

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

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

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

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

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

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

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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

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

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

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

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