landfill Tax that encourages landfill site operators to provide contributions to Approved Bodies, who can then pass the funds onto community and environmental projects. The SLCF replaced the UK scheme in Scotland on 1st April 2015.

Funding must be passed from a landfill operator via Approved Bodies to a project such as the proposed wheeled sports facility in Ellon.

There are a number of approved bodies that have been identified as suitable and relevant for the project. These are listed below. It should be noted that as a general rule these funders look to fund a specific aspect of the project and not a proportion of the overall cost, additionally they will not be able to fund the same aspects of the project should applications to multiple bodies be considered.

Approved Body	Notes
FCC Communities Ltd	The FCC Scottish Action Fund offers funding of between £2,000 and £40,000 to projects from FCC Environment through the Scottish Landfill Communities Fund. Further information is available at http://www.wren.org.uk/apply/fcc-scottish-action-fund
Viridor Landfill Credits	Viridor Credits Environmental Company is an independent, not-for-profit 17organization which provides funding for community, heritage and biodiversity projects around the UK through the Landfill Communities Fund and Scottish Landfill Communities Fund. Funding up to £25,000 Further information is available at http://www.viridor-credits.co.uk/apply-for-funding/
Suez Trust	SUEZ Communities Trust will consider projects which focus on physical improvement at an identified site. Funding is typically awarded for the purchase of materials/equipment and the appointment of a contractor to undertake the improvement work. A request for funding for multiple sites or for salaries, running costs, project management or design fees will not be considered.

	Funding up to £50,000 Further information is available at http://www.suezcommunitiestrust.org.uk/scotland
EB Scotland	EBS considers various criteria when deciding whether to fund a project; Community Need: It is important to demonstrate wide community support and appropriate consultation. <ul style="list-style-type: none"> • Value for Money: It is important to demonstrate anticipated costs are reasonable and represent good value, usually through a tender or quotation exercise. • Viability: EBS carefully vets all applicants as to their suitability to carry out proposed projects. This not only ensures compliance, but also that the necessary skills and experience are available to projects. It is also important that other funding, planning consents and any contingencies have been considered. • Sustainability: It is important that maintenance plans and budgets are demonstrated. • Added Value: It should be illustrated how SLCF funds lever in other sources of funding, utilise volunteers, enhance disabled access, meet biodiversity targets, and attract local authority support as appropriate. Funding £25,000 https://ebscotland.co.uk

The above funders have been listed as a funder of last resort, should any of the funding from sportscotland and or Aberdeenshire Place Based Programme fall short. All of the above funders have frequently funded wheeled sports facilities throughout Scotland in the last ten years.

Contributing Third Party Payment (CTP)

When a Landfill Operator (LO) contributes to an Environmental Body (EB), it can only claim tax relief on 89% of the contribution it makes and is left with a 11% funding shortfall. Some Los will absorb this cost, or a portion of it, themselves. Sometimes Los will require you to find a separate third party – a Contributing Third Party (CTP) to make the 11% payment or a portion of it.

Who Can Be a Contributing Third Party?

Almost anyone can be a Contributing Third Party, providing they do not gain a unique benefit from the project put forward for funding. Below is a list of examples of organisations that may be Contributing Third Parties:

- Private Companies
- Public Sector organisations - Local Authorities, County Councils
- Charities
- Voluntary organisations
- Private donors
- Monies from fundraising

Who is Excluded from Being a Contributing Third Party?

- Any individual or organisation directly connected to the landfill operator, or a contractor of the project
- Any individual or organisation who gains a unique benefit from the project

9.7 General

This project is very heavily reliant on external funding for the capital costs. It should be noted that if this funding were not to be available for the full building costs, then the project will not go ahead. There is no appetite for loans or overdraft facilities to be used for the project phase.

10 Operational Management & Sports Development

10.1 Insurance & Liability

The Group currently hold the appropriate Public Liability Insurance required for the operation of public facilities. In delivering this project, they will ensure their policy is up to date and covers all appropriate facilities. The Group will review their insurance costs regularly and ensure their policy provides competitive value for money.

10.2 Routine Maintenance and Upkeep

Operating this facility will require a number of tasks to be completed on a regular basis to ensure that it remains appealing, fit for purpose, and safe for users, as well as minimising the possible need for major repair works to be undertaken. The group should use its membership to determine a schedule of volunteers, reducing the need to pay or contract individuals or companies, and avoiding the associated costs. The following tasks should be considered in creating a volunteer rota:

- Litter picking
- Emptying bins
- Periodic checking of the surfaces, entrances, paths, and other publicly open spaces
- Gardening and landscaping works (grass cutting, leaf clearing, weeding etc.)
- Regular monitoring of, and interaction with, users, user groups and their parents.

10.3 Club & Partnership Approach

Whilst the Wheel Sport Park will benefit the community as a free to access facility, Ythan Cycle Club and the Wheel Sports Group have identified the potential to use the site for the development or the respective Sports (and their individual disciplines). This includes:

- Cycle Skills (Proficiency in younger children)
- Race Cycling
- BMX
- Skateboarding

Ythan Cycle Club is well placed to grow its current operational structure with the Wheel Sport Park as a base. In doing so, and in working to develop the sports as listed below, the Club will help to attract new participants, raise the prevalence of the sports, and develop athletes to support regional and national talent programmes or performance pathways in line with Scottish Cycling, and Skateboard Scotland's performance structures and overall strategies.

10.4 Coaching & Development – Cycling

There are two established clubs, Ythan Cycle Club and TrYthan Club. Currently Ythan Cycle Club has 45 young people who receive coaching once a week for which they pay £3. The club is well placed to grow its coaching and instruction programme as well as its operational structure with the Wheel Sport Park as a base. This is a good base and the park is commercially feasible even if those figures were not to increase. Although that scenario is highly unlikely and the facility will increase the ability of the local clubs to increase the numbers who receive coaching at all levels.

With new bespoke facilities it is estimated that around 100 participants will receive some form of wheeled sports instruction (See table in 13.1 below).

They will be afforded the opportunity to develop their coaching and participation offering on the site of the new wheel sports park. Focusing on both participation and performance, based on the notional timetable in Appendix Three. The following table outlines the weekly number of participants projected across the first five years.

	Year 1	Year 2	Year 3	Year 4	Year 5
Preschool	12	12	12	12	16

P1-4 Cycling	8	12	12	12	16
P1-4 BMX	8	12	12	12	16
P5-7 Cycling	8	12	12	12	16
P5-7 BMX	8	12	12	12	16
Teen Cycling	8	12	12	12	16
Teen BMX	8	12	12	12	16
Adult Cycling	8	12	12	12	16
Adult BMX	8	12	12	12	16
Performance Cycling	8	12	12	12	16
Performance BMX	8	12	12	12	16
Girls Only Session	8	12	12	12	12
Total Numbers	100	144	144	144	188

In delivering the above, the following considerations have been made:

- Coaching sessions have been planned at a 1:8 ratio to ensure effective delivery. Safeguarding and operations considerations may require a second adult for all children's classes– therefore a class may run with 2 coaches and 16 participants, or 1 coach and a volunteer chaperone.
- All appropriate safeguarding requirements are met within the Scottish cycling guidance.
- All coaches will be appropriately qualified to UKCC level or equivalent.
- It is assumed that all coaches will be paid an average rate of £15 per hour. The Club should engage coaches on a self-employed basis.
- Volunteer coaches within the local area should also be engaged – this will help to provide either additional coaching or reduce the overall costs.
- For revenue considerations an average session price of £4.00 per hour is assumed. The club may wish to consider a model where those participating in multiple sessions per week (performance pathway) are charged a lower rate.
- The notional timetable will operate (with the above numbers) across the 40 weeks of the academic year.
- During school holidays, camps, classes, and events will be organised over and above.
- The club will deliver come and try sessions to engage new members supporting the growth in numbers above.

10.5 Coaching & Development – Skateboarding

This study assumes a similar approach to the delivery of Coached Skateboarding but notes that the Group may wish to further engage or develop a skateboarding club on site. Noting that the skatepark elements has been recommended as a further phase, this report assumes the park to be available from year three, and so projects the following participation numbers to be targeted in terms of organised coaching.

	Year 1	Year 2	Year 3	Year 4	Year 5
P1-4 Skateboarding	-	-	8	8	12
P5-7 Skateboarding	-	-	8	8	12
Teen Skateboarding	-	-	8	8	12
Adult Skateboarding	-	-	8	8	8
Performance Skateboarding	-	-	8	8	8
Total Numbers	-	-	40	40	52

Whilst the delivery of these sessions should be further detailed in line with the development of the park (phase 2), this report assumes the same model and assumptions considered for cycling above.

10.6 Community Activity

In addition to a sport specific focus, Ythan Cycle Club and the Wheel Sports Group will use the facility as an asset for wider community benefit. Providing and promoting a free to use facility will open up the opportunity for physical activity with little barriers to access. As well as using this to link and promote the club structures and formal pathways, the Group will work with key local stakeholders to facilitate and support engagement, with a focus to alleviate physical and mental health issues, crime and antisocial behaviour, and community cohesion. In order to do this the following is considered:

- **School Engagement** – The business model for this park allocates a budget from which coaching hours can be paid to deliver school partnership sessions during the day. Working with the local schools, these can be regularly scheduled allowing primary and secondary schools access to the facility supported by appropriately qualified coaching. Providing this within the budget of the club, will significantly support the local schools who face challenges around their budgets.
- **Police Engagement** – Working with the local police, the facility can be the link between local young people and Police Scotland. In many projects across Scotland this approach has supported improved relationships between young people and the community police officers and supported a reduction in antisocial behaviour. Police Scotland may also engage with the group to deliver cycle safety and theft prevention initiatives on site.
- **Local NHS Services** – There may be an opportunity to work with the local health authority where the prescription and direction to exercise for health is becoming more prevalent. Working in partnership to resource and provide coaching at the park for GP patients will provide another avenue to support improved fitness and wellbeing in Ellon and the surrounding area.
- **Other Local Services** – As with the NHS above, the Group will look to work with other local organisations that support people in the community. These may include disability support groups, supported living, mental health outreach charities etc.
- **Equipment on Loan** – In delivering the above, the Group will work to fund and procure bikes, boards, and safety equipment allowing individuals to try the sport, or participate regularly where the cost would normally be a barrier.

11 Income & Expenditure Assumptions

11.1 Access & Pricing

Through community consultation, it is clear that there is a strong desire for the facilities in Ellon to be free of charge for all users. This was reflected in the survey responses, and qualitative comments. A free to use facilities would also support delivery of the objectives and strategies listed within this report, ensuring the greatest benefit for the widest user groups. In addition, this would help the project meet the requirements of major capital funders.

Whilst the facility will be available free to use for casual public use, if instruction and coaching are provided, these will be done so at a cost. For revenue considerations an average session price of £4.00 per hour is assumed.

Our survey evidenced that 66% of those responding would be keen to access paid coaching (through membership or otherwise). This equates to 552 potential regular users. For our financial projections below, our year one assumes a conservative 200 weekly paid users (approximately one third of these).

11.2 Income Assumptions

We have based our income assumptions on other similar facilities although these are either skate parks or pump tracks and do not include cycle circuits.

Inverness Skate Park and Pump track -Free access to all casual users. Self-employed instructors use the facilities charging £5/session per participant to cover their coaching fees. No income is derived by Highland Skate Park Association who fund their operating costs through membership fees. Estimated annual operating costs covering public liability and routine maintenance £1,100/year fully covered through membership fees and one-off events.

Hawick Pump Track- Free access to all casual users No formal classes/instruction, Operating costs floodlights, public liability and maintenance £3,200/year. Income generated through local business sponsorship of lights and one-off events income. Operating surplus £1,200

Hawick Community Pump Track	
Income	
Coaching	£1,200.00
Events	£1,000.00
Donations, Grants and Sponsorship	£1,000.00
	£3,200.00
Expenditure	
Insurance Policies	£500.00
Maintenance and Upkeep	£1,500.00
	£2,000.00
Profit / Loss	£1,200.00

Kelso Skate Park- Free access to all casual users Operating costs of £500/year for public liability insurance. Costs met from one -off events income of around £1000/year. No formal coaching/instruction provided.

Boat of Garten Pump Track- Free access to all casual users Only open 3 months plan to offer free access to all. Operating costs projected surplus at £900/year

Boat of Garten Pump Track	
Income	
Coaching 20 one off coaching classes Unpaid instructors	£400.00
Events	£1,000.00
Donations, Grants and Sponsorship	£500.00
	£1,900.00
Expenditure	
Maintenance and Upkeep	£1,000.00
Floodlighting if prepaid card used this will be a net zero cost	£0.00
Profit / Loss	£900.00

Banchory Skate Park – Projection, Not built yet

Banchory Skate Park	
Income	
Events	£1,200.00
Donations, Grants and Sponsorship	£1,500.00
	£2,700.00
Expenditure	
Insurance Policies	£500.00
Maintenance	£1,000.00
Landscaping and Regular Upkeep	£500.00
	£2,000.00
Surplus	£700.00

Class Income

In considering the class numbers listed above (100 users per week in Year 1), this would generate **£16,000** across the 40 weeks. We have factored in poor weather impact for the other 12 weeks/year. This is increased in the five-year projections in line with participant growth, and the inclusion of Skateboarding from Year 3. Ythan Cycle Club currently charges children £3/ session without the use of bespoke facilities.

At the moment there are approximately 45 children taking part in these cycle training sessions for one hour on a Saturday morning. Of the £3, £1 is allocated for the development of the wheel park and £2 is set aside for coaching development and other club costs. For the wheel park this generates an annual income of (£1 X 45 children X 40 weeks = £1,800).

Once the facility is built, and in use, the cost per session will increase to £4 with £2 being allocated to the upkeep of the wheel park. This would effectively double the income to £3,600 (even without any increase in children). It should be noted that this is still a relatively small cost for sports training but allows those on lower incomes to participate.

There is a current waiting list for children who wish to take part in sessions and with the building of the park it will allow this

The increase to 100 children per week is further supported by Ythan CC doubling the sessions immediately to two hours per week instead of one. By having the cycle circuit this opens up the facility to road cycle coaching sessions and training session by TrYthan triathlon club.

Therefore, there are no anticipated issues over charging for future coaching/instruction at the new facilities.

Whilst the facility will be available free to use for casual public use, if instruction and coaching are provided, these will be done so at a cost. For revenue considerations an average session price of £4.00 per hour is assumed.

Our survey evidenced that 66% of those responding would be keen to access paid coaching (through membership or otherwise). This equates to 552 potential regular users. For our financial projections below, our year one assumes a conservative 100 weekly paid users (approximately one sixth of these).

Events & Competitions

The Park will provide an opportunity for the Group to run events and competitions. Across most sports, events provide a key opportunity for funding. This report assumes 2 events per year with a net revenue of £500 each. This will generate **£1,000** per year. As the events become more established, there may be the potential to increase the revenue through sponsorship, increased entries, capacity etc.

Membership Fees

Following the successful delivery of this project, the group may look to seek more significant revenue funding to cover the costs of maintaining the facilities and creating a sinking fund. One option might be to offer a membership fee. Our survey results showed that 544 respondents indicated they would be interested in taking out membership. The average suggested annual fee was £23/year for adults and £11/year for juniors. If a conservative number 75 adults and 75 juniors took out a membership this could generate £2,550 removing any reliance of small future grant aid.

At this point no decision has been made around membership fees so it has not been included in the projected income but it is a viable option.

Holiday Camps Net Income

The projected numbers for classes in this report relate to the 40-week academic term time. The Group should organise school holiday programmes, assessing and scheduling each to deliver a variety of activities and events. This report assumed a net income of **£1,500** per year from these programmes.

11.3 Expenditure Assumptions

Coaching Hours

This report assumes a coaching ratio of 1 coach to 8 participants across all classes. In paying coaches an hourly rate of £15 per hour, the cost of delivering the sessions above is **£7,500** in the first year. These increase accordingly as the number of participants increase and are noted accordingly in the five-year projection.

Supported Spaces

In recognising the cost of classes as a barrier to participation, this study has considered the provision of 10% of its spaces free of charge. To recognise this as an investment to the community it is represented as a cost to the group in the financial projections at 10% of class income. This equates to **£1,600** in year one, increasing in line with income in the subsequent five-year projection.

Coach Training

A significant part of the Club's Development plan should focus on coach development and the qualification of sufficient coaches to meet the increasing numbers, and level of participants across the five years. This report assumes a year one cost **£1,500** for courses and associated expenses. This then reduces and levels out in the following years. Future funding may also be available to reduce this cost and should be considered by the group on an on-going basis.

Free School Coaching Sessions

The development of the Club notes a proposition to deliver school sessions on site. The delivery of school sessions will promote the sport and support local schools in delivering their health and physical activity objectives. Noting the challenges around school budgets, it is assumed that this will be delivered at a cost to the Club as part of wider social benefit.

As demonstrated through letters of support (Appendix Two) three local primary schools and the Active Schools Lead have been engaged at this early stage and are fully supportive of the project as a welcome facility for local pupils.

There will be no cost to the schools for these sessions. This report assumes four coaching hours per week across 18 weeks (spring and summer term). This equates to a cost of **£1,080** per year.

This is a cost benefit to the schools rather than an income to the park but these sessions will generate more interest in the club sessions and therefore increase income in line with the coaching/training projections.

Administration Costs

Consideration should be given to the administrative requirement of operating the club, and as such, resources should be adequately planned for this. It is assumed that initial requirement of 0.5 working days per week would be required (48 weeks per year). This would be supported by volunteer time (0.5 days per week unpaid). This equates to a cost of **£2,400** per year, increasing to a full day per week in line with club growth and the addition of the skate park programme from year three. Tasks to be considered within this role include but are not limited to:

- Membership management (and registering members with Scottish Cycling)
- Membership fees, payment reconciliation, banking and record keeping
- Scheduling classes, class registers, data management etc.
- Organising and scheduling coaching hours
- Responding to enquiries
- Managing club social media and website
- Reviewing opportunities for funding.

We have no IT costs as volunteers will manage our website and no HR costs as we are not employing staff. We have an accountant on the committee so minimal costs for preparing annual accounts.

Insurances.

In taking on the lease or ownership of the site, Ythan Cycle Club will require to hold all relevant insurances. This report assumes that Coaches will be insured for activity through governing body membership and therefore the group will require public liability only. This has been assumed at **£750** based on comparable projects.

Club and Coach Registration (Scottish Cycling)

Many Sports Governing Bodies require an annual membership fee for clubs, and for coaches. This report assumes there will be a club fee, and that the club will meet the costs of any individual coaches' fees. A budget of **£500** per year is assumed, increasing over five years as the club size grows. This fee is already paid for by Ythan CC through Scottish Cycling and Cycling UK.

Landscaping and Litter Collection

The Group will require to undertake regular landscaping and tidying work on the site. **Whilst this will be delivered predominantly by volunteers**, a cost of £250 per month is considered for equipment and / or the need to engage grass cutting services etc. This equates to a cost of **£3,000** per year.

Maintenance & Repairs

The construction methods outlined in this report indicate a low maintenance park. However, a budget of **£500** for small repairs to edging, landscape, ancillary facilities etc. For years 3 onwards, this has been increased to **£1,000**. In procuring the tracks, an appropriate warrantee period will be included which will reduce the cost of maintenance in the initial years. For larger future repairs or replacements, a significant sinking fund is proposed and outlined below.

Depreciation / Sinking Fund

In recognising there may be a need to return the site to “as found when lease was granted” the group will ensure its depreciation is taken into account. Creating a sinking fund ring fences funds for the eventual replacement of part or all of the capital elements of the project, or reinstating the site to its previous condition. This plan assumes that 75% of operating profits is allocated to this fund. As well as allowing for additional repairs over the lifecycle of the project, it will also ensure adequate funds to reinstate the park to grass should the lease not be extended. The proposed value of this sinking fund, directly linked to the operating profits for years 1-5 is shown below:

Year 1	Year 2	Year 3	Year 4	Year 5
--	£2,255	£2,000	£2,375	£5,273

12 Five Year Financial Projections

The following table summarises the annual financial position of this project based on the income and expenditure assumptions. Having conservatively estimated the projected income and expenditure in year one, if no further growth is experienced, the project will still be financially viable and sustainable year one year. It is the Group’s intention however to continually market, develop and promote the facility widely and is therefore anticipated that this will become a cycling and wheeled sports hub serving Ellon and its surrounding communities, meeting the growth in user numbers cited within this report:

	Year 1	Year 2	Year 3	Year 4	Year 5
Preschool	£1,920	£1,920	£1,920	£1,920	£2,560
P1-4 Cycling	£1,280	£1,920	£1,920	£1,920	£2,560
P1-4 BMX	£1,280	£1,920	£1,920	£1,920	£2,560
P1-4 Skateboarding			£1,280	£1,280	£1,920
P5-7 Cycling	£1,280	£1,920	£1,920	£1,920	£2,560
P5-7 BMX	£1,280	£1,920	£1,920	£1,920	£2,560
P5-7 Skateboarding			£1,280	£1,280	£1,920
Teen Cycling	£1,280	£1,920	£1,920	£1,920	£2,560
Teen BMX	£1,280	£1,920	£1,920	£1,920	£2,560
Teen Skateboarding			£1,280	£1,280	£1,920
Adult Cycling	£1,280	£1,920	£1,920	£1,920	£2,560
Adult BMX	£1,280	£1,920	£1,920	£1,920	£2,560
Adult Skateboarding			£1,280	£1,280	£1,280
Performance Cycling	£1,280	£1,920	£1,920	£1,920	£2,560
Performance BMX	£1,280	£1,920	£1,920	£1,920	£2,560
Performance Skateboarding			£1,280	£1,280	£1,280
Girls Only Session	£1,280	£1,920	£1,920	£1,920	£1,920
Events & Competitions	£1,000	£1,000	£1,000	£1,000	£1,000
Holiday Camp Net Income	£1,500	£1,500	£1,500	£1,500	£1,500
INCOME	£18,500	£25,540	£31,940	£31,940	£40,900
Paid Coaching Hours	£7,500	£10,800	£13,800	£13,800	£18,000
Free Spaces (10%)	£1,600	£2,304	£2,944	£2,944	£3,840
Coach Training	£1,500	£1,000	£1,000	£500	£500

Coaching - School Use	£1,080	£1,080	£1,080	£1,080	£1,080
Administration Costs	£2,400	£2,400	£4,800	£4,800	£4,800
Insurances	£750	£750	£750	£750	£750
Coach & Club Registration	£500	£700	£900	£900	£900
Landscaping & Litter Picking	£3,000	£3,000	£3,000	£3,000	£3,000
Maintenance & Repairs	£500	£500	£1,000	£1,000	£1,000
EXPENDITURE	£18,830	£22,534	£29,274	£28,774	£33,870
OPERATING PROFIT	-£330	£3,006	£2,666	£3,166	£7,030
Depreciation (75%)	--	£2,255	£2,000	£2,375	£5,273
SURPLUS	-£330	£752	£667	£792	£1,758

13 Business Risk Register

The full risk register on the following page outlines the risk and mitigations across all areas of developing and operating this project.

Ellon Wheel Park		Business Risk Register				Date: April 2022	
		Risk Categories:		0-8 Low Risk	9-17 Medium Risk	18-25 High Risk	
Risk Area	Risk Identified (Describe the risk to be managed)	Probability Factor (1-5, with 5 being most probable)	Impact Factor (1-5, with 5 being most severe)	Risk Ranking (probability x impact =)	Risk Management (How the risk will be managed)	Risk Responsibility (Describe who will be responsible for managing the identified risk)	Risk Monitoring
1.0 Strategic							
1.1	Lack of Business Plan and Feasibility Study	2	4	8	This feasibility study has demonstrated a robust and sustainable business model, as well as significant demand for the project. In working with local consultants to deliver this facility, a strong business case has been tested and identified prior to the funding and development stage of the project.	Ellon Wheel Park Group	Initial preparation of business plan with reviews annually or in response to changing key personnel.
1.2	No long-term Development Strategy	1	4	4	This has been addressed initially within this Plan but longer term an enhanced development plan will be adopted for the new facilities and their impact to all user groups and the wider community.	Ellon Wheel Park Group	Annually or when there are changes to Parks staff involved in the project.
1.3	Business Continuity Management Plan	3	2	6	It is recognised that there is limited annual overheads with the income generated through coaching, instruction and events covering the operating costs.	Ellon Wheel Park Group	Reviewed annually or considering significant changes to financial obligations.
1.4	Health and Safety and Regulatory issues	3	2	6	There should be little or no risk as the full design will be constructed in line with all health and safety requirements. All appropriate inspections and relevant maintenance costs have been included within the operational considerations.	Ellon Wheel Park Group	Focus during and after construction with policies and procedures reviewed periodically.

1.5	Convincing the funding bodies that you have a robust business case for obtaining their investment	3	4	12	This Feasibility Study, alongside the evident successes of the group so far will strongly support the case to obtaining funding from the identified funding bodies. In particular the improved access to healthy outdoor activity for young people, and the links to improving quality of life will resonate with funding objectives. Scottish Cycling and sportscotland have already been engaged as the main capital funder, and the project meets their requirements. Given this, it is likely that the project will meet other smaller funders' eligibility, as has been proven in other similar wheeled sports projects.	Ellon Wheel Park Group	One off
2.0 Operational Risks							
2.1	Ensuring effective use of new facilities.	3	4	12	The proposed facilities will cater for various user groups; therefore, it is essential that effective usage be promoted to ensure the facility is enjoyed by, and benefits, the largest potential user base.	Ellon Wheel Park Group	On-going.
2.2	Dealing with any Planning related issues including traffic management and car parking issues	2	2	4	It is not foreseen that there will be many planning issues relating to the development of the skate park. However, the final design should take all consideration of advice and recommendations accordingly.	Ellon Wheel Park Group	On-going throughout the planning stage.
2.3	Trying to meet the needs of different user groups within the physical constraints of the facility.	3	4	12	The local group are keen to ensure the facilities provided cater for skate boarding (skate park) and cyclin (small pump track) and both facilities are fully inclusive.	Ellon Wheel Park Group	Key to the initial planning stages of the design.
2.4	Facility Maintenance Plans	3	3	9	As outlined in this report, the delivery of a concrete moulded facility will significantly reduce the requirement for significant maintenance. However, the cost of both preventative and reactive maintenance must be considered to	Ellon Wheel Park Group	Review annually

					ensure any unforeseen issues do not risk the financial viability of the project.		
4.0 Financial Risks							
4.1	Not securing adequate capital funding	3	4	12	<p>Scottish Cycling and sportscotland have already been engaged as the main capital funder, and the project meets their requirements. Given this, it is likely that the project will meet other smaller funders' eligibility, as has been proven in other similar wheeled sports projects.</p> <p>Due to pressure on all funders, the Group have made the decision that the project will be phased to maximise their chances in succeeding in smaller tranches.</p>	Ellon Wheel Park Group	Dependent on tenders received
5.0 Political/External Risks							
5.1	Relationship to wider community	3	3	9	The Group must work to establish a positive relationship with the local and wider community paying specific attention to alleviate and support through any disruption caused because of the construction work on site.	Ellon Wheel Park Group	Frequent monitoring required through duration of construction.
5.3	Securing adequate Community Support for the new facilities	2	4	8	This has been adequately demonstrated through the community survey.	Ellon Wheel Park Group	Noted.
6.0 Reputation/Image							
6.1	Media Relations	4	4	16	It is important to utilize the local media throughout the project to keep local communities updated and to encourage local interest. Post construction, it is vital to use the media where possible to capture events, successes and stories that will promote the facility.	Ellon Wheel Park Group	On-going and frequent throughout the project work with reviews annually thereafter.
6.2	Branding and Public Profile	4	4	16	There is an important opportunity to market facilities to potential user groups throughout the surrounding areas, ultimately increasing the awareness and presence in the local community.	Ellon Wheel Park Group	Monitored frequently throughout the project construction phase and annually thereafter.

14 Exit Strategy

In developing this project, there has been clear evidence of need and community support and involvement from the start. As demonstrated in this report, and the preceding Feasibility Study, the vision for delivering a wheeled sports facility is viable and highly desirable in Ellon. The project demonstrates ongoing viability, with the design and construction tailored towards reducing the overall annual operating costs.

In addition, the Club and Sports Development projections are for conservative growth which will ensure sufficient income is generated, while meeting the group's aspirations for increasing participation numbers through coaching, instruction and reaping the social benefits to the local community.

Having formally and informally engaged key funding bodies (**sportscotland**, Scottish Cycling and Aberdeenshire Council), the Group have initiated the process of applying to major capital grant aiding bodies, the sum of which, if successful, would be sufficient to deliver the vision. Recognising that grant funding is never a certainty, the Group have identified the Scottish Landfill Communities Funds as funders of next resort to support a revised funding package.

Our Exit Strategy in relation to securing adequate funding will therefore be, if required, that the Group could consider phasing elements of the park, providing each facility component as the funding allows.

Project phase

The Project phase consists of two sub phases:

Phase 1 – feasibility, concept agreements, tendering, funding.

- At this stage very little funding has been required. The wheel park group has raised nearly £15,000 to cover the costs for this stage.
- If the project is not feasible or is rejected due to planning denials, CAT refusal or funding not being available the next phase of the project will not proceed.
- An EGM of the Wheel Park Group will be held and any remaining project funds will be allocated as per the terms of the constitution.

Phase 2 – Construction

- Upon successful completion of the design stages, successful funding applications and assuming all planning consents are in place then construction phase can begin.
- It may be considered if all the funding is not available to build the three zones together then only one or two initial zones are built with the third being built as opportunity and additional funding becomes available.
- During this phase there is no intention for any borrowing either in the form of loans or overdraft and each phase will have agreements in place for full funding before proceeding. The project construction strategy is always to remain cash positive.

Operational phase

The project group are not going into this with a view to failure during the operational phase and are hopeful that the park can be developed in the future as part of an Ellon cycle hub. But it is recognised that some others may consider that the park may have a finite life.

As such the group will build up funds in the unlikely event that the facility will have to be taken down at some point.

15 Appendices

15.1 Appendix 1: Community Survey Comments

Positive / Supportive

- A fantastic idea, that would absolutely be used.
- A really wonderful facility and much needed
- A safe place for the community kids would be lovely
- A town the size of Ellon is long overdue such a facility, I mean even Pitmedden has one! Fully supportive of these plans, the children need something to do and somewhere to go to do it.
- Aberdeen / shire has been crying out for a pump track, there are no similar facilities anywhere in the area
- About time more wheeled sports were provided for in Ellon. Good Survey and fingers crossed
- Access to facilities that help develop skills for extreme sports / competitive cycling in the immediate area and overall, in the northeast is pretty poor. Without local facilities it becomes difficult to create equitable opportunities that encourage progression and development in wheeled sports for all. Facilities could also be utilised by various community groups and coaches to raise the profile and develop youth talent in these sports, without the need to travel constantly.
- After visiting Lochgelly and seeing how popular it is and how good a facility it is the area should get one. Also, promotion of BMX since it's in the Olympics is a great idea
- Any activity that promotes outside exercise must be welcomed & supported by all Ellon & District Age Groups
- As a member of EPIC, I back ANY positive change for our children. Any addition to our area will only bring positivity and people to Ellon. It's time we made a change!
- As a safety case let alone exercise this is much needed.
- Badly needed facility for all ages.
- Best of luck to you all for this worthy and much-needed venture!
- building this in the centre of Ellon will be such a boost.
- Currently there are no facilities for children and young people to safely ride and this causes issues within the town. Providing somewhere safe and if interest will help with giving the children and young people somewhere to go.
- Ellon is in desperate need of further development to provide facilities for youths and to bring us in line with other villages which are smaller yet already have such provisions
- Excellent idea to provide youngsters and adults with a wheeled sports park which will complement the Meadows Sports Centre. Not all kids enjoy team sports, but this will cater for kids who enjoy a wide variety of individual wheeled sports and want to improve their skills in a safe environment.
- "From a professional point of view (I work in the cycling world!) I think this facility would be hugely beneficial to Ellon and the surrounding areas. There is a big need for us, as a nation, to make a greater switch from the car to our bikes, and this facility will provide many opportunities for cycle training and confidence building, which in turn will help people in making that switch.
- In addition to these opportunities, it will also embed a strong cycle ethos into the local community and will be a great asset to the town."
- Get it done :-)
- Good idea for supporting youngsters in our area.
- Good luck
- Good luck
- Good luck wholly support this facility not just for children but elderly (60+) wheelers to have a facility for regular weekly training.
- Good luck!
- Good luck.
- Great idea
- Great idea for the town
- Great idea.
- Great idea. Ellon needs something like this.
- Great idea. Let's do it!
- Great initiative and something positive for Ellon. We'll done
- Great way to encourage physical activity for all ages.
- Great work. What a bonus it would be for the town

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- Having spent the last few years having to travel to various locations throughout Scotland to access skateparks a good one so close to home would be extremely welcome. I know that my two would also love the bike track for BMX and may be encouraged to try road bikes too
- Hope to see this happen as there's a severe lack of this kind of facility in the shire, good luck.
- I feel this would be a real attraction to Ellon
- I fully support the idea of a wheeled park in Ellon. My 7-year daughter and 4-year son love to visit parks in neighbouring towns and we take my daughter to transition weekly for lessons. Having something closer will build her confidence and allow her to carry out her chosen activity out with formal 'lessons'!
- I look after looked after children and it depends on the age group that I have but all the children I have been given bikes
- I love going to new skatepark and pump track
- "I personally know of young people in their teens who no longer travel to Knockburn and further a field for cycle coaching.
- If, as a society and community, we wish to keep teens active, which in turn will keep them active as adults, thereby putting less pressure on health (physical and mental) health services, then we should be willing to provide facilities. Instead, all the rhetoric, action is required. "
- I think a dedicated facility for 'wheels' in the North East would be hugely beneficial for training, racing, and encouraging new riders.
- I think it would be a brilliant facility to have in Ellon that would be very well used. I know my husband and children would love it and would use it all the time!
- I think it would be a great facility for people to get on their bikes in a safe environment and to encourage a healthy lifestyle.
- I think it would be great to have something like this in Ellon. My child is getting older and may not get much use of it but plenty of kids in Ellon will use it.
- I think it's a great idea and would be a good facility for children, local to Ellon and otherwise.
- I think it's a great idea for youngsters in the town, it's something that would encourage them to be active and sociable and should be funded by the government as it has health and well-being benefits. It should be free as the poorer kids are probably more needing of such a facility.
- I think this is an excellent idea and to be honest, something the council should have supplied years ago at their expense
- I think this will be an excellent resource for Ellon, with links to the F&B Way and on the route of a proposed long-distance route between Fyvie and Newburgh and Council proposals to link Ellon to Aberdeen, Newburgh and Foveran Ellon could be a centre of Cycling Excellence. Good luck!
- I think this will provide families with a much-needed space - our closest wheel sports park is quite a trek away in Tarves. Would be lovely to see occasional skills events being held there too! E.g., skateboarding lessons/ bike confidence.
- I think this would be a great addition to Ellon, an attraction for outsiders and a positive focus for a whole range of people
- I think this would be a great space for teenagers. My children are too young yet.
- It would be a great asset in an area where activities are lacking
- It would be a great edition to the community and give children somewhere to spend time
- It would be an ideal place for children and teenagers to learn and improve on existing skills in a safe environment and not on pavements and roads.
- It's about time the North East had this type of facility to develop future sport stars & save having to travel to the central belt for this kind of facility.
- It's badly needed and I'm sure once it's built it will be easy to fund the external lighting etc by the members who use it
- Let's get it built, it's badly needed!!
- Yes please. Go Build it.
- I think would be great asset for Ellon and surrounding areas. Would mean don't have to commute to Aberdeen to partake in children's activities.
- If you build a skatepark using a recognised concrete skatepark company it will be heavily used by folk throughout Aberdeenshire, everyone is crying out for a change of scenery.
- It is long overdue!! Ellon has a ridiculous number of houses and a massive lack of facilities
- It is very long overdue! My son is now an adult, and this was spoken about years ago when he was a child!! Ellon badly needs this facility

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- People are prepared to travel & pay / donate to good facilities. Distance and money are not an issue. Designing them right to be desirable and fulfil their intent is.
- Please
- Please let it be soon!
- Pump tracks can be transformational facilities for a local area. This can only be a good thing for NE Scotland!
- Sounds like a great idea!! My child is a bit young at the moment, but I definitely see him using one in the future!!
- Thanks to all progressing this long overdue project.
- The current provision in all the surrounding villages is lacking or ageing such that they are no longer fit for purpose.
- The local community needs it, it would be a positive edition as long as all can access and not expensive.
- "The more activities there are for youth the less likely they are to get in trouble.
- Also great for health of all who use the park both mentally and physically
- Growing up with a lack of sports facilities in Inverurie and other areas was a real shame.
- More support in this area is needed for young people to have the best chances they can at life "
- The town needs something like this to happen to give the younger ones something to do
- The Ythan Community Sport Hub have recently re-started re-engaging with clubs and partners in the area to develop a plan for the area. At a priority planning meeting in March 2021, it was identified that improving facilities was the top priority for the sporting community locally. This project would make a significant contribution to this.
- Think it would be excellent facility for all
- Think it's a fantastic idea to bring the community together and encourage children for outdoor activities and build their confidence. Can see many children using the skate park at Stonehaven when visiting there.
- Think this is great and much needed for the area, other areas should be considering doing the same. I remember back when BMX was a craze and tracks got built virtually everywhere and I for one song with loads of mates used them all the time so I don't see why we can't have modern places that can be used for all levels of biking/wheeled sports
- Think this would be a safe space for youngsters
- This has been a long time coming, considering smaller villages (pitmeden, old Meldrum, tarves) have skateparks and there are multiple plots of land in Ellon that are screaming for it.
- This is a fantastic opportunity for Ellon - well done to all those involved in getting this going! Keep up the great work!
- This is defiantly needed for the town of Ellon, there is a lack of facilities of this sort for all ages. I'm close to 50 & excited by the prospect of a safe area to skate!
- This is desperately needed in Ellon, children have to have a focus for getting on bikes and enjoying physical exercise outside rather than sitting at a screen.
- This is something that will improve youth wheeled sports in the area. It's about time as we are so far behind the central belt regarding these types of facilities
- This would be great for the area, there is a lack of these facilities in Ellon
- This would be such a boost to help keep our young population, in particular, as active as possible. In the current climate, anything that encourages young people to develop healthy, active pursuits is of benefit to them and our stretched NHS in the long term.
- This would be such a great facility for the North East, not just Ellon. Please make it happen 🙏
- Very much needed considering the amount of people that have taken up these sports over the past year or so.
- We are in need of such facilities so hope it happens soon.
- With the increasing popularity of cycling more facilities for children young and old to train and learn in Aberdeenshire is long overdue.
- Would be a massive benefit to kids, thank. You for organising
- Would be amazing to get a wheeled sports park in Ellon, would definitely be an asset to the town
- Would be great to have this facility and a lot safer environment for users. There is definitely a need for this in this area

Design Consideration

- Aberdeenshire has always been full of street skaters and bikers, yet it seems every park that gets built is focused on bowls. Oldmeldrum, Alford, Kemnay, Stonehaven, Kincorth, Cults and even the indoor at the beach are all heavily transition based. With the exception of the recent Westburn extension, there is almost nowhere for us to go to skate legally and safely. A plaza style park would be an asset to Ellon and the surrounding area.
- An actual skatepark would be used way more than a pump track
- "As previously mentioned regarding a play park this would be good, with two children of different ages it's hard finding something for both, however I can also sometimes see the frustration on older kids 10+ who are trying to

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improve their skills when also trying to dodge children aged 2-5 who may just be playing on the ramps so it would be good to have a couple of sections maybe! My daughter is 4 and enjoys going on her scooter just to go down the ramps but I always feel bad in case she gets in one of the teenagers' ways when they are doing skilled tricks

- Bridge of don and west burn skate parks both have play parks right next to them which is a bonus for all ages
- Westburn has a great skate park layout also compared to others that you see "
- Bad drainage is one of the biggest issues I've seen at good skateparks around Aberdeenshire, so I think proper drainage would greatly improve footfall and hopefully lower cracks brought on by freezing water of the winter months.
- Build a basic facility, that's free to use and can't be easily vandalized
- Consider growth in electric wheeled rides.
- Controlled access or free-for-all?
- Ensure a well-established skatepark builder is contracted and not thrown up by the council. A good mix of transition even a bowl. Also think about the flow of the park. Take Inverness or Livingston as inspiration
- Ensure the design works for all disciplines of wheeled activities. I've been to a few and some pump tracks only work with bikes, i.e., required pedalling. Also, the pumping wasn't enough to keep the momentum on a skateboard.
- "Good luck.
- A clubhouse where refreshments can be sold (to raise funds) and where parents could wait while their kids played.
- Sometimes, these facilities get taken over by young folk as a hangout which can indirectly intimidate others and hence limit its use by all."
- Have free to use outside BBQ stands and plenty of picnic seating areas so family and friends can observe whoever is enjoying the skatepark and have a nice time too
- Have you considered security cameras with everything you guys are putting into it?
- Hopefully it will be very inclusive allowing all age groups to use.
- Hopeman skate park is worth looking at for ideas. Lots of ramps and half pipes. Community built and no graffiti. Far Better than a concrete bowl design
- I feel like a skatepark can be used for a greater number of wheeled sports whereas a pump track isn't as easily accessible
- I recently passed by a similar one in Muir of Ord that had an undercover area. This was very popular with the local kids
- I think this would be a great suggestion. Personally think it should be longer than 600m to be a competitive race circuit for cycling with options to reduce the length. Local clubs would hold races weekly during the usable months
- It should be accessible to all interest groups.
- It should have a spine ramp because that would make it different to other outdoor parks in Aberdeenshire.
- It should have CCTV
- Lighting is essential for year-round use.
- Lights would be good although my kids would only be using them in daylight at the moment.
- Make it worthwhile. A small, basic park won't be used, and it will turn into another area for small kids. The older kids have nothing to do in Ellon so a wheel park that has challenges and plenty to do will attract them. The idea has great potential as long as it's not blocked by a small location therefore size of facility is small, a location along busy roads with poor access for the older kids to get to on their own and nothing else around it.
- Make some weatherproof viewing & waiting areas.
- Make sure it is built by someone good like Velosolutions, who build the best pump tracks
- "I would like to add that CCTV from the start is a must.
- This would mostly cut down on vandalism from occurring but would also give parents of the children using the facilities some security/ piece of mind in the event something did go wrong/happen.
- There has been a history of fire related damage or just mindfulness surrounding skate/wheel parks in the past in Ellon and for it to be a success (which I have no doubt it will be) I would urge that CCTV is fitted. If people have an issue with it – they are up to no good. Simple.
- I would also like to encourage the use of a refill station for water bottles. This should help cut down the potential littering opportunities. If people know to bring a bottle – they are not going to be throwing anything away/down. – You could also sell branded water bottles/ merch to raise running/overhead costs.
- Can I also take the opportunity to request that when the time comes – please don't be afraid to approach local business to ask for funding/donations. The likes of Ellon timber/ Jamison Quarries & even Brewdog have all helped local organisations in the past when it comes to things happening IN Ellon.
- With all that said. Good luck and all the best!"

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- I'm undecided about flood lighting. It would ensure the site got maximum use - but it would need to be designed to prevent light pollution to the surrounding area (to the detriment of wildlife and local residents). Some designs fail to take this into account - please do some research and choose a good design.
- In order for teenagers and adults to benefit as well as small children the tracks would need to be long enough to be worthwhile using. Seems a shame to use Gordon Park as it is already used for many things at the moment.
- Install a bicycle repair station similar to what's in Aberdeen, where tools are locked to a wire and can't be stolen.
- Not sure about the floodlights as it might just end up as a youth drinking den
- Parking for those of us who live outside of Ellon.
- Parking in the area isn't ideal.
- Perhaps a sheltered seating area and small cafe with toilet could be incorporated into the design for more inclusivity.
- Please be aware of environmental impact on wildlife and energy use for lights and other machinery. Perhaps consider making totally off grid.
- Please consider future expansion when choosing a site, potentially for a toddler area for balance bikes etc, a refreshment kiosk and loo for us parents that spend hours at the park!
- Please get a shit hot pump track team in. The brand with the red lines!
- Please make a good, smooth concrete skate park with a good variation of street and vert sections and not just an asphalt pump track
- "Preferably toilets available near by
- Flood lights for safety would be excellent
- Somewhere central "
- Road circuit should be wide enough to host races and also be joined to path network on other parts of the park to extend the length of the track for bigger events. This will require the other paths to be widened
- Simple obstacles and design are better than complex, more beginners and skaters will use a simpler park
- The focus should be on a decent/large sized skatepark. I understand the interest around a pump track due to the cycling community in Ellon, however a skatepark has much more longevity and caters to all hobbies (skateboard, BMX, scooter, and bikes). I've been a skateboarder from Ellon for 13 years and have a real interest in bringing a skatepark to Ellon that not only "does the job" but is unique enough for users around Aberdeen/Aberdeenshire and even further to take the time to come and use it
- The skatepark needs to cater to all abilities. It also needs to include street/plaza style architecture as well as traditional transition style elements. Skateboarders should be consulted on the design.
- There should be a road cycling track around the outside even just a nice bit of tarmac
- There should be lighting so that winter use is possible. No charge for lighting given that LED technology allows for low running cost. Lights off at 10pm etc.
- Try and get cycling people involved in the design stage, there is an ideal circuit built down at Lochgelly, in Fife. Try and do the same if possible.
- With the advancement of solar power floodlights could be powered by this, or even a scheme from the energy companies to supply power
- Would it be at all possible to set up a shed area with lockers? Also, could an area be earmarked for a future rental (e.g., skateboards, in line skates, helmets etc.) storage area and cafe, should the park be successful?

Site Location Consideration

- Cromleybank better as less non wheeled sports people to interfere or be disturbed.
- Deer Park
- Don't use a present park.
- Gordon Park is the most underutilised park in Ellon
- Gordon Park would be a great central location for this project, but consideration would need to be given to the displaced footballers
- Gordon Park would be a wrong move, too many walkers and dogs
- "I do not think that this is a good use for Gordon Park. This would do away with the football pitch and football should not be played on the Cricket Square. Under the terms of the gift not the Park to Ellon, the Cricket Club have first priority. The Gordon Park is a fantastic asset to Ellon as an open space for all ages, pets etc. An installation of this sorts needs access to toilets and possibly hot/cold food/drinks.
- No mention is given on who will maintain the facility. The Council have no money and I fear it will soon become a hardly used eyesore. If this is so, who will be responsible for removing all trace and returning the ground to its present condition."

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- I don't believe Gordon Park would be a good area due to poor parking, noise etc. I also feel that this project could engage with youths and give them the sense of pride that they are part of this project. Which in turn would help them take responsibilities to want to look after the facility.
- I don't believe the Gordon Park is a suitable location due to the variety of users who also use the park e.g., pedestrians of all ages and it's a main path into town centre. The Park has problems with antisocial behaviour at nights so would probably be destroyed.
- I think anywhere in Ellon (that you don't need a vehicle to get to) would be amazing, this would really benefit the children of our town and also the adults and give families something to do together
- Needs to be at Cromley
- Needs to be central and accessible for youngsters travelling to. If using lighting, worth capping times to ensure that neighbours are not unduly disturbed. Would be good to see more options on this survey to be meaningful to those who may not be looking to use the facility, but would certainly support the need for one (grandparents, etc can be excellent fundraisers lol)
- If the wheeled sports park should be within Ellon, say Gordon Park then the main advantage is ease of access, but would you get kids hanging around the venue in the evenings, arsing about, glass getting broken etc. If it's Cromleybank, towards Ellon Academy then the kids that would head there, are they more focused in using the actual facilities for the purpose they were built for? Either way I'd have to drive or cycle to the venue which is about 10miles from home residence.
- Needs to be somewhere fairly accessible and central, not near main roads would be preferable. The Gordon Park is central and the residents surrounding are used to activities taking place there.
- Not Gordon Park as this is very busy and would be spoiled by changing it.
- Not Gordon Park, as it is a green space for Ellon Gala, firework displays, travelling carnival. It is used as a gathering spot for underage drinkers who constantly smash glass bottles, having the skate park there I think would encourage more of this type of behaviour. The parking around the town centre side of the park (Park rd. / terrace) is bad enough during school drop off/pick up times.
- Please do not ruin Gordon Park for this - the park space is used by a great many people who would have no interest in a wheel park.
- See if the landowner/developer of Cromleybank housing allocation would be interested in contributing to the site/facility as part of upfront developer contributions for their future housing. It would go well next to the academy, possibly encourage more cycling to school and likely attract families from wider than Ellon so there is plenty parking
- Skatepark at the castle park community centre using the old tennis court. Pump track in MacDonald woods
- The children and youth of Ellon and surrounding area would benefit greatly from this park. Gordon Park is a perfect location increasing the overall foot traffic to the site with the existing play parks, courts and sports field making it an overall more populated and hence safer place all, less likely to suffer from anti-social behaviour and vandalising.
- The creation of a wheel park should obviously take into consideration all stakeholders and users of Ellon amenities, particularly those living nearby. If located in Gordon Park, those living adjacent to the park may be adversely affected by the proposed floodlighting, potential noise, and increased footfall. Also taking into consideration Ellon's current problem with youth misbehaviour and vandalism, I am concerned, that the wheel park could become a hangout area for such people to congregate and could prevent users from accessing the facilities. Because of this I think the park needs to be located outside the centre of Ellon.
- The only issue with Gordon Park is vandalism and child safety in the evenings from youths.
- While I fully support the initiative, I do not think the skate park should be built in Gordon Park. Although I understand the appeal of its centralised location, Gordon Park is a well utilised green space and I believe it would be a loss to Ellon if the facilities were placed here. Has utilising a section of the deer park been considered?

Management & Operational Consideration

- A possible idea would be the fundraise yearly to cover a much as you can to keep membership as low as possible, to keep it available to all or as many as possible. We currently pay for yearly parking for Haddo for example so would buy for this as feel we would use enough across the yr. You might want a daily rate too, for tourist/visitors or so people can try before they buy etc?
- "Absolutely brilliant idea, as there is nothing remotely like this in our area. Travelling to Tarland or Aboyne for a pump park, or Kemnay etc for a skatepark - it is a bit of a deterrent for many. Having a local area for this will be a massive to draw and will be used massively with the amount of people already in the sport, not to mention the volume now entering the sport as a result of taking it up recently.

- The only potential downside I could see would be, as with most skatepark/pump tracks, is loitering people using it as a meet up hub with no intention of using the facility properly. Think bored teenagers causing graffiti and litter as seen in many other local towns"
- All potential facilities must be continually open for members of the public and not booked out by the various bike clubs preventing public use. There has been talk of this being a concern if it opens. That it is for the bike clubs more than the general public.
- Anti-graffiti and vandalism precautions to be taken
- Costs would need to be kept low for the park otherwise it becomes something that the kids can only do once a week, rather than every day
- Could also have use and be used for people who are in wheelchairs so they can do stuff to do with it as well
- Discounted Family membership options
- Family membership
- Family Membership should be available to ensure its affordable for everyone. It would also be nice to have separate times for disabled wheeled sports.
- Hopefully this project gets the go ahead, great for young and old. A suggestion for lights would be machine that activates the lights once someone has paid for the 1-hour usage. Inverness skate park has a similar set up for the floodlights.
- I think a reasonable annual cost would be £25 per child. It would only allow me to go up to £20.
- I think it would be worthwhile contacting Seed Skate shop and Transition extreme in Aberdeen to help promote the fund raisers and events on social media or even with surveys as skaters from all over the shire would travel to use a new park and they also have first-hand knowledge of what works and what doesn't when it's comes to skateparks.
- I think it would benefit our younger generation immensely as there is very little for them to do. My only concern would be whether it would be taken care of in light of the number of vandalisms that have been occurring lately
- I think that Ellon needs this, although I know that costs need to be covered where possible there needs to be opportunities to ensure families on low incomes do not lose out from using any facilities
- I think there's opportunities for people to make money on teaching people how to ride BMX or for training. There's a massive hole in Ellon for the sort of thing and this project could have a lot of support behind it
- It would be best if it could be manned as it will land up being vandalised.
- Local advertising would be great to see, to help promote this new facility.
- Maybe monitored regularly or have adults supervising the site on a daily/ weekend basis. I personally think there should be responsible adults on site very regularly which would help maintain the overall safety and smooth running of such a facility. It's a great idea to have a facility like the proposed, but to have it unmanned at all times would not be so good. It has to be considered a safe place for all users of all ages, a place where everyone can go and have fun doing what they enjoy.
- If membership is being considered, how about a family membership which would be slightly cheaper than purchasing for everyone in the household individually?
- Needs to be free for anyone, especially young families, who are struggling financially. Needs to be 'girl friendly'
- Needs to be safe for children. Gordon Park has anti-social behaviour problems with teenagers and lots of broken glass / sharps. I fully support this but should be in an open and visible location that can be overseen and patrolled often to prevent this great idea turning into something that parents do not want their kids to go to.
- Offering family membership as well as individual. Possibly membership for clubs too
- Other uses - model car, drone racing, provision of water station,
- Perhaps consider offering a variety of membership types. For example, simple use only memberships that are very affordable and contribute to insurance and upkeep (as they have at Hopeman skate park), vs full memberships which include events and coaching.
- Rather than annual membership I would rather have a pay as you go option if there was specialist coaching or events being offered. Would love to see adult cycling activities for confidence building and it would be great to have wheel friendly access routes from all areas in the town to wherever the facility might be built. Would be great if sessions could be booked for different organisations e.g., Girlguiding, Scouting, Childminders, Schools and Nurseries etc and with professional coaching Perhaps being free is not necessarily the way to go, yes have free times to make accessible to all but also bookable, payable slots which would also help with the upkeep. My biggest concern is the potential vandalism which will without doubt occur if left open to all at all hours. Good luck!
- "Skating lessons would be great, as I would imagine there would be a lot of kids interested but unsure how to skate, would also enable younger kids/families to get involved.
- This is a brilliant initiative; Ellon is long overdue this type of facility. If we could have something like the park, they have in Inverness that would be awesome.

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- My son is 6 and he would love skateboarding. I'll be looking into going to transition extreme in Aberdeen with him, might be worth adding a question to see how many families have to travel elsewhere for skate/BMX sessions?
"
- The idea is great but need to have community buy in or it'll face numerous hurdles. When built it'll attract users and those who want to spoil it for others. I think the design and money raising is (kind of) straightforward but the management going forward would be the difficult element. Also doing it right as opposed 80% "it'll be fine" would be a waste of time and effort. Hawick pump track/Inverness track with the velo solutions type areas look sustainable and offer something to all? Is it too close to the proposed Stonehaven track?
- The only concern I have is the policing of the area
- While I concur a membership fee/charge is appropriate, it should be waived for any users who cannot afford it. While this may be problematic to administer, it is the disenfranchised who would benefit most from use of the wheel park, so the effort would be worthwhile if it facilitates their engagement
- "While I think this is a great idea and I hope it can be created, one concern is that some of the young people of Ellon will see this is a place to gather so there may be antisocial behaviour - noise, litter, vandalism. This has to be taken into consideration when choosing the location and design.
- The flood lighting is an interesting point. I heard that planning would not allow flood lights to be installed at the Community Campus playing fields as it would harm the water voles at the Ythan - sounds like a daft story but I was assured it was true."
- Would be great if there is bike rental station.
- Would rather pay as you use rather than membership

Other

- I would like to be kept informed of any developments for this project
- if you're going to spend the money, do it right. I have seen so much money wasted on facilities that are not fit for purpose. If you're going to do it, do it properly. The Oldmeldrum skatepark for example is way too small and the bowl is too shallow
- "The questions are ambiguous as If it was membership only to use the park then we would obviously buy membership as it would be on our doorstep but if it was optional, I feel majority of people would not be up for this and would have some people paying to use the facility and others not which wouldn't be fair. So, think a membership option should be all or nothing.
- Would it be a free for all park as in no restrictions on times etc. Would love to see this go ahead in Ellon. " We travel to visit pump tracks there really isn't many, but it is very popular for everyone not just people specific to wheeled sports

15.2 Appendix 2: Letters of Support

GILLIAN MARTIN
MSP
ABERDEENSHIRE
EAST



To Whom It May Concern

Our Ref: GM/KJH/

23rd July, 2021

Dear sir/madam

Ellon Wheel Park Group

I write in support of the proposed Wheel Park in Ellon, funding for the construction of which, I understand, Ellon Wheel Park Group have applied to your organisation.

I would like to add my own voice to the large number of supporters locally who have highlighted the positive good which would accrue to the community were this project to reach fruition. A facility of this sort would represent a major boon to cyclists of all ages, capabilities and interests, in Ellon itself and the surrounding districts.

Scotland has some of the most challenging climate-change targets in the western world, and increasing the opportunities for people to cycle forms a core element of this strategy. Any facility which encourages or facilitates greater uptake of cycling represents not only a tangible gain locally, but wider benefits for our country, environment and health.

I am hopeful that you will consider this application in a favourable light. Nonetheless, please don't hesitate to get in touch if I can be of any further assistance whatsoever.

With very best wishes,

Gillian Martin MSP

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22 July 2021

Mr Colin Allanach
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To Whom it may Concern

Letter of Support – Improving Access Funding

In my capacity of Formartine Area Manager, I would fully support the application to the SportScotland Fund to construct the new Ellon Wheel Park.

The provision of a wheel park in Ellon will provide a unique all-in-one park for skateboarders, mountain bikers, cyclists and BMX fans and will create a safe environment for children and young people to pursue wheeled sporting activities. Although the main benefactors of this project will be the youth in Ellon and the wider Formartine area, the cycle circuit can be used for adult cycle classes for those who want to learn or re-learn cycling in a safe environment before venturing out on the open road. Having this facility in the north east will capitalise on the increasing adventure tourism sector, bringing skaters and cyclists into Ellon who will use the local facilities and increase the footfall in the town. The local schools can also use the circuit for bike ability sessions

This application incorporates all of this and provides a safe area for physical activities and promotes good health and wellbeing for children and young people, therefore supporting the delivery of the Formartine Community Plan. It will also be of economic benefit to shops and food outlets in Ellon and will benefit both residents and visitors to the town and the North East area.

Yours sincerely

A handwritten signature in black ink, appearing to read "Elaine Brown".

Elaine Brown
Formartine Area Manager

Aberdeenshire
COUNCIL



Colin Allanach
Chair
Ellon Wheeled Park Project

Councillor Isobel Davidson
Ellon and District Ward
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

01358 723926

20 July 2021

Dear Colin

Ellon Wheeled Park Project

I am writing in support of your project to develop a community wheeled sports park in Ellon. This type of facility has been a community ambition for a long time and I am delighted to see it coming forward with significant local support.

As Chair of the Formartine Area Committee, I recognise the need to promote our area and fully support facilities that will encourage the enjoyment of the outdoors and exercise for all. This initiative will not only provide additional recreational facilities in the town but also can serve as a tourist attraction for the whole of the Northeast.

I wish you well with your venture.

Yours sincerely

Cllr. Isobel Davidson
Chair, Formartine Area Committee



ELLON HILL WALKING CLUB

Secretary: Irene Jamieson, Mains of Leask Bungalow, Slains, Ellon. AB41 8LA. irenemjamieson@hotmail.com

Proposed Ellon Wheel Park

28/07/2021

To Whom It May Concern

As a club dedicated to outdoor activities, we feel this project would be a huge benefit to the local community and beyond and would fully support and encourage its building. There is nothing similar in Ellon or nearby.

By improving outdoor sports facilities in the local area, we encourage young people to take part and grow in confidence as they train and improve. For cycling it is so important, at any age, to have a safe off- road area to gain sufficient experience and knowledge before riding on the road.

The tremendous increase in cycling lately for commuting, exercise and fun, has shown there is a desire for this type of activity, and it is to be encouraged. Team sports are not for everyone. A wheel park will allow all ages to experience other forms of exercise in an off- road environment, and give opportunities to meet and socialise with like- minded others.

Outdoor activity promotes physical fitness leading to good health and mental well -being. We feel the Ellon Wheel Park would be welcomed by many in the area.

Regards,
Irene Jamieson



HG/JH

23 July 2021

Ellon Wheel Park

Ythan Valley Rotary supports the development of a multi wheeled, multi disciplined sport facility in Ellon that is accessible and inclusive to all and which will inspire people to get on a bike, scooter or skate.

This will be a fantastic resource for people who live in Ellon and surrounding areas.

A handwritten signature in black ink that reads "Hilary Gordon". The signature is written in a cursive, flowing style.

Hilary Gordon
President
Ythan Valley Rotary

20th July 2021

3 Presly Gardens
Tarves
Aberdeenshire
AB41 7AB

To Whom it May Concern

Dear Sir / Madam

Ellon Wheel Park Project

As a local Breeze Champion I meet many women who are cautious about heading out cycling on our local roads as many of them haven't been out on their bike in years. To have access to a local traffic free area would be amazing. It would be of huge benefit to enable more ladies of all ages, out on their bikes, to build their confidence and to see them grow in their ability having had the opportunity to use the wheel park. I'm sure it will be very welcomed by many including Breeze participants whilst it will allow us as Champions, to co-ordinate more traffic free cycling.

Yours faithfully



Allison McKenzie
Breeze Champion – Scottish Cycling

Our ref CJM/STRAT-ELL/WHLPK

Colin Allanach
Chair Ellon Wheel Park
25 Carolines Crescent
Ellon
AB418BN

By Email.

Please ask for Chris Menzies
Direct Dial (01224) 664092
Email chris.menzies@aberdeenshire.gov.uk

7 July 2021

Dear Colin

Ellon Wheel Park project

Developing facilities that encourage, smart, sustainable and active travel is the cornerstone of Aberdeenshire Councils award winning Integrated Travel Towns project and I am delighted to see community and partner led initiatives like this coming forward.

Achieving the right mindset to promote active lifestyles requires the creation of the right physical environment and facilities such that proposed for Ellon go far in supporting this approach. The Council currently delivers active travel events in partnership with many local groups including Cycling Uk and Sustrans in Ellon and having a dedicated resource and space will be an exemplar for others in the area.

I fully support community resources like this as they create the right environment to support a more active mindset and I am therefore delighted to endorse your proposals and would like to thank you for the continued collaboration on the wider ITT project and support shown to date.

Yours sincerely



Chris Menzies
Team Leader, Strategy Development.

Infrastructure Services

Transportation

Woodhill House

Westburn Road

Aberdeen AB16 5GB

Tel 01467 620981

Fax 01224 662005

www.aberdeenshire.gov.uk

LP-3 Aberdeen 3



28/02/2021

Dennis Chalmers
Club secretary
trythan triathlon club

Dear Sir / Madam

I'm writing today on behalf of Trythan triathlon club to put forward our thoughts, ideas, benefits and support of Ellon having a wheel park built in the centre of the town

Trythan triathlon club based in Ellon is a new triathlon club founded in 2019 and officially an affiliated club with Triathlon Scotland, with a total of 86 members of which 30 of those are children in the tristars age group (8-16 yrs) and 56 Junior and adult members, the club is growing successfully, this showing with members of our tristars section already involved in training with the Scottish development academy. On top of that we have members of the club who are already competing for Great Britain and age group level and being successful at that also.

In 2020 Trythan were awarded Triathlon Scotland club of the year in the annual awards which is a great achievement. The club also work closely with other clubs in the Ellon area like Ythan CC and the swimming club and are part of the Ythan community sport hub.

The club is growing quickly and with a huge interest in the sport of triathlon in the Ellon area we are really struggling with places to train safely in Ellon and currently have to travel over to Oldmeldrum to use the school grounds there to train on, which is not ideal due to the travelling restrictions, distance, getting equipment and bikes over and fitting in using the grounds as its very restricted.

The building of a facility in Ellon specifically for cycling would be a huge benefit to the club and the local community.

Being able to train in a safe, controlled and risk assessed environment in the town centre would allow for our club members to train safely in bike skills, gain knowledge and confidence in cycling. This would certainly be of benefit to our tristars and ladies, on the purpose-built track they would be able to develop the skills for stepping up to road cycling more confidently and feel safer when doing this.

With so many of our members entering races and being involved various levels of the sport and racing, the track would allow for us to race train, which we are currently unable to do on open roads. Many of the races that our tristars enter are all on specifically built cycle tracks with running areas at hand for competing in duathlons (races the tristars first compete in). The wheel park at the Gordon park would also allow for the club to host our own racing with having plenty run routes that already go around the perimeter of the site.

The site already has welfare facilities on the grounds that can be used for welfare and changing for the groups using the park, and two of the local primary schools are very close to the site and would greatly benefit from the building of a wheel park.

Being affiliated to triathlon Scotland our club is already doing work with triathlon Scotland in looking to progress 'skills schools' with the local primary schools. Skills schools are run by triathlon Scotland and supported by local clubs to deliver coached sessions to schools in the sport as part of the school curricular and after school clubs. The building of a wheel park would be ideal for the delivery of skill school sessions for the schools and benefit the children in getting more active and get them involved in cycling and triathlon.

Overall the opportunities for the community with the building of a wheel park would allow for local clubs, schools and groups a facility to learn and develop in a range of skills in many disciplines of cycling and allow for the opportunity to get involved and for clubs to work together to achieve and develop.

Regards

A handwritten signature in blue ink, appearing to read 'Dennis Chalmers', is written over a light blue horizontal line.

Dennis Chalmers

Club Secretary



Balmacassie Brae, Balmacassie Commercial Park
Ellon AB41 8BY
Tel: 01358 720220 Fax: 01358 724181

www.lawrence-milne.co.uk
email: info@lawrence-milne.co.uk

NM/KM

30th July 2021

To Whom It May Concern

Ellon Wheel Park

We have been made aware of the plan to try and get a Wheel Park built in Ellon. We would like to add our support to this going ahead and point out how desperate Ellon is for a facility like this. With the decreasing participation of young people in sport this would be a great facility to encourage people of all ages out to exercise. BMX, skating and biking in general are getting more and more popular and it would be great if Ellon could capitalise on this surge in interest.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'K Milne', written in a cursive style.

Kevin Milne
Managing Director



Painters & Decorators and Retail Stores.
Quality Decorative Work Inc. Internal and external Painting.
Ames Taping, Coving and Wallpapering.
Wide Range of Wall Coverings and Paints.
Fabrics & Making Up of Soft Furnishings.





Mains of Fortrie
Auchnagatt
Ellon
Aberdeenshire
AB41 8UY

Craig (m): 07720 887 968
Ian (m): 07713 984 652
Fax: 01358 701 241
bartlet@fortriefarms.co.uk

ELLON WHEEL PARK.

What a fantastic idea!! In this world where our concerns surround climate change, healthy eating, fitness and exercise, mental health, substance abuse, what better way to get youngsters involved in a project which can help solve many of these problems in one sweep.

All kids love bikes and this would be a way to encourage them to get out into a safe environment to burn off their excess energies!

The project can appeal to the older generation as well, safe and easy to access.

The possibility of attracting visitors is also extremely worthwhile in terms of footfall to local business.

As a local company we are in full support of the proposed development.

Ian Bartlet.



YthanCC

to info@scottishcycling.org.uk

To whom it may concern

I write on behalf of Ythan Community Council to support the proposal to build a wheelpark in Ellon.

Ythan Community Council is the community Council which surrounds Ellon. Whilst we are essentially a rural community, all sports and educational activity is Ellon based so we are supportive any initiative which will enhance the area and this project will be an excellent facility for Ellon and surrounding district.

Cycling is increasing in popularity, and this will give adults and children an opportunity to develop their skills and confidence in a safe environment. The increase in popularity of organised cycling events sees many cycle users well outside the boundaries of Ellon , hence our support for this project

We strongly support Ythan Cycle Club and Ellon Wheel Park Group in their efforts and look forward to the completion of the project in the future.

very best wishes, Charles Coulson

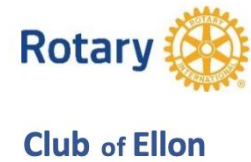
Charles Coulson

secretary

mail@ythan.org

07912079066

01358761245(Voicemail)



July 19th 2021

Rotary is one of the world's largest and most successful global membership and humanitarian service organisations, with 1.2 million members in 35,000 clubs in over 200 countries. We have a unique position of being rooted within our own communities, but with a global outlook, ready to tackle challenges at home and abroad.

Ellon Rotary have been established for over 40 years and have been involved in many community projects in our area. We are delighted to learn of the Ellon Wheelpark and wish to give it every possible support. Any facility which can improve our community is to be welcomed.

David Cowe

David Cowe
President



06.08.2021

RE: Letter of Support, Ellon Wheelpark

To whomever it may concern,

I write this letter representing the views of the 1st Ellon Boys Brigade section that has over 100 members and many more friends and families supported in the Ellon town and surrounding areas.

We firmly believe that a wheelpark in Ellon would be a huge asset to the town. It would be well used to benefit many young people as cycling is one of the most popular activities we carry out at Boys Brigade. This facility would be a real benefit in providing a safe place for young people to learn and develop their cycling skills, which is also a great opportunity for completing their Boys Brigade adventure sport development badges.

The wheelpark would also provide a safe and supportive hub for young people (and the wider Ellon community) to meet at to try new, healthy activities. It would be a real asset to the town, providing more activities and things of interest for people to enjoy and benefit from both socially and from a personal health perspective.

We therefore fully support the Ellon Wheelpark proposal!

Yours sincerely,

Jeff Hailey
Officer-In-Charge 1st Ellon Boys Brigade Company Section



'Bydand'
80 Station Road
ELLON
AB41 9AY

03 August 2021

To Whom It May Concern

ELLON WHEEL PARK

Ellon Civic Pride is a voluntary group whose aim is to brighten up the town with various floral displays and hanging baskets as well as carry out environmental initiatives in order to make Ellon more attractive and appealing to both residents and visitors. Our group very much support the proposal to create a Wheel Park in the town. This will provide a much needed, multi-use, facility that can be enjoyed by all age groups, from novice to expert, in a safe and controlled environment. It can only encourage more to take up cycling and contribute to their overall wellbeing.

Whilst wheeled sports is very much the focus in this initiative it is hoped that due consideration will be taken in the planning process with regard to adequacy of car parking as no doubt the facility will attract a good number of users supported by family and friends whose mode of transport will invariably be of the four-wheeled variety. Nevertheless the creation of an Ellon Wheel Park can only be good for the town and Ellon Civic Pride wish those behind the initiative every success in its planning and implementation.

Yours sincerely

A handwritten signature in black ink that reads 'Frances M Watson'.

Frances M Watson
Co-ordinator, Ellon Civic Pride

Archibald Simpson House
27-29 King Street
Aberdeen AB24 5AA

t. 01224 346680
www.nestrans.org.uk

nestrans

Colin Allanach

By email

6 August 2021

Our Ref: N13/11/RD/JB
Your Ref

Dear Colin,

ELLON WHEEL PARK

I write to you to confirm Nestrans' support for the development of a Wheel Park in Ellon. This facility, as has been proven with similar projects in other communities across Aberdeenshire and elsewhere, would undoubtedly prove to be a tremendous asset to the town and encourage greater participation in cycling, particularly amongst younger people.

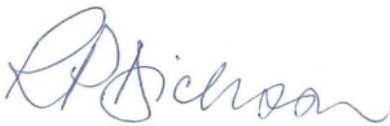
The Park would provide an excellent venue for events, one example being the E-Bike Day held in early 2020 which Nestrans and Getabout were involved in along with other partners. While the Victoria Hall was adequate, having a tailor-made venue such as this, where kids and adults alike could safely and confidently ride the bikes, would have been even more worthwhile and enjoyable.

The plans for the Wheel Park align very closely with Aberdeenshire Council's Integrated Travel Town project and can only help encourage more people to consider walking, cycling or wheeling around the town and more sustainable and active travel as part of their daily lives.

Siting the Park somewhere in the centre of Ellon, if practicable, with good active travel linkages for users to come and go would be a perfect example of long-term, joined-up thinking.

I wish you, and the Committee, the very best with the project and look forward to seeing it take shape.

Yours sincerely



Rab Dickson
Director

The Coffee Apothecary
Udny
Ellon
AB41 7PQ



THE COFFEE
APOTHECARY

&

21 The Square
Ellon
AB41 9JB

17 August 2021

To Whom It May Concern,

I write in support of the project to build Ellon wheel park.

This project would bring an unique offering to the local area, provide entertainment for many and benefit local businesses such as ours by bringing more people into Ellon.

This is an amazing opportunity with many potential community benefits and benefits to the individual. I believe it would have environmental benefits, social benefits and help people's physical and mental wellbeing.

If there is more we could do to support as a local business, please let me know.

Yours,

A handwritten signature in black ink, appearing to read 'Alison Aspden'. The signature is written in a cursive, flowing style.

Alison Aspden

S Adventure Cycling Ltd
35 Shielhill Avenue
Aberdeen
AB23 8JE
info@ScottishAdventure.org
www.ScottishAdventure.org

scottish
adventure

Date: 9th September 2021

Dear Colin Allanach,

I write on behalf of Scottish Adventure Cycling in support of the Ellon Wheel Park proposal to design, build, operate, and maintain a multi-use wheeled sports facility in the Ellon area of Aberdeenshire, Scotland.

Having discussed this project with our 150+ membership community, we strongly support this project because we believe successful delivery will encourage children and adults alike to enjoy wheeled activities. We also believe it will create opportunity for people to access wheeled activities more easily in the northeast which appears to be lacking at present, particularly in the Ellon area.

Through this letter, we acknowledge our responsibilities to provide a reasonable amount of support to ensure project success and this might include:

- Financial support via our Not-For-Profit organisational status with the ability to fundraise for other organisations working on cycling-related projects.
- Physical and experiential support via our membership of people who enjoy riding bikes including hand cycles and other adapted cycles.
- Strategic support via our leadership team to support the project team in decision making, risk, governance, and general commercial and project management.
- Marketing support via our social media channels and our website to extend the reach of the Ellon Wheel Park social media messages.

We believe it is important that the Ellon Wheel Park project is successful, not only for the local area; but as a success story for cycling in Scotland showing that Scotland is a world leader in creating opportunities for people to access wheeled activities at a reasonable price.

As an organisation, we commit to championing the support for the Ellon Wheel Park project.

Best regards



Mr Roy Milne *FInstLM, FCMI, FIET, CMgr*
Founder & Director



Acting Head Teacher: Mrs Glenna Hendry
Tel: 01358 281110
Email: slains.sch@aberdeenshire.gov.uk
Website: <http://www.slains.aberdeenshire.sch.uk/>

Slains Primary School
Collieston, Ellon
Aberdeenshire
AB41 8SA

Friday, 20th August 2021

To whom it may concern,

I am writing as the Acting Head Teacher at Slains School in support of the building of the multi-wheel park in Ellon. I feel this would be a wonderful facility for the young people in the Ellon area and beyond. This is a perfect time for a park like this to be built after all the excitement of the recent Olympic games.

Yours Sincerely

Glenna Hendry



From mountain to sea



Aberdeenshire
COUNCIL



Education & Children's Services

Mr Jonathan Cordiner
Head Teacher
Meiklemill School
Provost Davidson Drive
Ellon

Aberdeenshire
AB41 9BQ

Telephone 01358 281100
meiklemill.sch@aberdeenshire.gov.uk
www.meiklemill.aberdeenshire.sch.uk

16 September 2021

Ellon Wheel Park

To Whom it May Concern,

This letter is written collaboratively by the two Headteachers of Meiklemill School and Ellon Primary and Community Resource Hub.

My name is Jonathan Cordiner and I am Headteacher at Meiklemill School and my colleague is Leighanna Whalley, Headteacher at Ellon Primary. Both our schools sit on the boundary of Gordon Park. We are very passionate about the proposed plans for a Wheel Park in Gordon Park, and we wish to write in support of the project.

Schools are at the heart of communities, and we are always looking for ways to bring positive outcomes to children, and also for ways of bringing our local community together. We feel strongly the Wheel Park will facilitate both of these priorities in the town. Ellon is such a strong and thriving community, and we believe the proposed Skate Park will continue to build on this agenda.

Youngsters in Ellon travel far and wide to use the proposed facilities in other towns. In our schools, we have many children who are members of Ythan Cycle Club, or Trythan Tri Stars, or local running clubs and other organisations, who are forced to travel great distances to use such facilities. We have some really talented youngsters in this community, and we feel our job as local citizens is to harvest this talent, and give young people the opportunity to progress and fulfil their potential. There is no doubt children in other towns have more opportunities to do just that when they have such facilities in their town and on their door step.

Furthermore, having such facilities so close at hand, will inevitably encourage others to try biking, boarding, running and all of the other activities this project looks to facilitate. There are many children and families who do not have the means to travel to neighbouring towns and beyond to access such facilities and so children miss out on these opportunities to express themselves, to exercise, to improve mental health, to enjoy and compete in these sports. Providing youths (and actually adults too) opportunities to use such facilities in Ellon is not only equitable, will not only contribute to positive mental and physical wellbeing of residents, but will give local people the chance to develop new skills and achieve in wider ways.

Of course when we encourage positive endeavour in our local community, it has a positive effect on undesirable behaviour too. As a community, we want to engage children and young people in positive activity which will benefit their mental and physical health and by doing so, we inevitably discourage undesirable behaviour. Such undesirable behaviour could be too much gaming at home, or even worse anti-social behaviour.

Serving Aberdeenshire from mountain to sea – the very best of Scotland

One more point for consideration is that both Schools would love to fully support events at Gordon Park. It is in the perfect location. We would happily lease out both schools as facilities for events. This means the 2 schools could be used for parking, toilets, registration etc.

Ellon has a strong history of organising large scale and successful, national events which attract people from all over the country – The Youth Cycle Crit and Pedal Car Race in August being a perfect example. The introduction of this facility could provide yet another exciting opportunity to bring the local community together for competitive events, enjoyed by people locally and beyond.

We fully endorse this proposal and would be very excited to contribute to this development. We wonder even if the schools could perhaps be in some way involved as this project unfolds.

If there is anything we can do to further support this proposal, please do not hesitate to get in touch.

Kind Regards

Jonathan Cordiner
Head Teacher
Meiklemill School

Leighanna Whalley
Headteacher
Ellon Primary and Community Resource Hub

Ellon Community Council

**Nick Topping**

Vice Chair

Ellon Community Council

Mr Allanach

Colin Allanach

Chair

Ellon Wheel Park Committee

27 August 2021

Dear Mr Allanach,

I write to formally state that, following discussion at a recent Ellon Community Council meeting, we unanimously agreed that a project to bring the facility of a Cycle Track/MTB pump track/skateboard & scooter park to Ellon would be an excellent asset for Ellon and the surrounding area and that we fully support this.

Having also had the opportunity to discuss this with the local Councilor's and the Ellon and Formartine Police Inspector, Mark Young, it was seen by all as a real opportunity to promote the health and well-being of the local communities.

There is not such a comprehensive facility currently in the North East of Scotland so we also consider that this would positively impact on local businesses by attracting a number of visitors to the area.

We wish you every success in this project and thank your committee for its endeavors.

We also offer our full support and assistance as and when this is required.

Sincerely,

Nick Topping

Vice Chair – Ellon Community Council

Web Address: <https://www.elloncc.org.uk/>

Facebook: <https://www.facebook.com/EllonCommunityCouncil>

colinallanach@aol.com

From: colinallanach@aol.com
Sent: 16 September 2021 20:50
To: 'Colin Allanach'
Subject: FW: Cycling Facilities Fund Aberdeenshire Meetings [OFFICIAL]

From: Nick Topping <nicktopping@hotmail.com>
Date: 3 March 2021 at 14:25:24 GMT
To: colinallanach@aol.com, Alan SMITH <alan.smith@total.com>
Subject: Fw: Cycling Facilities Fund Aberdeenshire Meetings [OFFICIAL]

Col, Alan

Thats the new police Inspector Mark Young now given us some words of support below

Cheers

Nick

From: Young, Mark <Mark.Young@scotland.pnnpolice.uk>
Sent: 02 March 2021 21:47
To: nicktopping@hotmail.com <nicktopping@hotmail.com>
Subject: RE: Cycling Facilities Fund Aberdeenshire Meetings [OFFICIAL]

OFFICIAL

Good evening Nick

It has been a while since I have seen or heard from you so I hope you are keeping well and retirement is keeping you busy.

Andy kindly forwarded your email in relation to cycling facilities across Aberdeenshire and it is definitely something that we (PSoS) are extremely supportive off in the Formartine area.

There are many positive which would come from these facilities and they would have a positive effect on reducing antisocial behaviour and also improve the health and wellbeing of the local community.

It is likely, unfortunately, in the coming months with the better weather, the schools going back and the relaxing of some restrictions, we may see an increase in ASB within Ellon as there are limited locations for youths to socialise and therefore congregate in groups with very little to do. With the proposals for the development of these facilities would provide a location for them to socialise responsibly and

perform stunts/race etc away from the town centre. This was commented upon today by a resident unfortunately.

The facilities would also help increase the number of diversionary activities we can offer along with our partners - you will recall the good old days of 'Street Football' or 'Street Dance' and this would give another string to the bow if the facilities can be used for initiatives. I am sure companies similar to Transition X-Treme (I'm not sure if there is a similar organisation in Ellon or nearby) would be keen to get involved.

Moving away from the benefits to Policing, this would also help approach the Healthier Communities priority for the area. Not only will it improve the overall health of residents of Ellon, it will provide an opportunity for people (not just the young) to connect and in turn this will improve their mental wellbeing which will reduce welfare/concern calls in respect of individuals both young and old. I am sure a representative from Health would probably be able to improve my knowledge re. this aspect.

I think starting with the facilities mentioned is great and may lead youngsters to considering joining cycling clubs which gives them another focus and later in life they will make more informed decisions on their mode of transport with Ellon being a commutable to/from on bike.

Keep me posted on the progress and I am more than happy to assist wherever possible - if it gathers a good bit of traction, I can look at involving others such as PSYV or getting a couple of cycling cops involved.

Anything at all drop me an email or give me a phone

Mark Young
Formartine Inspector
Ellon Police Station
Bridge Street
Ellon

colinallanach@aol.com

From: colinallanach@aol.com
Sent: 16 September 2021 13:36
To: Colin Allanach
Subject: FW: Facilities

From: "Martin Harris (DJCC)" <info@discoveryjcc.co.uk>
Date: 27 February 2021 at 16:27:39 GMT
To: Colin Allanach <Colinallanach@aol.com>
Subject: Re: Facilities

Yes,

As former RDO for the North East I have seen first-hand how Ythan have made the best of the limited areas they have and the negative impact on the club and the development of youngsters when they lost access to the Academy. A new purpose built facility will certainly allow them to grow and progress as a club

It is unusual for cycling clubs to be directly linked to a facility, unlike, football, rugby etc. There are huge advantages to having direct access to facilities, this has underpinned the success and accessibility to cycling for youngsters in Dundee at the Discovery Junior Cycling Club. We have direct access to purpose built MTB facilities at the Templeton Tangle and the velodrome area at the Regional Performance Centre at Caird Park. The club has access to storage for bikes at both venues, ensuring there is no discrimination on participation by not having access to bikes. You want to ride? We'll help you. Both facilities give opportunities for all types of cycling, Mountain Bike, Road bike, Track bikes. We have recently extended the club offering as well, now running sessions for women, targeting the less active, getting them to take part in leisurely accompanied rides. Without access to facilities, this would not have been possible.

Martin
Secretary/Coach
Former RDO Scottish Cycling

colinallanach@aol.com

From: Colin Allanach <colinallanach@aol.com>
Sent: 16 September 2021 12:55
To: Annette Allanach
Subject: Fwd: Wheel Park in Ellon

Sent from my iPad

Begin forwarded message:

From: Tracy Siwek <tracy.siwek@aberdeenshire.gov.uk>
Date: 1 March 2021 at 10:27:05 GMT
To: colinallanach@aol.com, Kelly Green <kelly.green@aberdeenshire.gov.uk>
Subject: RE: Wheel Park in Ellon

Hi Colin,

This looks absolutely fantastic. Active Schools would absolutely support this and look at how we can link to the club. I have included Kelly Green in this email, as she is the Active Schools Coordinator for Ellon. The first thing we would need to do is get a new partnership agreement in place so we are then ready to start working together. Kelly will be in touch directly with yourself to get that process in place. Between Ythan CC and Active Schools we can then look enhancing opportunities for children and young people within the Ellon Network and surrounding Networks.

Kind Regards
Tracy

Tracy Siwek
Active Schools Lead (North Aberdeenshire)
01467534321
07733001894
Tracy.siwek@aberdeenshire.gov.uk
Port Erroll School, Braehead Drive
Cruden Bay. AB42 ONP

If you know someone who's still living life at home, why not tell them about our range of online activities and resources? See: <https://bit.ly/LLAhome>



colinallanach@aol.com

From: colinallanach@aol.com
Sent: 16 September 2021 13:44
To: Colin Allanach
Subject: FW: Fraserburgh Sport Hub

From: Roy Mcpherson <roy.mcpherson@aberdeenshire.gov.uk>
Date: 1 March 2021 at 09:01:51 GMT
To: colinallanach@aol.com, Fraser Govan <fraser.govan@aberdeenshire.gov.uk>
Cc: Donald <donald@stewartopia.org>
Subject: RE: Fraserburgh Sport Hub

Morning Colin,

Thanks for the update on this. This is definitely a project I would be keen to support as part of my hub officer role. A key part of the barriers that was discussed at the recent Ythan hub meeting was around facilities for Cycling and Running and that's an area where we'd like to focus some efforts. We do have a contact with Aberdeenshire Voluntary Action that can provide 1:1 funding advice for projects and it might be worth touching base, I can put you in contact if it's of interest. Is there any scope for one of the tracks to be used for running as well? Lack of facilities was an issue raised by the Athletics club as well so there could be a potential link there

I'd recommend mentioning the Ythan CC's engagement at the recent Ythan and Fraserburgh hub meetings when discussing the project with SS. Including any links you have with Active Schools. Sportscotland will be interested to hear how your project can link with their national flagship initiatives.

I'd be happy to sit in on any of future the project meetings if you thought that was appropriate?

**Regards,
Roy**

**Roy McPherson
Community Sport Hub Officer (North)
Gateway Community Centre
Victoria Terrace
Turriff
Aberdeenshire Council**

Tel: 07776961504

Appendix 3

The following notional timetable outlines the potential class delivery in line with the numbers in this report. To simply the operational consideration this timetable assumes that BMX and Track cycling sessions will operate at the same time across both tracks. This will limit the impact on public open use.

Where no class is listed, public open use is assumed. Signage will be used to indicate and communicate spaces closed for formal instruction.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
09:00							Events & Races (5 Per Year)
10:00						P1-4 YCC Coaching	
11:00	School Coaching	Preschool Sessions	School Coaching	Preschool Sessions		P5-7 YCC Coaching	
12:00						YCC Teen Coaching	
13:00							
14:00						TrYthan Triathlon Club Training	
15:00			Women's Breeze Cycling Development				
16:00	P1-4 Coaching	Performance Coaching		Performance Coaching			
17:00	P5-7 Coaching		Girls Only				
18:00	Teen Coaching		Adult Coaching				
19:00							
20:00							

Stage 1: Feasibility, Contract Agreement, Tendering & Funding																		
	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	
Balance Brought Forward						2,974	2,974	2,974	8,159	9,484	359	584	709	1,765	1,890	1,515	1,640	2,015
Income																		
Previous Skatepark Funding					2,974													
GoFundMe									2,600									300
Ythan Qd. Cyclist							185											
Formative Area Budget							5,000											
Coaching Fundraising								125	125	125	125	125	125	125	125	125	125	125
Misc. Fundraising												750						250
Donations												181		500				
Garloch Leisure Projects grant								1,200			100							
Expenditure																		
Feasibility Study									11,850									
Planning Application																		1,000
Project Management Fees																		2,400
P&L									5,185	1,325	225	1,056	1,250	1,765	1,890	1,515	1,640	375
Balance						2,974	2,974	2,974	8,159	9,484	359	584	709	1,765	1,890	1,515	1,640	2,015

Stage 2: Construction & Further Works																	
	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23
Balance Brought Forward	40,000	165,000	290,000	415,000	540,000	665,000	790,000	915,000	1,040,000	1,165,000	1,290,000	1,415,000	1,540,000	1,665,000	1,790,000	1,915,000	2,040,000
Income																	
Coaching Fundraising	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
sportsweekend Funding									100,000,000	50,000,000	50,000,000	50,000,000	50,000,000	40,000,000	40,000,000	40,000,000	40,000,000
Placebased Investment Fund									50,000,000	50,000,000				35,000,000			35,000,000
Vaterfall Windfarm or SLCF																	25,000,000
Expenditure																	
Construction (Inc VAT)								150,125,000	100,125,000	50,125,000	75,125,000	65,125,000	75,125,000	40,125,000	75,125,000	40,125,000	98,096,000
								150,000,000	100,000,000	50,000,000	75,000,000	65,000,000	75,000,000	40,000,000	75,000,000	40,000,000	97,970,000
P&L	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	10,125,000	40,000,000	75,000,000	50,000,000
Balance	165,000	290,000	415,000	540,000	665,000	790,000	915,000	1,040,000	1,165,000	1,290,000	1,415,000	1,540,000	1,665,000	1,790,000	1,915,000	2,040,000	2,165,000

Park Operations FY1													FY TOTAL
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	
Balance Brought Forward	2,166	1,750	2,261	2,233	1,995	2,007	2,518	1,818	1,612	1,124	1,030	1,541	
Income													
1920 Preschool Coaching Classes	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1280 P1-4 Cycling Classes	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 P1-4 BMX Classes	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1920 PS-7 Cycling	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 PS-7 BMX	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Teen Cycling	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Teen BMX	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Adult Cycling	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Adult BMX	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Performance Cycling	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Performance BMX	98	131	131	131	131	131	131	131	131	131	131	131	1,280
1280 Girls Only Session	98	131	131	131	131	131	131	131	131	131	131	131	1,280
Events & Competitions						500	500	500	500	500	500	500	1,000
Holiday Camp Profit						250	250	250	250	250	250	250	1,500
Expenditure													
7500 Coaching Hours for Above	577	769	769	769	769	769	769	769	769	769	769	769	7,500
1500 Free Spaces (as Discount)	123	164	164	164	164	164	164	164	164	164	164	164	1,500
1500 Coach Training & Development													1,500
1080 Coaching - School Use													1,080
2400 Administration Costs	200	200	200	200	200	200	200	200	200	200	200	200	2,400
750 Insurances													750
500 Coach & Club Registration													500
3000 Landscaping & Litter													3,000
500 Maintenance & Repairs													500
P&L	(416)	512	(28)	(238)	12	512	(700)	(206)	(488)	(94)	512	334	(251)
Depreciation / Sinking Fund (Ringfenced)													
Balance	1,750	2,261	2,233	1,995	2,007	2,518	1,818	1,612	1,124	1,030	1,541	1,875	(930)

Park Operations FY2													FY TOTAL
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	
Balance Brought Forward	1,875	1,829	2,035	2,106	2,249	2,330	2,536	2,361	2,318	2,273	2,289	2,494	
Income													
1920 Preschool Coaching Classes	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 P1-4 Cycling Classes	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 P1-4 BMX Classes	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 PS-7 Cycling	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 PS-7 BMX	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Teen Cycling	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Teen BMX	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Adult Cycling	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Adult BMX	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Performance Cycling	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Performance BMX	148	197	197	197	197	197	197	197	197	197	197	197	1,920
1920 Girls Only Session	148	197	197	197	197	197	197	197	197	197	197	197	1,920
Events & Competitions						500	500	500	500	500	500	500	1,000
Holiday Camp Profit						250	250	250	250	250	250	250	1,500
Expenditure													
10800 Coaching Hours for Above	831	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	10,800
Free Spaces (as Discount)	177	236	236	236	236	236	236	236	236	236	236	236	2,361
Coach Training & Development													1,500
Coaching - School Use													1,080
Administration Costs	200	200	200	200	200	200	200	200	200	200	200	200	2,400
750 Insurances													750
500 Coach & Club Registration													500
3000 Landscaping & Litter													3,000
500 Maintenance & Repairs													500
P&L	(183)	823	283	573	323	823	(700)	(173)	(177)	62	823	567	3,066
Depreciation / Sinking Fund (Ringfenced)	(137)	617	212	430	242	617	(525)	(130)	(133)	46	617	425	2,255
Balance	1,829	2,035	2,106	2,249	2,330	2,536	2,361	2,318	2,27				

Summary of the Financial Assessment

APPENDIX 7

Community Asset Transfer (CAT)	
Summary Evaluations	
BACKGROUND	
Project Name:	Lower Gordon Park
Community Group:	Ellon Wheels Park
Population Affected by Transfer (thousands)	10.2
Project Life	25
EVALUATION	
	Project Life
	£s
Asset Value At Best Consideration (per Property Estates)	23,245
Allowable Discounts/Benefits	
Disposal Proceeds/Lease Payment (£1 per annum has been requested)	25
Surplus Arising from Activity Reinvested in Community	0
Capital Investment Proposed in Asset	0
Community Benefit	1,147,247
Savings to Council arising from Transfer	92,012
Total Benefit	1,239,284
(SURPLUS)/DEFICIT	-1,216,039

Community Asset Transfer

Transfer of lower section of Gordon Park, Ellon to Ellon Wheel Park Group – review of representations

Ellon Wheel Park Group



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1 Introduction

This document has been prepared by Ellon Wheel Park Group, henceforth referred to as 'the Group' with the assistance of its appointed agent, Alan Jones Associates, as a requirement of the community asset transfer process, as noted within The Community Empowerment (Scotland) Act 2015.

This document is a review of the representations received from the public for the community asset transfer (CAT) of the lower section of Gordon Park, Ellon from Aberdeenshire Council to be run in future by Ellon Wheel Park Group and to design, construct and operate a wheel park (pump track, skate park, cycle circuit) on a not for profit basis for 25 years.

Representations objecting to, and in support of, the CAT are discussed in this document.

2 Definitions and abbreviations

CAT – community asset transfer

The Group – Ellon Wheel Park Group

Pumptrack – is a circuit of rollers, banked turns and features designed to be ridden completely by cyclists and skaters "pumping"— generating momentum by up and down body movements, instead of pedalling or pushing. It was originally designed for the mountain bike and BMX scene, and now, due to concrete constructions, is also used by skateboards, and accessible to wheelchairs.

Skate BMX park – is a purpose-built, recreational environment made for skateboarding, BMX, scooter, wheelchair and skating. A skatepark may contain features such as half-pipes, handrails, funboxes, vert ramps, stairsets, quarter pipes, ledges, spine transfers, pyramids, banked ramps, full pipes, pools, bowls, snake runs and any number of other objects.

Cycle circuit – is a flat, tarred circuit for training/racing or learning to ride cycle sessions held in a safe traffic-free environment. The circuit is approximately 5- 6m wide and can be used for other sports such as in-line skating, roller skating or wheelchair racing.

3 Background

The Group would like to thank everyone who submitted a representation about our request for an asset transfer of the lower section of Gordon Park.

Over many years there have been various attempts to build skatepark and cycling facilities in Ellon.

In the 1990s, temporary ramps were built for skateboarding but these were damaged in a fire. In 2011, designs were incorporated into the new community campus to have a cycle circuit but this was removed due to requirements for car parking at the campus. In 2018, there was a proposal for temporary tracks to be built on the site of the old Ellon Academy but the capital funding for this was



rejected due to the temporary nature of the tracks which would have to be removed when new council buildings were constructed. In 2020, SportsScotland announced a facility fund aligned to the cycling world championships which is coming to Scotland in 2023. Community groups discussions and meetings were held and a formally constituted group, Ellon Wheel Park Group, was formed to build a top-class wheel park (consisting of a pump track, a cycle circuit and a BMX/skate park) in Ellon and apply for £500,000 of funding from SportsScotland and £250,000 from other sources to fund the construction of the facility.

There have been various attempts to build skateparks and cycle tracks in Ellon which have all stumbled, but survey results show there is still a need for such a facility.

A survey by Councillor Isobel Davidson in 2017 found that most respondents were in favour of a skatepark being built in the centre of Ellon.

In 2021, £12,000 was raised by the Group for a feasibility study to look at the viability of the wheel park, gauge support for the facility, outline cost of construction and look at operating management and ongoing costs.

As part of the feasibility study for the wheel park a survey returned 837 respondents with 99% in favour of a wheel park being built in Ellon. 70% of those that expressed a preference said that Gordon Park was the favoured location for the park. In addition, many local shops, businesses, police, and stakeholder groups added their support for the project.

The Group decided to pursue the opportunity for Ellon to have an inclusive, free to use, first-class facility and build a wheel park consisting of a cycle pump track, a skate/BMX park and a cycle circuit with the aim of it being accessible and open to everyone no matter what age or level of cycle/skate ability. Separate wheel sport zones contained in one park area would be unique in the north east of Scotland.

In discussions with Aberdeenshire Council and local councillors it was decided that the best way to manage the construction and operation of the wheel park would be through a capital asset transfer (CAT) where the Group would effectively run the park on behalf of the council on a not-for-profit basis.



Figure 1- diagram showing the location of the CAT transfer area at Gordon Park.

The vision document of the Group is included in appendix 1.

In conjunction with the capital asset transfer request, a planning application was submitted to build the wheel park (Ref APP/2022/0186). This received 330 public comments with 207 supporting the wheel park facility and 120 objecting. This gave 63% in favour of building the wheel park at Gordon Park.



4 Representation summary – high level

As part of the CAT process, following the asset transfer request made by the Group to Aberdeenshire Council, the request was validated on 4 April 2022 and the proposal was advertised for the opportunity for any representations to be made.

The response to the representations is to be submitted by 27 May 2022.

The CAT will be presented to at the Formartine area committee meeting on 14 June 2022.

In total there were 217 representations made to the CAT, comprising of 113 objecting to the proposal and 104 in support of the proposal.

5 Representations detail – objections

It is recognised that some people are concerned about the change of use for the lower section of Gordon Park and submitted these concerns as representations to the council. A selection of the points raised have been copied into the report as quotes. The Group have answered each of the points raised in the emails and letters in this document by categorising the issues as per the list below.

1. Legality of transfer under Charter from 1909 and Fields in Trust
2. Consultation
3. Loss of green space
4. Loss of daily use
5. Other locations
6. Loss of events at Gordon Park
7. Antisocial behaviour
8. Parking and traffic concerns
9. Size of the wheel park
10. Increase in noise levels
11. Wildlife and biodiversity
12. Health and wellbeing
13. Safety
14. Older people and care home nearby
15. Flooding
16. Toilets
17. Lighting
18. Ongoing management of the wheel park.
19. Miscellaneous



5.1 Legality of transfer under Charter from 1909 and Fields in Trust

The first objection representation was regarding the legality of Aberdeenshire Council being able to transfer the lower section of the park to a group. The main points raised in emails are:

- *“My understanding is that Gordon Park was gifted to the Ellon community by Arthur Gordon in 1909 and has been protected by Fields in Trust since 2016.”*
- *“The Blench Charter decreed that " avoidance of anything calculated to interfere with the amenity of or to create a nuisance to any other grounds adjoining or to the occupants thereof" is forbidden”*
- *“It is not for the Council to decide whether a limited group should have control of any part of the park and be able to restrict access as and when that group sees fit.”*
- *“The Gordon Park was given to the residents of Ellon for perpetuity in 1909.”*
- *“Aberdeenshire Council signed Gordon Park into the Fields in Trust in 2016 which makes it a protected park.”*

Response

The Group raised this with the council at an early stage when the expression of interest for the CAT was submitted to ensure the legality of the transfer of the lower section of Gordon Park.

The response from Aberdeenshire Council is as follows:

“We understand from Aberdeenshire Council that whilst the park was gifted [in] 1909 to the then Ellon Town Council, the rights to those conditions were purchased in 1921 from the heir to the person who originally gifted the park. Therefore, the conditions ceased to be enforceable as from that date.”

“We have more recently been made aware of this Charter and legal colleagues sought it from the Register in Edinburgh. They have considered the document and can find no impediment within it to stop the consideration of the Asset Transfer. They say that any impediment was removed in 1921. Members of the public may of course have a different view, but the Council’s legal services is content that we can proceed to consider the application.

Kind regards

Elaine Brown

Area Manager – Formartine

Aberdeenshire Council”

Aberdeenshire Council has approached Fields in Trust regarding the proposals. At the time of writing this response, the Group has not been advised regarding the Fields in Trust position.

5.2 Consultation

There were concerns raised regarding the consultation of local people. The main points raised were:

- *“The first I heard of the proposed plans was when I received a planning notice via the post. I was completely unaware of any of the posts shared on social media”*



- *“It is very upsetting to find out about this so, so late and no releasing of information for the general public.”*
- *“This has not been openly advertised enough so I did not get a chance to object to all that is being proposed”*

Response

It is regrettable that some people may have perceived that the Group had not undertaken sufficient consultation. The Group have followed the procedure for the CAT and planning permission and both these applications have been well publicised in local social media and in the local press reaching an extensive audience.

The Group undertook a full feasibility study using a highly respected and experienced consultant group (Alan Jones Associates) which has carried out many similar applications throughout Scotland. This included a very substantial survey during the Covid pandemic where there were restrictions in public meetings.

Community groups discussions and on-line meetings were held and a formally constituted group, Ellon Wheel Park Group, was formed

The four local councillors have been kept well informed of the development of the project. Ellon Community Council were engaged as part of the process.

A survey by Councillor Isobel Davidson in 2017, found that the majority of respondents were in favour of a skatepark being built in the centre of Ellon.

As part of the feasibility study for a wheel park, a survey returned 837 respondents with 99% in favour of a wheel park being built in Ellon. 70% of those expressing a preference said that Gordon Park was the favoured location for the park. It should be noted that the response for this survey was much higher than other similar projects in Scotland. In addition, the wheel park has been the subject of a number of local press articles in the Press & Journal, has been on Northsound radio and on STV.

In conjunction with the CAT, a planning application was submitted (APP/2022/0186) to build the wheel park. This received 330 public comments with 207 in favour and 120 objecting. This gave 63% in favour of building the wheel park at Gordon Park.

There was some discussion about whether a public meeting could be held at an earlier stage, but this work was all being done during the covid pandemic and so a public meeting was deemed not to be appropriate.

Attempts were made to engage the recently formed Facebook page “Friends of Gordon Park” as a consultee, but this Facebook page is a closed private group, and no attempts by members of the Ellon Wheel Park Group committee to join the Friends of Gordon Park Facebook group were permitted.

Ellon Wheel Park Group Facebook page is an open page and discussions and explanations of decisions made have been debated openly on that page and on other Facebook pages such as Ellon Matters. The Group also run an Instagram site giving updates on the progress of the project.

The planning application and CAT application are part of the consultation process. This has brought about some changes and the opportunity to allay some fears and misinterpretation.



5.3 Loss of green space

There was a concern that the technical drawings showed a “concrete jungle” and that the existing flat grassland would be destroyed. The main points raised were:

- *“Gordon Park is the last public central green open space that is left in Ellon”*
- *“loss of tranquil peaceful beautiful area”*
- *“I feel that this will have a significant impact on the green space”*
- *“it’s absolutely ridiculous to ruin a green space for a concrete jungle”*

Response

The technical drawings only show the outline of what is being built and show none of the grass, ongoing biodiverse area planting and the landscaping that will be done as part of the wheel park. The cycle circuits and pump track are tarred, and the BMX/skate park is concrete but these will be softened by grass banking and the wild plant areas used as boundaries. The circuit on the east side also has a large 40m x 60m grass area in the centre of the circuit.

It is the intention that biodiverse areas are used for the boundaries of the park zones. It is not intended to have hard fencing unless it becomes a necessity from a safety point of view. This will be reviewed on an ongoing basis.

This photo of a model used at a recent public display shows the green areas more clearly than the technical drawings.



Figure 2 - Photograph of model of the proposed layout of wheel park

The Group also understands the concerns raised about loss of this green space, but points out that there are many parks and green spaces in Ellon and the top section of Gordon Park is not being



affected by the project. This is available most of the time except when the cricket club are playing at home during the summer.



Figure 3 - Photograph of the area proposed for CAT transfer and surrounding green areas in Ellon

5.4 Loss of daily use

A number of emails said that the lower part of Gordon Park was in constant use and the area is mainly used for dog walkers. Some of the points raised were:

- *“The area is already well used by dog walkers, walkers and joggers all day every day.”*
- *“People are using this space as a dog park”*
- *“Ellon Primary use the park during school hours.”*
- *“I see this park used by all age groups daily and wish that it continue to be so.”*
- *“I particularly enjoy the pathway that takes me in to Ellon along the river where snowdrops, daffodils are in abundance”*
- *“hinder the cricket club that regularly play in the park. You will also find various members of the elderly community daily having a stroll around the park as it is a nice walk local which is close to their homes”*
- *“It removes one of very few football pitches in Ellon. Football is a much more popular sport than cycling.”*
- *“the proposed action and the suggestion that the upper area of the park may also be changed mean that the majority of people will be excluded from using the park”*
- *“the park also hosts a good sized play park used by the kids of the two local primary schools as well as the community as a whole”*

Response

The Group expects that the park will be mainly used for wheeled sports in early evenings, at weekends and in school holidays. The park and the cycle circuit will be available for dog walkers and other park users at all other times if there is no activity at the wheel park. We would expect that if the circuit is being used by wheeled users whether expert, beginners or children, that any



responsible dog owner would keep their dog under control and use the park respectfully. As mentioned, the top area of Gordon Park is available for all the activities most of the time except when cricket matches are on.

It should also be noted that the existing pathways around the wheel park will remain in place and will not be affected. There is no intention to make any changes to the existing riverside path either. There will be a minimum 3m boundary between the cycle and skate zones and the existing paths.

The schools were consulted and were supportive of the wheel park.

There are also a number of other parks and locations in Ellon where dog walkers can exercise their dogs.

The top section of Gordon Park is not being changed at all so activities that take place there will not be affected. The playpark will not be affected.

Organised football has not been played on the lower section of the park for nearly four years. The youth football club have moved to Auchterellon pitches due to the ground conditions at Gordon Park and having to clear dog faeces before games. New football pitches have recently been approved for community use at Ellon Community Campus.

5.5 Other locations

A large number of the representations were supportive of the idea of the wheel park but objected to the location and wondered whether other areas had been considered. A snapshot of these concerns were:

- *“Surely there is an abandoned building/sites in Ellon that aren’t being used for anything for example could the area across from the police station not be considered?”*
- *“it would be better suited to the community campus area.”*
- *“Perhaps the car park on Golf Road, which has been historically under-used would provide a viable alternative?”*
- *“use of the Council yard in Golf Road”*
- *“I really feel the cycle track should be homed in a more suitable location, Meadows SPORTS centre would by my best guess, council already has the ground and could use one of the generally underused football fields, I say underused as I pass daily and generally, they are empty,”*

Response

Some of the areas considered, before, during and after the feasibility study were:

5.5.1 Cromleybank – beside the new community campus

Discussions were held with the owners and developers of Cromleybank and this area was not available for the wheel park. The area is currently being farmed and will continue to be until the new housing estate is being built. This is not planned to happen within the timescale of the project and funding availability and so the area is not available for the wheel park.



5.5.2 Deer Park

Discussions were held with Ellon Castle Gardens charitable trust which looks after Deer Park. The trust has its own plans for Deer Park. It is also being used by the rugby club and so is not available for the wheel park project.

5.5.3 Council yard on Hospital Road

When asked about the availability of the yard, Aberdeenshire Council said: “ The Council would advise that the Hospital Road depot remains operational and required in its current format for foreseeable future. No decision has been made otherwise.” It is therefore not available for the wheel park project.

5.5.4 Derelict area on Bridge Street opposite police station

This area has recently had planning permission approved for building new council offices and so is not available for the wheel park project.

5.5.5 Old trim track on Golf Road.

The trim track area is too small for the plans and a partial build is highly unlikely to gain any of the funding available from Sportscotland. There is also significant drainage and flooding issues around that area which would increase costs of building a facility there significantly. It is therefore not suitable for the wheel park project.

5.5.6 Ellon Meadows Sports Centre

The Meadows has its own plans for the development of the training area and so this is not available. The work has started on this area with new lighting having just been put in. Any development in this area would also mean the loss of a well-used athletics area. It is therefore not available for the wheel park project.

Extensive discussion and considerations of other areas were undertaken. The Group approached Aberdeenshire Council and put in an expression of interest for the lower section of Gordon Park and this expression of interest was accepted. The next stages of planning permission and full CAT are to find out if this area is acceptable to be used for the project.

In both Cllr Davidson’s survey and in the feasibility survey a central location in Ellon was the preferred option for the wheel park.

Gordon Park is central to Ellon, and this means that local users do not have to take cars to get to the park. It is also adjacent to the shared use riverside path and near the Formartine & Buchan Way which makes active travel to the park easy, accessible, safe and convenient.

One of the criteria for the Sportscotland funding is that “the facility is located at, or close to and link into other existing path/cycle networks or a community hub.” Gordon Park does this with the riverside shared path running along the south side and the close proximity and links to the Formartine & Buchan Way.

5.6 Loss of events at Gordon Park

Another of the concerns about the park was the loss of events that currently take place there during the year. The main points raised were:



- *“This area is used by the community for a wide variety of purposes throughout the year e.g. The visiting funfair, Ellon Gala Day celebrations, the Ellon Fireworks Night celebrations to name a few”*
- *“Gordon Park is one of the only areas suitable for fireworks, fairs and other events and it would be disappointing to not see these continue.”*
- *“Also what will happen to our Bon fire and gala events both very popular and loved by the Ellon town folk.”*

Response

The Group discussed the gala and firework display with Ellon Round Table which organises these popular events. Ellon Round Table informed the Group that the gala would be unaffected as they mainly use upper Gordon Park for this. The opportunity is still there to utilise the lower section when the wheel park is built by using the flat area where the cycle circuit is. It may be preferable for them to use this track for some activities

The firework and bonfire display was also discussed with the Ellon Round Table. There is a large grass area on the east side of the park within the boundaries of the circuit that is 40m wide. This area could still be used for the bonfire provided the circuit surface was protected from any heat damage. It is planned that heat readings can be taken at the bonfire in 2022 to determine temperature levels at the track.



Figure 4 - Indicative position of the possible bonfire location

It is likely that the funfair may have to move to another location so that the circuit isn't damaged by the large vehicles needed to transport the funfair equipment. Long-term residents of Ellon will know that the funfairs on Ellon Show weekends were traditionally held in Deer Park. This could be resurrected.



5.7 Antisocial behaviour

Ellon, as any town in Scotland, has at times a challenge regarding some aspects of antisocial behaviour, predominantly committed by a small minority of young people.

Gordon Park, Ellon Castle Gardens and Neil Ross Square in the centre of Ellon have been the target of this behaviour. There were concerns raised in some of the emails that this anti-social behaviour would increase due to the building of the wheel park. The main points raised were:

- *“The new park will become a hotspot for drug users and result in an increase in antisocial behaviour.”*
- *“Gordon Park is already known as an area where younger people gather in the evenings causing trouble and nuisance, this would only encourage more people into the park of an evening as a place to hang out.”*
- *“Lastly, whenever I have seen any areas designed for skateboarding tracks or cycling tracks inevitably they end up being graffitied and being an eyesore.”*
- *“There will be a lot of noise, trouble, litter, cars and even more increased intimidation enabling more (largely young) to hang around in groups.”*
- *“This wheel Park will encourage this behaviour, police and the shire Council are already doing a poor job to police this area, and this will not help.”*

Response

The Group discussed this issue with local police and got their support for the wheel park as the police feel that activities such as cycling and skating can potentially direct some young people into more positive behaviour patterns.

“There are many positive which would come from these facilities and they would have a positive effect on reducing antisocial behaviour and also improve the health and wellbeing of the local community.” Mark Young – Formartine Inspector, Ellon Police Station.

Police reported to Ellon Community Council, that several the young people currently responsible have been identified and have been reported through the Youth Justice Process. Work continues by the Police, supported by partners, to address these matters.

The Group cannot say that the wheel park will solve all Ellon’s behavioural issues, but it is known that if nothing is done the issues will continue. The Group is confident that providing young people with an area where they can skate and cycle will have a positive impact.

The opening of a pump track in Wishaw saw a *“dramatic reduction”* in crime.

[Wishahill-Wood-Pumptrack-Case-Study.pdf \(centralscotlandgreennetwork.org\)](http://centralscotlandgreennetwork.org/Wishahill-Wood-Pumptrack-Case-Study.pdf)

The report states:

“Some of the principal impacts are as a result of the change in culture associated with the site: Police Scotland has reported a dramatic reduction in anti-social activity associated with the site. Scottish Fire and Rescue call outs have been minimised saving in the order of £2000 per incident. The adjacent golf club has reported a similar drop-off in vandalism on their course”



Members of the Group also discussed the wheel park with some young people in Gordon Park who were sitting in the band stand. They agreed that having a park and somewhere for them to engage in their own sporting activities was a good idea and was somewhere they would look after.

Skating and graffiti artists do tend to go together. The design of the banking for the track will have most of any graffiti. If there is any graffiti of any anti-social description such as inappropriate language, bullying or sexual content, then the Group will paint over this as reported or seen as part of ongoing maintenance

The Group are keen to develop and promote the park as a safe, friendly area for all.

5.8 Parking and traffic concerns

There were questions raised about car parking for the wheel park and concerns that the nearby roads would become congested. Some of the concerns are:

- *“The streets are narrow and there is limited parking as it is for residents and visitors to the Care Home”*
- *“There is little in the way of parking facilities to accommodate this, mainly areas used by two Primary Schools.”*
- *“There are no public facilities or enough parking in the area forcing people who may come to the cycle park to park in surrounding streets causing problems for residence”*
- *“Parking: Similarly there is no provision in the plans for an increase in parking spaces.”*

Response

The Group want to encourage active travel by locals to the wheel park whilst also encouraging tourists and out of town visitors to use appropriate parking areas. This is one of the reasons a central location in Ellon is ideal. This will increase footfall in Ellon town centre.

A traffic survey carried out by Aberdeenshire Council on a Saturday morning when Ythan Cycle Club were carrying out their coaching sessions in Gordon Park found that there were 51 available car park spaces within 300m of the park. This did not include any private car parking, such as Victoria Hall, or any on street parking (see appendix 2). It is expected that the wheel park will mainly be used outwith school times and so parking will not conflict with school drop off/pick up times. In addition, the car park next to Meiklemill Primary School (three minutes walk away) has a large number of spaces available outwith school times.

The Group is committed to promoting active travel and this message will be on its website. A map with local car parking facilities and requests to consider parking away from the side streets will also be on the website. Active travel is a desired outcome of Ellon’s Integrated Travel Town project currently being implemented and the wheel park has many synergies with this project currently being run by Aberdeenshire Council. There is no desire from the Group to use any of the park space to accommodate additional parking.



5.9 Size of the wheel park

There were concerns about the wheel park size in the issues raised in the objections to the park:

- *“I would like this park to be half the size proposed”*
- *“BUT the large OVAL on taking up the approx 1/2 of the lower park is utterly ridiculous, This large oval will only benefit a very small number of cyclists on 5k plus bikes and will soon become a very unwelcoming place to be for normal riders or anyone else nearby.”*
- *“not a large enough area for any future development”*

Response

The SportsScotland facilities fund is very clear that they will support facilities that are beneficial for all cyclists:

- provide opportunities for people to participate in more than one discipline in one place.
- include a learn to ride area that will allow people to develop cycling skills and confidence.

It is unlikely that funding will be granted for just one type of cycling, e.g just the pump track. The circuit will be used for youth training and for those who want to learn, or re-learn to use their bikes in a safe, traffic-free environment. The length of the circuit is about 550m which is the minimum length to accommodate both training and beginners riding and is designated a regional standard-length circuit. The circuit also those not physically able to use the pump track zone or skate zones to have fun on bikes, wheelchairs etc in an inclusive, safe environment.

The circuit will be available for anyone to use no matter what type of bike they ride. Ythan Cycle Club do have spare road bikes that can be lent out to anyone who would like to try them. In addition, Sustrans are providing bikes for underprivileged young people at the moment in Ellon as part of the national Bikes For All, IBikes project. These bikes are suitable to be used at the wheel park.

5.10 Increase in noise levels

Noise was also brought up as an issue of concern by some:

- *“increase in noise levels”*
- *“This Wheels Park would surely create a lot of unwelcome noise on a regular basis”*
- *“There will be an increase flow of bikes, people and noise”*

Response

Gordon Park is essentially a play park. At the moment it is a very quiet area. As the popularity of the park increases and the lower section of the park becomes utilised more, there will be an inevitable increase in the sound of people of all ages enjoying themselves. To minimise the effect of that on neighbouring householders, the layout of the park has been designed to put the skate zone in the centre of the park furthest away from the houses on either side.



An independent noise survey was carried out for Aboyne skatepark at the end of 2019 and the results from that regarding distance from housing was used to position the skatepark in the outline design. The intention is to carry out a specific noise survey if the CAT and planning applications are successful.

The skatepark zone of the park will be approximately 90m from houses backing on to Gordon Park from Park Crescent and 120m from the nearest houses on Modley Place. The houses for the Aboyne park were around 50-60m from the skatepark.

The findings from the Aboyne survey were *“In summary, the results of the assessment indicate that the noise likely to be generated by the proposed development will not have an adverse impact at the existing residential receptors surrounding the site.”* As the Ellon skatepark is further away from housing than the Aboyne park it can be assumed the conclusion will be the same for Ellon as it was for Aboyne.

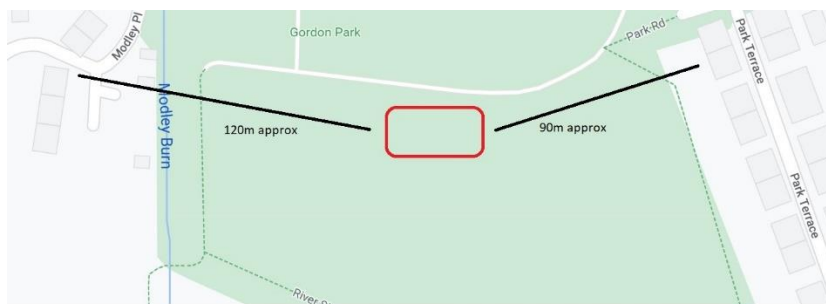


Figure 5 - Position of skatepark in relation to nearest houses

5.11 Wildlife and biodiversity

The lower section of Gordon Park has had some recent biodiverse planting in the area and there are trees planted at each side of the park. There were concerns raised about the effect the wheel park would have on this. A snapshot of these concerns is:

- *“I do not understand why recent developments have seen to biodiversify the area and encourage wildlife and now there are proposed plans to cement over this very loved green area.”*
- *“It provides a haven for wildlife, such as bats, hedgehogs, probably hundreds of birds and billions of insects. The wild flowers are just beginning to thrive after a lot of hard work by many groups of people”*
- *“It is also vital for nature, especially in a time of 'environmental emergency'.”*

Response

There is no intention to remove the trees at either side of the park and the group want to retain as much of the biodiverse area as possible and actually increase this to provide natural boundaries for the wheel park zones. There will still be large areas of grasslands so that the wildlife will still be able



to thrive in these areas. If the CAT is approved the group can start to discuss these areas with the council to ensure any areas that require to be moved and landscaped can be done so sympathetically.

The existing park is mainly a mowed flat area. It is well known that these types of mowed areas are not conducive to sustainable environmental biodiversity. By breaking this up and increasing the biodiverse boundaries in the park this will help the environment.

One of the aims of the Group is to create a culture where active travel becomes the norm in Ellon. By providing a park where people can learn or relearn to ride their bikes this will help promote this culture and reduce the carbon footprint of the town.

5.12 Health and wellbeing

A few concerns were raised about the health and wellbeing of the people who currently use the park for exercise and dog walking . A snapshot of these concerns are:

- *“Research has proved the huge benefits to people of spending time in parks, whether for exercise or quiet contemplation.”*
- *“recreation and for the betterment of their mental health”*
- *“impact on the health and mental well being on those who would no longer have the wonderful green space that is there now to use.”*

Response

The Group are in entire agreement that there are massive health and wellbeing benefits from exercise, meeting people and enjoying the outdoors.

The whole ethos of the park is to create somewhere that people can get exercise and enjoy using their skates, bikes, scooters etc in a safe traffic-free area. That does not exist in Ellon at the moment. There are other areas that can be used for quiet contemplation and dog walking in Ellon.

The last few years have shown that young people in particular, have suffered due to the pandemic by not meeting their friends and social groups. This has led to issues around mental health of our young people. Some young people have become disenfranchised with their local environment. This project will help redress that and build something that is beneficial for the young people of Ellon and is a safe place they can meet up and get exercise. Some young people don't identify with team or organised sports and there is very little for them to do in Ellon. This park will help with those young people getting exercise and having a balanced health and wellbeing lifestyle. The park will also provide a sense of place, purpose and the development of lifelong friendship groups so important for health and wellbeing.



5.13 Safety

There were some concerns raised about safety in the park:

- *“danger to walking public”*
- *“Safety. As this shall be an area where competitive activities are taking place, accidents are likely to happen. I suspect that there shall be some sort of disclaimer that all participants do so at their own risk, but this does not cover the general public who are not participating in the activities but wish to access the park.”*
- *“Track cycling at speed would create a safety hazard for the existing people using the park for dog & general exercise, sports activities and recreation.”*
- *“The increase in bike traffic would be a real hazard for pedestrians, dog walkers, elderly folk and toddlers finding their feet when out of their pram.”*

Response

This area of Gordon Park will be a wheel park and so the primary use will be wheel sports. It will be incumbent on anyone in the park area to be mindful and respectful of the safety of others, e.g. uncontrolled dogs should not be allowed off the lead if there are people on the circuit. If there is no one on the circuit then the area will be free to use for other activities provided these do not become a danger to anyone else. The park zones will have a three-metre boundary where anyone who strays off the circuit, pump track or skate zone will have a safe run-off area.

The Group will have all relevant public liability insurances in place and will ensure an appropriate RoSPA inspection ahead of the facility opening to public use. It is noted that the contractor will provide a defects period to guarantee quality in relation to the facility surfaces and construction.

All clubs using the facility will be affiliated to their relevant governing bodies and will therefore be required to adhere to the health, safety and safeguarding requirements which will include accident reporting and the provision of adequate first aid cover as part of their session delivery. The Group will require that these clubs demonstrate their up-to-date affiliation as part of the booking conditions.

The Group will monitor any reported incidents through both casual use and the club coached sessions. Clubs will be duty bound as part of the letting agreement to report any accidents/incidents to the Group. Any lessons learned from these will be adopted.

Signage on the site will highlight the risks of taking part in activities on a public open park, advise the use of safety equipment, and signpost the nearest hospital, emergency services number, and location information (including a What 3 Words reference). The intention is to have a defibrillator nearby for use by all. A defibrillator is already taken to Ythan CC training and events at the park.

Examples of signage in similar projects are shown below:



Figure 6 - Signage at Boat of Garten pump track

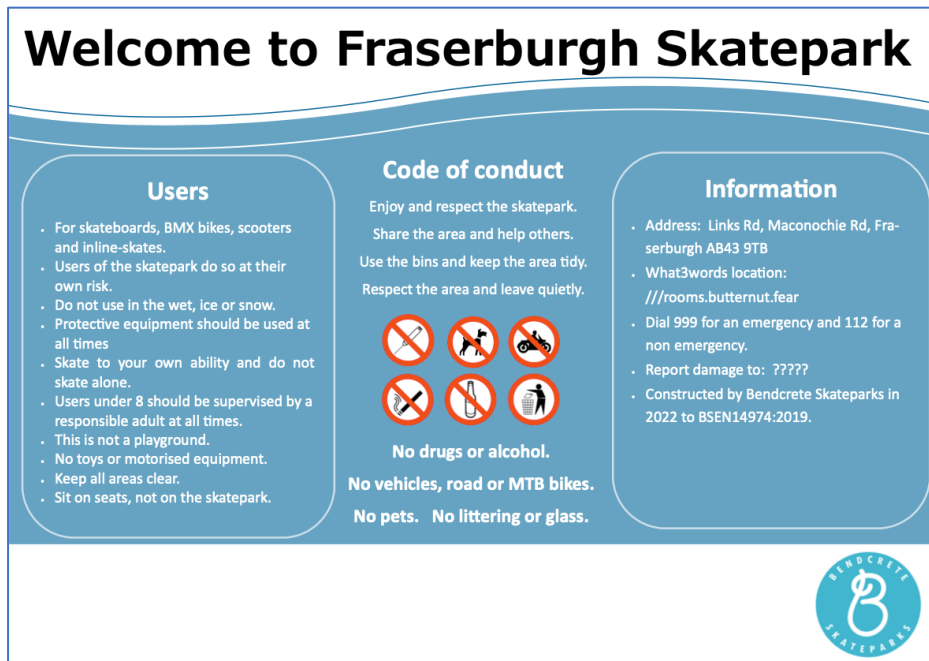


Figure 7 - Proposed signage for Fraserburgh skate park

RoSPA

The zones will be designed and built to meet RoSPA guidelines. This includes consideration of factors given below:

- 3m safety buffer zones, free from any obstacles (e.g. fencing etc)
- Access point enters directly onto facility and has a suitable surface
- Turfed embankments to ensure no bare soils
- Line marking and arrows
- Provision of safety signage



5.14 Older people and care home nearby

Some of the concerns raised were regarding the close proximity of homes predominantly occupied by older people and a nearby care home. The main points raised were:

- *“If this cycle track gets the go ahead, what about the elderly residents living right on the edge of the park, also the elderly residents of Ythanvale?”*
- *“I am also concerned about our elderly people of Meiklemill /Bredero/Craighall housing areas. These structures are quite high and there's a public pathway surrounding the lower park. Elderly people could become frightened by the 'tricks' and intimidated by the noise”*
- *“Gordon Park is close to a development of housing which accommodates a number of elderly people and also includes a Care Home.”*

Response

The Group have laid out the wheel park so that the pump track is situated on the Modley side of Gordon Park and the skate park (potentially the noisiest area) is situated at the centre of the park furthest away from the houses. There are also trees which will remain between the park and the residents on both sides of the park. In addition, the park is separated from the houses at Park Terrace by high hedges. The structures on the pump track are not that high and are lower than the current level of the banking in Gordon Park.



Figure 8 - position of skatepark from houses and Ythanvale residential home

As can be seen in the outline sketch above the nearest point to the skatepark zone from gardens at Park Terrace is 90m and the Ythanvale residential home is significantly further away.



Figure 9 - Hedge between Gordon Park and Park Terrace houses.

5.15 Flooding

There were two mentions of a perceived flooding issue at the park:

- *“We have experienced flooding twice in the past six years in .I worry that the water will be pushed into the river causing it to burst its banks and flood if we have a concrete structure forming the bottom half of the park.”*
- *“Gordon park is part of the local eco-system. The ground allows heavy rain to be absorb to avoid flooding. What are the provisions regarding drainage?”*

Response

Council flood risk experts have been consulted as part of the planning process and there is no flooding issue in Gordon Park. They have no concerns with the project from a flooding perspective.

“The application site is out-with SEPA’s indicative 0.5% AEP fluvial flood extent, as well as out-with the 0.5% AEP + climate change allowance fluvial floodplain as determined by the modelling undertaken as part of the recent Ellon Flood Study. Therefore, having considered the details of the proposal, we have no objection at this stage”

The park will be designed with drainage incorporated into it. The consideration at this point is that French drains will be required as a soakaway from water from the tracks as it is important for usage that the tracks are designed to dry out quickly.

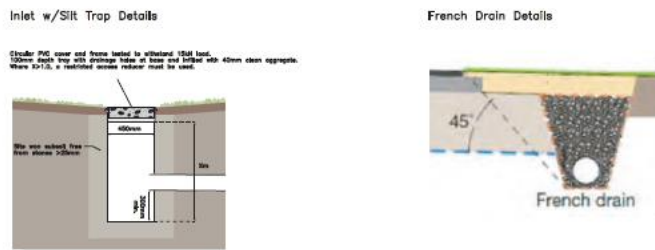


Figure 10 - Proposed French drains

5.16 Toilets

There were some concerns about the lack of toilet facilities in Gordon Park. Some raised are:

- *“There is also a problem already in place within the park as there is no toilet facilities available there.”*
- *“There are no toilet facilities nearby the closest being by the riverside”*
- *“There are no nearby facilities for the park users - toilets, cafe etc.”*

Response

The only public toilets within Ellon are situated at the riverside in the council operated Market Street car park. The wheel park has a direct link to these toilets along the shared use riverside path and it is only a six-minute walk from Gordon Park to these toilets. This time is less on skates or a scooter and only one minute away by bike.

5.17 Floodlighting

A few people mentioned floodlighting as a potential issue:

“I am extremely concerned about the proposed plans for future lighting”

“I feel that the location has not been considered to the residents of the area for light and noise pollution”

“wellbeing could be made worse by the introduction of floodlighting”

Response

Floodlighting is not proposed to be included at this stage of the project although the Group have requested that tenderers build in electrical trunking for potential lighting. The Group are aware that there is another project in Gordon Park where the installation of lighting is being considered and there may be synergies with that project. The times the wheel park can be used, especially in the winter will be restricted due to lack of lighting.



Other skate and pump parks have used floodlighting which is pay for use and/or is switched off automatically in late evening. Management like this can be considered if lighting was to be introduced at a later date.

5.18 Ongoing management of the wheel park

There were a few concerns about the capital expenditure and ongoing management of the park:

5.18.1 Capital expenditure

- *“who is paying for this?”*

Response

The capital expenditure for the park will come from two main sources of income. The first is SportsScotland/Scottish Cycling facilities fund where a £500,000 grant has been applied for. This is an £8m fund from central government for the building of new cycling facilities throughout Scotland. The second is the 2022/23 Place Based Investment Programme (PBIP) funding where a grant of £243,790 has been applied for building the wheel park and this has been awarded. Other funding applications are being progressed.

5.18.2 Ongoing usage charges

- *“the Gordon Park should remain free at all times for anyone to use”*
- *“the only time it will be free to access is if it’s booked online,”*
- *“also have concerns about how much usage a cycle track would actually get considering you have to pay to access it”*
- *“not to mention that the use of the proposed park would also have a cost which I feel is a further strain on young families in today’s economy where a lot are already struggling. This park should be kept green and free for everyone to enjoy”*
- *“is it going to be a free for all, an enclosed space? Members only? A supervised area?”*
- *“I object to a local organisation being able to profit from a public community space.”*
- *“They intend to charge for training and also suggestions regarding a facility to sell snacks and refreshments. Again selling goods/services for personal gain is forbidden whether it be to an individual or a club.. They produced this documentation themselves referring to it as a business plan.”*
- *“should be enjoyed by the entire community and not just a select few wishing to develop a commercial cycling and skateboarding enterprise.”*

Response

It is very much in the Group’s ethos that the park is a free to use resource for everyone no matter what their financial circumstances.

The park will be free to use for the public and no booking will be required. The only time there will be a cost involved is if a specific group wants to hire the facility, or part of the facility, for a specific event or training. E.g If Ythan Cycle Club want to use the circuit for their youth training they would pay for the sole use of that section for an allocated time. This fee will be used to create a fund for the upkeep of the park. At all other times the park will be free to use. This is in line with most other sporting facilities in the area.



The wheel park is not being run as a profit-making exercise for any group or individual. Any money raised will go directly into the upkeep of the park or be saved as a sink cost for upgrades or removal.

It should be noted that in the feasibility study there was mention of widening the upper path on Gordon Park. This is not in the plans for the development and only the lower section of Gordon Park is being changed.

Many pump tracks and skate parks also have a discretionary payment scheme where users voluntarily pay an amount if they have enjoyed using the park. This scheme is used at Boat of Garten pump track and this is being monitored to see how successful it is. This hasn't been included in the business plan at the moment. In addition, there is consideration for a voluntary membership scheme for the park.

The park will be unsupervised most of the time as per other skate and pump tracks. Any training sessions or events will be supervised by appropriately trained coaches who are under the control of the appropriate governing body. The cost for this training will be at the discretion of the organising group.

5.18.3 Cleaning up

Some concerns were expressed about the upkeep of the wheel park:

- *“Who will be in charge of cleaning up?”*
- *“I would hope that whoever is organising this area are made to carry out daily removal and disposal of litter. “*
- *“our Council should not be responsible in any way for the routine maintenance, repainting, signage etc of these facilities but should have the power to ensure that these works are done”*

Response

The Group has agreed to maintain the park by weekly safety checks, ongoing grass maintenance and litter removal.

5.18.4 Removal

There were some points raised about removal of the park if it is a failure and falls into disrepair:

- *“What happens if it fails? I assume the company liquidates and the tax payer picks up the mess.”*
- *“If the development is unsuccessful & the facilities then fall into disrepair who will pay for the reinstatement of the area”*

Response

As part of the business plan for the park a sink fund will be set up. The terms of the CAT include that the park is returned to the condition it was in after the completion of the hire period. Each year a portion of the money for the park will be reserved for the removal. The cost of removal has been estimated at 10% of the cost to build the structure as per guidelines received from Aberdeenshire Council. This is budgeted for within the project's business plan.



5.18.5 Benefit

- *“It will not benefit the young people who currently live locally as they will not have the type of bikes or the inclination to take part in organised activities.”*

Response

The point of the park will be that it can be used by anyone on any type of bike, skate or scooter. There are dedicated areas for beginners in all the zones and the circuit will be a flat area that anyone can use to cycle on whether they are just beginning or more experienced. There is no necessity to have expensive equipment to be able to use the facility.

There is currently a scheme being run by Sustrans in Ellon where free bikes are being given out to young people. This is part of the Scottish Government’s commitment to give every child access to bikes. These bikes are perfectly adequate to use on the Wheel Park.

5.19 Miscellaneous

There were also some individual concerns raised that don’t fall under the categories above:

- *“I can't see how this benefits local trade.”*

Response

Ellon has suffered from lack of investment and development due to lack of footfall. By bringing people into Ellon to use the facility and making it a destination town with other attractions such as Ellon Castle Gardens, footfall will increase, cafés and shops will directly benefit and other investment in the town will be generated.

- *“The area planned will be removing the bumpy slide that all the kids love to play on”*

Response

There is no plan to remove this slide.

- *“If the plans were to go ahead it will also remove one of the last good places the kids of the town can use to go sledging on whenever it snows”*

Response

When it snows it is unlikely the wheel park will be used for wheeled sports and the banking will be available for sledging. This is similar to the sledging which takes place at McDonald golf course in Ellon when it snows and golf cannot be played.

- *“Are you aware that a sewer pipe runs north / south through the proposed area and it is not buried very deep? Also there is a gas pipe which runs east / west as well. I don't know if the gas pipe is still "live" but the sewer pipe is still in use.”*



Response

The Group are aware of the sewer pipe but were not aware of the gas pipe. Groundwork investigations will be carried out during detail design before construction.

- *“BMX and Skate Parks belong in the 1980's.”*

Response

Skateboarding was part of the 2020 Olympics and is thriving. BMX is also very much alive and British Cycling is putting more and more resources into BMXing. The BMX world championships will be in Scotland in 2023.

- *“On the top monopolising the cricket grasses area ?”*

Response

There is no intention of doing anything to the top section of Gordon Park as part of this project.

- *“By doing this we would loose the capacity for our children to be able to run free in a wide expanse of grass not everyone has the luxury of a garden area”*

Response

The top area of Gordon Park will still be available and there are many other parks and spaces in Ellon

6 Representations detail – support

The Group also looked at the 103 supportive representations. It is clear there is a high level of support. A snapshot of some of the comments are given below:

“We have a 7 year old son that is getting into skateboarding and cycling and having provision for purpose built facilities that cater for young people is essential for keeping them developing skills and being able to socialise in a manner that keeps them away from boredom.”

“This would be a fantastic addition to a neglected patch of ground in the centre of Ellon. It will be used by many and will liven up the town centre.”

“It will also bring about business to local shops and cafes.”

“This is a fantastic opportunity for Ellon to have some free activities for the young/youth of Ellon to use.”

“I regularly use the park and that bottom section is very rarely used. I go to the park at various times throughout the day and I can count on one hand the number of times I’ve seen the grass actually being used.”



"I believe this will be of significant benefit to Ellon and provide an opportunity for all people - young and old - to participate in healthy activities in this area."

"As a member of another small community group trying to better the community I am emailing in support of such an amazing facility to be placed in what is an unused area of Ellon. As a mum to two boys who will grow up in Ellon I cannot wait to see the opportunity this facility will bring and the people this could bring to Ellon which will then help our local businesses!"

"The plans for this development is an asset to Ellon, that will increase footfall into the centre and help with recovery after the pandemic. In addition it will encourage children/young people and adults to exercise. This will help with the rise and issue of obesity in children as well as mental health issues by providing a place where they can exercise regularly. It will also encourage use of scooters/skateboards and bikes around Ellon helping with the environmental & green Scottish government agendas. That particular area of Gordon park is not utilised efficiently and provides an excellent central location for residents of Ellon to get too. The park is also in easy walking distance from the car parks, or bus stops where users may travel in to use the facility."

"This is a key improvement to the local area and will benefit kids of all ages, improving their mental health and wellbeing"

"The proposals look well thought out, considering many alternative locations. It seems that the proposal could proceed whilst retaining sufficient area of the rest of the park for people who aren't skaters."

"As an Ellon resident of 36 years (since birth) and as a parent of a 9 year old boy, I feel the proposed cycle park would only benefit Ellon and it's inhabitants. My son asked me to 'vote' to ensure the park is approved"

Response

The Group was heartened to see so much support for the wheel park project and recognition that this facility will be a benefit to the community and that Gordon Park is an ideal central location for the wheel park.

7 Conclusion

While objections have been raised, the Group believes that this document directly addresses each one of them whether legitimate concerns or misinformation.

There will be some change to usage profile of the lower Gordon Park area but the Group is convinced this opportunity will bring vibrancy to the area and will be a positive development for Ellon.



7.1 Appendix 1 – Wheel Park Vision

A graphic with a teal and grey background. On the left, the text "PROJECT OVERVIEW" and "SPRING 2022" is written in white. On the right is the Ellon Wheel Park logo. Below the text is a grey box containing the vision statement. At the bottom is a stylized white line-art illustration of a person on a bicycle.

**PROJECT
OVERVIEW**

SPRING 2022

**ELLON
WHEEL PARK**

OUR VISION is to build multi-wheeled, multi-disciplined sport facility in Ellon that is accessible and inclusive to all and will inspire people to get active and build skills through various wheeled sports and activities.



WHAT IS ELLON WHEEL PARK?

A purpose built facility consisting of three zones:

1. multi-use 600m cycle circuit,
2. MTB/BMX pump track
3. skatepark for freestyle sports

Combined in one area this will create a unique facility for a multitude of wheel sport enthusiasts.





OUR AIMS AND OBJECTIVES

We are on a mission to create a leading facility in Ellon with the central theme of increasing participation and enjoyment of cycling and wheeled sports for all - regardless of age, background, or ability.

The purpose-built facility aims to provide a vibrant, friendly area for individuals and groups to meet, try new activities, develop skills, and strengthen the community.

Ellon Wheel Park aims to combine the benefits wheeled sports can bring, such as improved health & wellbeing, increasing active travel, building positive community relationships, reducing barriers to accessing sport, and inspiring potential future sporting superstars.



*Can you help keep
the wheels rolling?
Donate here!
gofund.me/7a04fe24*

IMPROVE HEALTH AND WELLBEING
AND GROW OUR COMMUNITY

BREAK DOWN BARRIERS
TO PARTICIPATION

INSPIRE FUTURE
GENERATIONS



COMMUNITY & WELLBEING

- Increase levels of participation in sport and activity that will in turn improve physical and mental health.
- Embed the ethos of wheeled sports as an integral part of society that is inclusive and accessible.
- Improve the travel habits in our developing integrated travel town (ITT) and increase the level of sustainable travel as we move towards a net zero community.
- Provide a unique selling point for Ellon that encourages people to visit and spend time in town, in turn increasing foot fall and revenue for local businesses.
- Work in collaboration with organisations and initiatives to bring alternative activities to those who may be disengaged with 'conventional' sports.

INCLUSIVE CYCLING

- Create a facility that can be utilised to deliver road cycle training for all abilities and ages.
- Increase confidence and awareness of cycle safety on roads.
- Create a facility that is safe for those with disabilities / additional support needs to engage and enjoy wheeled activities alongside their peers.
- Work with local partners to ensure adaptive equipment is available to try and use.
- Encourage diversity in wheeled sports such as womens training sessions, working with refugee resettlement group, providing 'turn up and try' events such as E-Bike trials or specific sport taster sessions.

INCREASE OPPORTUNITIES FOR TRAINING AND COMPETITION

- Provide high quality facilities for local cycling and triathlon clubs to train and grow, as well as opportunities for additional groups or clubs to emerge due to the range of facilities.
- Remove barriers for minority groups and individuals in the community who may struggle to gain access to participate in cycling or skatepark sports.
- Provide users with a passion for competitive cycling or skating a quality space to train regularly and reach their full potential.



7.2 Appendix 2 – Parking survey

Parking Survey - Gordon Park, Ellon

This survey covers an area of 300 metres from the perimeter of the proposed wheel park site. The survey took place on Saturday 5 March 2022 at 10:00 to 12:30.

Observed number of off-street spaces:

Within 300m from site:	Total: 133	Free: 51	+ 8 disabled (all free)
Within 200m from site:	Total: 39	Free: 17	+ 3 disabled
Within 100m from site:	Total: 25	Free: 3	+ 1 disabled

A count was also taken of on-street spaces within the same distances. These spaces are located on residential streets however, therefore parking by visitors to the proposed site is not encouraged in these areas.

Observed number of on-street spaces:

Within 300m from site:	Total: 154	Free: 106
Within 200m from site:	Total: 99	Free: 63
Within 100m from site:	Total: 38	Free: 26

Further details available on the following pages.



100m from site



Figure 1: Map showing survey area in red

Off-street spaces within 100m of site perimeter	Total: 25	free: 3	+ 1 disabled (free)
Pavilion	6	free: 0	+ 1 disabled (free)
Meiklemill Primary	19	free: 3	Evening / weekend only

On street parking spaces are located on Modley Place, Park Road, Park Terrace and Ythan Place.

Total on-street spaces within 100m of site: 38 free: 26



Photo 1: Pavilion (Modley Place)



Photo 2: Meiklemill Primary



200m from site

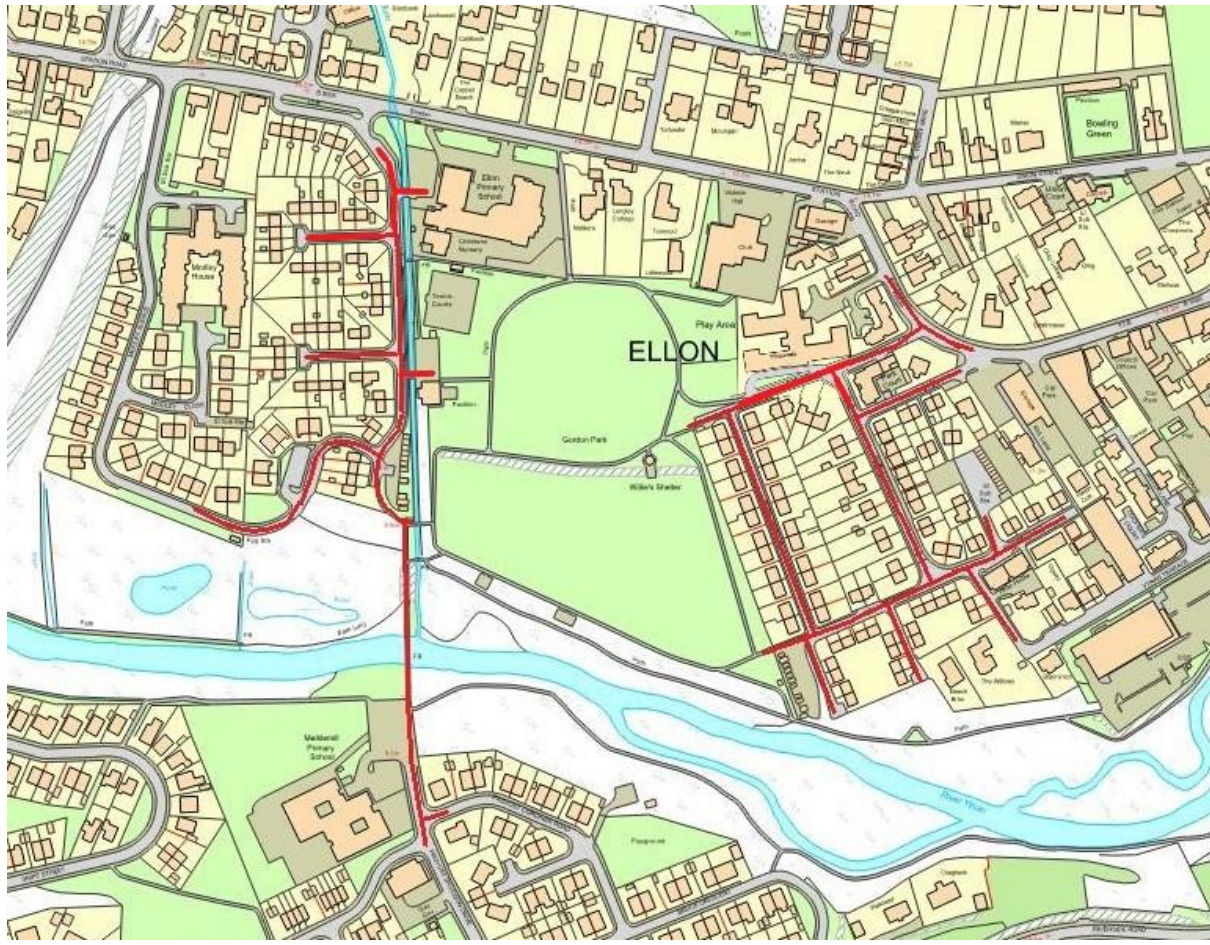


Figure 2: Map showing survey area in red

Additional off-street spaces
within 200m of site
perimeter

Ellon Primary School	14	free: 14	+ 2 disabled (free)
			Evening / weekend only

Parking at Victoria Hall was not counted in this survey as it was not clear if visitors to the proposed site would be permitted to park here regularly.

Additional on-street parking is located on Modley Avenue, Modley Crescent, Park Crescent, Park Road, Park Terrace and Ythan Terrace.

Additional on-street spaces within 200m of site: 61 free: 37



Photo 3: Ellon Primary



300m from site

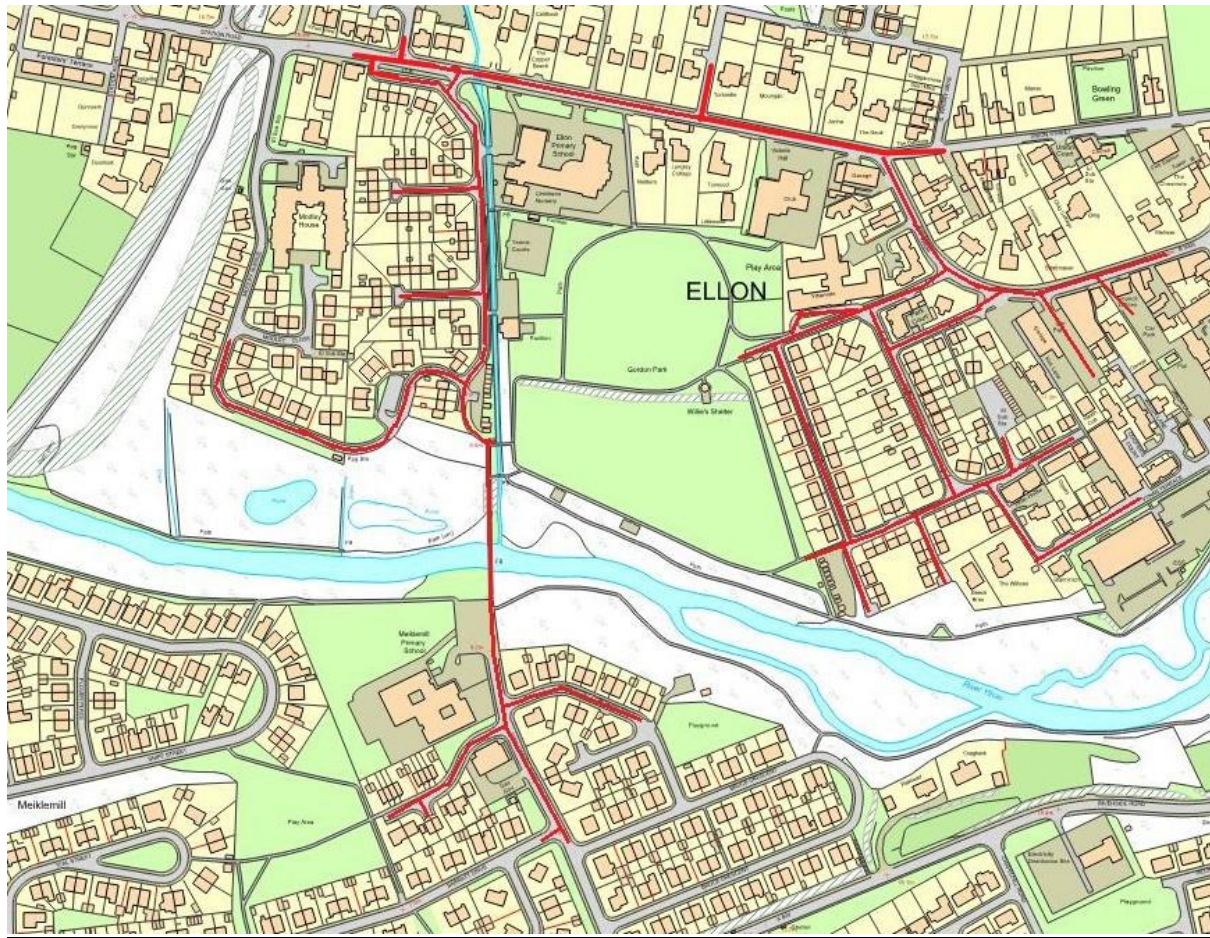


Figure 3: Map showing survey area in red

Additional off-street spaces within 300m of site perimeter	Total: 94	Free: 34	+ 5 disabled (all free)
Station Road East car park	48	Free: 11	+ 2 disabled (both free)
Council Office, Union Lane	31	Free: 14	+ 3 disabled (all free) Evening / weekend only
Provost Gordon Drive	15	Free: 9	

Off street parking at Neil Ross Square and the Aldi supermarket on Ythan Terrace was not counted in this survey as this parking is designated as being for customers to these premises only.

Additional on-street spaces are located on Modley Avenue, Modley Place, Provost Cordiner Road, Provost Davidson Drive, Provost Gordon Drive and Ythan Terrace.



Additional on-street spaces within 300m of site: 55 free: 43



Photo 4: Station Road East



Photo 5: Union Lane



Photo 6: Provost Gordon Drive