In allocating a site for development the Council will have regard to relevant sustainability criteria, including:

a) its status as previously-developed (brownfield) land
b) its proximity as prospective housing land to services, facilities and employment opportunities
c) its access to public transport routes and the frequency of services
d) its potential to relieve deprivation
e) its quality of design and its respect for heritage assets and the open countryside
f) its effect on other environmental matters
g) its potential to maintain and create links to green infrastructure
h) its potential to benefit from, support and improve existing infrastructure
i) its ability to limit the loss of best and most versatile agricultural land (Grades 1, 2 and 3a)
j) its contribution to the creation of mixed and balanced communities

These considerations are not in any order of priority. Due weight will be accorded to each one in the particular circumstance of the case.

The sustainability of windfall and Traveller’s sites for development will also be assessed against the above criteria.