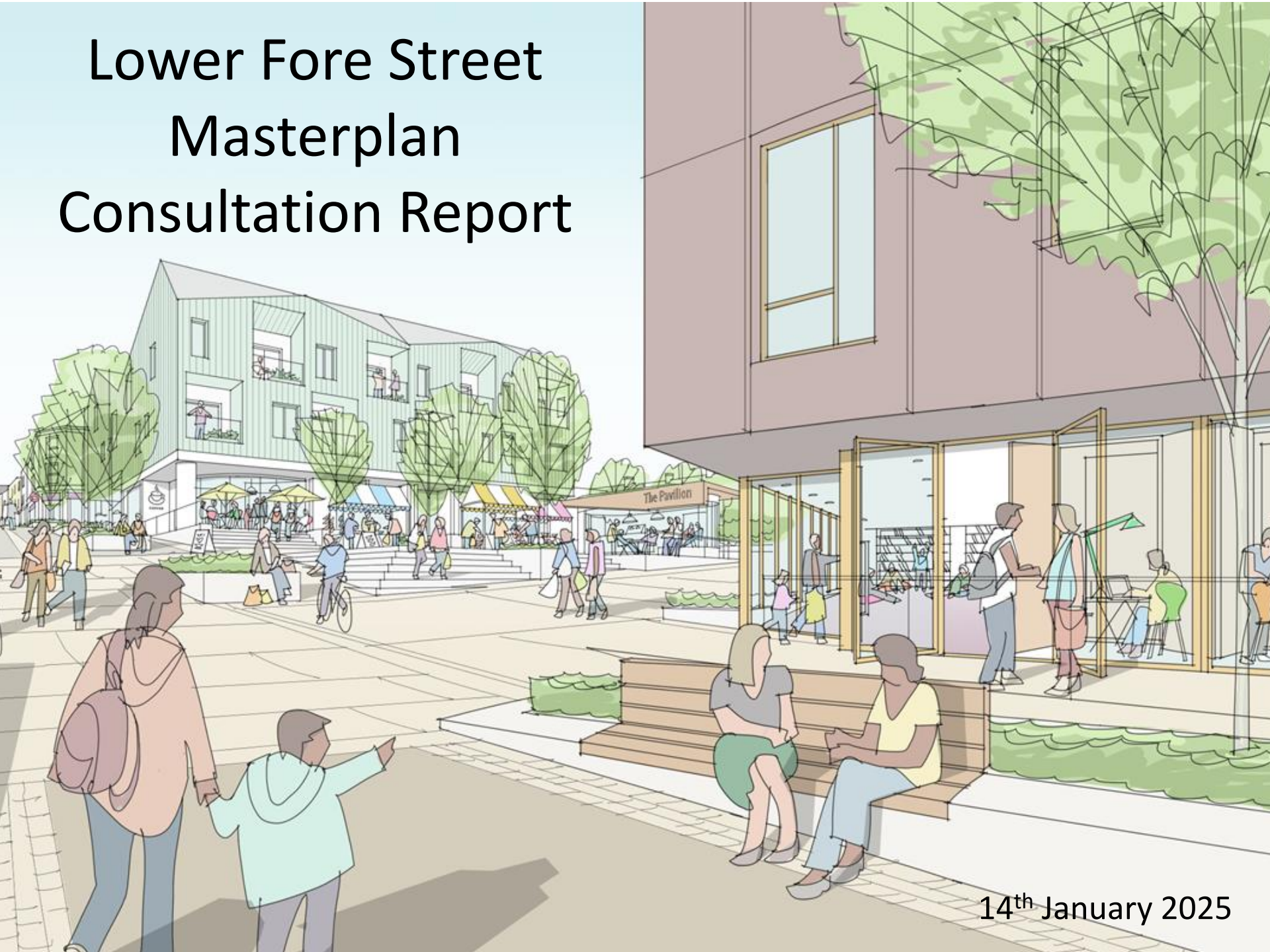


Lower Fore Street Masterplan Consultation Report



14th January 2025

Background

Torpoint Town Council has for some time been working towards delivering a Neighbourhood Plan for the town which is cogent with the Local Plan for Cornwall. The Neighbourhood Development Plan (NDP) calls for a Masterplan of the area known as Lower Fore Street which is one of two significant policies at the heart of the town's future development. Both the NDP and the masterplan are cogent with the Vision and Economic Plan for Torpoint as well as a number of other strategic documents considered and adopted by Torpoint Town Council.

The purpose of the Masterplan is to provide a development concept in relation to land at the bottom end of Fore Street adjacent to and including the former Police station site. The recommendations of the study have been prepared so that they align with the aspirations of the Vision for Torpoint (2016), a development brief prepared by Cornwall Council about the site (2014), and the emerging Torpoint Neighbourhood Plan, specifically Policy TOR SS2 which states If proposals come forward for part of the site only, they must be in accordance with the agreed masterplan. Accordingly, this Masterplan was commissioned to provide the future guidance to any development that may take 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 Masterplan 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 site of the old police station has been secured as a strategically important development site in collaboration with Cornwall Council. The site has recently been demolished again in collaboration with Cornwall Council in preparation for development as a community hub to replace the old town library and provide a location for service provision, community cohesion and visitor / travel information as well as the arts and businesses. The site will also be developed into accommodation to meet the needs of locals already on the housing lists.



The Town Council and Cornwall Council have advanced the development site to the point of being ready for early delivery whilst design and consultation of the future outcome has been ongoing.

This enables the removal of the old library and commences the development of the surrounding area to enable further accommodation, retail and community facilities at the bottom end of town. This Masterplan describes the journey, and this consultation asks some important questions around the subject area to enable the process to move forward with the input of Torpoint residents.

Consultation Methodology

NDP consultation has been ongoing for some time and recently achieved the completion of Regulation 16. Torpoint Town Project Board used the opportunity to commence consultation for the masterplan at an early stage through many different channels including the use of the Towns website and public events.

The Town advertised online and through the Towns newsletter a hosted Development Update on the 26th September 2023 where the residents of Torpoint, local businesses, HMS RALEIGH, MPs, and adjoining parish councils were invited to attend. Here they would be able to see numerous development opportunities and changes being considered for Torpoint and have their questions answered and their concerns noted and taken for use in the development of the Masterplan.

In excess of a hundred attended including the local MP, The Head of Sustainable Development for Cornwall Council, Antony Estate with many questions being answered either at the event or afterwards if required. The team noted key stakeholders to be consulted with further as the developments moves forward through the delivery process. The outcome of the evening was published online and through the Torpoint Newsletter.

A number of key stakeholders were contacted as a result of this engagement for further information.

Tuesday 26th September

Torpoint Town Council hosted a public development update.

Residents were invited to come along and find out about the plans happening within the town and surrounding area.

They were invited to discuss the plans with representatives from Torpoint Town Council and external partners involved in future development and were given the opportunity to ask questions, provide feedback, and have their say in order to help shape the future of Torpoint.

The Town Council and partners were very pleased with the level of attendance, engagement and constructive feedback that was received.



Scan QR to view
the opening speech
by Town Mayor,
Cllr Gary Davis

Photo Credit: Kate Martin
Promotions and Photography

The items of concern and comments from the public consultation event in September were taken and used in the further development of the Masterplan with discussion and input taken at all Torpoint Town Project Boards up to the point of the online consultation which commenced on Wednesday 27th November 2024.

The Masterplan consultation was also advertised on the Cornwall Council 'Let's Talk Cornwall' site to increase the reach of the consultation and 'drive' more reviews. By linking the Neighbourhood Plan alongside this, the consultation was coordinated on social media for Torpoint to enable easier online search.

A poster was created and located by Torpoint Town Council to advertise the consultation online. The consultation was hosted by Go Collaborate and linked to the NDP consultation to enable dual access. QR codes were produced to enable faster linking through to the site as well as digital links that could be followed through either Cornwall Council, Let's talk Cornwall or Torpoint Town Council websites.

Two further public events were programmed and completed at the library on the 9th December 2024 and 18th December 2024 at different times to enable different work patterns to be accommodated. The team also invited a number of key stakeholders that had encountered issues during the demolition to visit and receive a personal briefing and have their questions answered and their concerns noted for action. Only one attended and they left content with the approach. Cllr Gary Davis attended in support of the consultant. Again, comments were noted and further key stakeholder specifically from the arts and culture background were identified for future involvement.

The consultation period ended on the 10th January 2025 with the report provided that evening by Go Collaborate. This report will be seen by the Torpoint Town Project Board on the 14th January 2025 and will be seen by Torpoint Town Council at the meeting on the 16th January 2025.

Funded by UK Government

Public Consultation

Torpoint Masterplan

Torpoint Town Council instructed Clifton Emery Design to undertake a feasibility study and provide a Masterplan in relation to land at the lower end of Fore Street.

The recommendations of the study have been prepared so that they align with the aspirations of the Vision for Torpoint, a development brief prepared by Cornwall Council about the site, and the emerging Torpoint Neighbourhood Plan. The feasibility study illustrates how a scheme comprising high quality apartments, a new town library, some small shops and cafés could provide the basis for a development that can meet the aspirations of the Vision.

Comments on the Masterplan can be made online at <https://app.gocollaborate.co.uk/cornwall/torpoint-master-plan/>

The Consultant will be available to discuss the Masterplan in person on:

Monday 9th December 12 noon – 2.00pm
Wednesday 18th December 3.00pm – 6.00pm

at Torpoint Library and Community Hub where hard copies are available.

If you have any questions about the consultation or for further information, please email clerk@torpointtowncouncil.gov.uk

The consultation opens at 12 noon on Wednesday 27th November 2024 ending on Friday 10th January 2025 at 5.00pm.

Scan me!

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Torpoint Masterplan - Public Consultation

Torpoint Masterplan consultation poster

Torpoint Masterplan consultation poster.pdf (387 KB) (pdf)

What is the Torpoint Lower Fore Street Masterplan - Policy TOR 552?

The purpose of the study is to provide a masterplan in relation to land at the bottom end of Fore Street adjacent to and including the former Police Station site. The recommendations of the study have been prepared so that they align with the aspirations of the Vision for Torpoint (2016), a development brief prepared by Cornwall Council about the site (2014), and the emerging Torpoint Neighbourhood Plan, specifically Policy TOR 552 which states if proposals come forward for part of the site only, they must be in accordance with the agreed masterplan.

Why are we proposing changes?

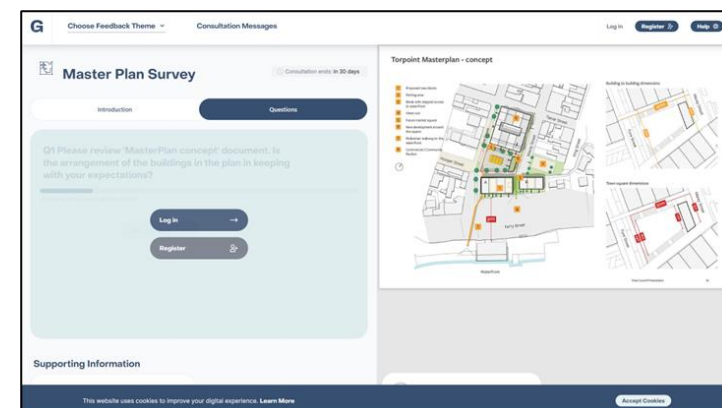
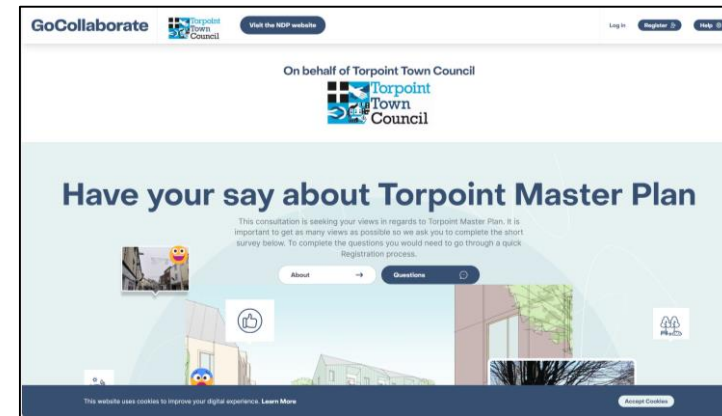
The town centre is a particular focal point of Torpoint where the Vision looks to set the scene for improving the quality of the environment, making the most of the town's distinct identity and enhancing its image. The identified projects on the town centre master plan show how it could be regenerated by making improvements.

Other consultees

The Masterplan was briefed to the members of the South East Cornwall Area Partnership and Cornwall Council Ward Members. The report was introduced to the Tamar Crossings Joint Committee in December 2024.

Torpoint represents the third highest density of Veterans in the UK and a key outcome of the project is to enable families with Veterans on the housing list to be able to access the housing being provided. As a result, the Armed Forces Covenant Board for Cornwall has been briefed and have been regularly involved in the development. The Oil and Pipeline Agency has been briefed on this development due to the proximity of the Oil Fuel Jetty. The King’s Harbour Master has been briefed due to the proximity of the development to the river.

| Neighbourhoods with the highest proportion of veterans | | | | | |
|--|----------------------|--------------------------|------------|--------------------|--------------------------|
| Rank | Neighbourhood | Overlapping constituency | Region | Number of veterans | % of population aged 16+ |
| 1 | Alverstoke & Privett | Gosport | South East | 949 | 15.7% |
| 2 | Hill Head | Gosport | South East | 873 | 14.4% |
| 3 | Torpoint | South East Cornwall | South West | 635 | 14.4% |
| 4 | Lee-on-the-Solent | Gosport | South East | 1,289 | 14.0% |
| 5 | Clayhall & Anglesey | Gosport | South East | 933 | 13.9% |
| 6 | Bridgemary South | Gosport | South East | 793 | 13.5% |
| 7 | Carterton South | Witney | South East | 624 | 13.5% |
| 8 | Elson | Gosport | South East | 806 | 13.4% |
| 9 | Bridgemary North | Gosport | South East | 809 | 13.3% |
| 10 | Fareham West | Fareham | South East | 831 | 13.0% |

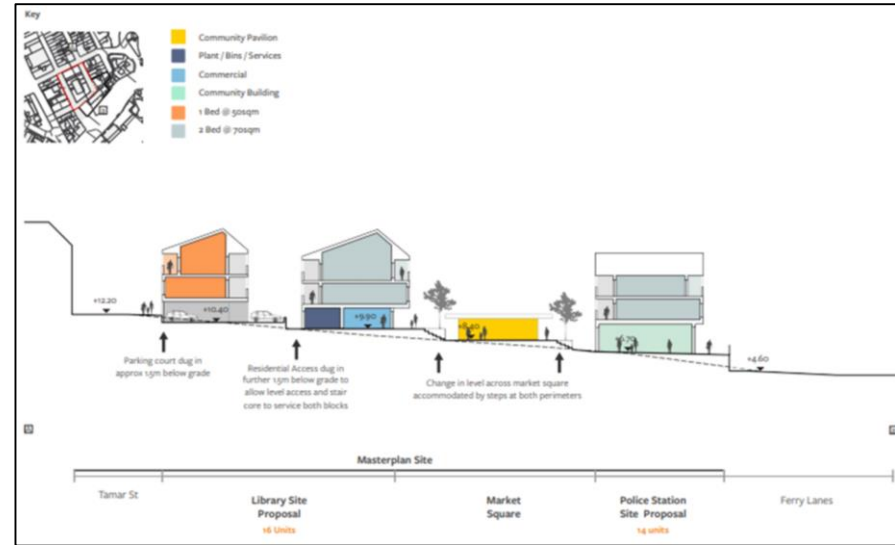


General Comments

A number of comments have been received during feedback and are captured here:

- Can you please make sure that there is sufficient space provided for the heritage show cases in the footprint of the community hub?
- Can you please ensure that there is access down to the ferry lanes level to allow us to access the waterfront?
- Can you please make sure that if roads are to remain around the bottom of Lower Fore Street that they are made 20mph to make it safer?
- The number of parking spaces in the town needs to be maintained?
- Can there not be so many shops provided as it will impact on the main Fore Street and will increase empty units?
- Can we have electric charging points?
- Will there still be an opportunity to get a bridge in place across the ferry lanes to remain ambitious?
- Will there still be scope to develop a commercial or community building across multiple floors?
- Is there scope to feed into the types of building on the square?

The majority of these are items will be achieved in the RIBA 3 'Detailed Design' Phase for each building or area. Each building or area in this phased design will move forward at different speeds dependant on ownership and funding. The design and the focus of each building will be based on demand as that developer sees it.

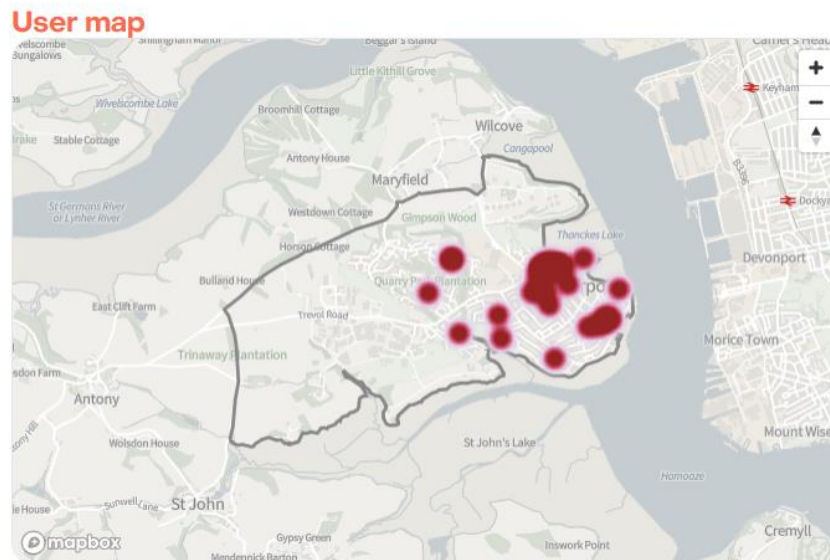


Consultation metrics and further feedback

Three hundred and twelve people visited the consultation with only twenty six leaving comments.

26

different users have engaged
with the platform



Conclusion

The vast majority of the residents, businesses and organisations consulted with are in agreement with the need to redevelop the land and the direction of travel being taken by those organisations collaborating to move forward. The Masterplan is a good representation of the aspirations of Torpoint.

A small number of residents (three) have expressed their concern at the impact on their views from the properties being developed on the police station site. All three will be included in a discussion around detailed design to acknowledge and manage the impact as best as possible. No negative comments were made about any of the other buildings. Some consultees would like to have access to some of the commercial units and some are concerned that too many will be provided, impacting negatively on Fore Street.

The provision of sufficient parking remains a significant concern for most residents.

The public realm area for the town square and periphery of the development is a concern for most residents who are keen to see investment in this area to achieve community use not only for the market but also for community events and entertainment as well as the opportunity for art and cultural activity.

Clarity on the process of achieving a sustainable development, ownership and funding needs to be achieved to overcome the understanding that this area will be funded by either Cornwall Council or Torpoint Town Council. It is highly likely that this will not be the case and that a mix of private and public sector funding will be required.

Survey results

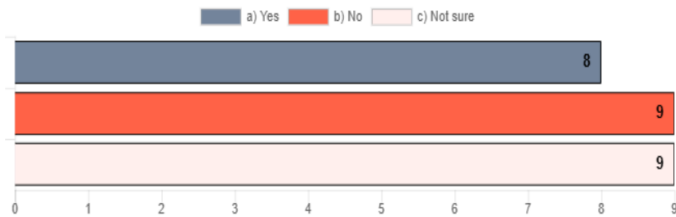


Master Plan survey questions

Q1 Please review 'MasterPlan concept' document. Is the arrangement of the buildings in the plan in keeping with your expectations?

Answers: 26 | Comments: 0 | Respondents: 26

Bar Chart Pie Chart



Q2 Please review the 'Masterplan - Dealing with Levels' supporting document. Are you happy with the proposed heights and levels detailed in this image?

Answers: 26 | Comments: 0 | Respondents: 26

Bar Chart Pie Chart



Q3 Please review 'Overview A' supporting document. Is the arrangement and positioning of the community open space what you had expected?

Answers: 26 | Comments: 0 | Respondents: 26

Bar Chart Pie Chart



Q4 Please review the 'Overview B' supporting document. Does this meet with your expectations of how the development sits at the base of Lower Fore Street?

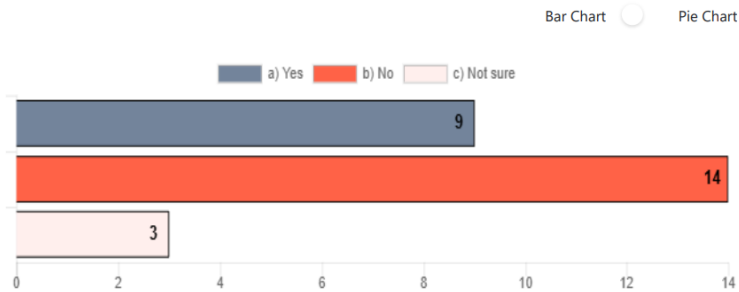
Answers: 26 | Comments: 0 | Respondents: 26

Bar Chart Pie Chart



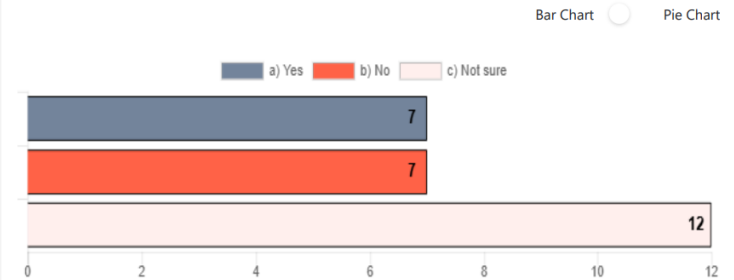
Q5 Parking is an essential component to the success of the town. Please review the 'Parking Proposal A' supporting document. Is the parking where you would expect it to be?

Answers: 26 | Comments: 0 | Respondents: 26



Q6 Please review the 'Parking Proposal B' supporting document. Is this better than proposal A?

Answers: 26 | Comments: 0 | Respondents: 26



What is clear from the feedback and the comments is a strong representation from the cultural and arts population in Torpoint who have made a concerted effort to engage with this Masterplan and ensure their thoughts and wishes are heard.

Question 1

- Would like housing to be affordable - **some will be.**
- I feel the market square would sit better at what is the current car park, this would sit with the town and fore street rather than in between residential dwellings. - **The aim is to place this at the heart of the community.**
- I wasn't expecting there to be so much focus on this area. I am concerned about the rest of the shops in Fore Street. - **Common theme.**
- Ensure all design is accessible for wheelchairs, neurodiversity, and all other forms of disability. Create housing for families with external space. Use quality materials. Ensure room sizes are spacious with sufficient storage. Consider future energy use. Use local materials. Create potential RIBA award-winning design. Invest in planting. – **Building regulations will be achieved as will National Minimum Space Standards. The developer will decide on the materials with Cornwall planning and the RIBA standard will be achieved if the developer chooses to.**
- I generally like the idea of the new buildings arrangement - however I would like to see the inclusion of an arts center (artist studios, cinema, gallery space, community art space, performance space - theatre, music) that would also incorporate a split level – **This is not currently part of the design but could be designed into the facilities if the funding is available to do so.**
- configuration (not just restricted to ground level) for public use. There needs to be more consideration on what type of commercial spaces will be included in the new development, which will guide the design and placement of the buildings. - **2 responses - This is a Masterplan, the developer will decide on viability what the makeup will finally be.**
- The revised plan feels like a scaled-back version of the earlier proposals in vision document, which envisioned a full market square with all four sides redeveloped. The "Vision for Torpoint" emphasised proposals must align with the agreed masterplan and
- show how the entire site's development can be achieved. A cohesive plan for Lower Fore Street with a full square concept, is more ambitious. Also the original bridge layout in the 'Vision' was a far stronger concept in connecting the waterfront. – **The concept of a bridge could still be achieved if at any time in the future there is funding available to support delivery and through life costs.**
- A greater focus on community-led approach to development and design is needed. **Funding for design and delivery beyond RIBA 3 will be conducted by a developer. The developer may not be a public body and thus will choose their own approach to design. In RIBA 3 there will be public consultation and involvement.**

Question 2

- I would like to see some of the commercial and community spaces using up higher levels, and not just restricted to the ground levels, in order to take full advantage of the view across the water, which would be a commercial asset. - 2 responses – **This will ultimately be a decision for the developer to take. It is agreed that high level river views would attract higher paying rental.**
- The buildings should be of an eco / passive design to ensure that they are fit for the future. The levels given, give to thought to this concept. **Need more information to respond.**
- This document isn't very clear but what I can see is that the building closest to the ferry lanes has four stories. As a local resident I think keeping the buildings closest to the water front as low as possible with green space, market space, pedestrian access would be best as other wise water views will be blocked and that destroys the whole point of celebrating the waterfront and beauty of Torpoint being located on the Tamar. **There will be green space and views of the river however this means that to be viable the higher levels are required.**
- Yes, but to comment 'no', levels must emphasise vistas of the river and sea, building Torpoint as a destination. It's vital to retain that ambition - focusing on arts, culture, and placemaking for residents and visitors. A true town square should explore diverse uses beyond a library, such as a small cinema, theatre, arts centre, studios, galleries, independent businesses, and pop-up stalls/food offerings. This approach ensures a vibrant, multifunctional space aligned with the town's potential – **the town square for the masterplan demonstrates a space with power and data for community events, markets, boules, trees, outside seating and external spaces as well as access to businesses, homes and a café. There are also commercial shop front units available which could be rented by galleries, artists and any other independent or national business if they wished to. Cornwall Council and Torpoint Town Council will not be the developer. They may be a partner but will not be the main investor.**

Question 3

- Thought it would be more beneficial to the community – **no comment**
- Again I feel that the market square are would be better placed on the top level closest to fore street, with the library building them next to this. Residential dwellings are much needed so rightly need to be included in the plan. – **repeat statement from earlier**
- I'm not certain having views over the ferry lanes will be successful? Who will be housed here? Will the residents be the type of people to give a good impression of Torpoint? – **Unable to control 'the type' of resident or their behaviour.**
- Will these properties be maintained to a high standard? – **This will be developer to achieve**
- There seems to be inadequate parking and too many steps which reduces the amount of space available to members of the community with mobility issues. Seating seems to be lacking and I expected more planting which would give more balance – **the design will achieve building regulations and thus will be accessible. Perhaps it was clear in the image but there is significant seating designed into the level changes. Planting scheme will be available post detailed design the images are indicative only.**
- Create external seating that is protected from the wind and so people want to dwell. **The positioning of the square is based on using the front building as a wind break for the square.**
- Provide community space which doesn't require spending money. Invest in extensive planting and maintenance of plants - instantly make a Torpoint a talking point and destination with beautiful sub-tropical gardens like in Gyllyngvase, Falmouth. Create a local pond with seating. Provide safe warm and comfortable place for pedestrians and cyclists to walk around and wait for ferries - especially at night. **The intent is understood and will be considered under detailed design. Waiting for the ferry is not part of this project.**
- In theory it is good placement, however the commercial units and library site needs to careful curated and thought out in order to link complimentary with the open space. I think that no.2 parking area could be unsightly from the open space/pavilion when facing the pavilion - do you want to see a carpark?

Question 3 - cont:

- In theory it is good placement, however the commercial units and library site needs to be carefully curated and thought out in order to link complimentary with the open space. I think that no.2 parking area could be unsightly from the open space/pavilion when facing the pavilion - do you want to see a carpark? There should also be a clear vision to make this space a creative and cultural space - incorporating a clear space programming for music, performance and film events, not just a market space. - **Repeat from previous questions, the car park is limited in use given the location and potential stability of ground.**
- The community open space would be better positioned where the old police station was. We are a waterside town and the community should have access to the best location to view the river and Plymouth. It would create a unique and special raised platform for residents to meet and celebrate on. Especially at times like New Year's Eve. **The phasing of development and funding requirements for demolition mean that the police station must be developed upon.**
- I think it's a great idea to have a community space and the market square and these open public space, but why put them behind the police station? The police station has water views out, it will be the first thing seen as people drive into the town which isn't an inviting welcome. If you put the police station behind and brought the community space and the market square forward people arriving into Torpoint would see a welcoming place to stop, spend money in the town, do some shopping etc. - **As above**
- Not enough being made of the views from a raised areas towards the river and sea. This looks to emphasize parking in a really key area of the town's layout, there was a 'Block 12' in the vision that offered a lot of strong design and this helped create a town square - which will now look towards a car park as the sun rises. The pavilion sketch looks a token gesture here doesn't match past plan, was larger building in vision doc - area could enhance arts offer and more like East Quay in Watchet. - **will be considered in the detailed design**
- Lack of space for community. Creative spaces and places for the community to enjoy should be central here - **This is the aim of the design**

Question 4

- It does not fit with the upper part of Fore Street, both have different purposes – upper has vehicle access and lower is pedestrianised. – **An opinion, unable to answer.**
- The housing 9, on Hooper street will be looking at Abercrombie House, which is an eyesore at the moment and not very appealing for those living in the proposed development 9. The parking provision varies on Hooper street from a few spaces between trees to diagonal parking which accommodates more vehicles. What are the restrictions going to be for access to Abercrombie parking spaces? - **Abercrombie parking spaces will remain Abercrombie parking space.**
- I believed it would be flats with library beneath and that planning/building had already begun – **The aim is that it will be a library with flats above however the process is in design not delivery.**
- Ensure there's a comprehensive arts and culture strategy that's community led. – **This is outside of the remit of this Masterplan**
- Encourage independent shops that provide local produce, products and art by providing low-rent and access to grants. Create affordable space for local artists to have studios and access to facilities such as blacksmith forge, kiln etc. provide inspiring exhibition space which is a destination for local community, cafe etc. Ensure healthy living with circular arts trail walkways connecting the estuary to the land. Would like to see: 1).a comprehensive arts and culture strategy for the town 2).Lower Fore Street offering a broader ranges of arts and cultural spaces 3).A greater focus on community-led approach to development and design 4). Nurture Fore Street as a space for independent business, placemaking and culture 5). Increase creative spaces and places for the community to enjoy 6). Protect the town's public assets as space for community ownership such as The Fire Station and rowing club. – **The Town does not have ownership of the Fire Station. The remainder of Fore Street is outside of the specified area for the Masterplan. The strategy is outside of the remit of the Masterplan. The aim is to include arts and culture within the design but it is not the only focus for the outcome required. This consultation is part of the community lead approach to design as is the use of the Torpoint Town Project Board.**
- Would like to see: 1).a comprehensive arts and culture strategy for the town 2).Lower Fore Street offering a broader ranges of arts and cultural spaces 3).A greater focus on community-led approach to development and design 4). Nurture Fore Street as a space for independent business, placemaking and culture 5). Increase creative spaces and places for the community to enjoy - not just through a new library 6). Protect the town's public assets as space for community ownership such as Fire Station. – **The Town does not have ownership of the Fire Station. The remainder of Fore Street is outside of the specified area for the Masterplan. The strategy is outside of the remit of the Masterplan. The aim is to include arts and culture within the design but it is not the only focus for the outcome required. This consultation is part of the community lead approach to design as is the use of the Torpoint Town Project Board.**
- It's not in keeping with the design of the rest of the area. Torpoint is an 18th century planned town, and fore street is its focal point. – **An opinion unable to answer.**

Question 4

- Again police station should certainly not be placed as the first building arriving into Torpoint - makes no sense to me! Fire station site proposal - this building could be used as a creative centre - it is a great building and ready made creative workshop space/ bar street food site. Why bulldoze and rebuild when spaces could be brought back to life if offered back into the community. The lower fore street development site needs creative and community input. - **Everyone agrees and the police station will not be the first building as you arrive into Torpoint, it has been demolished and will be replaced with a community building with community facilities, library, café and much needed homes for the residents of Torpoint to occupy. The use of the fire station is beyond economic repair given the excess of asbestos and the complexity of the flying freehold. It is expected that this building will be sold at public auction by Cornwall Council who own the building very soon and any interest from prospective purchasers or users should be directed towards Cornwall Council property team.**
- Maybe, but a 'no' to comment - really the building at the end of Lower Fore street needs to be flagship better demonstrated placemaking vision - a community hub and library is needed in Torpoint but take a 20-year view of how the town attracts investment and offers culture, food and more to a growing population. This end building could allow a lot of scope for public access, business use and arts at varying levels and not necessary be flats - as it is the gateway to Cornwall from Devon. **The gateway to Cornwall is understood and hence the purchase and removal of the old police station. The need for housing in Torpoint is significant as is the library and the community hub. There is a phasing need for the delivery of the site as a whole, there is also the overlaying ownership of the properties and the delivery of any redevelopment. The requirements placed on the development by central government as a result of funding the demolition of the police station requires homes to be created. This design meets the needs of the community.**
- There needs to be a greater focus on community-led approach to development and design - **The Design has not yet started detailed design where more community engagement with the design will be had.**

Question 5

- Need parking in fore street lots of elderly and disabled people taking this away hinders them not inclusive – **not able to influence parking in Fore Street**
- It is at the bottom of the hill, meaning people have to walk up hill to the shops in the upper part of Fore Street. If parking was more Central I think more people would be inclined to use it. – **Understood**
- I do not believe this space is big enough to provide adequate parking, the narrow roads leading to and from the proposed area would surely lead to congestion. With such a development I would expect there to be more parking to enable and encourage members of the community and people visiting to access the space easily – **The parking is a composite of need for the accommodation and planning requirements alongside potential parking for visitors to the town. There is also the need for pedestrians and for cycles.**
- The drawing is unclear but if understood correctly with no key the parking amount is insufficient Hooper street parking varies depending on which images and proposals are viewed. Is parking diagonally the proposal or a few spaces between trees? - **Detailed design of buildings within the development will be more explicit.**
- Not convinced about a carpark directly behind the pavilion - unsightly when facing the pavilion and when watching events happening on the pavilion? - **2 responses - Understood**
- We need better water links and park and ride solutions which keep our town's air cleaner and allows more pedestrian areas - **agreed**
- I think the sites are fine for parking, but parking is an issue around Torpoint, You don't want to bring in private parking companies with cameras and high parking prices. It will totally put people off coming into the town centre and stopping on the high street. - **agreed**
- The thing I love about Torpoint is that we have this old fashioned high street with veg shop, fishmonger, butcher, hardware shop. It is really important that access is kept easy and open for people to pull in for an hour for free. **We are unable to control charging on the highway as part of this development and have no intention of extending the development up Fore Street.**
- Parking needs to be explored with a view that developing Lower Fore street for housing will generate more stationary cars. The town needs a fully integrated transport scheme to reduce town car use, jetty for boat to Saltash and Plymouth – **Agreed**
- The car park East of the town square could disrupt the walk up from the ferry and the view from the proposed town square. if scope to hide parking under the town square, expensive yes, then should be considered. Plus strategy for less car use and less spaces. **Car parking is highly regulated by planning and will be determined as a result of Cornwall Council and their planning policy. The car park will not disrupt any walk up from the ferry and all access routes currently in place will remain as they are. If anything, access to the ferry will be increased through access routes from the library and community hub.**
- Parking should be allocated outside of the centre – **Parking opportunities are being sought around the town to provide further opportunities/**

Question 6

- I prefer parking to be in one place. - **Understood**
- The parking near the police station car park in blue looks like it will cause access issues for the current residents trying to manoeuvre in and out of their garages. – **Understood but this will be designed against current regulations**
- Not happy with parking on lower Fore street as thought this was being pedestrianised? – **Understood but at this time this is not being pedestrianised.**
- The same goes for Macy street as parking will be directly behind the pavilion which again would be unsightly and noisy when enjoying the open space and pavilion. Also this area would then feel surrounded by parking and spoil the ambience of the new open space and cultural centre. - 2 responses – **A repeat of other responses**
- Need to reduce car use and parking in the town, increase the pedestrianisation and encourage bus, bike, make ferry happen. - **There is a balance to be had between the car users in town and the facilitation of approx. 2.5 million cars a year utilising the car ferry. If the ferry mentioned is the foot ferry then its progression is stalled pending potential funding options for environmental studies to be completed. This funding is not yet available.**
- Plan needs ambition for a walkway around the entire foreshore, as this would encourage a really different town centre for investors, more families / people walking around as a destination, making a safer Torpoint day and night. The bridge for pedestrians is integral for the town to showcase itself as a sustainable place to live, work and play - not a drive through anymore. **A walkway around the coast of Torpoint is not within the remit of this consultation the repeated question of the bridge has been answered earlier in the Appendix**
- Parking here is moved further into Torpoint, parking should not be allocated in these areas. Cars should be kept to a minimum and pedestrianisation should be paramount. – **This concept is understood however land available to facilitate this further into Torpoint is as yet not available.**