



Cardiff Marine Group,
Cardiff Marine Village,
Penarth Road,
Cardiff. CF11 8TU

10th August 2009

Burton Marina Proposal

Dear Residents of Burton,

You may be aware of our outline plans for a potential marina development at Burton Ferry on the Cleddau River. The proposals are in their infancy but we are now in a position to gather local opinion on the project. A public meeting will be held soon to allow discussions that will be attended by senior members of the development team. We welcome all opinions and advice from the local community as to how the project can be of benefit to all.

It is important to note that at this stage, we have identified a potential site although detailed plans have yet to be developed. We will however have some provisional master plans drawn up for the public meeting for comment and discussion. We feel it important to consult with all stakeholders prior to developing the detailed uses to be included on site to ensure that we can meet the needs of all involved, especially the local residents. Some of you may have seen a potential layout of pontoons on the river. These were indicative and the final solution is unlikely to resemble the arrangement shown.

We are also aware that some genuine concerns have been raised regarding access to the site and the impact this could have on Kiln Park Road. We are working through these concerns and will provide a solution that we hope is acceptable to local residents.

Who are the developers?

Along with other development programmes, this proposal is backed by Cardiff Marine Group Ltd (see www.cardiffmarinegroup.com) which is headquartered in Cardiff. The company has an open consultative style and has a good track record of delivering inclusive projects which benefit local businesses as well as providing first class facilities. In the last 12 months Cardiff Marine Group Ltd has directly or indirectly created 50 jobs.

The intention of the company is to replicate its successes elsewhere in this new marina proposal. Our desire to remain inclusive and open means that your opinions truly are welcomed and we would encourage you to feel free to contact any of the directors at any time. Our contact details are:

Christopher Odling-Smee	00 41 79 430 34 11
Drew McDonald	07957 422 446
Nathan Hewitt	07964 957548

What is proposed?

The marina will offer moorings for up to 350 vessels including power boats and sailing yachts as well as other small craft. The moorings will be accessed via wooden walk ashore pontoons. In addition to offering a safe haven for boats, storage will be provided for craft out of the water during the off season.

As well as these services, the site will offer over night facilities for visiting yachts including safe berthing, electricity, laundry and toilet and showering facilities. There is also likely to be shop, a place for meeting and socialising and an office for administration. Other facilities will also be considered based on the feedback we receive from our consultations with the community.



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Our Philosophy

One of the key aims of the Marina is to be available to as many members of the community as possible. Marinas provide an open and friendly environment for all walks of life. By considering how the facility can be of benefit to the whole community rather than just the sailing and power boat fraternity, the Marina will aim to include all. This may be by encouraging the use of the onsite facilities for local meetings or encourage use of the shop and other facilities. We would like to see the marina acting as an additional focal point for the village.

One of our aims is to provide wheelchair access to the site and encourage disabled sailing schools to operate from the marina. We have already been in discussion with some charities and specialist businesses that can provide this service.

Environmental Impact

Environmental sustainability is key to entire project. The location is special because of the surroundings in which it will be set. Not only do the developers have a legal, moral and personal obligation to the environment, it makes good business sense to maintain the environment that makes sailing in this area so special.

Every opportunity will be taken to integrate seamlessly into the surroundings, whether that be through environmentally friendly construction methods, strict controls on the activities that owners can undertake on site or careful management of waste.

A full Environmental Impact Assessment will be undertaken to identify all the risks to the environment and the recommendations of that assessment will be fully incorporated into the design and running of the facility. The assessment will seek the input from all key stakeholders to ensure a comprehensive analysis. The document will also remain with the Marina and future benchmarking will occur to ensure that the high expectations set during development are carried on through the life of the Marina.

Delivering our promise

We have a genuine desire to deliver an integrated facility that is of value to Wales. It should also be noted that we are hoping for funding assistance through the European Union and as such, will have to meet and deliver strict objectives, many of which revolve around creating jobs, facilitating business creation, integration with the community and availability for all. If we do not meet these objectives in the long run, there are serious consequences for the business.

Do nothing option

The "do nothing" option could be detrimental to the economy in Wales. All marinas in the local vicinity at present are full to capacity. Without the additional capacity proposed at Burton Ferry, the rate of growth for the Haven in this important sector would be reduced and the local community in particular may miss out on the opportunities afforded by the marina.

- 35+ jobs associated with this project would not be realised and additional businesses opportunities the marina would offer to the wider community would remain unsupported.
- Fewer visitors would be drawn to this area of Wales reducing the potential growth in the local economy.
- The NATO Jetty at present is in a state of disrepair and requires renovation. If the marina were not to go ahead, the jetty would remain derelict and could fall into a worsening state of repair.



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- One of the key objectives of the development is to pull the community together and be accessible for all. If the development were not to go ahead, the opportunities for the local population would remain undelivered at this site.

It is important to note that the Marina at Burton Ferry will be a catalyst for the marine leisure industry not only in the Haven, but for Wales as a whole. It will form an additional stopping off location for boats cruising the West Wales coast and could be a draw for National and International sailing events. We hope to deliver an exciting facility that Wales and the local community can be proud of.

If you wish to discuss any aspect of the project, please email or telephone one of the three people listed above. We are all friendly and approachable and welcome your opinions and suggestions. The date for the community meeting will be announced soon and we look forward to hearing your views.

Yours sincerely,

Cardiff Marine Group Ltd &
Maritime Horizons Ltd

A handwritten signature in black ink, appearing to read "Chris Odling-Smee".

Christopher Odling-Smee
Director and Secretary, Cardiff Marine Group Ltd.