

**Char Valley Parish Council**  
**18 July 2016**

**Report from site visit – for information only**

**WD/D/16/001250**

**Land to the south of Harcombe House, Pitmans Lane,  
Morcombelake, DT6 6EB  
Erect Eco Plus dwelling with car parking**

We recommend refusal due to

1. A Geographical survey needs to be carried out as in a greensand area. Given the degree of slope to the rear of the proposed build the question of stability of the ground to the rear of the proposed build needs to be clarified.
2. There are wells on the site and continuous water seeping onto the highway immediately below the site. A water collection system is required for additional water from roofing and hard standing areas to prevent excess water/flooding on ground/properties immediately below the site as presumably there would be only one outlet. A considerable number of trees have been felled on the site adding to the water seepage from the site.
3. As the site is on the side of Hardown hill there would be a visual impact from nearby and far away. This must be taken into consideration as the site is in an AONB.
4. To enable sufficient traffic safety/flow the garages would need to be set back from the road by approximately four metres.