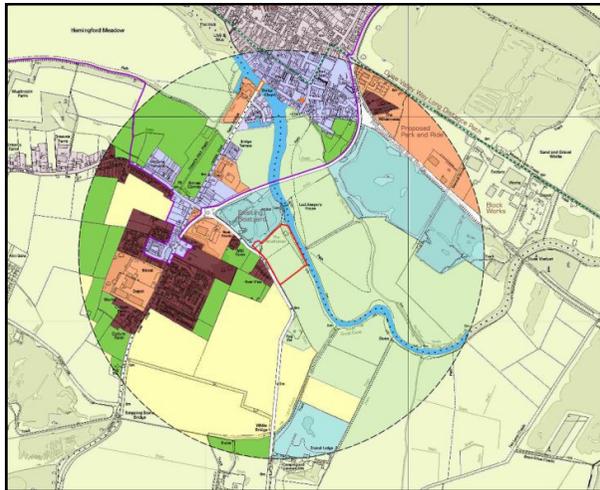


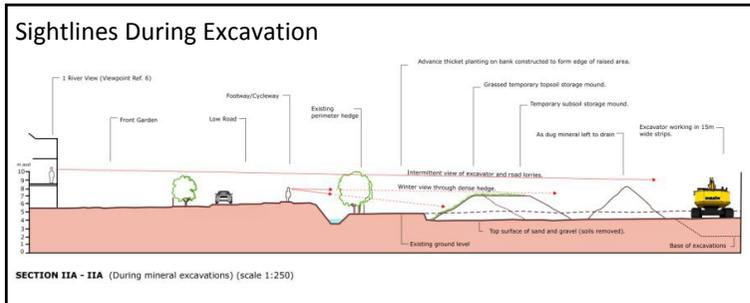
## Jones Boatyard Marina Extension



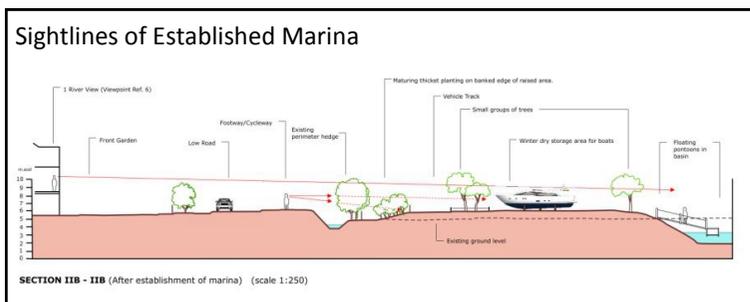
### Key Points:

This proposal is for an integrated recreational resource created from mineral extraction operations that fulfils several objectives: supplying sand and gravel; supplying additional off-line moorings for the increasing requirements of the boating holiday trade; and improving biodiversity in the river flood plain without compromising on the quality of the countryside.

Recreational development in the countryside should always offer, by way of mitigation, improvements to biodiversity and the landscape. Employing a Landscape Architect can add value to the proposal and improve the communication of benefits to the Planning Authority and the neighbouring community.



ESP was commissioned by L H Jones and Sons (Boatbuilders) Ltd to give landscape advice and prepare a Landscape and Visual Impact Assessment (LVIA) to support the proposal to extend their existing marina on the River Great Ouse in St Ives, Cambridgeshire. The proposal for a new basin divided by floating pontoons, dry mooring, café and toilet/amenity building requires the excavation and satellite processing of 100,000 tonnes of sand and gravel.



Although this development represented a potentially adverse change to the countryside character on the fringes of the historic town setting of St Ives, important landscape mitigation measures were proposed to reduce these effects to an acceptable level. This involved replacing a field of improved agricultural grassland with the marina basin and several features to improve opportunities for wildlife, whilst retaining the sense of visual enclosure experienced in this area of the floodplain. These features included:

- impregnated with native marginal aquatic plants;
  - Three islands as wildlife refuges;
  - Three shallow self areas for establishing reed particularly bulrush and Norfolk reed;
  - Floating islands for nesting wildfowl;
  - Wet meadow grasslands around the basin perimeter;
  - Publicly accessible picnic areas between the river and the new basin;
  - Management of the existing belt of wet woodland for wildlife;
  - Additional tree and shrub planting to reinforce the existing tall hedge between the basin and neighbouring houses and generally to enhance the riparian character of the site.
- The proposal was granted permission thanks to the Jones' commitment to landscape enhancements as evidenced by their long standing operations at the existing boatyard.

- A soft edge to the basin, reinforced with coir matting