

Welcome

A vision for Torpoint - Connecting a Cornish town with its waterfront and hinterland

Thank you for coming to today's event. Its purpose is to let you know how the Vision for Torpoint is progressing and to find out those aspects you support and those that you are not so keen on.

A team of consultants led by Clifton Emery design (urban designers, town planners, engineers and commercial agents) has been commissioned by Torpoint Town Council to assist them in preparing the Vision for the town. The vision will inform the production of the Torpoint Neighbourhood Plan – a legal planning document that will help to guide the type and form of development in the town in the future.

The Vision has been informed by residents of Torpoint. Throughout 2015 people have told the Council about the issues that are important to them.

A series of regeneration ideas have been inspired from these thoughts. These include:

- Ideas for quick wins – projects that are affordable and can be delivered quickly;
- A series of strategic proposals to benefit the wider town and respond to issues such as housing delivery, improvements to parks, sports and leisure, making the most of local employment opportunities and resolving transport issues; and,
- Short, medium and long-term regeneration projects that will help to stimulate an improved town centre.

Torpoint is a great town with a lot going for it. This is reflected in people's replies to consultation. Most people do, however, think that things could be better.

Today's update presents the thinking to date. It is not complete and there will be opportunities that have been missed. Please share your thoughts with us so that we can consider them in the next phase of developing the Vision.



Torpoint in the wider context.

Coastal cities, towns and villages are an extremely important part of the country, providing a major contribution to the economy as well as to our national identity. Over 11 million people live in coastal communities, and many more visit regularly for business and pleasure.

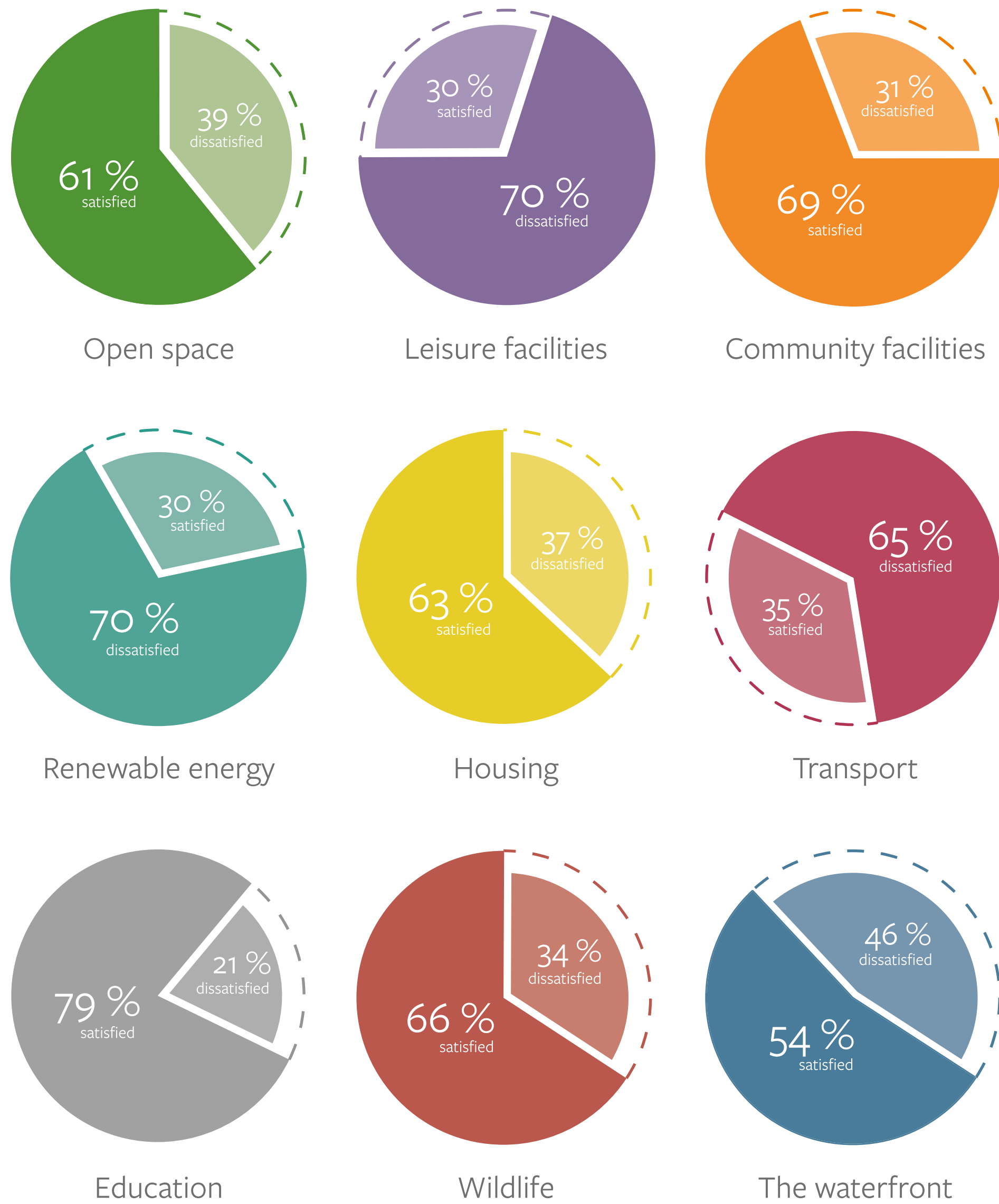
Department for Communities and Local Government.



Understanding the place

A vision for Torpoint - Connecting a Cornish town with its waterfront and hinterland

What Torpoint residents think about the Town.



PLEASE NOTE: A fuller breakdown of public responses is illustrated on the Consultation Responses panels.

What people think?

During 2015 the Town Council has asked people how Torpoint could be improved. The response has been overwhelming. Over 1,500 replies have come back. People's thoughts have directly inspired the shape and content of the Vision.

Whilst many ideas have come forward, clearly it will not be possible to deliver all suggestions. An important role of the Vision is to distinguish between those things that can be delivered and would be of benefit to Torpoint, and those that are more difficult to achieve. The Vision will identify key projects within an overall strategy. Focus will be on projects that can influence the nature and quality of change and build a new momentum – it won't attempt to identify everything that might happen in the future.

Some of the most common themes that have come through so far in the consultation responses include (in no particular order!):

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.

Consultation to date has included a web-based questionnaire during the early summer, a tent at the summer carnival in September and a series of road show events throughout the town during late Summer into Autumn.



The consultation at the summer carnival in September.

Understanding the place

A vision for Torpoint - *Connecting a Cornish town with its waterfront and hinterland*

Strengths and weaknesses

In developing a Vision it is important to keep an eye on the wider picture so that important strategic considerations are not overlooked. As well as ensuring that local people have their say, the Town Council and the consultant team have been talking to other stakeholders including; representatives from different departments of Cornwall Council, landowners, the ferry operators, and the Rame Peninsula Neighbourhood Plan team.

It is important that the Vision and in turn the Neighbourhood Plan are prepared in the context of established planning, transport and regeneration policies and proposals.

This panel identifies some of the strengths and weaknesses that have been borne in mind in preparing the Vision - they are specific to Torpoint and are some of the issues that make the town unique; setting it apart from other places.



A waterfront location



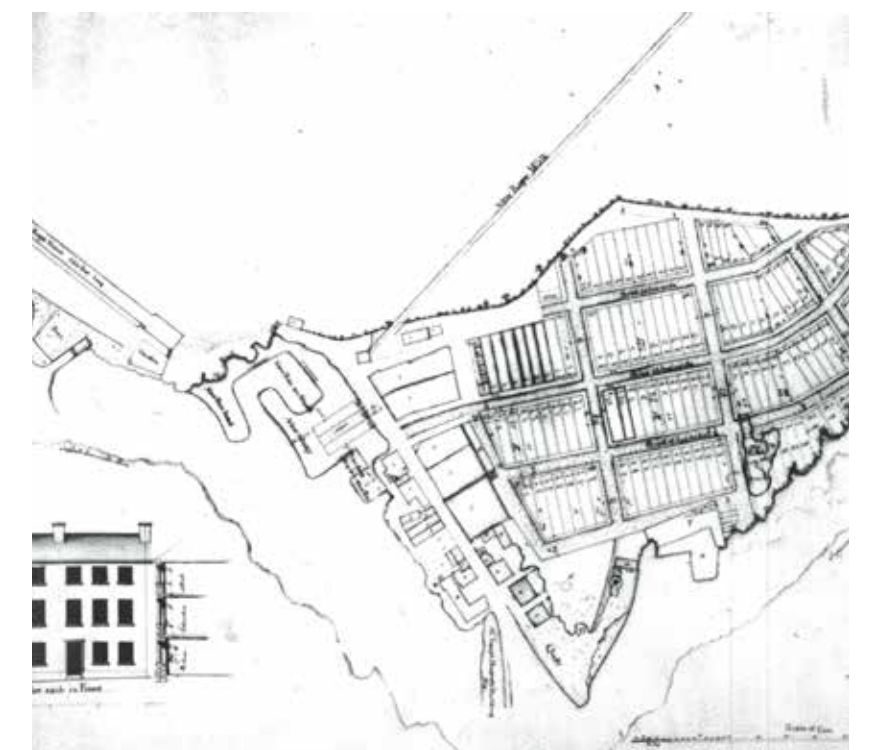
Proximity to Plymouth



A strong community



Historic buildings... as assets



A rich historic legacy...



A beautiful hinterland



The Torpoint Ferry



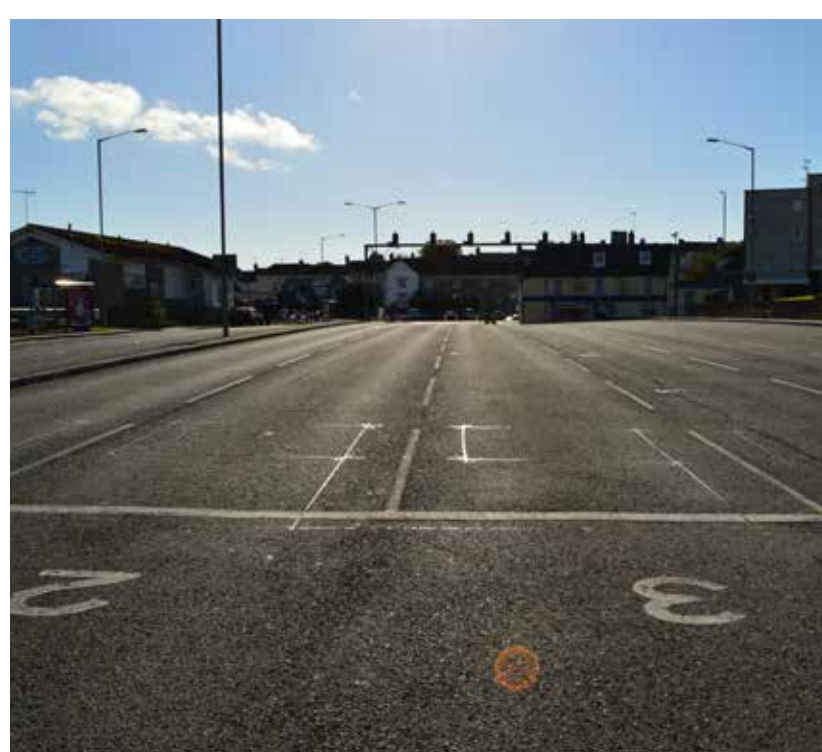
Proximity town centre & waterfront



Green assets



A gateway to Cornwall



Poor image and first impression



Road dominates



General tired appearance



Public facilities out of date



Town centre and ferry separate



Disconnected from waterfront



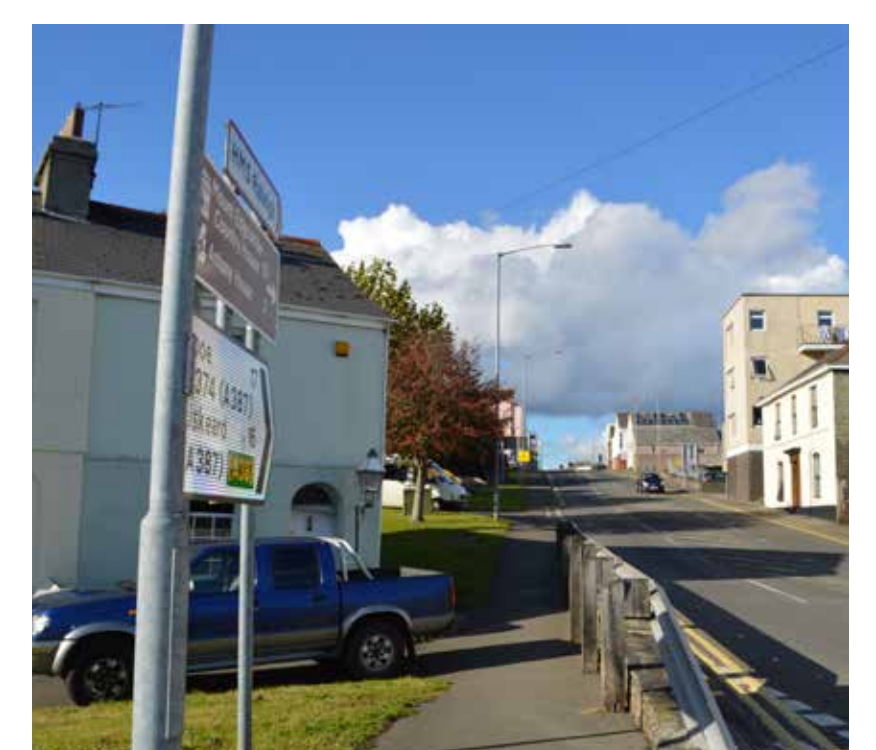
Waterfront potential not realised



Where is the town centre?



Not well connected

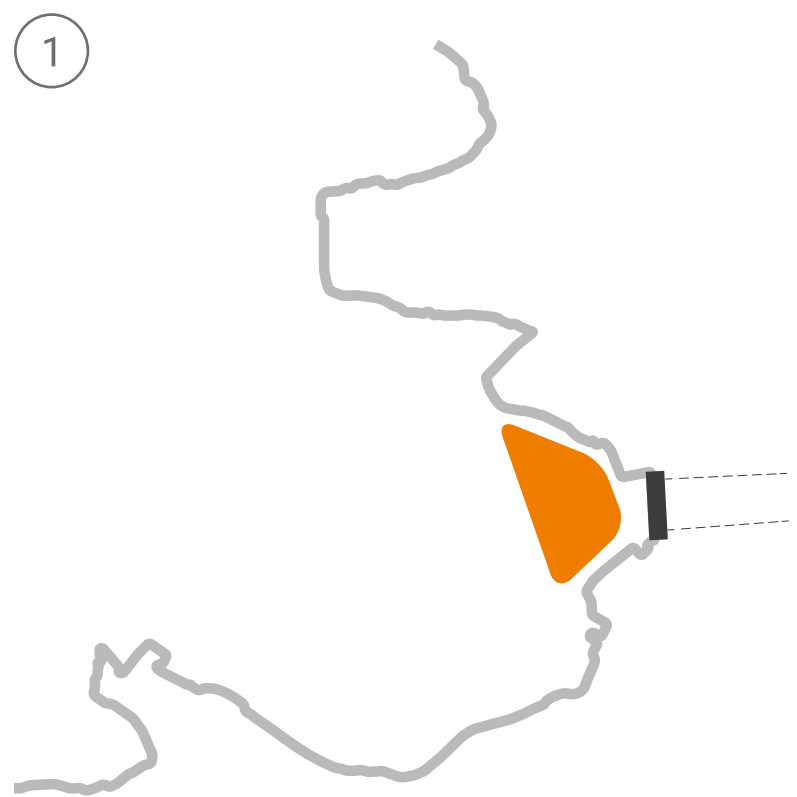


Town centre split by Harvey Street

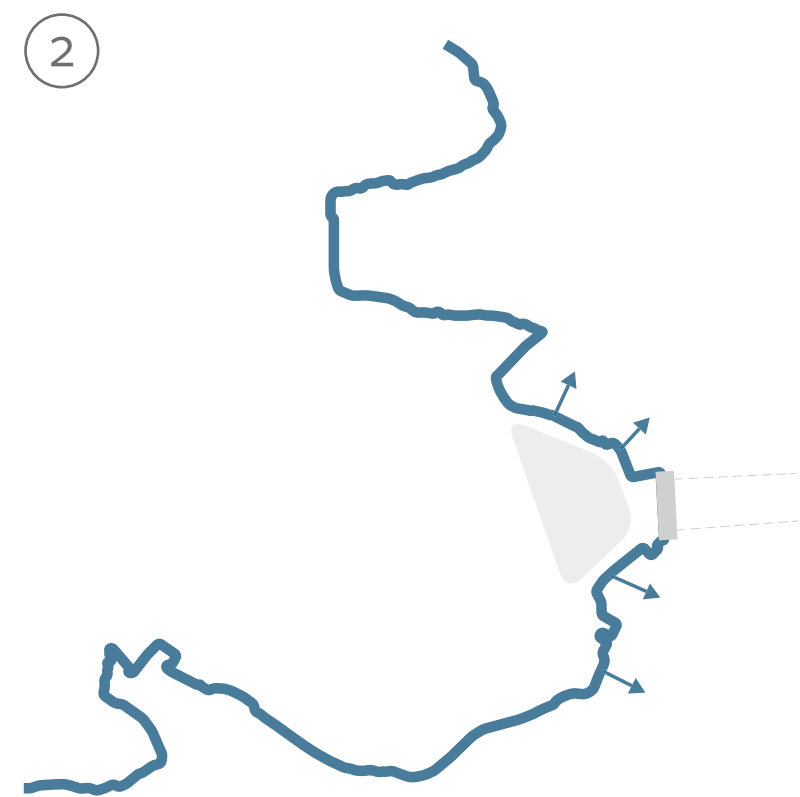
Understanding the place

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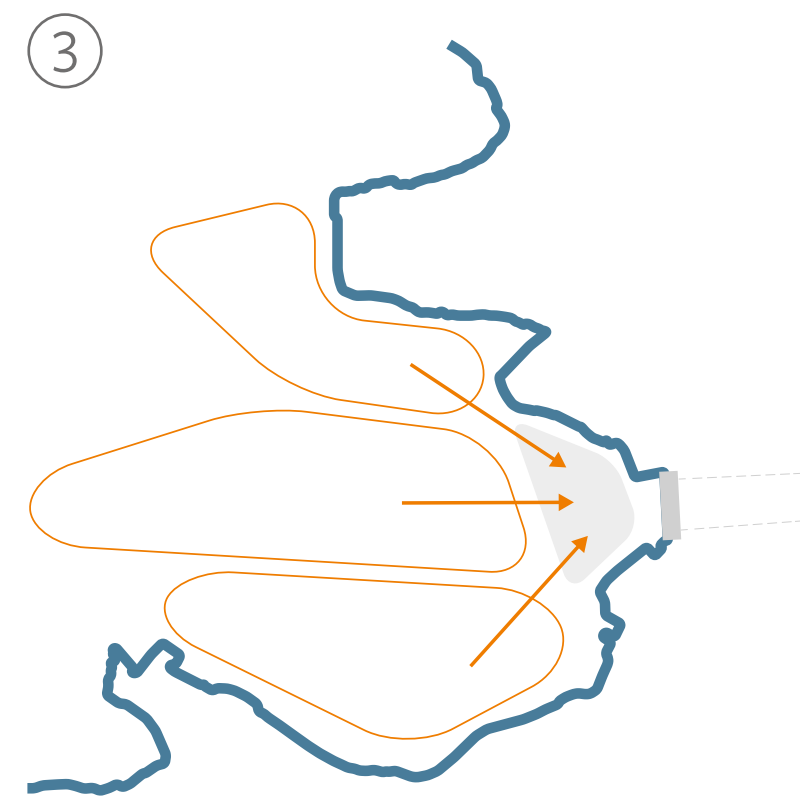
The vision



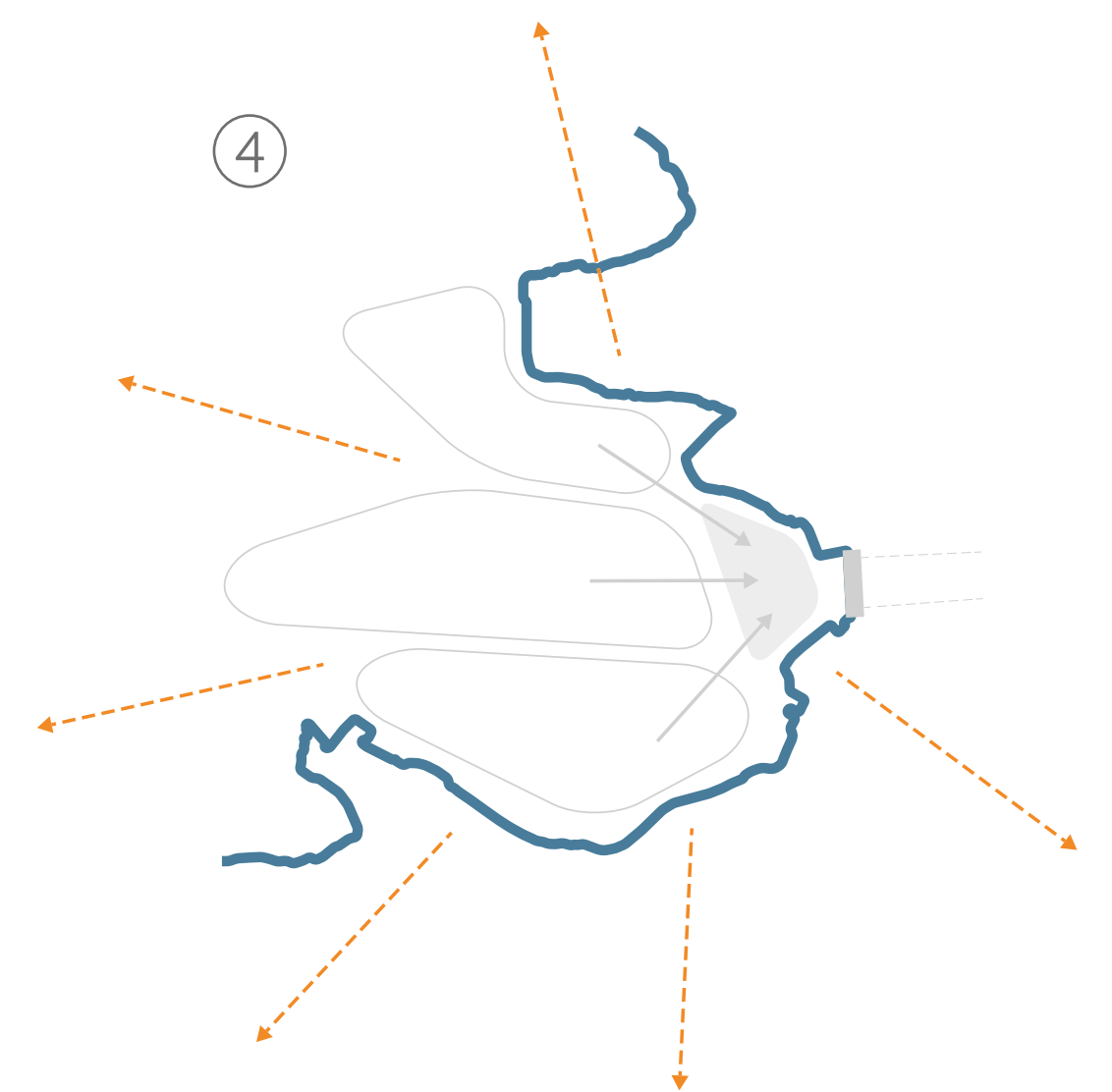
Stimulating the town centre



Celebrating the waterfront



Strengthening the community



Feeling part of Rame



Pride in Torpoint



A wonderful waterfront



A dynamic town centre



Facilities for all ages



Great sport and leisure facilities



Inspiring design



Fantastic parks



High quality public spaces



Quality entrance to Cornwall



A dynamic town centre



Shopping choice and quality



Housing for local people



A market square

The wider plan

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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 work also sets out a structure for how the community as a whole could be shaped in order to become a better place. The Vision will identify policies, proposals and initiatives that look to provide improved town infrastructure throughout the wider community.

The wider plan illustrated on this panel shows opportunities for improving the centre of town in the context of the following:

A new supermarket on the northern fringe – on the existing rugby club; additional housing on the northern fringe of the town – at Borough Farm; improved sport and leisure provision around the Community College and on the north-western edge of the town – a new rugby club; a focus on employment opportunities at Trevol Business Park; enhancements to Thanckes Park; the need for a review of development opportunities on sites around the existing Sainsbury's supermarket; better transportation including bus provision, supporting the ferry and establishing better pedestrian and cycle routes; and improving the waterfront.



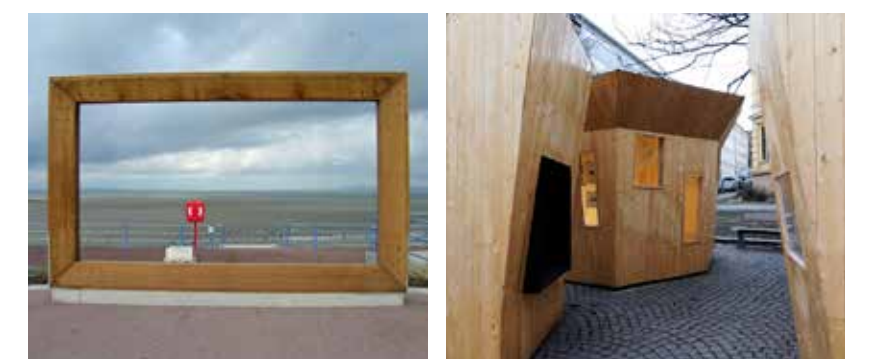
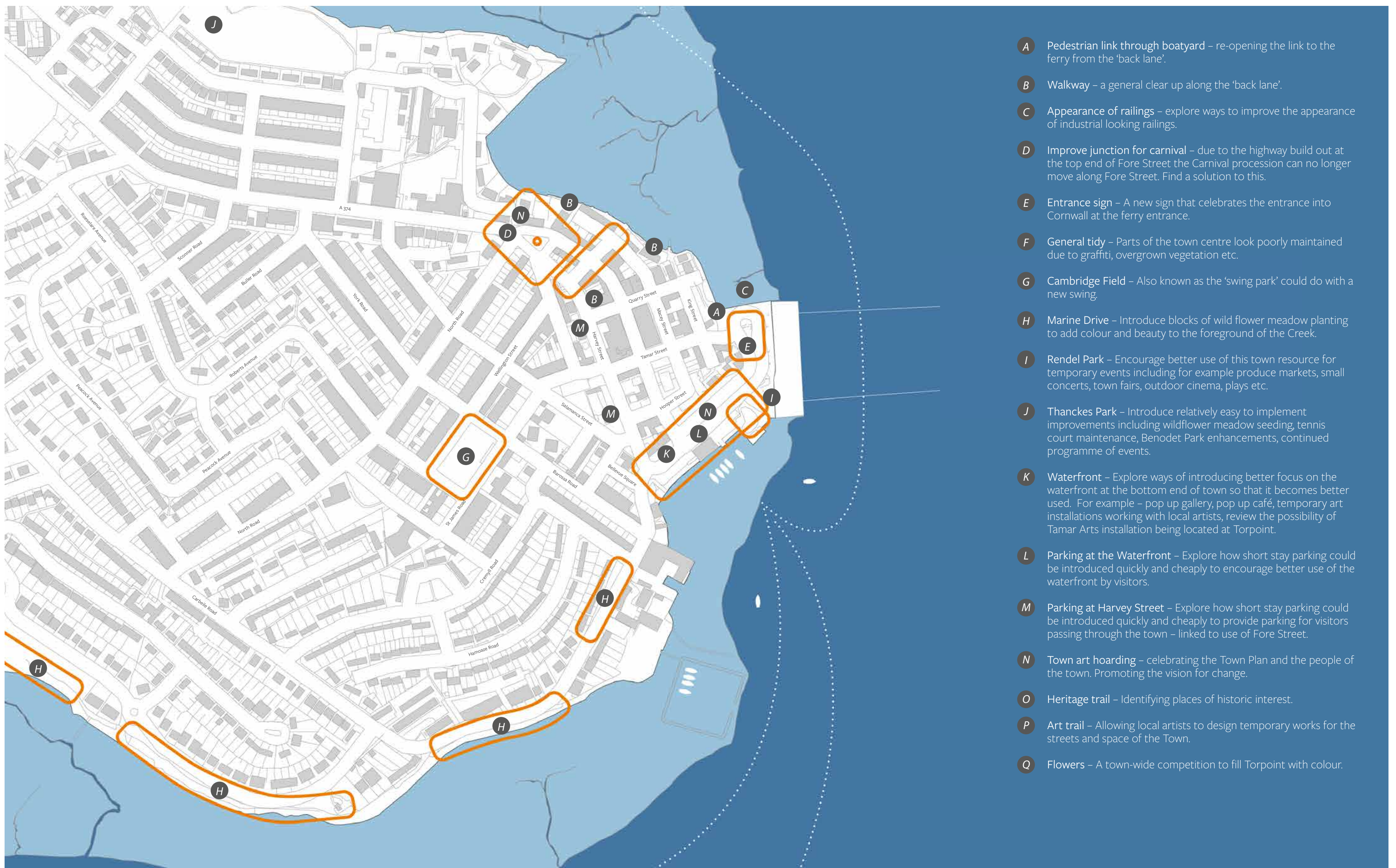
Opportunities - quick wins

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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 importantly the availability of funding. Some projects will be achieved in the short term (within two to five years) others within a longer time horizon.

Some projects are, in theory, easier to achieve. These can be really important in getting the ball rolling and influencing the pace, quality and appetite for change. The ‘quick wins’ shown below represent ideas for projects that could be delivered early on.

If you have any ideas about how small projects could help to improve the town please let the team know.



Entrance sign and town hoarding

Link through ‘Back Lane’

Wildflower planting and flowers

Rendel Park

Waterfront



Town Centre project opportunities

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 projects identified on the plan show how the town centre could be regenerated by improving the bottom end, Fore Street and the Waterfront and showing how through well-timed projects the three can be better related to one another.

We have been careful to suggest projects that are of the right scale for Torpoint. By doing this 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 and other by public funding.

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.

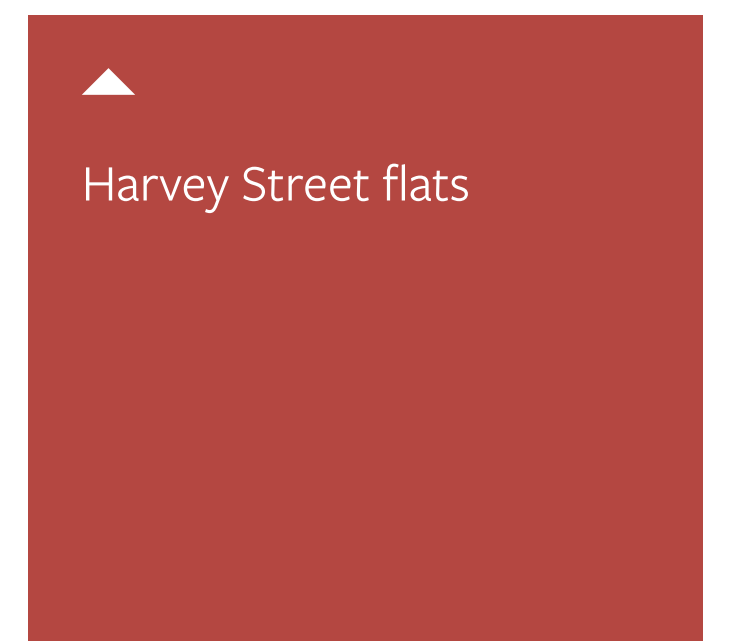
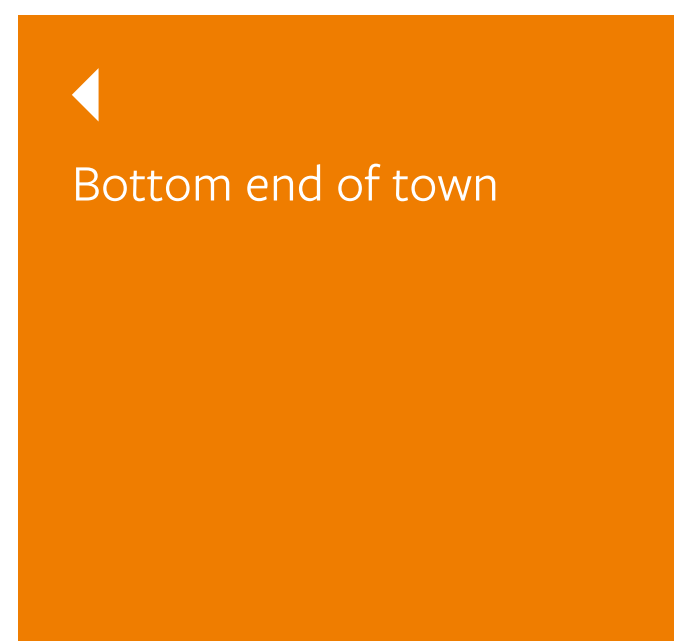
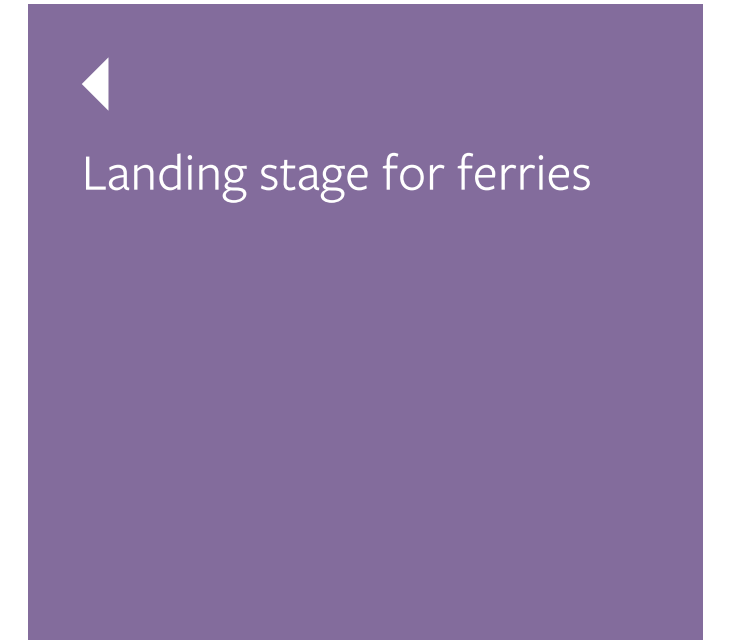
- 1 St James Church Square /Elliot Square: Creation of town square around the church through environmental improvements and rationalising of parking.
- 2 Cambridge Fields: Enhancement to the park. Inclusion of landscaping and café facility.
- 3 Gateway to Cornwall: Identify gateway to Cornwall environmental improvements/ possible art installation.
- 4 Visitor Centre: Visitor centre & café/restaurant. A high quality pavilion about Rame in Rendel Park.
- 5 Landing stage for Ferries: Providing a landing for ferries & water taxis connecting Torpoint with other destinations.
- 6 Pontoons / Marinas: Opportunity to provide a new focus for yachts and boats.
- 7 Gallery / Café: floating gallery & café at ferry entrance into Torpoint.
- 8 Review Queuing Lane: Review size & appearance of the ferry queuing lane.
- 9 Kiosk on Boardwalk: A small kiosk on the boardwalk marking the linkage to Fore Street

- 10 Transport Hub: For the peninsula providing bus stop & transport information. Bike rental and detail about walks.
- 11 Car Parking: Opportunity for short stay visitor parking at the ferry entrance into Torpoint.
- 12 Harvey Street Improvements: Environmental improvements including car parking and review of development opportunities/ carriageway.
- 13 Market Square: Proposed market square as focus of new development doubling as landscaped parking.
- 14 Possible housing development: Mixed use development combining housing, commercial and possible library setting a new quality.
- 15 Ferry Offices: Possible development opportunity to further improve the town entrance in the long term.
- 16 Fore Street Improvements: Supporting existing shops with public realm improvements, shop front and shop display scheme. Lighting plan linking to waterfront.
- 17 Harvey Street Flats: Refurbishment or redevelopment opportunity to improve housing/ entrance into town in the long term.
- 18 Wellington Street: Opening up of Wellington Street to reinstate vista to town centre / waterfront.
- 19 Fore Street Entrance: Enhancement to northern entrance into Fore Street to create positive first impression.
- 20 Infill on Harvey Street: Creating a better frontage on the east side of the street to improve the image of the main through route. Small infill projects.
- 21 Improvements to Back Lane: Kiosks, cafés, slips, lane.
- 22 Slip enhancement: Improving access to the waterfront.
- 23 Hidden Hut: To support water sport users.
- 24 Foreshore Routes: Dedicated routes when tides are low.
- 25 Boardwalk / Foreshore Improvements: making a new town waterfront space.
- 26 Enhancements to former Rowing club: Including envelope upgrade.
- 27 Open Air Cinema: Activating the park
- 28 Possible Development: Boutique hotel opportunity.
- 29 Barclays Bank: Possible opportunity for community focus. Possible police presence / library location.
- 30 Development opportunity: To be reviewed in relation to neighbouring sites.
- 31 Enterprise Court: marketing of employment sites.
- 32 Bird hide: for ornithologists.

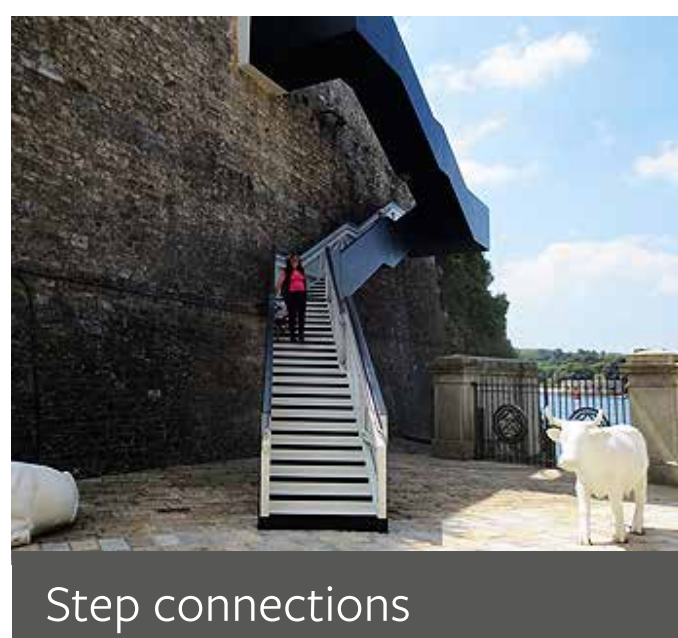
Town Centre precedents

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This panel should be read alongside the town centre plan. It is intended to provide images from elsewhere that capture the feel of different projects that are proposed as part of the plan and Vision.



Pontoons / marinas



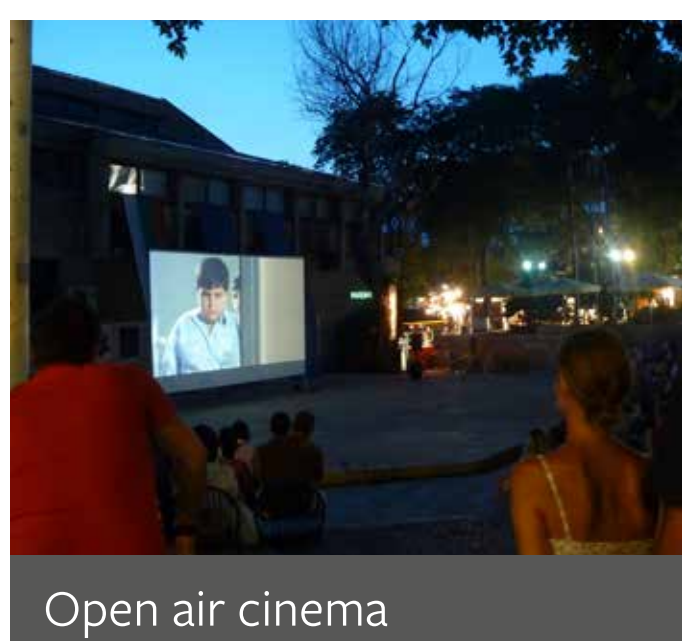
Step connections



Fore Street entrance



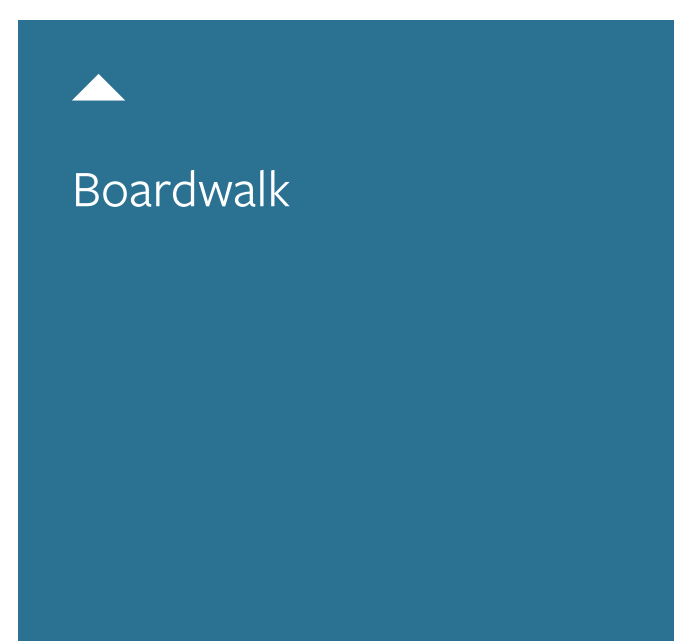
Back Lane



Open air cinema



Hidden hut



Town Centre plan

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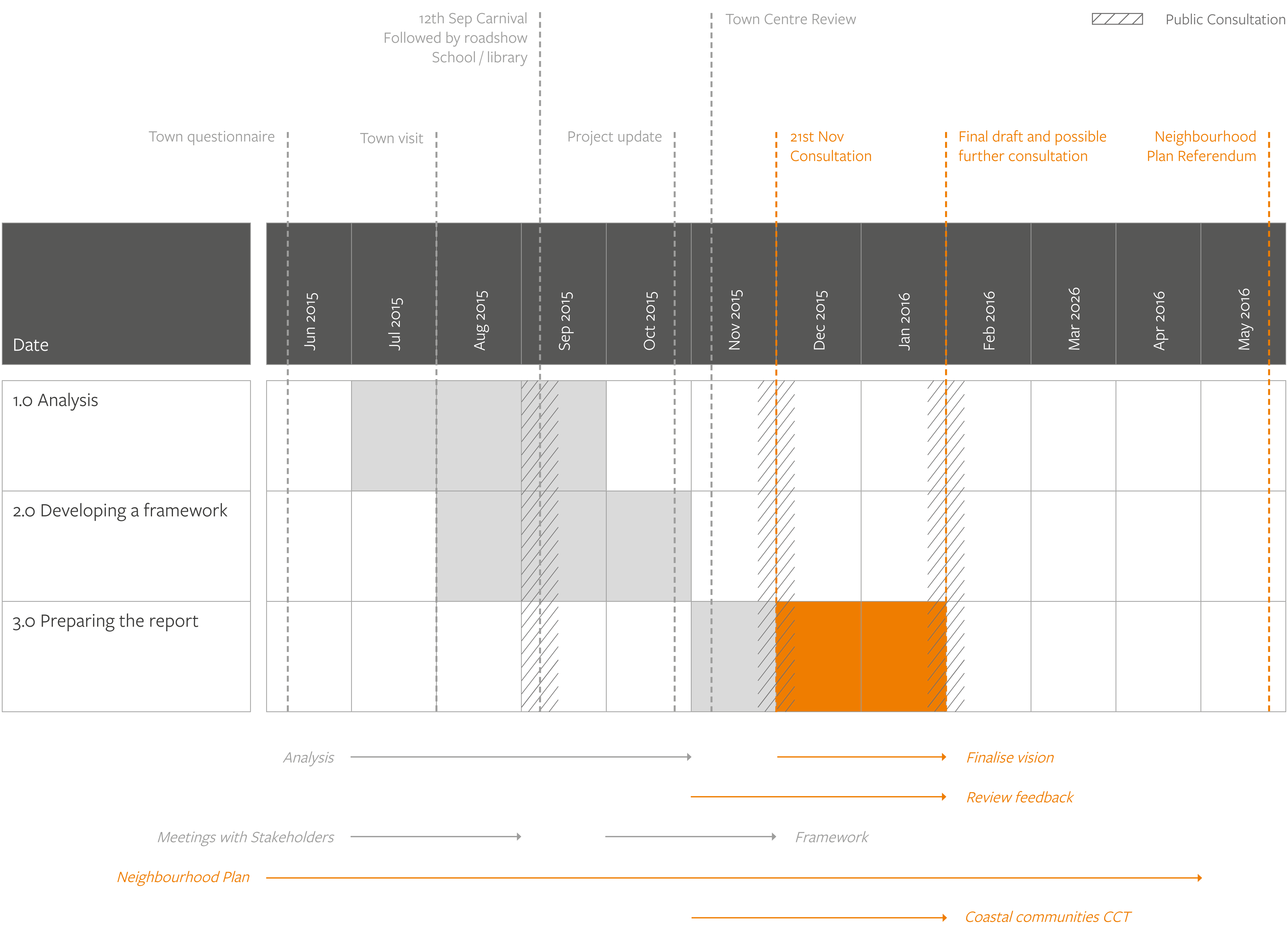
Next steps

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Following today the Town Council and consultant team will review comments made about the work undertaken to date and will move towards preparing a final draft of the Vision that takes account of people’s views. This will be published in its own right and will form part of the evidence base for the Neighbourhood Plan – targeted to be completed during the early part of 2016.

At present it is proposed that a referendum about the Neighbourhood Plan will take place during the middle of 2016 – this will be subject to review.

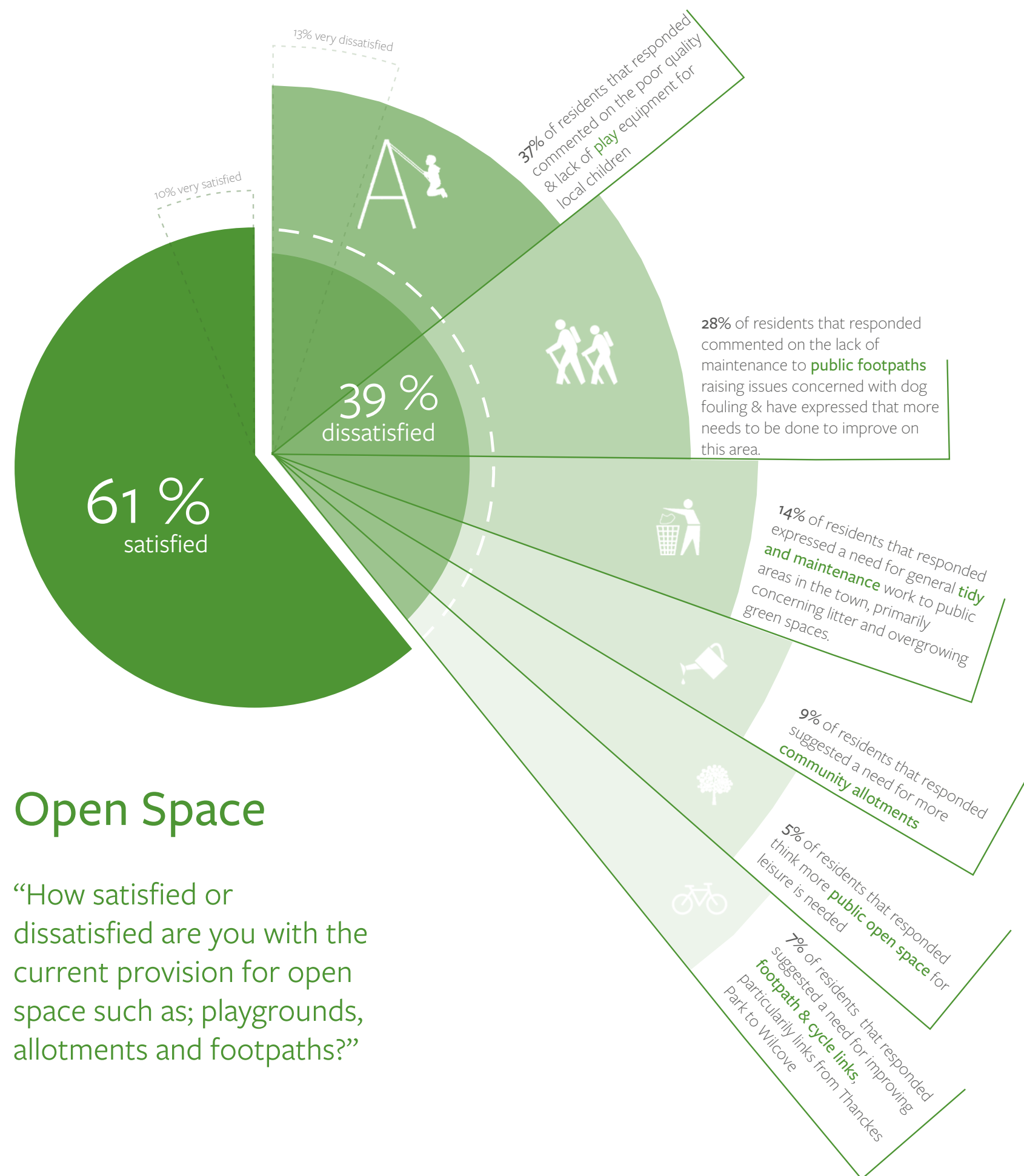
Rame, Cornwall’s Forgotten Corner, remains mostly unknown to the hordes of tourists who flock to Cornwall every year for their holiday break.



A Vision for Torpoint

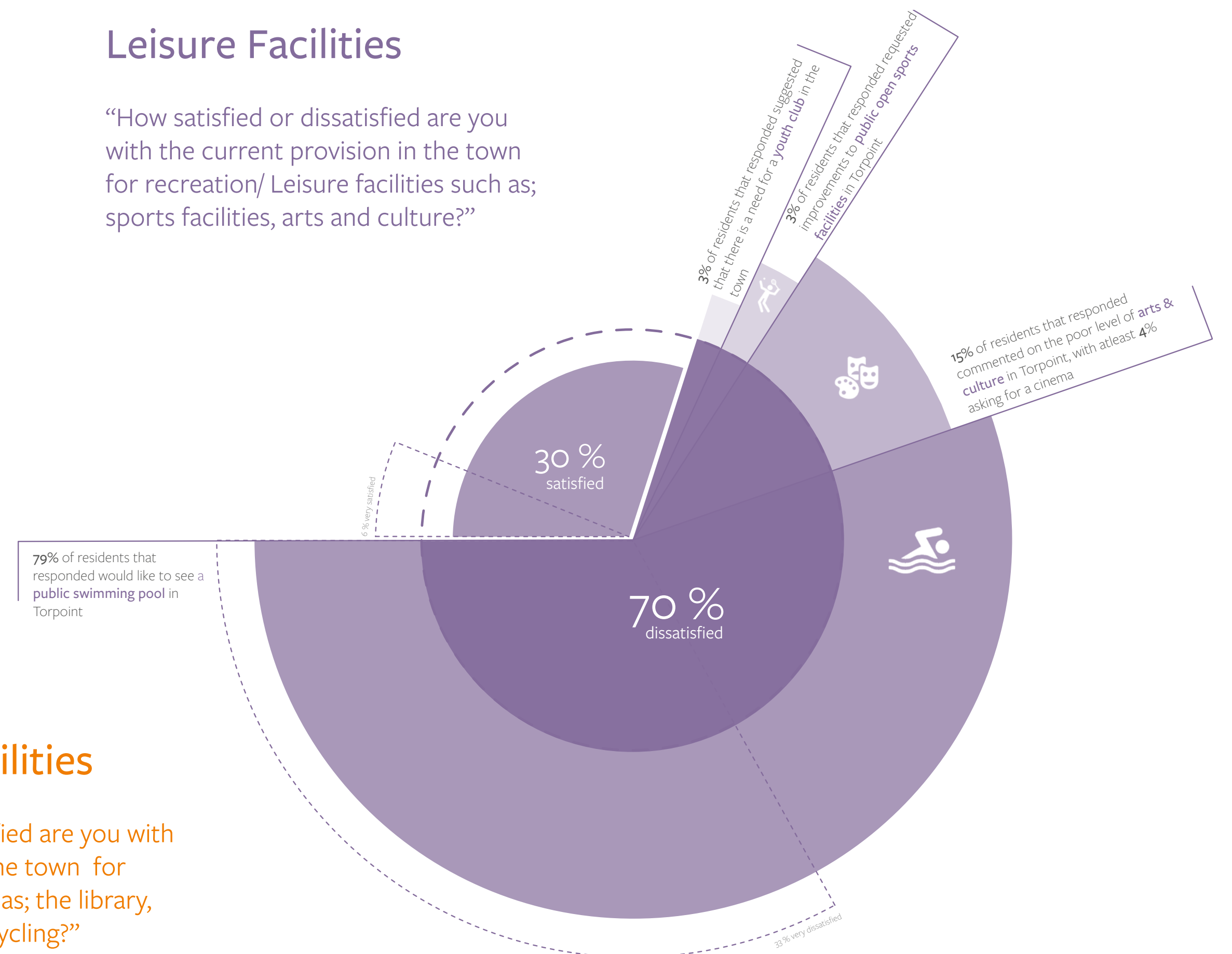
What people think

These panels illustrate what residents of Torpoint think about different issues in the town. The charts break down replies to the web based survey undertaken during the summer.



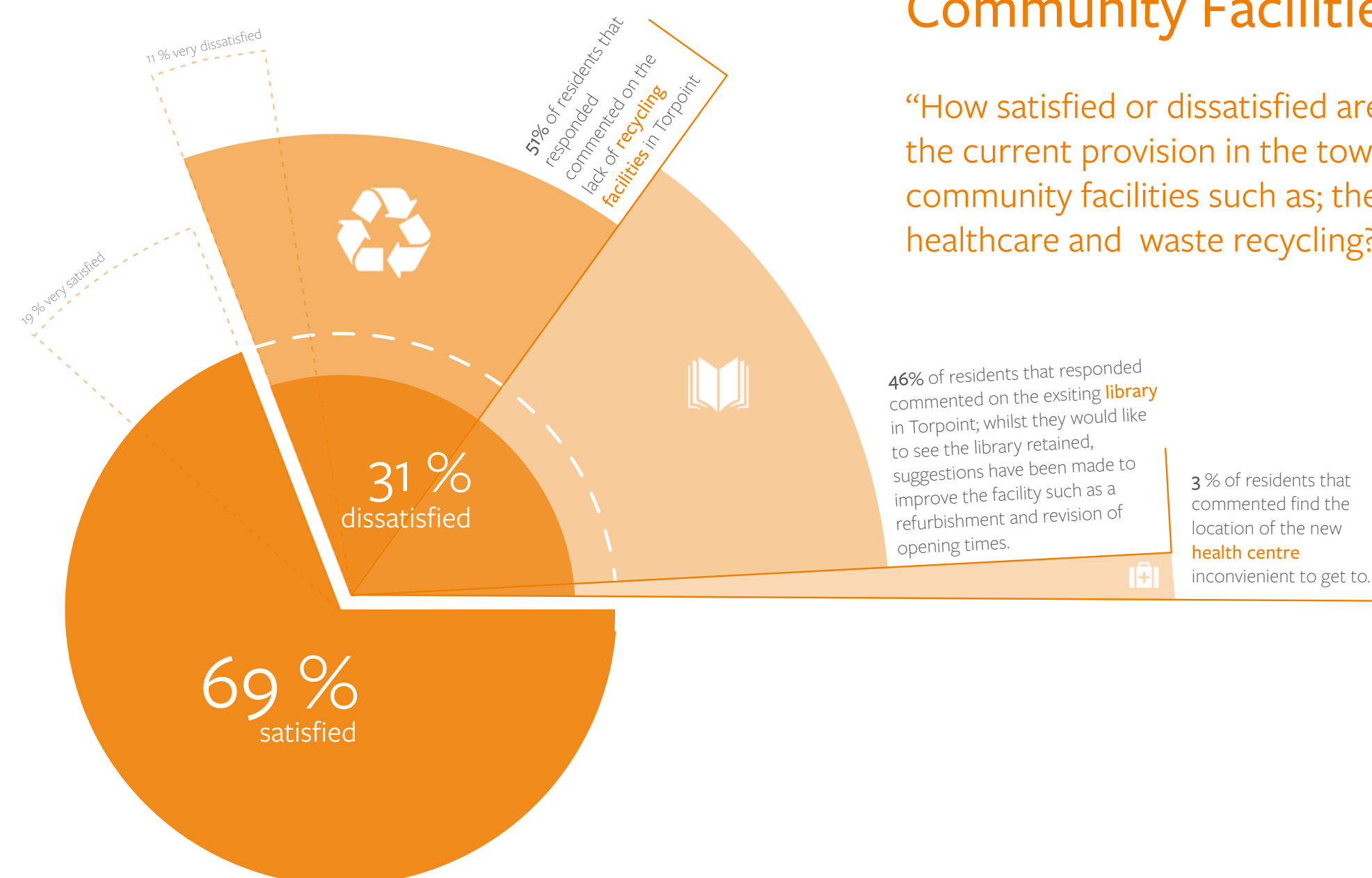
Leisure Facilities

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



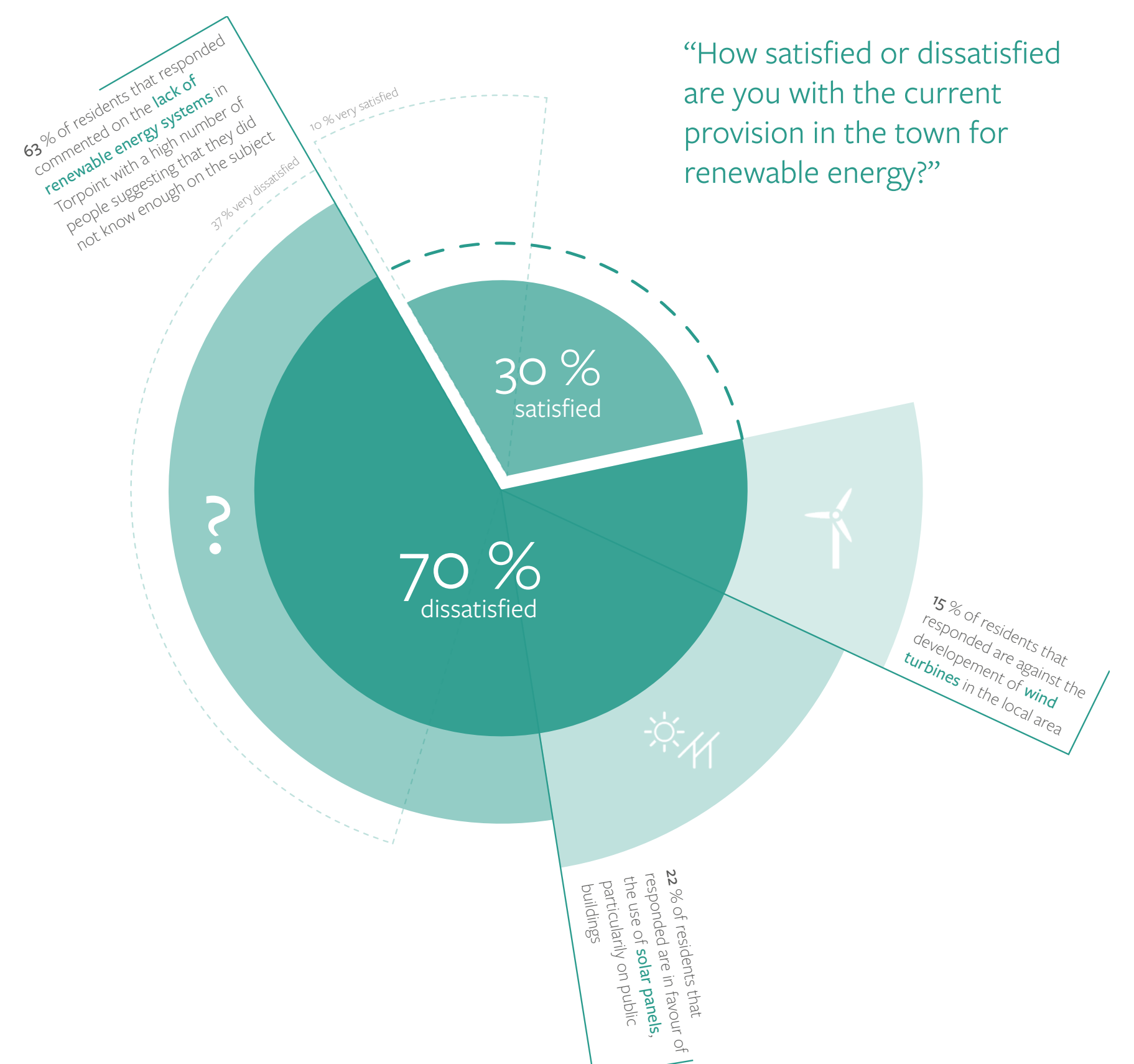
Community Facilities

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



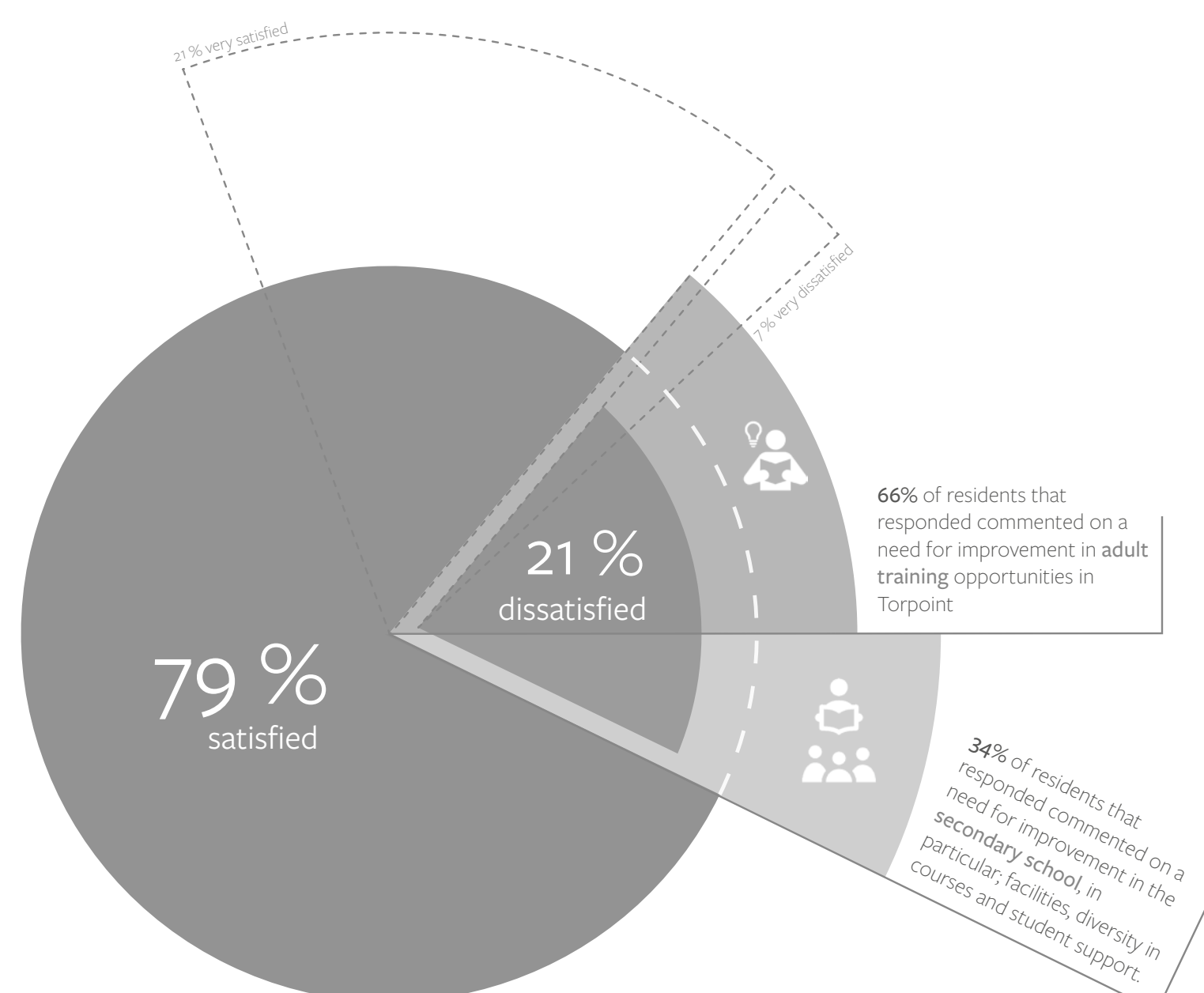
Renewable Energy

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



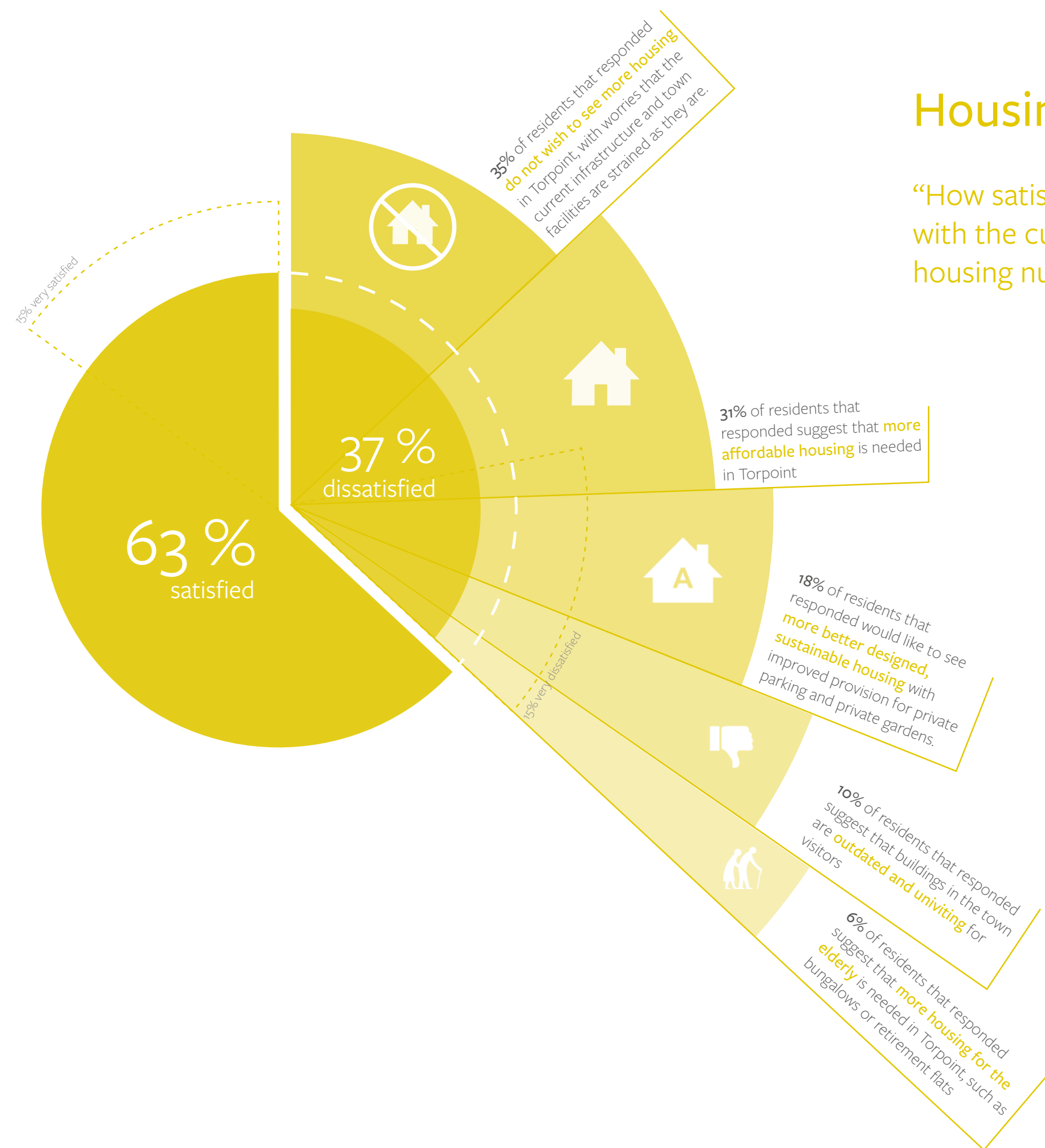
Education

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



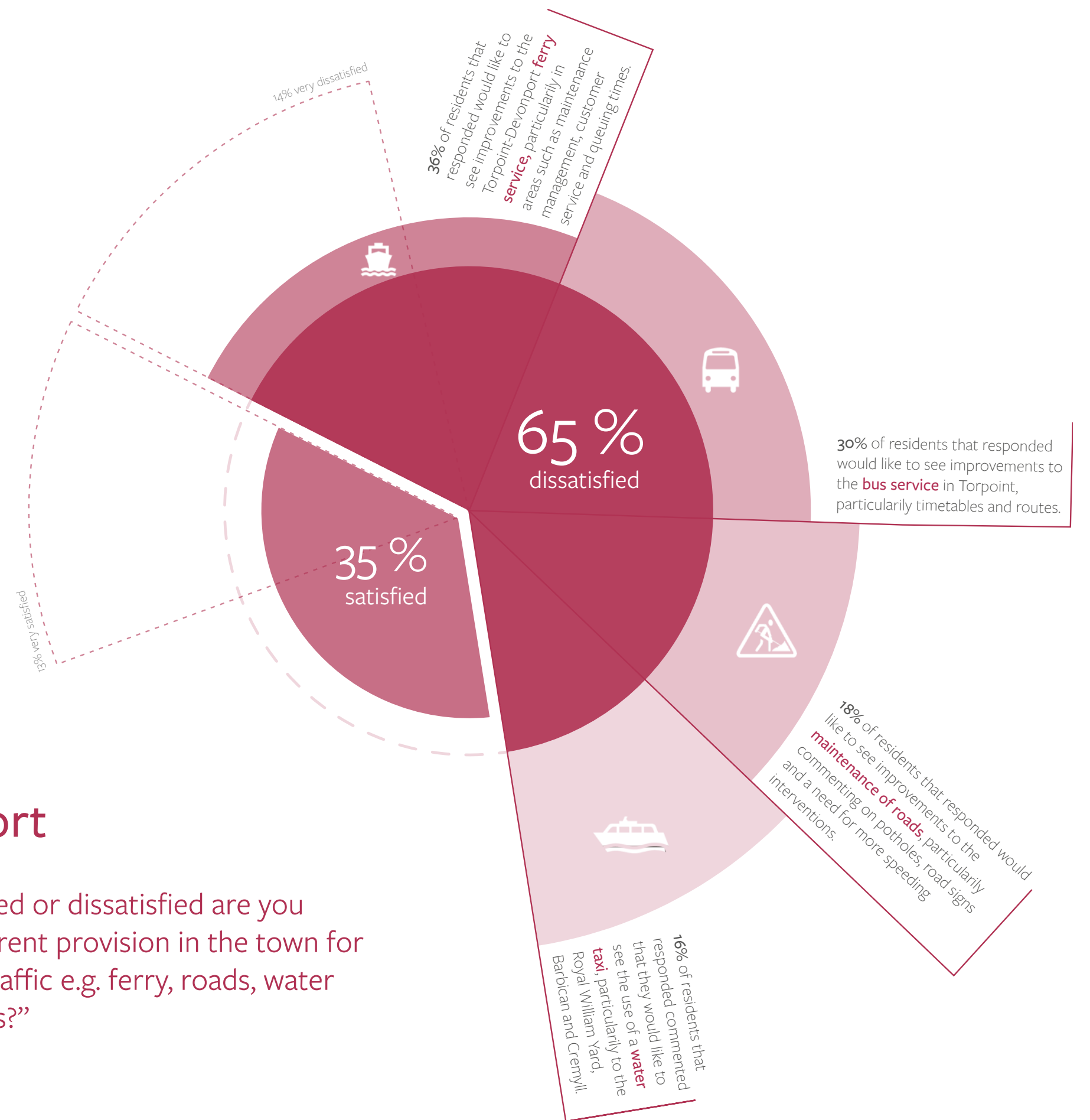
Housing

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



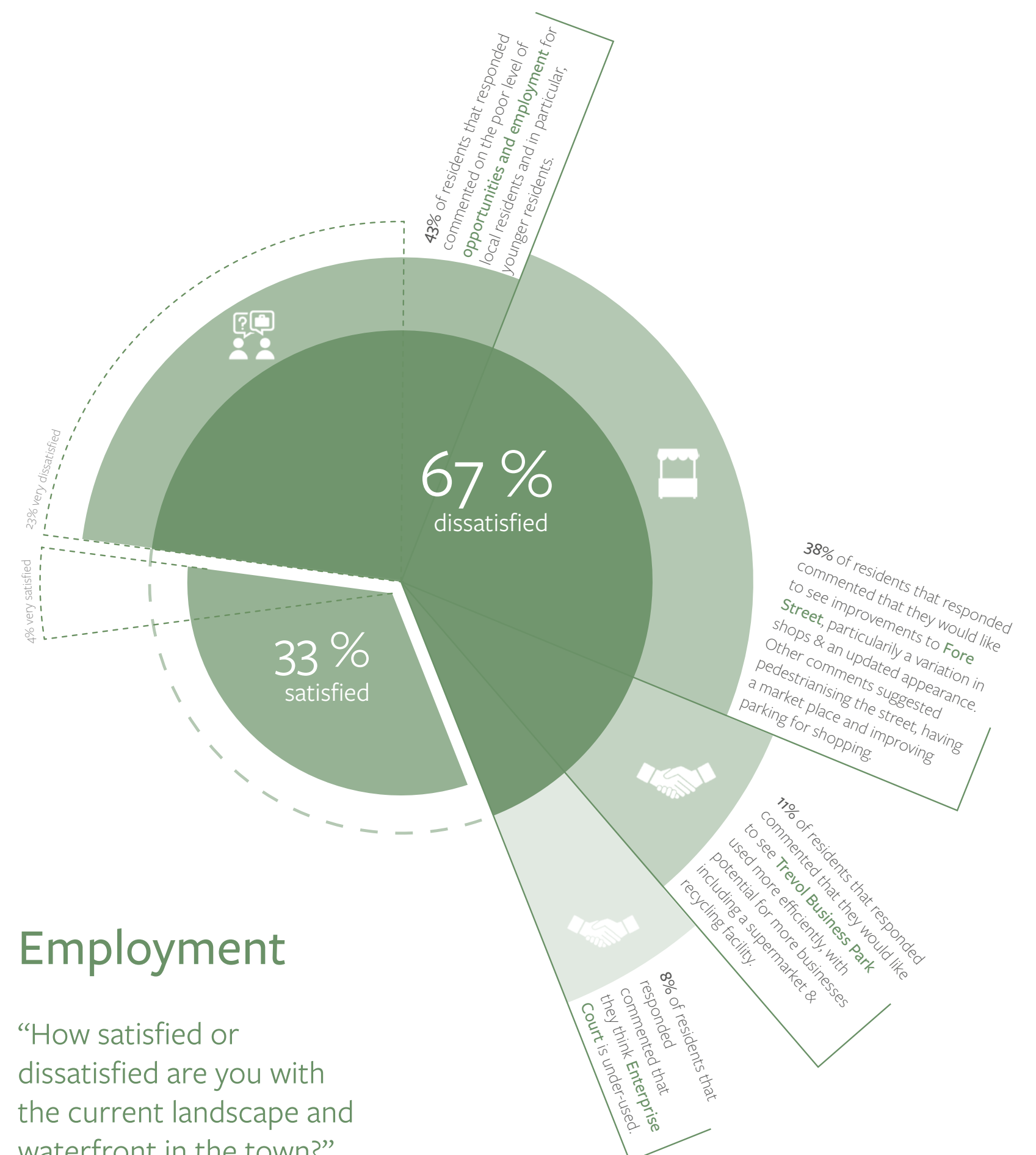
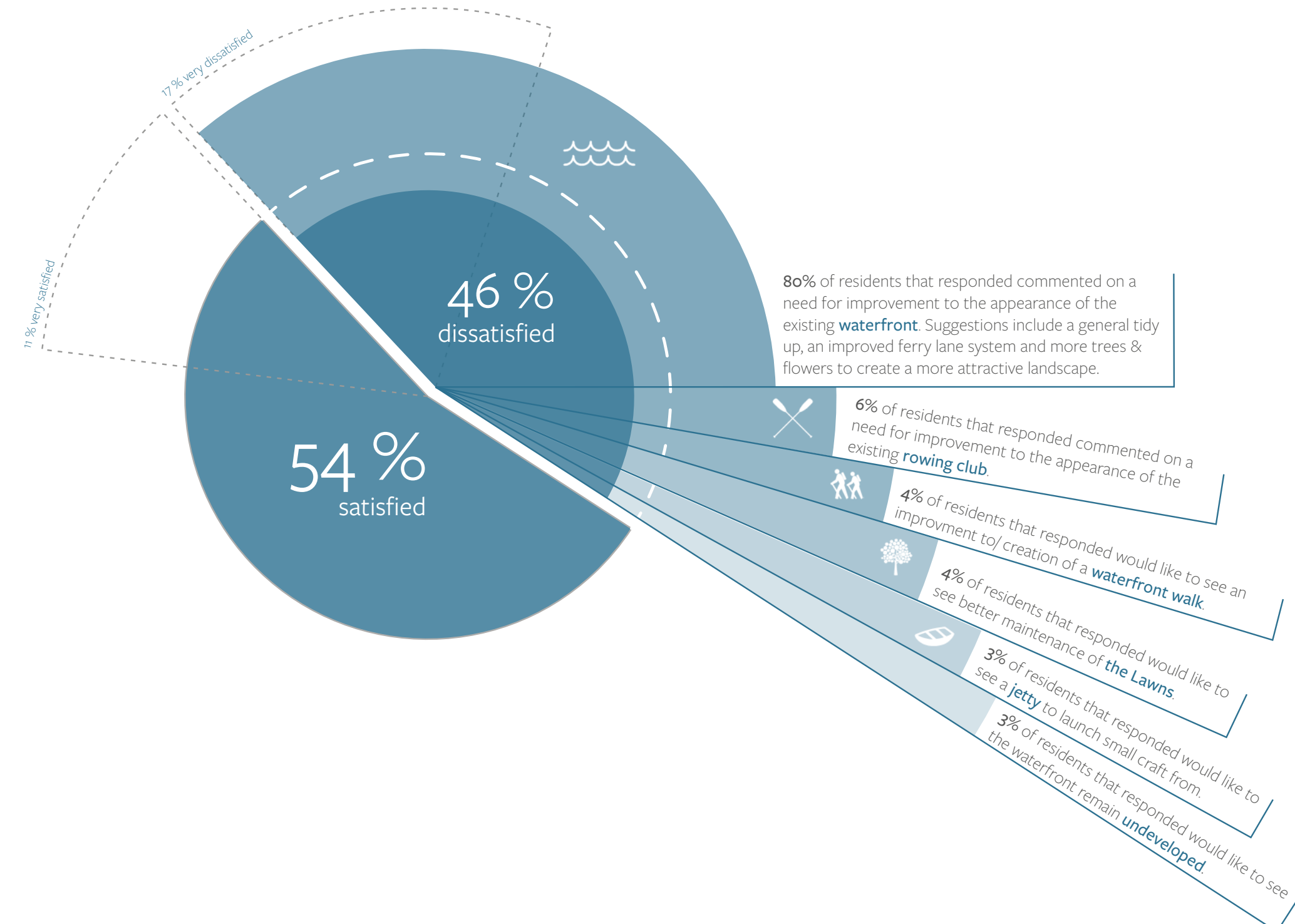
Transport

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



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?”



Employment

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

Wildlife

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

