

Site reference	WG3	
Site Name	Wheelers Farm	
Description	Greenfield pasture to west of The Luth. Relatively flat and fairly open, with hedge boundary along The Luth and open to the rear. Significant views from The Luth.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access onto The Luth</p> <p>Visibility for access good, but would require loss of a significant section of existing hedgerow.</p> <p>Access is safe.</p> <p>Within five minute walking isochrones for village facilities.</p> <p>Whilst The Luth does not have a pavement, safe pavement access is available close by to village centre (500m).</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	Loss of greenfield with important rural views.	
Best use of land	<p>Currently greenfield agricultural land. Also used for village event car parking. Development may not be most efficient use of the land and/or best use for the village.</p> <p>Site is available to NP. Small capacity.</p>	
Landscape & heritage	<p>Loss of high quality rural views of landscape and ancient specimen oak trees.</p> <p>Potential loss of event car park village asset.</p>	
Biodiversity	<p>Site is part of large agricultural field, with woodland copse in the distance.</p> <p>Field to rear of site contains some mature specimen oaks, which form part of high quality view from The Luth.</p> <p>Boundary with The Luth is mature hedgerow.</p> <p>Low risk of threat to wildlife.</p>	
Flooding , drainage & water sources	<p>Site has very slight slope.</p> <p>Unlikely to increase flood risk.</p>	
Employment and Economy	No impact.	
Energy and Climate change	Opportunities for solar gain.	
Mitigation	None identified.	