

Planning Matters

An exemplar Garden Village is proposed on land within The Dissington Estate. It is to be located in a discrete location, close to, but still separate from, Ponteland and Darras Hall, so as to minimise impacts upon the existing community but maximise the ability of the Garden Village to support and strengthen existing services and facilities.

A planning application has been prepared by Lugano Dissington Estate Limited for a sustainable new settlement, seeking:

Full planning permission for:

- Strategic flood alleviation works up-stream of Ponteland
- Demolition of ancillary buildings and structures

Outline planning permission for:

- A sustainable mixed-use development comprising around 2,000 new homes, including up to 600 affordable homes, as well as retirement and bed and breakfast accommodation; around 10,000 sq.m of flexible employment floorspace; and a number of ancillary village facilities including shopping, cafés, restaurants, education and medical provision, and indoor sporting facilities.

Around 130 hectares of public realm, open spaces, landscaping and Green Infrastructure is also proposed, enabling greater opportunities for outdoor sports and recreation; as well enhancements to local biodiversity and landscape.

Whilst the application site is currently located within the Green Belt, Northumberland County Council's emerging Core Strategy seeks to amend this designation in order to promote the site for an exemplar Garden Village.

The Dissington Estate provides the ideal conditions to support a new garden settlement in accordance with the criteria set by Central Government in the Garden Village Prospectus.

The planning application is to be submitted to Northumberland County Council prior to the Christmas break, with a decision anticipated later the following year.

Illustrative CGI view of the proposed Garden Village

