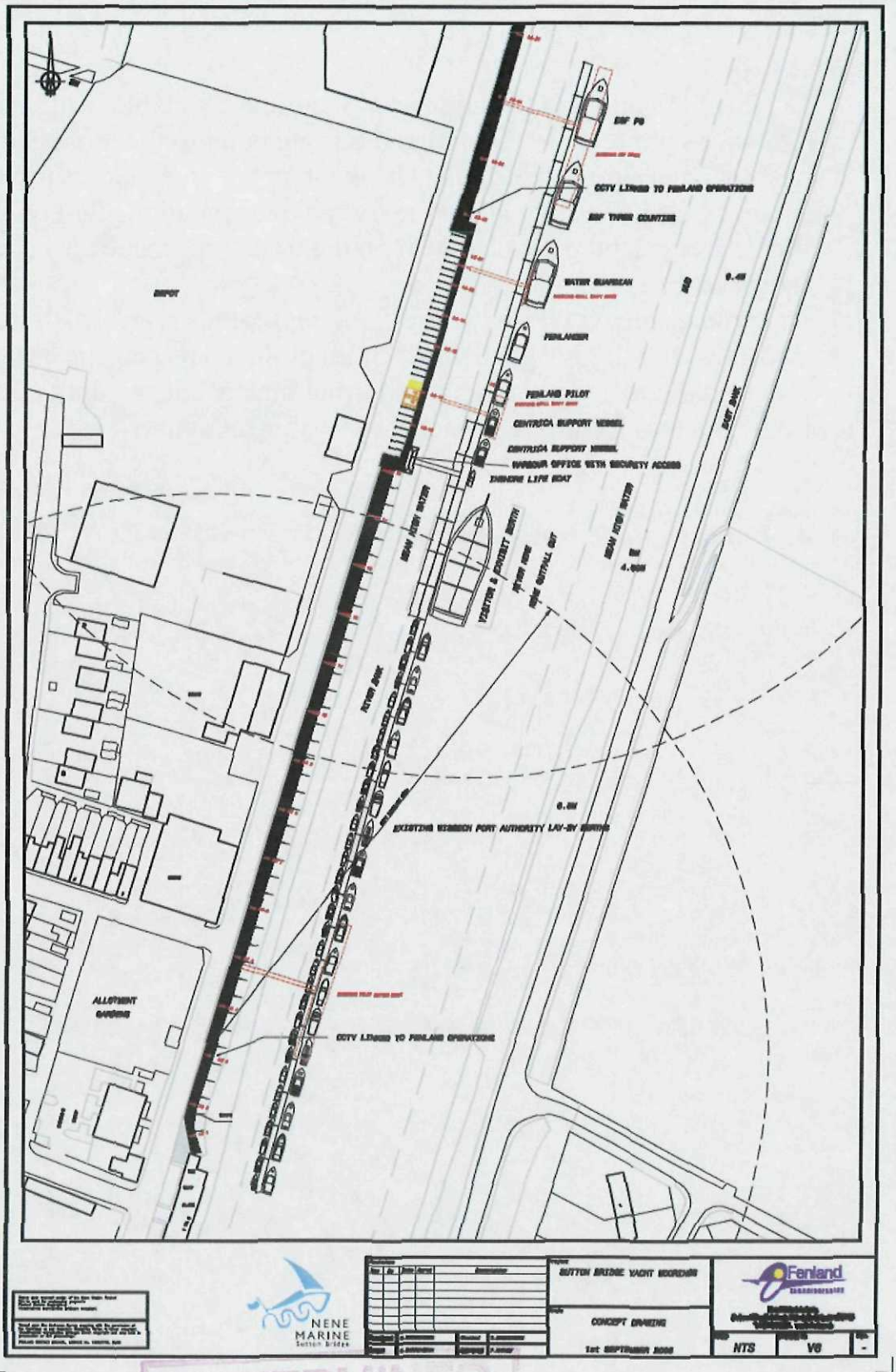
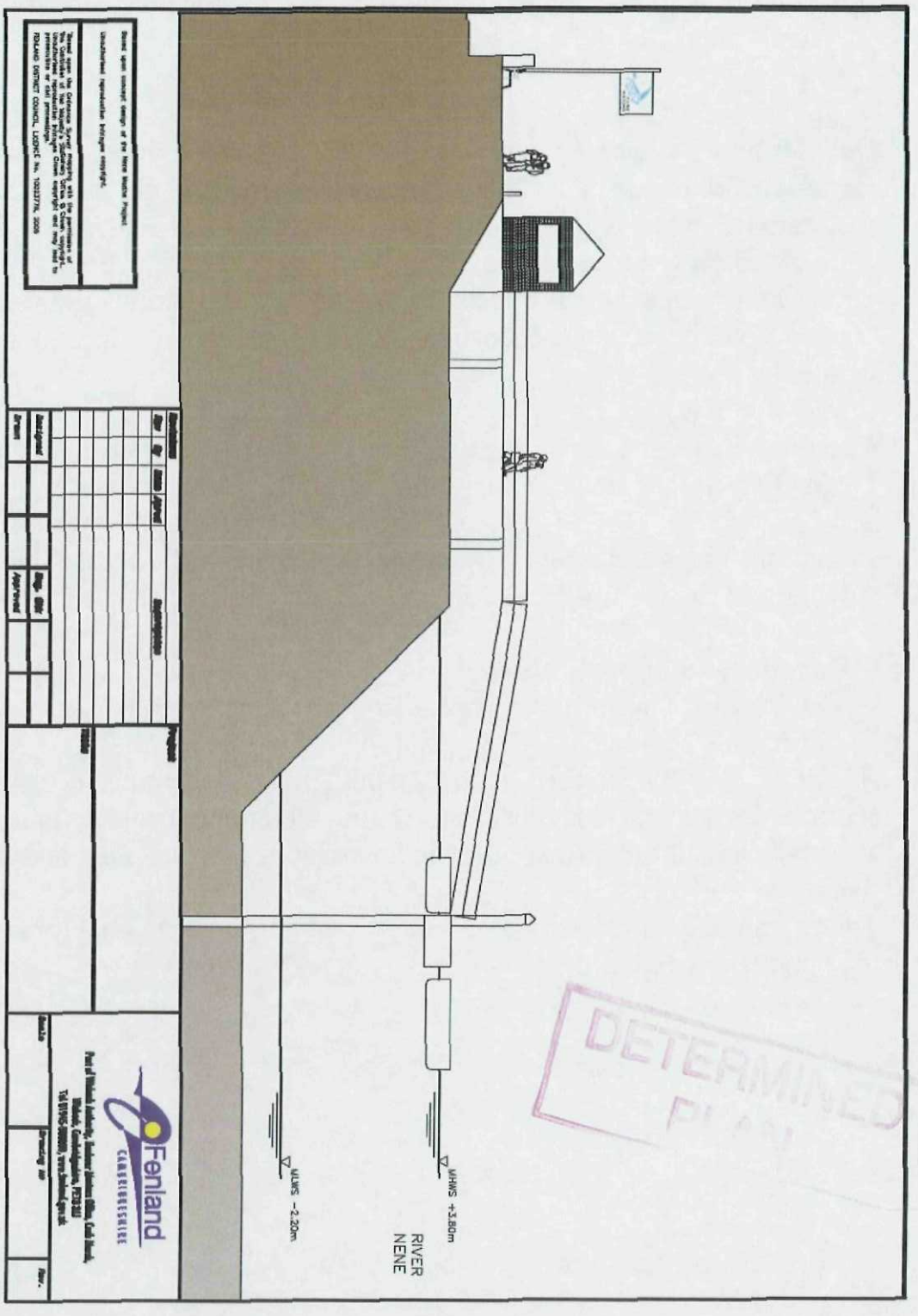

DEPOT
CCTV LINKED TO FENLAND OPERATIONS
WATER GUARDIAN
FENLANDER
FENLAND PILOT
CENTRICA SUPPORT VESSEL
CENTRICA SUPPORT VESSEL
HARBOUR OFFICE WITH SECURITY ACCESS
EXISTING WISBECH PORT AUTHORITY LAY-BY BERTHS
ALLOTMENT GARDENS
CCTV LINKED TO FENLAND OPERATIONS
SUTTON BRIDGE YACHT MOORING
CONCEPT DRAWING
1st SEPTEMBER 2008
NTS
V0
NENE MARINE
Sutton Bridge
Fenland

DETERMINED

The layout maximises the number of moorings available, within the limitations imposed by the port and turning point to the north and the A17 swing bridge to the south. The width of the river and its use by large vessels navigating along the river in passage to the Port of Wisbech restrict the development on the water and shape the layout as shown in the plan.
The promenade will occupy a similar length of the riverbank to the moorings. It will give good views of all of the boats and appear balanced in the overall scheme and bring the benefits naturally derived from land borne tourists, attracted by boating activity.

4. Landscaping/appearance



The riverside walkway and all street furniture will be constructed from materials specified by the planning authority and sympathetic to the location. The bankside development will have a traditional promenade look and feel and the moorings will be modern, but unobtrusive due to the inherent low profile of rise and fall moorings. The dominant

feature of the development on the water will be the boats and the overall impact of the development will be low.

5. Access

The Marina will be accessed by the adjacent (unnamed) road and a newly constructed riverside path. This will connect to the rise and fall moorings via a ramp. Boaters will be directed by the Port of Wisbech, who will be represented on site by a full time Support Officer. There will be 40 new car parking spaces which reflects the demand anticipated via the experience of operating the Wisbech Yacht Harbour as well as industry standards.

Access to the leisure and commercial moorings will be controlled but the Town Quay will be open to the public. It is anticipated that the unrestricted access to the quay and the short distance to the sea will attract Tall Ships and other exhibition boats which will increase the attraction of the facility to visitors.

6. Benefits and opportunities

It is anticipated that further private sector investment, led by increased visitor numbers and demand, will add to the facilities available at Sutton Bridge. This will be in the retail (food and gift) and catering sectors and services for boaters, chandlery and repairs. Other opportunities that have already been put forward are for trip boats for nature watching and fishing.

The development proposed here will create up to 18 new local jobs and the opportunity to build on a rejuvenated local economy.