

# 1. Non-Technical Summary

## Introduction

1.1. This report summarises the results of an Environmental Impact Assessment of the potential effects of a development of an inland marina with associated enabling development and open space. The findings are set out in a detailed Environmental Statement. The objectives of this Environmental Statement are to identify the key environmental impacts that could arise during the construction and operation of the marina and the associated complementary uses, and to detail any mitigation measures necessary to reduce these impacts.

## The Proposed Development

1.2. The development site is located immediately north of the River Witham, south of Fiskerton Road some 5km east of Lincoln, as shown in Figure 1. The site is currently in agricultural use, with a small number of farm buildings located to the north west of the site. The application site measures some 31 hectares in all, including the part of the riverbank within the applicant’s ownership.

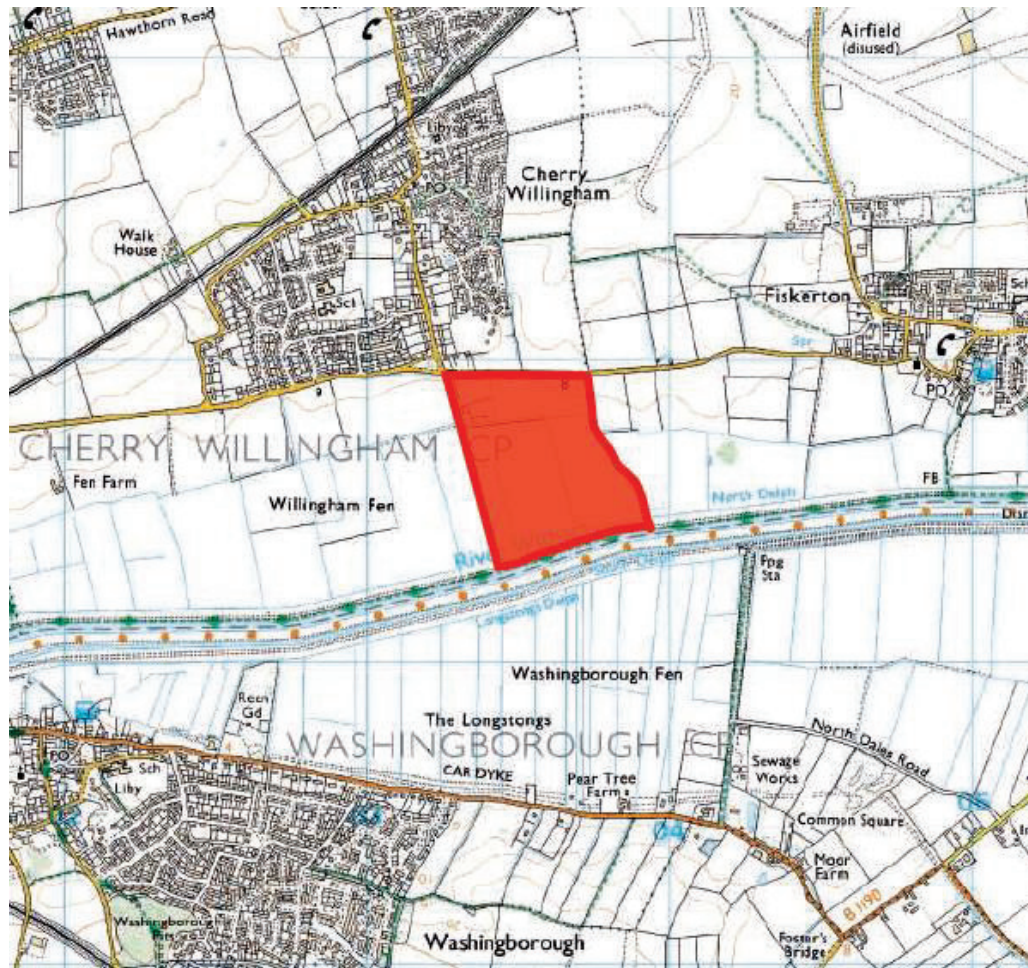


Figure 1: Site Context

- 1.3. The proposed development follows an earlier proposal that received planning permission for a similar development. That development, application reference number 127112, was granted planning permission on 4<sup>th</sup> July 2012. That approval was for a Marina development which was supported by ‘enabling’ development comprising a hotel/pub/restaurant and a 40 lodge holiday park.
- 1.4. The current development proposals comprise:
  - construction of new 220 berth marina with reinstated flood defences;
  - chandlery building with café/bistro, showers, and toilets;
  - boat repair workshop;
  - access road, footpaths, and cycleways;
  - erection of a new cycle/footbridge connecting the site to the Water Rail Way cycleway south of the river, and footbridge re-connecting the northern river bank over the access channel;
  - construction of new surface water pump house;
  - use of open land between the proposed housing development and the river as publicly accessible open space/meadow area with heritage interpretation information on display;
  - erection of up to 155 dwellings (Outline);
  - business units totalling 663 sqm (Outline).
- 1.5. The proposed development follows an acknowledgement that the approved 2012 scheme was not viable, and that the much awaited marina development could not be delivered until an alternative comprehensive development solution was agreed.
- 1.6. The proposed layout is shown in Figure 2.