

Item: 6

DC/20/1033/FUL

Construction of a recreational lake and use for low ropes course to include reception and changing room building.

Easton Farm Park, Sanctuary Bridge Road, Easton, IP13 0EQ



Aerial View – Google Maps

This aerial view from Google Maps shows the Easton Farm Park area. The River Deben flows through the landscape. Key locations and directions are marked:

- To Hoo:** Indicated by a blue arrow pointing west towards the River Deben.
- To Easton:** Indicated by a blue arrow pointing east towards the village of Easton.
- Previously approved campsite:** A blue arrow points to a large, open field area north of the main farm buildings.
- Application site:** A red arrow points to a specific area within the field, south of the previously approved campsite.
- Easton Farm Park:** Labeled as a "Petting farm with Victorian cottages".
- Easton Farm Park Campsite:** A blue location pin marks an existing campsite area.
- Travel With Jules:** A location label in the top right corner.
- ingham Rd** and **The St**: Roads visible in the top right corner.



Site Location Plan





E: 627578.31
N: 258412.71



Approved Campsite to North



Members Walking Route

Key:

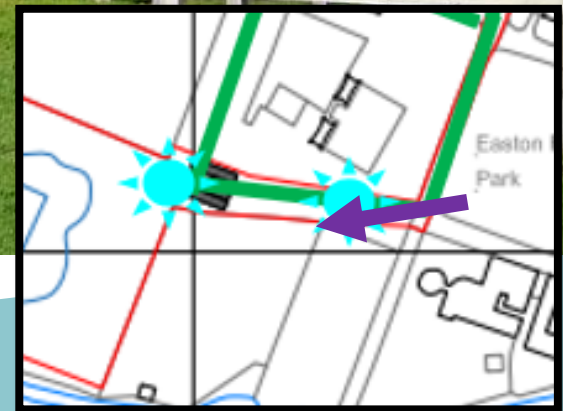
Walking Route 

Start Point 

View Points 



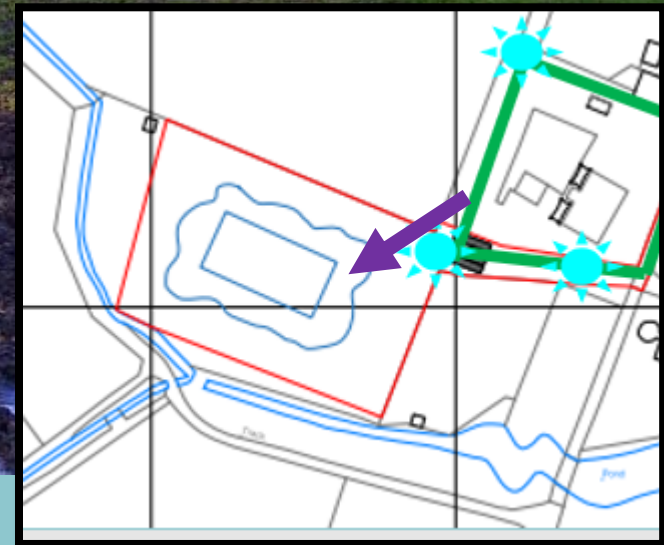
Photographs



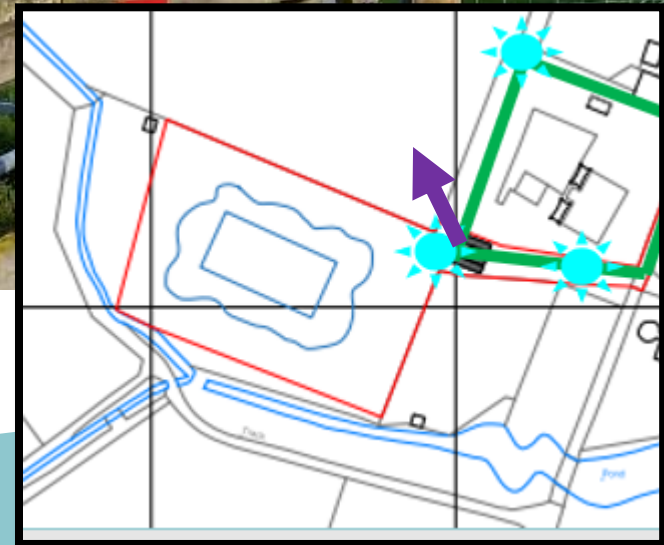
Photographs



Photographs



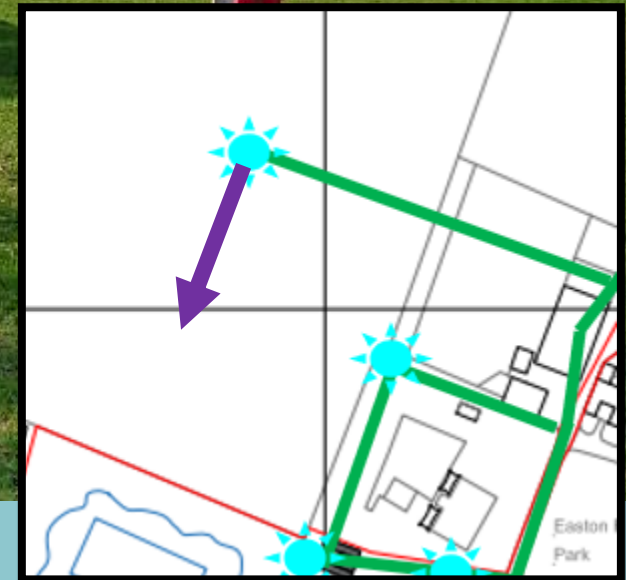
Photographs



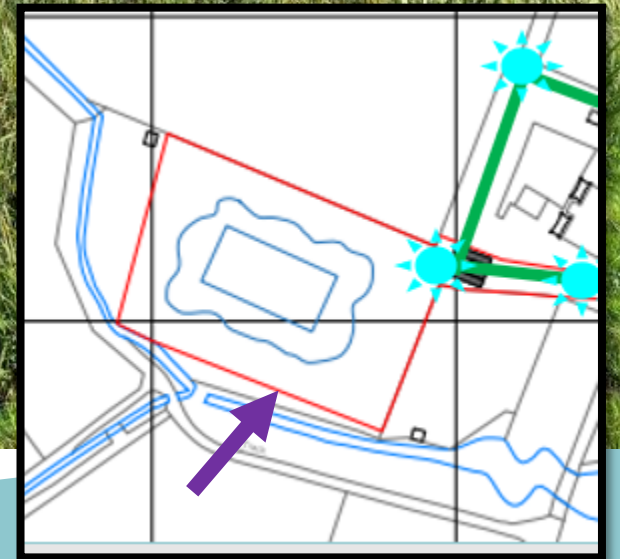
Photographs



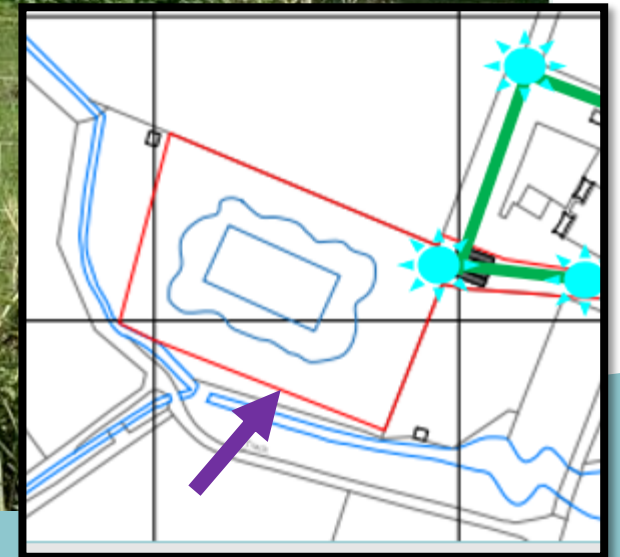
Photographs



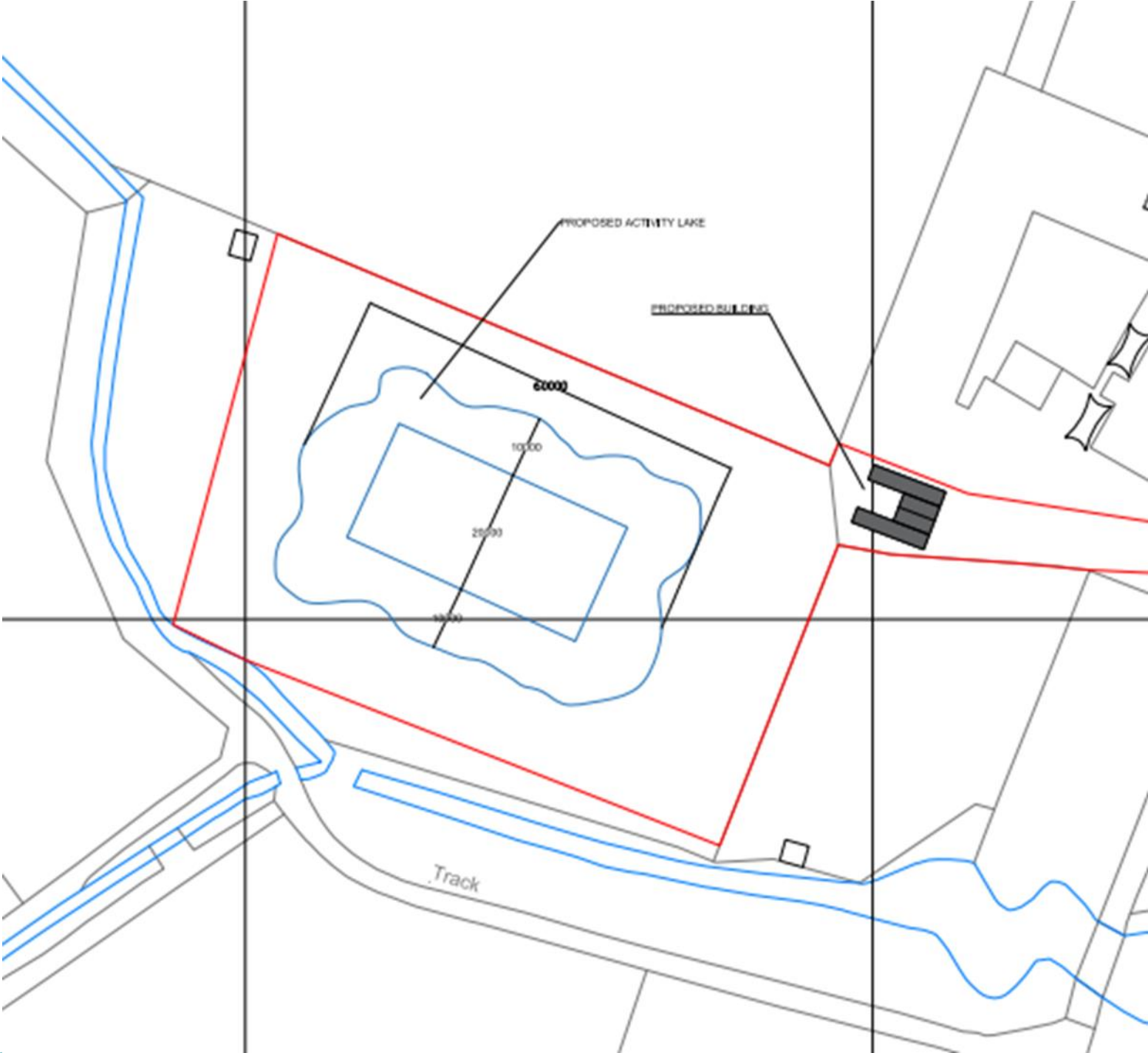
Additional Photographs – south of the River Deben, looking back towards the proposal



Additional Photographs – south of the River Deben, looking back towards the proposal



Proposed Block Plan



Proposed Barn Elevations



TIMBER CLADDING

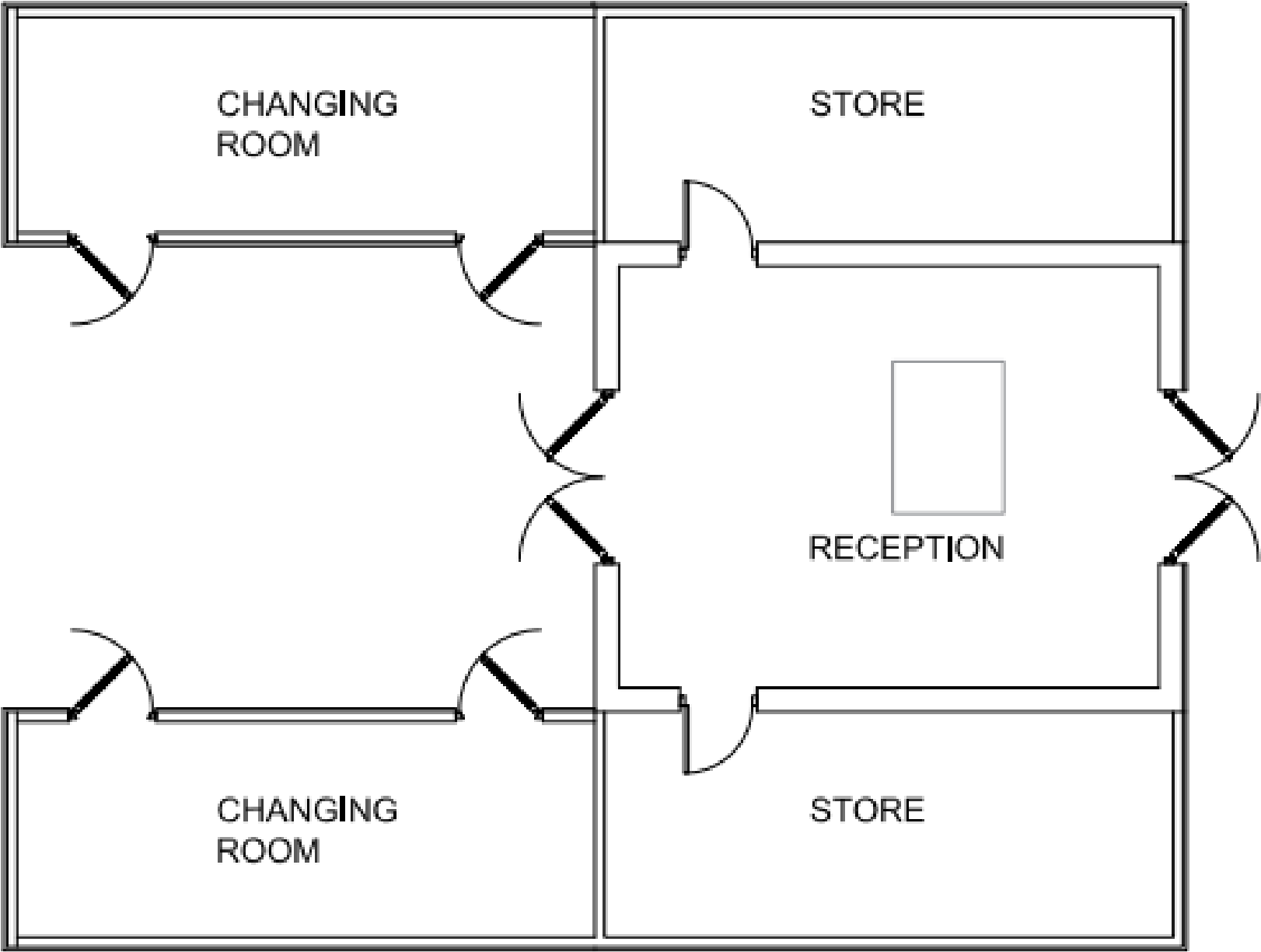
FRONT ELEVATION



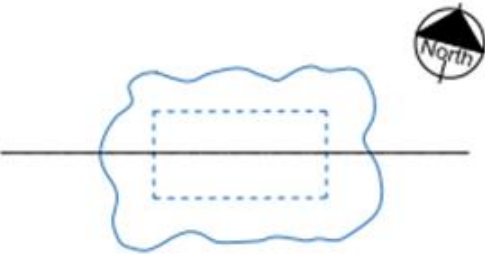
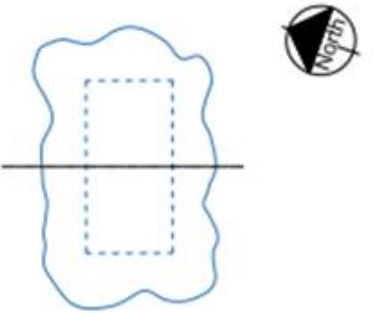
PERSPEX ROOF
SHEETING

ONE SIDE ELEVATION

Proposed Barn Floor Plan



Cross Section of Recreational Lake




Example of Low Ropes Course



Example of Low Ropes Course



Main Considerations

- **Benefits to tourism/economy**
 - **Additional attraction to an existing site**
 - **Potential impact to the landscape**
 - **Potential impact to heritage assets**
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide.

Recommendation

REFUSE PLANNING PERMISSION

The application seeks the construction of a recreational lake and use for low ropes course, to include a reception and changing room building at Easton Farm Park, Sanctuary Bridge Road, Easton, IP13 0EQ.

It is accepted that this proposal would support the economic potential of Easton Park Farm through diversification of a rural economic activity. However, the adopted Local Plan Policies would not support new development where it would be considered harmful to the character of the landscape.

In the absence of details of the precise route of the course within the lake the visual impact is not defined, but it is clear that there would be significant landscape impact arising from the lake and low ropes course upon this sensitive valley landscape.

The site lies within Landscape Character Area B7 Deben Valley of the Suffolk Coastal Landscape Character Assessment (2018) where the proposed development consists of an uncharacteristic feature on an otherwise unchanged highly characteristic and historical landscape, contrary to Local Plan Policies SCLP4.5(c), SCLP6.4(c), SCLP4.7(d) and SCLP10.4 and Paragraphs 127(c) and 170(a) of the NPPF. In this instance it is not considered that unacceptable adverse landscape impacts can be suitably mitigated.

Furthermore, insufficient information has been submitted in respect of the potential impacts to the nearby heritage assets, contrary to Local Plan Policy SCLP11.3 and paragraphs 189, 190, 193 of the National Planning Policy Framework.



Photographs
(Landscaping
approved as
part of
campsite)



Photographs
(Landscaping
approved as
part of
campsite)



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos

