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## Marine Jobs Vision for Noss Site

Plans for an employment-led mixed use regeneration of the former Philip & Son boatyard at Noss near Dartmouth have been unveiled for public consultation today by the owners of the Noss-on-Dart marina site. These will create around 250 jobs, of which about 190 are expected to be marine based.

The marine based regeneration will include: new offices; training and teaching facilities; high-tech marine business starter units; marine workshops; boat storage; and an expanded marina. The existing slipway location will be retained for launching and recovering boats from the river.

Regeneration of the whole site will be financially underpinned by a 5 star hotel, spa and conference centre, creating over 60 jobs, and around 70 market homes for sale. A further 15 affordable homes are planned on-site, with additional provision off-site. The total cost of the regeneration project is expected to be in excess of £100 million.

The 'Noss Vision', published to mark the start of the public consultation process, envisages a low carbon and highly sustainable development. The owners are investigating potential sources of renewable energy for the site together with high standards of energy efficiency.

A new footway running alongside the Paignton-Dartmouth railway line will link the site to the Higher Ferry connection from Kingswear to Dartmouth. A regular passenger ferry service connecting the Noss site to Dartmouth will also be provided.

Public consultation on the draft masterplan will take place in Kingswear and Dartmouth during September. Consultation will take the form of: public exhibitions on-site and in both Kingswear and Dartmouth; the 'Noss Vision' newsletter currently being circulated to 5,000 households in the area; a project website at [www.nossmarina.co.uk/vision](http://www.nossmarina.co.uk/vision) and focus groups covering young people as well as residents of Dartmouth and Kingswear.

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Graham Drake spokesperson for the Noss Marina owners, says: “Our vision for Noss is of a highly sustainable and eco-friendly regeneration of this brownfield site, focused on creating real jobs for local people in marine-related businesses. If our plans are realised, there will be more people working on this site than when the Philip & Son boatyard was fully operational in the 1960s. We want this to be a living, breathing community, in use 365 days a year and not just during the summer holidays.

“Detailed discussions are underway with South Devon College to provide a new Marine Academy, based full time at Noss, delivering an extensive range of community and commercial courses, including a sailing school. We believe that a Marine Academy would complement the other marine-based employment facilities proposed for the site and offer exciting opportunities to local youngsters. We look forward to working closely with them to help bring their ideas to fruition.

“To make the regeneration of this site possible in economic terms, we will need to build a limited amount of market housing. However, we also plan affordable homes on-site and more off-site provision in the Dartmouth area. The hotel and conference centre will be of the highest quality – a 5 star rating – and will itself create valuable skilled jobs for the local community.

“If our vision for the site is to be successful, it must be shared with the local community. That is why we are launching a month-long consultation with the communities in Kingswear and Dartmouth. We want to know what local people think of our plans and, where possible, we will take on board their ideas and aspirations for the site.

“We already have extensive local input to the proposals through our lead designers, the award winning architects Harrison Sutton Partnership based in Totnes”, he says.

Dates and times for the public exhibitions outlining the ‘Noss Vision’ are shown below:

- Wednesday 26<sup>th</sup> September at Kingswear Village Hall from 11am to 8pm
- Friday 28<sup>th</sup> September at the Flavel Centre, Dartmouth, between 11am and 8pm
- Saturday 29<sup>th</sup> September at Noss Marina, Kingswear, between 10am and 2pm.

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The outcome of public consultation will be fed back to the site owners and their project team, who are likely to submit a planning application early in the New Year. Subject to planning, work on site could begin during 2008 with completion scheduled for 2012.

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[For further information please contact Charles St George or Susan Belfourd of PPS on 01454 275630 or 07836 611504]

#### Notes to Editors

1. A Consortium acquired the Noss marina site in April 2005. The Consortium includes the round-the-world yachtsmen, Michael and Paul Berrow, who have been involved with sailing and boat building for many years and came third in the Whitbread round-the-world race in 1985.
2. The 14.57-hectare (36 acre) site on the east bank of the River Dart is about a mile from the mouth of the estuary and has a long association with shipbuilding and sailing.
3. Shipbuilding began at Noss in the 1880s with Philip & Son acquiring the yard in 1917. Chay Blyth's British Steel round-the-world yacht was launched there in 1970.
4. The Noss-on-Dart marina currently has 180 fully serviced berths, with 44 deep-water moorings.
5. The remainder of the site consists of former shipyard buildings, many of which are unoccupied and in a poor state of repair. There are only a handful of people working on the site at present.