

## Tavistock Multi-Use Wheeled Sports Park Site Information

### 1.1 Existing skatepark facility

The existing skatepark is located within Benson Meadow, Tavistock, a Tavistock Town Council owned and managed facility. The existing skatepark facility was installed in 2005. The skatepark is at Grid ref 50.545953, -4.1474770, What3Words is <https://w3w.co/nests.with.kept> and the postcode for the site is PL19 9AZ. The location of the site is shown in the aerial Google Image and plan shown in Appendix 1.

The existing skatepark comprises a range of a mini ramp, a middle section with hip/fun box, spine and hubba ledge, and a back section with 2 quarter pipes on each end and a flat bank in the middle. There is also a manual pad and rail on the flat section.

The current metal ramps and toe plate transitions are deteriorating and rusting through. The tarmac base at the bottom of the ramps is disintegrating. The Council has made many efforts to maintain the park through metal fabrication repairs. However, these fixes are temporary and more major improvements are required to meet today's standards. The railings are too close to the ramps to offer a safe run off area, which can be dangerous for users and damaging to their equipment. The existing metal ramps are unnecessarily noisy, and these noise levels are off-putting and challenging for some.

It is understood that a few years after the installation of the park there were noise complaints - these prompted by noise associated with the mini ramp. The inside of the mini ramp was filled to deaden the noise, and it is understood that there has not been an issue since. The facility is c.15m from the nearest residence. The current property owner is very supportive of the skatepark and proposed renewal. The skatepark of course also benefits from precedent (which we understand will be relevant in planning application assessment). That said, it is anticipated that the contractor may need to make some effort to mitigate noise impact of the new skatepark, either by design of skateable features, or hard/soft landscaping.

Users have expressed dissatisfaction with the current skatepark, citing a lack of creativity in the features, flow, and lines. They believe the facility falls short compared to more modern parks, such as the concrete bowl/flow setups found in places like Plymouth, Newquay, and Hatherleigh. Additionally, there is minimal provision for beginners, and the enclosed design can be intimidating for some. The park is surrounded by metal railings, which acts as a barrier to entry.

The skatepark does have some history of Anti-Social Behaviour – related to non-users, these issues are known to the police. Next to the park is a dilapidated youth shelter, this has been the centre of many of the issues and much of the vandalism. There is also a long bench within the skatepark that is often used as a seating area for non-users. The removal of these structures would reduce the loitering of non-skaters within the park. These removals have been proposed by users of the skatepark themselves, who do not want the space to be misused or damaged.

The specific pieces of equipment in the existing skatepark (as reflected in images in Appendix 2) are:

- 1 x half pipe (with flatbank and roll in)
- 1 x bench
- 1 x rail
- 1 x manual pad
- 1 x funbox with hubba ledge
- 1 x spine
- 1 x back section (quarter pipes and flat bank)

The tarmac base on which these pieces of equipment are currently sited measures approx. 532 sqm. The usable footprint for the Multi-Use Wheeled Sports Park can measure up to c.700sqm. See appendix 3.

We are not anticipating retention of any of the existing skatepark equipment and will require the appointed Contractor to remove and dispose appropriately of all existing equipment.

## **1.2 Wider site**

- North: Directly to the north of the skatepark is a public footpath and NCN27 cyclepath, which is part of the local network of paths and provides pedestrian and cycle access through the area. Beyond the foot and cycle path, there is a line of mature trees and a small grass area that adds a natural buffer between the skatepark and the River Tavy. Across the river via a bridge is the Fusion Leisure Centre and Wharf (cafe and event space) and public toilets. To the Northwest is The Meadows which includes a playpark, tennis courts, TaviTrails (BMX dirt jumps) and large open grassy areas.
- Northeast: On the immediate perimeter of the Northeast side of the park is a metal seating area/shelter and an under-used one hoop basketball court measuring approx. 150m<sup>2</sup>. These will be removed to extend the footprint of the new Multi-Use Wheeled Sports Park.
- East: To the east of the skatepark, there is a narrow green space leading to an elevated line of mature trees providing a buffer zone before reaching the Riverside Long Stay car park and a residential area. The nearest houses to the east are approximately 60m away.
- South: To the south of the skatepark across Pixon Lane is the Crelake Industrial Estate. The Estate is home to a range of public facing businesses and business units. Including Tavistock Youth Cafe, who are key stakeholders in the project.
- West: On the western side, the skatepark is bordered by grass, beyond which is a public footpath (and NCN27), providing easy access between the skatepark and the town centre. The closest residential property is c.15m to the west.

The current site is already an excellent central location, with well used pedestrian and cycle paths. It benefits from being situated near to parking areas, public toilets, 2 cafes and other local sports facilities. Benson Meadow being part of the main

Meadows means everyone will have easy access to the Multi-Use Wheeled Sports Park, making it a safer, more inclusive, family-friendly and socially connected space.

Footpaths surrounding the park are highlighted in Appendix 4. The key features of the wider site are shown on the plan in Appendix 5.

### **1.3 Proposed Multi-Use Wheeled Sports Park footprint**

The footprint available for an enlarged Multi-Use Wheeled Sports Park is shown in Appendix 3, and measures c.700 sqm. The extent of the footprint is dictated by various constraints including footpaths and tree lines. The steering group are very satisfied with the extended footprint and trust that it offers significant potential to accommodate a well-designed Wheeled Sports Park.

The goal is to create an open and welcoming space for everyone, minimising the use of fencing (if safe to do so) and exploring alternative safety barriers like granite blocks and grassy mounds. Fencing should only be used as a last resort if needed for safe interaction of the park and adjacent path users, as many new facilities find other methods for creating safe boundaries, without enclosing the space.

The site is relatively constrained, and the Contractor should take account of surrounding constraints in considering design. These include:

- The adjacent footpath/NCN 27 cyclepath, and need to ensure continued safe passage along this route.
- The adjacent tree line (including possible leaf/branch drop, and Root Protection Areas).
- Drainage - site is within Flood Zone 2.
- Heritage - site is within the Conservation Area, and within the World Heritage Site (noting that it is expected that any new proposal is likely to be considered a vast improvement on the aesthetics of the existing).
- Nearby residence, there is of course an existing lawful use of the land as a skatepark. It is anticipated therefore that noise impact might be measured against the existing facility (noting that a concrete facility should be quieter than the existing metal ramps).
- SWW sewer pipe runs beneath the existing and proposed skatepark footprint.

It is also noted that Town Councils do not benefit from Permitted Development Rights so the proposal is expected to require a planning application. It is understood that Town Councils may benefit from free pre-application advice.

### **1.4 Requirements from the new Wheeled Sports Park**

The design for the new Multi-Use Wheeled Sports Park is expected to be refined through a combination of online consultations and in-person design workshops led by the appointed contractors in collaboration with TaviSkate whilst regularly updating the Town Council and agreeing the final design with Officers. Over the past year, consultation efforts, including online surveys and face-to-face discussions, have been undertaken by TaviSkate to gather user and community input.

The design must accommodate various wheeled sports, including skateboarding, scooters, and BMX. Our goal is to create an open and welcoming space for everyone, minimising the use of fencing and exploring alternative safety barriers. Additionally, the design could incorporate a local reference such as Dartmoor and utilise an important local material like granite.

Based on the consultation to date, the following design features are recommended to create a park that appeals to all ages and skill levels while offering unique and challenging elements for local users:

- Inclusive Design: The park should cater to all ages, genders and skill levels, with smaller, gentler features as well as larger obstacles.
- Distinctive Appeal: The park should draw additional users from surrounding areas with a design distinct from other existing concrete skateparks nearby. Unique features and other rideable shapes could be explored.
- A park that combines transition/bowl/bumps and street elements.
- Flow and Line Choice: a design to maximise flow and offer a variety of line choices - linking the park together and allowing the whole park to be used in a single run.
- Mini Ramp and Half Bowl: Inclusion of a mini ramp (matching the dimensions of the existing metal ramp) extended to a half bowl.
- Fun box hip built to the dimensions of the existing structures.
- Flatground space for beginners.
- Street elements including: Ledges, manual pads, Stair Set, Hubba, Rail and slappy curbs

These features aim to create an open, welcoming, and dynamic skatepark that meets the needs of the community and encourages diverse usage.

The site will continue to be owned by the Town Council and the expectation is that they will manage the maintenance of the new facility. The Town Council currently undertakes daily visits to the skatepark for litter picking and checks, and this will continue.

### **1.5 Local support/consultation and previous activity**

Tavistock skatepark was built in 2005. This was driven by the efforts and fundraising of a local steering group also called TaviSkate. The park has been a popular and well-used site over the years. However, it has been a difficult park to maintain to a consistent usable standard, due to frequent degradation of the metal construction. Despite the park's conditions, the park has seen resurgence of use over the last year, with more young riders of scooters and BMXers using the space.

In recent years, community members have made various attempts to regroup and push for the skatepark's reconstruction, but these efforts did not manage to sustain the necessary momentum. In 2022 a new community group (TaviSkate) was established to gather evidence around the community's current interest in the redevelopment of the skatepark. TaviSkate is made up of around 15 community members, including users of the skatepark young and old, youth workers and parents

of local children. TaviSkate is currently not a constituted community group.

It is being managed by Tavistock Youth Cafe (TYC), a local youth charity and Youth Club who support young people through a range of provisions and services. TYC currently manage and own TaviTrails, a BMX park situated within Tavistock Park. They led the fundraising and development of TaviTrails so have the experience required to support TaviSkate through the process ahead. It is anticipated that Tavistock Youth Cafe will act as applicant to some grant making bodies where eligible, and this has been agreed by Youth Cafe Trustees. Funds raised towards a new Multi-Use Wheeled Sports Park will be ring fenced accordingly within the Youth Cafe accounts.

An initial request for signatures of support was launched to assess support for the project - 480 signatures were received. Signatures of Support: x 480 (100 paper / 380 digital) [Signatures of support \(digital\).pdf](#) Following this a more in-depth survey was shared, one for the 'Community Members' and another for the 'User/ Riders'. Both surveys recorded results of 99% in favour of the project. This being encouraging, showing that it is not just riders that support the ambition for a new skatepark but that there is widespread support across the wider community. The surveys also gave insights into what a significant community space the skatepark has been and continues to be for multiple generations of users.

Community Surveys: x 196 participants [Tavistock Community Survey.pdf](#)

Rider Surveys: x 140 participants [TaviSkate Riders Survey.pdf](#)

To reach a broad spectrum of community members the surveys were posted online, shared via the Tavistock Gazette, a local newspaper and promoted at a range of community events and spaces.

TaviSkate have worked closely in tandem with the team developing the 'Tavistock Neighbourhood Development Plan', following their guidance and working within their community consultation process. This has been very positive with the importance of a new skatepark facility recognised early in the Neighbourhood Planning process. It has led to the re-development of the skatepark being featured in the key policies of the Neighbourhood Development Plan, with the skatepark referenced in the Community Infrastructure Projects policy CF2.

The evidence provided by TaviSkate and the prominence of the project as a key facility required to support young people in Tavistock within the Neighbourhood Plan has given Tavistock Town Council confidence in the support for the development of this community asset. They are now working together to drive the project forwards.

#### Funding to date:

Remaining funds from the previous TaviSkate group have been signed over to TaviSkate, totalling £1914.38. These may be used towards costs of surveys as they are required. From Section 106 developers funding managed by West Devon Borough Council, £50,000 has been secured towards the new Wheeled Sports Park project. The Town Council have indicated they will match fund up to £40,000 capital to assist with the delivery of the project.

**APPENDIX 1 - Location of existing skatepark shown in red**

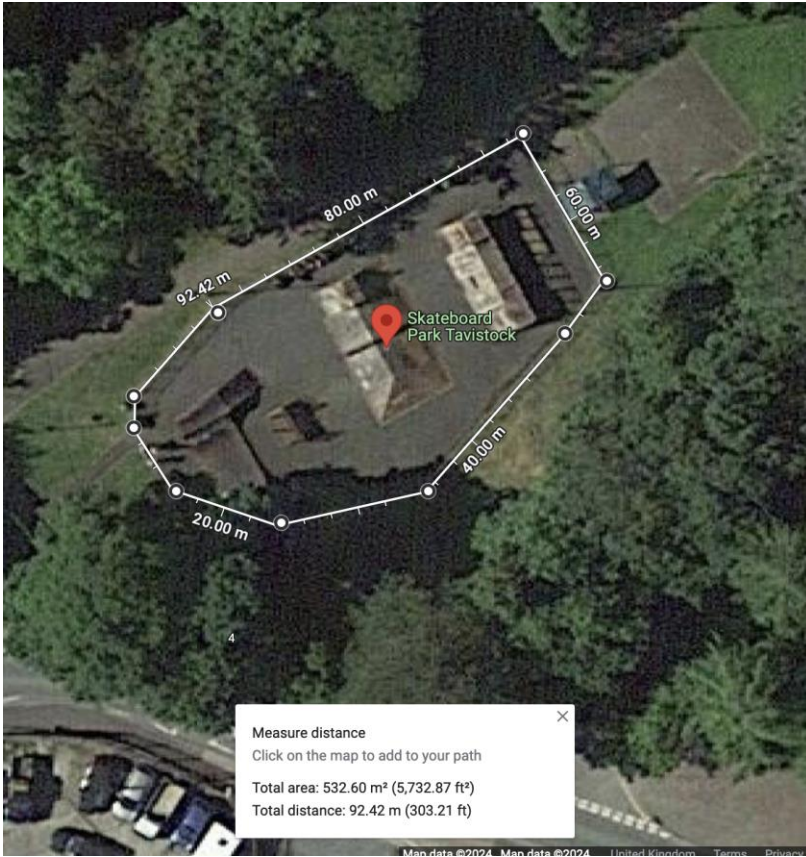


**APPENDIX 2 - Images of existing skatepark**





### APPENDIX 3 - Existing footprint

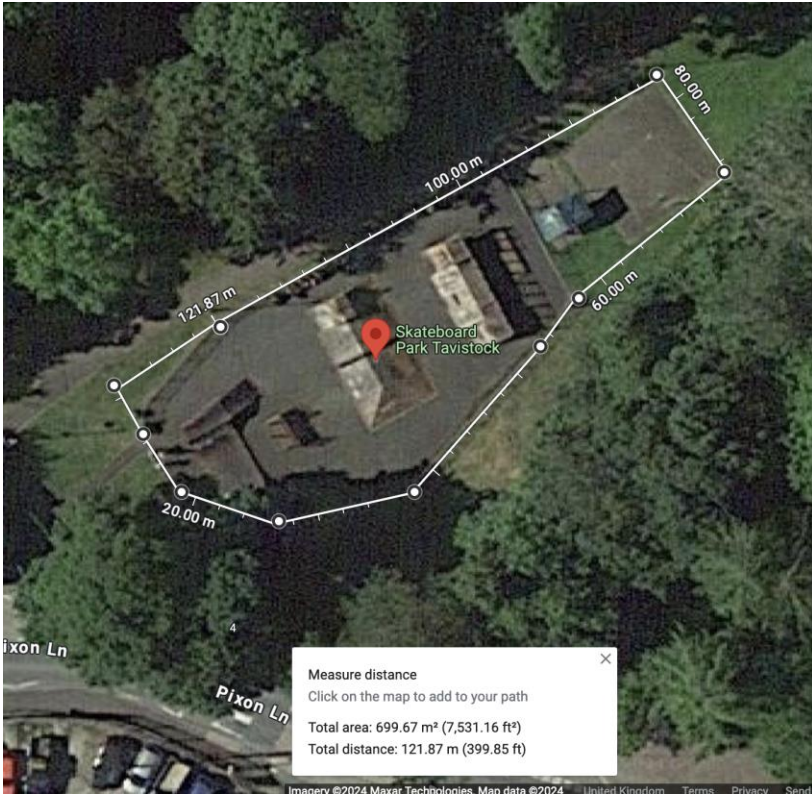


### Proposed area for extension to Northeast

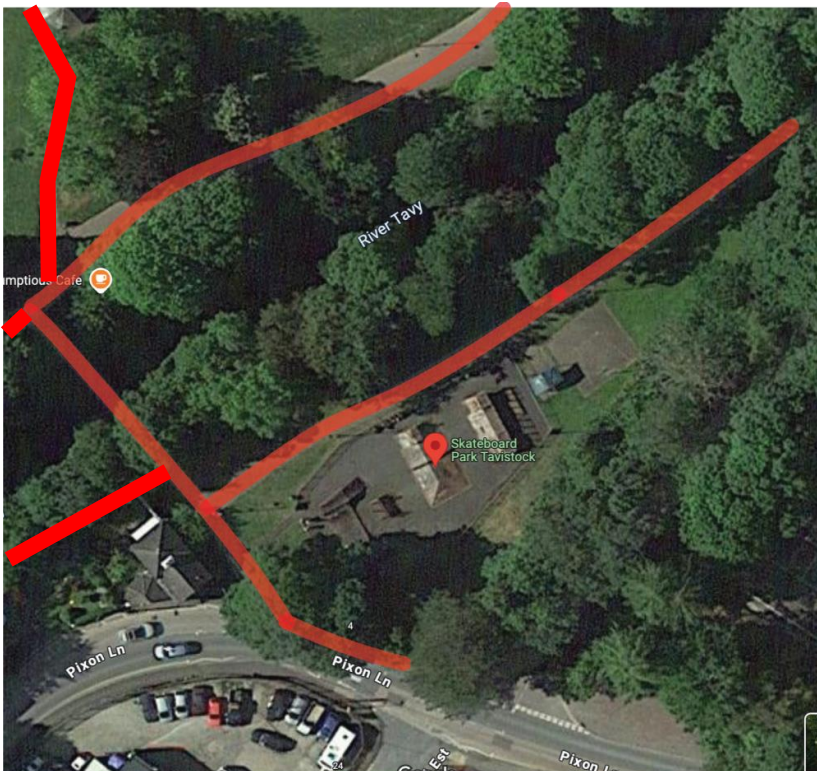




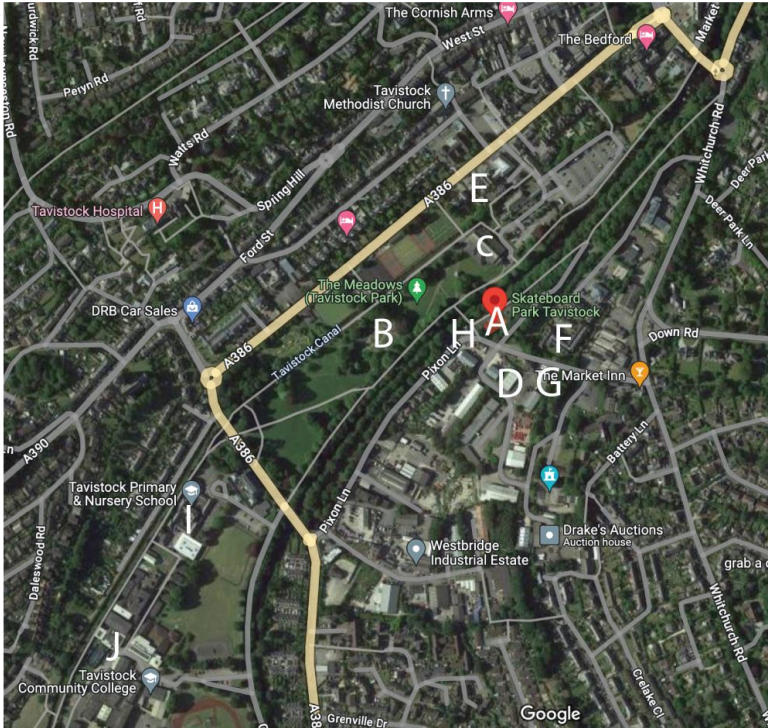
### Proposed usable footprint for new Wheeled Sports Park



### APPENDIX 4 - Existing neighbouring footpaths

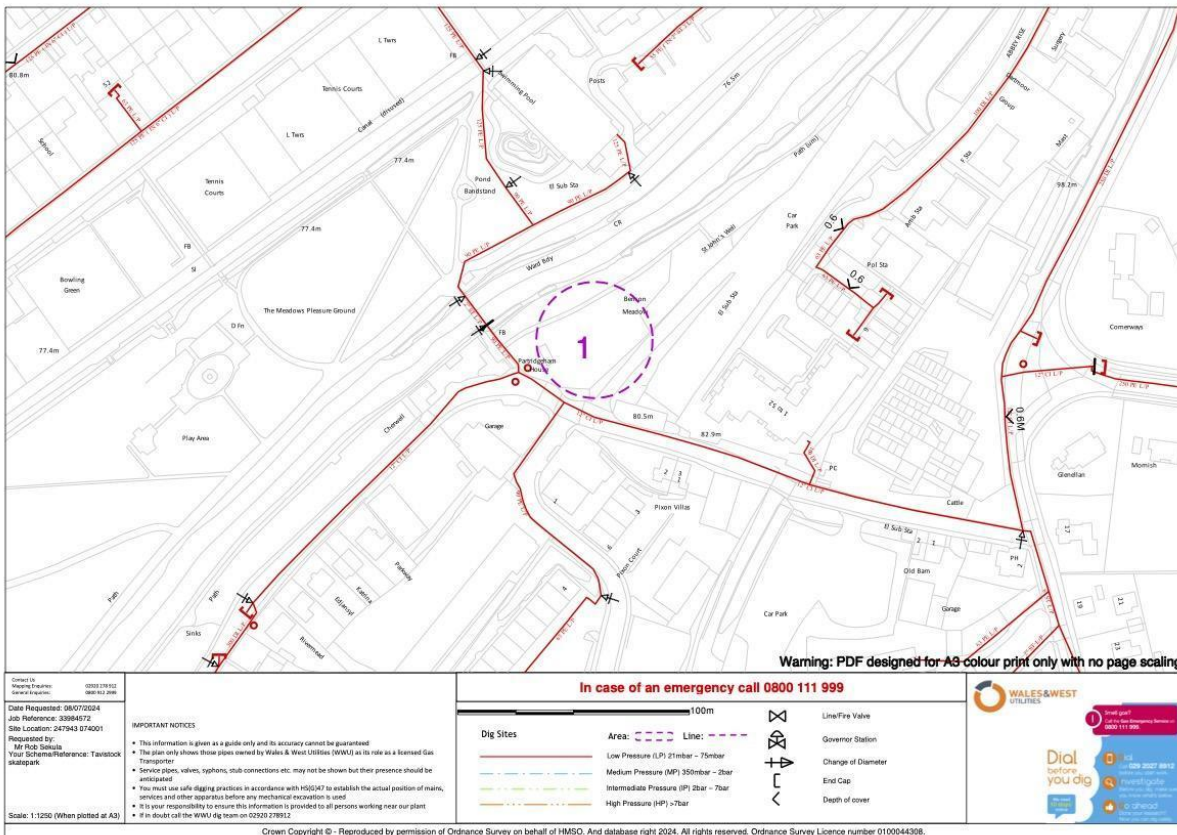


### APPENDIX 5 - Key features of the wider site



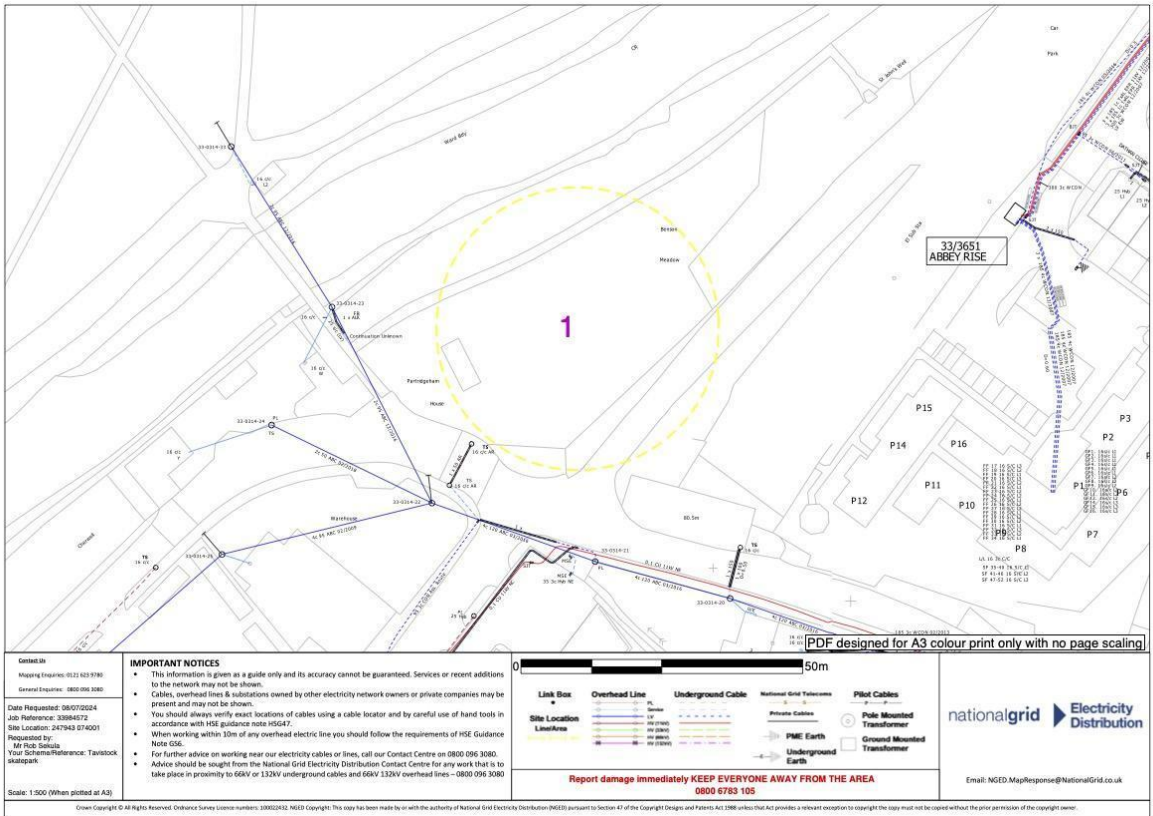
- A - Existing and proposed Skatepark location
- B - The Meadows Park
- C - Fusion Leisure Centre
- D - Tavistock Youth Cafe
- E - Nearest Residential to the North (160m)
- F - Nearest Residential to the East (60m)
- G - Nearest Residential to the South (65m)
- H - Nearest Residential to the West (15m)
- I - Tavistock Primary School
- J - Tavistock College

### APPENDIX 6 Plans showing WWU (gas)



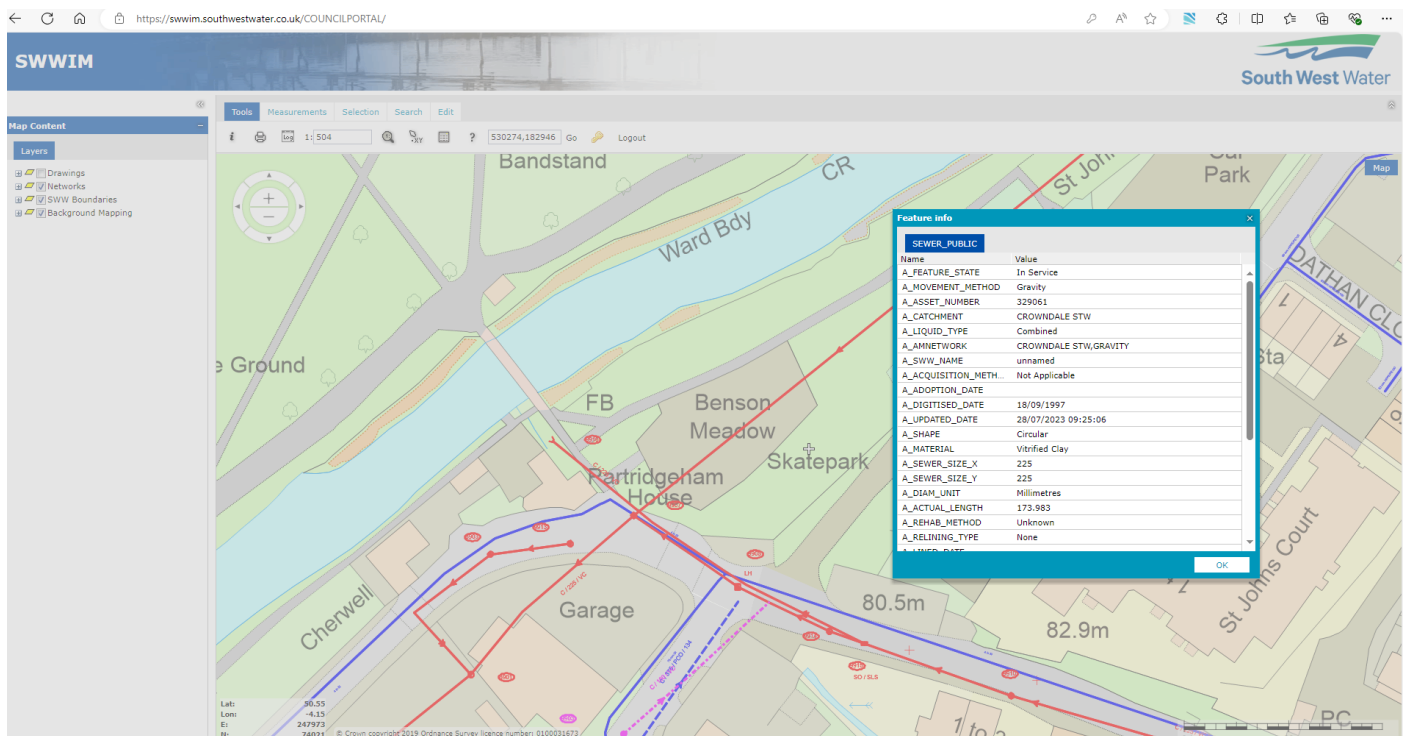
Link to pdf version: [33984572 WWU.pdf](#)

### APPENDIX 7 Plans showing WPD (electricity)



Link to pdf version: [33984572\\_NGED - South West.pdf](#)

### APPENDIX 8 Plans showing SWW public sewers



https://swim.southwestwater.co.uk/COUNCILPORTAL/

**SWWIM** South West Water

Tools Measurements Selection Search Edit

Layers

- Drawings
- Networks
- SWW Boundaries
- Background Mapping

Map Content

1:252 530274,182946 Go Logout

**Feature Info**

Name	Value
SEWER_PUBLIC	
A_FEATURE_STATE	In Service
A_MOVEMENT_METHOD	Gravity
A_ASSET_NUMBER	11008530
A_CATCHMENT	CROWDALE STW
A_LIQUID_TYPE	Combined
A_AMNETWORK	CROWDALE STW, GRAVITY
A_SWW_NAME	unnamed
A_ACQUISITION_METH	Unknown
A_ADOPTION_DATE	
A_DIGITISED_DATE	20/05/2004
A_UPDATED_DATE	28/07/2023 09:24:25
A_SHAPE	Circular
A_MATERIAL	Vitrified Clay
A_SEWER_SIZE_X	225
A_SEWER_SIZE_Y	0
A_DIAM_UNIT	Millimetres
A_ACTUAL_LENGTH	71.626
A_REHAB_METHOD	Unknown
A_RELINING_TYPE	Lining Unidentified

FB Benson Meadow Skatepark Partridgeham House

© Crown copyright 2019 Ordnance Survey licence number: 0100031673

Link to pdf version: [SWW\\_public sewers.docx.pdf](#)