

# A Vision for Torpoint

Connecting a  
Cornish town with  
its community,  
waterfront and  
hinterland



DRAFT - March 2016.





## Acknowledgements

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On behalf of Torpoint Town Council, I wish to extend my thanks to the committed members of the Torpoint Neighbourhood Development Steering Group. Formed in April 2015, the group has met regularly, and has directed and shaped the content of this Vision for Torpoint document.

The amount of work and effort that they, as volunteers, have put into this project is appreciated and this Vision would not have happened without their commitment. It has been a pleasure to be part of this project.

My sincere thanks go to all the steering group members.

In the production of this document, there are a number of people and organisations, without whose help this Vision would not have been possible.

Thank you to Torpoint Town Council for sponsoring the project.

Thanks must go to the Head Teachers and pupils of the following schools; Torpoint Nursery and Infant School led by Elisabeth Carney-Haworth, Carbeile Junior School, led by Pete Hamlyn, and Torpoint Community College led by Andrea Hazeldine. The pupils and teachers played a key role in sharing their views on their Vision for Torpoint.

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Thank you our local photographers for the images used throughout the document. Thank you to Torpoint Library and Carbeile Junior School for the use of their facilities for consultation events.

Special thanks to Milly Southworth, Assistant Town Clerk, Torpoint Town Council, for her continuous support, note-taking, grant applications, budget control and administrative services.

Finally we would like to thank every member of the community who has contributed to and supported the project; be it responding to surveys, face-to-face consultations, roadshow attendance, feedback and countless other interactions throughout the past twelve months.

Councillor Andrea Johnson  
Chair, Torpoint Neighbourhood  
Development Plan

March 2016



**LOTTERY FUNDED**









‘In 2030, Torpoint has become a great place to visit and an even more sought after place to live. Whilst just 5-10 minutes across the water from Devon it is distinctly Cornish – this is evident in many of the new buildings that have helped to reshape the enervated ‘bottom end of town’.







## Foreword

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### 50 ideas for creating a better place.

The Vision for Torpoint has been prepared in order to set out a physical Vision for how Torpoint could change for the better. The result is a strategy and series of 50 ideas that point to how the town could be improved – these are set out in this document.

The Town Council has worked closely with interested stakeholders and the local community during 2015, and the early part of 2016 to find out what people think about Torpoint. This has resulted in the generation of many ideas that have helped to shape the Vision.

The ideas in the Vision provide a framework that is intended to guide change. The Vision does not provide a blueprint that will be followed to the letter but rather a series of proposals that if implemented will contribute towards stimulating positive change. By identifying where and how improvements can be made, Torpoint will be in a much better position to bid for funding and influence where scarce resources are targeted.

The Vision has been shaped by the people of the town - over 2,000 locals have responded to consultation initiatives. The Vision aims to address issues raised and ideas put forward.

The ideas vary in scale and likely impact – for example: temporary projects such as a town tidy – removing graffiti and mending things that are broken would help to kick start a renewed civic pride in the town; smaller projects such as an art work to celebrate the entrance into Cornwall from the Torpoint Ferry would announce a new aspiration and begin to present a new image; a ferry passenger landing facility and visitor centre at Rendel Park would

begin to reshape the role of the waterfront in the town; and the redevelopment of the redundant buildings at the ‘bottom end of town’ would begin to re-forge the image of Torpoint more fundamentally and begin to create a much improved relationship between the town centre and the waterfront.

The Vision contains recommendations for the Torpoint Neighbourhood Plan. The Plan, if and when adopted, would provide a legal framework for managing development in Torpoint – supporting the Cornwall Local Plan. Work towards moving the adoption of the Neighbourhood Plan will take place during 2016 – the Vision will form an important foundation to this.

Funding and commercial viability will underpin the ability to deliver the projects in the Vision. Good fortune and a flexible approach will be important to success - it is a given that change will need to be incremental. By generating a positive momentum from the right projects being delivered in the right place at the right time – the impact on the town could be transformational.

Through hard work and a focus on delivery Torpoint can become a better place that is in tune with the aspirations of its people.



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‘Most visitors to Torpoint do not  
stop and explore; they pass through  
on their way to or from the ferry  
and most of all take away a false  
impression that little of historic  
interest survives in the town’



## Section 1

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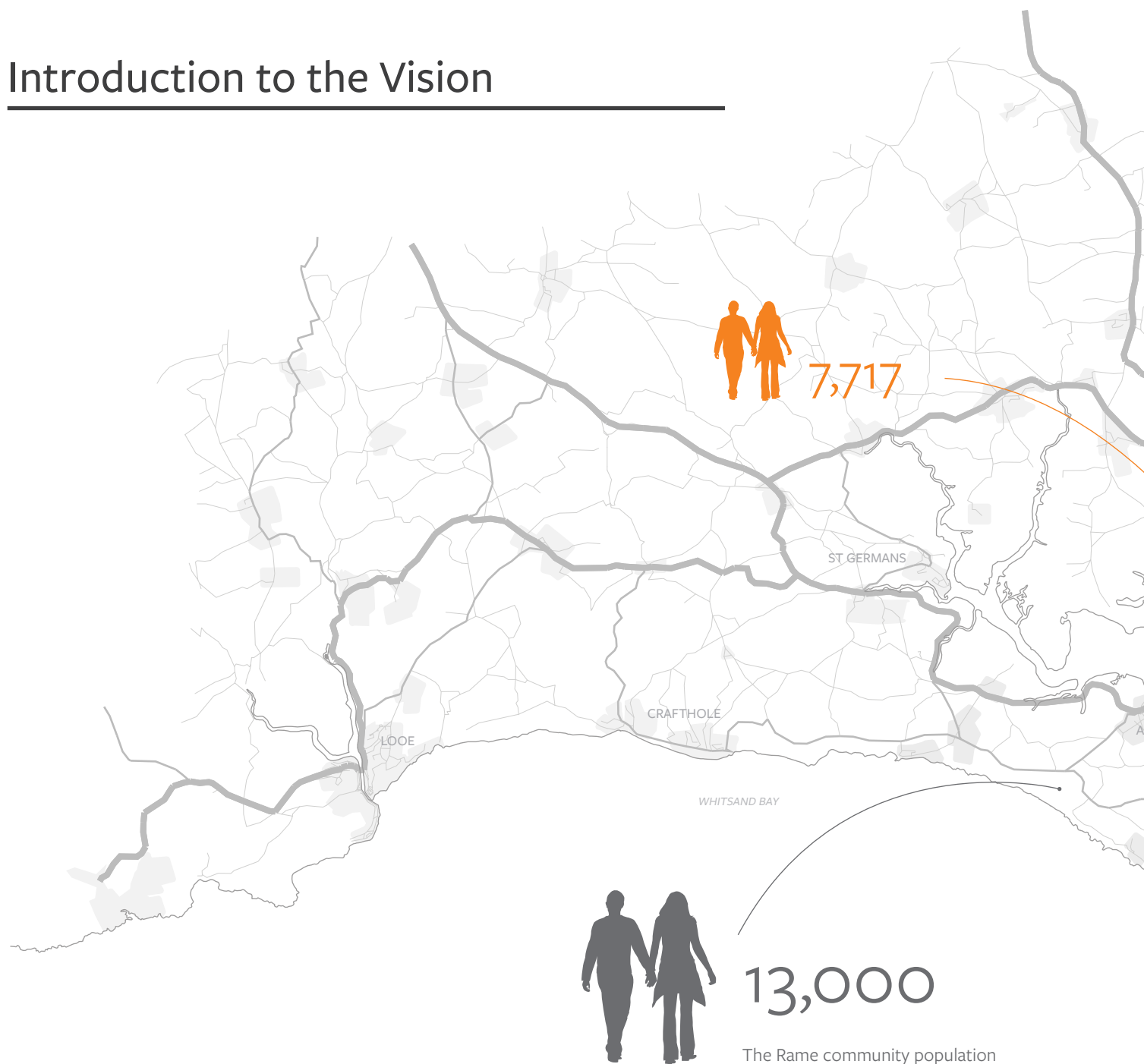
# Background

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This section of the Vision introduces the project. It describes the background to the Torpoint Vision, how and why it is being undertaken and how it relates to the emerging Neighbourhood Plan.

# Introduction to the Vision

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The Vision for Torpoint is an initiative that has been developed by Torpoint Town Council in close liaison with the residents of the town.

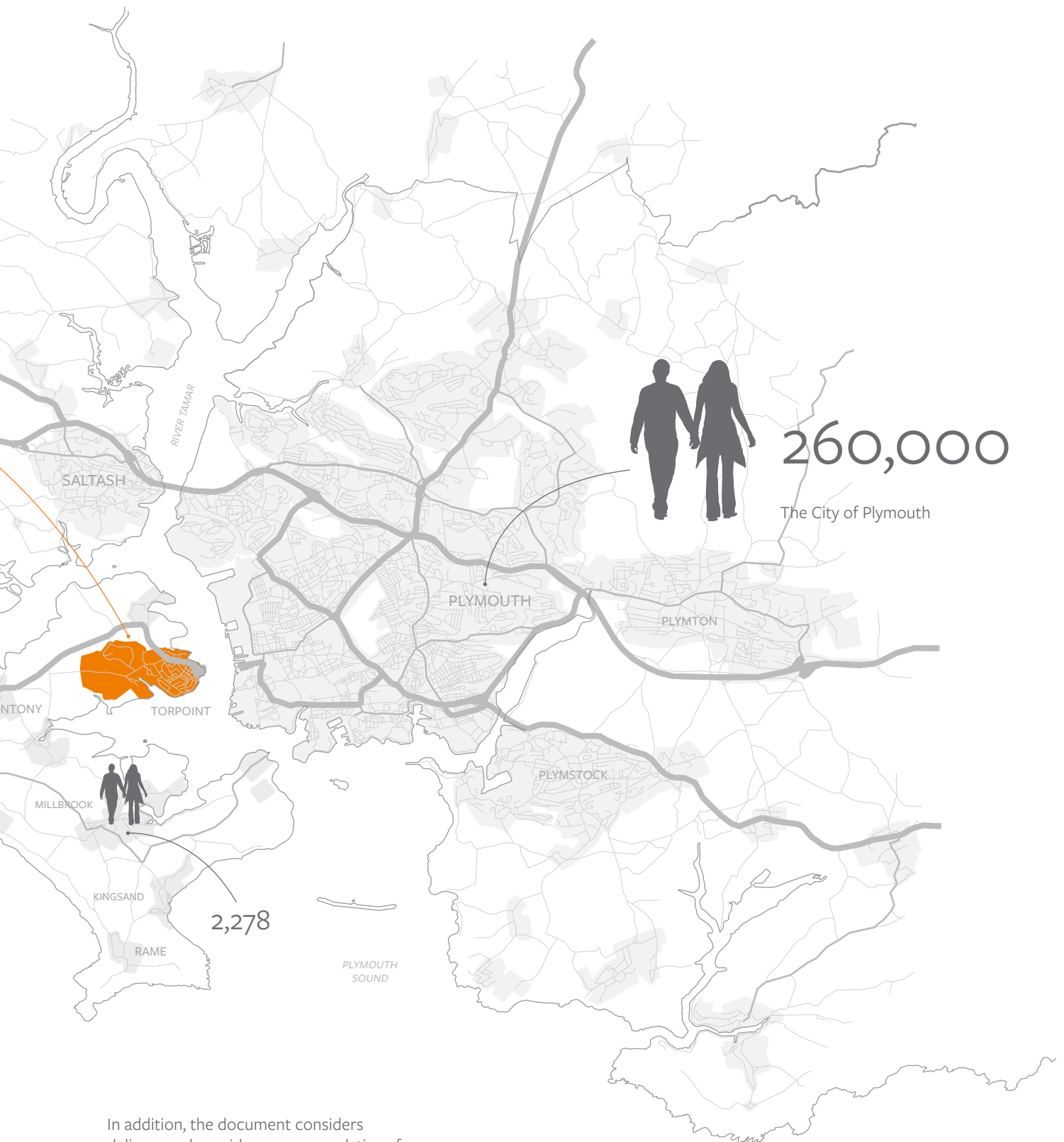
The Town Council has been assisted in preparing the Vision by a team of consultants led by Clifton Emery design - the team includes urban designers, town planners, engineers and commercial specialists.

Throughout 2015 and during the early part of 2016, residents, businesses and other stakeholders have been able to voice their opinions about how Torpoint could change for the better. The Vision has been developed around this feedback.

An important role of the Vision is to form part of the 'evidence base' for the emerging Torpoint Neighbourhood Plan - this will set out policies and proposals that will,

together with the Cornwall Local Plan, manage the shape of development in the town. There are a number of processes that need to be undertaken prior to the adoption of the Neighbourhood Plan - it is envisaged that these will take place during 2016 culminating in a town referendum.

The Vision document is divided into two main sections - Understanding Torpoint - which describes the town context and the extent and outcomes of consultation; and, The Vision - which sets out a framework for change based around an overarching Vision, a plan for the wider town and a master plan containing projects focusing on the town centre and other areas of civic importance.



In addition, the document considers delivery and provides recommendations for the preparation of the Neighbourhood Plan. A series of appendices outside the main body of the document provide supporting information about the Vision and how it has been formed.

The Vision plays an important role in establishing how the town would like to see development progress in the future. It has been developed through an understanding of key constraints and an identification of issues. Importantly, people do like Torpoint - any change does therefore need to be measured and targeted.



Mount Edgcombe Country Park and Antony House and the Estate are big draws (currently attracting over 300,000 people per year)









## Related initiatives

The Vision has been developed in the context of a number of related projects that have a bearing in different ways upon it.

There have also been projects in the past that have explored the potential for change in the town – whilst all have added to the pool of ideas none have been subject to the extent of local consultation and participation that has been undertaken as an integral part of the Vision document.

Current and emerging initiatives include the Cornwall Local Plan; the Rame Peninsula Neighbourhood Plan; the Torpoint Neighbourhood Plan of which the Vision forms a part; the Cornwall and Isles of Scilly Local Enterprise partnership (LEP); and the City Deal in Plymouth.

**Cornwall Local Plan** – sets out policies and proposals for development on the peninsula over the next 20 years. Proposals for Torpoint and Rame are set within the context of the wider Cornwall Gateway Network area. The plan identifies the need to plan for new housing and employment opportunities with a particular focus on Torpoint, regenerating Torpoint Town Centre, improving transport accessibility and developing tourism.

**Rame Peninsula Neighbourhood Plan** – following extensive consultation the five parishes have identified the main priorities are: the availability of affordable housing; growing tourism; developing local employment opportunities; overcoming the main transport constraints; and preserving the qualities of the local environment.

**Torpoint and Rame Peninsula Economic Plan** – was submitted to DCLG at the end of January 2016 following the establishment of a Coastal Communities Team comprising principal stakeholders in Torpoint and on the wider Rame Peninsula. The Plan identifies the main economic drivers for

the peninsula and shapes a strategy for improving the fortunes of the area into the future. The plan includes a programme of prioritised projects that aim to tackle identified issues associated with:

**Tourism** – promoting the visitor economy  
**Transport** – enhancing accessibility and communication  
**Environment** – enhancing the attractiveness of public areas and encouraging sustainable uses – making the most of heritage, natural and cultural assets  
**Community** – providing improved community facilities  
**Jobs** – supporting employment opportunities

**Cornwall and Isles of Scilly LEP** - drives activity to support business growth, create jobs and help people realise their potential. The LEP is led by local business people working together with Cornwall Council and the Council of the Isles of Scilly to set the priorities for how our economy should grow.

Its role is to oversee how best to invest over £1 billion of public, private and European funds in the local economy by 2020 – laying the foundations for 20,000 new jobs and to exceed projected growth by at least 5% in this time. The proposed Growth Hub will play an important role in delivering these objectives.

**Plymouth City Deal** – there are three main elements to the City Deal: the Marine Industries Production Campus at South Yard – this has now become established as an Enterprise Zone and offers great potential for complimentary economic and employment opportunities in Torpoint and Rame; the Growth Hub – providing support for businesses in Plymouth and in addition a Cornwall Growth Hub providing support for Cornish businesses; and the Youth Deal – providing support for young people trying to find work.

‘The town has little to  
attract the eye’

Nikolaus Pevsner. The Buildings of England Cornwall.

## Section 2

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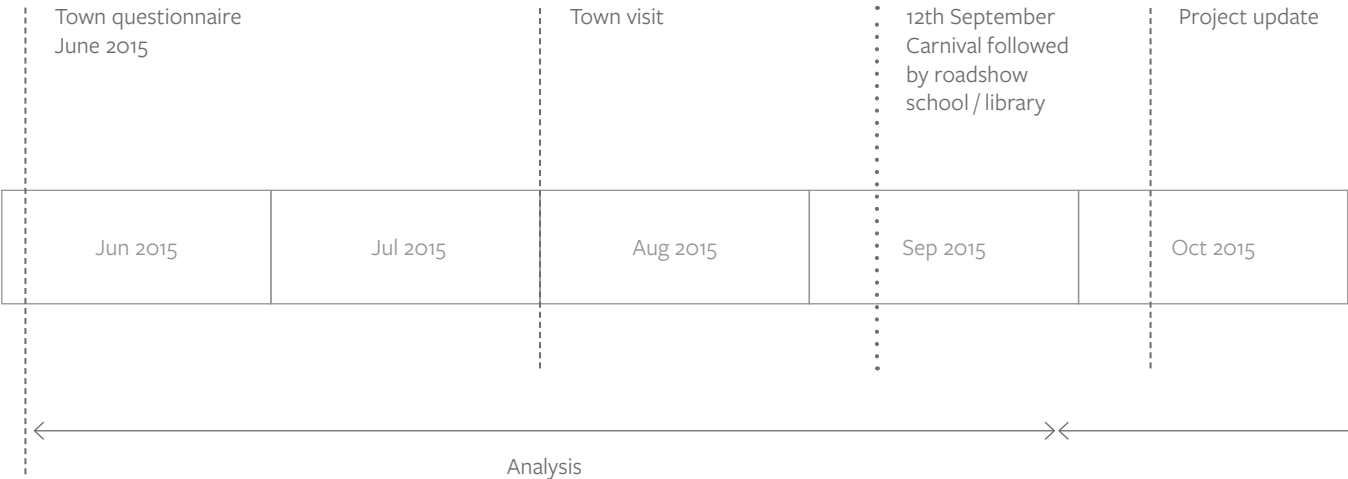
# Understanding Torpoint

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This section of the Vision sets the scene. It describes Torpoint in context and outlines its community and socio-economic profile. It also describes strengths, weaknesses, opportunities and threats and outlines the results of extensive public consultation.



Project programme





# Understanding Torpoint

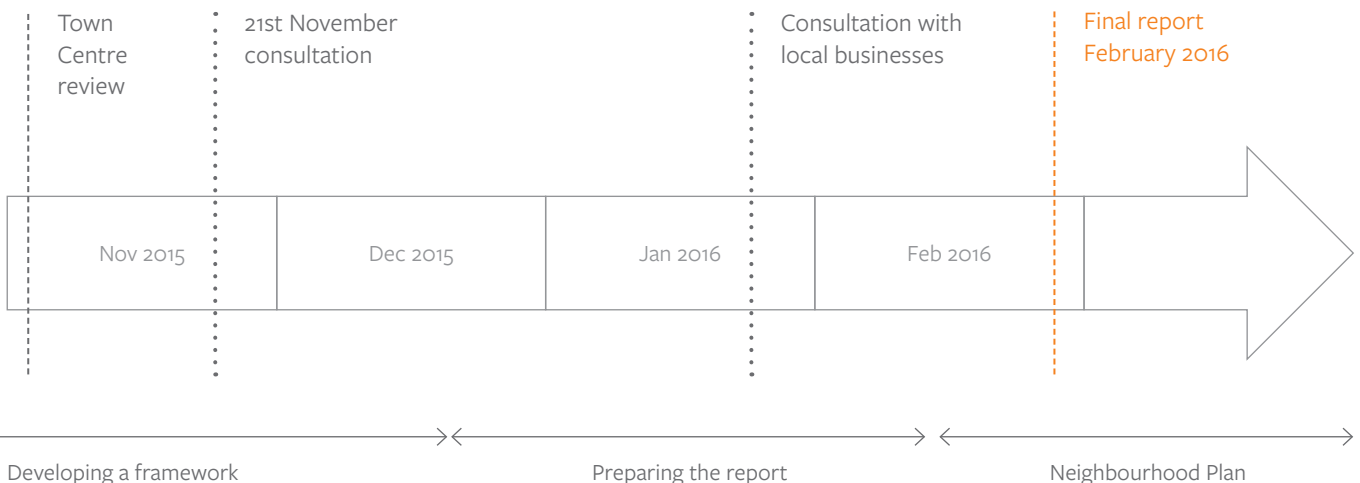
The Vision has been developed out of an understanding of some of the key issues that affect the fortunes of the town. In particular, reference has been had to existing and emerging planning policy, transportation initiatives, socio-economic considerations and other technical considerations.

The consultant team assisting the town in formulating the Vision has visited extensively at different times of the day and year – including guided visits by steering group members, regular project update sessions with the Town Council and numerous one to one meetings with important stakeholders in the town. The team has also undertaken its own analysis and review of Torpoint.

In addition to this technical assessment of the town, extensive engagement with

residents and businesses has taken place throughout the project - providing a uniquely informed local perspective on what works, what **does not** and how things could be improved.

Consultation has included – a web-based questionnaire; a participatory event at the Town Carnival; a public exhibition day in the town hall; consultation event at the Jetty with local business representatives; website and social media communications; posters throughout the town; posting of 3,500 leaflets to local residents; and a road show taking the Vision to various locations throughout the town including schools and the library.









## Understanding Torpoint

Stakeholder sessions have included – Cornwall Council officers (planning, community, estates); the Head Teacher of Torpoint Nursery and Infant School; local landowners; a Ministry of Defence representative; The Tamar Bridge and Torpoint Ferry Joint Committee representatives; Devon and Cornwall Constabulary; Antony Estate; Rame Neighbourhood Plan representatives; Rame parish councillors; the local Member of Parliament; and local councillors.

In summary some of the key issues to be identified include:

- People like Torpoint – there are many positive things about the town including the local community that people want to hold onto;
- Improving the bottom end of town – the redundant post-war public buildings currently let the image of the town down at an important gateway;
- Making the waterfront better – the waterfront is a unique asset of the town that needs to be improved and have a bigger role;
- Enhancing the town parks particularly Thanckes Park – another major asset that could be significantly enhanced;
- Building on existing leisure and sports facilities – whilst generally well placed for facilities there is a strong desire to see an all weather pitch, a swimming pool and new rugby facilities;
- Developing shopping choice – many people shop out of town and there is a strong voice amongst residents for a new food store and better general shopping variety;
- Providing more housing to meet the needs of local people – there is a

general acceptance that more housing needs to be provided in the town both to house local people and support local infrastructure (schools, shops, community facilities etc).;

- Creating employment opportunities – ensuring that jobs are available for local people is crucial to the balance of life in the town;
- More efficient transport – Torpoint and the Rame Peninsula are isolated from main transport arteries in Devon and Cornwall this makes it even more important that water transport, road, public transport, cycle and pedestrian infrastructure are efficient and of the highest quality to keep the local economy moving;
- Walks around the waterfront and into wider countryside – these are a great asset that need to be looked after and improved where possible;
- Supporting Fore Street – this is the main shopping street for Torpoint and the wider peninsula and local shops need as much support as possible to survive and thrive;
- Improving the overall image of the town for residents and visitors – a revitalised civic pride is necessary to improve the quality and appearance of the town environment.

60% 

of residents do their food shop outside of Torpoint

From responses at the Town Carnival



The Carew Pole family  
still reside at Antony House.



7,717

'the forgotten corner'

1.2 million  
vehicles per year



The UK's main Navy training  
centre at HMS Raleigh



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## About Torpoint

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260,000

Plymouth

Torpoint (Penntorr) is a small Cornish town on the Rame Peninsula with a population of 7,717 according to the 2011 census.

The town is remote from the main road and rail routes into South East Cornwall and this has contributed towards the peninsula itself becoming known as ‘the forgotten corner’ of Cornwall. The population of Rame as a whole is approximately 13,000 – including smaller village settlements such as Sheviock, Millbrook (the biggest village in Cornwall – population 2,278), Crafthole, St John, Antony, Wilcove, Kingsand and Cawsand.

The City of Plymouth lies on the other side of the Tamar River from Torpoint. It has a population of approximately 260,000 plus a wider hinterland creating a catchment population of in the region of 400,000. The Torpoint Chain Ferry links the town with Plymouth. The ferry is the biggest of its type in the world and carries over 1 million vehicles per year.

Historically, Torpoint has always had very close ties with Plymouth. Its original purpose was very much related to the fortunes of the dockyard in Plymouth. The grid of streets forming the distinctive centre of Torpoint was laid out in the Eighteenth Century to a town plan commissioned by Reginald Pole-Carew in 1774. The Carew Pole family – still reside at Antony House.

Today the strong ties with Plymouth remain. Whilst Torpoint has its own independent community infrastructure, many residents rely on Plymouth for jobs, shopping, education, leisure and recreation and the use of the wide range of other facilities that are available in the city. The UK’s main Navy training centre at HMS Raleigh, and the fuel storage depot at Wilcove mean that there are direct operational connections between Torpoint and the Dockyard.





Trevol Business Park



An older  
than average  
population



Enterprise Court

The UK's main Navy training  
centre at HMS Raleigh

## Context – Economic



Torpoint's proximity to Plymouth offers a number of significant economic opportunities into the future



The Torpoint Ferry generally provides a more direct, regular and efficient way of reaching the peninsula



Relatively low skills base and a limited supply of appropriate and easy to develop sites

‘The town centre is a key issue – if regenerated it could provide an attractive high quality centre of local shops and services, mixed-use development with suitable premises for modern business services. It has the potential to be competitive and attract businesses that serve Plymouth and the Rame Peninsula from an attractive waterfront.’

Cornwall Towns Study - 2006

Relative to other settlements in Cornwall, Torpoint has a small local centre that includes a range of retail and other services.

There are some local employment sites including Trevol on the northwest edge of the town and Enterprise Court in the centre on the waterfront. HMS Raleigh is the major local employer.

The economic make-up of Torpoint is influenced by its close proximity to parts of Plymouth, its role serving the wider catchment of the Rame Peninsula and its relative inaccessibility to the rest of Cornwall. Currently a significant proportion of the local labour force commute to work in Plymouth.

The town centre currently feels tired and portrays a poor image for the town as a whole – this requires particular attention. The creation of an attractive and lively town centre that relates well to the waterfront could play a major role in securing better fortunes for the town and as a result develop better employment prospects, and improve the quality of retail and other services for local residents.

Other key constraints include an older than average population, a relatively low skills base and a limited supply of appropriate and easy to develop sites on the waterfront and in the town centre.

The remote location and constrained access of Torpoint contribute in some ways to its economic characteristics. In part its geography has a bearing on fewer local job opportunities – one of the factors influencing an older than average age profile.

Whilst road access is possible it is somewhat convoluted – involving doubling back on oneself if the journey is into Cornwall from Devon across the Tamar Bridge. The Torpoint Ferry generally provides a more direct, regular and efficient way of reaching the peninsula, although its passage can be disrupted from time to time by weather, mechanical issues, and seasonal fluctuations in demand.

Torpoint's proximity to Plymouth offers a number of significant economic opportunities into the future – including those associated with the Dockyard and the Plymouth City Deal. If Torpoint can position itself in the right way by establishing a stronger town centre and civic identity there is potential for significant benefits.







## Context – Community



Falls short of affordable housing and employment opportunities

64%

of the overall population was of working age in 2011



Over a quarter are employed in 'Education' locally



Public transport is a particular concern to residents

Torpoint has a strong and active local community that is interested in the fortunes of the town.

It also has a good range of local community facilities including high quality schools (Torpoint Nursery and Infant School, Carbeile Junior School and Torpoint Community College), a range of local leisure facilities, great town parks – most notably Thanckes Park, a new health complex at Trevol, and a shopping focus around Fore Street in the town centre.

Whilst Torpoint does have a wide range of community facilities it falls short in relation to the availability of affordable housing, employment opportunities for local people and public transport coverage and regularity – this is of particular concern to residents in connecting the town with the new community facilities at Trevol. Parts of the town have also been identified as having significant socio-economic deprivation indicators.

Approximately 64% of the overall population was of working age in 2011 and there were in the region of 335 employers in the Torpoint area. The main sectors for business types were 'Retail' and 'Accommodation and food services'. In terms of actual numbers employed locally over a quarter are employed in 'Education'.

According to the 2001 census about half of those employed worked in Torpoint itself and around a third of the total commuted to Plymouth. There was also evidence to show that a significant number of people commute into Torpoint to work.









## Context – Planning

Torpoint enjoys a stunning waterfront location on the River Tamar and is a gateway into Cornwall.

The wider Rame Peninsula, within which the town is located, has a beautiful natural environment and includes two Areas of Outstanding Natural Beauty, the Mount Edgcumbe Country Park and the Antony Estate. Rame also has a rich historic and cultural legacy, fabulous beaches including Whitsand Bay, historic fishing villages such as Cawsand and Kingsand and attractions including the South West Coastal Footpath.

For planning purposes the town falls within the Cornwall Gateway Network Area – one of a series of ‘Network’ areas identified in the emerging Cornwall Local Plan.

The wider Network area had a population of 32,750 in 2011 and includes the larger settlements of Liskeard and Saltash. The emerging Cornwall plan has identified that 350 new homes need to be developed in Torpoint during the local plan period.

At the local level, neighbourhood plans are emerging for the five parishes outside of Torpoint on the Rame Peninsula, and for Torpoint – for which this Vision forms an important part of the evidence base. These plans will form an integral part of the suite of local Development Plan documents that have a relationship with the Cornwall Local Plan.











## Context – SWOT

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### Strengths, weaknesses, opportunities and threats.

Torpoint has strengths that mean it is unique in a number of ways.

Most notably the town has a stunning waterfront setting, is close to Plymouth, has a beautiful hinterland, is a gateway to Cornwall and benefits from the Torpoint Chain Ferry. By building upon these unique characteristics Torpoint will be better placed to set itself apart.

At present there are a number of weaknesses that are working against the prospects of the town. These include the image of the town centre and the waterfront, a lack of job opportunities, tired appearance, and the lack of visibility of the centre.

Opportunities exist to address some of these weaknesses by building upon the strengths of the town. For example, by delivering projects that improve the waterfront, the 'bottom end of town' and Fore Street and create a better relationship between them.

If it is not possible to realise some of the opportunities identified and begin to generate improved socio economic fortunes there are a number of threats to the future. These include – a lack of investment, a worsening in the number and quality of shops and services, an undersupply of affordable housing, a decline in the image of the town to visitors and as a result a reduction in the confidence of potential investors, fewer jobs for local people and an on-going reduction in the quality of the town environment.

It is essential that the town will be stimulated into positive change – emphasis on quality, establishing a new civic pride and regenerating the town centre needs to underpin this. This way the change can be transformational.





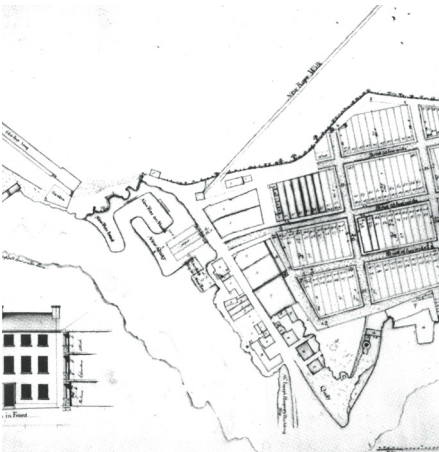
Proximity to Plymouth



A strong community



Historic buildings... as assets



A rich historic legacy...



A waterfront location



A beautiful hinterland



The Torpoint Ferry



Green assets



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## Strengths

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Proximity to Plymouth – a population of 260,000 and a wider hinterland

A strong local community – nearly 8,000 people

A stunning waterfront – views onto the Tamar Estuary

The Torpoint Chain Ferry – over 1.2 million vehicles per year

A beautiful hinterland – the Rame Peninsula

A rich historic legacy – buildings, history and town plan

HMS Raleigh – the Navy’s main training centre

A gateway to Cornwall – the hidden corner of Cornwall

Community infrastructure – schools, parks, green spaces and facilities



A gateway to Cornwall





Road dominates



General tired appearance



Town centre and ferry separate



Disconnected from waterfront



Waterfront potential not realised



Where is the town centre?



Town centre split by Harvey Street



Public facilities out of date



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## Weaknesses

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The image of the town – a poor appearance at the gateway to Cornwall, Rame and Torpoint

A tired appearance – a lack of civic quality

The bottom end of town – tired and in need of redevelopment

Waterfront – a big asset that needs to be realised

Lack of visibility of the town centre – 1.2 million vehicles pass through per year

Waterfront and town centre separate – they could support one another

Harvey Street – a poor image for Torpoint along the main route

Shopping quality and variety – many people do their weekly food shop out of Torpoint/Fore Street needs to be better

A lack of affordable housing – a need for more housing for locals

Employment opportunities – for local people



Poor image and first impression





Providing housing for local people



A better waterfront - making the most of the unique asset



Feeling part of Rame



Redevelopment - bottom end of town



The 'hidden corner'



Improving the gateway to town



Better connections to Plymouth



## Opportunities

A better waterfront – making the most of the unique asset

Redevelopment at the bottom end of town – ensuring a high quality area

Improving the gateway into town – improving the experience and quality of the environment

Enhancing Harvey Street – the main spine through town

Parking – make it easier for people to park in and around the centre

Connect the waterfront and the town centre – a more joined-up place

Better connections to Plymouth – water transport

Feeling part of Rame – a new civic quality

Providing housing – for local people

An entrance to Rame and Cornwall – make more of this

Benefit from investment in Plymouth – proximity to a big population and the City Deal

The ‘hidden corner’ – make the most of the remote geography



Connect the waterfront and the town centre





Social-economic deprivation



Lack of investment



Decline in the quality of the town



Young people continue to migrate away



Fewer jobs for local people



Existing community facilities become unviable



Decline in the number of shops



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## Threats

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Lack of investment

Decline in the number and quality of shops and services

Under supply of affordable housing

Worsening of the image of the town to visitors

Reduction in confidence of potential investors

Fewer jobs for local people

On-going decline in the quality of the town environment

Worsening of socio-economic deprivation

Negative impacts on wider Rame Peninsula

Existing community facilities become unviable

Young people continue to migrate away from the area



Worsening of the image of the town to visitors







## What do local people think?

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Left  
Selection of photographs  
from consultation events  
during 2015.

The Vision has been developed out of a good understanding of what the people of Torpoint think about their town.

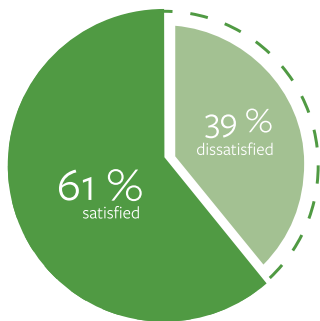
Extensive consultation has included: a web-based questionnaire; a participatory event at the Town Carnival; a public exhibition day in the town hall; consultation evening at the Jetty with local business representatives; website and social media communications; posters throughout the town; posting of 3,500 leaflets to local residents; and a road show taking the Vision to various locations throughout the town including schools and the library.

In addition there have been a variety of stakeholder meetings throughout the period in which the Vision has been developed.

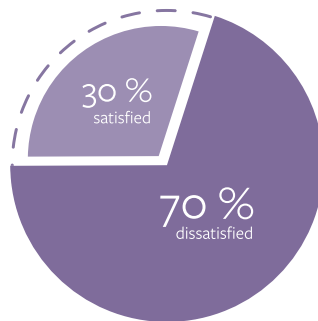


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## What Torpoint residents think about the town?



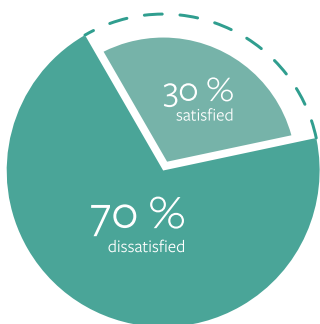
Open space



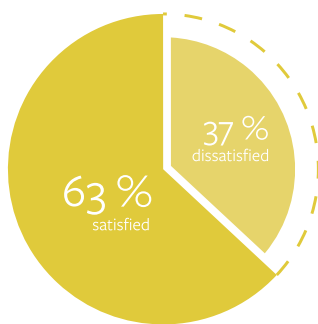
Leisure facilities



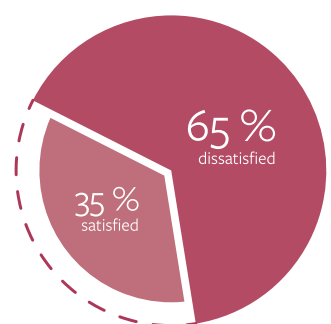
Community facilities



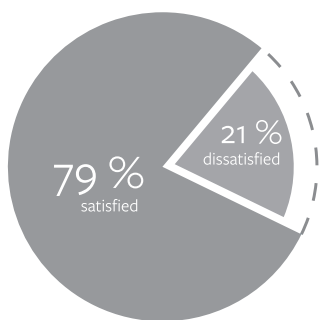
Renewable energy



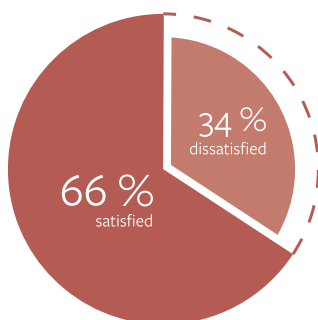
Housing



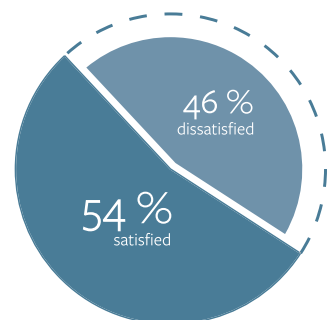
Transport



Education



Wildlife



The waterfront

## What do local people think?

### A questionnaire

During the summer of 2015 volunteers from the Neighbourhood Plan Steering Group prepared a questionnaire for local people to respond to.

The questionnaire was posted online and residents of Torpoint were invited to tell the Group what they thought about the town and how it might be improved.

The response from the community was fantastic. Over 1,500 questionnaires were completed. This enabled the project team to understand some of the key issues for people in the town.

The questionnaire asked some general questions but also asked specifically what people thought about: open space, leisure facilities, community facilities, renewable energy, housing, transport, education, wildlife and the waterfront.

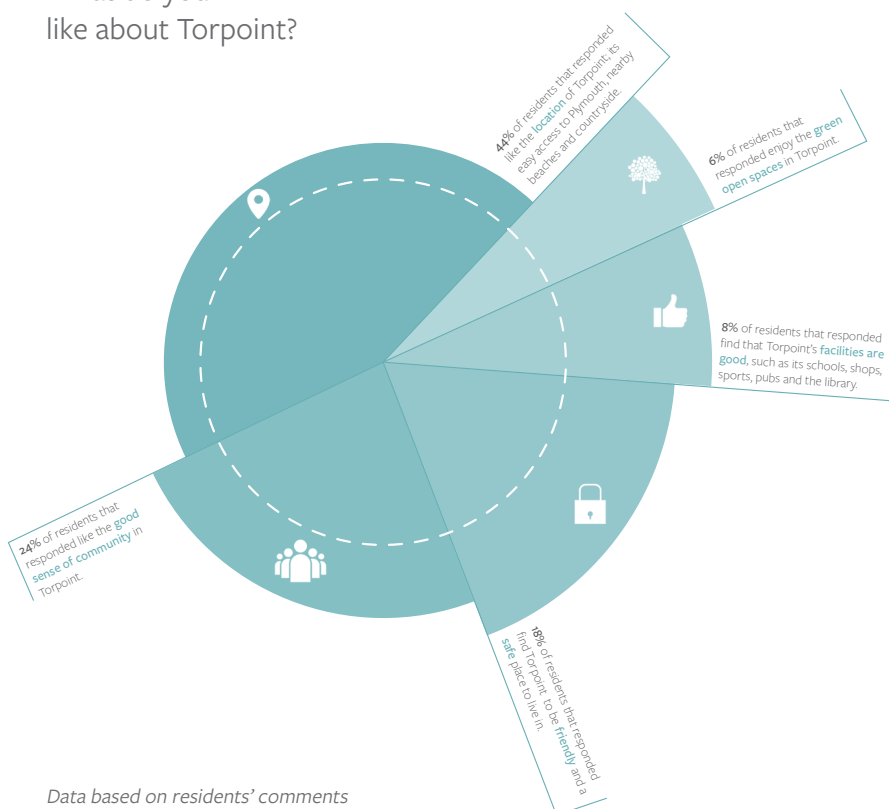
Whilst many ideas came forward as part of this exercise it is not possible to deliver all suggestions. An important role of the Vision is to identify those things that can be delivered and would be of benefit to the overall quality of Torpoint and those that are more difficult to achieve. The Vision identifies key projects within an overall strategy so that they can influence the nature and quality of change and build a momentum – it does not attempt to identify everything that might happen in the future.

Some of the most common themes that came through from community responses to the questionnaire include:

Improving the bottom end of town; making the waterfront better; enhancing the town parks – particularly Thanckes Park; building on existing leisure and sports facilities - including a new all weather pitch and town swimming pool (a very difficult challenge due to running costs); developing shopping choice; providing more housing to meet the needs of local people; creating employment opportunities; more efficient transport – buses, the ferries, pedestrian and cycle routes and parking; walks around the waterfront and into wider countryside; supporting Fore Street; improving the overall image of the town for residents and visitors.

A summary of responses to the questionnaire is in Appendix 4.

What do you like about Torpoint?



Data based on residents' comments in the initial questionnaire (Torpoint Neighbourhood Development Plan Initial Questionnaire Detail, data date: 09.07.15).





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## What do local people think?

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Below  
Image of the carnival  
consultation and the  
stickers used for members  
of the public to highlight  
the parts of the town they  
think could be improved.

### Torpoint Carnival

The town Carnival took place at Cambridge Field on 12th September 2015. The Neighbourhood Plan Steering Group was present to invite people to share their views about the future of the town.

People were invited to complete a form asking how they thought the town could be improved. They were also invited to place topic-based stickers onto a large plan of the town. This helped to build a picture of where people thought that changes could be instigated in the town.

Improvements to: the town waterfront, shopping facilities, Fore Street, parks and

open space, bus services, the bottom end of town through redevelopment and leisure facilities – including consideration of a town swimming pool – were all clear messages from this exercise. In many ways reinforcing the results from the summer questionnaire.

About 130 forms were completed and it is estimated that 350 people visited the Neighbourhood Plan tent. People were also asked where they do their weekly food shop – 60% of respondents said that they shopped outside of Torpoint.

A summary of responses to the Carnival questionnaire is in Appendix 6.







## What do local people think?

### Public exhibition

On 21st November 2015 a public exhibition took place at the Town Hall giving local people the opportunity to view and ask questions about emerging ideas for the Vision.

Attendees were invited to take away leaflets about the emerging ideas and subsequently a further 3,500 leaflet were circulated throughout the community. This generated further feedback resulting in refinement of the Vision ideas.

The emerging Vision was presented to the audience on three separate occasions during the day, by members of the project team. Exhibition panels were available for people to read, view and ask questions about – members of the Neighbourhood Plan Steering Group and consultant team were on hand to explain the process and answer questions.

Approximately 130 people attended the event and around 80 feedback forms were completed. The presentation was recorded and subsequently uploaded onto the Neighbourhood Plan website.





‘The town centre is a key issue – if regenerated it could provide an attractive high quality centre of local shops and services, in mixed-use development with suitable premises for modern business services. It has the potential to be competitive and attract businesses that serve Plymouth and the Rame Peninsula from an attractive waterfront.’

## Section 3

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# The Vision

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This section of the document explains the Vision that has been generated as a result of understanding peoples ideas and aspirations alongside key policies, proposals, constraints, opportunities and threats. The Vision provides an overarching strategy and touchstones for development from which the master plan has been prepared.



## A Regeneration Vision for Torpoint

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The Vision for Torpoint includes a series of ideas that point to how the town could be improved over a 10-15 year horizon.

The following touchstones will be important when considering proposals for change in the town:

### Civic pride and quality

As with many settlements in the UK, from about the 1960's onwards Torpoint lost its civic pride in relation to the built environment and its public streets and spaces. As a result, its environment does not necessarily represent well the strength and pride that exists in people of the town. In part this has led to a poor physical image.

To generate transformational change it is important that every future regeneration project is delivered with a renewed quality and dignity that recognises the unique qualities of the place.

### Accessibility

Torpoint and the Rame Peninsula are remote from main road and rail routes into Cornwall and separated from Plymouth by the Tamar. Making the town accessible in this context is crucial to its regeneration. This means making sure that its geography becomes an asset rather than a hindrance.

Improving the image of the town, connecting with the wider water transport network, promoting walking and cycling, linking up different parts of the town seamlessly, providing transport information, making the town more easy to read and ensuring that bus, ferry and road travel are all efficient and well-provided for will be crucial given the nature of the town's position in the world.

### Community and inclusiveness

Spreading the benefits of Torpoint's regeneration requires continued focus on all sectors of the community, identifying employment, social and community

enhancements for all. The Vision sets out a rich mix of projects that aims to achieve this over time.

To build upon the strengths of the existing community it is important that all groups benefit – for example; children, youth groups, the elderly, people living alone, active families, young professionals, and 'empty nesters' amongst others, should all see relevance to the Vision. Equally it should support the local business community and visitors - as increasingly Torpoint becomes a destination of choice.

### Economic and social sustainability

Torpoint is a Cornish town of a certain scale and grain. It is important that the nature of change in the town has regard to this and as such is appropriate to its context. This way it is more likely that regeneration will be suitable, sustainable and deliverable.

The proximity of Plymouth, the position of Torpoint relative to the wider Rame Peninsula and the number of visitors passing through via the Torpoint Ferry, all contribute to the overall economic and social balance of the community. Developing employment opportunities, social infrastructure, leisure and recreation facilities, amenities for visitors, and enhancements to the public realm will be crucial to success.

Proposals should be developed which are of the right physical, social and economic scale for the place.

Below  
The Vision.

#### Regeneration focus

The Vision for Torpoint is based around the following approach:

##### 1 Stimulating the town centre

Torpoint has the potential to become a more attractive and vibrant town that attracts businesses and visitors from other parts of the sub-region because of its particular qualities. This would have the impact of increasing job opportunities and the quality of shops and services that are available. Stimulating the quality and vitality of the town centre is crucial to making this possible and to building a strong foundation for the local economy.

##### 2 Celebrating the waterfront

The natural waterfront setting of Torpoint is a unique asset that could play a more significant role than it does at present in the life of the town. By establishing it as a bigger part of the town's public face, the process of reconstructing the image of the town will be made easier. A high quality waterfront environment, that gives reasons for people to visit, will complement a rejuvenated town centre - the two should work off one another. This strategy makes linking the town and the waterfront through strong pedestrian routes an important part of celebrating the waterfront.

##### 3 Strengthening the community

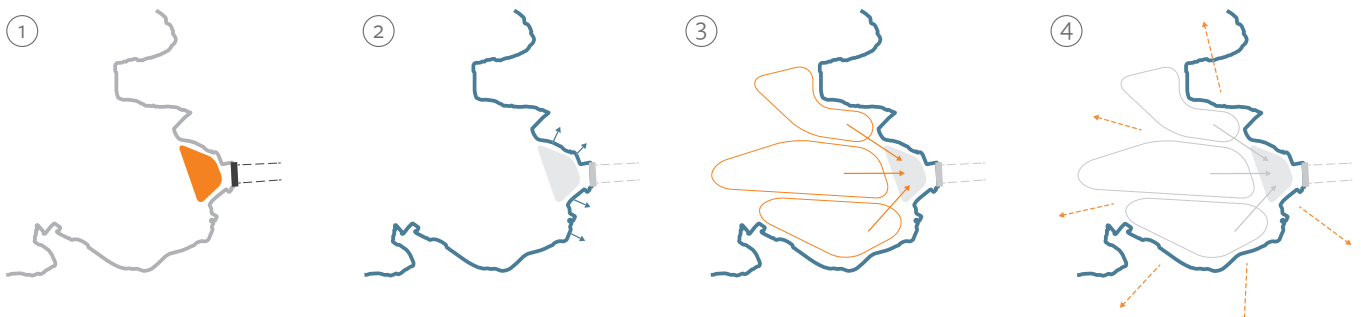
With an improved civic focus established through Vision objectives 1 and 2, it is important that the wider community is well balanced and is well connected to the town centre and waterfront.

This means amongst other requirements; ensuring that Torpoint has a good range of housing to meet the needs of its community, local schools continue to flourish, retail facilities encourage people to shop locally, quality parks, green spaces, sports and recreation facilities, local employment opportunities, efficient and regular public transport services, accessible and good quality health services alongside other supporting community infrastructure including viable police and library services.

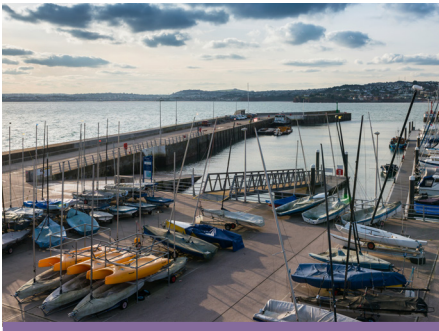
##### 4 Feeling part of the Rame Peninsula

Torpoint is the main town for the Rame Peninsula but currently does not reflect the natural qualities and richness that is a characteristic of the wider area. By focusing on a renewed quality and civic pride through the delivery of projects in Torpoint it should be possible to establish a better more seamless relationship between the two.

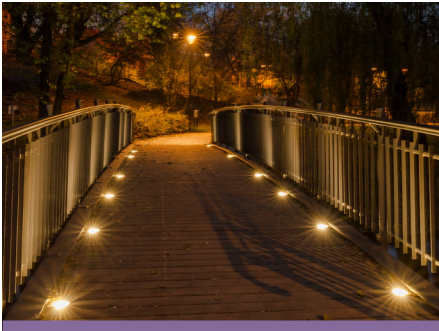
Having the hinterland of Rame adjacent to the town is an asset and more could be made of this. The facilities in Torpoint are very much part of the life of residents in the settlements of the Rame Peninsula. By establishing better cycle and walking links, a visitor centre for Torpoint and the Rame Peninsula, a market square for local Rame produce, community events and a complementary environment, it will be easier to think of Torpoint and its surrounding rural hinterland as part of a related and joined-up experience.







Landing stage for ferries



Harvey Street flats



Bottom end of town



Boardwalk

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## A Vision for Torpoint

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### An impression of place

In 2030, Torpoint has become a great place to visit and an even more sought after place to live. Whilst just 5-10 minutes across the water from Devon it is distinctly Cornish – this is evident in many of the new buildings that have helped to reshape the envigorated ‘bottom end of town’.

Local families love to spend the evening during the summer at the Penntorr café on the parkland boardwalk overlooking the Tamar – a safe and fun place for kids. The new waterfront provides an easy to get to alternative to the city waterside experiences - when the weather is good Plymouthians arrive on one of the passenger ferries that land next to the new Rame History Centre – they come from the Barbican, the Hoe and Royal William Yard.

The community has gone from strength to strength since new housing has been built around the new market square and on the fringe of town next to the new supermarket and community hub. During the summer Thanckes Park remains the focus for big events - it is a lot nicer now since the Big Lottery improvements. Cambridge Field is still the home of the Carnival – since 2017 the floats have been going back down Fore Street. The main shopping street seems to be more vibrant than it has been for many a year.

Residents and visitors alike love the Saturday craft and produce market focused on the town square at the bottom end of town – it seems to spread year on year into nearby streets and spaces, including the lovely pocket park around St James Church.

Torpoint still has a really strong local community focused on its local schools and community organisations. There are some great little businesses now that have developed in the town centre – some in little offices on leafy Harvey Street - mainly in support of the marine industries at South Yard across the water.

The Torpoint Chain Ferry remains a critical lifeline back to Plymouth – it still transports well over a million vehicles a year. One difference from ten years ago is that many more vehicles now stop in the town – there is something special to stop for.



‘No one would pretend that there  
are any quick and easy solutions.  
While some may still dream of a  
return to halcyon days, most of  
those with responsibility for the  
future of seaside towns recognise  
the urgent need for change. For  
some this means the initiation of  
a process of masterplanning; for  
others a reassessment of strengths  
and assets, and using these to meet  
the demands and the opportunities  
of 21st century lifestyles’

## Section 4

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# The Vision master plan

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This section of the Vision provides a master plan for the wider town and a series of programmed projects that aim to establish a momentum for change over time. These are targeted principally at the town centre. The Vision master plan identifies 50 ideas that could make Torpoint a better place.





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## Background to the master plan

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Left  
A view from the bottom  
end of town

The master plan is in many ways the heart of the Vision. The plan includes a wider strategy that highlights where change might be possible across the town as a whole, alongside 50 ideas (in the form of projects) that show how change could be conceived.

The master plan projects are mainly focused upon the town centre, but do include some proposals for other parts of Torpoint where these are felt to be important to the overall balance of regeneration and the community. The master plan also includes 'quick wins' that could be delivered either immediately or in the first two years (short term) and require relatively small amounts funding to make possible – these are aimed at kick starting change and developing a new momentum for regeneration.

The projects vary in scale and type. Some are quite easy to deliver and others more complex requiring significant amounts of funding. Importantly the projects are intended to point towards a direction of travel for regeneration rather than a fixed blueprint for change. They have been conceived in order that the objectives of the overarching Vision and issues raised by local people can be addressed.

This means:

- 1 Stimulating the town centre
- 2 Celebrating the waterfront
- 3 Strengthening the community
- 4 Feeling part of The Rame Peninsula

The projects in the master plan are intended to illustrate a framework for meeting the objectives of the Vision. It is likely that other projects will come forward during the period of delivery and that some ideas in the plan will never come into fruition. Notwithstanding this, it is critical that the spirit of the Vision and a focus on its core objectives is maintained as this represents the concerns and aspirations of people in the town.



## About the wider town

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Whilst the Vision focuses physical proposals for change on the town centre - because this is the principal civic focus of Torpoint, the plan also identifies areas of the wider town that may benefit from changes. These are shown on the wider town plan.

This plan shows where the main areas of development in Torpoint would be focused – including the town centre and the waterfront. As such it provides a comprehensive view of development in Torpoint. The principal areas that have been identified for change or will continue to maintain a key role in the life of the community include:

### 1 Town centre

The town centre should be the focus for mixed-use development and public realm enhancement. A change in the image of the town centre is important to underpin regeneration throughout the wider town. High quality redevelopment of existing public buildings at the ‘bottom end of town’ is particularly important to the future success of Torpoint.

### 2 Waterfront

The waterfront is a unique asset and improvements to it could help to improve the image of Torpoint. Any changes should be delivered with a new quality and great efforts should be made to establish better connections where possible between the town centre and the waterfront.

### 3 Thanckes Park

Thanckes Park is the number one park in Torpoint. The friends of Thanckes Park have begun the process of identifying where improvements could be made for the benefit of the community.

Improvements in the park would be great for the town – to ensure that they are well considered and not ad hoc, it is proposed

that a mini master plan is prepared to guide change in the park. This should consider how the park might relate in the future to new green infrastructure associated with development around the northern fringe of Torpoint (see 5 below).

### 4 Torpoint Community College

Torpoint Community College and facilities adjacent to it perform an important role in the life of the town. The College is very much a focal point for the community. There are opportunities to further improve community facilities adjacent to the College for the benefit of all.

Proposals for an all weather pitch are currently being investigated and many people in the community would like to see a public swimming pool developed – this is less advanced than the pitch in its evolution and would of course need to be the subject of a feasibility assessment to test its viability.

### 5 The Northern Fringe

In order to meet housing need it is likely that more housing will have to be built in the town. At present the emerging Local Plan has earmarked 350 homes at Torpoint. Whilst it may be possible to locate some of these on infill sites in the town – this will not be the case for all. In addition, it may become clear as time goes by that additional land is necessary in order to fulfill a bigger than anticipated housing requirement.

It appears possible that a significant number of houses and a foodstore could be accommodated on Defiance Field and Borough Farm. This would need to include the relocation of the existing rugby club to an alternative site on the edge of town.

It is important that the northern fringe area is properly master planned to ensure that the edge of town is well considered here and that it relates positively with Thanckes Park to the east. Crucially, Section 106, Community Infrastructure Levy (CIL) or

Below  
The existing town  
waterfront

public capital receipts secured through the development process should be kept for the benefit of Torpoint and directed towards town centre enhancement projects.

#### 6 Trevol Business Park

Land at the Trevol Business Park has been retained for employment use and offers the best opportunity for generating new employment floorspace within the town. Funding that is available for supporting business development through the LEP and European Growth Programme budgets should be directed at opportunities here or at Enterprise Court in the town centre.

#### 7 Sites around the existing Sainsbury's foodstore

Whilst preparing this Vision there is a question over the future of the existing Sainsbury's foodstore site and some of the sites that adjoin it. These sites are in an important position within the town and any redevelopment proposals should be considered against a mini master plan that reviews opportunities for development of the site to ensure the outcome is in the interest of Torpoint.

Any Section 106, CIL or public capital receipts generated through the development process should be kept for the benefit of Torpoint and directed towards town centre enhancement projects.

#### 8 Improved transportation

Opportunities to improve transportation and accessibility in the town should be taken where possible. This should include enhanced bus provision – including better connections between the town centre and community facilities at Trevol.

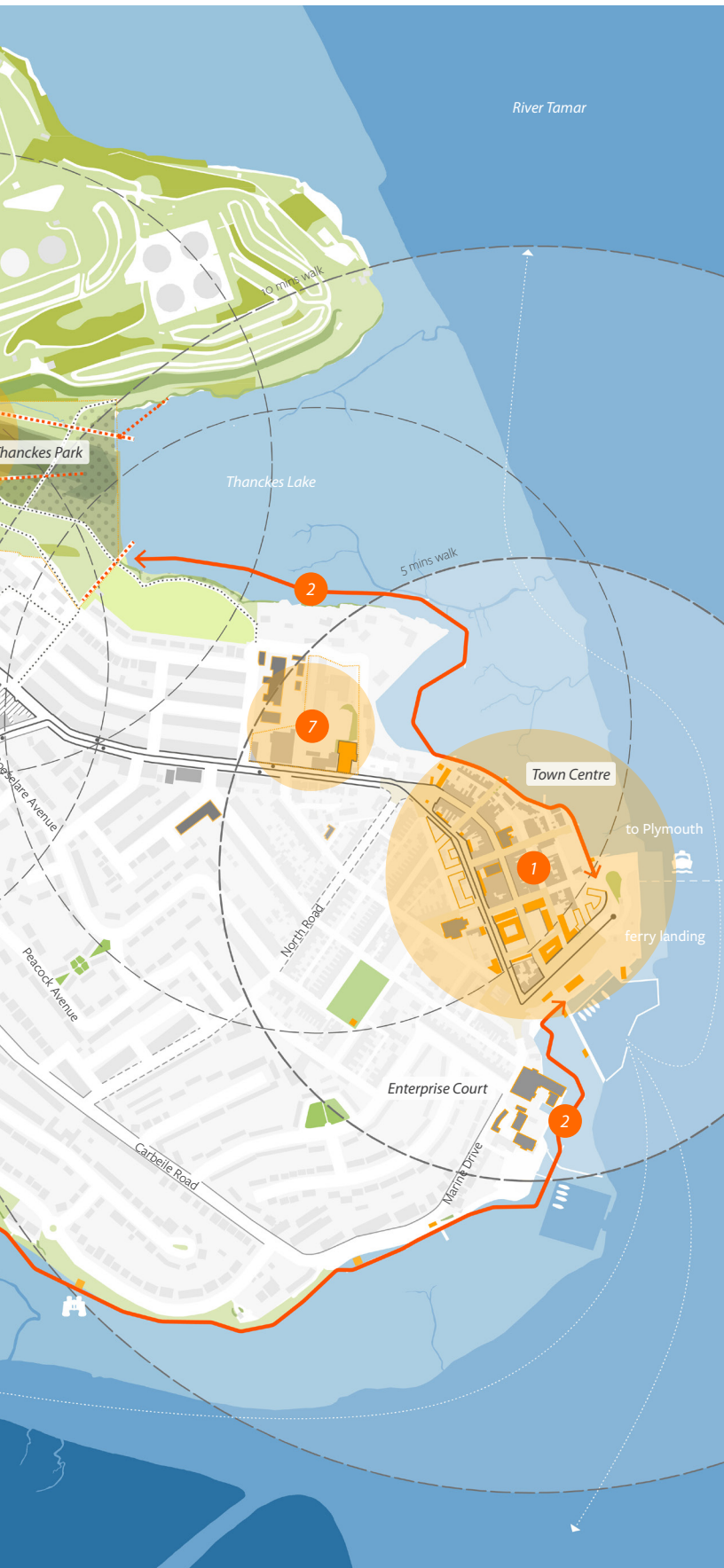
In addition, improved walking and cycling facilities, better access to the waterfront, short stay car parking to support the vitality of the town centre, enhanced water transport connections from the town - including a new passenger ferry landing, better transport information and legibility, and support for the efficient operation of the chain ferry are key objectives.





## Plan of the wider town





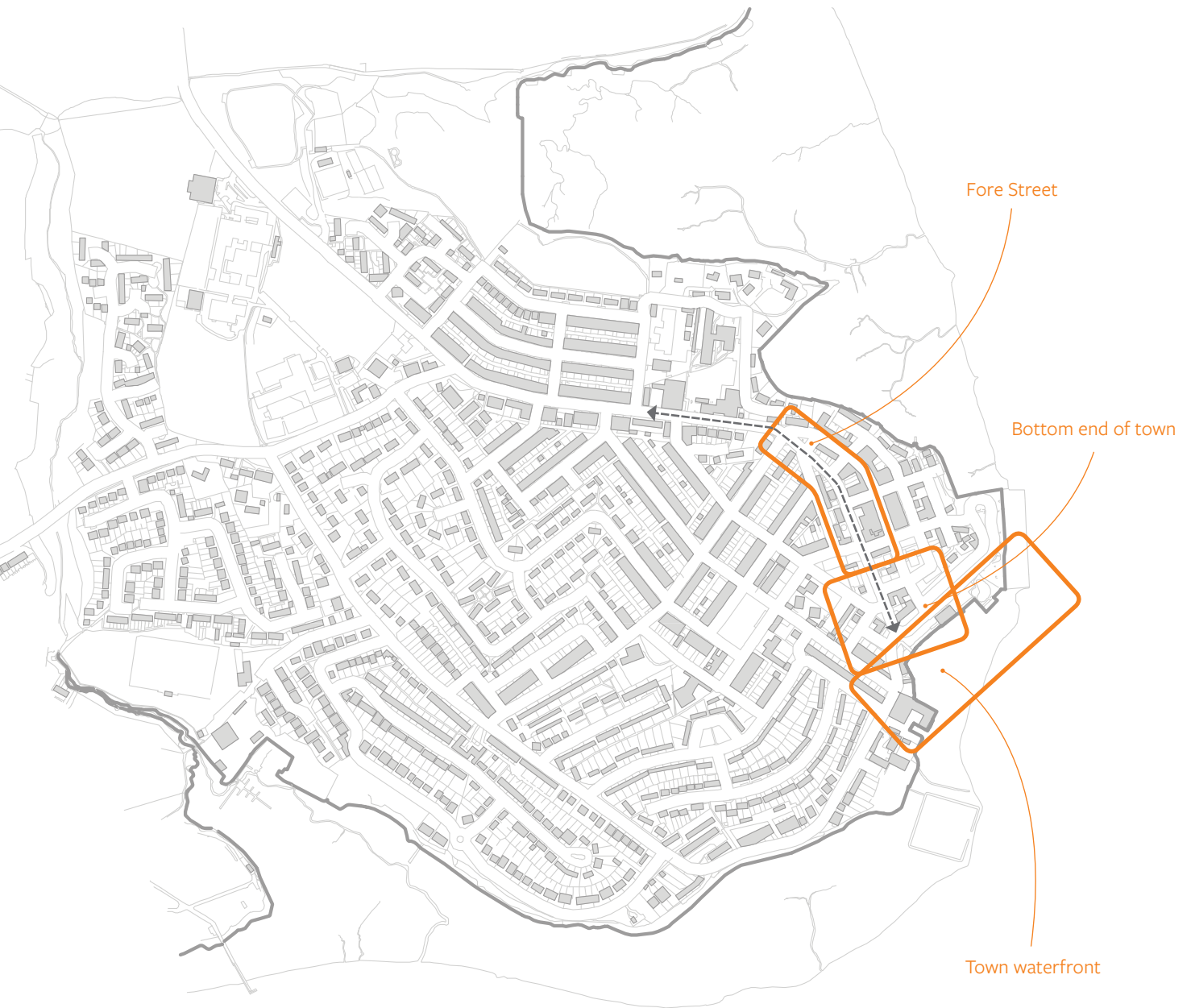
- Existing houses
- Commercial & employment units
- Existing community buildings
- Proposed new units
- Existing public right of way
- Proposed footpath
- Existing bus stops
- Existing bus route
- Flood zone

#### Town wide initiatives

Where change is proposed or a strategic role is maintained

- 1 Town centre**  
Creating a civic quality and improving the image
- 2 Waterfront**  
Making the most of the asset
- 3 Thanckes Park**  
Improving the town parks
- 4 Torpoint Community College**  
An important focus for education in the town
- 5 The northern fringe**  
Delivering housing and community facilities
- 6 Trevol Business Park**  
Employment opportunities
- 7 Sites around Sainsbury's**  
The future potential of sites
- 8 Improved transportation**  
Making getting around easier





## The town centre - introduction

Left  
Connecting Fore Street  
with the bottom end of  
town with the waterfront



Fore Street



Bottom end of town



Town waterfront

### Introducing the town centre master plan: 50 ideas to make Torpoint a better place

The town centre is a particular focal point of Torpoint where the Vision looks to set the scene for improving the quality of the environment; making the most of the town's distinct identity and enhancing its image.

The identified projects on the town centre master plan show how it could be regenerated by making improvements to the existing focus for shopping on Fore Street, redeveloping the tired 'bottom end', and enhancing the waterfront. It illustrates how through well-programmed interventions, the three elements could be better related to one another for the benefit of the whole town.

The project team has been careful to suggest projects that are of a suitable scale

for Torpoint. In doing so we have tried to balance aspiration with a sense of reality – what is deliverable in a town of the size of Torpoint?

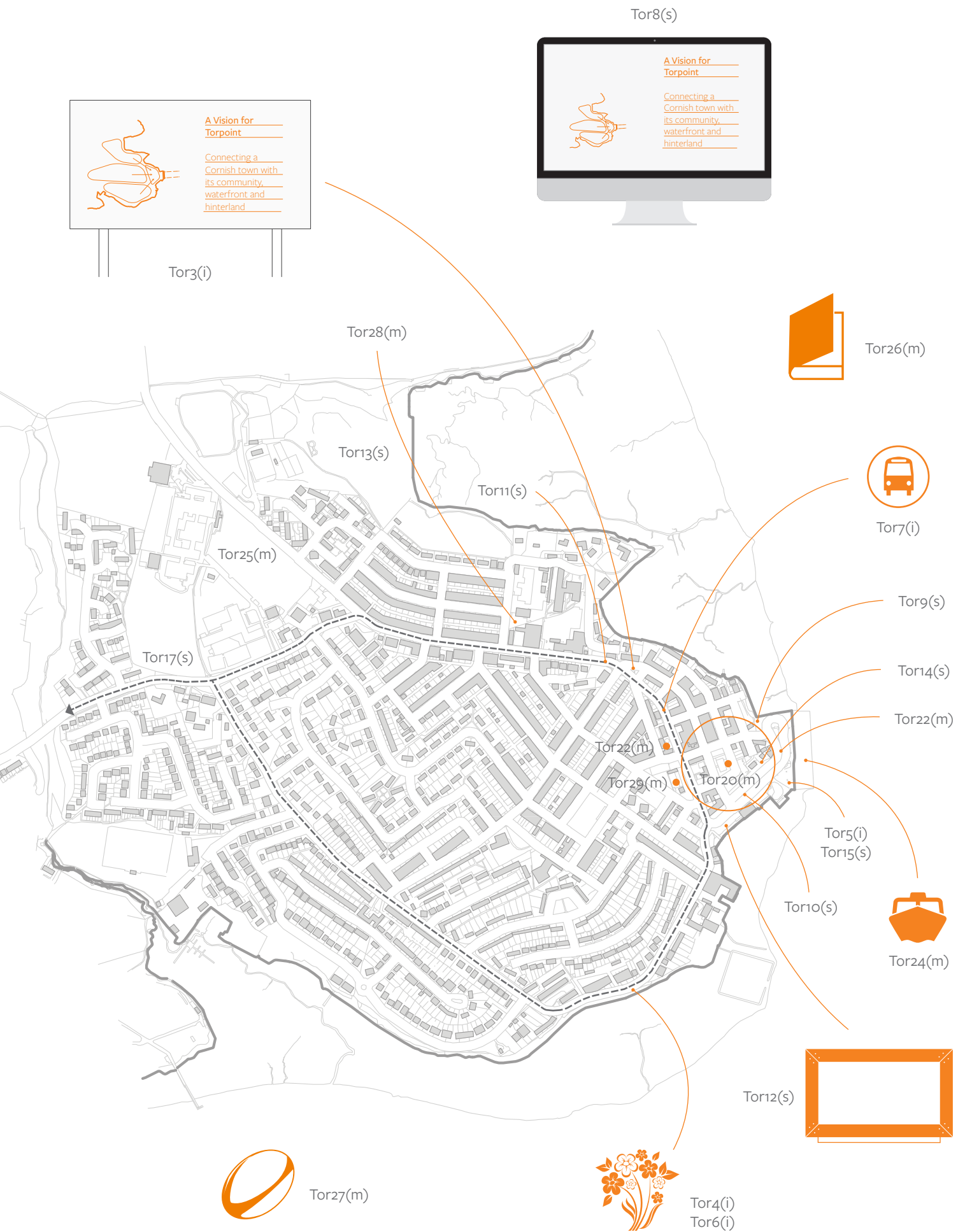
Inevitably change will happen incrementally – some projects are more likely in the short term, some will need other improvements to happen first and will therefore be more likely in the longer term. Some will rely on private funding and others will only happen if public funding can be secured.

It is important to have a strategic plan so that there is a clear statement of intent for the town – this in itself does not guarantee that change will be delivered in the right way, however – this requires hard work over many years by many, dedication to achieving quality for the town and some good fortune.

The plan has a better chance of success if it has a flexible framework that is capable of adaptation rather than a fixed blueprint for change – this is the spirit of the Vision.



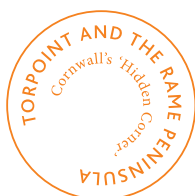




## The town centre - opportunities



Tor1(i)



Tor2(i)

### KERNOW

Tor19(m)



Tor16(s)

A Vision for  
Torpoint

Connecting a  
Cornish town with  
its community,  
waterfront and  
hinterland

Tor18(m)



Tor23(m)

### Immediate (i) – within 6 months Getting things started and pointing to a new direction

- Tor1(i) Administration
- Tor2(i) Marketing and branding
- Tor3(i) About the Vision
- Tor4(i) Bringing colour to the town
- Tor5(i) Pride in Torpoint

- Tor6(i) Marine wildflower meadows
- Tor7(i) New bus shelters

### Short term (s) – within 2 years Building a momentum for change and establishing a new image

- Tor8(s) Website for Torpoint and Rame Peninsula
- Tor9(s) Pedestrian link through boatyard
- Tor10(s) Appearance of railings
- Tor11(s) Allowing the Carnival onto Fore Street
- Tor12(s) A window on the waterfront

- Tor13(s) Thanckes Park projects
- Tor14(s) Art on the waterfront
- Tor15(s) Making better use of Rendel Park
- Tor16(s) Torpoint Swimming Pool feasibility study
- Tor17(s) Public transport connections to Trevol

### Medium term – within 5 years Consolidating change and building a better place for the future

- Tor18(m) Town maps and finger posts
- Tor19(m) Celebrating the entrance to Cornwall
- Tor20(m) The 'Bottom end of town'
- Tor21(m) Enhance the Torpoint Ferry Queuing
- Tor22(m) Enhancements to Harvey St and St James Church
- Tor23(m) Torpoint Market Square

- Tor24(m) Torpoint Passenger Ferry Landing Jetty
- Tor25(m) All Weather Pitch for Torpoint
- Tor26(m) A new library for Torpoint

- Tor27(m) A new rugby club for Torpoint
- Tor28(m) The future of sites around Sainsbury's
- Tor29(m) Infill on Harvey Street

### Long term – after 5 years Making Torpoint special

- Tor30(l) Northern entrance to Fore Street
- Tor31(l) Heritage and visitor centre
- Tor32(l) Torpoint waterfront marina
- Tor33(l) Torpoint transport and tourist information hub
- Tor34(l) Public Realm enhancement for Torpoint

- Tor35(l) Facelift to former rowing club Torpoint
- Tor36(l) Torpoint 'northern promenade' enhancement
- Tor37(l) A 'Hidden Hut' for Torpoint
- Tor38(l) A 'bird hide' for twitchers
- Tor39(l) Park landscape plan for Thanckes Park

- Tor40(l) Strengthening Fore Street through environmental improvement
- Tor41(l) Trevol Business Park, Torpoint
- Tor42(l) Enterprise Court, Torpoint
- Tor43(l) Enhancement to Cambridge Field (St James Park)
- Tor44(l) Harvey Street Flats

- Tor45(l) A site for a hotel in Torpoint
- Tor46(l) Ferry offices site
- Tor47(l) Torpoint heritage trail
- Tor48(l) Extension to Torpoint Nursery and Infant School
- Tor49(l) Housing on the northern fringe
- Tor50(l) New foodstore







## Project programming

Whilst the master plan provides a flexible framework for change, timescales have been attributed to each project in order to establish a likely programme for delivery and to illustrate how, as smaller projects or more easily implementable projects are delivered, a momentum for change can be generated by developing investor confidence in the town.

Rather than providing an exact schedule for delivery the purpose of the project programme is to establish an idea for a sequence of projects. There are many variables outside of everybody's control that can have a bearing on delivery; including for example – the state of the economy, land and development agreements, planning permission, the will of landowners and developers, and legal considerations.

Projects are attributed one of four timescales and it is expected that the clock would start running on delivery from the adoption of the Neighbourhood Plan: Appendix 3 provides more detail about each project including likely sources of funding, barriers to delivery and cost estimates - as appropriate.

### Immediate – within 6 months

Getting things started and pointing to a new direction

These projects can be implemented immediately and are otherwise described as 'quick wins'. Whilst some are small, some are necessary to ensure the effective administration of the Vision. They should all be branded as regeneration projects and mark the beginning of a process of change and a new initiative across the town.

### Short-term – within 2 years

Building a momentum for change

This phase is critical in delivering early projects that cannot be achieved immediately. It is essential that the regenerative benefits of the immediate phase projects is built upon in order to secure a momentum for change. Whilst short term projects will begin to make a difference on the ground they will not be transformational – such projects take a little longer to gestate.

### Medium-term – within 5 years

Consolidating change and establishing a new image

This phase includes a number of projects that could have a substantial impact upon the image and appearance of Topoint – including redevelopment at the bottom end of town for example. The phase tends to include more complex projects that take longer to gear up for, but at the time of preparing this Vision appear to be entirely possible.

### Long-term – after 5 years

Making Torpoint special and building a better place

Long-term projects are those that are feasible but are likely to require other projects to happen first before the climate is right for them to come forward. For this reason they are less likely to be secured within a 5-year horizon. These are projects that contribute towards the wider direction of travel for the town – some may happen sooner and others may never be delivered.









## Town centre master plan

### Immediate (i) – within 6 months

Getting things started and pointing to a new direction

- Tor1(i) Administration
- Tor2(i) Marketing and branding
- Tor3(i) About the Vision
- Tor4(i) Bringing colour to the town
- Tor5(i) Pride in Torpoint

- Tor6(i) Marine wildflower meadows
- Tor7(i) New bus shelters

### Short term (s) – within 2 years

Building a momentum for change and establishing a new image

- Tor8(s) Website for Torpoint and Rame Peninsula
- Tor9(s) Pedestrian link through boatyard
- Tor10(s) Appearance of railings
- Tor11(s) Allowing the Carnival onto Fore Street
- Tor12(s) A window on the waterfront
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- Tor14(s) Art on the waterfront
- Tor15(s) Making better use of Rendel Park
- Tor16(s) Torpoint Swimming Pool feasibility study
- Tor17(s) Public transport connections to Trevol

### Medium term – within 5 years

Consolidating change and building a better place for the future

- Tor18(m) Town maps and finger posts
- Tor19(m) Celebrating the entrance to Cornwall
- Tor20(m) The 'Bottom end of town'
- Tor21(m) Enhance the Torpoint Ferry Queuing
- Tor22(m) Enhancements to Harvey St and St James Church
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- Tor25(m) All Weather Pitch for Torpoint
- Tor26(m) A new library for Torpoint

- Tor27(m) A new rugby club for Torpoint
- Tor28(m) The future of sites around Sainsbury's
- Tor29(m) Infill on Harvey Street

### Long term – after 5 years

Making Torpoint special

- Tor30(l) Northern entrance to Fore Street
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- Tor49(l) Housing on the northern fringe
- Tor50(l) New foodstore

Torpoint Ferry

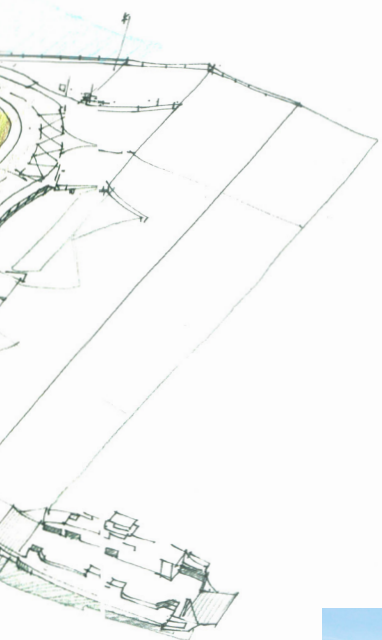






## About the projects

Left  
Artist's impression of the  
town centre projects



**Immediate (i) – within 6 months**  
**Getting things started and pointing to a new direction**

### Tor1(i) – Administration

Early on it is important that the resources are in place to deliver transformation within the town. The appointment of an administrator for the Vision and Neighbourhood Plan will assist with funding bids, logistics, appointments of specialists and liaison with stakeholders.

### Tor2(i) – Marketing and branding

In order that the Vision is delivered in a joined-up way it will be important that there is a consistent message about Torpoint and its ambitions. A marketing and branding strategy is a key early project of the Coastal Communities Team Economic Plan – Torpoint's representation within this (in its own right and as part of the wider peninsula) will be significant.

### Tor3(i) – Communicating the Vision

A simple temporary project to ensure that the Vision and Neighbourhood Plan is being communicated to as many people as possible. Whilst an up to date website is crucial, a simple, big scale, high quality art hoarding, positioned in a prominent position near the Torpoint Ferry, will help to ensure that people get the message. The work should be carried out in a high quality manner to convey the importance of establishing a new quality and civic pride in the town.



### Tor4(i) – Bringing colour to the town

An early project to involve the whole community in marking the ambition for change in a relatively simple way. 'Bringing colour to the town' will focus on encouraging everybody – residents and businesses alike – to display Cornish grown flowers to the public realm (in shop fronts, windows, gardens, streets, public spaces and in the town parks). This might focus on a springtime weekend and represent a new beginning for Torpoint.

### Tor5(i) – Pride in Torpoint

There is a tremendous strength of community in the town reflected in the large number of people who have had their say in helping to shape the Vision and Neighbourhood Plan. This strength is not necessarily reflected in the way that the public realm is looked after. As in many towns and cities some parts of Torpoint are scruffy, unkempt, messy, badly maintained, broken or graffiti strewn. Pride in Torpoint will focus on a targeted clean of the town focused on the worst cases – an opportunity for the community to make a difference in a quick and simple way and again make a clear statement about where Torpoint is heading.

### Tor6(i) – Marine wildflower meadows

Marine Drive is a hidden jewel of Torpoint because of its fantastic setting next to the creek. Whilst known to residents it is 'hidden' to passers through. This is a project for the community - adding natural colour to the foreground of one of the best views in town.

### Tor7(i) – New bus shelters

Bus shelters are a part of every day life. They can be designed in a mundane way as they often are or can be crafted using high quality materials adding a little something extra to the street experience. This project involves the installation of new wooden shelters in prominent locations in the town. Adding a little quality to something that people use everyday.



## About the projects

**Short term (s) – within 2 years**  
**Building a momentum for change and establishing a new image**

**Tor8(s) – Website for Torpoint and Rame Peninsula**

A new and dynamic website that provides information to residents and visitors will help to convey to the outside world that Torpoint has a plan, is going somewhere and is most definitely open for business. An essential part of the marketing plan for any town the website needs to sell what makes Torpoint and its position on the Rame Peninsula special.

**Tor9(s) – Pedestrian link through boatyard**

A frustration for some people in the town is that the link between the ferry and the boatyard around the northern edge of the waterfront has been blocked to pedestrians. Whilst there are management considerations in re opening the link making the waterfront accessible in every respect is a key strand of the Vision. Re opening should be reviewed in this new context when the time is right.

**Tor10(s) – Appearance of railings**

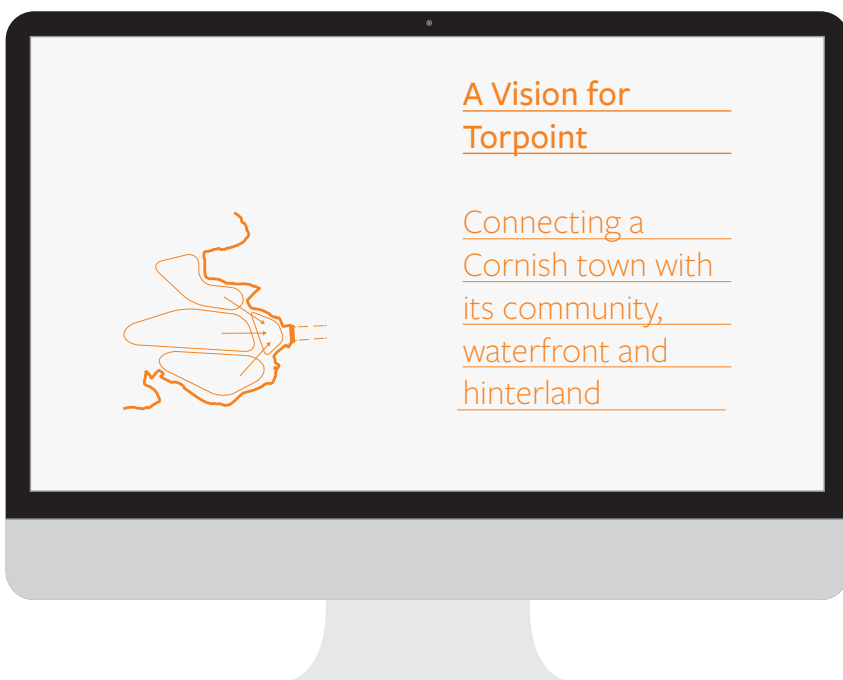
Utilitarian palisade security fencing has been installed next to the vehicle approach to the ferry for security reasons. Whilst security here needs to be maintained for operational reasons the appearance of the fence does bring down the appearance of the public environment at the point when visitors leave the town – it also dominates the view up the Tamar from this point. The project would involve the installation of better designed railings in this key position.

**Tor11(s) – Allowing the Carnival onto Fore Street**

At the north end of Fore Street at the point at which vehicles turn left into Sparrow Park a build out of the curb has been introduced to manage the speed of traffic. Whilst fit for this purpose it also limits the ability for the Carnival procession to travel along Fore Street – something that has happened as a matter of course. This can be easily re designed to ensure that traffic speeds continue to be managed and that the principal street Torpoint can once again host the procession.

**Tor12(s) – A window on the waterfront**

Torpoint's waterfront is one of the town's unique and best assets. It could work much harder in establishing it as a better place. Consequently a number of significant projects are proposed in the Vision to improve the town waterfront as a destination. This early project aims to mark the importance of the waterfront to the town in a simple way through the installation of an elegant frame to direct people towards the waterfront view and the role it plays in Torpoint.



Left

Tor8(s) – Website for  
 Torpoint and Rame Peninsula

Right  
Tor12(s) – A window on  
the waterfront



**Tor13(s) – Thanckes Park projects**  
Thanckes Park is the biggest park in town and a great resource for the local community and wider peninsula. A number of improvements have been identified by local people as a result of the work of the Friends of Thanckes Park. Whilst a landscape plan for the park will ultimately help to guide more comprehensive improvements (project Tor39(l) refers).

Below  
Tor14(s) – Art on the  
waterfront



**Tor14(s) – Art on the waterfront**  
Establishing the town waterfront as a destination so that it plays a more significant role in Torpoint can be achieved in part by making physical changes – however these require investment that will take time to bring together. In the meantime focusing events on the waterfront will help to kick start a process of change. Opportunities for art shows, pop-up galleries, one off installations, floating art and other creative ideas along the town waterfront will bring a new dimension to the town and allow people to think differently about the ways that the waterfront could be used.

**Tor15(s) – Making better use of Rendel Park**  
Rendel Park is a great asset and much improved since the works in 2013. Nevertheless it remains separated from the main town because of the ferry queuing lanes. Whilst improved pedestrian linkages will help to integrate the park back into the bottom end of town, this will be reinforced further by a passenger ferry link

and visitor centre (Projects Tor24(m) and Tor31(l) refers), use of the park in the interim would be a good thing. Possibilities include; open-air cinema, children's events, plays, music on the waterfront, craft and produce markets and art on the waterfront projects (project Tor14(s) refers).

**Tor16(s) – Torpoint Swimming Pool feasibility study**

A significant outcome of public consultation has been the number of people who have identified the need for a public swimming pool in Torpoint. Whilst this is a strong desire of some local people it is important to understand whether or not it is a practical and economically viable proposition. A feasibility study is proposed to investigate this.

*This is a headline project to recognise the high numbers of comments promoting the need for a public swimming pool from people in the community.*

**Tor17(s) – Public transport connections to Trevol**

The new health and community facilities at Trevol are essential to the life of the Torpoint and it is crucial for this reason that they are easily accessible to all residents. This requires an efficient and regular bus service from key locations in the town. If the service is not viable to run for the bus operator then alternative measures need to be put in place. This might mean the subsidy of services or the provision of alternative community run services for example.





## About the projects

Below  
Tor18(m) – Town maps and  
finger posts



**Medium term – within 5 years**  
**Consolidating change and building a better  
place for the future**

**Tor18(m) – Town maps and finger posts**  
A fresh and modern range of town maps in key locations and directional finger posts will help visitors to find their way around as well as presenting Torpoint in a better light. Allowing pedestrians to understand the town layout, how far it is to key facilities and identifying important destinations – including Fore Street – are important for the success of local businesses. Whilst a relatively simple project again this helps to build a picture of a place that is transforming its image, open for business and about quality.

**Tor19(m) – Celebrating the entrance to Cornwall**

An opportunity to mark the gateway to Cornwall in Torpoint with a public art work of suitable scale and quality. This could be located at the point at which visitors arrive in Torpoint from the ferry. An opportunity to express a positive and changing image for the town.



**Tor20(m) – The 'Bottom end of town'**  
Redevelopment at the bottom end of town represents one of the biggest opportunities that Torpoint has for improving the civic quality and image of its town centre and helping to stimulate better fortunes for Fore Street and the waterfront. The public buildings at the bottom end of town are near the end of their life and all but the library are now unoccupied.

Creating a high quality market square bounded by small shops, cafes, restaurants

with housing above could help to stimulate an improved image at the main gateway into town. The new square could be the focal point for events in the town including a produce market for the peninsula - as well as providing much needed public parking at other times. It might also be the venue for a new improved library facility subject to the outcome of Cornwall Council's review.

To ensure that the opportunity is realised in the best way possible for the town and the landowners, it is important that a joined-up approach to redevelopment is adopted. Simple guidelines from Cornwall Council should aim to facilitate the best quality development by being clear about the qualities that need to be achieved and being realistic about what can be achieved from a commercial perspective.

It is likely that some additional funding will be required to ensure that certain elements of the scheme are delivered in the right way – for example a well-designed area of public open space (Projects Tor23(m) and Tor26(m) refer).

The new development should be a contemporary representation of South East Cornwall design and of a scale, grain and character that complements the historic Eighteenth Century town plan.

**Tor21(m) – Enhance the Torpoint Ferry Queuing**

The ferry traffic queuing area has a major impact on the appearance of Torpoint for people arriving and leaving – it is a very big area of hardstanding. To complement other proposed environmental improvements and regeneration initiatives at the bottom end of town, Fore Street and the waterfront, an opportunity exists to improve its look through environmental enhancement – including a new dedicated shared surface pedestrian crossing area connecting the town to the waterfront. The project could include short stay parking on the waterfront if it can be made to work without comprising the operation of the ferry.



Above  
Tor22(m) – Enhancements  
to Harvey St and St James  
Church

#### Tor22(m) – Enhancements to Harvey St and St James Church

Harvey Street has a poor environment for a number of reasons – these include the appearance of the flats, the quality of the public realm, the visual domination of the road, the poor appearance of the backs of properties that front onto Fore Street and the lack of any real civic quality. This is a problem for Torpoint because Harvey Street is a major route in and out of town and as such has a major bearing on people's impression of the town.

The street has a wide carriageway designed in the post-war period to accommodate traffic before the Tamar Bridge was built. The road is now wider in places than it needs to be – this generates high traffic speeds at the expense of pedestrian safety.

There are a number of practical and environmental improvements that could be made for the benefit of the town. These include; short stay parking to encourage visitors to use shops on Fore Street, carriageway narrowing to reduce speeds, tree planting to introduce softening and structure (establishing a greener street), clear and informal pedestrian crossing points, general landscape improvements and the creation of a high quality and dignified pedestrian space around St James Church. These changes could help to transform the appearance of the street – in time improvements to the Harvey Street flats and high quality and imaginative infill developments in gaps on the east side of the street could help to further reinvigorate the image of the town (projects Tor29(m) and Tor44(l) refer).



Tor22(m) – Enhancements to Harvey St and St James Church artist's impression





**Tor23(m) – Torpoint Market Square**  
Creation of a new market square at the 'bottom end of town' as part of the redevelopment of public buildings would create a major new public space for Torpoint and help to support Fore Street and the waterfront. This could include short stay car parking when the space is not being used for market or other town events.

The delivery of the market square would be closely linked to the delivery of mixed-use development projects on the former police station, ambulance station and fire station sites (project Tor20(m) refers).







## About the projects

### Tor24(m) – Torpoint Passenger Ferry Landing Jetty

Introducing a new passenger ferry link on the town waterfront would be a major benefit for the town and the wider peninsula. Importantly it would connect Torpoint with the wider water transport network throughout the Tamar and help to support the operation of the Torpoint Ferry. A new ferry landing at Rendel Park would bring visitors directly to the centre of town, help to animate the waterfront as a destination in its own right and connect Torpoint to major visitor destinations in Plymouth and elsewhere on the Rame peninsula.



Above  
Tor24(m) – Torpoint Passenger  
Ferry Landing Jetty

Tor25(m) – All Weather Pitch for Torpoint  
Development of a new all weather pitch in Torpoint at the Torpoint Community College campus would improve the availability of sports playing surfaces at all times of the day, week and year. Such a facility would be for the benefit of the Torpoint community and the community of the wider Rame Peninsula. It has been a long held ambition in the town.

Tor26(m) – A new library for Torpoint  
Torpoint library plays an important role in the life of Torpoint and the wider Rame Peninsula community. It is part of the group of tired post war public buildings at the 'bottom end of town' and is in need of updating and enhancement.

The buildings at the 'bottom end of town' have been identified for redevelopment. The future of the library is currently being reviewed by Cornwall Council in this context. The outcome of this feasibility study will be important in establishing options for a way forward (refer to projects Tor20(m) and Tor23(m)).

Tor27(m) – A new rugby club for Torpoint  
The development of a new improved rugby club to the northwest of Torpoint would help to further enhance community sports facilities in the town. It would also help to facilitate much needed new housing, food shopping and other community facilities on the Borough Farm and Defiance Field sites (refer to project (Tor49(l) and Tor50(l)).



### Tor28(m) – The future of sites around Sainsbury's

At the time of preparing this Vision there is some uncertainty in the town over the future of the Sainsbury's site and land adjacent to it. These sites are of strategic importance to the Torpoint. In order to ensure that their future is thought about in a coordinated manner it is proposed that a mini master plan and design guide is prepared in order to influence the nature and quality of change (refer to Tor48).



Above  
Tor29(m) – Infill on  
Harvey Street

#### Tor29(m) – Infill on Harvey Street

Harvey Street is a key strategic route through the town. A major part of people's impression of the place. The open backs of properties on the east side of the street have a poor appearance with lots of backs of properties and rear servicing areas on show. Many opportunities exist to improve the appearance of this section of the street either through improved boundary treatments or small creative infill developments (flats, studios and other small work places). An opportunity exists to turn the current negative appearance of the street into a positive first impression of the town (Tor22(m) refers).

#### Long term – after 5 years Making Torpoint special

##### Tor30(l) – Sparrow Park – the northern entrance to Fore Street

Sparrow Park marks the northern entrance into Fore Street and the civic heart of the town. Whilst not an immediate priority, in time improving the appearance of the space and the way that it relates to Harvey Street would be beneficial to the image of the shopping area – it is a key entrance point into Fore Street.

There is also an opportunity to explore the practicality of creating a small stepped link between the space and the waterfront on the 'northern promenade' as part of redevelopment proposals. Part of the overarching strategy to connect the town centre with the waterfront.

##### Tor31(l) - Heritage and visitor centre

A new foot passenger ferry, a much improved waterfront, redevelopment at the bottom end of town, a marina, transport hub and better links between the waterfront and Fore Street, are some of the initiatives that would combine to create a dynamic new entrance into Torpoint, the Rame Peninsula and Cornwall.

A new heritage visitor centre at or near Rendel Park would be a major asset to the overall offer – marking the entrance with quality and dignity and complementing the new passenger ferry landing. A way of setting the scene, developing a better image of place and contributing to the overall first impression of the town and the peninsula and presenting what it is about. The centre might also incorporate a small shop and café.

##### Tor32(l) - Torpoint waterfront marina

Creation of a new marina at the Torpoint waterfront to add animation to the waterfront scene and contribute to enhancing Torpoint's role as a key waterside destination on the Tamar. The proposal would form part of a series of initiatives on the waterfront to enhance the overall offer.

##### Tor33(l) - Torpoint transport and tourist information hub

The Rame Peninsula holds many hidden assets that can be discovered by visitors using modes of transport other than the car. The proposed hub would provide details on travel to walkers, cyclists, and bus and water transport users to assist them on their journey. The new hub would be located at the entrance into Torpoint, Cornwall and the Rame Peninsula - adjacent to the waterfront at the bottom end of town.





## About the projects

Right  
Tor34(l) - Public Realm  
enhancement for Torpoint's  
waterfront

**Tor34(l) - Public Realm enhancement for Torpoint's waterfront**  
Improvements to the waterfront to establish a destination and positive first impression of the town, Rame and Cornwall. Including new boardwalk/ reclamation of waterfront and associated café(s) and gallery space. The project would include major works to the foreshore of Torpoint's waterfront to help regenerate the town centre through the establishment of a new town park at the waterfront - extending Rendel Park.



Below  
Tor36(l) - Torpoint  
'northern promenade'  
enhancement



The work might also include the establishment of a pedestrian connection between the bottom end of town and the waterfront. Linked to this project, enhancements to the town slip to improve access to the water would be beneficial.

**Tor35(l) - Facelift to former rowing club Torpoint**  
The appearance of the existing rowing club building has a negative impact on the first impression of Torpoint for people arriving into the town by ferry. It also has a negative impact on the overall appearance of the town waterfront. Enhancement of the building to give it a stronger and more dignified civic identity would help to improve the quality of the image of the town and its waterfront.

**Tor36(l) - Torpoint 'northern promenade' enhancement**  
Torpoint's 'northern promenade' provides an opportunity to establish a hidden gem for tourists that could add to the overall attractiveness of the town and the role that it plays in tourism on the peninsula.

Environmental improvements, lighting, public realm enhancements, art, and opportunities for small scale gallery and café/ restaurant space could combine to establish an asset that would be an integral part of the visitor experience.

It is envisaged that this project would be delivered as a result of a number of

smaller interventions that come together to establish a new and distinctly Cornish waterfront walkway – for the benefit of visitors and residents.

The project may be characterised by incremental/ organic changes but a mini master plan to illustrate the opportunity and guide the direction of change is likely to be beneficial.

**Tor37(l) - A 'Hidden Hut' for Torpoint**  
A small outdoor café to serve water sports users and walkers. Introducing a high quality facility in Torpoint that will add positively to the experience of the town waterfront. The 'Hidden Hut' on the edge of Porthscatho on the Roseland Peninsula provides an excellent example of what might be possible. A small kiosk overlooking the creek - a place where great food and drinks can be served for people enjoying the outdoors.

**Tor38(l) - A 'bird hide' for twitchers**  
The creek at Torpoint provides a fantastic environmental resource that attracts many bird species – it is designated Site of Special Scientific Interest. An ornithologists delight. A bird hide here would provide a fantastic new resource for people who want to enjoy the wonder of the place.



#### Tor39(l) - Park landscape plan for Thanckes Park

Thanckes Park is a major asset for Torpoint and the wider peninsula – it is a great everyday park facility and events venue. There is considerable scope to improve the park. To ensure a joined-up approach that avoids incremental changes that may not relate well to one another - a park master plan should be developed.

The plan should include consideration of the potential for: a café kiosk, tennis courts, improved footpath network, a planting and tree plan, other soft planting, integrated play etc. and have regard to the work that has been undertaken in the community to understand how people would like to see Thanckes Park develop in the future. The plan would form a foundation for attracting funding directed at specific projects and support the work already undertaken by the Friends of Thanckes Park.

**Tor40(l) - Strengthening Fore Street** through environmental improvement  
Fore Street is the main retail street for the town and the peninsula. To support the street, targeted physical improvements could help to improve the quality of its environment making it a more attractive place to shop and improving its image. A shopfront and facelift enhancement grant scheme is one way to assist premises and business owners to invest in improvements in an affordable way.

Capital to invest in the quality and character of the street itself can also create an improved setting for business. This might include investment in new street furniture, signage, lighting or public art for example.

Maintaining car parking is important to the on-going viability and vitality of street.

**Tor41(l) - Trevol Business Park, Torpoint**  
It is important that a range of employment opportunities are developed in the town that create the option for local people to work in the Torpoint. The Trevol Business Park represents one of the best possibilities for doing this.

Development of opportunities for enhanced employment prospects on the Trevol site through the proVision of additional floor space, jobs and apprenticeships will form an important part of ensuring a balanced local economy.

**Tor42(l) - Enterprise Court, Torpoint**  
Enterprise Court offers another important opportunity in the centre of Torpoint to attract new businesses to the town.

Development of opportunities for enhanced employment prospects at Enterprise Court through new jobs and apprenticeships will, in addition to those at Trevol, form a part of ensuring a balanced local economy.

**Tor43(l) - Enhancement to Cambridge Field** (aka St James Park and Swing Park)  
Cambridge Field has an important role

Below  
Tor40(l) - Strengthening  
Fore Street - a vibrant retail  
environment





## About the projects

in the life of the town and the memories of its residents. It could benefit from investment to improve its overall quality and appearance and the facilities provided. Torpoint's parks are a great asset and need to be looked after into the future.

### Tor44(l) - Harvey Street Flats

The Harvey Street flats provide much needed housing for residents. They also have a negative physical impact on Harvey Street – a major route through the centre of town. As a result their appearance contributes towards the overall poor appearance of the centre of town. Whilst there are no proposals to refurbish the external appearance of redevelop the flats if this were to happen in the long term there is an opportunity to significantly enhance the west side of the street.

Redevelopment might include the opening up of the east end of Wellington Street to reintroduce a feature of the original Eighteenth Century town plan - this established visual connections between the grid of streets and the waterfront (the Wellington Street connection was lost when the Harvey Street flats were developed).

### Tor45(l) - A site for a hotel in Torpoint

As Torpoint transforms over time it would be expected that more people would want to stay and as such the demand for tourist accommodation will increase. Arguably demand already exists – most particularly related to the through flow of relatives visiting HMS Raleigh.

Due to the nature of the town, hotel sites are not necessarily obvious – potential sites, all of which have challenges, might include Thanckes Park (related to a new park master plan), land within a configured Yacht Club site (provided facilities of the club can be accommodated), a reclaimed waterfront site or on land around the Sainsbury's site.

### Tor46(l) - Ferry offices site

The stone ferry office is a modest building at the entrance into town

from the ferry. Should the opportunity arise redevelopment of the site and its surroundings could add positively to the arrival experience and the overall image of the town centre and the waterfront.

This is a long-term project that may not happen but if it does may take many forms. Clearly part of the planning would be the relocation of the existing offices. Feasibility work has been undertaken that explores the potential for office space at Rendel Park – whilst some ferry office space maybe feasible within the park it is important that this is complementary to the public role of the waterfront and the ambition to create a new ferry passenger landing and visitor centre (refer to projects Tor24(m) and Tor31(l)).

The possibility of introducing a new stepped link connecting the waterfront and the 'northern promenade' could be explored as part of a redevelopment project.

### Tor47(l) - Torpoint heritage trail

Torpoint has a rich maritime past that is not expressed or clearly evident. The town archive holds fascinating material about its history. The town plan itself dates back to the Eighteenth Century. An opportunity exists to establish a town trail that brings out the history of the town to locals and visitors alike.

### Tor48(l) – Extension to Torpoint Nursery and Infant School

Torpoint Nursery and Infant School is at the centre of town life and has been for many years. The future needs of the school should be taken account of in any proposals that come forward concerning land in and around the Sainsbury's site. Outdoor learning in the school grounds has created a new dimension to the educational experience for young children in the town. Extension of the school site to improve the facility for outdoor learning would be a very positive change for education in the town (refer to project Tor28(m)).



Above  
Tor44(l) - Harvey  
Street Flats

#### Tor49(l) – Housing on the northern fringe

There is a demonstrable need for additional new housing in Torpoint in order to satisfy need and demand. Whilst some housing could be accommodated on a limited number of infill sites in the town itself – this would not get close to achieving the numbers or variety of housing types that are necessary. Defiance Field and Borough Farm on the northern fringe of the town have been identified as potential sites for housing. It is likely in the future that other sites on the northern fringe will need to be identified to ensure that the people of Torpoint can be suitably housed.

It is important that any identified Community Infrastructure Levy, Section 106, or public capital receipts generated from housing development are directed towards expenditure on town centre enhancements. This will help to ensure that Torpoint is more likely to achieve the key objectives of its Vision and Neighbourhood Plan (refer to project Tor50(l)).

#### Tor50(l) – Food shopping

There appears to be a requirement for additional food shopping in Torpoint. Many people shop outside of the town – taking their business elsewhere at the moment.

A significant number of local people identified this as a weakness that needs to be addressed. Whilst accommodating a new store in the heart of town might be the obvious move – there does not appear to be demand from operators and appropriate sites do not really exist. A new food retail development is more likely to be successful on the fringe of town. As with new housing, receipts should be directed towards enhancements within the town centre (refer to project Tor49(l)).

Below  
Tor49(l) – Housing on the northern fringe





## A matrix of projects

Details of the projects are set out in appendix 3.

<b>Immediate (i) – within 6 months</b> Getting things started and pointing to a new direction		
Tor1(i)	Administration - staff to make things happen	↑
Tor2(i)	Marketing and branding - part of the Rame initiative	↑
Tor3(i)	About the Vision - art hoarding	↑
Tor4(i)	Bringing colour to the town - Cornish flowers on display	→
Tor5(i)	Pride in Torpoint - a town clean up	→
Tor6(i)	Marine wildflower meadows - on Marine Drive	→
Tor7(i)	New bus shelters - in the town centre	→

<b>Short term (s) – within 2 years</b> Building momentum for change & establishing a new image		
Tor8(s)	Website for Torpoint and Rame Peninsula - part of the Rame initiative	↑
Tor9(s)	Pedestrian link through boatyard - opening a route	↓
Tor10(s)	Appearance of railings - making less industrial	↓
Tor11(s)	Allowing the Carnival onto Fore Street - access for floats	→
Tor12(s)	A window on the waterfront - artwork focus on the waterfront	→

Tor13(s)	Thanckes Park projects - enhancing the park	→
Tor14(s)	Art on the waterfront - temporary activities	→
Tor15(s)	Making better use of Rendel Park - bringing it into the life of the town	→
Tor16(s)	Torpoint Swimming Pool feasibility study - can it work?	↑
Tor17(s)	Public transport connections to Trevol - making facilities accessible	↑

<b>Medium term – within 5 years</b> Consolidating change & building a better place for future		
Tor18(m)	Town maps and finger posts - that is easier to read	→
Tor19(m)	Celebrating the entrance to Cornwall - a high quality artwork	↑
Tor20(m)	The 'Bottom end of town' - redevelopment site	↑
Tor21(m)	Enhance the Torpoint Ferry Queuing - improve the landscape	→
Tor22(m)	Enhancements to Harvey St and St James Church - a dignified space	↑
Tor23(m)	Torpoint Market Square - at the bottom end of town	↑
Tor24(m)	Torpoint Passenger Ferry Landing Jetty - water transport access	↑

Project priority:    ↑ High    → Medium    ↓ Low     Projects that are most important to the successful regeneration of the town.

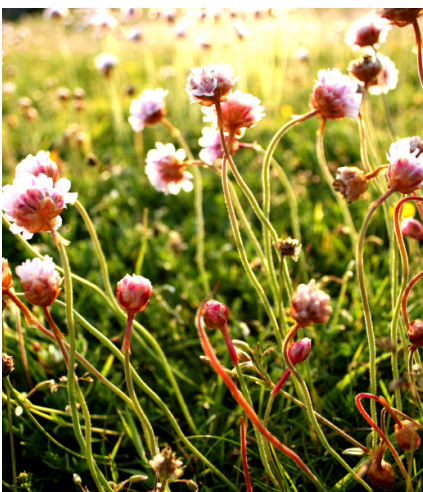
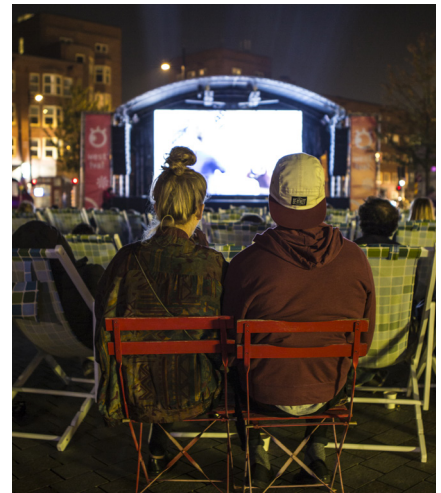
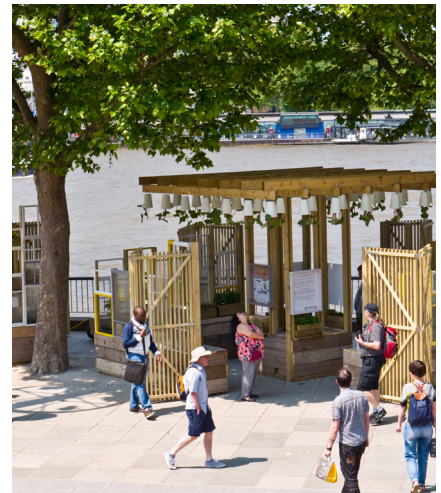
Tor25(m)	All Weather Pitch for Torpoint - improving sports facilities	↑
Tor26(m)	A new library for Torpoint - a public resource	↑
Tor27(m)	A new rugby club for Torpoint - making housing possible	↑
Tor28(m)	The future of sites around Sainsbury's - a master plan	↓
Tor29(m)	Infill on Harvey Street - quality opportunities	→

<b>Long term – after 5 years</b> <b>Making Torpoint special</b>		
Tor30(l)	Northern entrance to Fore Street - improving the image	→
Tor31(l)	Heritage and visitor centre - marking the waterfront	↑
Tor32(l)	Torpoint waterfront marina - the waterfront as a destination	→
Tor33(l)	Torpoint transport and tourist information hub - putting transport first	↓
Tor34(l)	Public Realm enhancement for Torpoint - a new boardwalk park on the waterfront	↑
Tor35(l)	Facelift to former rowing club Torpoint - improving the image	→
Tor36(l)	Torpoint 'northern promenade' enhancement - a new facet to the town	→

Tor37(l)	A 'Hidden Hut' for Torpoint - for walkers and water sports people	→
Tor38(l)	A 'bird hide' for twitchers - adding to comfort	→
Tor39(l)	Park landscape plan for Thanckes Park - making the most of the asset	→
Tor40(l)	Strengthening Fore Street through environmental improvement - supporting retail	↑
Tor41(l)	Trevol Business Park, Torpoint - employment prospects	↑
Tor42(l)	Enterprise Court, Torpoint - employment prospects	↑
Tor43(l)	Enhancement to Cambridge Field (St James Park) - improving the park	↓
Tor44(l)	Harvey Street Flats - a long term goal	↑
Tor45(l)	A site for a hotel in Torpoint - when the town has moved forward	→
Tor46(l)	Ferry offices site - a long term goal	↓
Tor47(l)	Torpoint heritage trail - bringing out the rich past	↓
Tor48(l)	Extension to Torpoint Nursery and Infant School - outdoor learning	→
Tor49(l)	Housing on the northern fringe - creating new homes	↑
Tor50(l)	New foodstore - diversifying shopping choices	↑



Celebrating the entrance to Cornwall - a high quality artwork



Thanckes Park projects - enhancing the park



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## Quick wins

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The Vision for Torpoint includes a variety of proposals that rely on a number of circumstances coming together at the right time for their delivery to be achieved and for a momentum for change to begin – including most importantly the availability of funding. Some projects will be achieved in the short to medium term others within a longer time horizon.

Some projects are in theory easier to deliver than others. These are crucial to getting the ball rolling and influencing the pace, quality and appetite for change. The following ‘quick wins’ represent projects that could be delivered early on (within the first 2 years) and begin to shape change.

About the Vision - art hoarding





‘The Vision should focus upon setting a new benchmark for quality in Torpoint. The work would set out to establish aspirations and opportunities for change that would either trigger change or influence the nature of proposals when opportunities arise. The Vision should include an overarching view of how the town could move forward including; a Vision, identified projects, a town plan identifying proposals and illustrations of project ideas.’

## Section 5

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# Delivery

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This section of the document considers how projects that form the Vision can be implemented.



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## Delivery - making change happen

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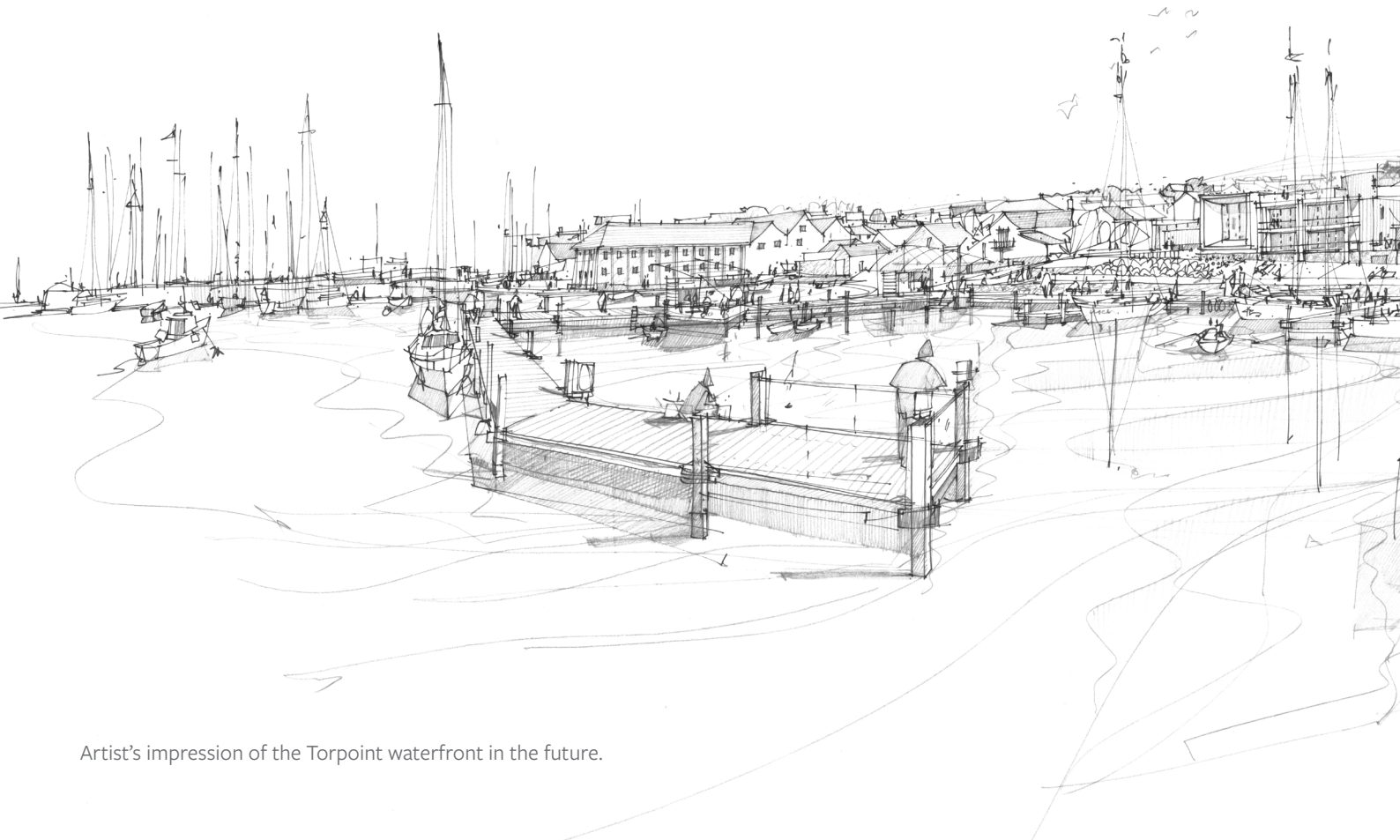
Making change happen – focuses on identifying how delivery can be made to happen.

It concerns getting things moving quickly, governance to ensure that the appetite for change is maintained into the future, implementation, project management, identifying funding sources, the importance of maintaining a strong momentum and an appropriate quality, and the need for monitoring and review.

### Delivery - Governance, monitoring and review

The Vision for Torpoint identifies immediate projects that will start a process of change quickly and in a way that will get things done on the ground. Quick wins and short-term projects have been selected intentionally so that they respond to issues and frustrations identified by local people in their everyday lives.

Delivery of these projects needs to be championed by the Town Council with support from the project partners. The Council is in the best position to make change happen with support from key funders, landowners and the local community.



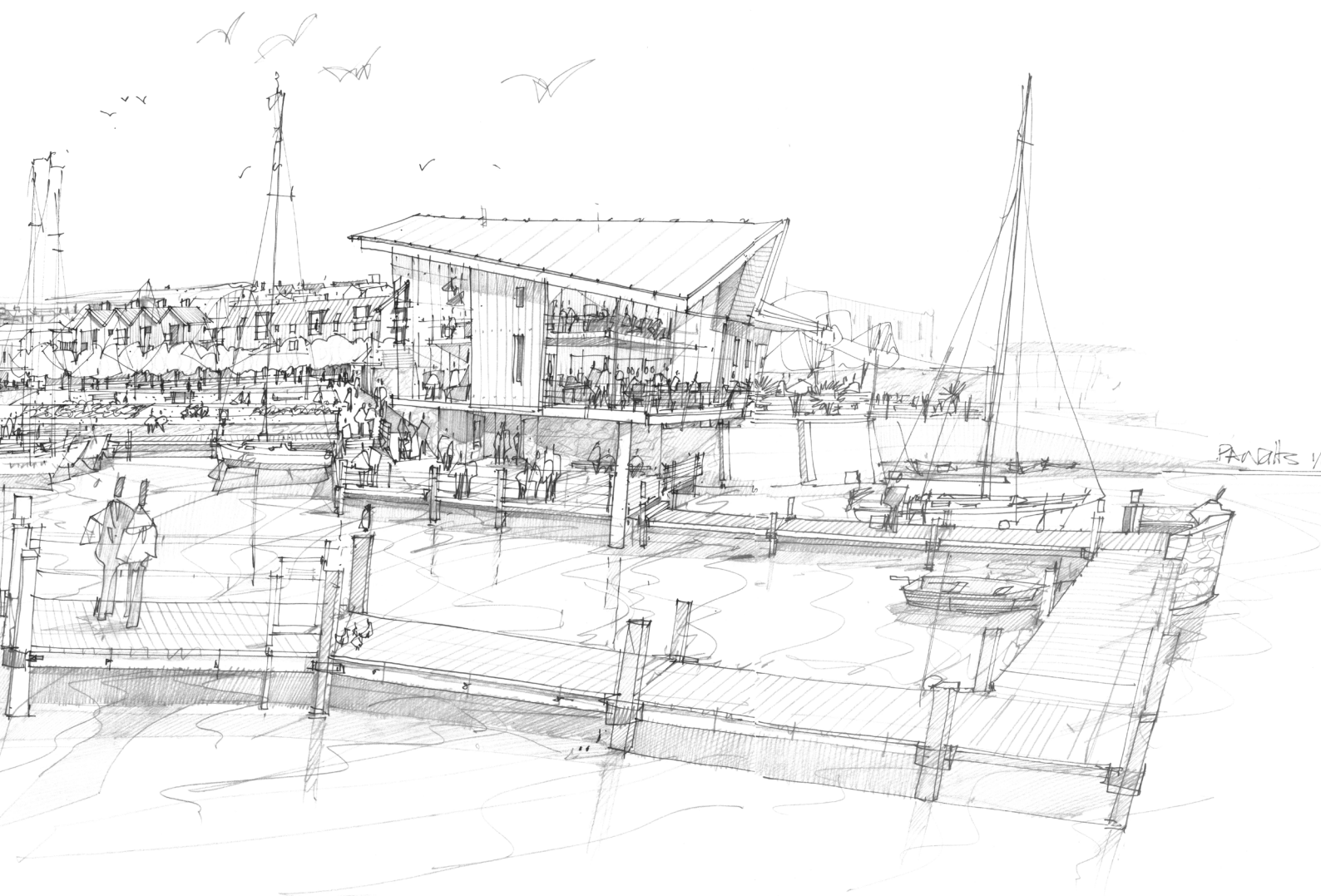
Artist's impression of the Torpoint waterfront in the future.

The wider project involves a comprehensive framework for change that seeks to fundamentally alter the fortunes of Torpoint through the delivery of a number of initiatives of different scales over many years. In order for this strategy to succeed governance and ownership of the project is required so that a momentum for change can be properly established and so that on-going responsibility exists to organise the projects that will effect change.

Whilst governance of the overall project could be led by Torpoint Town Council as the commissioning organisation, a multi agency approach to co-ordination and

delivery may well be more likely to succeed – including the possibility of private – public sector partnership. Investigation of the potential for a multi-sector governing organisation would be sensible.

For change to be instigated will require sustained attention and a dogged determination over many years. This will be made easier if early successes can be established on the ground that begin the process of change - making a real difference to the quality of peoples lives and to the perception of the image of Torpoint.





## Delivery - making change happen

A multi agency responsibility, authority, a project champion and establishment of a project manager/ project management through the life of the projects are crucial to success. Proper governance and administration will underpin the ability to attract funding, deliver projects, build momentum and therefore exercise transformation in the fortunes of the town.

In order to provide a suitable planning backdrop to assist delivery of the Vision it should be embodied in planning policy. This will be achieved in part by embedding its objectives within the emerging Torpoint Neighbourhood Plan – refer to section 6 concerning Recommendations for the Neighbourhood Plan.

Giving material planning weight to the strategy will assist in enabling and supporting delivery and provide a stronger foundation for attracting funding from different sources over time. In addition, it would also make sense to include the strategy and delivery of key projects within future versions of Cornwall's Transport Plan.

Governance needs to be the subject of particular attention at the beginning of the process so that suitable steps are made to establish an organisational structure that can deliver change over time. This might be through an existing body with suitable credentials from within the community – or a new organisation. The lead on establishing governance for the project might be directed initially by Torpoint Town Council with support from Cornwall Council.

Monitoring and review will need to underpin the project as it moves forward. This is particularly important because the project provides a framework for change – this should be inherently flexible and not a fixed blueprint. Monitoring and review will be important to gauge the success of early projects and to identify subsequent phases. It is possible that new projects that currently have not been identified

in the Vision may come forward as the Vision progresses and change is instigated. Funding and investment will of course be critical to success.

### Delivery - Implementation, investment and funding

Establishing suitable governance and an organisational structure to deliver change will also be important in identifying and securing funding options and opportunities. A proper and accountable mechanism for delivery will ensure that the project is better placed to attract funds. Whilst funding opportunities will come and go, and new funds will become available as time goes by, at the time of developing the framework for change the following opportunities have been identified by the project team and project partners:

Match Funding / Capital receipts from landowners / New homes bonus / European Funding link to socio-economic issues – Growth Programme / Community Infrastructure Levy (CIL)/ Big Lottery Community Fund / Sustrans Funding / Cornwall and Isles of Scilly LEP funding / Local Transport Plan / Cornwall Council Annual Programme (Transport) / Re-thinking Parks / Stepping Stones to Nature /other European Funds / Sports Development Funds / Sports England / Ping Plymouth / Sports Activation Fund / England Athletics / Access Funds/ Historic England funds/ SITA/ Torpoint Town Council/ Cornwall Council/ Cornwall Community Chest/ Plymouth City Deal/ Football Foundation/ DCLG Awards for All/ Arts funds/ Homes and Communities Agency funding/ Coastal Community Team/ Visit England.

### Delivery - A commercial perspective

There is little point engaging in a Vision exercise and raising expectations without a realistic view about the state of the commercial market and likelihood of delivery. There are many Vision documents and regrettably too few lead to the quality

interventions on the ground that can transform Vision into a reality.

From a commercial perspective the Vision falls neatly into two parts:

- Aspiration to revitalise a town centre that is decaying and in need of regeneration;
- Edge of town proposals including opportunities for retail and housing development – this is generally more easily deliverable as well as being necessary for socio-economic reasons.

#### The Town Centre

From a commercial point of view all of the projects identified in the Vision for the town centre area would make a positive difference to the town, help to develop a new momentum for change and build confidence for potential investors.

Most of the public realm projects are not profitable and therefore would require grant funding, Section 106, CIL or capital receipt re-investment to be delivered.

Commercial development in the town centre has historically been extremely marginal – a step change in this position is an important part of what the Vision is looking to achieve. There have been very few developments of note in recent years and commercial buildings have generally not sold at strong prices. In contrast, the Trot Inn office and recent investment in the Jetty restaurant at the waterfront represent notable improvements brought about as a result of a courageous investment by individuals.

The town struggles to generate good values for property and as a result it can be difficult to achieve high quality development without grant funding. Mixed-use residential schemes promoted in the Vision are likely to be commercially marginal in the early years – this in itself may compromise the ability to deliver high quality buildings

that make a positive contribution to the town. Some of the proposed residential developments with direct views over the water will attract slightly higher values - if they are designed as part of a new place (around a market square for example) their value potential maybe further enhanced.

Torpoint town centre as a retail area is not necessarily representative of the retail market place. The impact of Internet shopping has contributed towards undermining the strength of many town centres across the UK. The challenge is to focus the future ‘high street’ on a core area providing choice, independent trading, quality, outstanding service and value for money – a bespoke, unique experience in a good quality environment.

The proposals for the town centre aim to establish a new focus – around a more compact commercial centre that has a broader mix of uses including residential and leisure uses of an appropriate scale. The aim is to add positively to the colour, vibrancy and vitality of the town centre. This would be to its benefit in regeneration terms.

In order to give mixed-use residential developments greater potential to succeed it would be sensible to limit the extent of planning gain requirements in the early years of implementation – this includes affordable housing contributions. Consequently greater attention could be placed on the quality of architecture and public realm design. This should be dealt with through viability assessment where the costs of higher quality design can be considered in the round.

Whilst not in tune with conventional planning policy application and in the short term there would be an implication for the supply of affordable housing in the town centre – the result should be more robust and better quality regeneration for the wider benefit of Torpoint. As a result the delivery of affordable housing and other



## Delivery - making change happen

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community infrastructure would be made easier to deliver in the future.

Proposals for the waterfront would make a big difference to the overall offer in the town and if some of these can be delivered by the Town Council and partners the resulting change will help to make investment more possible – making the most of grant funding will be important.

In order to give regeneration the best chance of success it is also critical that public sector capital receipts are reinvested in regeneration initiatives in the town rather than being spent elsewhere – a particular challenge for Cornwall Council. A specific commitment should be sought from all the public sector landowners that some of the capital receipts gained from value uplift through planning would be invested back into Torpoint.

Some aspects of the Vision would benefit from a delivery plan and a willing investor working with the Town Council to lead the way. Ideally property investment in association with Visioning work should be led from the front. Good investors can generally be found if it can be demonstrated that schemes are profitable. Some form of public private partnership (either formal or informal – more common) can and does work – such a relationship would certainly help attract grant funding.

The key to delivering the improvements in the town centre is generating investment that can be directed towards it. This might come from public sources of funding where they are appropriate and available to particular projects or from commercial funding. In the case of the later this can only really come from higher value projects – the main value generators are the housing and food store proposals on the fringe of town. These can generate funds that could be directed at the regeneration of the town centre.

### Edge of town development

Retail development generally has led value generation in the UK for some time. As a result of general over growth over many years, many of the bigger food retailers have stopped expansion as the market has reached saturation point. As a result of falling profits property demand has lessened and retail values have generally decreased – nevertheless there does appear to be a need and interest for retailers to provide new facilities in Torpoint.

Residential values are generally strong on the outskirts of town. As with the expansion of Liskeard, housing development sites are very likely to be of interest to major housebuilders.

Housing development and a food store are supported on the northern fringe of town in order to secure much needed housing and community facilities – including improvements to shopping.

As these are relatively high value development types it is crucial to the regeneration of the town that significant funding is reinvested into town centre enhancement projects for the benefit of Torpoint as a whole.

Investment into town centre projects as a direct result of development on the edge of town could be achieved in a number of different ways. For example:

- a) Landowners could agree to a unilateral undertaking that a % of the uplift in value on the land is paid to the Town Council to be spent on town centre Vision projects.
- b) CIL and Section 106 monies could be directed from the developments towards town centre Vision projects.

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The Vision for Torpoint like many others in other parts of the UK can only be made viable through hard work and creativity in delivery – making the conditions that are right for this is essential. The inclusion of edge of town development is vital to its success but only if substantial funding is cross subsidised towards the implementation of town centre projects as a result.

All of this should be further considered in a more detailed delivery plan and negotiation with the out of town landowners.

The Vision will only be deliverable with new investment in Torpoint. Attracting public funds, generating best value from commercial projects, reinvesting in the town centre, and establishing sound private-public sector partnering will be important keys to success.





## Section 6

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# Recommendations for the Neighbourhood Plan

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This section of the document considers how the Torpoint Neighbourhood Plan should be formed in order to best represent the Vision. It explains the likely sequence of events associated with the production of the Plan and makes recommendations about how policies should be developed.



## Recommendations for the Neighbourhood Plan

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### *“Ensuring the vitality of town centres*

*Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:*

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define a network and hierarchy of centres that is resilient to anticipated future economic changes;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*
- *retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;*
- *allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other*

*main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should*

### *Achieving sustainable development*

#### *National Planning Policy Framework*

*therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;*

- *allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;*
- *set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;*
- *recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and*
- *where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.”*

#### *National Planning Policy Framework*

A Vision for Torpoint is an important first step in the local community having a far greater say in shaping its own environment over the next 10 to 20 years. It sets out the aspirations of the local community and provides a framework for the preparation of the Neighbourhood Plan.

The concept of neighbourhood planning is a key element of the English planning system. The Government's National Planning Practice Guidance (NPPG) states that "Neighbourhood planning gives communities direct power to develop a shared Vision for their neighbourhood and shape the development and growth of their local area". A Neighbourhood Plan for an area derives its power to direct growth and shape development through following due process in becoming part of 'the development plan'. This is set out in 'The Neighbourhood Planning (General) Regulations 2012 (as amended).

The term 'Development plan' has a very important and specific meaning and the glossary to the National Planning Policy Framework (NPPF) states that the term "includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004". Section 38(6) of the 2004 Act states that "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". One can see therefore that any application made in Torpoint will be principally guided by the Cornwall wide Local Plan (once adopted) and also by a Torpoint Neighbourhood Plan (once made). The NPPF sets out that "neighbourhood plans must be in general conformity with the strategic policies of the Local Plan"

and that "outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict". In principle therefore converting this Vision document into a Neighbourhood Plan provides statutory power to achieve the aspirations within.

A number of first steps prior to this Vision document have been undertaken. Under Regulations 5, 6 and 7 the Neighbourhood Plan area has been applied for, advertised and designated. In addition, Torpoint Town Council is defined as a 'relevant qualifying body' to undertake the preparation of the Neighbourhood Plan. The publication of this Vision document establishes, along with the above steps already undertaken, a firm foundation for the Neighbourhood Planning process.

Many of the 50 ideas within the Vision do not rely on being included in the development plan, but are intended to provide a focussed call to action for potentially catalytic initiatives that change the Town. Many parts of the Vision require proactive actions, outwith planning control, such as marketing, but much of the Vision will be facilitated and guided by policy set out within a Neighbourhood Plan. In addition, a Neighbourhood Plan will secure funding through collection of a meaningful proportion of the Community Infrastructure Levy (CIL) for development built in the plan area.



## Recommendations for the Neighbourhood Plan

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The National Planning Policy Guidance Notes (NPPG) notes that “to help deliver their Vision communities that take a proactive approach by drawing up a neighbourhood plan or Order and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area” and that “the use of neighbourhood funds should therefore match priorities expresses by local communities, including priorities set out formally in neighbourhood plans”.

Although Cornwall Council has yet to adopt CIL, this could capture significant funding to help deliver parts of the Vision. Cornwall Council is currently scheduled to produce a Draft Charging Schedule in the autumn of 2016. The Preliminary Draft Charging Schedule proposed a charge of £40/m<sup>2</sup> for housing and £150/m<sup>2</sup> for convenience retail in Torpoint.

The primary purpose of the Neighbourhood Plan is to set a planning policy framework to guide decisions on planning applications. Some of the policies will be strategic in nature relating to the whole plan area, some will relate to matters of detail (but applying to the plan area) and some will be site specific.

Using the four theme headings as set out in Section 3 & 4, these should be transferred through to the Neighbourhood Plan as headings for various policies to ensure continuity. It is likely that more strategic policies will sit outside the four main theme headings but provide the context that the lower order policies work within.

The table opposite sets out a suggested structure for the Neighbourhood Plan, with example policy headings. It is not intended to be comprehensive or complete at this stage, but is intended to act as a guide for a structure of the Neighbourhood Plan and a catalyst for discussion, rather than being prescriptive.

## Neighbourhood Plan Structure

### 1. Introduction

### 2. Summary of the Vision

### 3. Strategic Policies

#### Policy TOR/S1 – Development Requirements

This policy would set out broad brush parameters for the level of different types of development and provides the bridge/link between the higher order strategic policies within the Cornwall Local Plan and the Neighbourhood Plan.

#### Policy TOR/S2 – Housing

This policy defines housing requirements, by reference to community needs within the parameters set by Local Plan policy. It could define locations and express how the strategic housing requirement for the plan area will be met. Detailed considerations, such as trigger points relating to delivery of any linked infrastructure for example, will be dealt with in site specific policies.

#### Policy TOR/S3 – Employment

This policy will set out aspirations for employment generating development and could define locations for further proVision and also support retention and strengthening of existing proVision, such as at Trevol Business Park. It could also seek to respond to changing work patterns, such as greater propensity for home working for instance.

#### Policy TOR/S4 – Retail

This policy will set out requirements to provide balanced retailing in the town with an improved convenience retail offer to claw back convenience expenditure lost to Saltash, Liskeard and Plymouth, whilst ensuring a vibrant and vital town centre retail proVision.

#### Policy TOR/S5 – Community

This policy will set out aspirations for community uses, such as education for instance.

#### Policy TOR/S6 – Leisure/Tourism

This policy will address aspirations set out in the Vision, relating to the swimming pool, hotel uses for example, providing an appropriate development management policy framework should these initiatives be taken forward.

#### Policy TOR/S7 – Community Infrastructure Levy

This policy will set out prioritised initiatives that will be funded by capture of 25% of CIL, so that spending is undertaken in a coordinated and focussed way.

#### Policy TOR/S8 – Design and local distinctiveness

This policy will guide development proposals by reference to work undertaken on a character analysis of the town and how proposals should respond. It will also address expectations relating to improved public realm, public art and publicly accessible open space.



# Recommendations for the Neighbourhood Plan

4. Theme headings			
4.1 Town Centre	4.2 Waterfront	4.3 Strengthening the community	4.4 Links to Rame
Policy TOR/TC1	Policy TOR/W1	Policy TOR/SC1	Policy TOR/R1
The 'bottom end of town' site	The boardwalk	Strengthening Fore Street	Heritage and visitor centre
Policy TOR/TC2	Policy TOR/W2	Policy TOR/SC2	Policy TOR/R2
Torpoint Market Square	Torpoint Passenger Ferry	Torpoint swimming pool	A legible peninsula – signage/mapping

5. Site specific Policies (outwith Vision themes)
Policy TOR/SS1 – Housing site 1
This policy would set out broad brush parameters for the level of different types of development and provides the bridge/link between the higher order strategic policies within the Cornwall Local Plan and the Neighbourhood Plan.
Policy TOR/SS2 – Housing site 2
This policy to contain detailed development management considerations relating to a specific identified site. This could incorporate a defined affordable housing percentage, the incorporation of public open space, linkages/ accessibility considerations etc
Policy TOR/SS3 – Employment site 1
This policy to contain detailed development management considerations relating to a specific identified site.

Policy TOR/SS4 – Employment site 2
This policy to contain detailed development management considerations relating to a specific identified site.
Policy TOR/SS5 – Retail site 1
This policy to contain detailed development management considerations relating to a specific identified site.
Policy TOR/SS6 – Community site 1
This policy to contain detailed development management considerations relating to a specific identified site.
6. Monitoring and Review
A section of the Neighbourhood Plan that places a duty on the Town Council to monitor the delivery of the Plan and setting out a process on how this will be undertaken and consequent actions.

Other Policy themes that the Town Council may wish to explore, include for example:

Location of housing (Defiance Field and Borough Farm)

Further review of housing sites to keep pace with changing demand and supporting community infrastructure in the town

CIL and section 106 directed at town centre enhancement

Affordable housing levels lower in town centre to assist in ability for high quality delivery to be possible

Preparation of a town design guide to ensure a step change in design quality and a new civic pride

Master plan for Thanckes Park

Master plan for Sainsbury's site and vicinity/ retail store on edge of town

Town centre regeneration focus

Support town centre retail – particular emphasis on Fore Street

Support for development proposals that will result in enhancement of Harvey Street

Support the reVision of proposals that will improve the waterfront public realm and its role as a destination in the town

Support a high quality mixed use development including the laying out of a market square at the 'bottom end of town'.

The next step is to produce a draft Neighbourhood Plan using the suggested framework as above, or variant of as agreed by the relevant steering group, as a template. As noted above, the Neighbourhood Plan gains its relevance and power through process as set out in the relevant regulations. Once a draft

Neighbourhood Plan has been produced, Regulation 14 of the Neighbourhood Planning Regulations requires pre-submission consultation and publicity to be undertaken by the Town Council "that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area". This consultation should last no less than six weeks and should provide "the proposals for the Neighbourhood development plan". The Town Council must send a copy of the proposals to Cornwall Council. Before undertaking consultation under Regulation 14, it has been agreed with the relevant Neighbourhood Planning officer at Cornwall Council that some informal consultation on the Neighbourhood Plan should be undertaken, along with screening for Strategic Environmental Assessment (SEA).

The Steering Group is already incorporated and well placed to take the Neighbourhood Plan forward once this Vision document is signed off. The first step therefore is to make the transition from Vision to Neighbourhood Plan over a number of steering group meetings and to then informally consult on the draft document. Once representations are received and any necessary modifications made, the scope of the document can be set, which will inform that SEA screening letter to Cornwall Council. Further work on SEA may be required as a result. If the screening opinion concludes that SEA is not required, the Neighbourhood Plan should be finalised through the steering group recommending to a Town Council meeting that the Plan should be approved for the Regulation 14 consultation, as set out above. After representations have been received and any further modifications made, the Plan is submitted to Cornwall Council under Regulation 15. Cornwall Council then have to publicise the submitted Neighbourhood Plan for a further six weeks and then submit the Plan for examination under regulation 17, along with any representations received. The Plan is then subject to an examination, where the examiner advises if the 'basic



## Recommendations for the Neighbourhood Plan

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conditions' have been met. The Town Council as the qualifying body should submit a 'basic conditions statement' to the examination. The basic conditions are as follows;

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- the making of the neighbourhood plan contributes to the achievement of sustainable development.
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Following examination and if the examiner is minded to recommend that the neighbourhood plan should proceed to referendum, Cornwall Council will make arrangements for the referendum to take place. The rules covering all aspects of organising and conducting the polls can be found in the Neighbourhood Planning (Referendum) Regulations 2012 (as amended).

If the majority of those who vote in a referendum are in favour of the draft neighbourhood plan, then the neighbourhood plan must be made (brought into legal force) by the local planning authority.

In terms of timescales, the following is suggested as realistic following discussion with the relevant officer at Cornwall Council, notwithstanding current uncertainty on the likely outcome of any SEA screening. Please note that the timescales are in draft form and will inevitably be subject to change. At this stage, they are intended for guidance only.

April 2016	Draft Neighbourhood Plan
April / May 2016	Informal consultation on Draft Neighbourhood Plan
May / June 2016	Modifications to Draft Neighbourhood Plan
June 2016	Submission of draft Plan to Cornwall Council for SEA screening
June – August 2016	Finalising Neighbourhood plan for pre-submission consultation
September / October 2016	Pre-submission consultation
October / November 2016	Modifications prior to submission to Cornwall Council
December 2016 / January 2017	Consultation undertaken by Cornwall Council
April 2017	Examination
July 2017	Referendum
August 2017	Adoption of Neighbourhood Plan

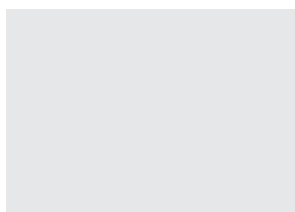


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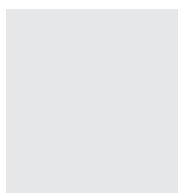
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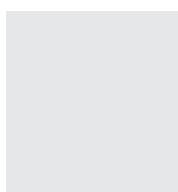
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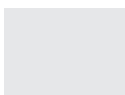
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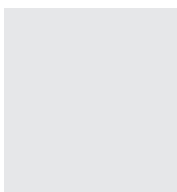
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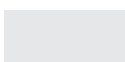
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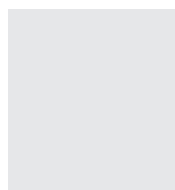
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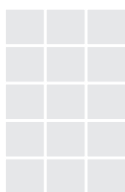
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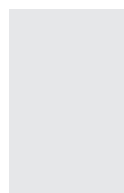
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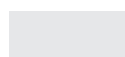


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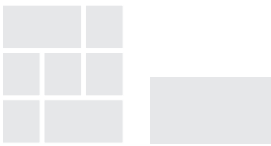
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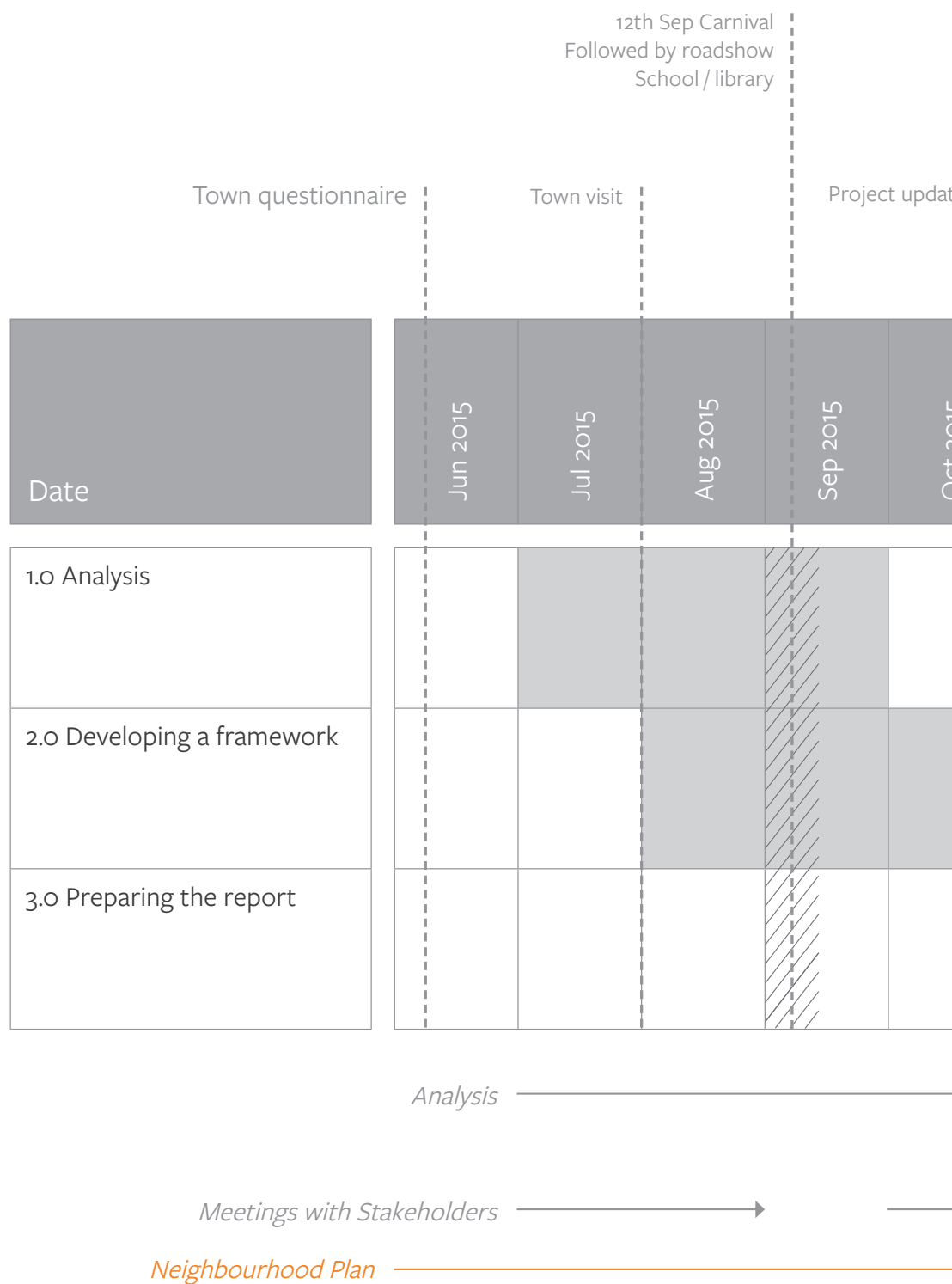
Evidence base - Bibliography

# Appendix 1

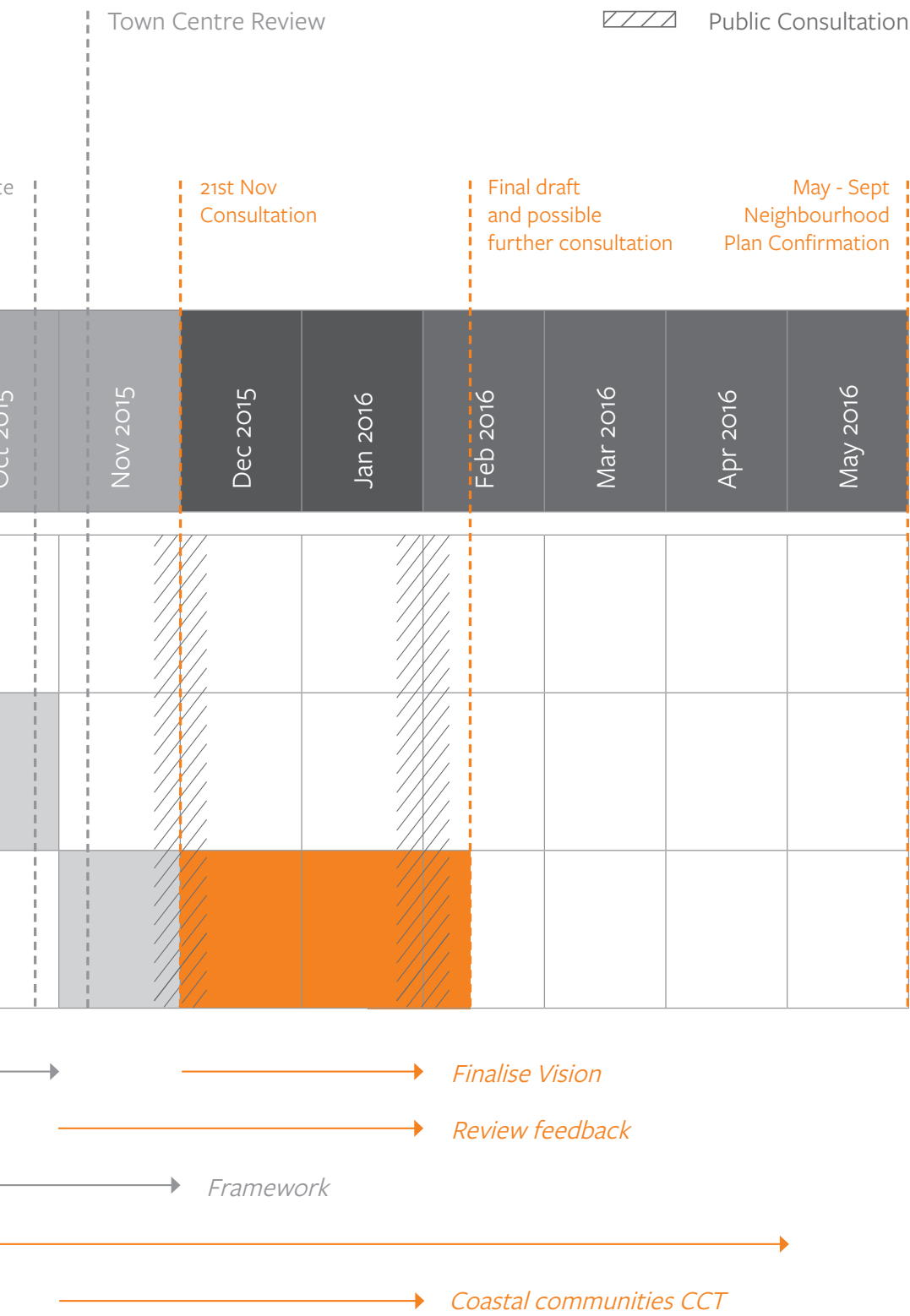
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Project programme

## Project programme







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# Appendix 2

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Matrix of projects



## A matrix of projects

Details of the projects are set out in appendix 3.

<b>Immediate (i) – within 6 months</b> Getting things started and pointing to a new direction		
Tor1(i)	Administration - staff to make things happen	↑
Tor2(i)	Marketing and branding - part of the Rame initiative	↑
Tor3(i)	About the Vision - art hoarding	↑
Tor4(i)	Bringing colour to the town - Cornish flowers on display	→
Tor5(i)	Pride in Torpoint - a town clean up	→
Tor6(i)	Marine wildflower meadows - on Marine Drive	→
Tor7(i)	New bus shelters - in the town centre	→

<b>Short term (s) – within 2 years</b> Building momentum for change & establishing a new image		
Tor8(s)	Website for Torpoint and Rame Peninsula - part of the Rame initiative	↑
Tor9(s)	Pedestrian link through boatyard - opening a route	↓
Tor10(s)	Appearance of railings - making less industrial	↓
Tor11(s)	Allowing the Carnival onto Fore Street - access for floats	→
Tor12(s)	A window on the waterfront - artwork focus on the waterfront	→

Tor13(s)	Thanckes Park projects - enhancing the park	→
Tor14(s)	Art on the waterfront - temporary activities	→
Tor15(s)	Making better use of Rendel Park - bringing it into the life of the town	→
Tor16(s)	Torpoint Swimming Pool feasibility study - can it work?	↑
Tor17(s)	Public transport connections to Trevol - making facilities accessible	↑

<b>Medium term – within 5 years</b> Consolidating change & building a better place for future		
Tor18(m)	Town maps and finger posts - that is easier to read	→
Tor19(m)	Celebrating the entrance to Cornwall - a high quality artwork	↑
Tor20(m)	The 'Bottom end of town' - redevelopment site	↑
Tor21(m)	Enhance the Torpoint Ferry Queuing - improve the landscape	→
Tor22(m)	Enhancements to Harvey St and St James Church - a dignified space	↑
Tor23(m)	Torpoint Market Square - at the bottom end of town	↑
Tor24(m)	Torpoint Passenger Ferry Landing Jetty - water transport access	↑

Project priority:    ↑ High    → Medium    ↓ Low     Projects that are most important to the successful regeneration of the town.

Tor25(m)	All Weather Pitch for Torpoint - improving sports facilities	↑
Tor26(m)	A new library for Torpoint - a public resource	↑
Tor27(m)	A new rugby club for Torpoint - making housing possible	↑
Tor28(m)	The future of sites around Sainsbury's - a master plan	↓
Tor29(m)	Infill on Harvey Street - quality opportunities	→

<b>Long term – after 5 years</b> <b>Making Torpoint special</b>		
Tor30(l)	Northern entrance to Fore Street - improving the image	→
Tor31(l)	Heritage and visitor centre - marking the waterfront	↑
Tor32(l)	Torpoint waterfront marina - the waterfront as a destination	→
Tor33(l)	Torpoint transport and tourist information hub - putting transport first	↓
Tor34(l)	Public Realm enhancement for Torpoint - a new boardwalk park on the waterfront	↑
Tor35(l)	Facelift to former rowing club Torpoint - improving the image	→
Tor36(l)	Torpoint 'northern promenade' enhancement - a new facet to the town	→

Tor37(l)	A 'Hidden Hut' for Torpoint - for walkers and water sports people	→
Tor38(l)	A 'bird hide' for twitchers - adding to comfort	→
Tor39(l)	Park landscape plan for Thanckes Park - making the most of the asset	→
Tor40(l)	Strengthening Fore Street through environmental improvement - supporting retail	↑
Tor41(l)	Trevol Business Park, Torpoint - employment prospects	↑
Tor42(l)	Enterprise Court, Torpoint - employment prospects	↑
Tor43(l)	Enhancement to Cambridge Field (St James Park) - improving the park	↓
Tor44(l)	Harvey Street Flats - a long term goal	↑
Tor45(l)	A site for a hotel in Torpoint - when the town has moved forward	→
Tor46(l)	Ferry offices site - a long term goal	↓
Tor47(l)	Torpoint heritage trail - bringing out the rich past	↓
Tor48(l)	Extension to Torpoint Nursery and Infant School - outdoor learning	→
Tor49(l)	Housing on the northern fringe - creating new homes	↑
Tor50(l)	New foodstore - diversifying shopping choices	↑

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# Appendix 3

Vision projects

## Vision projects

### Immediate (i) – within 6 months

Getting things started and pointing to a new direction

#### Tor1(i) – Administration

It is important that resources are put in place before implementation of the Neighbourhood Plan and Vision begins to ensure that the targeted initiatives can be delivered.

This necessitates the appointment of a delivery administrator to oversee all aspects of the project with a particular focus on the town centre. It is envisaged that the administrator would be accountable to Torpoint Town Council.

The projects within the Vision will need to be kept under review in order that they retain their purpose and legitimacy over time and that new projects are identified to help drive the transformation of the town. It will be important that the project administrator is in place to ensure that this is made possible.

An important role of the administrator will be in coordinating funding bids and liaising with organisations with responsibility for the delivery of projects.

A project administration role has also been identified within the Coastal Communities Team Economic Plan. There will need to be co-ordination between the roles and responsibilities of these positions (refer to Ad1 – CCT Economic Plan).

#### Funding options:

Cornwall Council  
SITA  
Torpoint Town Council  
Community Chest Cornwall  
DCLG 'Awards for All'

#### Responsibility:

Coastal Communities Team  
Cornwall Council

#### Cost estimate:

£5,000 - £10,000 for year 1.  
Develop resources as project funding secured for other initiatives.

#### Barriers:

Funding  
Identification of suitable candidate

#### Tor2(i) – Marketing and branding strategy (To1 – CCT Economic Plan)

A marketing and branding strategy is proposed in order to guide change in a positive way and ensure a joined up approach to the way that the Rame Peninsula as a whole is seen by the outside world. It is important that the strategy is developed as an early project in the delivery of the Coastal Communities Plan Torpoint and Rame.

Implementation of the strategy would require the appointment of a suitable marketing and branding consultancy.

The way that Torpoint fits into the strategy will have an important bearing on the shape of projects and proposals in the town. It is therefore crucial that there is a joined up approach in this respect.

#### Funding options:

European Union Growth Programme  
Visit England  
DCLG  
LEP

#### Responsibility:

Coastal Communities Team  
Cornwall Council

#### Cost estimate:

£25,000 – total fee for Rame Peninsula strategy including Torpoint

#### Barriers:

Funding and ability to administrate

### Tor3(i) – Communicating the Vision

A simple temporary project to ensure that the Vision and Neighbourhood Plan is being communicated to as many people as possible. Whilst an up to date website is crucial, a simple, big scale, high quality art hoarding, positioned in a prominent position near the Torpoint Ferry, will help to ensure that people get the message. The work should be carried out in a high quality manner to convey the importance of establishing a new quality and civic pride in the town.

Funding options:  
European Union Growth Programme  
Visit England  
Torpoint Town Council  
Lottery

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
£3,000

Barriers:  
Funding and agreement to installation by landowner(s)

### Tor4(i) – Bringing colour to the town

An early project to involve the whole community in marking the ambition for change in a relatively simple way. 'Bringing colour to the town' will focus on encouraging everybody – residents and businesses alike – to display Cornish grown flowers to the public realm (in shop fronts, windows, gardens, streets, public spaces and in the town parks). This might focus on a springtime weekend and represent a new beginning for Torpoint.

Funding options:  
Visit England  
Cornwall Council  
Torpoint Town Council  
Lottery

Responsibility:  
Torpoint Town Council

Cost estimate:  
£500

Barriers:  
Funding  
Community involvement

### Tor5(i) – Pride in Torpoint

There is a tremendous strength of community in the town reflected in the large number of people who have had their say in helping to shape the Vision and Neighbourhood Plan. This strength is not necessarily reflected in the way that the public realm is looked after. As in many towns and cities some parts of Torpoint are scruffy, unkempt, messy, badly maintained, broken or graffiti strewn. Pride in Torpoint will focus on a targeted clean of the town focused on the worst cases – an opportunity for the community make to a difference in a quick and simple way and again make a clear statement about where Torpoint is heading.

Funding options:  
Torpoint Town Council  
Cornwall Council

Responsibility:  
Torpoint Town Council  
Cornwall Council

Cost estimate:  
£500

Barriers:  
Funding  
Community involvement



## Vision projects

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### Tor6(i) – Marine wildflower meadows

Marine Drive is a hidden jewel of Torpoint because of its fantastic setting next to the creek. Whilst known to residents it is 'hidden' to passers through. This is a project for the community - adding natural colour to the foreground of one of the best views in town.

**Funding options:**

Lottery  
Visit England

**Responsibility:**

Torpoint Town Council  
Cornwall Council

**Cost estimate:**

£5,000

**Barriers:**

Funding and coordination  
Community involvement

### Tor7(i) – New bus shelters

Bus shelters are a part of every day life. They can be designed in a mundane way as they often are or can be crafted using high quality materials adding a little something extra to the street experience. This project involves the installation of new wooden shelters in prominent locations in the town. Adding a little quality to something that people use everyday.

**Funding options:**

Cornwall Council Local Transport Plan

**Responsibility:**

Cornwall Council  
Torpoint Town Council

**Cost estimate:**

£5,000

**Barriers:**

Funding

### Short term (s) – within 2 years

Building a momentum for change and establishing a new image

### Tor8(s) – Website for Torpoint and Rame Peninsula

(To3 – CCT Economic Plan)

Increasingly the first impression that people get of a place that they are not familiar with comes from the way that place is presented on the Internet. Whilst the Rame Peninsula does currently have a web site, due to a lack of resources it is a challenge to keep it current. A strong website for Rame is particularly important given its discrete position in Cornwall.

In order to maximise the tourism potential of the peninsula it is important that the website presents Torpoint and Rame in its best possible light and that it provides details for visitors that will assist them in making Rame and Torpoint their destination of choice.

The website would enable information about the peninsula (including Torpoint) to be conveyed - including for example; details about the place, the experience, what can be done and seen, food and drink, accommodation, public transport, local businesses, entertainment etc.

The new website should be developed following the completion of the Marketing and branding strategy for Torpoint and Rame in order to ensure a suitably joined up approach.

**Funding options:**

European Union Growth Programme  
Cornwall Council  
Visit England  
LEP  
DCLG

**Responsibility:**

Coastal Communities Team  
Cornwall Council

Cost estimate:

£15,000 - £20,000 total fee for Rame website including Torpoint

Barriers:

Funding and ability to administrate

#### Tor9(s) – Pedestrian link through boatyard

A frustration for some people in the town is that the link between the ferry and the boatyard around the northern edge of the waterfront has been blocked to pedestrians. Whilst there are management considerations in re opening the link making the waterfront accessible in every respect is a key strand of the Vision. Re opening should be reviewed in this new context when the time is right.

Funding options:

Torpoint Town Council  
The Tamar Bridge and Torpoint Ferry Joint Committee

Responsibility:

Torpoint Town Council  
The Tamar Bridge and Torpoint Ferry Joint Committee

Cost estimate:

£500

Barriers:

Funding  
Land ownership agreement  
Liabilities  
Risk assessment

#### Tor10(s) – Appearance of railings

Utilitarian palisade security fencing has been installed next to the vehicle approach to the ferry for security reasons. Whilst security here needs to be maintained for operational reasons the appearance of the fence does bring down the appearance of the public environment at the point when visitors leave the town – it also dominates the view up the Tamar from this point. The project would involve the installation of

better designed railings in this key position.

Funding options:

Torpoint Town Council  
Cornwall Council

Responsibility:

Torpoint Town Council  
The Tamar Bridge and Torpoint Ferry Joint Committee

Cost estimate:

£2,000

Barriers:

Funding  
Agreement of owner to proposals  
Risk assessment  
Operational issues

#### Tor11(s) – Allowing the Carnival onto Fore Street

At the north end of Fore Street at the point at which vehicles turn left into Sparrow Park a build out of the curb has been introduced to manage the speed of traffic. Whilst fit for this purpose it also limits the ability for the Carnival procession to travel along Fore Street – something that has happened as a matter of course. This can be easily re designed to ensure that traffic speeds continue to be managed and that the principal street Torpoint can once again host the procession.

Funding options:

Cornwall Council Local Transport Plan

Responsibility:

Cornwall Council  
Torpoint Town Council

Cost estimate:

£2,500

Barriers:

Funding  
Agreement of Cornwall Council as the highway authority

## Vision projects

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### Tor12(s) – A window on the waterfront

The waterfront is one of the town's unique and best assets. It could work much harder in establishing it as a better place. Consequently a number of significant projects are proposed in the Vision to improve the town waterfront as a destination. This early project aims to mark the importance of the waterfront to the town in a simple way through the installation of an elegant frame to direct people towards the waterfront view and the role it plays in Torpoint.

**Funding options:**

Cornwall Council  
Visit England  
Lottery  
Art funds

**Responsibility:**

Torpoint Town Council  
Cornwall Council

**Cost estimate:**

£15,000

**Barriers:**

Funding  
Agreement of landowners

### Tor13(s) – Thanckes Park

Thanckes Park is the biggest park in town and a great resource for the local community and wider peninsula. A number of improvements have been identified by local people as a result of the work of the Friends of Thanckes Park. Whilst a landscape plan for the park will ultimately help to guide more comprehensive improvements (project Tor39(l) refers).

**Funding options:**

Cornwall Council  
Torpoint Town Council

**Responsibility:**

Cornwall Council  
Torpoint Town Council

**Cost estimate:**

TBC – Revenue budgets as appropriate for on-going repair and maintenance

**Barriers:**

Funding

### Tor14(s) – Art on the waterfront

Establishing the town waterfront as a destination so that it plays a more significant role in Torpoint can be achieved in part by making physical changes – however these require investment that will take time to bring together. In the meantime focusing events on the waterfront will help to kick start a process of change. Opportunities for art shows, pop-up galleries, one off installations, floating art and other creative ideas along the town waterfront will bring a new dimension to the town and allow people to think differently about the ways that the waterfront could be used.

**Funding options:**

European Union Growth Programme  
Cornwall Council  
Visit England  
LEP  
Art funds  
Lottery

**Responsibility:**

Torpoint Town Council  
Cornwall Council

**Cost estimate:**

£500 for administration  
TBC – subject to nature of projects

**Barriers:**

Funding  
Interest from artists



### Tor15(s) – Making better use of Rendel Park

Rendel Park is a great asset and much improved since the works in 2013. Nevertheless it remains separated from the main town because of the ferry queuing lanes. Whilst improved pedestrian linkages will help to integrate the park back into the bottom end of town and this will be reinforced further by a passenger ferry link and visitor centre (Projects Tor24(m) and Tor31(l) refers), use of the park in the interim would be a good thing. Possibilities include; open-air cinema, children's events, plays, music on the waterfront, craft and produce markets and art on the waterfront projects (project Tor14(s) refers).

Funding options:  
European Union Growth Programme  
Cornwall Council  
Visit England  
LEP  
Commercial

Responsibility:  
Torpoint Town Council

Cost estimate:  
£500 for administration  
TBC – subject to nature of projects

Barriers:  
Funding and interest from operators and providers

### Tor16(s) – Torpoint Swimming Pool feasibility study (Co4 – CCT Economic Plan)

A significant outcome of public consultation on the Torpoint Vision and Neighbourhood Plan has been the number of people who have identified the need for a public swimming pool in Torpoint. Whilst this appears to be a strong community desire it is important to understand whether or not it is a practical and economically viable proposition.

The feasibility study should address the availability of capital funding, an appropriate site, as well as how on-going running costs could be met. The work should review likely demand and how communities of a similar size within Devon and Cornwall have been able to realise their ambition.

Funding options:  
Lottery  
Sport England  
Cornwall Council

Responsibility:  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
£7,500

Barriers:  
Funding and priority

### Tor17(s) – Public transport connections to health and community facilities at Trevol (Co6 – CCT Economic Plan)

The new health and community facilities at Trevol are essential to the life of the peninsula and it is crucial for this reason that they are easily accessible to all residents. This requires an efficient and regular bus service from key locations in Torpoint as well as from more remote locations across the Rame Peninsula.

If the service is not viable to run for the bus operator then alternatives measures need to be put in place. This might mean the subsidy of services or the provision of alternative community run services for example.

Funding:  
Cornwall Council  
Local Transport Plan

Responsibility:  
Cornwall Council  
Coastal Communities Team

## Vision projects

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Cost estimate:  
Not specified – to cover community bus subsidy

Barriers:  
Funding

**Medium term – within 5 years**  
**Consolidating change and building a better place for the future**

**Tor18(m) – Town maps and finger posts**

A fresh and modern range of town maps in key locations and directional finger posts will help visitors to find their way around as well as presenting Torpoint in a better light. Legibility, understanding how far it is to key facilities and identifying important destinations – including Fore Street – are important for the success of local businesses. Whilst a relatively simple project again this helps to build a picture of a place that is transforming its image, open for business and about quality.

Funding:  
Cornwall Council  
Lottery  
Local businesses  
Art funds  
Sustrans

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
£15,000

Barriers:  
Funding

**Tor19(m) – Celebrating the entrance to Cornwall at Torpoint**  
(En7 – CCT Economic Plan)

An opportunity to mark the gateway to Cornwall in Torpoint with a public art work of suitable scale and quality. Part of the rebranding of Torpoint and Rame.

Funding options:

European Growth programme  
LEP  
Community Infrastructure Levy  
Arts Lottery

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
£15,000 - £25,000

Barriers:  
Funding and priority

**Tor20(m) – The ‘Bottom end of town’**

Redevelopment at the bottom end of town represents one of the biggest opportunities that Torpoint has for improving the civic quality and image of its town centre and helping to stimulate better fortunes for Fore Street and the waterfront. The public buildings at the bottom end of town are near the end of their life and all but the library are now unoccupied.

Creating a high quality market square bounded by small shops, cafés, restaurants with housing above could help to stimulate an improved image at the main gateway into town. The new square could be the focal point for events in the town including a produce market for the peninsula - as well as providing much needed public parking at other times. It might also be the venue for a new improved library facility subject to the outcome of Cornwall Council's review.

To ensure that the opportunity is realised in the best way possible for the town and the landowners, it is important that a joined-up approach to redevelopment is adopted. Simple guidelines from Cornwall Council should aim to facilitate the best quality development by being clear about the qualities that need to be achieved and being realistic about what can be achieved from a commercial perspective.

It is likely that some additional funding will be required to ensure that certain elements of the scheme are delivered in the right way – for example a well-designed area of public open space.

The new development should be a contemporary representation of South East Cornwall design and of a scale, grain and character that complements the historic Eighteenth Century town plan.

Funding options:  
Commercial project  
Cornwall Council  
Need for support funding from CIL/ section 106/ public capital receipts from residential and retail projects  
Homes and Communities Agency funding

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Landowners

Cost estimate:  
TBC – principally a commercial project

Barriers:  
Commercial viability  
Timing  
Planning permission  
Participation of owners

Tor21(m) – Enhance the Torpoint Ferry Queuing area and waterfront short stay parking  
(Tr5(r) – CCT Economic Plan)

To complement other proposed environmental improvements and regeneration initiatives at the bottom end of town, Fore Street and the waterfront an opportunity exists to improve the appearance of the queuing area through environmental enhancement – including a new dedicated shared surface pedestrian crossing area connecting the town to the waterfront.

Project to include short stay parking on the waterfront if it can be made to work without comprising the operation of the ferry.

Funding options:

Local Transport Plan  
The Tamar Bridge and Torpoint Ferry Joint Committee  
European Union Growth programme  
Community Infrastructure Levy  
Section 106

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Torpoint Neighbourhood Plan  
Coastal Communities Team  
The Tamar Bridge and Torpoint Ferry Joint Committee

Cost estimate:  
£250,000 estimate (variation subject to detail of scheme)

Barriers:  
Funding and priority  
Technical resolution of health and safety and operational considerations – in particular it will be important that the efficient movement and safety of vehicles using the Torpoint Ferry are not adversely affected.



## Vision projects

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Tor22(m) – Enhancements to Harvey Street including the area around St James Church (Tr6(r) – CCT Economic Plan)

Environmental improvements to Harvey Street in order to enhance the appearance of the street, provide short-stay car parking for users of Fore Street and contribute towards a better first impression of Torpoint and the Rame Peninsula. Project to include a new pedestrian square around St James Church.

Funding options:  
Local Transport Plan  
European Union Growth Programme  
Community Infrastructure Levy  
Section 106  
Lottery

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
£290,000 estimate (variation subject to detail of project)

Barriers:  
Funding and priority  
Technical resolution of health and safety, engineering and transport management considerations

Tor23(m) – Torpoint Market Square (Tr7(r) – CCT Economic Plan)

Creation of a new market square at the ‘bottom end of town’ as part of the redevelopment of public buildings. To include short stay car parking when the space is not being used for market or other town events. The delivery of the market square would be closely linked to the delivery of mixed use development projects on the former police station, ambulance station and fire station sites.

Funding:  
Local Transport Plan  
European Union Growth Programme

Community Infrastructure Levy  
Section 106  
Homes and Communities Agency (HCA)  
Commercial  
Cornwall Council

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
£275,000 estimate (variation subject to detail of scheme)

Barriers:  
Delivery of redevelopment at the ‘bottom end of town’  
Funding and priority  
Agreement of landowners – ensuring a ‘joined up’ approach to delivery for the benefit of all developments

Tor24(m) – Torpoint Passenger Ferry Landing Jetty (Tr8(w) – CCT Economic Plan)

Creating a new ferry link connecting Torpoint with the wider and expanding passenger ferry network between Plymouth and settlements on Rame and the wider Tamar Estuary. A critical project for linking Torpoint and Rame with the wider network of water based transport on the River Tamar.

Funding options:  
Local Transport Plan  
European Union Growth programme  
The Tamar Bridge and Torpoint Ferry Joint Committee

Responsibility:  
Cornwall Council  
Torpoint Town Council  
The Tamar Bridge and Torpoint Ferry Joint Committee  
Coastal Communities Team

Cost estimate:  
£900,000 estimate (variation subject to detail of scheme)  
Barriers:  
Funding and priority  
Planning permission  
Marine environment approvals  
Natural environment constraints  
Ensuring that the proposals are compatible with the operation of the Torpoint Ferry  
MoD consideration

Tor25(m) – All Weather Pitch for Torpoint  
(Co1 – CCT Economic Plan)

Development of a new all weather pitch in Torpoint within the Torpoint Community College campus to improve the availability of sports playing surfaces throughout all times of the year. To include floodlights, changing rooms and 3G surface.

Funding options:  
Lottery  
Sport England  
Football Foundation

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
£1,200,000 (variation subject to detail of scheme)

Barriers:  
Funding  
Land ownership

Tor26(m) – A new library for Torpoint  
(Co2 – CCT Economic Plan)

Torpoint library plays an important role in the life of the town and peninsula community. It is part of the group of tired post war public buildings at the 'bottom end of town' and is in need of updating and enhancement.

The buildings at the 'bottom end of town' have been identified for redevelopment.

The future of the library is currently being reviewed by Cornwall Council in this context. The outcome of this feasibility study will be important in establishing options.

Funding options:  
Lottery  
Community Infrastructure Levy  
Section 106  
Cornwall Council  
Torpoint Town Council

Responsibility:  
Cornwall Council  
Coastal Communities Team  
Torpoint Town Council

Cost estimate:  
TBC when delivery mechanism and nature of facility understood

Barriers:  
Capital funding and running costs

Tor27(m) – A new rugby club for Torpoint  
(Co5 – CCT Economic Plan)

Development of a new rugby club to the northwest of Torpoint in order to facilitate a community hub and housing area for the northern fringe at Defiance Field.

Funding options:  
Commercial  
Sport England  
Community Infrastructure Levy  
Cornwall Council

Responsibility:  
Cornwall Council  
Coastal Communities Team

Cost estimate:  
TBC

Barriers:  
Funding  
Agreement of all parties  
Landowner agreement

## Vision projects

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### Tor28(m) – The future of sites around Sainsbury's

Review potential including hotel and extension of outdoor space for the school. Future of Sainsbury's, garage, housing needs to be explored through a joined up and comprehensive master plan.

Funding options:  
Cornwall Council

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
£5,000

Barriers:  
Funding  
Agreement of all parties  
Landowner agreement

### Tor29(m) – Infill on Harvey Street

Harvey Street is a key strategic route through the town. A major part of people's impression of the place. The open backs of properties on the east side of the street have a poor appearance with lots of backs of properties and rear servicing areas on show. Many opportunities exist to improve the appearance of this section of the street either through improved boundary treatments or small creative infill developments (flats, studios and other small work places). An opportunity exists to turn the current situation round – to move from a negative street to a dynamic lived in edge.

Funding options:  
Commercial

Responsibility:  
Land owners  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
TBC

Barriers:  
Commercial viability  
Willingness of owners to explore opportunities  
Planning permission

**Long term – after 5 years**  
**Making Torpoint special and building a better place**

### Tor30(m) – Sparrow Park – the northern entrance to Fore Street

Sparrow Park marks the northern entrance into Fore Street and the civic heart of the town. Whilst not an immediate priority, in time improving the appearance of the space and the way that it relates to Harvey Street would be beneficial to the image of the shopping area – it is a key entrance point into Fore Street.

There is also an opportunity to explore the practicality of creating a small stepped link between the space and the waterfront on the 'northern promenade' as part of redevelopment proposals. Part of the overarching strategy to connect the town centre with the waterfront.

Funding options:  
TBC – long-term objective

Responsibility:  
Torpoint Town Council  
Cornwall Council

Cost estimate:  
TBC – subject to detail of project

Barriers:  
Funding  
Landowner agreement  
Cornwall Council agreement



**Tor31(l) - Heritage and visitor centre for Torpoint and the Rame Peninsula (To5 – Rame Economic plan)**

A new foot passenger ferry, a much improved waterfront, redevelopment at the bottom end of town, marina, transport hub and better links between the waterfront and Fore Street, are some of the initiatives that would combine to create a dynamic new entrance into Torpoint, the Rame Peninsula and Cornwall.

A new heritage visitor centre at Rendel Park would be a major asset to the overall offer – marking the entrance with quality and dignity. A way of setting the scene, developing a better image of place and contributing to the overall first impression of the town and the peninsula and presenting what it is about. The centre might incorporate a small shop and café.

**Funding options:**  
European Union Growth Programme  
Cornwall Council  
Historic England  
The National Trust  
Community Infrastructure Levy

**Responsibility:**  
Coastal Communities Team  
Cornwall Council  
Historic England  
The National Trust  
Antony Estate

**Cost estimate:**  
£25,000 – feasibility cost  
£2,500,000 – capital  
Annual running costs to be considered in feasibility (revenue from café/ shop)

**Barriers:**  
Capital funding and on-going revenue to cover running costs  
Environmental and engineering constraints  
Marine environment approvals  
Planning permission  
Landowner agreement  
Torpoint Ferry operational constraints

**Tor32(l) - Torpoint waterfront marina (Tr10(w) – CCT Economic Plan)**

Creation of a new marina at the Torpoint waterfront to add animation to the waterfront scene and contribute to enhancing Torpoint's role as a key waterside destination on the Tamar.

**Funding options:**  
Commercial opportunity  
Cornwall Council  
European Union Growth Programme

**Responsibility:**  
Cornwall Council  
Antony Estate  
Torpoint Town Council  
Coastal Communities Team

**Cost estimate:**  
TBC Commercial venture (variation subject to scale and nature)

**Barriers:**  
Commercial viability and investment  
Planning permission  
Marine environment approvals  
Natural environment constraints  
Landowner agreement  
MoD consideration

**Tor33(l) - Torpoint transport and tourist information hub including cycle hire (Tr11(c) – CCT Economic Plan)**

A new transport and tourist information hub at the entrance into Cornwall and onto the Rame Peninsula - adjacent to the waterfront at the bottom end of town. To include information on all modes of travel on Rame and a bike hire facility.

**Funding options:**  
Cornwall Council  
European Union Growth Programme  
The Tamar Bridge and Torpoint Ferry Joint Committee  
Sustrans  
Commercial opportunity

## Vision projects

Responsibility:  
Cornwall Council  
Antony Estate  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
£25,000 – feasibility  
Capital costs to be reviewed subject to  
feasibility options

Barriers:  
Funding and priority  
Planning permission  
Land ownership  
Environmental constraints  
Torpoint Ferry Operation

Tor34(l) - Public Realm enhancement for  
Torpoint  
(En5 – CCT Economic Plan)

Improvements to the waterfront to  
establish a destination and positive first  
impression of the town, Rame and Cornwall.  
Including new boardwalk/ reclamation  
of waterfront and associated café(s)  
and gallery space. The work might also  
include the establishment of a pedestrian  
connection between the bottom end of  
town and the waterfront. The project  
would include major works to the foreshore  
of Torpoint's waterfront to help regenerate  
the town centre.

Linked to this project, enhancements to the  
town slip to improve access to the water  
would be beneficial.

Funding options:  
Objective 1 Capital Programme  
Community Infrastructure Levy  
Section 106  
LEP funding  
Commercial

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Coastal Communities Team

Landowners  
MoD consideration

Cost estimate:  
£45,000 – feasibility  
£2,750,000 – estimate capital (variation  
subject to detail of scheme)

Barriers:  
Funding and priority  
Technical constraints

Tor35(l) - Facelift to former rowing club  
Torpoint  
(En6 – CCT Economic Plan)

The appearance of the existing rowing club  
building has a negative impact on the first  
impression of Torpoint for people arriving  
in Cornwall on the ferry. Enhancement  
of the building would help to improve the  
quality of the image of the town and its  
waterfront.

Funding options:  
Commercial  
European Union grant funding

Responsibility:  
Owner  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
Commercial project  
Grant funding as part of town facelift  
scheme

Barriers:  
Commercial viability  
Planning permission

Tor36(l) - Torpoint 'northern promenade' enhancement  
(En8 – CCT Economic Plan)

Torpoint's 'northern promenade' provides an opportunity to establish a hidden gem for tourists that could add to the overall attractiveness of the town and the role that it plays in tourism on the peninsula.

Environmental improvements, lighting, public realm enhancements, art, and opportunities for small scale gallery and café/ restaurant space could combine to establish an asset that would be an integral part of the visitor experience.

It is envisaged that this project will be delivered as a result of a number of smaller interventions that come together to establish a new and distinctly Cornish waterfront walkway – for the benefit of visitors and residents.

Funding options:  
Commercial  
Cornwall Council  
Torpoint Town Council

Responsibility:  
Torpoint Town Council  
Cornwall Council  
Landowners

Cost estimate:  
£12,000 – feasibility (mini-master plan)  
Capital sums for individual projects  
(variations subject to detail of schemes)

Barriers:  
Funding  
Planning permissions  
Landowner agreements

Tor37(l) - A 'Hidden Hut' for Torpoint  
(En9 – CCT Economic Plan)

A small outdoor café to serve water sports users and walkers. Introducing a high quality facility in Torpoint that will add positively to the experience of the town waterfront. The 'Hidden Hut' on the edge of Porthscatho on the Roseland Peninsula provides an excellent example of what might be possible.

Funding options:  
Commercial  
Cornwall Council

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
£15,000 - £20,000 (variation subject to detail of scheme)

Barriers:  
Funding  
Planning permission

Tor38(l) - A 'bird hide' for twitchers  
(En10 – CCT Economic Plan)

The creek at Torpoint provides a fantastic environmental resource that attracts many bird species – it is designated Site of Special Scientific Interest. An ornithologists delight. A bird hide here would provide a fantastic new resource for people who want to enjoy the wonder of the place.

Funding options:  
Lottery

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
£15,000 (variation subject detail of scheme)



## Vision projects

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Barriers:  
Funding  
Environmental constraints  
Landowner agreement

Tor39(l) - Park landscape plan for Thanckes Park  
(Co8 – CCT Economic Plan)

Thanckes Park is a major asset for Torpoint and the wider peninsula – as an everyday park facility and events venue. There is considerable scope to improve the asset. To ensure a joined up approach that avoids incremental changes that may not relate to one another in a thought through manner a park master plan should be developed.

The plan should include consideration of the potential for: a café kiosk, tennis courts, improved footpath network, a planting and tree plan, other soft planting, integrated play etc. and have regard to the work that has been undertaken in the community to understand how people would like to see Thanckes Park develop in the future. The plan would form a foundation for attracting funding directed at specific projects.

Funding options:  
Lottery  
European Growth Programme  
Community Infrastructure Levy

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
£8,000

Barriers:  
Funding

Tor40(l) - Strengthening Fore Street through environmental improvement  
(Jo4 – CCT Economic Plan)

Fore Street is the main retail high street for the town and the peninsula. To support the high street, targeted physical improvements could help to improve the quality of the street environment making it a more attractive place to shop and improving its image.

A shopfront and facelift enhancement grant scheme is one way to assist premises and business owners to invest in improvements in an affordable way.

Capital to invest in the quality and character of the street itself can also create an improved setting for business. This might include investment in new street furniture, signage, lighting or public art for example.

Funding options:  
Lottery  
Community Infrastructure Levy  
European Growth Programme  
Commercial

Responsibility:  
Cornwall Council  
Torpoint Town Council  
Coastal Communities Team

Cost estimate:  
Grant scheme £25,000  
Street improvements £100,000

Barriers:  
Funding  
Business participation in grant scheme

#### Tor41(l) - Trevol Business Park, Torpoint (Jo10 – CCT Economic Plan)

It is important that a range of employment opportunities are developed that create the option for local people to work in the town. The Trevol Business Park represents the best possibility for doing this in Torpoint.

Development of opportunities for enhanced employment prospects on the Trevol site through the provision of additional floor space, jobs and apprenticeships will form part of ensuring a balanced local economy.

Projects should be informed by strategic objectives and by outcomes of the Strategic Employment Plan for the wider Rame Peninsula (Project Jo1 of the CCT Economic Plan refers).

Funding:  
LEP  
European Union Growth Programme  
Cornwall Council  
Plymouth City Deal  
Commercial

Responsibility:  
Cornwall Council  
Coastal Communities Team

Cost estimate:  
TBC subject to projects coming forward

Barriers:  
Lack of funding and investment  
Planning permission

#### Tor42(l) - Enterprise Court, Torpoint (Jo11 – CCT Economic Plan)

It is important that a range of employment opportunities are developed that create the option for local people to work in the town and to stimulate a momentum for investment. Enterprise Court offers an opportunity in the centre of Torpoint to attract new businesses to the town.

Development of opportunities for enhanced employment prospects at Enterprise Court through new jobs and apprenticeships will form part of ensuring a balanced local economy.

Projects should be informed by strategic objectives and by outcomes of the Strategic Employment Plan for the wider Rame Peninsula (Project Jo1 of the CCT Economic Plan refers).

Funding:  
LEP  
European Union Growth Programme  
Cornwall Council  
Plymouth City Deal  
Commercial

Responsibility:  
Cornwall Council  
Coastal Communities Team

Cost estimate:  
TBC subject to projects coming forward

Barriers:  
Lack of funding and investment

Tor43(l) - Enhancement to Cambridge Field  
Cambridge Field Park has an important role in the life of the town and the memories of its residents. It could benefit from investment to improve its overall quality and appearance and the facilities provided. Torpoint's parks are a great asset and need to be looked after into the future.

Funding options:  
Lottery  
TBC – long-term objective

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
TBC subject nature of project

Barriers:  
Funding

## Vision projects

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### Tor44(l) - Harvey Street Flats and Wellington Street

The Harvey Street flats provide much needed housing for residents. They also have a negative physical impact on Harvey Street – a major route through the centre of town. As a result their appearance contributes towards the overall poor appearance of the centre of town. Whilst there are no proposals to refurbish the external appearance of redevelop the flats if this were to happen in the long term there is an opportunity to significantly enhance the west side of the street.

Redevelopment might include the opening up of the east end of Wellington Street to reintroduce a feature of the original Eighteenth Century town plan - this established visual connections between the grid of streets and the waterfront (the Wellington Street connection was lost when the Harvey Street flats were developed.

Funding options:  
Cornwall Council  
Commercial developer  
Homes and Communities Agency – or equivalent  
TBC – long-term objective

Responsibility:  
Cornwall Council

Cost estimate:  
TBC

Barriers:  
Lack of funding and investment  
Need to undertake project  
Planning permission

### Tor45(l) - A site for a hotel in Torpoint

As Torpoint transforms over time it would be expected that more people would want to stay and as such the demand for tourist accommodation will increase. Arguably demand already exists – most particularly related to the through flow of relatives visiting HMS Raleigh.

Due to the nature of the town, hotel sites are not necessarily obvious – potential sites, all of which have challenges, might include Thanckes Park (related to a new park master plan), land within a configured Yacht Club site (provided facilities of the club can be accommodated), a reclaimed waterfront site or on land around the Sainsbury's site.

Funding options:  
Commercial

Responsibility:  
Cornwall Council  
Torpoint Town Council

Cost estimate:  
TBC subject to nature of project

Barriers:  
Lack of funding and investment  
Lack of commercial interest  
Planning permission

### Tor46(l) - Ferry offices site

The limestone ferry office is a modest building at the entrance into town from the ferry. Should the opportunity arise redevelopment of the site and its surroundings, could add positively to the arrival experience and the overall image of the town centre and the waterfront.

This is a long-term project that may not happen but if it does may take many forms. Clearly part of the planning would be the relocation of the existing offices. Feasibility work has been undertaken that explores the potential for office space at Rendel Park – whilst some ferry office space may be



feasible within the park it is important that this is complementary to the public role of the waterfront and the ambition to create a new ferry passenger landing and visitor centre.

The possibility of introducing a new stepped link connecting the waterfront and the 'northern promenade' could be explored as part of a redevelopment project.

Funding options:  
Commercial  
TBC – long –term objective

Responsibility:  
The Tamar Bridge and Torpoint Ferry Joint Committee  
Cornwall Council

Cost estimate:  
TBC

Barriers:  
Lack of funding and investment  
Planning permission  
Viability  
Need for project  
Alternative accommodation for office and storage  
Ferry operational requirements

#### Tor47(l) - Torpoint heritage trail

Torpoint has a rich maritime past that is not expressed or clearly evident. The town Archives holds fascinating material about its history. The town plan itself dates back to the Eighteenth Century. An opportunity exists to establish a town trail that brings out the history of the town to locals and visitors alike.

Funding options:  
Lottery  
Art funds  
TBC – Long-term objective

Responsibility:  
Torpoint Town Council

Cost estimate:  
TBC

Barriers:  
Lack of funding

#### Tor48(l) – Extension to Torpoint Nursery and Infant School

Torpoint Nursery and Infant School is at the centre of town life and has been for many years. The future needs of the school should be taken account of in any proposals that come forward concerning land in and around the Sainsbury's site. Outdoor learning in the school grounds has created a new dimension to the educational experience for young children in the town. Extension of the school site to improve the facility for outdoor learning would be a very positive change for education in the town.

Funding options:  
TBC – Long-term objective

Responsibility:  
Cornwall Council  
Landowner

Cost estimate:  
TBC

Barriers:  
Ownership agreement  
Planning

## Vision projects

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### Tor49(l) – Housing on the northern fringe

There is a demonstrable need for additional new housing in Torpoint in order to satisfy need and demand. Whilst some housing could be accommodated on a limited number of infill sites in the town itself – this would not get close to achieving the numbers or variety of housing types that are necessary. Defiance Field and Borough Farm on the northern fringe of the town have been identified as potential sites for housing. It is likely in the future that other sites on the northern fringe will need to be identified to ensure that the people of Torpoint can be suitably housed.

It is important that any identified Community Infrastructure Levy, Section 106, or public capital receipts generated from housing development are directed towards expenditure on town centre enhancements. This will help to ensure that Torpoint is more likely to achieve the key objectives of its Vision and Neighbourhood Plan.

Funding options:  
Commercial

Responsibility:  
Commercial  
Cornwall Council  
Land owner

Cost estimate:  
TBC

Barriers:  
Planning permission

### Tor50(l) – A new foodstore

There appears to be a requirement for additional food shopping in Torpoint. Many people shop outside of the town – taking their business elsewhere at the moment. A significant number of local people identified this as a weakness that needs to be addressed. Whilst accommodating a new store in the heart of town might be the obvious move – there does not appear to be demand from operators and appropriate sites do not really exist. A new food retail development is more likely to be successful on the fringe of town. As with new housing, receipts should be directed towards enhancements within the town centre.

Funding options:  
Commercial  
Cornwall Council

Responsibility:  
Commercial  
Cornwall Council

Cost estimate:  
TBC

Barriers:  
Planning permission

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Appendix 1

Project programme

Appendix 2

Matrix of projects

Appendix 3

Vision projects

Appendix 4

Summary of questionnaire feedback

Appendix 5

The Carnival

Appendix 6

The Carnival feedback

Appendix 7

Public exhibition

Appendix 8

Consultation poster and leaflet

Appendix 9

List of consultation events and exercises

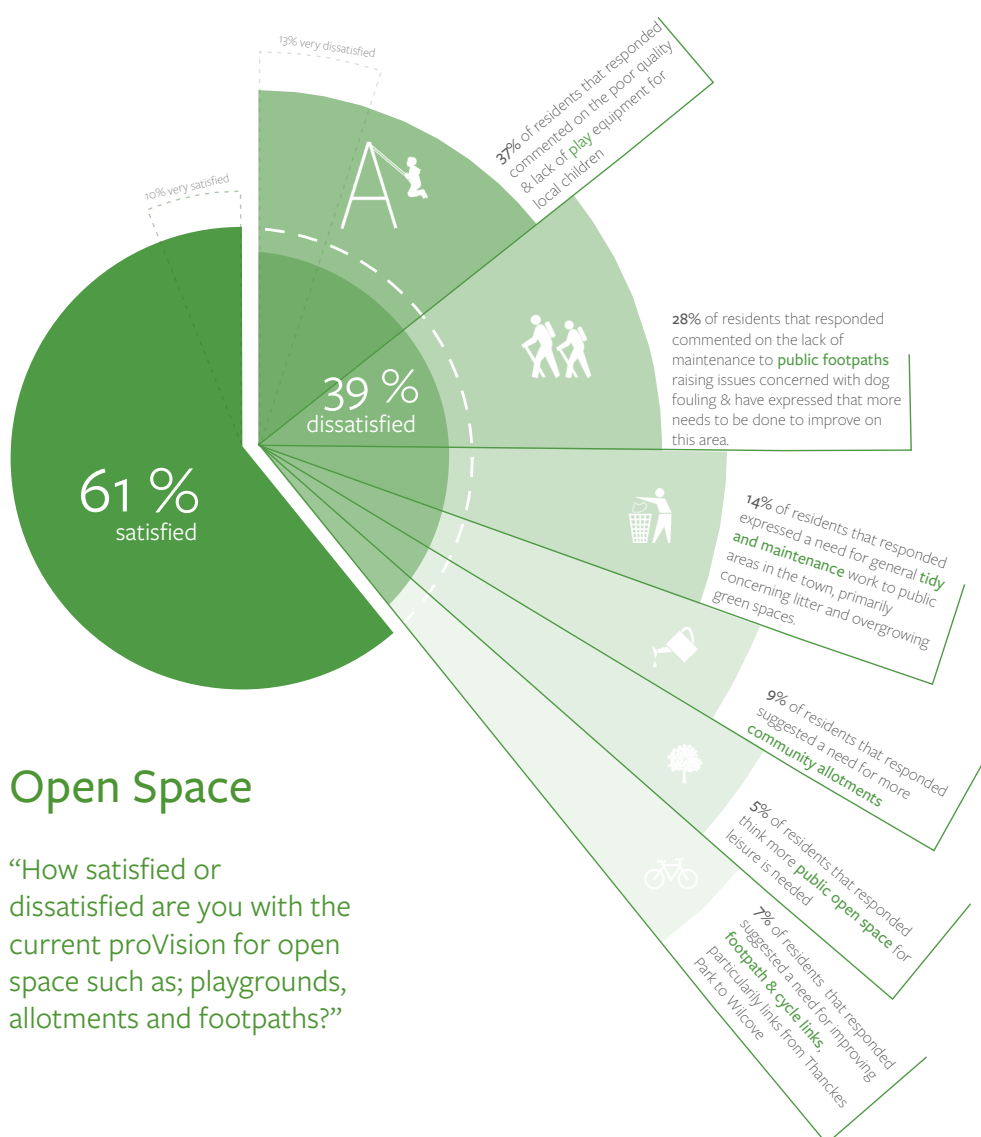
Appendix 10

Evidence base - Bibliography

# Appendix 4

Summary of questionnaire feedback

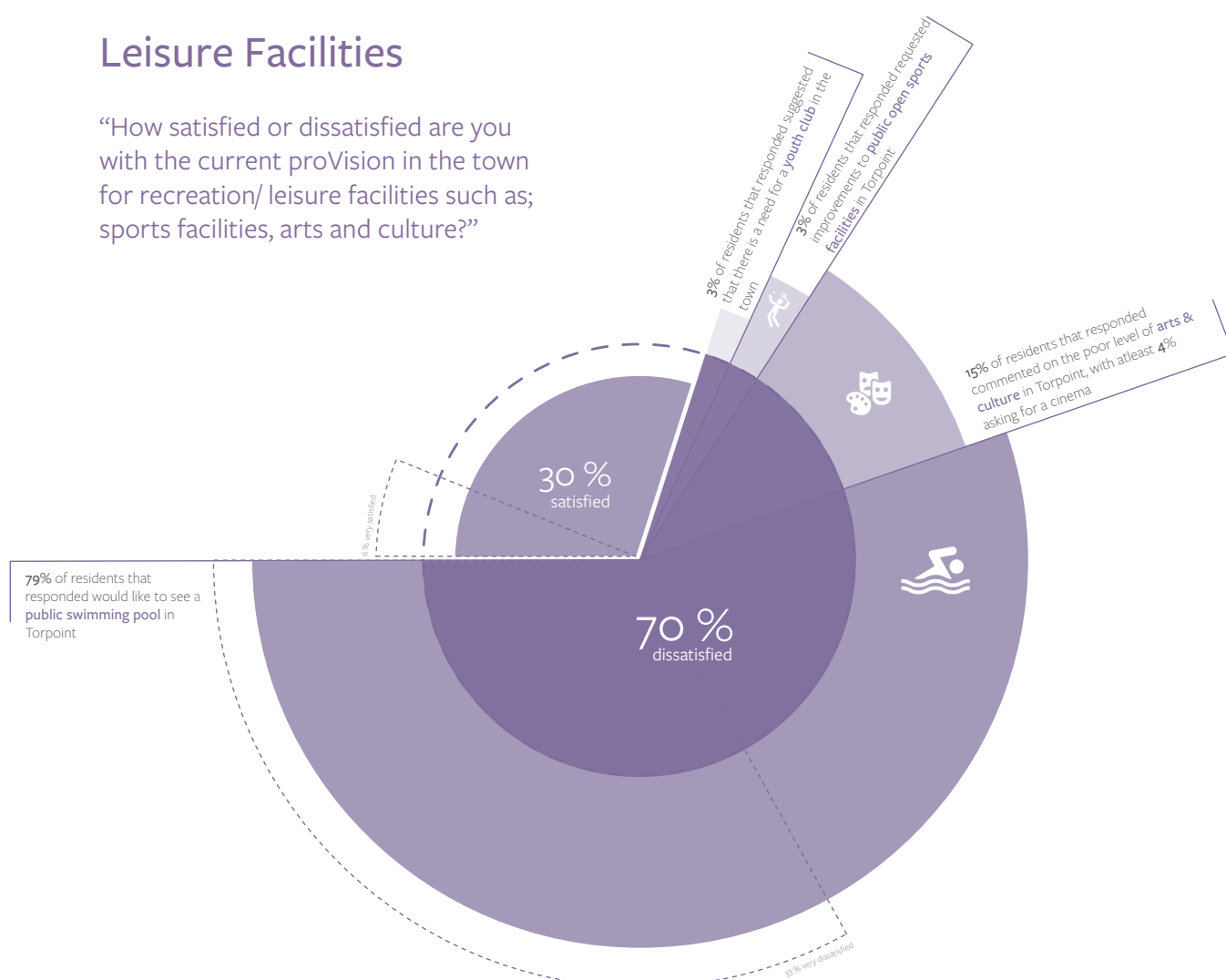
## Summary of questionnaire feedback





## Leisure Facilities

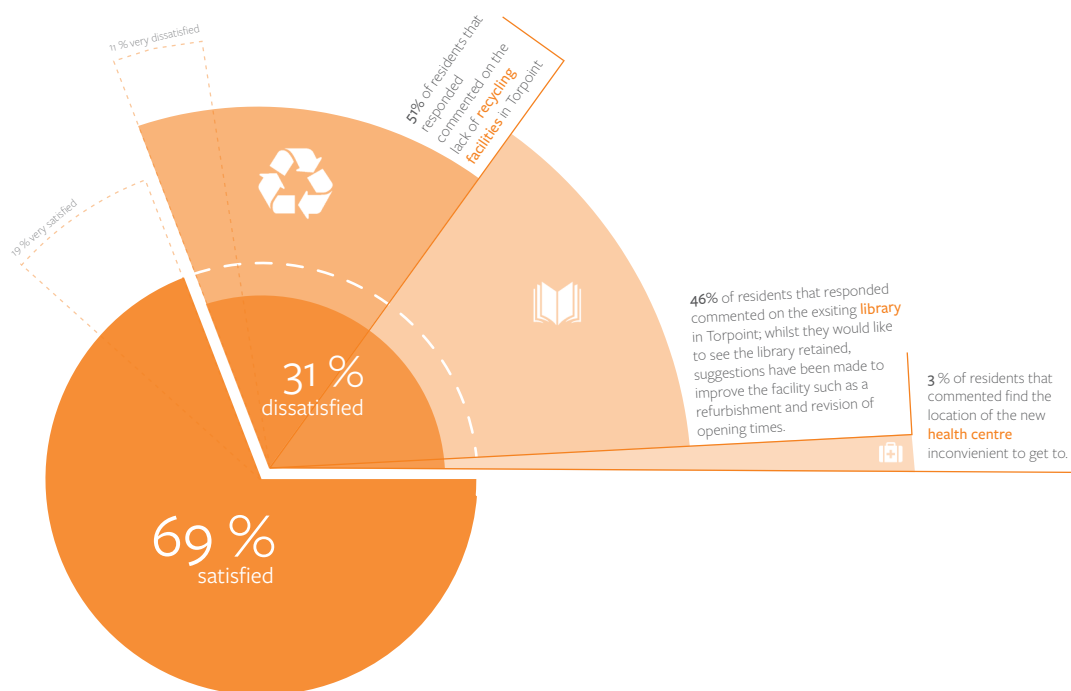
“How satisfied or dissatisfied are you with the current proVision in the town for recreation/ leisure facilities such as; sports facilities, arts and culture?”



## Summary of questionnaire feedback

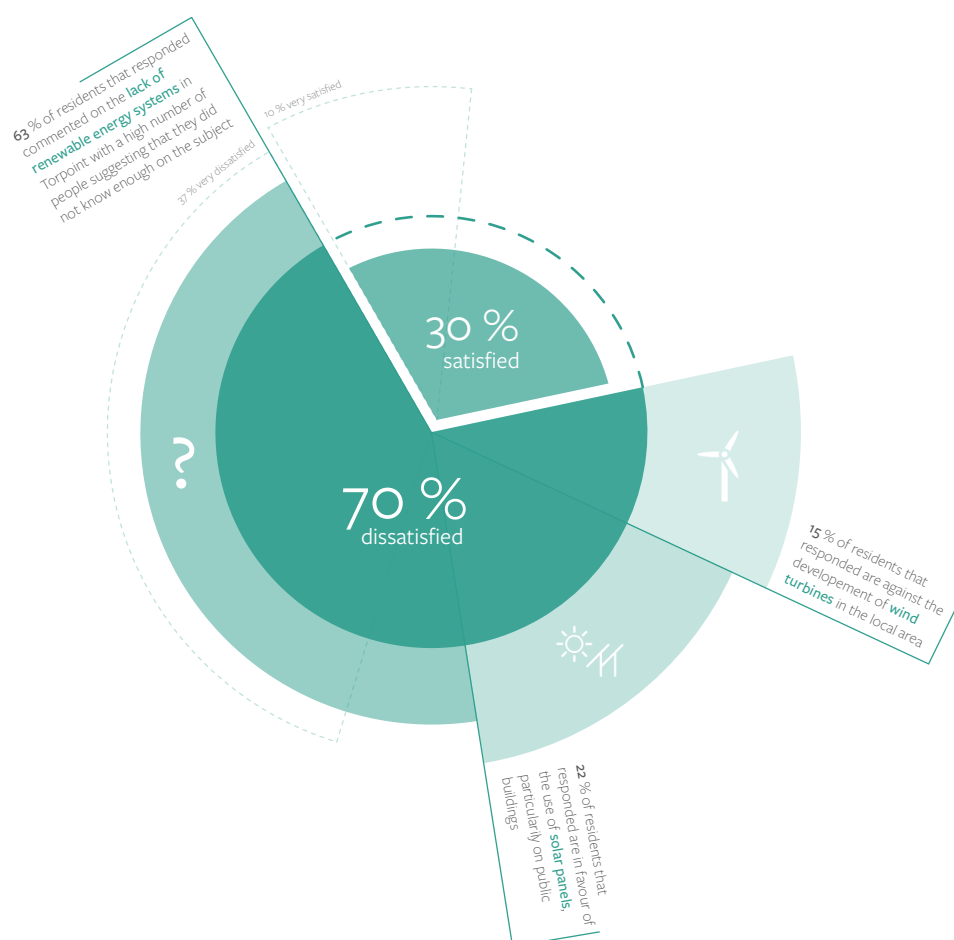
### Community Facilities

“How satisfied or dissatisfied are you with the current provision in the town for community facilities such as; the library, healthcare and waste recycling?”



## Renewable Energy

“How satisfied or dissatisfied are you with the current provision in the town for renewable energy?”

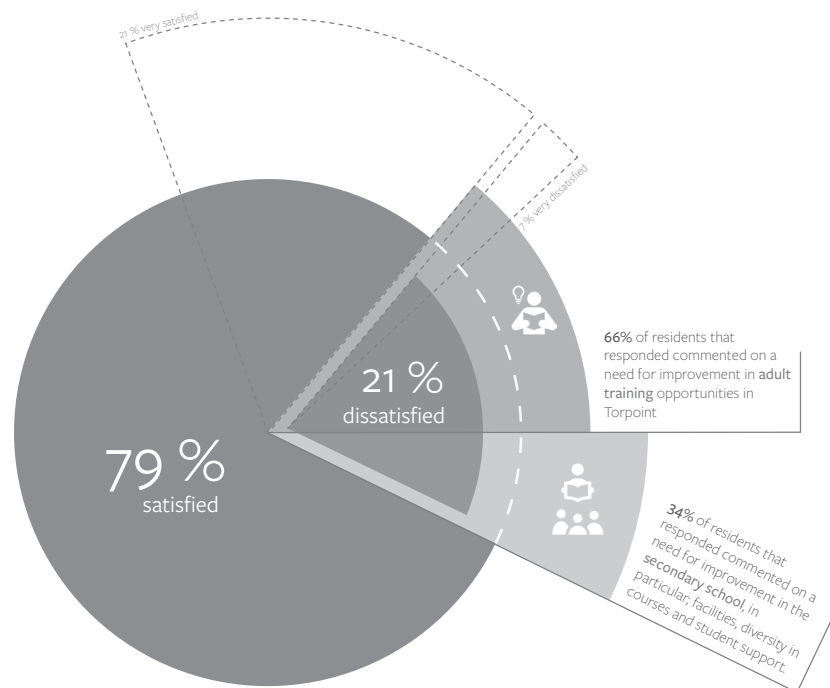




## Summary of questionnaire feedback

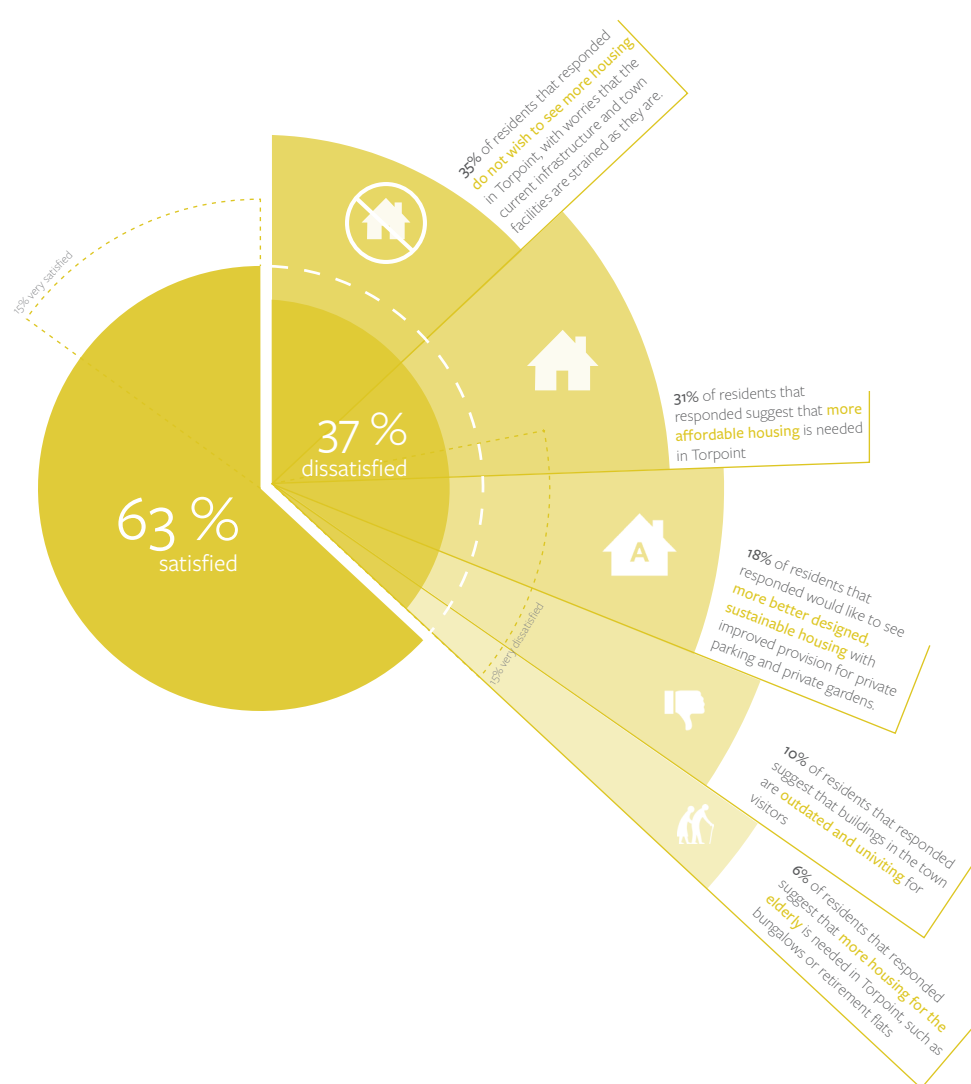
### Education

“How satisfied or dissatisfied are you with the current schools and adult training in the town?”



## Housing

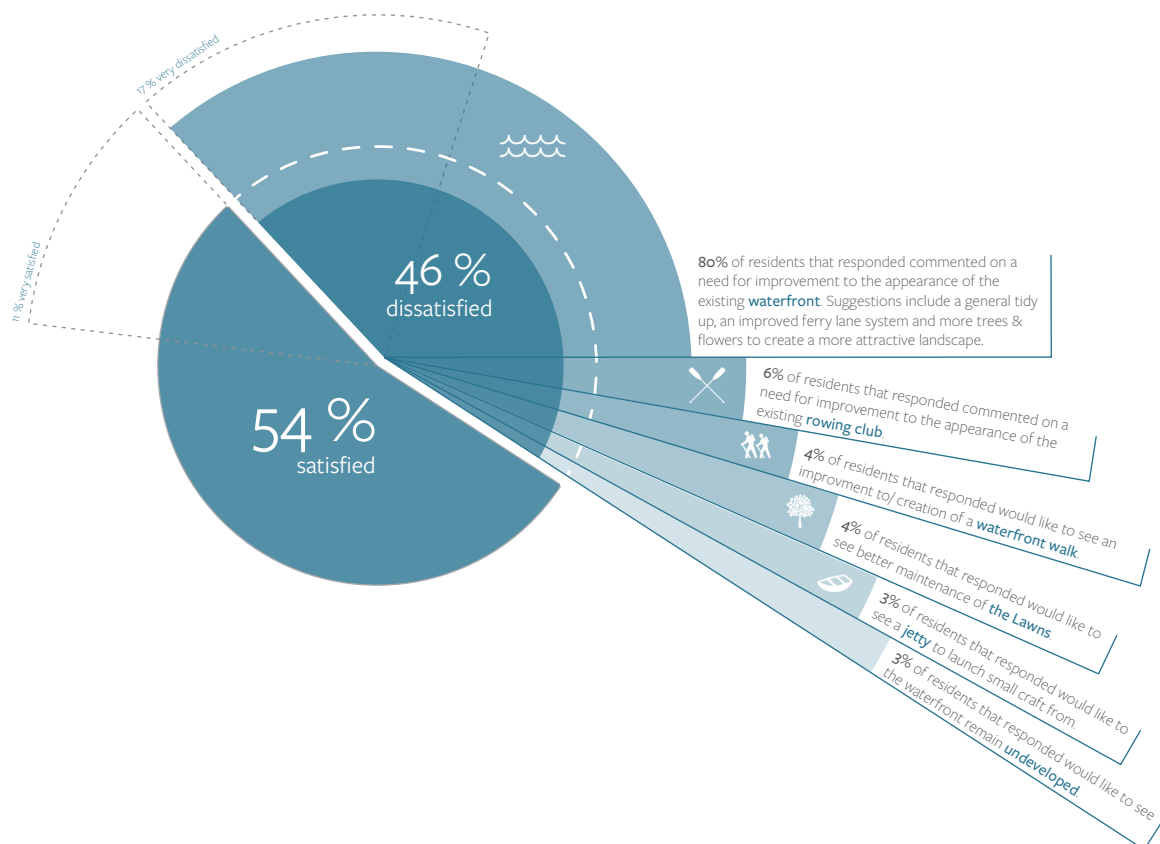
“How satisfied or dissatisfied are you with the current provision in the town for housing numbers, design and type?”



## Summary of questionnaire feedback

### The Waterfront

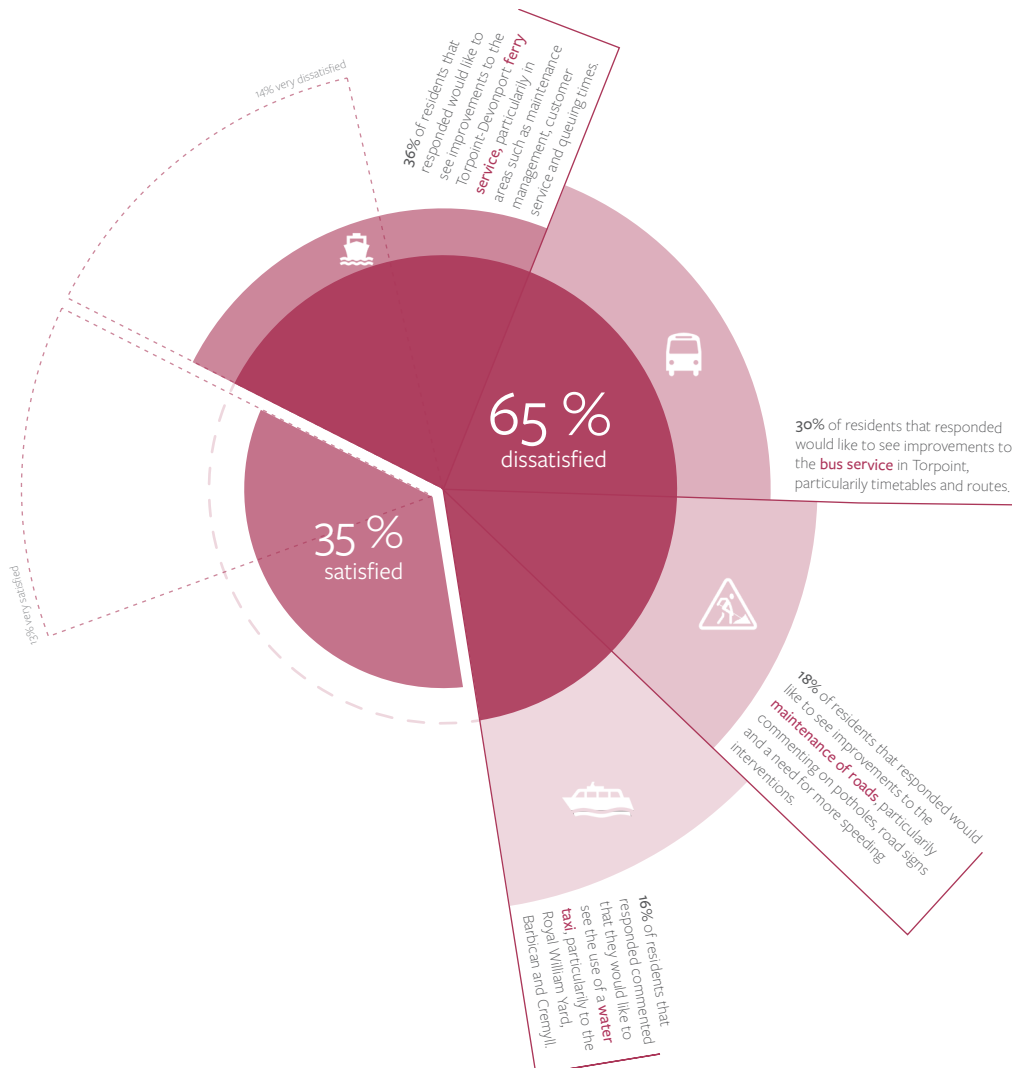
“How satisfied or dissatisfied are you with the current proVision in the town for economy/ jobs e.g. Fore Street, Enterprise Court and Trevol Business Park?”





## Transport

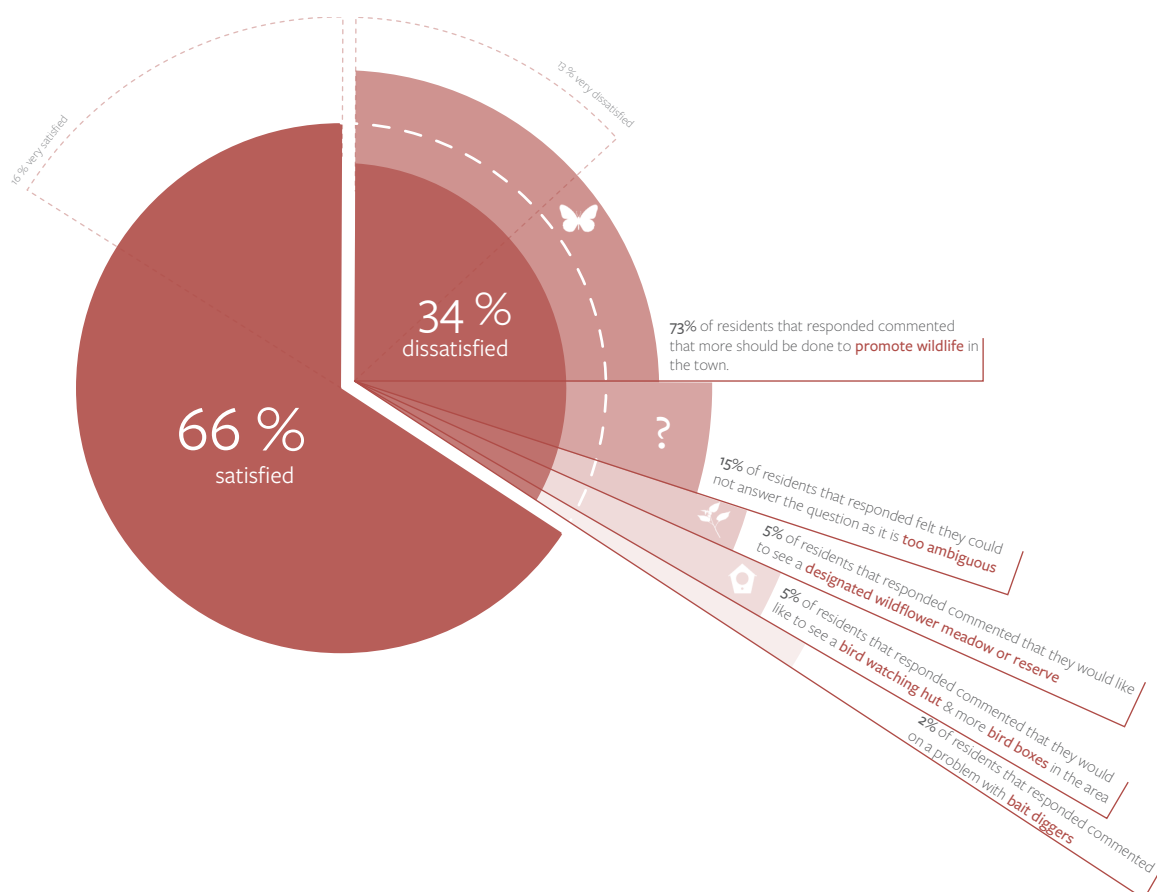
“How satisfied or dissatisfied are you with the current provision in the town for transport/ traffic e.g. ferry, roads, water taxis & buses?”



## Summary of questionnaire feedback

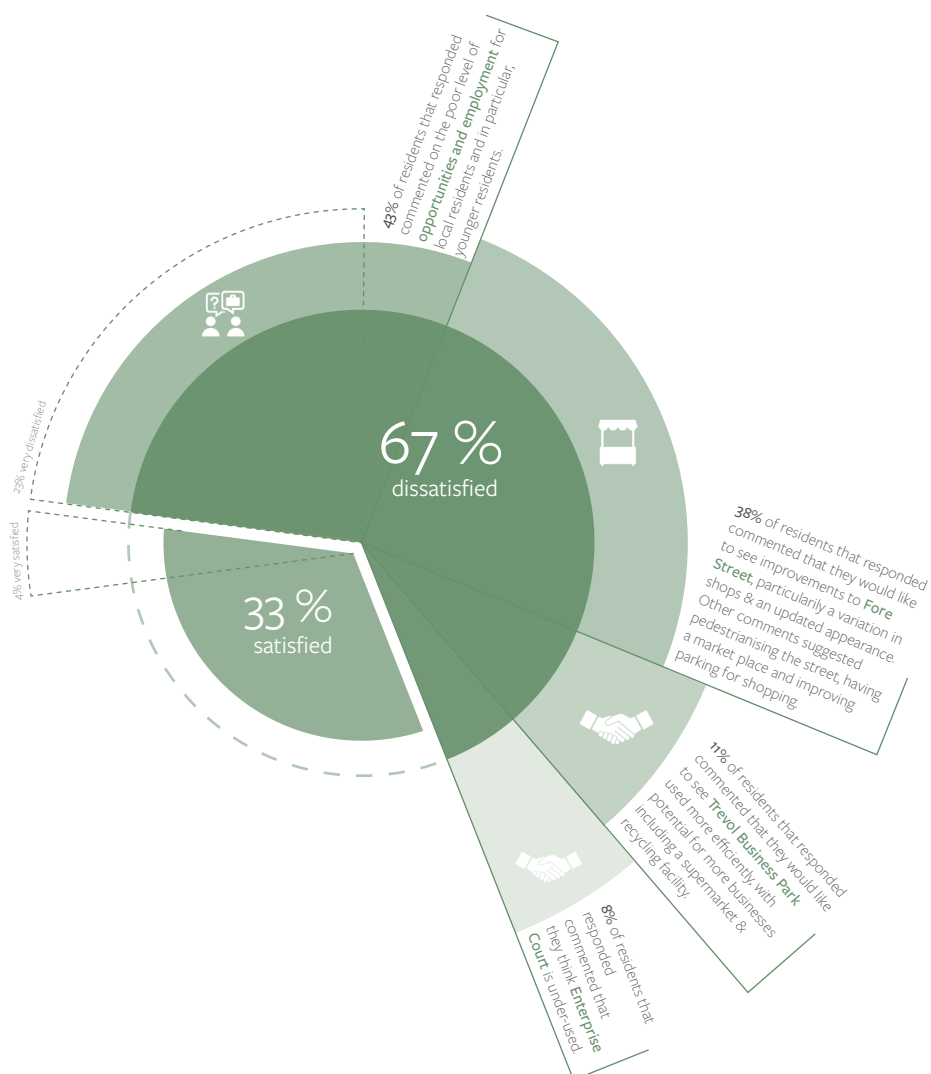
### Wildlife

“How satisfied or dissatisfied are you with the current wildlife in the town?”



## Employment

“How satisfied or dissatisfied are you with the current landscape and waterfront in the town?”





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Project programme

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# Appendix 5

The Carnival

## The Carnival







## A Vision for Torpoint Consultation Questionnaire

What developments would you like to see in Torpoint?  
(in order of preference)

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

What developments would you not like to see in Torpoint?  
(in order of preference)

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

Do you do your main grocery shopping in Torpoint or shop online? (please circle)

Yes    No    shop online

If not, where? (location) \_\_\_\_\_

What influences your chosen shopping location?

\_\_\_\_\_

\_\_\_\_\_

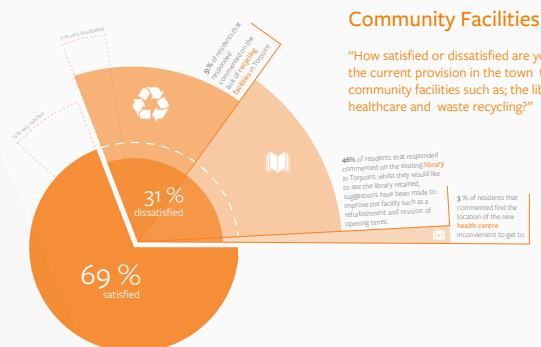
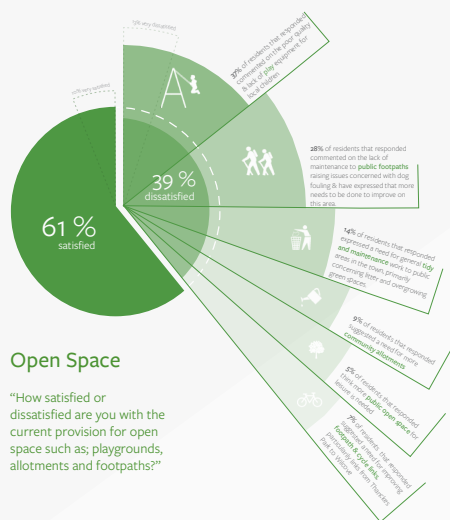
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Thank you for completing this survey, results will be available on the Torpoint Neighbourhood Development plan website: <http://www.torpointplan.org.uk>, once analysis has been undertaken.

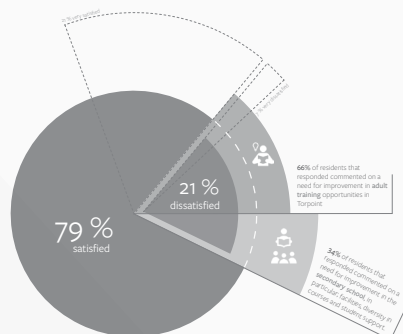
# The Carnival

## A Vision for Torpoint Opportunities for change



## Education

"How satisfied or dissatisfied are you with the current schools and adult training in the town?"



## Welcome

We would like your ideas about how Torpoint could become a better place.

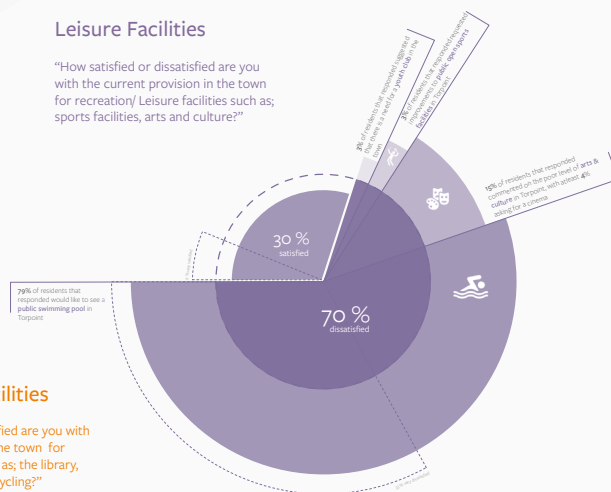
Clifton Emery design has been commissioned by the Town Council to work with local people in order to prepare A Vision for Torpoint. This work will help to shape the Neighbourhood Plan, influence planning policy and identify development proposals for the town. So that the Vision has a strong foundation it is important that it is based on what local people think. Whilst not all ideas will be achievable - we would like to know what changes you think would make good objectives for the town.

During June of this year well over 1,100 people responded to a survey organised by the Town Council to find out what are felt to be the important issues for the town. The results of the survey are summarised here. Building on this fantastic response we would now like to find out more about where and how people think improvements can be made. Please complete the simple questionnaire and identify (using the stickers provided) where in the town change could be beneficial.

As the Vision develops future consultation will take place. Thank you for your time.

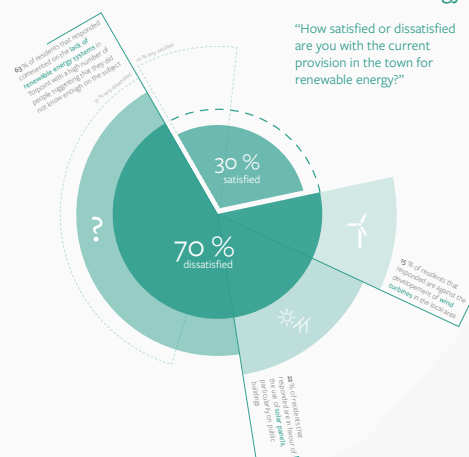
## Leisure Facilities

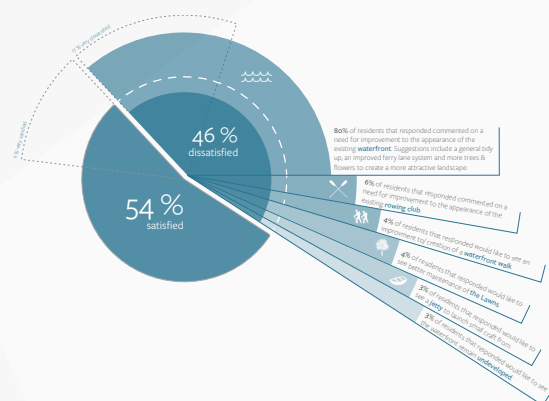
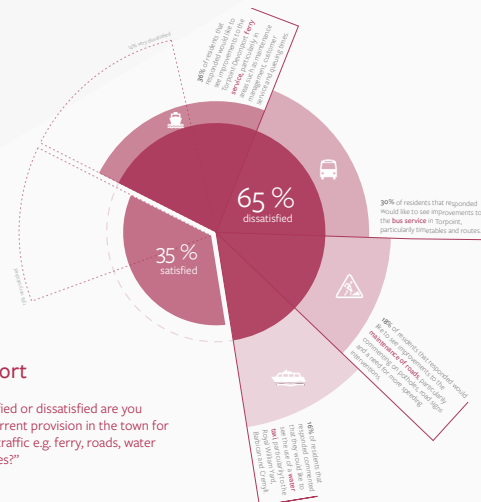
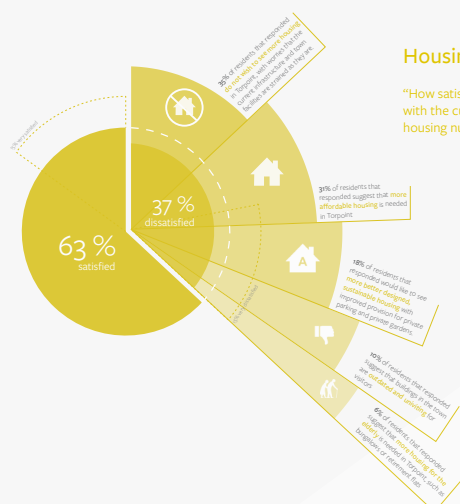
"How satisfied or dissatisfied are you with the current provision in the town for recreation/Leisure facilities such as; sports facilities, arts and culture?"



## Renewable Energy

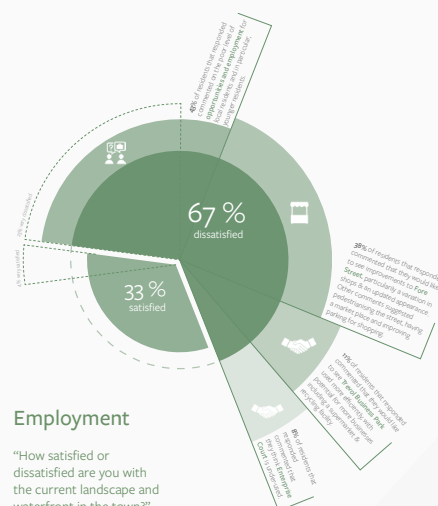
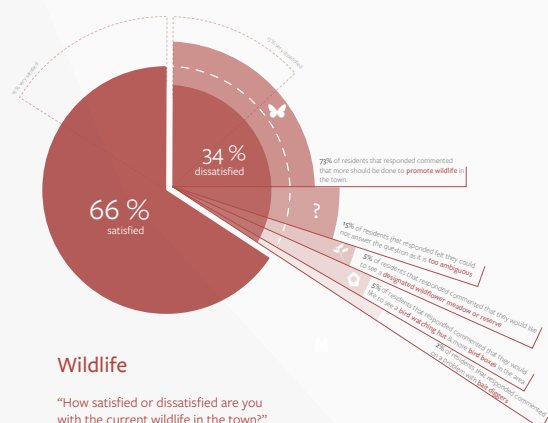
"How satisfied or dissatisfied are you with the current provision in the town for renewable energy?"





### The Waterfront

"How satisfied or dissatisfied are you with the current provision in the town for economy/ jobs e.g. Fore Street, Enterprise Court and Trevol Business Park?"





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The Carnival feedback

## The Carnival feedback

### Torpoint Neighbourhood Development Plan Carnival 2015 Consultation Questionnaire

ID	What developments would you want to see in Torpoint?			What developments would you not like to see in Torpoint?		
	1.1	1.2	1.3	2.1	2.2	2.3
1	Arts/Performance area	Supermarket	Park and ride for Plymc	Wind Turbines	Housing in Fore St / Fire Station area	
2	Swimming Pool	Good park like devonport				
3	Supermarket - Tesco					
4	Swimming Pool	Jetty	Library / Archives / Tou	No supermarket in Town Centre		
5	Housing	Country walks improve	Decent Supermarket	Loads of flats		
6	Bigger Supermarket	Free Parking	Library 6 times a week open			
7	Transport more buses	Waterfront	Access to the Lawn for disabled			
8	Swimming Pool	Sports Centre		Large Supermarket		
9	More green trees on A	Better play parks	outdoor gym park	Factory type developm	Bus station used as a dump	
10	Swimming Pool					
11	Swimming Pool	Recycle Centre	Access to water (moori	More housing	Lose more shops	
12	Leisure Centre	Large Supermarket				
13	Swimming Pool					
14	Lidl	Aldi	Parks	Flats	Pubs	Clubs
15	Park	Leisure	Swimming Pool	Clubs	Housing in Fore St / Fir	Development
16	Parks	Waterfront	Supermarket			
17	Retirement flats (privat	Footpath around to Wi	Better Bus Service	Wind Turbines	Extension of Huggins B	Large housing estate
18	Swimming Pool	Community Places (Libi	Renewable energy	Transport		
19	Supermarkets	Parks	Parking	Pubs	Charity Shops	Estate Agents
20	Housing	Waterfront	Supermarket	Flats	Fast Food	Pubs
21	Aldi and Lidl	Swimming Pool	Police Station	More Housing	Shops	
22	Somewhere to launch a	even parking in Town C	Free Parking	Aldi or Lidl		
23	Superstore	Leisure Facilities	Take away	more estate agents	Pubs	More Housing
24	Swimming Pool	Leisure Facilities	Better Park Equipment			
25	Jetty	Swimming Pool	More Parking	No High Buildings	No more Supermarkets	
26	Swimming Pool	Town		Housing	Flats	Development
27	Affordable housing	knockdown flats	more presentable as yc	another charity shop	Development on green Lidl	
28	Swimming Pool					
29	Swimming Pool (full siz	Affordable housing for	restaurants	wind turbines		
30	Swimming Pool	Waterfront Bars / restaurant		McDonalds		
31	Swimming Pool	Youth Club	Parks	Charity Shops	Wind Turbines	
32	Swimming Pool	Activities for children	parks	different religious places	the cause conflict	
33	Communal Health Gro	Health Care initiatives	Swimming Pool (25m p	none really		
34	More for the kids (ie La	Swimming Pool				
35	More facilities for people living with dementia					
36	A Jetty with ferry to Ro	Improvement to water	improve bus services	more houses or play park areas		
37	Swimming Pool	New Supermarket (Aldi/Lidl)		No more charity shops		
38	Swimming Pool	Lidl				
39	Swimming Pool			A swimming pool in Torpoint anywhere as long as you can use it witho		
40	Swimming Pool			Housing	Pool	
41	Swimming Pool	Aldi Supermarket	Waterfront	Moor houses	Pubs	Fast Food
42	Swimming Pool	Clothing shops - primar	affordable housing	more parks	more pubs	ferry changes
43	Better bus service	swimming pool	discount store near por	Depends on development		



**Do you do your main  
grocery shopping in**

**Torpoint, or shop online?**

**If not where?**

3a	3b
No	Plymouth
Online	
No	Plymouth Tesco
No	Plymouth
No	Liskeard Aldi
No	Plymouth
No	Plymouth
No	Plymouth Asda
No	Liskeard Aldi
No	Plymouth Asda
No	Plymouth
No	Callington Tesco
Online	
No	Plymouth
No	Plymouth or Liskeard Aldi
No	Plymouth Aldi
No	Plymouth or Liskeard
No	
No	Plymouth
No	Tesco / Aldi / Morrisons
No	Plymouth
No	Aldi and Lidl
No	Plymouth
No	Callington Tesco
No	Various
Online	If not Lidl in town
No	Asda
No	Liskeard Aldi
Online	
No	Plymouth / Saltash
Online	
No	Plymouth
No	Plymouth or Saltash
No	Asda
No	Aldi
Online	
No	Plymouth
No	Liskeard Morrisons
to Online	
No	Liskeard or Saltash
No	Liskeard Aldi
No	Plymouth
No	Shop at Aldi or Lidl

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Public exhibition



## Public exhibition

### A vision for Torpoint

Connecting a Cornish town with its waterfront and hinterland

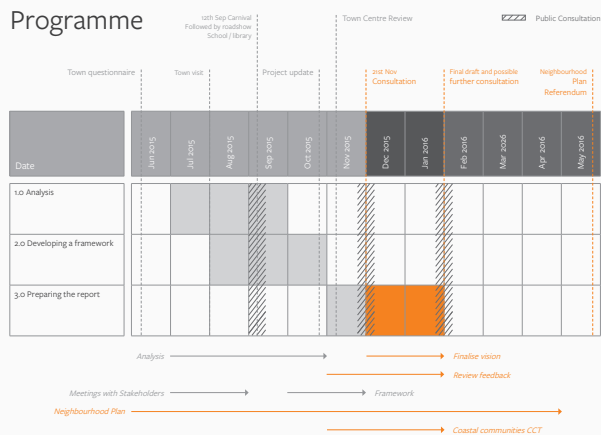


### Purpose of today

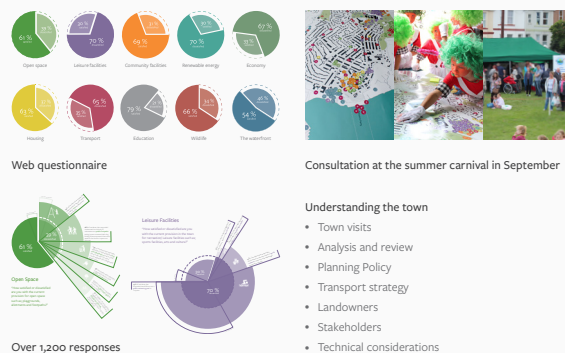
- Update on the Neighbourhood Plan
- Opportunity to look at emerging ideas
- Opportunity to comment on ideas to influence the shape of the plan

Connecting a Cornish town with its waterfront and hinterland

### Programme



### Understanding the place - consultation to date

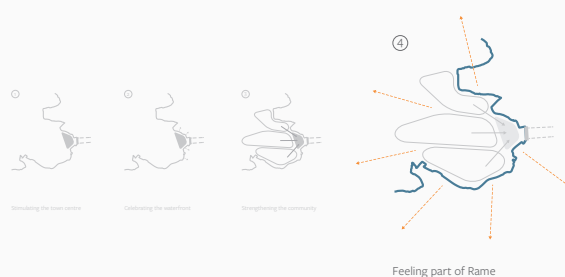


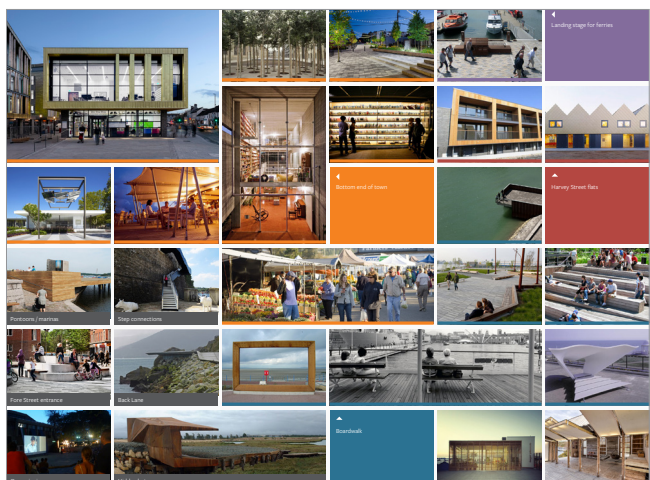
### Key issues identified

- People like Torpoint
- Improving the bottom end of town
- Making the waterfront better
- Enhancing the town parks – particularly Thanckes Park
- Building on existing leisure and sports facilities
- Developing shopping choice
- Providing more housing to meet the needs of local people
- Creating employment opportunities
- More efficient transport
- Walks around the waterfront and into wider countryside
- Supporting Fore Street
- Improving the overall image of the town for residents and visitors

### The Vision

Connecting a Cornish town with its waterfront and hinterland







# Public exhibition





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A web-based questionnaire – Summer 2015

A participatory event at the Town Carnival –  
12 September 2015

Consultation events at Carbeile Junior  
School and Torpoint Library - October 2015

A public exhibition day in the town hall – 21  
November 2015

Consultation event at the Jetty with local  
business representatives – 28 January 2016

Website and social media communications  
- 2015-16

Posters throughout the town - December  
2015

Posting of 3,500 leaflets to local residents –  
December 2015

Road show taking the Vision to various  
locations throughout the town including  
schools and the library – Autumn 2015

Stakeholder sessions – June 2015 – February  
2016

Cornwall Council officers (planning,  
community, estates); the Head Teacher  
of Torpoint Nursery and Infant School;  
local landowners; a Ministry of Defence  
representative; The Tamar Bridge and  
Torpoint Ferry Joint Committee; Devon and  
Cornwall Constabulary; the Antony Estate;  
Rame Neighbourhood Plan representatives;  
Rame Parish councilors; the local Member  
of Parliament; and Local Councillors.



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Torpoint Economic Profile Nov 2012  
Cornwall Council Economic Development

Cornwall Gateway Community Network  
Headlines Figures Census

Cornwall Towns Study 2006

Torpoint Community Forum Socio-  
Economic Statistics

Rame Millennium Projects Website

Tamar Water Transport Study

Cornwall Maritime Strategy 2010/11

Mount Edgecumbe 'Means Business'  
Plymouth City Council Website

Antony Estate Website

Rame Peninsula Website

Torpoint Town Council Website

Rame Peninsula Neighbourhood Plan  
Website

Visit Cornwall Website

Cornwall Local Plan Place -Based Topic  
Paper: Cornwall Gateway Community  
Network Area

Emerging Cornwall Local Plan

Emerging Plymouth Plan

Cornwall Landscape Character Assessment  
2007

Coastal Community Teams DCLG

Rame Peninsula Traffic Management  
Feasibility Study 2014

Mount Edgecumbe 'Means Business'. A  
Vision document and action plan 2014

Rame Peninsula Neighbourhood Plan:  
Footpaths and Bridleways Initiative 2012

Tamar Bridge Torpoint Ferry Joint Ferry  
Committee – Report on Rendel Park,  
Torpoint 2011

Rame Peninsula Economic Profile. Cornwall  
Council 2013

Rendel Park, Torpoint Options Report, Main  
Report 2011

The Parishes of the Rame Peninsula  
Combined Housing Needs Summary 2013

Cornwall Local Development Framework  
Planning Future Cornwall 2013 Growth  
Factors. Cornwall Gateway Community  
Network Area Version 2

Cornwall Gateway Community Network  
Area Discussion Paper – Preferred  
Approach – Consultation Paper 2012

Plymouth's Third Local Transport Plan April  
2011

Tamar River Transportation Review. Tamar  
Estuaries Consultative Forum 2010

Cornwall Infrastructure Needs assessment.  
Cornwall Gateway Schedule. Future  
Cornwall

Cornwall Gateway Place Based Topic Paper  
2013

Statement Profiles: A list of community  
facilities and services available in 2009 –  
various places including Antony, Crafthole,  
Cremyll, Kingsand/Cawsand, Millbrook,  
Sheriok, St John, Torpoint and Wilcove.

Cornwall Gateway Historic Environment  
Service Data Sheet: A data sheet per  
community network area

Cornwall Gateway Infrastructure Needs  
Assessment



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Cornwall Employment Land Review

Cornwall Retail Strategy

Local Enterprise Partnership (LEP) Strategy

– Evidence base papers:

1 Economic indicators; 2 Emerging issues;  
3 Horizon scanning; 4 Employment  
projections; 5 Emerging themes

Strategic Market Housing Assessment

Buildings of England Cornwall

Nikolaus Pevsner

Torpoint: Cornwall and Isles of Scilly Urban  
Survey

Historic characterisation for regeneration  
2006

The Market and Coastal Towns Initiative

Cornwall's First Town in the Frontline:

Torpoint's War Diary 1936-46

P Joe Plant

Torpoint (Archive Photographs)

Pat Manning and Freda Manning 1997

Making of a Cornish Town: Torpoint and  
Neighbourhood

Gladys Harris and FL Harris 1976

Rame Peninsula

Derek Tait 2013

