

Site reference	WG2	
Site Name	Land West of Lower Luth	
Description	Residential land and woodland copse adjacent to lower section of The Luth.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Unsafe access from lower Luth onto A272. Access is narrow along unmade track and has very limited sightlines from A272.</p> <p>Outside the five minute walking isochrones for village facilities. Safe pedestrian access is available into village centre (700m), but is indirect, routed either through Carters Way or along A272.</p>	
Transport & travel	Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.	
Village Character	<p>Site borders river flood plain. The site would change the visual entrance to the village.</p> <p>Forms part of the local gap around the core settlement.</p>	
Best use of land	<p>Site already includes a single dwelling. Garden is not brownfield. Limited scope for additional development.</p> <p>Site too small and narrow, and inefficient for development. Would require loss of woodland to make use of the site.</p>	
Landscape & heritage	Loss of high quality rural views of landscape from approach to village along A272. The site would change the visual entrance to the village.	
Biodiversity	Loss of woodland copse and habitat within floodplain area. Possible impact to wildlife given inevitable tree loss.	
Flooding , drainage & water sources	Site slopes significantly to the West. Land has history of flooding.	
Employment and Economy	No Impact.	
Energy and Climate change	Narrow triangular site, difficult to make use of solar gain.	
Mitigation	None identified.	