

Section 3

The Vision

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

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. In addition there is potential to develop an improved role for the arts in the town.

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

In order to achieve the Vision for Torpoint a number of broad objectives are set out which projects and policies should seek to achieve. By achieving these objectives, the Vision should be delivered. The objectives behind the Vision for Torpoint are to:

1 Stimulate 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 Celebrate 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 Strengthen the community

With an improved civic focus established through Vision objectives 1 and 2, it is

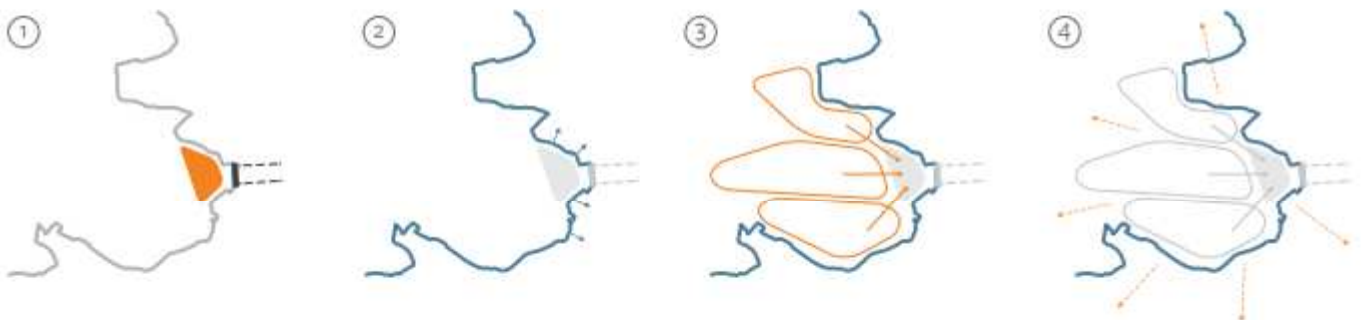
important that the wider community is well balanced and is well connected to the town centre and waterfront.

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 Feel 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

A Vision for Torpoint

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 town also has an emerging reputation as a focus for arts.

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'