

# Torpoint

---

# Neighbourhood

---

# Plan 2010 - 2030

---

Evidence

---

Sources

---



# Torpoint Neighbourhood Development Plan

## Evidence Sources

Our Neighbourhood Development Plan (NDP) has been built from the information and wishes of the community. The surveys, described below, formed the major impetus of the evolution of the plan.

### **Introduction to the Torpoint Neighbourhood Plan, March 2015**

A leaflet was circulated to every household inviting residents to have their say on future developments, services and land use in our town at the first consultation event held at the Council Chambers. Three presentations were given to start the dialogue with the local community.

### **First Community Questionnaire, April/May 2015**

Having formed the Neighbourhood Development Plan steering group (NDPSG) in April 2015, a community questionnaire was distributed to every household, an online version of the questionnaire was made available. Freepost envelopes/post boxes were located at the Library, Council Chambers and Doctors Surgery. A total number of 1,110 residents were consulted. A summary of the results are shown here:

<http://www.torpointplan.org.uk/data/uploads/397.pdf>

### **Local Schools Consultation, June/July 2015**

Torpoint Nursery and Infant School Children presented a video of their wishes for the community. The video is available here: <https://youtu.be/JtE62vTMUio>

Carbeile Junior School Children were asked for their ideas on how to improve Torpoint. An example of the responses is here: <http://www.torpointplan.org.uk/data/uploads/411.pdf>

### **Community Consultation and Shopping Habits Questionnaire, September 2015 (Torpoint Carnival)**

Following analysis of the first community questionnaire, a consultation stand was held at Torpoint Carnival to test out some of the ideas collected in the initial questionnaire. Members of the local community were invited to comment on their shopping habits and great feedback was received with 140 questionnaires returned. The Shopping Habits Questionnaire was made available at the Library for one week to seek additional feedback.

These responses were incorporated into a presentation presented at a Town consultation event in November 2015 in which the appointed consultants outlined possible future development projects for the town, known as the "Vision for Torpoint".

### **Town Planners and Land Stakeholders, September 2015**

Key Land Stakeholders were invited to meet with the Town Planners to gain a better understanding of the current and future situation with land and buildings in Torpoint. Confidential minutes are available on request.

### **Carbeile Junior School Parents Evening and Coffee Morning at Cornerstone Church, October/November 2015**

Consultations were undertaken with Carbeile Junior School Parents about green spaces as well as a stand at a local coffee morning.

### **Town Consultation Event, November 2015**

The Torpoint Neighbourhood Development Plan (NDP) presented an outline of possible future development projects for the town, known as the "Vision for Torpoint". Over 130 people attended the three presentations, led by the steering group, supported by the appointed consultants who were the partner organisation in the project and financially supported by a grant from the Big Lottery Fund.

<http://www.torpointplan.org.uk/data/uploads/473.pdf>

Link to the presentation boards: <http://www.torpointplan.org.uk/data/uploads/475.pdf>

### **Leaflet delivered to all households – Project proposals, December 2015/January 2016**

In December 2015 a leaflet was included in the local newspaper (Torpoint & District Advertiser) to highlight the proposed projects to be included in the Vision for Torpoint. The leaflet sought feedback on project proposals, available here: [http://www.torpointplan.org.uk/town\\_centre\\_project\\_opportunities.htm](http://www.torpointplan.org.uk/town_centre_project_opportunities.htm).

### **A Vision for Torpoint, January 2016**

The first draft of the “A Vision for Torpoint”, was distributed to households in Torpoint over the New Year and followed up with an electronic copy sent to local businesses to capture feedback on the draft proposals. There was strong support for the work of the NDPSG and a refined version of the “Vision for Torpoint” was released at the end of February 2016.

<http://www.torpointplan.org.uk/torpointplanvision.php>

In January 2016, business representatives were invited to have their say on the draft proposals at a consultation event at The Jetty now known as The Old Rowing Club.

### **Vision for Torpoint Adopted by the Town Council, May 2016**

The “Vision for Torpoint” was submitted to Torpoint Town Council for their consideration and adopted at the Town Council Meeting in April 2016 and presented at the annual Parish meeting. The 180 page Vision document was the culmination of over 12 months of surveys and consultations, completed by the NDPSG and the Town Council.

[http://www.torpointplan.org.uk/vision/A\\_Vision\\_for\\_Torpoint.pdf](http://www.torpointplan.org.uk/vision/A_Vision_for_Torpoint.pdf)

### **Estate Agent Questionnaire on Housing in Torpoint, August 2016**

A questionnaire on housing was distributed to all local Estate Agents. A link to the questionnaire here:

<http://www.torpointplan.org.uk/data/uploads/474.pdf>

### **NDP Progress Stall, Carnival, September 2016**

Residents were invited to offer their suggestions on any further improvements they would like to see incorporated into the draft NDP, the results are available here:

<http://www.torpointplan.org.uk/data/uploads/499.pdf>

### **Community consultation of the first draft of the Neighbourhood Plan, February 2017**

Printed copies of the first draft of the NDP were reviewed at drop in consultation events held at the Council Chambers, with printed copies made available at the Town Council Offices and Library. Link to the first draft is here: <http://www.torpointplan.org.uk/TPNP/TPNP1.pdf> which was updated by the consultant, with all comments and suggestions, following the consultation.

### **Submitted to Cornwall Council, July 2017**

The Town Council resolved to adopt the draft NDP and it was submitted to Cornwall Council for Strategic Environmental Assessment (SEA screening) in July 2017.

### **NDP Progress Stall Carnival, September 2017**

NDP volunteers supported a progress stall at the Carnival, displaying notice boards, with copies of the draft NDP made available giving an opportunity for further feedback.

### **Progress on the Neighbourhood Plan is paused**

Between September 2017 to September 2018 work to progress the neighbourhood plan was paused to allow work to progress with the devolution of Torpoint Library from Cornwall Council to

Torpoint Town Council.

### **Lower Fore Street redevelopment opportunities, feasibility study instructed by Cornwall Council, September 2018 and follow up February 2019**

Cornwall Council instructed a consultant (Clifton Emery Design) to undertake a feasibility study into the redevelopment opportunities at Lower Fore Street. In September 2018 the outcomes of the research were initially presented at a confidential briefing to Cornwall Council Members plus Members of Torpoint Town Council. Subsequently, in February 2019 an update to the initial research findings was scheduled and Cornwall Council again confidentially updated Cornwall Council and Town Council Members.

### **Period of time September 2017 to July 2021**

During this time progress on the NDP stalled, this was largely due to the Town Council progressing the devolution of Torpoint Library (March 2019) with Cornwall Council. Shortly after the handover, the library building was closed and significant renovations undertaken transforming the space to incorporate Torpoint Archives and Heritage Centre and a café into Torpoint Library and Community Hub. This paused progress on the NDP and in 2020 during the global pandemic work restarted at a slow pace and by

### **Torpoint Police Station, acquisition by Cornwall Council, March 2019**

In March 2019 Cornwall Council acquired Torpoint Police Station, as part of a £495,000 regeneration scheme for Lower Fore Street. A PlymouthLive press release detailing the acquisition is available here:

<https://www.plymouthherald.co.uk/news/local-news/torpoint-police-station-turned-apartments-2550480>.

### **Feasibility Study for a new passenger ferry landing stage at Torpoint, instructed by Cornwall Council – June/July 2019**

Cornwall Council, commissioned a Feasibility Study for a new passenger ferry landing stage at Torpoint and its potential economic impacts. As part of the study Town Council agreed to assist with the distribution of an online survey to local businesses, compiled by S4W Ltd, which sought opinions considering the options for developing a pontoon jetty in Torpoint, there were over 60 responses to the survey. This confidential report remains the property of Cornwall Council and has been shared with key stakeholders only

### **Lower Fore Street redevelopment opportunities, planning a Charrette - in partnership with Cornwall Council, June 2019 – January 2020**

Cornwall Council, again, working in partnership with Torpoint Town Council, commissioned a review of the current and projected demand at Lower Fore Street as well as the redevelopment opportunities at the site. This resulted in further discussions and a Charrette event was planned for May 2020. (A Charrette is an intensive, community-based event held over a number of days providing a hands-on co-design workshop that brings people from different disciplines and backgrounds together with members of the community to create a vision and implementation plan for a specific area.) Unfortunately, the Charrette event was postponed and subsequently cancelled due to Covid-19 and the worldwide pandemic.

### **Torpoint Swimming Pool Feasibility Study, Oct 2020 – June 2021**

A significant outcome of public consultation on the Torpoint Vision and Neighbourhood Development Plan has been the number of people who have identified the need for a public swimming pool in Torpoint. Whilst there appears to be a strong community desire, it is important to understand whether or not it is a practical and economically viable proposition. Tor16(s) – Torpoint Swimming Pool feasibility study and Co4 from the Coastal Community Team Economic Plan highlights this as a key project for Torpoint. In October 2020, following a competitive tender process, a contractor was appointed to undertake the Swimming Pool Feasibility Study, to be located in Torpoint, Cornwall. The study highlights potential pool types and likely costs, complementary facilities, potential location for a new pool, potential operators, funding sources as well as potential running costs and

business plan. The contractor consulted with many relevant bodies and made conclusions and recommendations in the study. In June 2021, the results of the study were presented and subsequently, the Town Council accepted the Swimming Pool feasibility study (minute number 56-21 minutes of the Development and Localism Committee). The Torpoint Swimming Pool Feasibility study is available here:

[https://www.torpointtowncouncil.gov.uk/data/uploads/2048\\_1200170223.pdf](https://www.torpointtowncouncil.gov.uk/data/uploads/2048_1200170223.pdf).

In January 2022, a working party group was established to progress the next steps of the Swimming Pool Feasibility study for Torpoint.

### **Torpoint Town Council secures Cornwall Council Vitality funding, to progress development opportunities at Lower Fore Street. A Town Transport Regeneration Study was commissioned in July 2021.**

In February 2021 the Town Council secured £50k of Cornwall Council Vitality Funding, following a successful submission to the Town Centre Revitalisation Fund. This funding was used to progress development opportunities at the lower end of the town, as well as support the work of the Neighbourhood Development Plan. A Torpoint Transport Regeneration Study, conducted by CORMAC, was considered and reviewed by the Town Team Project Board a constituted group set up to progress the Lower Fore Street redevelopment

[https://www.torpointplan.org.uk/data/uploads/527\\_1635242573.pdf](https://www.torpointplan.org.uk/data/uploads/527_1635242573.pdf). The report contains a recommended transport strategy for Torpoint and complements the town's ambitious regeneration and economic development plans.

### **Heritage Assessment, evidence to support the Neighbourhood Development Plan – August 2021 to January 2022**

Supported by the planning consultant, the Town Council engaged in a tender process to appoint a dedicated heritage consultant to undertake the Heritage Assessment evidence for the NDP. Following completion of an open-market tender Costwold Archaeology were contracted to undertake this work. In November 2021 two draft heritage assessments in relation to the Northern Fringe Allocation Site and the Town Centre Regeneration Site were received. The draft documents were reviewed by the NDPSG and submitted and approved at the January 2022 Council meeting.

### **Local Green Space Designation, evidence to support the Neighbourhood Development Plan – June 2021 to January 2022**

In June 2021 a virtual meeting which included key landowners, stakeholders, the planning consultant and members of the NDPSG was held to individually consider whether local green spaces should be designated for protection. At the meeting the consultant shared a PowerPoint presentation and referred to the guide from the Cornwall Council website, which had been previously circulated, detailing Local Green Space designation. Additionally, the consultant detailed the National Planning Policy Framework (NPPF) guidance, along with the Cornwall Local Plan. The Local Green Spaces Audit form was explained and initially used as an aide memoir and each green space was individually considered for protection. Once the meeting was concluded, the minutes were disseminated and a timescale for landowners to review the minutes was set. In January 2022, a working party group of members of the NDPSG met to consider and complete the 17 Local Green Space assessment forms, which were considered and approved by the Town Council at the January 2022 Council meeting (see the report submitted to the Council here: [https://www.torpointtowncouncil.gov.uk/data/uploads/2132\\_1361110068.pdf](https://www.torpointtowncouncil.gov.uk/data/uploads/2132_1361110068.pdf)).

### **Cornwall Council screened the Torpoint Neighbourhood Plan to determine whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA) July 2022**

Based on the scale of development proposed and the sensitive nature of the environment in the Neighbourhood Plan area, Cornwall Council is of the opinion that the Torpoint Neighbourhood Plan could have a significant impact on the environment and therefore, Strategic Environmental Assessment (SEA) is required. With regard to European Sites, Cornwall Council are unable to conclude that the Plan will not impact upon the Plymouth Sound

and Estuaries SAC and the Tamar Valley Complex SPA and as such Appropriate Assessment (HRA) will also be required under the Habitats Regulations Directive. This view is confirmed by the consultation bodies.

### **AECOM Instructed to undertake Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA) November 2022 – August 2023**

AECOM commenced work on the SEA and HRA reports and in January 2023 a project plan / timeline to referendum was prepared, see here: <https://www.torpointplan.org.uk/data/uploads/500.pdf>. The SEA and HRA reports were adopted at the August 2023 Council Meeting. The SEA report can be viewed here: <https://www.torpointplan.org.uk/data/uploads/512.pdf> and the HRA report can be viewed here: <https://www.torpointplan.org.uk/data/uploads/506.pdf>.

### **Reconsideration of planned development sites (Antony Estate)**

Following an announcement by the St Columba and Torpoint RFC (Torpoint Rugby Club), previously situated on Defiance Field, that they were becoming dormant, Antony Estate as landowner made revisions to their original offered housing and planning sites, resulting in previous plans having to be-reconsidered and agreed upon by all parties. The NDPSG met on Thursday 27<sup>th</sup> April 2023 and suggested some changes to the Northern Fringe area of land adjacent to the A374 (Horson straights).

### **Regulation 14 (Pre-Submission Stage) Consultation September 2023**

NP regulations require that a statutory consultation period of 8 weeks is undertaken by the qualifying body (TTC) on the final draft plan prior to its submission to the local planning authority ('LPA'). This period of statutory consultation must be carried out in advance of the LPA Regulation 16 consultation. Torpoint Town Council instructed GoCollaborate to undertake the online consultation, the poster can be viewed here: [https://www.torpointplan.org.uk/data/uploads/515\\_2065267713.pdf](https://www.torpointplan.org.uk/data/uploads/515_2065267713.pdf).

The consultation deadline was extended to ensure all statutory consultees had been offered the opportunity to comment on the draft plan.

A total of 26 users registered and contributed to the online consultation leaving a total of 164 contributions. In addition to this a number of statutory consultees responded and made suggestions to amend the plan. Cornwall Council as a statutory consultee suggested a high number of changes to be made these were also incorporated into the plan. The policies within the draft plan have now been reorganised in accordance with these suggestions. A summary of the responses received is set out in a schedule at: [https://www.torpointplan.org.uk/data/uploads/534\\_1032623408.pdf](https://www.torpointplan.org.uk/data/uploads/534_1032623408.pdf).

