



**North Tyneside Council**

# Planning Committee

Friday, 7 December 2023

**Tuesday, 19 December 2023** 0.02 Chamber – Quadrant, The Silverlink North,  
Cobalt Business Park, North Tyneside, NE27 0BY commencing at 4.00 pm.

<b>Agenda Item</b>	<b>Page</b>
4. <b>Planning Officer Reports</b>	<b>3 – 28</b>

To receive the attached guidance to members in determining planning applications and to give consideration to the planning application listed in the following agenda item.

**Circulation overleaf ...**

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## **Members of the Planning Committee**

Councillor Willie Samuel (Chair)

Councillor Steve Cox

Councillor Tracy Hallway

Councillor Jim Montague

Councillor John O'Shea

Councillor Cath Davis

Councillor Julie Cruddas (Deputy Chair)

Councillor Ian Grayson

Councillor Chris Johnston

Councillor Pat Oliver

Councillor Matthew Thirlaway

# Planning Committee

19 December 2023

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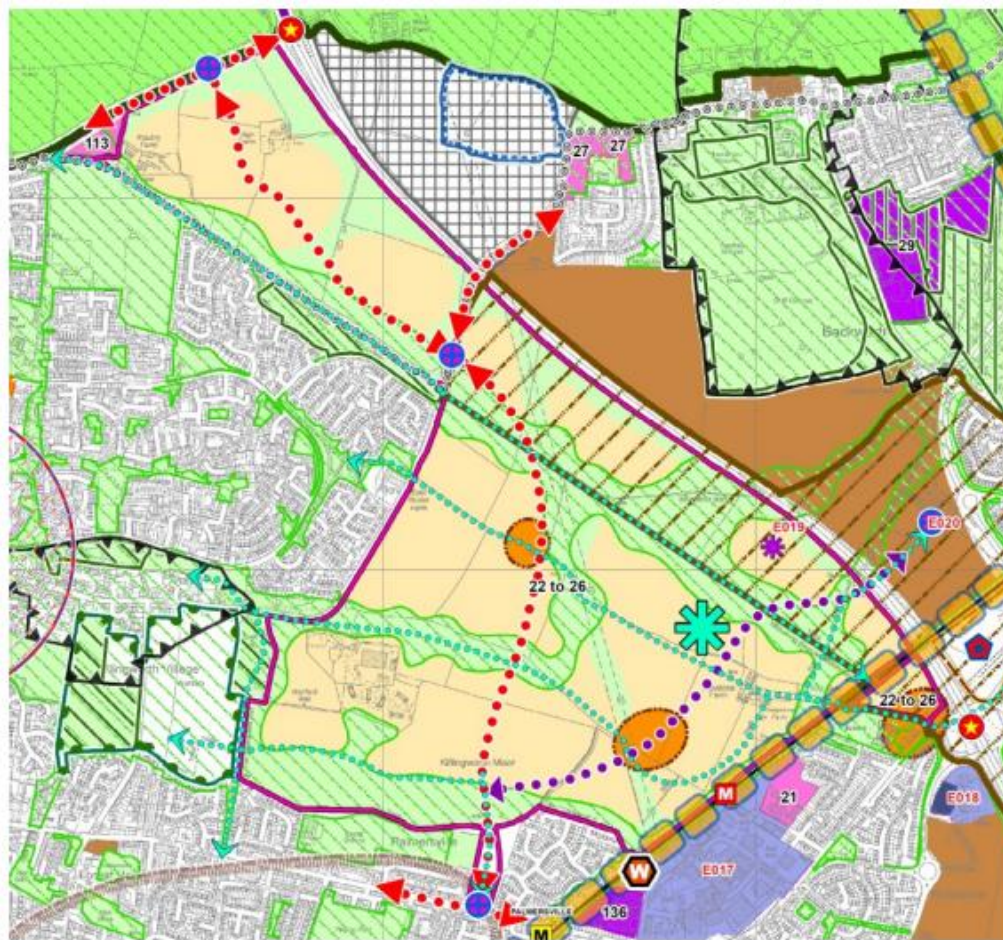
Agenda Item 4

20/01435/FULES

- Location: Land At Killingworth Moor
- Proposal: Full planning application for the phased construction of 539 residential dwellings with means of access, landscaping, open space, sustainable drainage, public rights of way diversion and associated infrastructure

Applicant: Bellways Homes Ltd (North East) And Banks Property Ltd

Ward: Killingworth

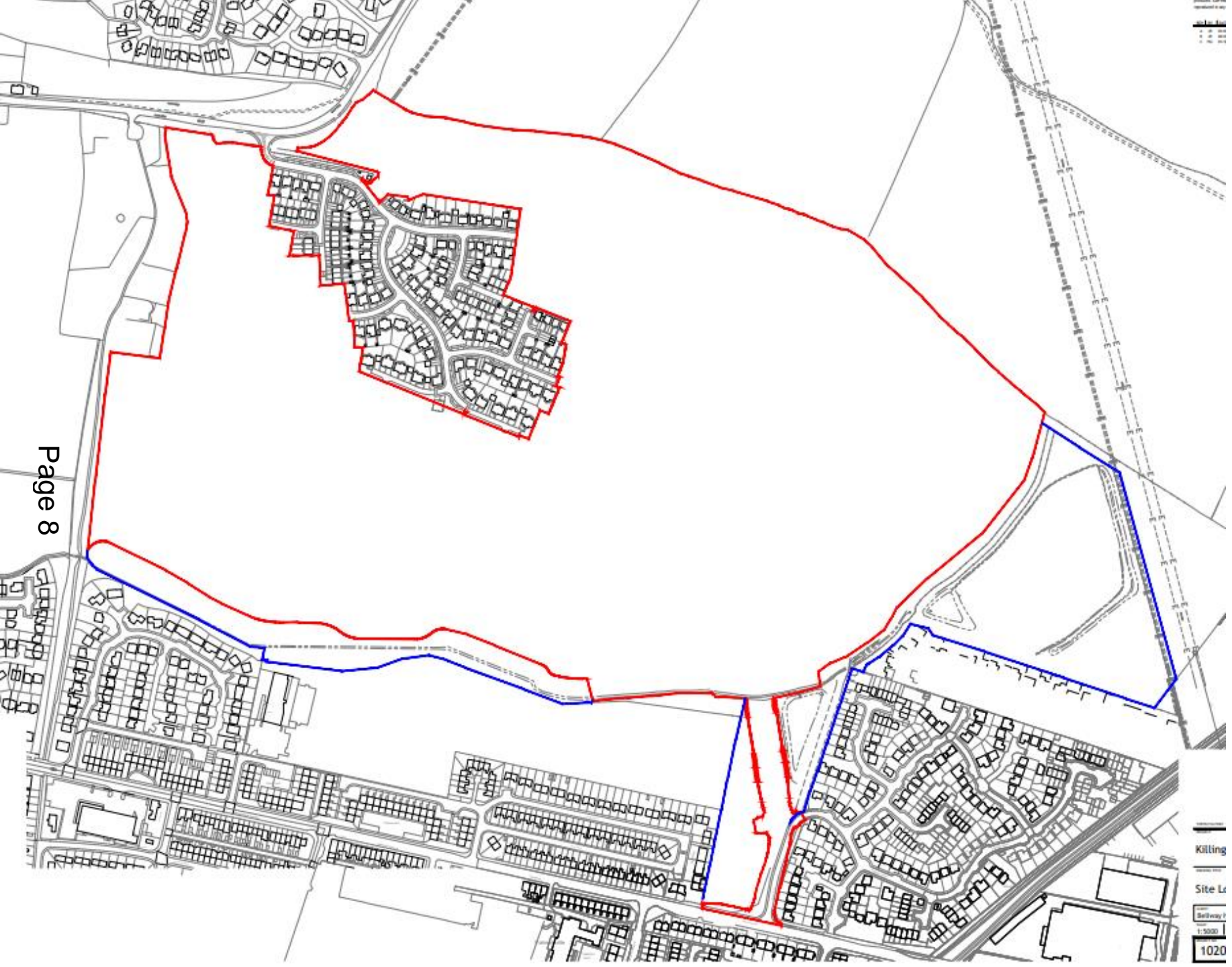


- Strategic Site Boundary
- Indicative Development Zone
- Indicative Mixed-Use Zone
- Indicative Wildlife Corridor
- Indicative Green Amenity Space and Buffer Zone
- + Indicative Access Point
- ▶ Indicative Principal Highway Routes and Junctions
- ▶ Indicative Secondary Highway Routes and Junctions
- ✱ Potential Location for New School
- ✱ Potential Location for Employment Development
- M Potential New Metro Station
- ⬅ Indicative Principal Pedestrian, Horseriding, Cycle Routes and Community Connections

Map 21 - Killingworth Moor Indicative Concept Plan







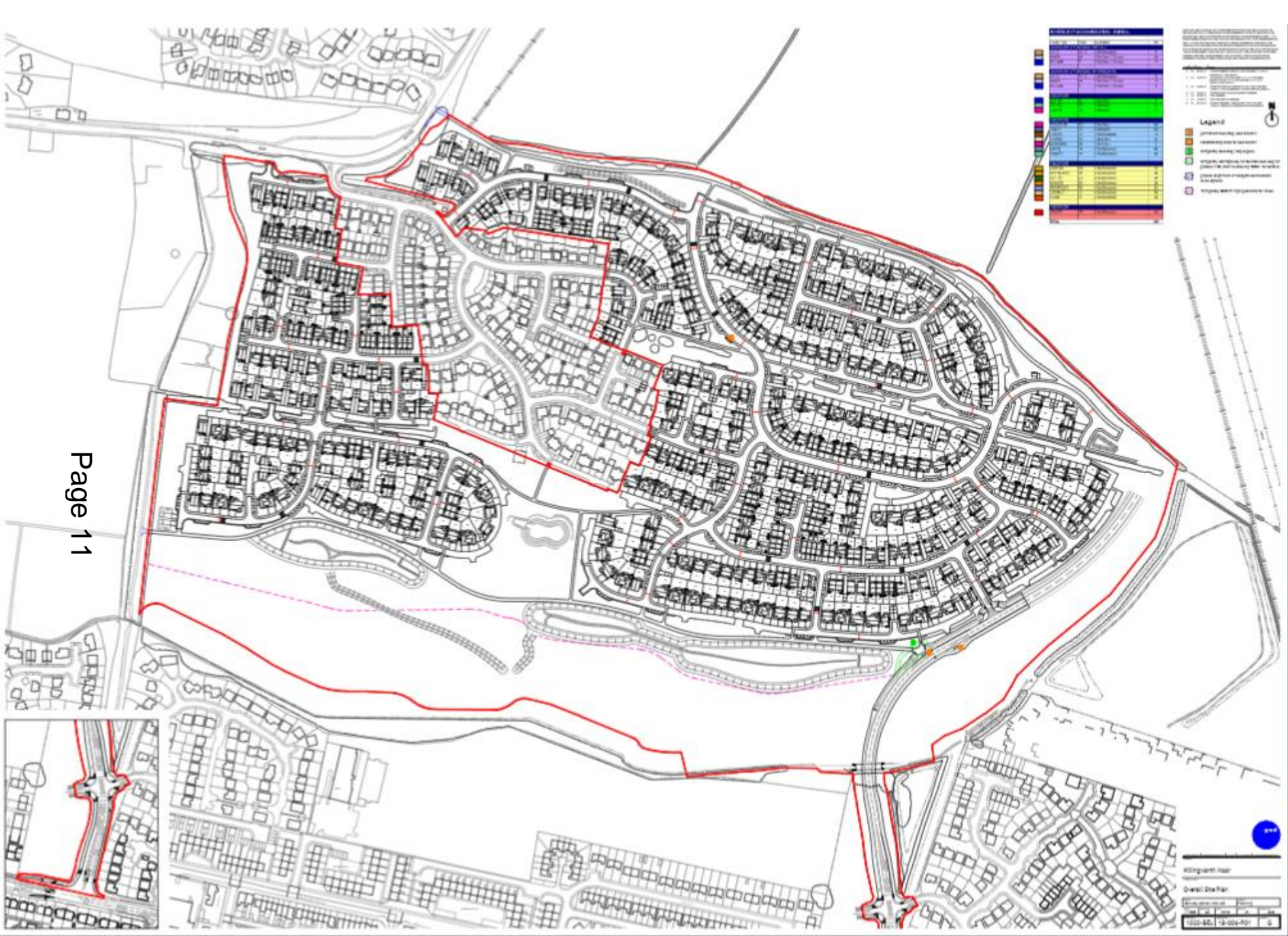
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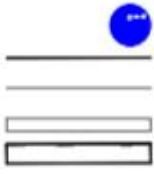




- Legend
- Area reserved for parking
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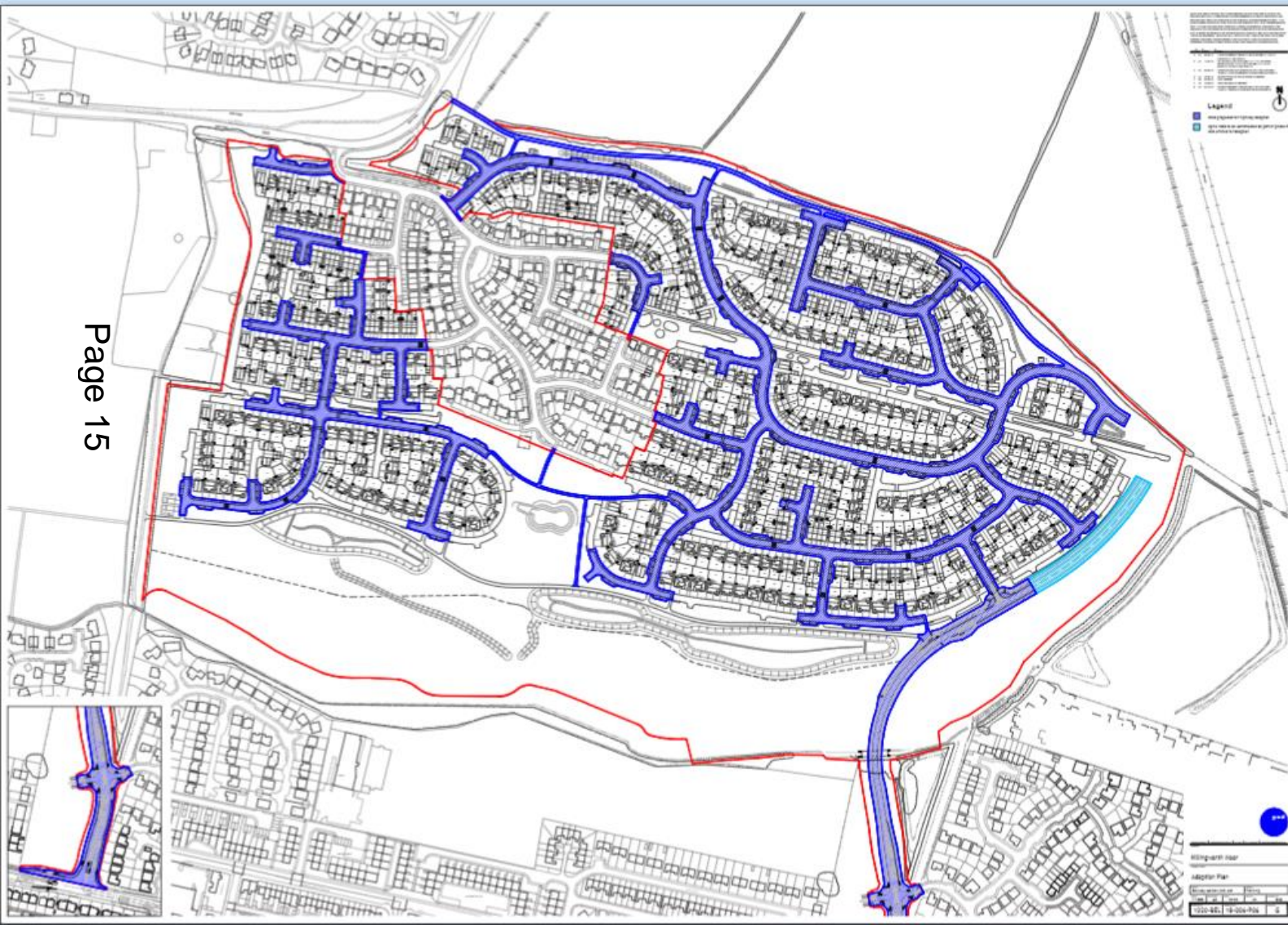


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# Adoption Plan

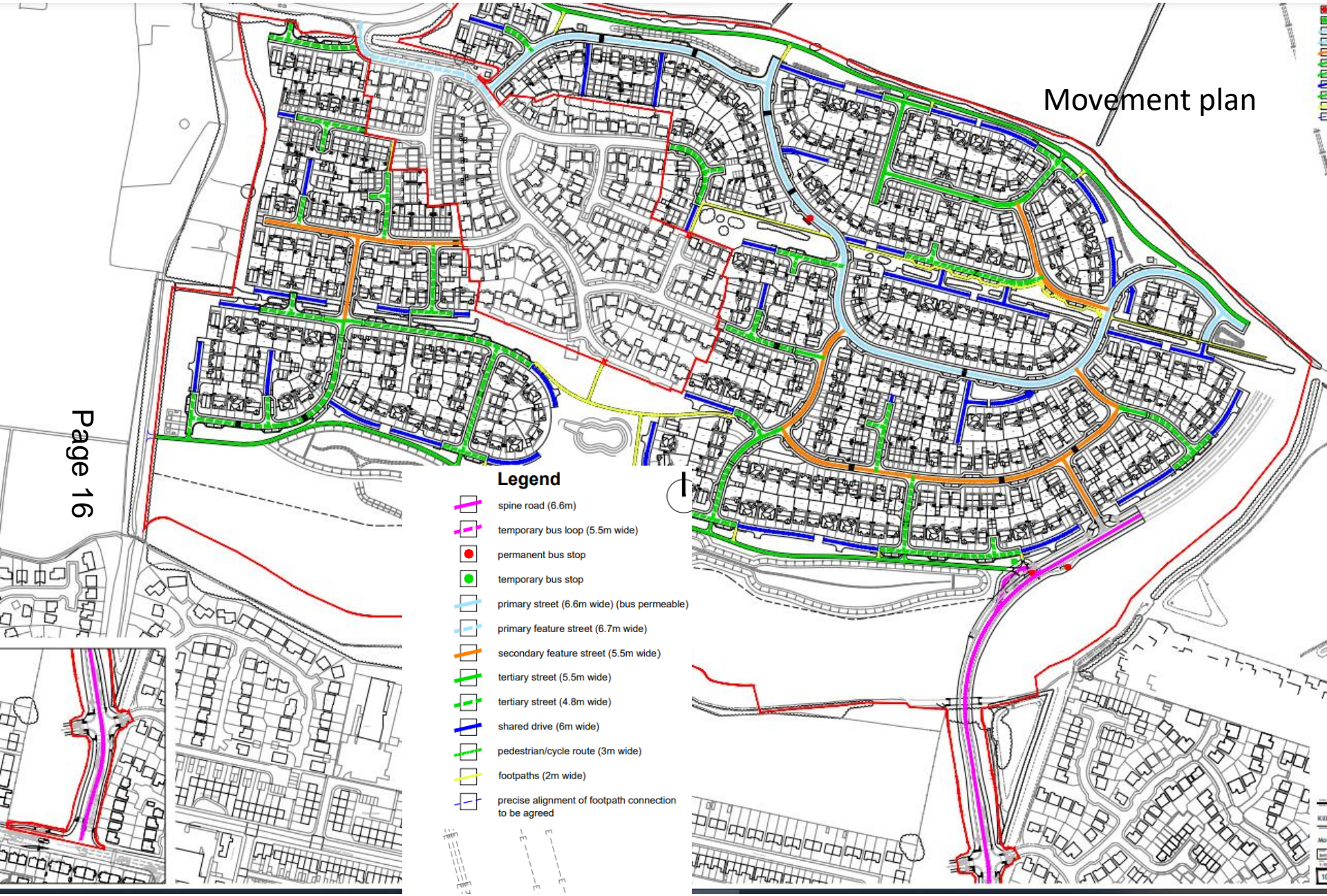
Page 15



# Movement plan

## Legend

-  spine road (6.6m)
-  temporary bus loop (5.5m wide)
-  permanent bus stop
-  temporary bus stop
-  primary street (6.6m wide) (bus permeable)
-  primary feature street (6.7m wide)
-  secondary feature street (5.5m wide)
-  tertiary street (5.5m wide)
-  tertiary street (4.8m wide)
-  shared drive (6m wide)
-  pedestrian/cycle route (3m wide)
-  footpaths (2m wide)
-  precise alignment of footpath connection to be agreed









Right of way

Legend

- existing public right of way
- existing public right of way to be diverted
- proposed diverted public right of way
- precise alignment of footpath connections to be agreed

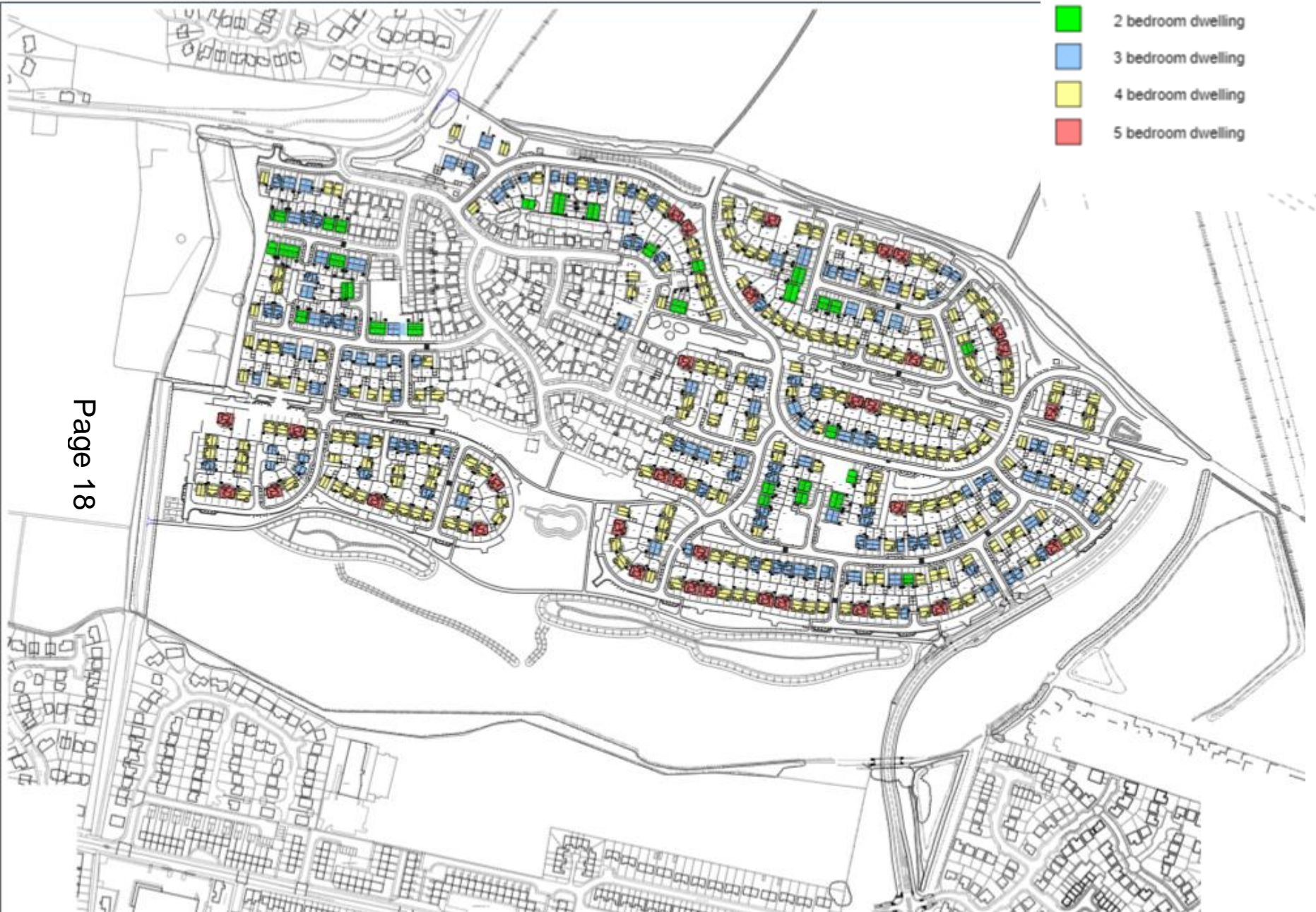
### Legend

-  existing public right of way
-  existing public right of way to be diverted
-  proposed diverted public right of way
-  precise alignment of footpath connections to be agreed

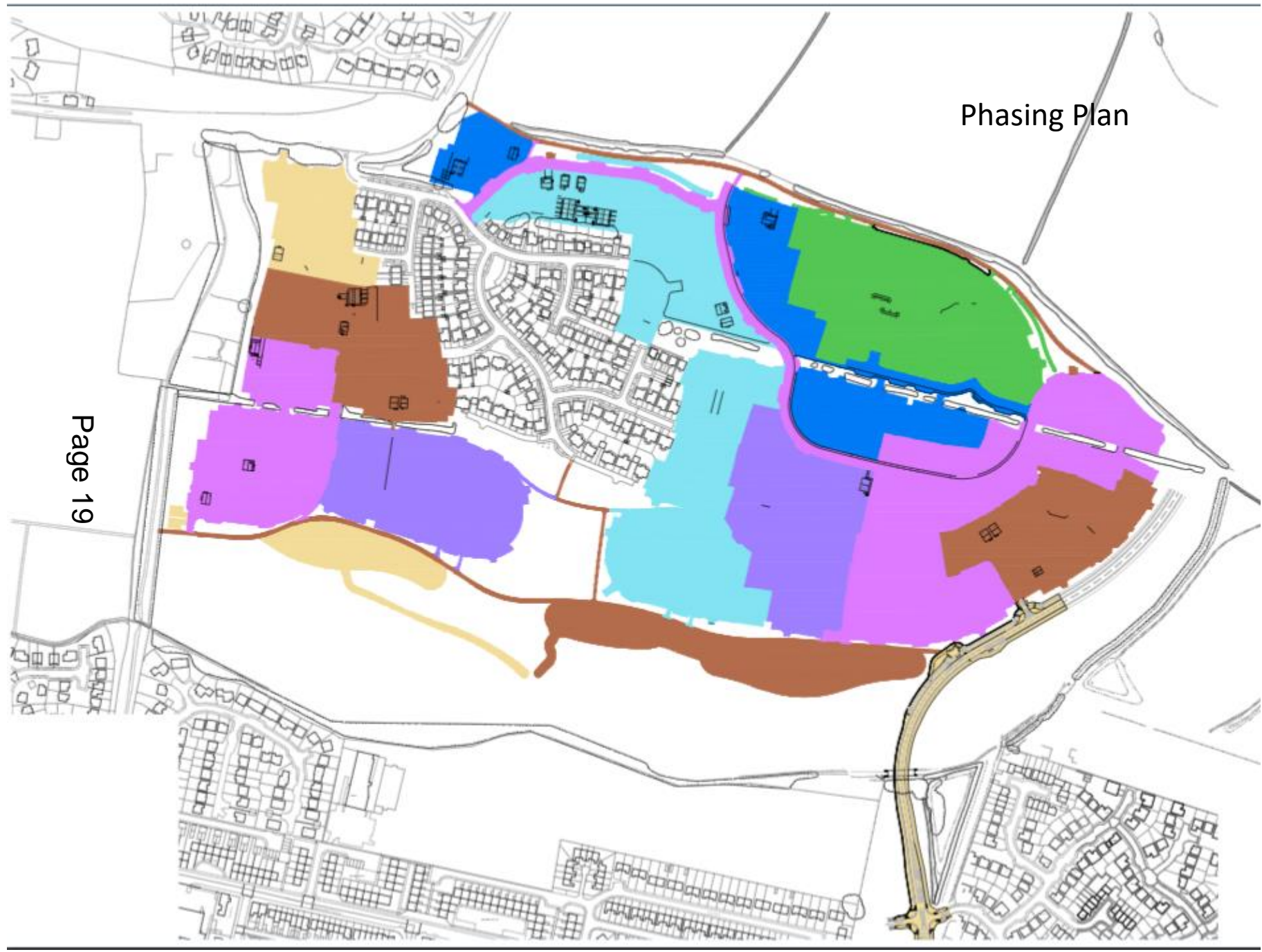


# Legend

- 2 bedroom dwelling
- 3 bedroom dwelling
- 4 bedroom dwelling
- 5 bedroom dwelling



Phasing Plan



# Habitat and amenity areas



Page 20

Existing amenity areas in the site plan to be maintained and enhanced where possible

Existing amenity areas in the site plan to be maintained and enhanced where possible

Existing amenity areas in the site plan to be maintained and enhanced where possible

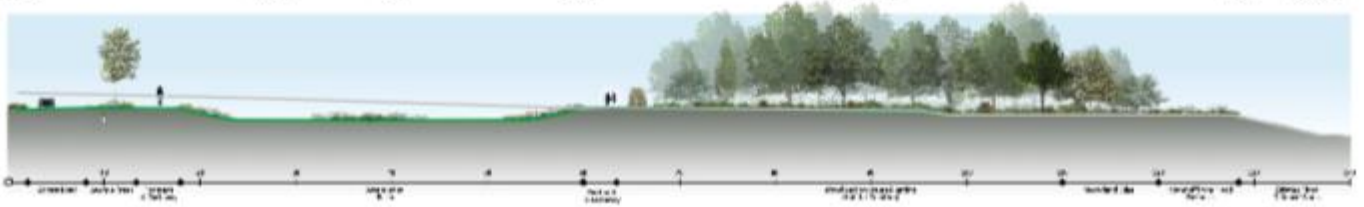
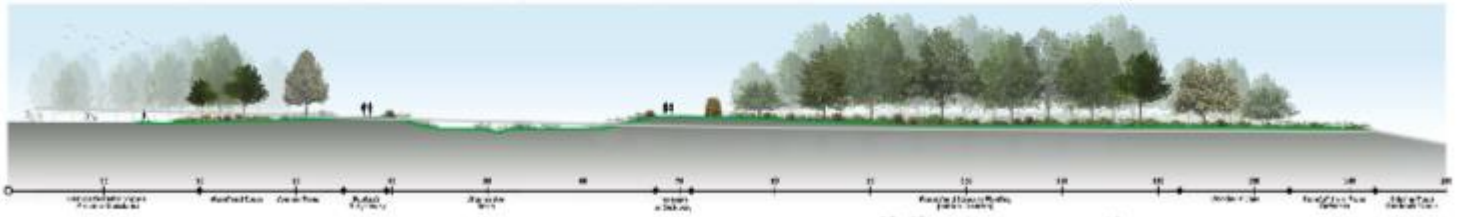
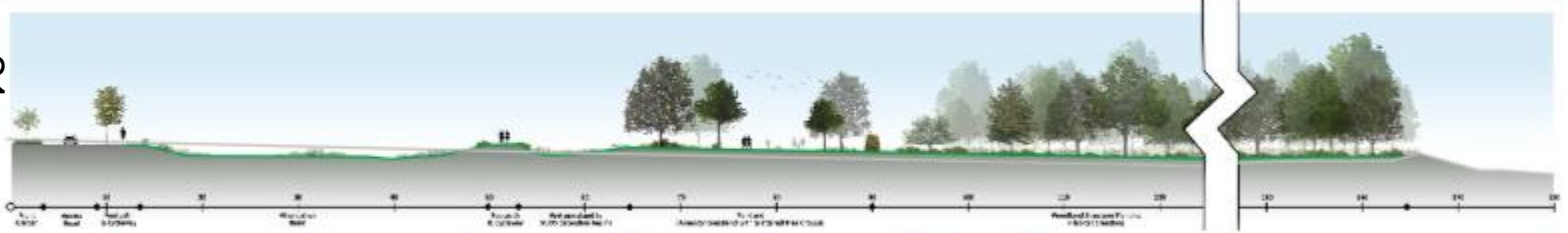
Existing amenity areas in the site plan to be maintained and enhanced where possible

Existing amenity areas in the site plan to be maintained and enhanced where possible

Existing amenity areas in the site plan to be maintained and enhanced where possible



Page 21



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**BELLYWAY HOMES (NORTH EAST)  
BANKS PROPERTY**

**KILLINGWORTH MOOR PHASE 1 SOUTH**

**LANDSCAPE STRATEGY**

NT1-0000 - Figure 0.0

1:1000

DEC 2019



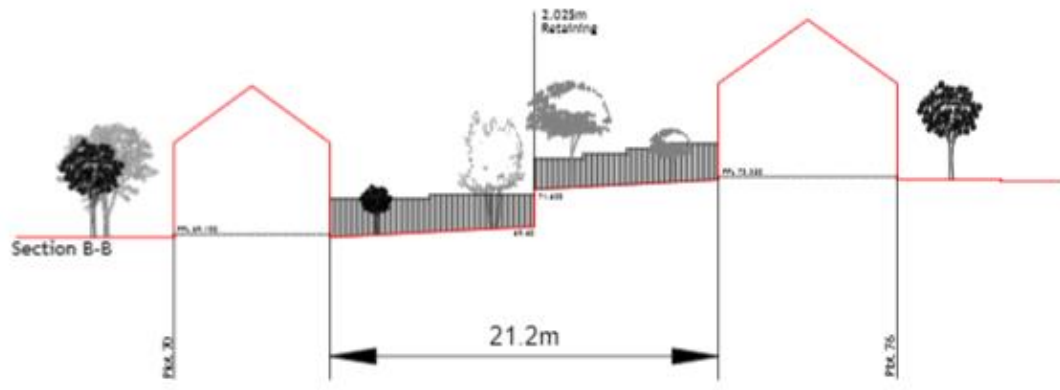
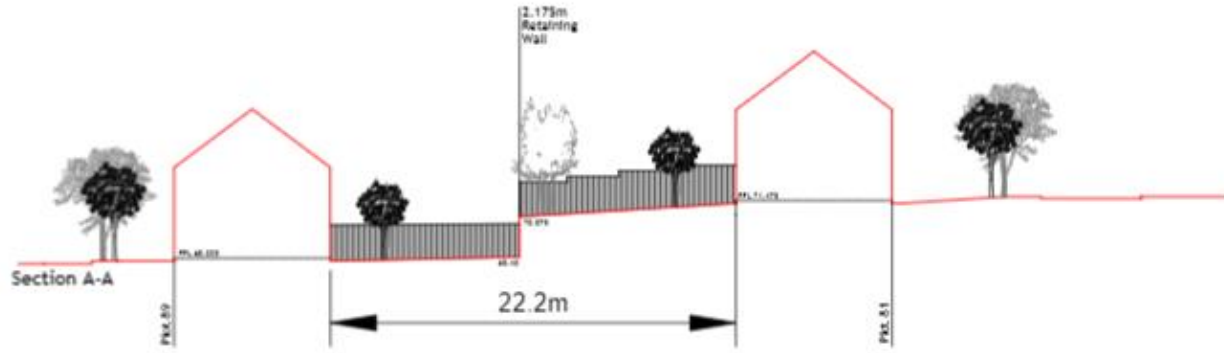
SEE INSET A











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Scale: 1:100  
 1:100 1:200 1:500 1:1000 1:2000 1:5000 1:10000  
 1:100 1:200 1:500 1:1000 1:2000 1:5000 1:10000



**Killingworth Moor**

**Site Sections**

Section	Plan	Section
1020-BEL	18-006-P14	C



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Legend  
 Site boundary

**BSG** | ecology

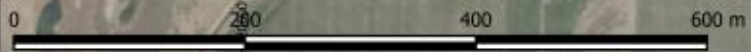
OFFICE: NEWCASTLE  
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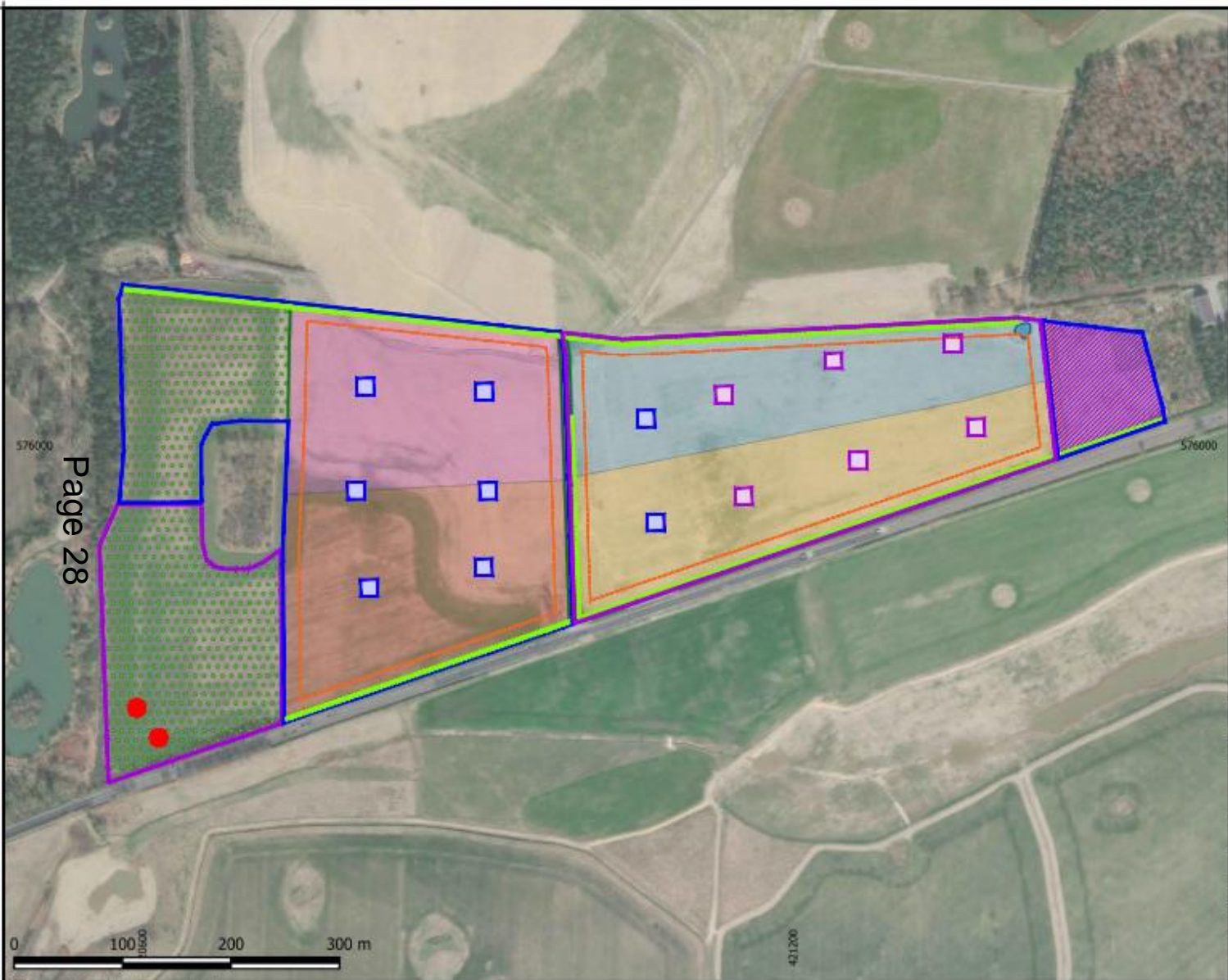
PROJECT TITLE  
**KILLINGWORTH BANKS PHASE 2  
 DEVELOPMENT**

DRAWING TITLE  
**Figure 1: Location Plan**

DATE: 15/12/2022      CHECKED: SB      SCALE: 1:4,000  
 DRAWN: BH      APPROVED: SB      VERSION: 1.0

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 Sources: BSG Ecology survey data





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### Key

- Site Boundary
- Phase 1 - Habitat Enhancements
- Grassland To Be Enhanced
- Phase 2 - Habitat Enhancements
- Skylark Nesting Plot - Phase 1
- Skylark Nesting Plot - Phase 2
- Existing Hedge Row
- New Hedgerow
- Wader Scrapes
- 15m Wide Species Rich Field Margins
- Beetle Bank
- Species Rich Grassland
- Year 1 - Fallow Land
- Year 2 - Fallow Land
- Year 3 - Fallow Land
- Year 4 - Fallow Land
- Existing Pond

Notes:


Revision:	Description:	Dm:	Chd:	Date:

Source information:

Drawn: CM	Orig: GR	Checked: GR	App: 28.09.23
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Project: **KILLINGWORTH**

Title: **Proposed Compensation Measure Plan**

Scale: 1:3500@A3	Ref: HJB / 818 / 109	Sheet: 1/1
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