

Section 4

The Vision master plan

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.



Background to the master plan

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

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.



Tor8(s)



Tor3(i)



The town centre - opportunities



Tor1(i)



Tor2(i)

KERNOW

Tor19(m)



Tor16(s)



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

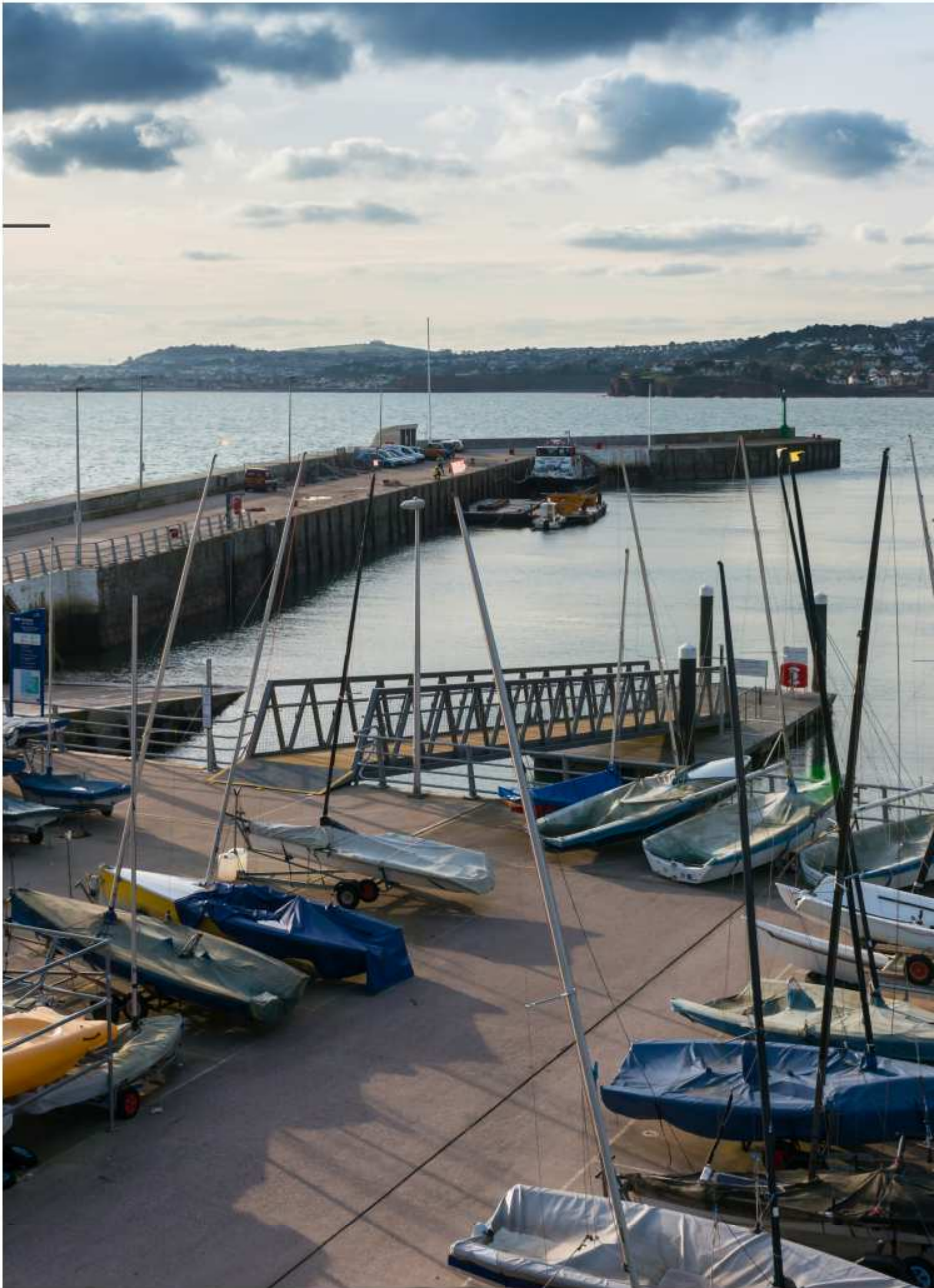
- Tor18(m) Town maps and finger posts
- Tor19(m) Celebrating the entrance to Cornwall
- Tor20(m) The 'Bottom end of town'
- Tor21(m) Enhance the Torpoint Ferry Queuing
- Tor22(m) Enhancements to Harvey St and St James Church
- Tor23(m) Torpoint Market Square

- 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(i) Northern entrance to Fore Street
- Tor31(i) Heritage and visitor centre
- Tor32(i) Torpoint waterfront marina
- Tor33(i) Torpoint transport and tourist information hub
- Tor34(i) Public Realm enhancement for Torpoint
- Tor35(i) Facelift to former rowing club Torpoint
- Tor36(i) Torpoint 'northern promenade' enhancement
- Tor37(i) A 'Hidden Hut' for Torpoint
- Tor38(i) A 'bird hide' for twitchers
- Tor39(i) Park landscape plan for Thanckes Park
- Tor40(i) Strengthening Fore Street through environmental improvement
- Tor41(i) Trevol Business Park, Torpoint
- Tor42(i) Enterprise Court, Torpoint
- Tor43(i) Enhancement to Cambridge Field (St James Park)
- Tor44(i) Harvey Street Flats
- Tor45(i) A site for a hotel in Torpoint
- Tor46(i) Ferry offices site
- Tor47(i) Torpoint heritage trail
- Tor48(i) Extension to Torpoint Nursery and Infant School
- Tor49(i) Housing on the northern fringe
- Tor50(i) 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
- 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
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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).

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.



Below
Tor14(s) – Art on the
waterfront



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.

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.



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



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 Torzo(m) refers).



Tor23(m) - Torpoint Market Square artist's impression

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.



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



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

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 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)).

Any proposed development in Tor49 and Tor 50 would need to have regard to the identified 'blast zone' associated with with the Thanckes Oil Depot.

Below

Tor49(l) – Housing on the northern fringe



A matrix of projects

Details of the projects are set out in appendix 3.

Immediate (i) - within 6 months 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	→

Short term (s) - within 2 years 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	↑

Medium term - within 5 years 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	→

Long term - after 5 years Making Torpoint special		
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	↑



Quick wins

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.



‘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.’