



Appendix A

Cruyff Court Kincorth Options Appraisal

OF ABERDEEN

Revision	Description	Date
-	Initial Draft	10.06.25
A	Draft Updated with Community Feedback	17.09.25
B	Final Issue	07.01.26

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Introduction

At the Aberdeen City Council Budget meeting held on the 5th of March 2025, funding was allocated to deliver the city's fourth Cruyff Court in partnership with Denis Law Legacy Trust, to be constructed in the Kincorth area of Aberdeen. An analysis of available sites in Kincorth was undertaken and these options are considered within this appraisal.

The suggested sites were, various locations around Kincorth Circle next to the play park and existing playing fields, the bowling green at Get Active @ Kincorth and the east playground at Abbotswell Primary School.

Brief

Outline

The desire is to create a full size Cruyff Court with a similarly sized hardstanding and floodlighting as was delivered at Cruyff Court Willie Miller in Tillydrone and Cruyff Court Neale Cooper in Tullos. The Cruyff Foundations specification for a full-size court is 42m in length (excluding the goals) by 28m in width. A minimum sized court is 30m in length (excluding the goals) by 20m in width. The design provides detailed specifications for ball catch fencing, rails and gates to the court's perimeter. The installation of flood lighting and hardstanding for other sports enhance the Cruyff Court playing facility by catering for a wider, diverse range of sports which in turn increases community participation.

This also enables Streetsport, a Denis Law Legacy Trusts flagship programme to run their free, weekly sports sessions throughout the year including winter months.

Specifications

A breakdown of minimum and maximum requirements are listed below.

Full Court Specification

0.29-hectare site area (minimum)

42m x 28m Cruyff Court (maximum size) with ball catch fencing

28m x 15m Basketball Court (international size) with fixed heavy duty basketball hoops (on posts)

2no. Dodge Ball Courts

2no. Mini Tennis Courts

User Activated Timed Floodlighting

Spectator Benching

Cycle Parking Stands

Bins

Minimum Court Specification

0.091-hectare site area (minimum)

30m x 20m Cruyff Court (Minimum Size) with ball catch fencing

User Activated Timed Floodlighting

Spectator Benching

Cycle Parking Stands

Bins

The Partnership

The other, existing Cruyff Courts in Aberdeen have been delivered as a partnership agreement between Aberdeen City Council, Denis Law Legacy Trust and the Johan Cruyff Foundation. The capital funding, ongoing revenue costs and community sessions are split between parties with each having a role to contribute to the wider delivery.

Assessment Methodology

Assessment Criteria

The following criteria will be used to assess and score each of the sites identified. Each option presented will be assessed as either a positive or negative against these.

Location

The Johan Cruyff Foundation considers the most suitable location for a Cruyff Court is to be positioned centrally within its intended community to ensure it is as accessible as possible without the need for transport. It should preferably be bordered on all sides by the community and/or have a direct access routes for the community. Sites which sit on the border to another area or are in a position where it would be easy for visitors to the area to access could potentially depriving the local community of the asset would be less preferred.

Area

The minimum site area for a full sized court would be approximately 0.3 – 0.5 Hectares, larger sites are more preferable as they provide sufficient space to smooth out any level differences. A reduced site would range from 0.3 down to an absolute minimum of 0.09 hectares. Any site below 0.09 hectare is unviable. Topography, access and boundary treatments can all contribute to a requirement for additional site area to compensate, all options must be assessed on an individual, case by case basis.

Current use

Preferred sites would be existing, in use or abandoned sport pitches. Soft landscaped areas with no history of construction or below ground services may also be suitable. Land not owned by Aberdeen City Council where land purchase would be required would not be considered where any other viable option exists and would not be investigated without explicit request.

Boundaries

The space between the court to the site boundary is considered the buffer zone. Natural landscaping is preferred to enhance the buffer zone whether embankments or vegetation such as trees and bushes however embankments can also provide the desired outcome

Topography

A consistently flat or minimal sloping site is preferred across the width of the intended pitch would be the ideal site. Sites with steep gradients are less preferential and will require additional site area to allow for creation of embankments, cut and fill, and level access routes and would be assessed on an individual basis. Sites with steep gradients and/or no space for non-retained embankments are unlikely to be considered viable.

Access

Access routes from multiple directions which are level and with no steps are preferred. Sites which are concealed with only one access route on a slope or with steps only are least preferred. Access to the site must be suitable for small vehicles and equipment as these are

necessary to maintain the artificial playing surface. Access for construction vehicles would also be considered although not considered a high priority where temporary routes can be created. The ideal site would have multiple level access routes and direct access for maintenance and construction requiring little or no alterations to existing, surrounding road infrastructure.

Impact

This criterion considers how stakeholders or neighbouring properties will be affected by the site including during its construction. Impact on residential properties will be the highest concern as these are the mostly likely to be affected by noise and light. Where the site is not in an ideal position, a lack of presence within the community would subsequently be considered a negative impact as it will not achieve its intended purpose. It is however appreciated that regardless of the site chosen, there may be some level of impact to a small number of properties. Where possible, these impacts should be mitigated as far as possible.

Constructability

This criterion assesses the challenges involved with the construction of the site with consideration to other criteria. Construction vehicle access, site compound locations, temporary closures, existing ground conditions, complexity of build and programme duration will be considered.

Financial

This criterion considers the specification of the facility being delivered compared to any challenges which could be expected to require increase spend to achieve. Factors such as ground works to achieve a level site, additional site measures and any recognised risks that could affect the cost of the project are considered. Any factors that could be a concern for future Maintenance would be considered.

Environmental

Consideration will be given to environmental factors for each site and measures that would require to be taken to mitigate any negative effects. An ideal site would be a disused hardscape or existing playing field. Non-natural greenspace like maintained grass fields would be preferential over wild spaces. Planning policy would stipulate that any loss of any green space would require to be compensated for with biodiverse enhancing soft landscaping and also require a sustainable drainage with below ground soakaway system with no connection made to the sewer system. The options would look to avoid the loss of mature trees as far as practical.

Criteria Scoring

The assessment criteria will be scored in the technical appraisal by assigning scores 0 to 5 for the above criteria on each option. The table below provides a description of how the criteria for each option have been assessed against and lists the relevant score assigned.

Description	Score
The requirements of the criteria would be fully met	3
The majority of the criteria's requirements are met with some minor concerns	2
On balance, more criteria requirements would be met than not.	1
On balance, there would be more concerns than requirements met	-1
There are significant concerns however some requirements have been met	-2
The option does not meet the requirements of the criteria	-3

Technical Appraisal

The technical assessment will investigate each site and appraise potential options for viability using the assessment criteria and applying the scoring. This will create a preferred option list, with a requirement to achieve a score of 0 or greater to be considered viable. Any option scoring -3 for any single criteria may still be viable but would not be considered preferential regardless of the overall score it achieves and concerns will be noted with the option.

Community Engagement Review

A comprehensive community engagement period has taken place from April 2025 through to August 2025 where Council Officer's have held in person and online engagement sessions over a number of platforms. This engagement period has allowed members of the community, regardless of their background or age to discuss matters at various forums.

Items raised during the engagement period have related to both the potential operation of the new Cruyff Court and also in relation to the wider impact it may have on members of the Community who will not use the free community sports facility.

Technical Appraisal

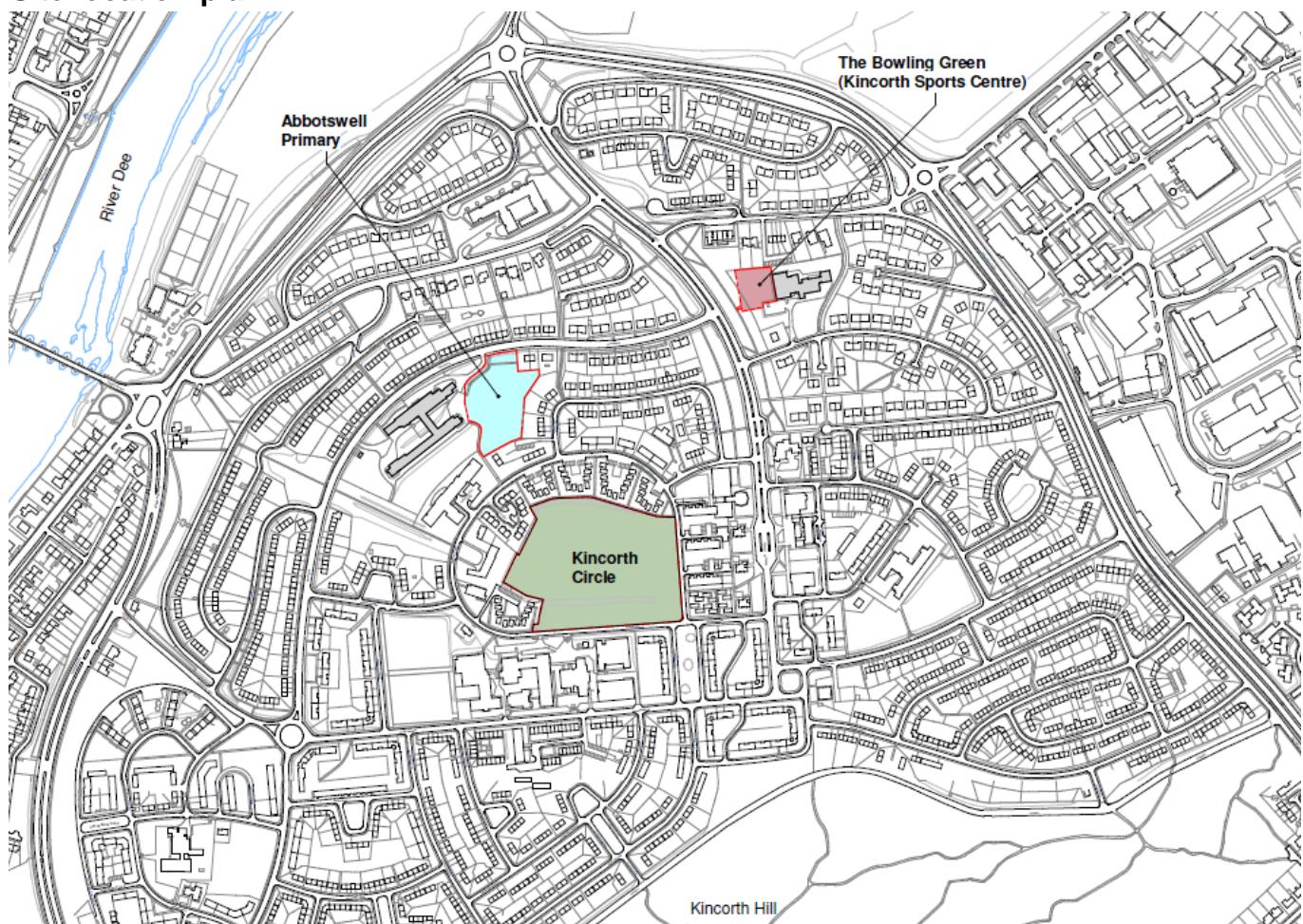
The technical appraisal and subsequent variation of options has been set out as the below headings;

Option 1 – Do nothing

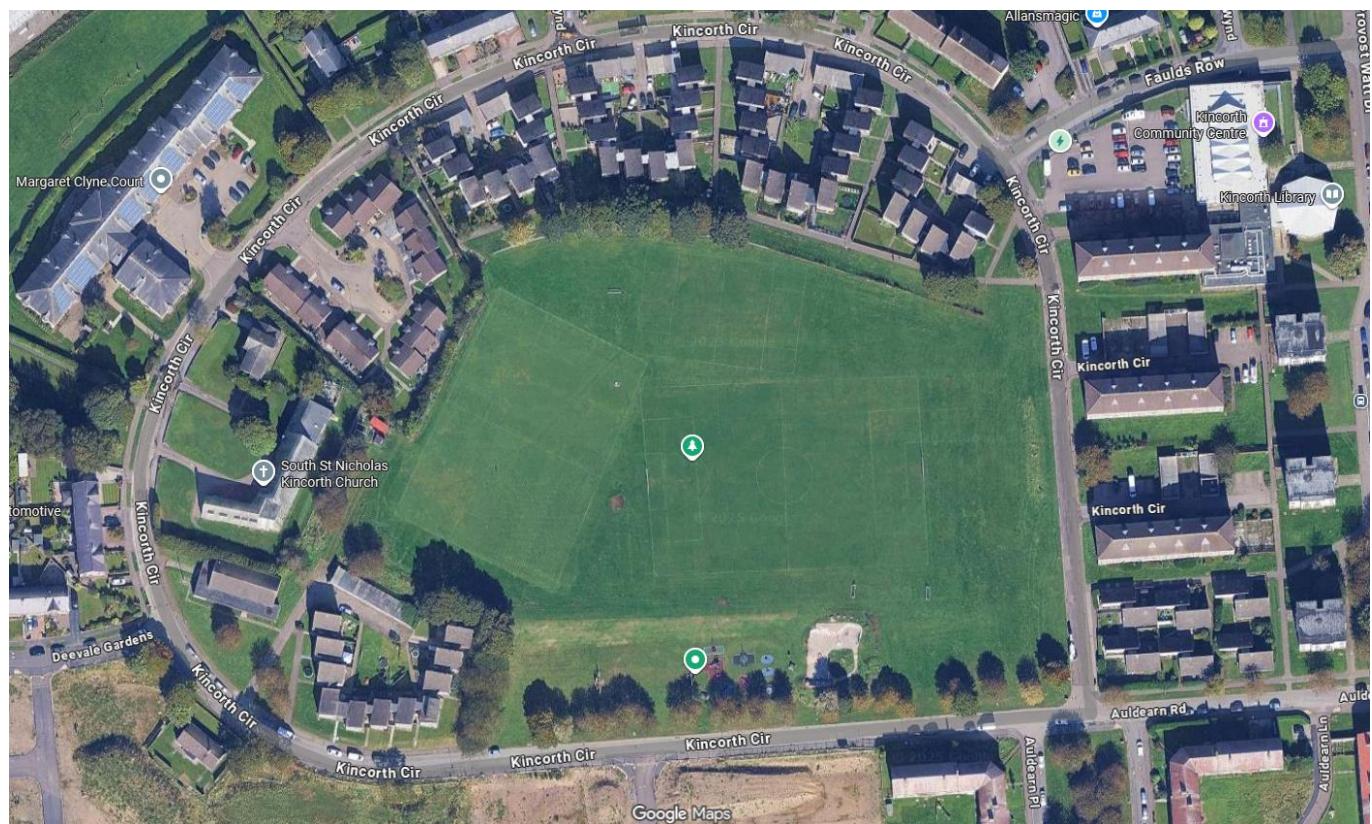
Option 2 – Build a full size court specification

Option 3 – Build a reduced size court specification

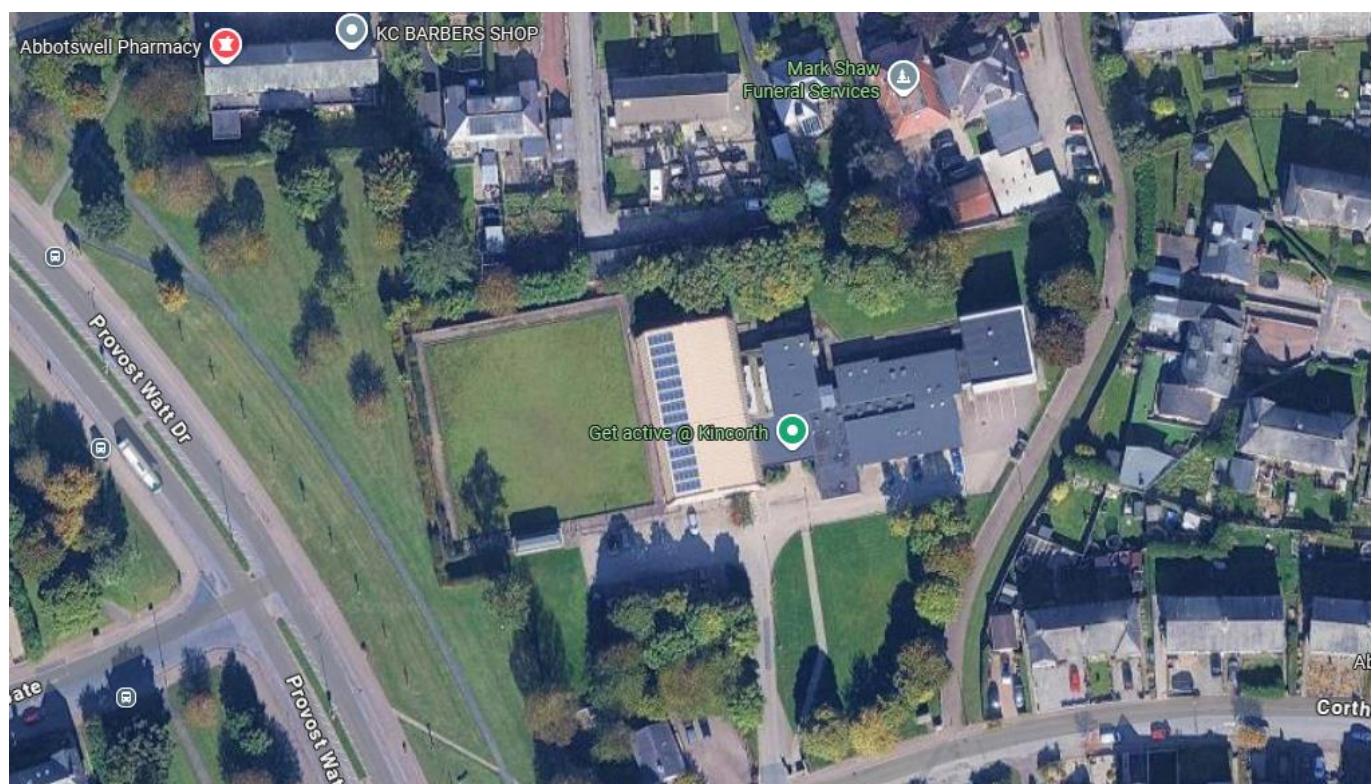
Site location plan



Kincorth Circle existing plan



Get active @ Kincorth (Bowling Green) existing plan



Abbotswell Primary existing plan



Option 1 – Do Nothing

Option 1 would be to take no action and to not build a Cruyff Court in the Kincorth community. No Cruyff Court would be built, and the funding would go back to the capital budget and could probably be relocated to a Cruyff Court somewhere else in the city. No alternative proposition would be made and the Kincorth Community would lose out on an additional leisure facility.

For the purpose of scoring, option 1 is given a '0' score which will place it between viable and non-viable projects.

Option 2 (Options a, b and c) – Build a Full Court Specification

Option 2 is to create a new full size Cruyff Court and additional hardstanding sports courts within the Kincorth community in the South of Aberdeen. The site would require to be a minimum of approximately 0.5 hectares, 0.29 for the courts and another 0.2 to allow for sufficient buffer space to deal with anticipated site restraints like access, natural gradients, services, drainage and soft landscaping.

Feasible locations identified that have sufficient area to accommodate a full-size Cruyff Court and an area for the additional hard standing multi games area is;

Kincorth Circle

Three options have been prepared;

- Option 2a - Kincorth Circle, East
- Option 2b - Kincorth Circle, North East
- Option 2c - Kincorth Circle, South East

Option 2a – Kincorth Circle, East

Option 2a is to create a full size Cruyff pitch to the eastern side of Kincorth Circle, relocating the existing football pitches as required.

Criteria	Comments	Score
Location	The site is situated centrally in Kincorth and meets accessibility requirements	3
Area	Sufficient space is available for a full size Cruyff court with good buffer zones to the boundaries.	3
Current Usage (Stakeholders)	Heavily used site by the local football team and would require the existing 11-aside pitch to be repositioned however sufficient space exists for this to take place. The overall facilities of the park would be enhanced for all users.	1
Boundaries	Buffer zones to all sides which are open (enhancing access). The site is lined with trees on most boundaries except for the east boundary but sufficient buffer zone space exists for this to be mitigated.	1
Topography	The site is relatively flat and orientated to minimise gradient alterations.	2
Access	Multiple access routes from all directions however there are no existing pavements to the east and south boundaries. New access crossings existing roadway may be required depending on agreed access routes.	2
Impact	The court is placed away from neighbouring properties, the furthest of all options. There would be a mixed impact on site users where the play park, skate park, general users and single football pitch users are not impacted. The local football sessions are impacted where courts would need to be repositioned, reducing options for additional pitch layouts however an all-weather football pitch with lighting is gained which would be usable for those sessions.	1
Constructability	The site is relatively flat with minimal Gradient and minor ground alterations required with sufficient space for a contractor to set up site.	3
Financial	This option would deliver a full court set up for the allocated budget with few challenges to construct therefore it would be considered optimal value.	3
Environment	The area is currently a green space so would require biodiverse soft landscaping to compensate the loss but there is sufficient space to achieve this with hedging to the North, South & East Boundaries. This would be achieved with hedging & tree planting.	1
Total		20

Viability

The site is considered viable with little negative technical constraints and could deliver a full court setup within budget. A negative for this option is the impact on the local club's ability to host multiple sessions using different areas of the pitch during construction. We consider this can be mitigated through proactive engagement throughout the planning and construction phase.

Risks

Pre-app consultation with the planning department indicated that a Cruyff Pitch in the position and orientation would be favourable subject to a full planning application. This position would require the existing 11-aside football pitch to be slightly repositioned, it is considered there is sufficient space within the existing wider site area to do this.

Option 2a Proposed Layout

Option 2a
Kinorth Circle East

Outline Description

This option proposes creating a full size Cruyff Court and hardstanding area suitable for a full size basketball court and other sports on the East side of the park.

The Cruyff Pitch would be positioned further away from residential housing but would require the existing football pitches to be repositioned.

Specification

Court of Appeal

• Full Size Synthetic Pitch - 42m x 28m
• 4m high ball catch fencing to goal ends
• 1m high spectator fencing to sides
• 10m high floodlighting, seasonal timer
• and user activated
• Proximity to housing: 40 metres

Hardstanding Sports

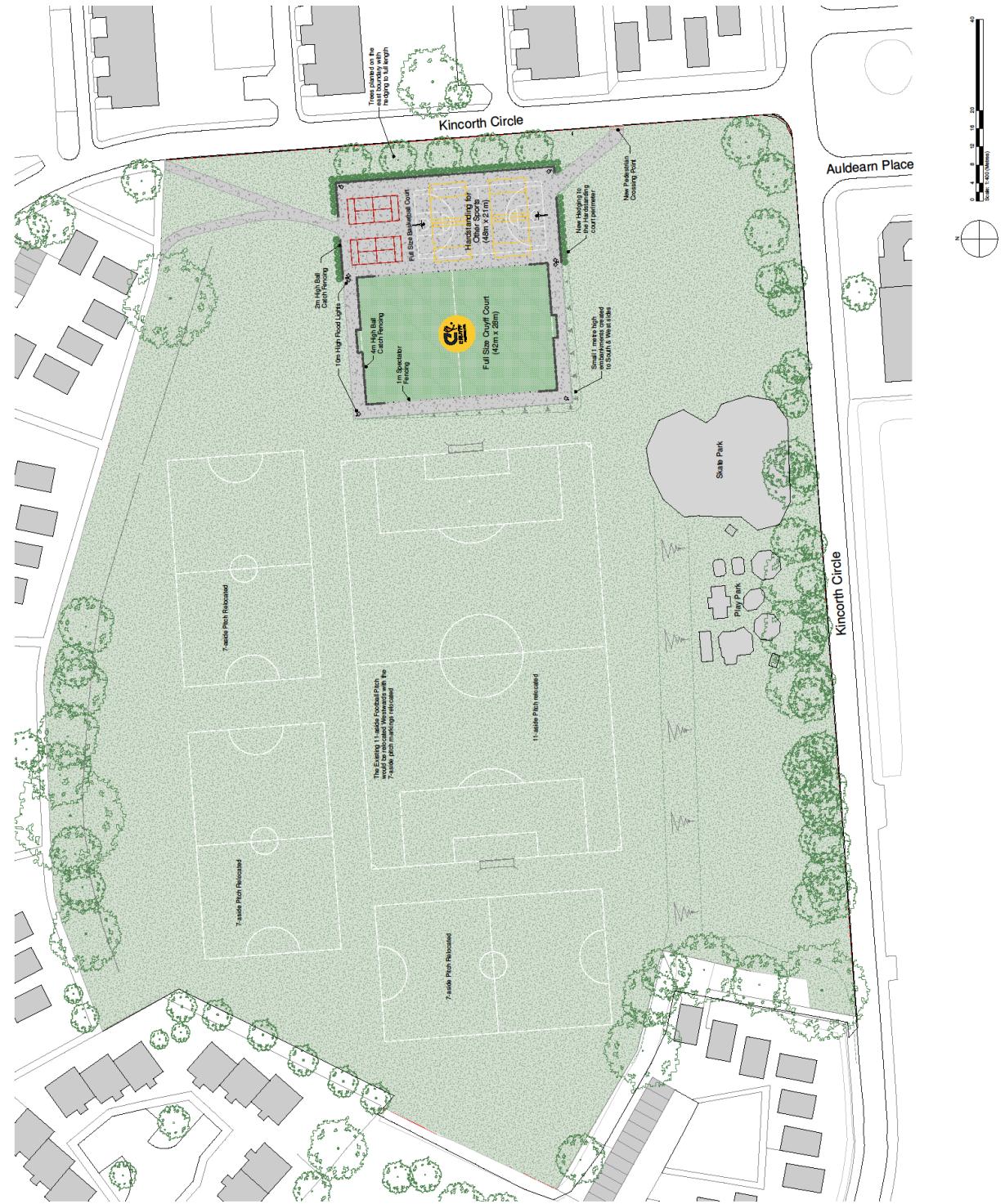
- Large Size - 48m x 21m
- Full Size Basketball Court
- Other Sports - 2 Dodgeball Courts and 2 Mini Tennis Courts
- 2 metre high perimeter fencing

* Indicative based on available area. Courts for the other sports would be chosen by the community

* Indicative based on available area. Courts for the other sports would be chosen by the community

Other

- Bicycle Stands
- Benches
- Bins
- New Hedges
- New Trees



Option 2b – Kincorth Circle, North East

Option 2b is to locate a full size Cruyff pitch to the eastern side of Kincorth Circle

Criteria	Comments	Score
Location	Situated centrally in Kincorth and meets accessible requirements	3
Area	Enough space for a full size Cruyff court however limited available width between the 11-aside and the kerb will compromise the buffer zone to the East boundary.	1
Current Usage (Stakeholders)	The proposed courts enhance the current usage with minimal impact on the existing users due to no alterations to any equipment or football pitch.	3
Boundaries	Positioning the Cruyff Court directly on the park east boundary provides a very limited buffer zone to the neighbouring residential boundaries, this is considered a significant concern. This could be overcome by planting trees however limited space to the boundary would create difficulty in achieving a successful buffer	-2
Topography	The site is relatively flat. Creating a long court setup will create additional construction challenges but will not be significant.	2
Access	Multiple access routes from all directions however there are no existing pavements to the east and south boundaries. New access crossings would likely be required.	2
Impact	The court is positioned close to the boundary with minimal buffer zone to the neighbouring properties and limited mitigation options, this would be a significant concern. It would have minimal impact on other site users where the play park, skate park, general users are not impacted.	-2
Constructability	The site is relatively flat with minimal Gradient and minor ground alterations required and sufficient space for a contractor to set up site with direct access	3
Financial	The site is on relatively good topography and would provide a full court specification. Positioning the court in proximity to the boundary will incur some additional costs to mitigate however it would be expected that the project would come within budget but would less ability to absorb any unexpected issues should they occur.	2
Environment	The area is currently a green space so would require biodiverse soft landscaping to compensate the loss but there is sufficient space to achieve this with hedging to the North, South & East Boundaries. This would be achieved with hedging & tree planting.	1
Total		13

Viability

The site is considered viable with no direct obstacles however positioning the court in proximity to the boundary may pose challenges obtaining planning consent which could result in delays taking the project to site. Any imposed conditions may also incur additional cost.

Risks

Pre-app consultation with the planning department indicated that a Cruyff Pitch positioned close to the east boundary would need to consider noise and light impact on neighbouring properties. We consider this could be mitigated through design and by undertaking a noise impact assessment but obtaining planning consent will remain a risk factor.

Option 2b Proposed Layout

Option 2b Kincorth Circle North East

Outline Description

This option proposes creating a full size Cruyff Court and a hardstanding area suitable for a full size Basketball Court and other sports to be created on the East Boundary of the Park.

It would be positioned closer to residential housing however the existing football pitches would remain as they are.

Specification

Cruyff Court

Full Size Crayn Court - 42m x 28m
4m high ball catch fencing to goal ends
1m high spectator fencing to sides
10m high floodlighting, seasonal timer
and user activated
Proximity to housing: 18 metres

Hardstanding Sports

- 34m x 30m
- Full Size Basketball Court
- Other Sports - 2 Dodgeball Courts and 2 Mini Tennis Courts*
- 2 metre high perimeter fencing

* Indicative based on available area. Courts for the other sports would be chosen by the community

Other Items

- Bicycle Stands
- Benches
- Bins
- New Hedges
- New Trees



Option 2c – Kincorth Circle, South East

Option 2c is a mirror version of Option 3b where the Cruyff Pitch would be constructed in the South East corner of Kincorth Circle, next to the Skate park with a separate hardstanding in South West corner next to the Play Park. The Cruyff court would be a full sized court (42x28m), This would allow the hardstanding area for the basketball court to be constructed without any alterations to the existing bank however the Cruyff Court would be closer to more residential properties. The existing low density, established mature trees may provide some minor mitigation although a full noise impact assessment would determine the most appropriate means of mitigation if required. There would be budget concerns with this option by creating separate, independent pitches. This may also have a negative impact on StreetSports ability to undertake sessions.

Criteria	Comments	Score
Location	Situated centrally in Kincorth and meets accessibility requirements	3
Area	There is sufficient space for a large Cruyff court to be located, the hardstanding area would be constrained with run off zones reduced to minimum sizes limiting the option for other sports courts. A full size basketball court would be achievable. The 2 courts would be separated	2
Current Usage (Stakeholders)	The proposed courts enhance the current usage with no direct impact on the existing users with no relocation of the existing football pitches or alteration the existing embankment, play park or Skate park.	3
Boundaries	The position of Cruyff Court on the South East corner would be partially surrounded by existing mature trees which may provide some minor mitigation from on Court noise and light. Impact assessments should be carried out to determine the extend of mitigation required. Houses to the East would have no existing trees however the court is inset from the boundary providing a greater distance in which mitigation could be designed. There are more residential properties in proximity which is a concern.	1
Topography	The site is relatively flat for the both the Cruyff court and hardstanding. The Cruyff area would require a small 1m high embankments to be created	2
Access	Multiple access routes from all directions, the Cruyff would be in an accessible position however the hardstanding area is less accessible as there are no existing pavements to the east and south boundaries. New access crossings would likely be required.	1
Impact	Residential properties to the East and South would be closer than desired to the court and may be affected by noise and light. Mature trees exist however these are more spaced out than would be preferred however space exists to plant more	-1
Constructability	The site is mostly a minimal Gradient overall with reasonable ground works required to create small embankments for the Cruyff Pitch. 2 separate locations would extend the programme duration and add complexity to the project however a staged completion could also add flexibility to the project delivery timeline. Sufficient space exists for the contractors compound	2
Financial	The cost to construct the court & hardstanding would less effective than most other sites due to 2 drainage solutions. The additional hardstanding has been kept smaller to avoid any embankment alterations which will reduce cost but overall the 2 separate areas with large courts has the potential to go over budget.	-1

Environment	The area is currently a green space so would require biodiverse soft landscaping to compensate the loss but there is sufficient space to achieve this with hedging to the North, South & East Boundaries. This would be achieved with hedging & tree planting. The area is within a potential bat zone however no trees are being disturbed so no negative effects are expected	1
	Total	13

Viability

The site is considered viable for a reduced court setup. It would be expected to be within budget however offer poor value due to the alterations required to the embankment. The proximity to the boundary could result in challenges with statutory applications and excavation of the embankment may result in additional costs.

Risks

The separate locations for the Cruyff Court and hardstanding sports area are likely to significantly increase costs, these have been minimised as far as practical and would require efficient drainage solutions in order to be viable. Following soil investigations and detailed design work, should cost estimates indicate that this option were to go over budget, a cost saving option could be to build the hardstanding at a later date or resort back to option 3a. Proximity to housing would likely pose as a risk for light and noise.

Option 2c Proposed Layout

Option 2c Kinorth Circle South East

Outline Description

This option proposes create 2 separate courts to allow a full size Crayff Court to be created in the South East corner of the park and a full size Basketball Court in the South West corner of the park.

The existing football pitches would remain as they are.

No alterations should be needed to the existing embankment

Specification

Crayff Court

- Small Synthetic Pitch - 42m x 28m
- 4m high ball catch fencing to goal ends
- 1m high spectator fencing to sides
- 10m high floodlighting, seasonal timer and user activated
- Proximity to housing: 27 metres

Hardstanding Sports

- Size - 34m x 19m
- Full size Basketball Court with reduced run off area
- Other Sports - 2 Dodgeball Courts and 2 Mini Tennis Courts
- 2 metre high perimeter fencing

* Indicative based on available area. Courts for the other sports would be chosen by the community

Other

- Bicycle Stands
- Benches
- Bins
- New Hedges
- New Trees



Crayff Court Kinorth
Option 2c - Kinorth Circle South East
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Option 3 (option a, b, c and d) – Build a Reduced Court

Option 3 is to assess alternative sites which are too small to host a full court specification but could host a reduced specification within the Kincorth Community. The reduced specification will be determined by specific site constraints, aiming to maximise the specification within the available area and the budget available for construction.

The reduced court options may carry a Partnership risk. Given there are feasible options to build and deliver a full size Cruyff Pitch with multi games hardstanding area, if the reduced sized option pitches were to be considered, views of partnership organisation should also be taken into account.

Locations identified that have sufficient area to accommodate reduced size court setup are:

Option 3a - Kincorth Circle, South West

Option 3b – Kincorth Circle, South

Option 3c - The Bowling Green, at Kincorth Sports Centre, operated by Sport Aberdeen

Option 3d - Abbotswell Primary School, East Playground

Option 3a – Kincorth Circle, South West

Option 3a is to position the Cruyff Court in the South West corner of the site, next to the play park. This option would require the removal of the existing grassed multi games playing court to facilitate the construction of the new Cruyff Court. This is a minimum sized Cruyff Pitch (30x20m) with a significant reduced size hardstanding, only suitable for smaller court sports. There is an existing pitch in this location which would be

Criteria	Comments	Score
Location	Situated centrally in Kincorth and meets accessibility requirements	3
Area	There is limited space, approximately 1.4 hectares which would only accommodate a reduced set up with the Cruyff pitch itself reduced to the minimum size of a 30x20m pitch and hardstanding sports and not able to offer a full-size basketball court.	-2
Current Usage (Stakeholders)	The proposed courts enhance the current usage with no direct impact on the existing users due to no alterations to any equipment or football pitch. The alterations to the banking may require some areas of the play park to be temporarily restricted to allow ground works to take place	2
Boundaries	The position of Cruyff Court on the South side would be surrounded by embankments and existing mature trees creating a natural buffer from noise and light to the residential houses to the West and future housing to the South. These houses are closer than would be desired which would be a reasonable concern	1
Topography	The site is relatively flat however the existing embankment would have to significantly altered to provide sufficient space.	1
Access	Multiple access routes from all directions, however the embankment limits access from the north and east. A path up the embankment could enhance access from the North.	1
Impact	Residential properties to the West would be in proximity to the court and likely adversely affected by noise and light.	-2
Constructability	The site is mostly a minimal gradient overall however significant ground alterations would be required to move the existing embankment back to create sufficient space with limited space for a contractor to set up site.	-1
Financial	The cost to construct the court would less effective than most other sites due to the alterations required to the existing embankment. This would be offset by the smaller court size which should keep the option within budget but would offer sub optimal value.	1
Environment	The area is currently a green space so would require biodiverse soft landscaping to compensate the loss but there is sufficient space to achieve this with hedging to the North, South & East Boundaries. This would be achieved with hedging & tree planting.	1
Total		5

Viability

The site is considered viable for a reduced court setup. It would be expected to be within budget however offer poor value due to the alterations required to the embankment. The proximity to the boundary could result in challenges and delay with statutory applications, excavation of the embankment may cause unforeseen delays and/or expense.

Risks

No pre-app consultation has been undertaken for this specific location and therefore the risk is greater with this option than option 2a. Proximity to housing would likely pose the main concern for light and noise.

Option 3a Proposed Layout

Option 3a Kinorth Circle South West

Outline Description

This option would propose creating a reduced size Cruff Court and a reduced size hardstanding for limited other sports. It would be closer to residential housing than other options and would require altering the existing grass embankment, however the existing football pitches would remain as they are.

Specification

Cruff Court

- Small Synthetic Pitch - 30m x 20m
- 4m high ball catch fencing to goal ends
- 1m high spectator fencing to sides
- 10m high floodlighting, seasonal timer and user activated
- Proximity to housing: 17 metres

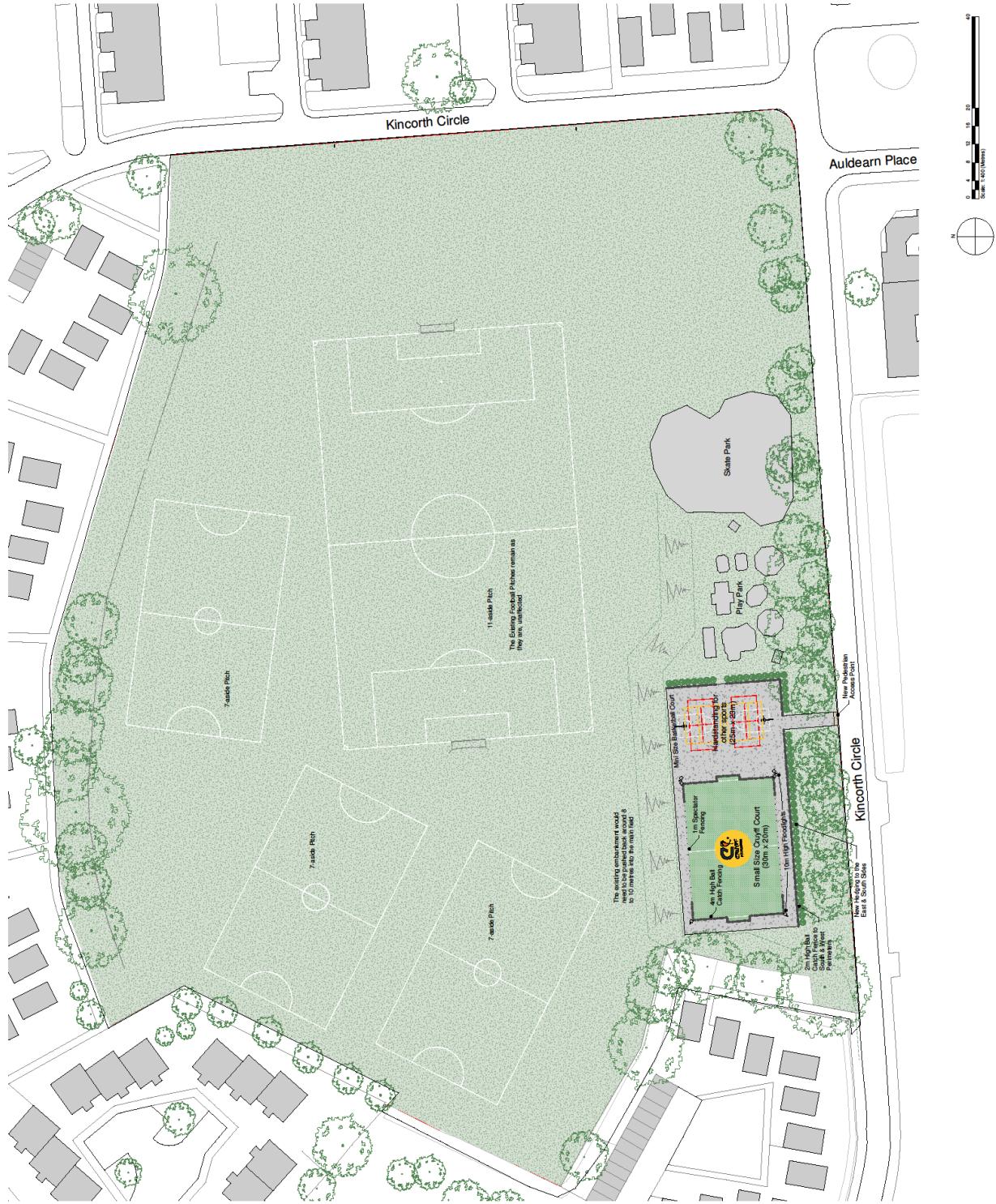
Hardstanding Sports

- Size - 25m x 23m
- Mini Basketball Court (or 3v3 Court)
- Other Sports - 1 Dodgeball Court and 2 Mini Tennis Courts*
- 2 metre high perimeter fencing

* Indicative based on available area. Courts for the other sports would be chosen by the community

Other

- Bicycle Stands
- Benches
- Bins
- New Hedges



Cruyff Court Kinorth
West
Option 3a - Kinorth Circle, South
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Option 3b – Kincorth Circle, South

Option 3b is to position the Cruyff Court in the South West corner of Kincorth Circle, next to the play park with a separate hardstanding in South East corner next to the Skate Park. The Cruyff court would be a minimum sized court (30x20m), built slightly offset from the West boundary. This would allow the creation of a larger hardstanding area (than option 3a) with sufficient area for a full size basketball court however would be more expensive than option 3a with the potential to exceed the budget if drainage requirements are onerous.

Criteria	Comments	Score
Location	Situated centrally in Kincorth and meets accessibility requirements	3
Area	There is limited space where the Cruyff court would be located, approximately 1.4 hectares. This would only accommodate the smallest Cruyff pitch (30x20m). The area for the hardstanding would be able to offer a full size basketball court.	-1
Current Usage (Stakeholders)	The proposed courts enhance the current usage with no direct impact on the existing users due to no alterations to any equipment or football pitch. The alterations to the banking may require some areas of the play park to be temporarily restricted to allow ground works to take place.	2
Boundaries	The position of Cruyff Court on the South side would be surrounded by embankments and existing mature trees creating a natural buffer from noise and light to the residential houses to the West and future housing to the South. Access would be slightly limited by the embankments	2
Topography	The site is relatively flat however the existing embankment would have to be significantly altered to provide sufficient space. The hardstanding area would require a small embankment to be created	1
Access	Multiple access routes from all directions, however the embankment limits access from the north and east. A path up the embankment could enhance access from the North but this would be at a cost.	1
Impact	Residential properties to the West would be closer than desired to the court and may be affected by noise and light however there is space to position the court closer to the park to improve the buffer zone	-1
Constructability	The site is mostly a minimal gradient overall however significant ground alterations would be required to move the existing embankment back to create sufficient space with limited space for a contractor to set up site. 2 separate locations would extend the programme duration and add complexity to the project however a staged completion could also add flexibility to the project delivery timeline.	-1
Financial	The cost to construct the court & hardstanding would less effective than most other sites due to the alterations required to the existing embankment and separate drainage solutions. The additional hardstanding has been kept smaller to reduce cost but overall the 2 separate areas increase costs and offer sub optimal value. Staying within budget could be a concern.	-1
Environment	The area is currently a green space so would require biodiverse soft landscaping to compensate the loss but there is sufficient space to achieve this with hedging to the North, South & East Boundaries. This would be achieved with hedging & tree planting. The area is within a potential bat zone however no trees are being disturbed so no negative effects are expected	1
Total		6

Viability

The site is considered viable for a reduced court setup. It would be expected to be within budget however offer poor value due to the alterations required to the embankment. The proximity to the boundary could result in challenges and delay with the planning application and excavation of the embankment may cause unforeseen delays and/or expense.

Risks

The separate locations for the Cruyff Court and hardstanding sports area are likely to significantly increase costs, these have been minimised as far as practical and would require efficient drainage solutions in order to be viable. If cost estimates produced, following soil investigations and detailed design work, indicated that the option were to go over budget, a cost saving option could be to build the hardstanding at a later date or resort back to option 3a.

No pre-app consultation has been undertaken for this specific location and therefore the risk is greater with this option than option 2a

Option 3b Proposed Layout

Option 3b Kinorth Circle South

Outline Description

This option proposes creating 2 separate courts to allow positioning a small Cruyff court in the South West corner of the park and a hardstanding area suitable for a full size basketball court and other sports on the South East Corner.

The existing football pitches would remain as they are. Alterations to the embankments would be required.

Specification

Cruyff Court

- Small Cruyff Court - 30m x 20m
- 4m high ball catch fencing to goal ends
- 1m high spectator fencing to sides
- 10m high floodlighting, seasonal timer and user activated
- Proximity to housing - 34 metres

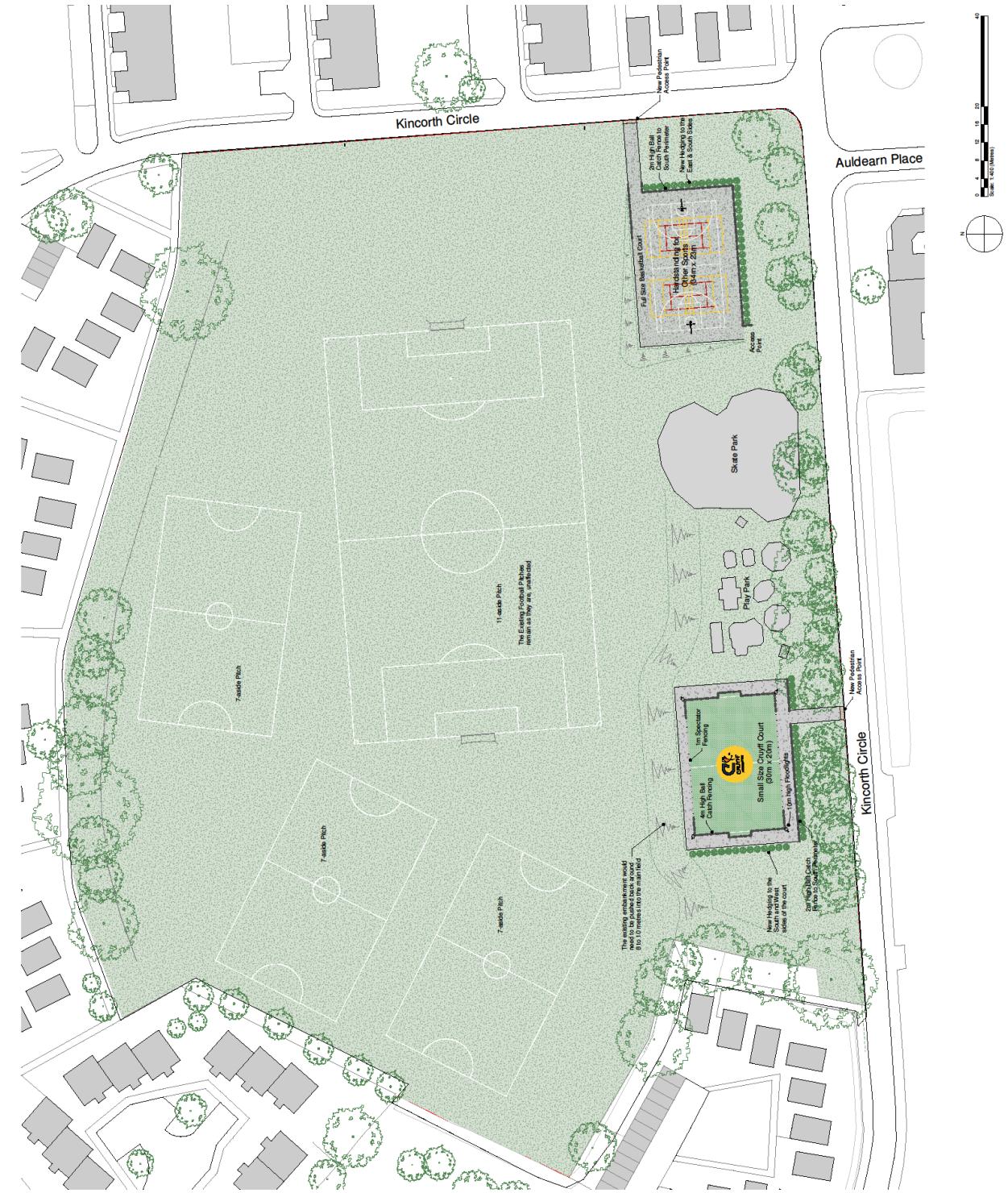
Hardstanding Sports

- Size - 34m x 23m
- Full size Basketball Court
- Other Sports - 2 Dodgeball Courts*
- 2 metre high perimeter fencing

* Indicative based on available area. Courts for the other sports would be chosen by the community

Other

- Bicycle Stands
- Benches
- Bins
- New Hedges
- New Trees



Cruyff Court Kinorth
Option 3b - Kinorth Circle, South
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Option 3c – Bowling Green at Kincorth Sports Centre (Get Active @ Kincorth)

Option 3c is to create the Cruyff Court on the old bowling green site at the existing Kincorth Sports Centre. The existing site is constrained and is currently within the licence to occupy lease with Sport Aberdeen.

Criteria	Comments	Score
Location	The site is situated in the North Eastern side of Kincorth with a dual carriage way separating the larger area of the community from the pitch. It is also directly next to Get Active @ Kincorth which would make the site appealing to the wider population of Aberdeen. A commercial leisure facility is directly adjacent however it is otherwise within a residential area.	-2
Area	The site is approximately 0.2 hectares, below the minimum of 0.3 required for a full set up. Only a reduced set up would be feasible with the Cruyff pitch itself reduced to a 37.5x25m pitch and hardstanding sports not able to offer a full-size basketball court.	-1
Current Usage (Stakeholders)	The site is currently leased to operator Sport Aberdeen who have expressed desire to develop the bowling green to provide alternative facilities for use to customers.	-2
Boundaries	There are minimal residential properties close by however those that are, are in close proximity. Get Active @ Kincorth are also directly adjacent. The pre-existing set up of the site provides no space to reposition and create buffer zones however established mature trees and other soft landscaping exist mitigating disruption	-2
Topography	The site is currently a bowling green which may require minimal works. Existing ground drainage on the bowling green may require work if they do not meet current requirements for drainage design.	3
Access	Access routes are limited due to the dual carriage on the western side of the site. The Leisure centre on the East side of the court and neighbouring residential properties on the North side reduce available paths to the West Side. Southern access would be through Get Active @ Kincorth's car park which could impact on users of both facilities.	-2
Impact	Negative impact Overall. The court is situated directly adjacent to Get Active @ Kincorth, with the centres fire escapes currently opening into the bowling green which would need to be separated. The car park could be used as an access or for parking. Residential properties to the North would be in proximity to the court and potentially adversely affected by noise.	-2
Constructability	The reduced size of the site, almost ideal topography and existing boundaries are good conditions for an efficient build with a reduced construction programme. Sufficient space is available for a site compound on the green areas to the West of the site. There is a concern where construction access may cause friction with Sport Aberdeen's customers, this could be managed.	1
Financial	This site could provide the best value if ground works were be minimal due to its existing construction. A detailed drainage analysis would need to take place but if the existing soil/drainage were deemed sufficient, it could present a cost and time saving.	3
Environment	The area is currently a disused sports surface with perimeter hedging and trees on the boundaries so little compensation would be expected. It is within a potential bat zone however no trees are being disturbed so no negative effects are expected	3
Total		-1

Viability

The bowling green would be viable for a small court however its location separates it from the community centre of Kincorth. The site is currently operated by Sport Aberdeen who have commented on their intention of developing the bowling green area for use in the future. The site provides a very small hardstanding for other sports without expanding towards the dual carriageway which would likely raise other concerns regarding proximity to the dual carriageway, doing so would also limit the sites cost effectiveness to build.

Risks

No pre-app consultation has been undertaken for this specific location. It exists as a sporting facility so would not face the same challenges as other sites however it does sit within close proximity to housing and will require noise and lighting assessments. There would be a requirement to change existing legal and operating agreements with ALEO's in order to deliver the Kincorth Cruyff Court in this location. This additional workstream would add to costs for professional fees and have an impact on the delivery programme.

Option 3c Proposed Layout

Option 3c
Bowling Green

Outline Description

This option proposes converting the bowling green at Kinorth sports centre into a mid size Cruyff Court and a slim line hardstanding for limited other sports

This location would be less central in the community, on the other side of the dual carriageway (Provost Watt Drive).

It is currently leased to sport Aberdeen so would not be immediately available for construction.

Specification

Cruyff Court

- Medium Synthetic Pitch - 37.5m x 25m
- 4m high ball catch fencing to goal ends
- 1m high spectator fencing to sides
- 10m high floodlighting, seasonal timer and user activated
- Up to 10 housing: 31 metres

Hardstanding Sports

- Size - 44m x 13m
- Basketball mini / slim-line court
- Other Sports - 1 Dodgeball Court*
- 2 metre high neoprene fencing

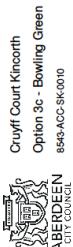
Hardstanding Sports

- **Handball** - 4.4m x 13m
- **Basketball mini / slim-line court**
- **Other Sports** - 1 Dodgeball Court
- **2 metre high perimeter fencing**

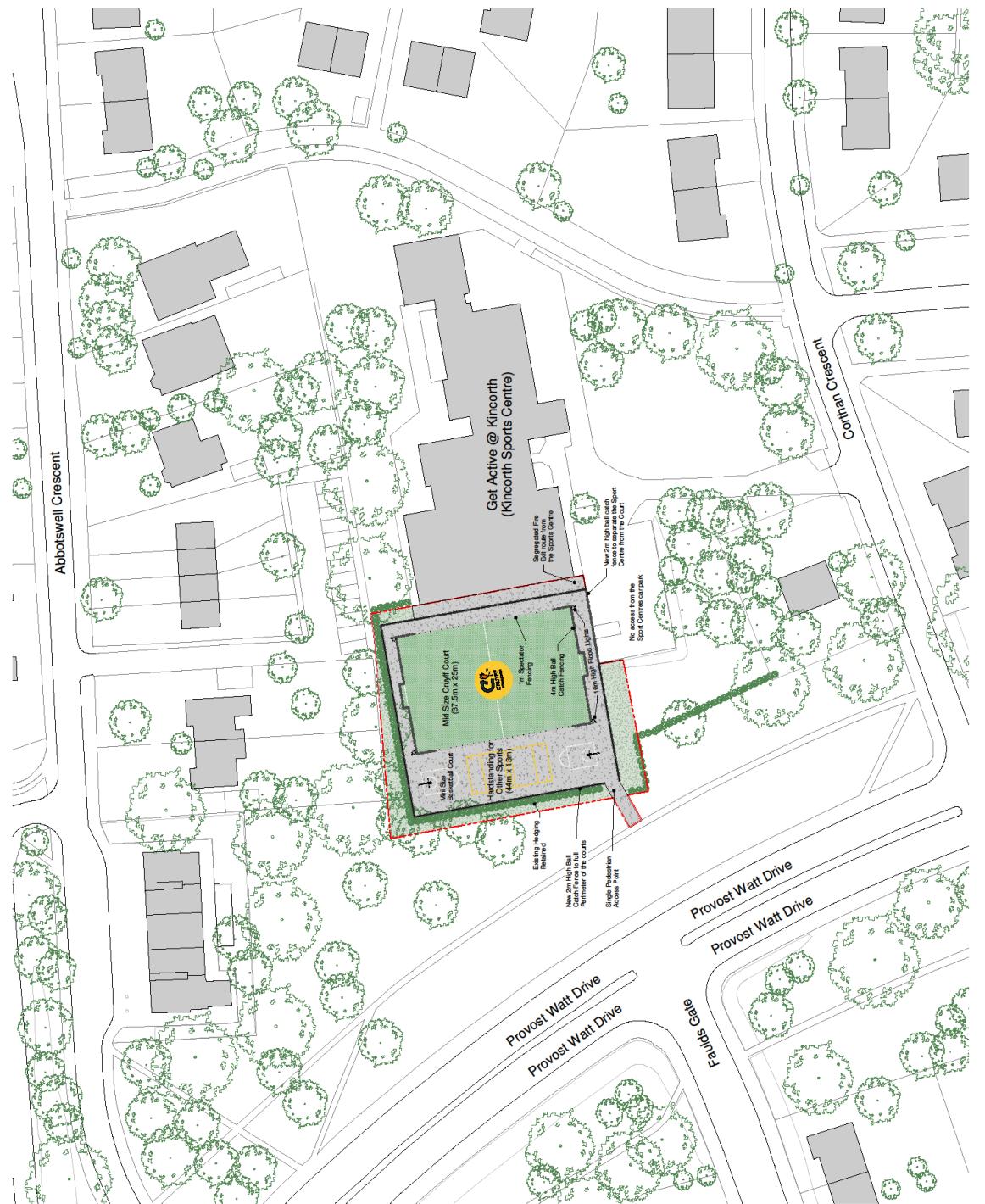
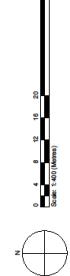
* Indicative based on available area.
for the other sports would be chosen
community

* Indicative based on available area. Courts for the other sports would be chosen by the community

- Other
 - Bicycle Stands
 - Benches
 - Bins



Cruyff Court Kincorth
Option 3c - Bowling Green
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Option 3d – Abbotswell Primary School, East Playground

Option 3d is to use part of Abbotswell Primary Schools playground. The site is challenging as it has a steep gradient.

Criteria	Comments	Score
Location	Situated more centrally in Kincorth albeit slightly northwards. The site is situated in a predominantly residential area, next to Abbotswell Primary School	2
Area	Although there is sufficient area to theoretically accommodate a full court specification, little of it is usable due to the topography of the site. Once necessary embankments are allowed for, only the smallest pitch size at 30x20m. No hardstanding sports area would be feasible.	-2
Current Usage (Stakeholders)	The site is currently used as a playground space for Abbotswell Primary School. Using this site would come at the of loss of playground space for Abbotswell Primary School.	-2
Boundaries	The position of the court would give a buffer zone to the boundary. This would be enhanced further by the necessary embankments that would be created and the mature trees which line the North, East and South boundaries.	1
Topography	The site has a relatively steep slope that would require extensive ground works to create a level playing field. Approximately 5m of excavation would be required for a small court with embankments over 6m high.	-2
Access	The access to the site is limited to a single stepped path from Faulds Gate. Maintenance and construction access would only be available through the school's car park.	-2
Impact	The loss of playground space would be significant to the school with no other space available to provide back to the school. As the Cruyff Court would be freely open to the public 24/7, it would need to be completely segregated from the school grounds and would not be an asset that would be solely available to the school during school hours. Residential properties are also in close proximity although the embankments and existing mature trees would mitigate this.	-2
Constructability	The significant ground works that would need to be undertaken would come at significant cost and would require extensive use of heavy machinery to remove all earth. Due to the depths involved, there is a risk of encountering bedrock that would be noisy and further time consuming to remove. The constrained access to the site, coming through the school car park would cause extensive disruption for the school.	-2
Financial	The extensive ground works would incur a significant cost compared to the size of pitch being created. If the soil was deemed to have poor natural drainage, further excavation would be required and the cost of undertaking the works would increase further. The site would be costly in relation to the size of facility that would be delivered and potentially may exceed the budget if excavations are overly onerous.	-2
Environment	The site is part of Abbotswell primary schools playground. It is a grass embankment with trees on the boundaries so little compensation would be expected. It is within a potential bat zone and historic bat sightings exist however no trees are being disturbed so no negative effects are expected	1
Total		-10

Viability

The negative points raised cover aspects which cannot be mitigated or compensated for. The site would be a loss of ground for the school, provide limited facility compared to expenditure and would be difficult to construct. Taking these into consideration this site would be considered non-viable and recommended to remove from the list of options to be taken.

Risks

No pre-app consultation has been undertaken for this specific location. Loss of school playground may be received negatively. The substantial excavations required to construct this site would prove costly and are not considered to be economically feasible.

Option 3d Proposed Layout

Option 3d Abbotswell Primary

Outline Description

This option proposes creating a small Cruyff court only in the East playground of Abbotswell Primary School. No Hardstanding would be created.

It would be a loss of playground space for the school as the Cruyff Pitch would not be part of the school grounds with no direct access for pupils as it must remain open to the public 24/7.

It would require major groundworks to be undertaken due to sloping terrain of the area.

Specification

Cruyff Court

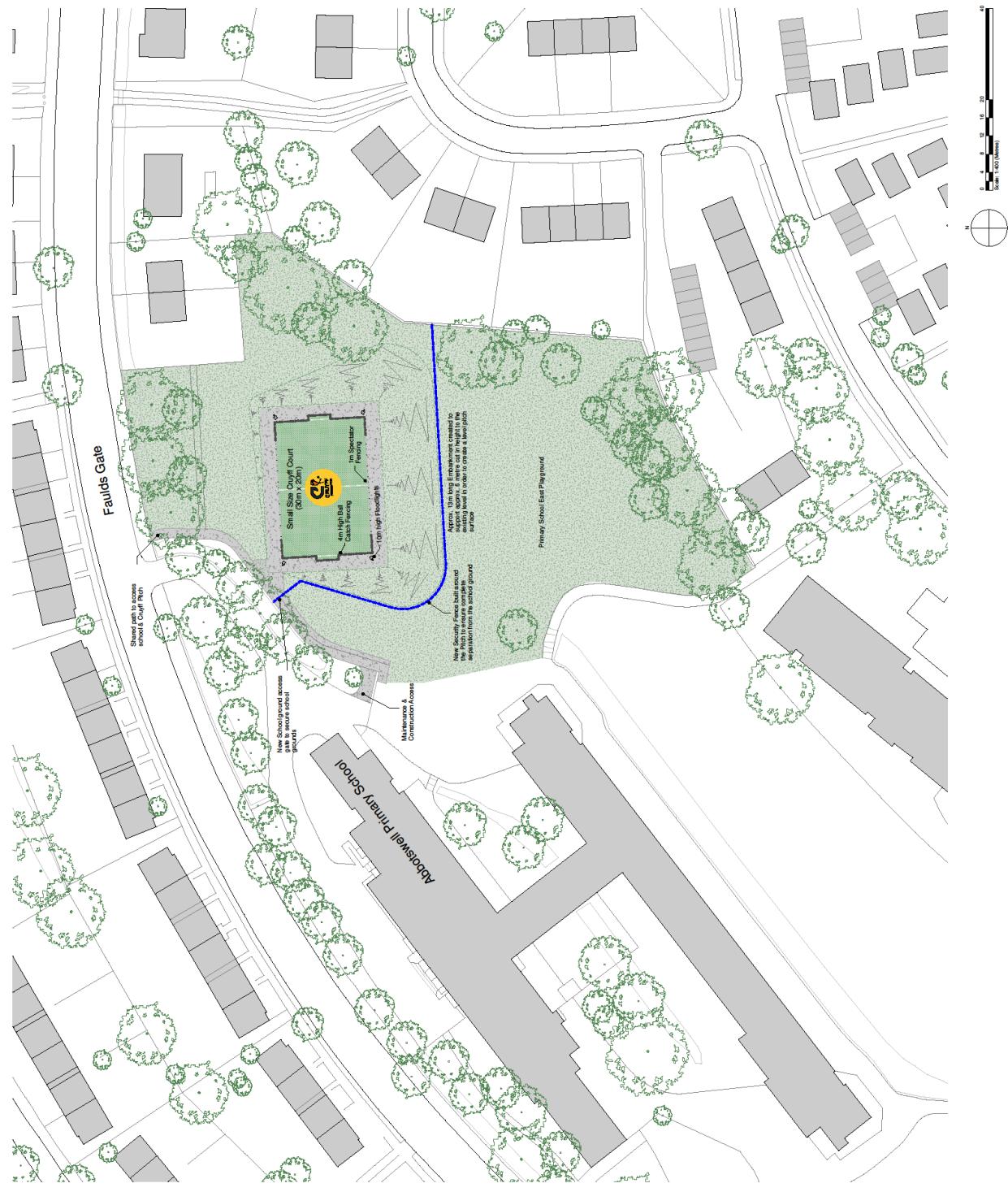
- Small Synthetic Pitch - 30m x 20m
- 4m high ball catch fencing to goal ends
- 1m high spectator fencing to sides
- 10m high floodlighting, seasonal timer and user activated
- Proximity to housing - 29 metres

Hardstanding Sports

- None

Other Items

- Bicycle Stands
- Benches
- Bins



Cruyff Court Kinorth
Option 3d - Abbotswell Primary
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Community Engagement Review

Community Engagement Events

Following the announcement to create a Cruff Court in Kincorth, engagement sessions have been held with community at various stages. The following lists the occasions where consultation has been held in various forms;

- 1st April 2025 - Community Council meeting at Kincorth Community Centre
- 9th April 2025 - Community Council and community meeting at Kincorth Community Centre
- 29th April 2025 - Community Council and community meeting at Kincorth Community Centre
- 30th June 2025 - Public drop-in session on Monday held from 5-8 pm
- 1st July 2025 & 4th July 2025 - Street Sport received feedback from over 50 children and young people (from Kincorth) who attended their existing sessions in the area
- 24th July 2025 to the 7th August 2025 - Online public survey

Community Survey Results

Noting that engagement participation would be attended by a range of age groups, to make the engagement as accessible as possible to all, engagement feedback was gathered in a variety of forums across the various engagement sessions; in writing, online public survey, and StreetSport participants were shown all options and were asked to place a green star next to their favoured location for a court and a red star next to their least preferred location. The feedback and engagement sessions were overseen by Aberdeen City Council's Locality Planning and Community Team alongside the Capital cluster.

Votes Received per Option

The below chart displays the number of votes that were received for each option as 'like', 'dislike' or 'no opinion'.

The 3 most liked options were Option 2a, 2b and 3c.

The 3 most disliked options were Options 3d, 1 and 3c.

Comparison of likes to dislikes indicates that of those that voted, Options 2c and 3c were the most inconclusive options. A clear consensus appears to that options 1 and 3d are not liked by the community.

The summary of feedback from this analysis of the data is that the community want a court but do not want it to be located at Abbotswell Primary School. Opinions are more varied as to where it should be located with a stronger desire for it to be located at Kincorth Cicrle.

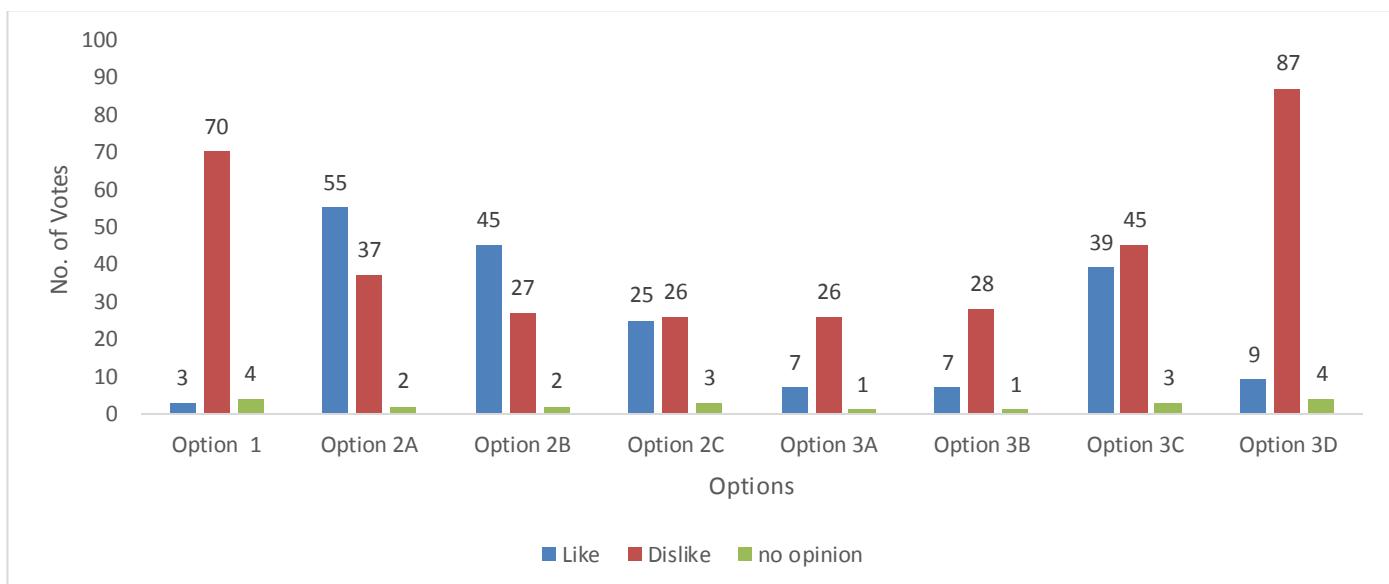


Chart 5.2.1 - Collective Total of votes for Kincorth Cruyff Court Site Options

Votes per Option as a Percentage

The following chart compares the actual like, dislike and no opinion votes received for each option as a percentage to assess which option was more favourable on balance of those that voted for each option.

From this perspective, Option 2B is the most favoured option (60.8%) with option 2A close behind (58.5%) as these were the only 2 options that received more than 50% of votes in favour.

Option 1 is shown as the most disliked (90.9%) option closely followed by Option 3D (87%) with Options 3B (77.8%), 3A (76.5%) and 3c (51.7%), all receiving more than 50% of votes cast against.

All options to build a reduced size court (3a, 3b, 3c, 3d) received more than 50% votes against suggesting a preference for a full size court.

Options 2c and 3c are the least clear in terms of preference receiving likes and dislikes within 7% of other.

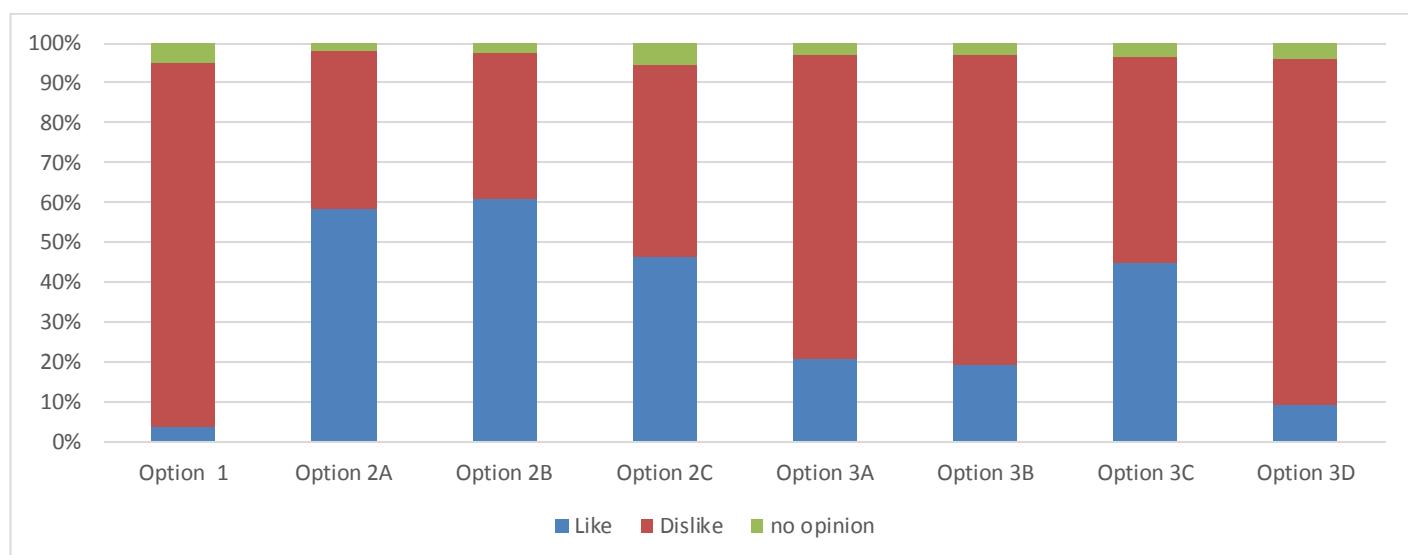


Chart 5.2.2 - Votes per Option as a percentage

Community Engagement Summary

The balance of opinion of the community that provided feedback shows an overall desire for a Cruyff Court to be constructed within Kincorth with a very strong opinion that it should not be located at Abbotswell Primary (Option 3d). The more preferred Option is 2a when comparing the most votes received. Option 2b was a close second with those that did respond indicating that as a percentage of votes per option, there was slightly more favour for Option 2b.

Voting trends indicate a preference for a full size court and/or one located on the eastern side of Kincorth Circle. The most engaged but inconclusive Option is 3c (the bowling green site) where opinion is generally against the use of this site.

Through the engagement with existing local groups, park users and the Community Council, there are concerns regarding the relocation of the existing sport pitches at Kincorth Circle, even though there is sufficient room within the wider site to do so.

Results

The scoring for the options is shown in the table below. Any score with a technical score of 0 or above is considered viable while negative scores should be deemed non-viable.

Option	Location	Technical Score	Comments
Option 2a	Kincorth Circle (East Centre)	21	Stakeholder Risk
Option 2b	Kincorth Circle (East)	13	Planning Approval Risk
Option 2c	Kincorth Circle (South East)	13	Planning Approval & Budget Risk
Option 3b	Kincorth Circle (South)	6	Planning Approval Risk
Option 3a	Kincorth Circle (South West)	5	Planning Approval Risk
Option 1	Do Nothing	0	Loss of investment in the community & facilities for young people
Option 3c	The Bowling Green (Get Active @ Kincorth)	-1	Stakeholder, Legal & Planning Approval Risk
Option 3d	Abbotswell Primary School (East Playfield)	-10	Financial, Educational, Planning Approval and budget Risk

Following review, 5 of the 7 options are viable for construction. It is recommended to remove option 3d (Abbotswell Primary School) as this would not be considered a viable site with significant prohibitive factors.

Option 3c (the Bowling Green) while viable from a construction perspective there is a risk from a community asset perspective and also may create difficulties with the current operator of the site including alterations to their lease / operating agreement. It would also be restricted in size with a limited hardstanding for other sports. Community Feedback was split, while it received the 3rd most votes in favour, it also received more votes against. Young members of the local community

who attend the Street Sport sessions fed back that the location was a concern due to its position on the other side of the dual carriage way which would likely affect overall usage of the courts. Taking the outcomes from the technical appraisal and community feedback into account, it is not recommended as a suitable option, there is a risk that in the blowing green location it may be under utilised due to its location within the wider community. There would also be a requirement to change existing legal and operating agreements with ALEO's in order to deliver the Kincorth Cruyff Court in this location. This additional workstream would add to costs for professional fees and have an impact on the delivery programme.

The remaining options and those which are considered most viable are 2a, 2b, 2c, 3a, and 3b. All of these are situated in Kincorth Circle. Options 2a, 2b and 2c will deliver the full court specification and Options 3a and 3b would deliver reduced court specifications. Community feedback expressed a preference for a full size court with options 2a and 2b receiving higher preferences in the voting. Options 3a and 3b were received negatively by the community with option 2c being more balanced with a small number of votes against the option. Partnership, operational and funding risks can all be associated with the delivery of a smaller Cruyff Court. This leaves option 2a and 2b as the options which scored positively in both the technical appraisal and the community feedback. They also have the highest scoring options in both.

Recommendations

The community feedback strongly favours the creation of a court within Kincorth.

The most suitable location arising from the technical appraisal and community engagement was a full size Cruyff Court sited on eastern side of Kincorth Circle. Options 2a and 2b are sited at this location and were the highest scoring in the technical appraisal and the most favoured from the community engagement.

On technical merit and community feedback, option 2a would be the recommended option and takes on board comments from the pre-application feedback from the planning service however as noted previously, it is recognised that through engagement with existing local groups, park users and the Community Council that there are concerns regarding relocation of existing sport pitches even though there is sufficient room within the wider site to do so.

Option 2b presents itself as a suitable alternative being closely matched in a number of criterion to option 2a however noise and lighting impacts may be more challenging to mitigate.

Taking account of the technical appraisal, community engagement and stakeholder input the recommended option and preferred location for the new Kincorth Cruyff Court is considered to be Option 2b.

