



**North Tyneside Council**

# Planning Committee

Wednesday, 3 January 2024

Thursday, 11 January 2024 0.02 Chamber - Quadrant, The Silverlink North,  
Cobalt Business Park, North Tyneside, NE27 0BY commencing at 4.00 pm.

Agenda Item	Page
4. Planning Officer Reports	3 - 48

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

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

11 January 2024

Page 3

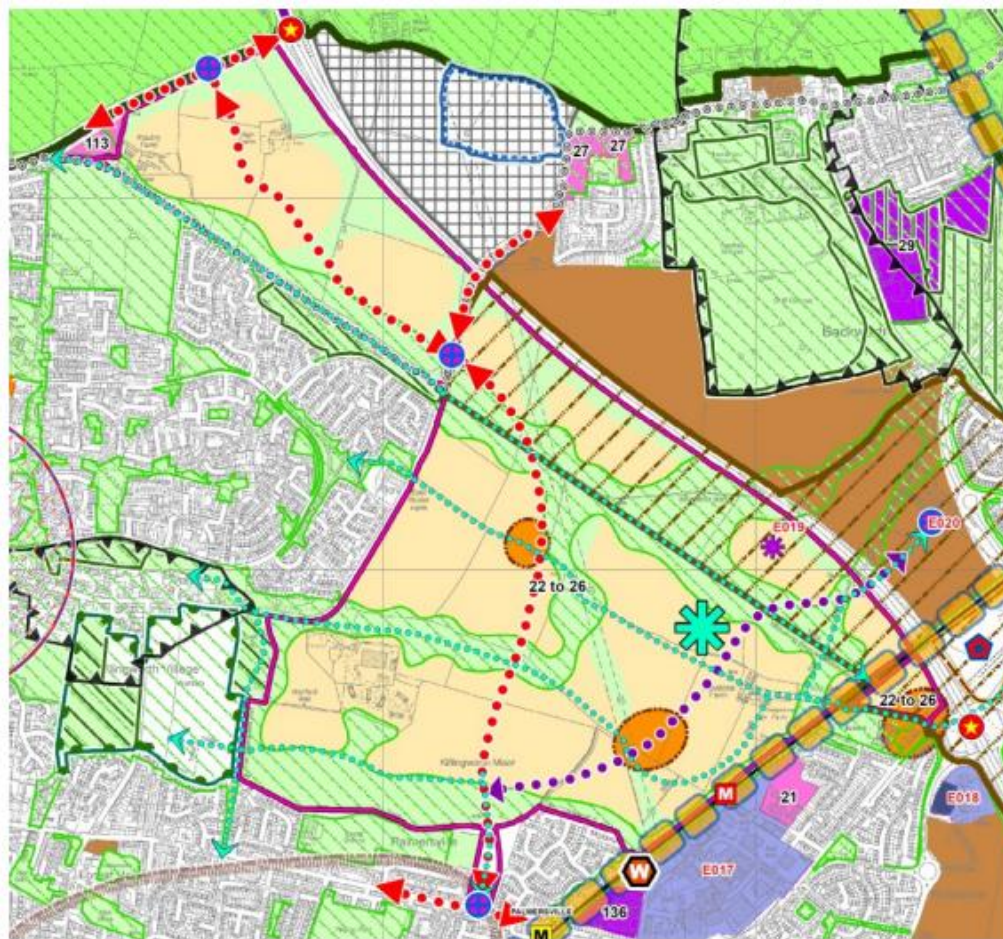
Agenda Item 4

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

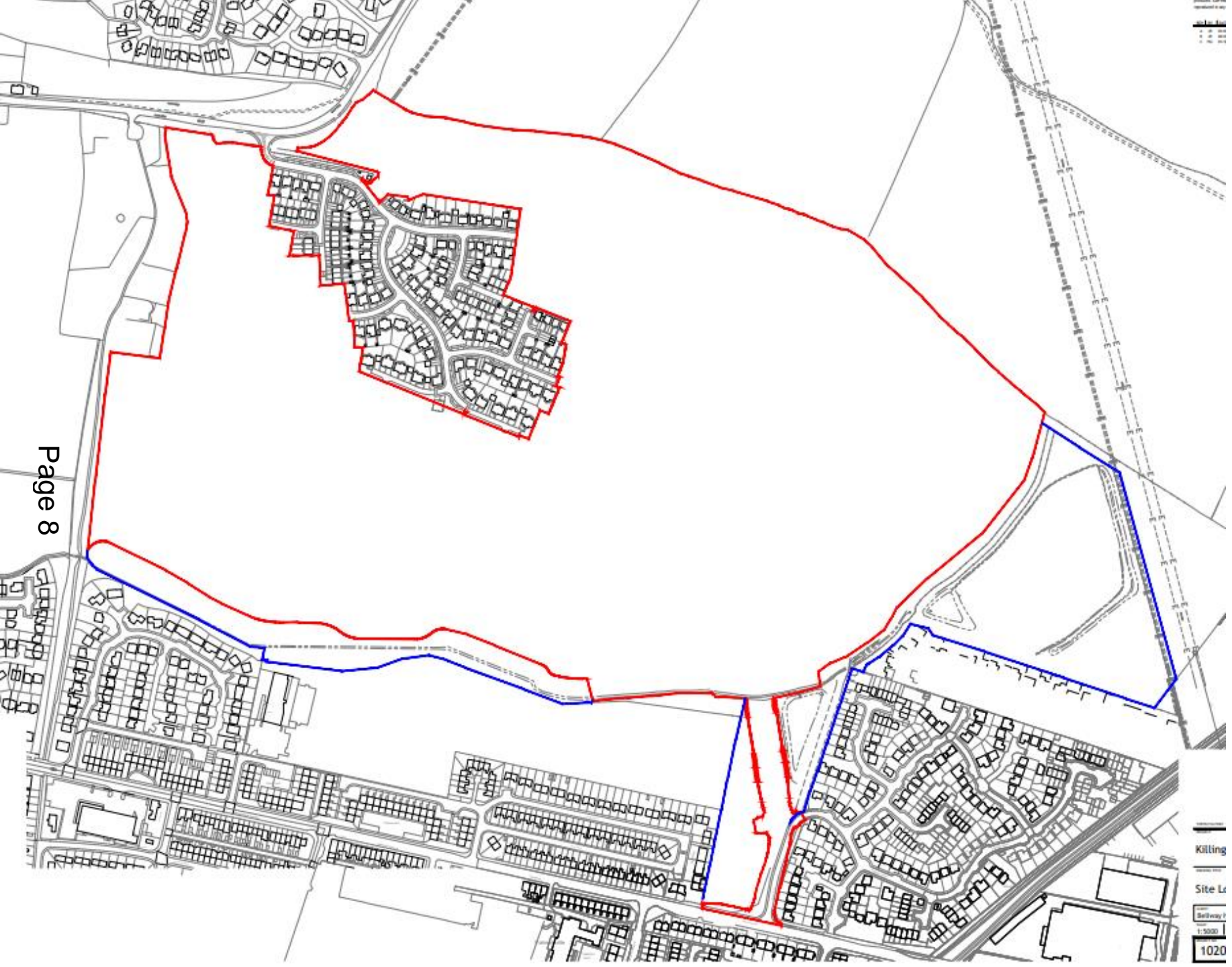


-  Strategic Site Boundary
-  Indicative Development Zone
-  Indicative Mixed-Use Zone
-  Potential Location for New School
-  Indicative Wildlife Corridor
-  Potential Location for Employment Development
-  Indicative Green Amenity Space and Buffer Zone
-  Indicative Access Point
-  Indicative Principal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

Map 21 - Killingworth Moor Indicative Concept Plan







Page 8

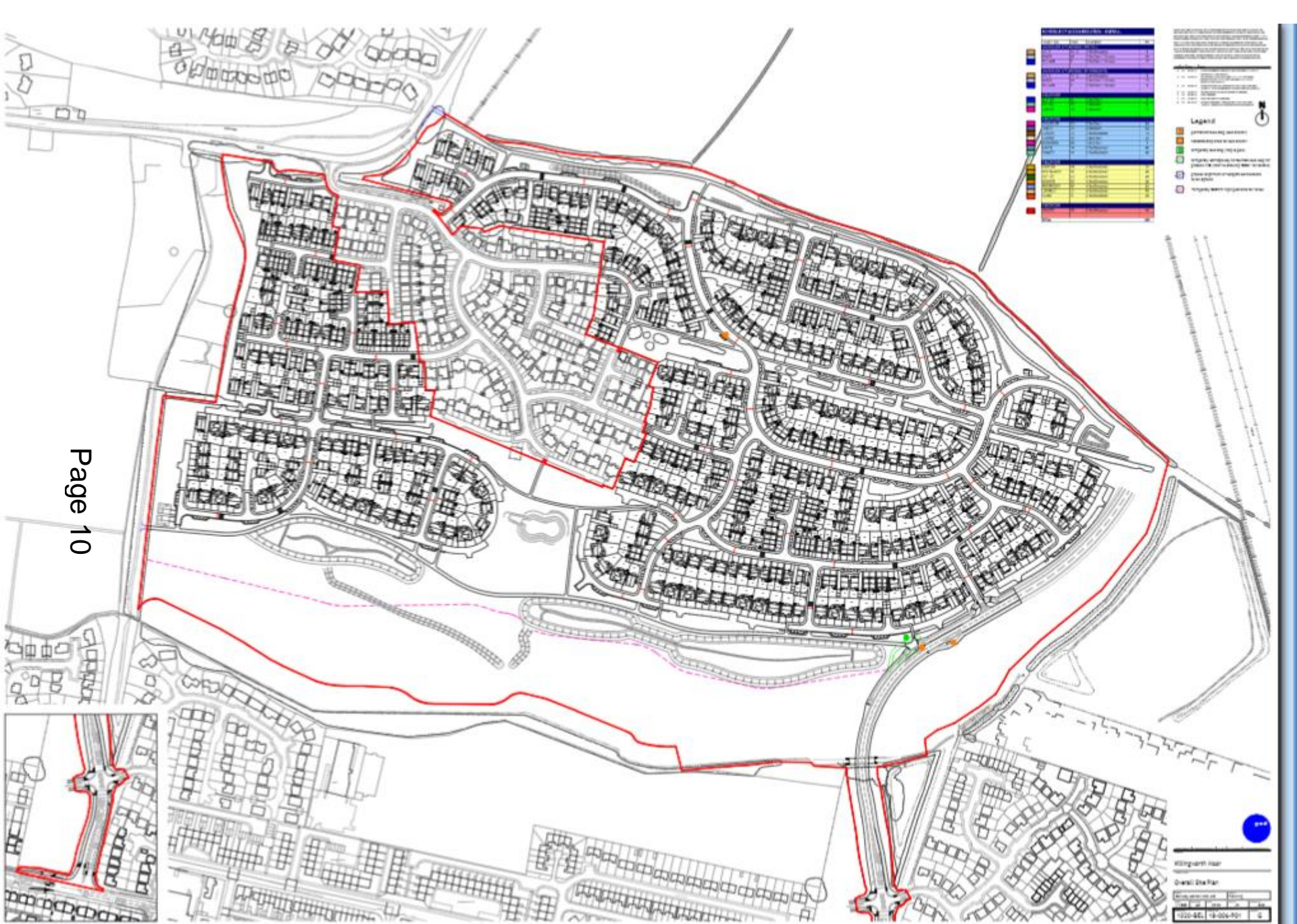






Page 9

Layers





# Legend

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











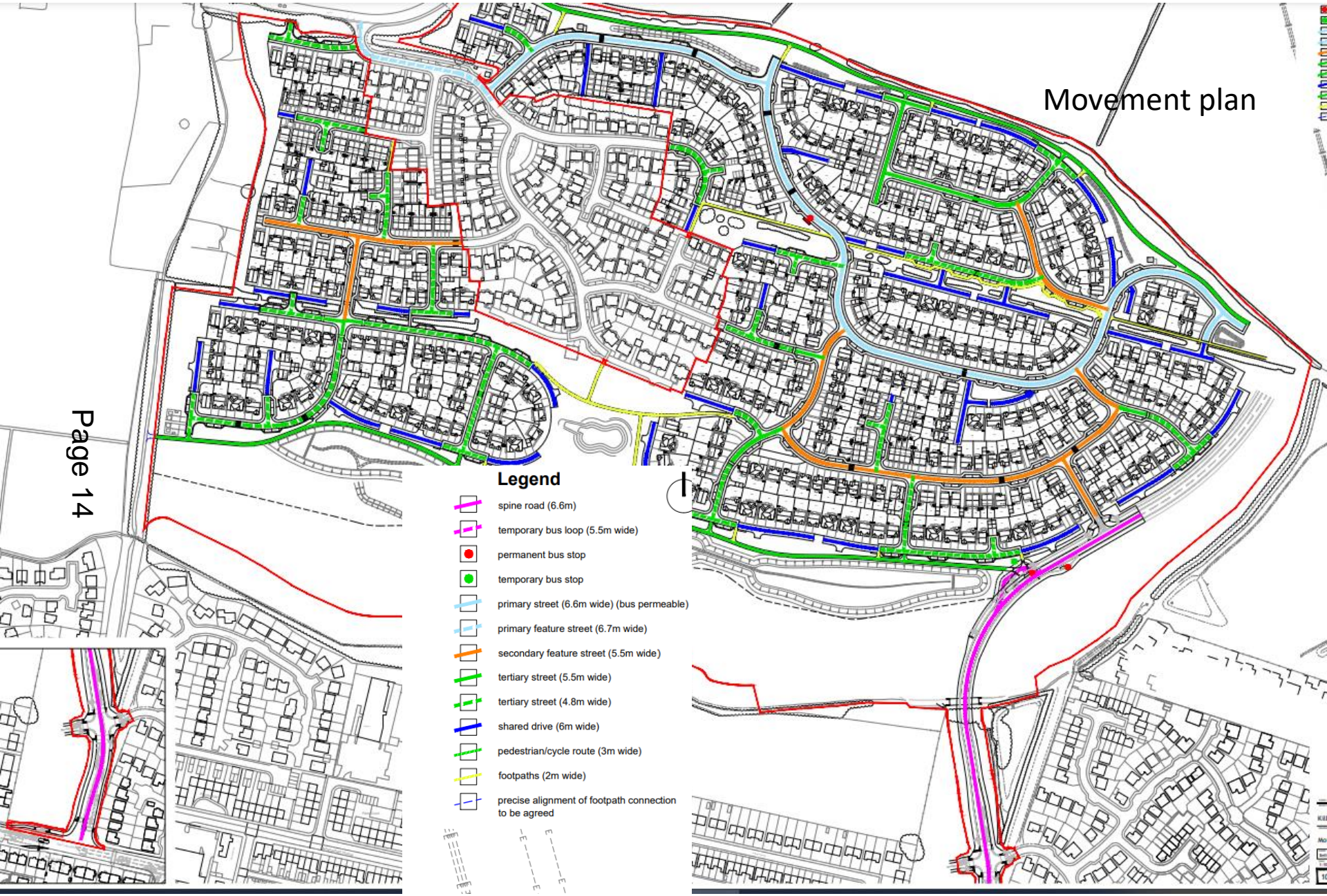


# Movement plan

Page 14

## 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



# Habitat and amenity areas



Page 15



Habitat amenity areas  
Habitat amenity areas

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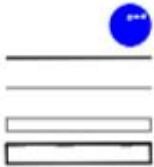
Legend

- apartment building
- garage
- parking
- landscaping
- amenity
- community center
- park

Wilmington Hill  
Site Layout Plan (Sheet)  
1000-BL-18-004-P01



- Legend
- Area reserved for parking
  - Area reserved for landscaping
  - Area reserved for landscaping
  - Area reserved for landscaping
  - Area reserved for landscaping
  - Area reserved for landscaping
  - Area reserved for landscaping







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

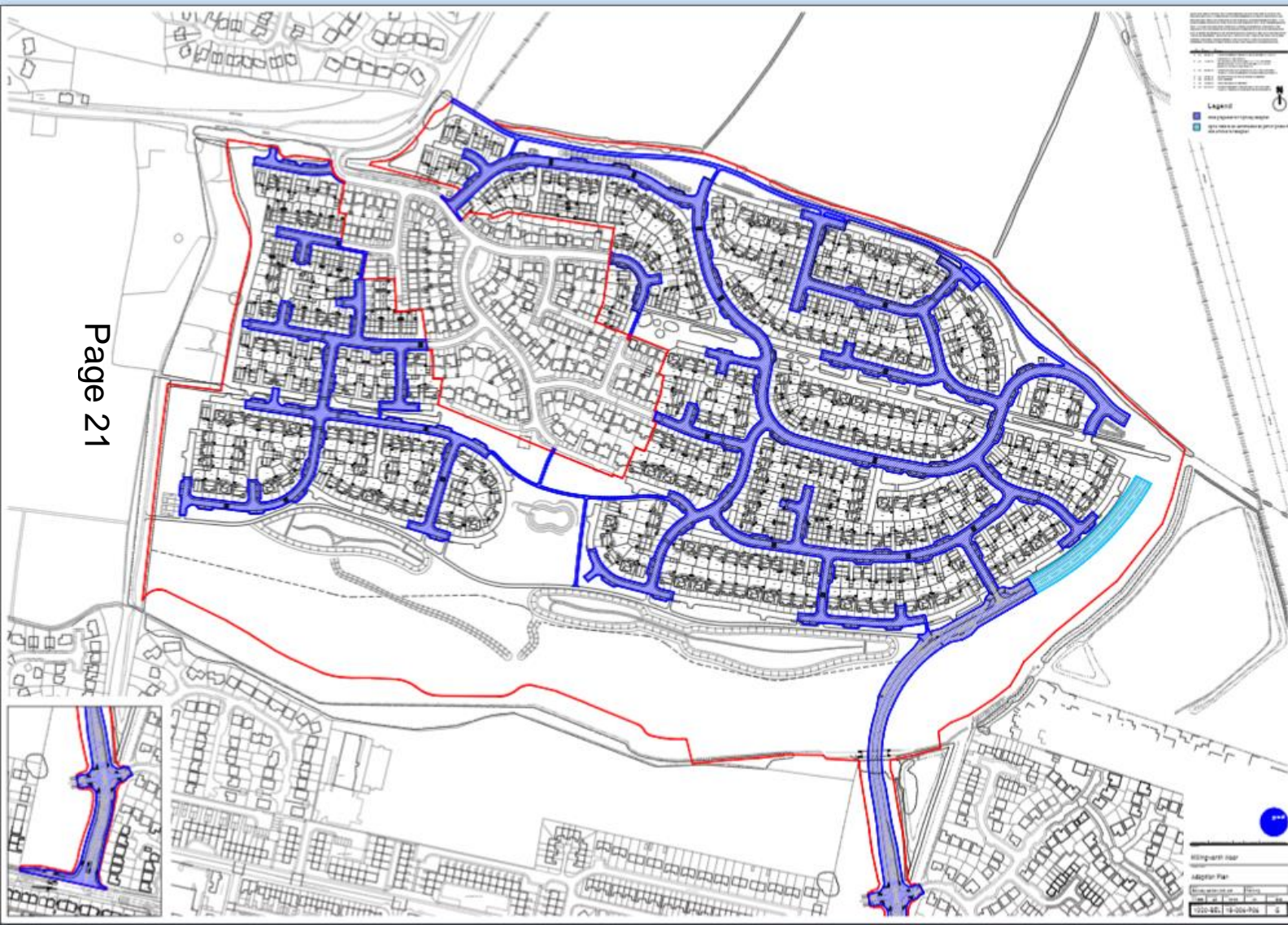
### Legend

-  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

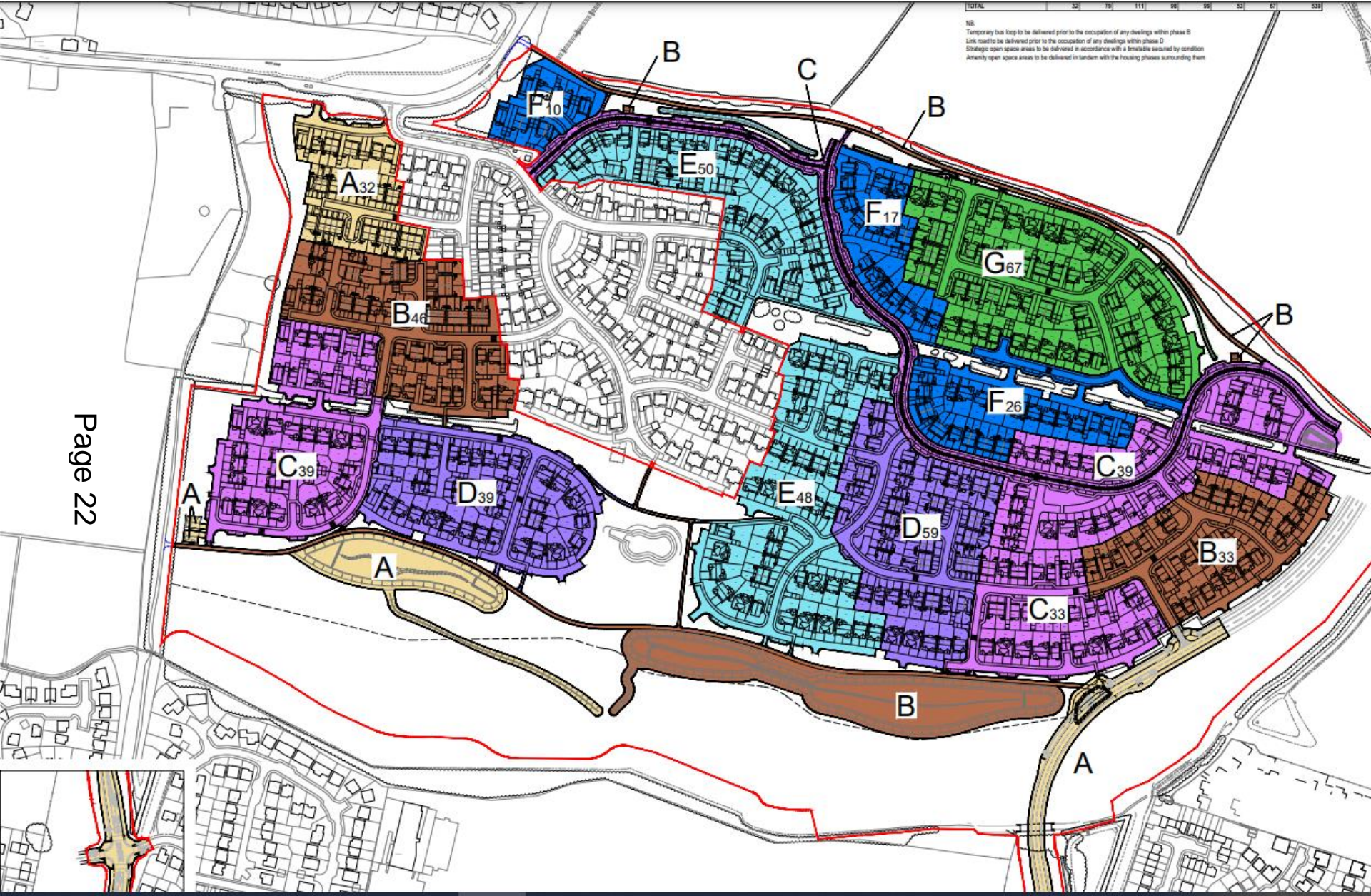


# Adoption Plan

Page 21



NE  
Temporary bus loop to be delivered prior to the occupation of any dwellings within phase D  
Link road to be delivered prior to the occupation of any dwellings within phase D  
Strategic open space areas to be delivered in accordance with a timetable secured by condition  
Amenity open space areas to be delivered in tandem with the housing phases surrounding them

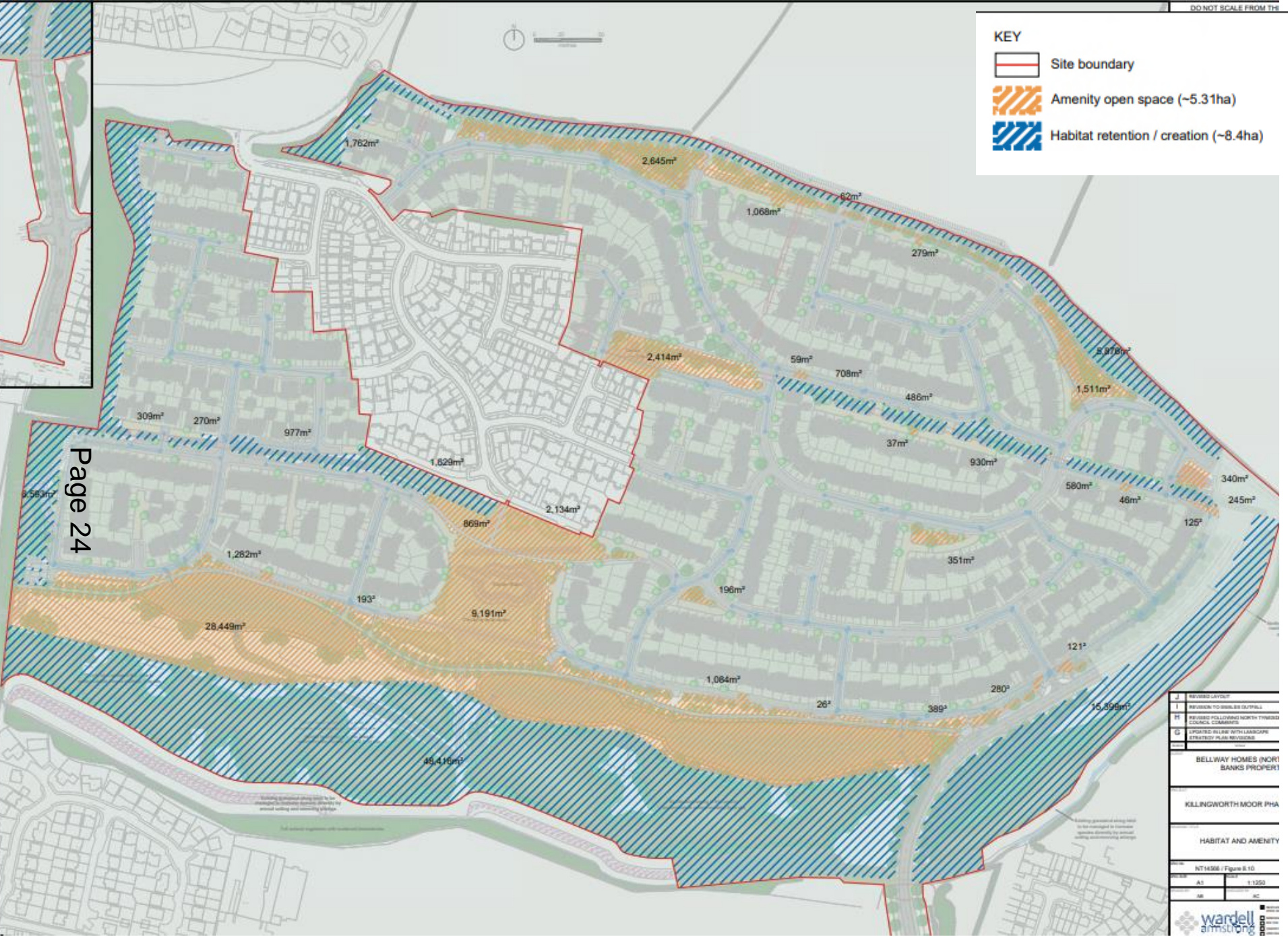






**KEY**

- Site boundary
- Amenity open space (~5.31ha)
- Habitat retention / creation (~8.4ha)



Page 24

J	REVISED LAYOUT
I	REVISION TO INCLUDE OUTFALL
II	REVISION FOLLOWING NORTH TYNARD COUNCIL COMMENTS
10	UPDATED PLAN WITH LANDSCAPE STRATEGY PLAN REVISIONS
DATE: 11/01/2023	
PROJECT: BELLWAY HOMES (NORTH BANKS) PROPERTY	
LOCATION: KILLINGWORTH MOOR PHA	
TITLE: HABITAT AND AMENITY	
DRAWING NO: NT14598 / Figure 8.10	
SCALE: A1	DATE: 11/2023
BY: [Signature]	CHK: [Signature]

**wardell**  
**amstrong**









Page 27

Legend  
 Site boundary

**BSG** | ecology

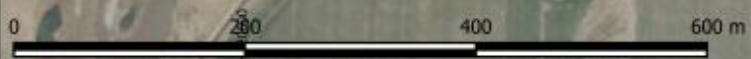
OFFICE: NEWCASTLE  
 T: 0191 303 8964  
 JOB REF: P22-734

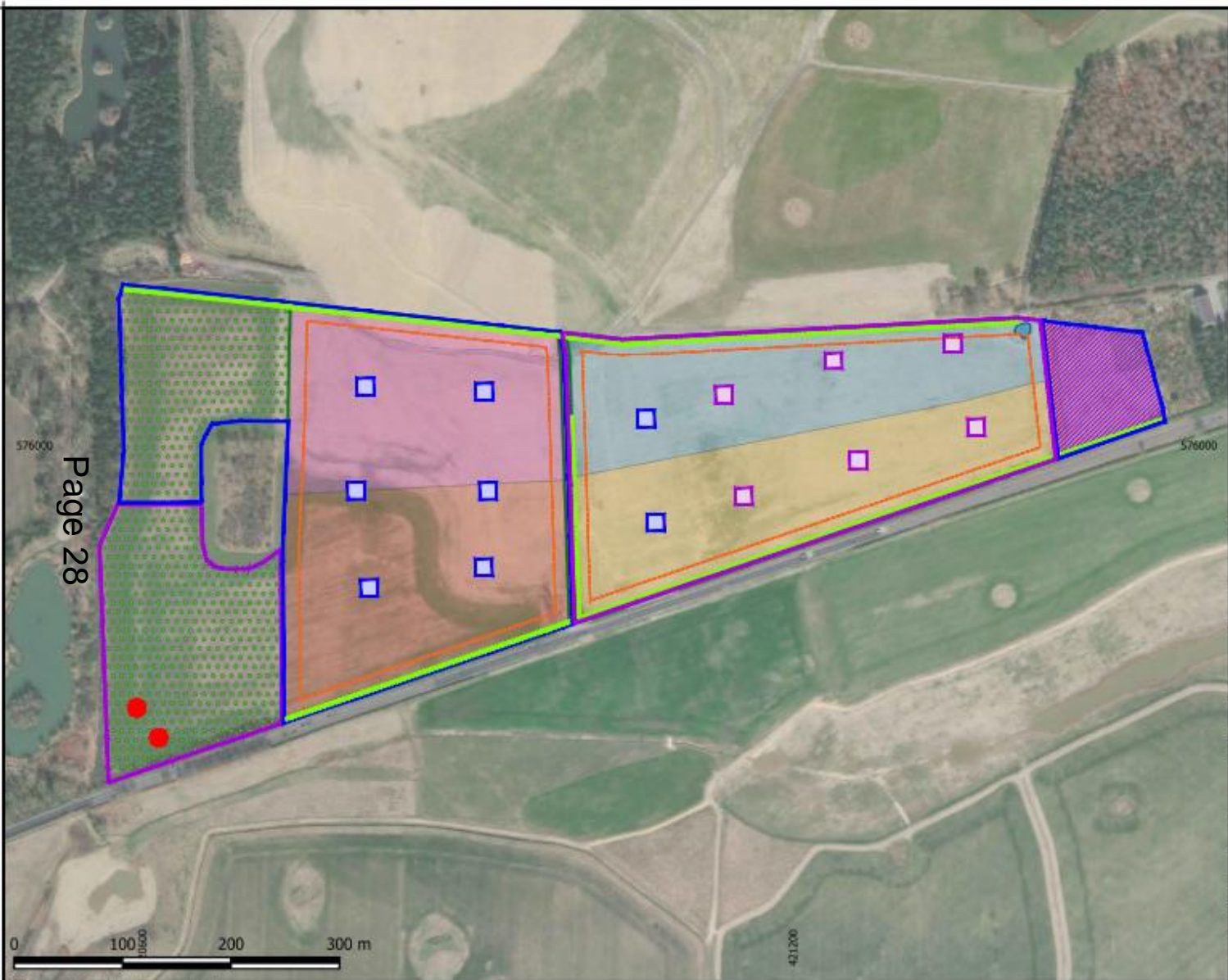
PROJECT TITLE  
**KILLINGWORTH BANKS PHASE 2  
 DEVELOPMENT**

DRAWING TITLE  
**Figure 1: Location Plan**

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

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 Projection: OSGB 1936 British National Grid - EPSG:27700  
 Sources: BSG Ecology survey data





Page 28

### 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	Drn	Chkd	Date

Scale: 1:3500@A3

Scale: 0m 25m 50m 75m 100m 125m

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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**BANS Property**  
Development Solutions

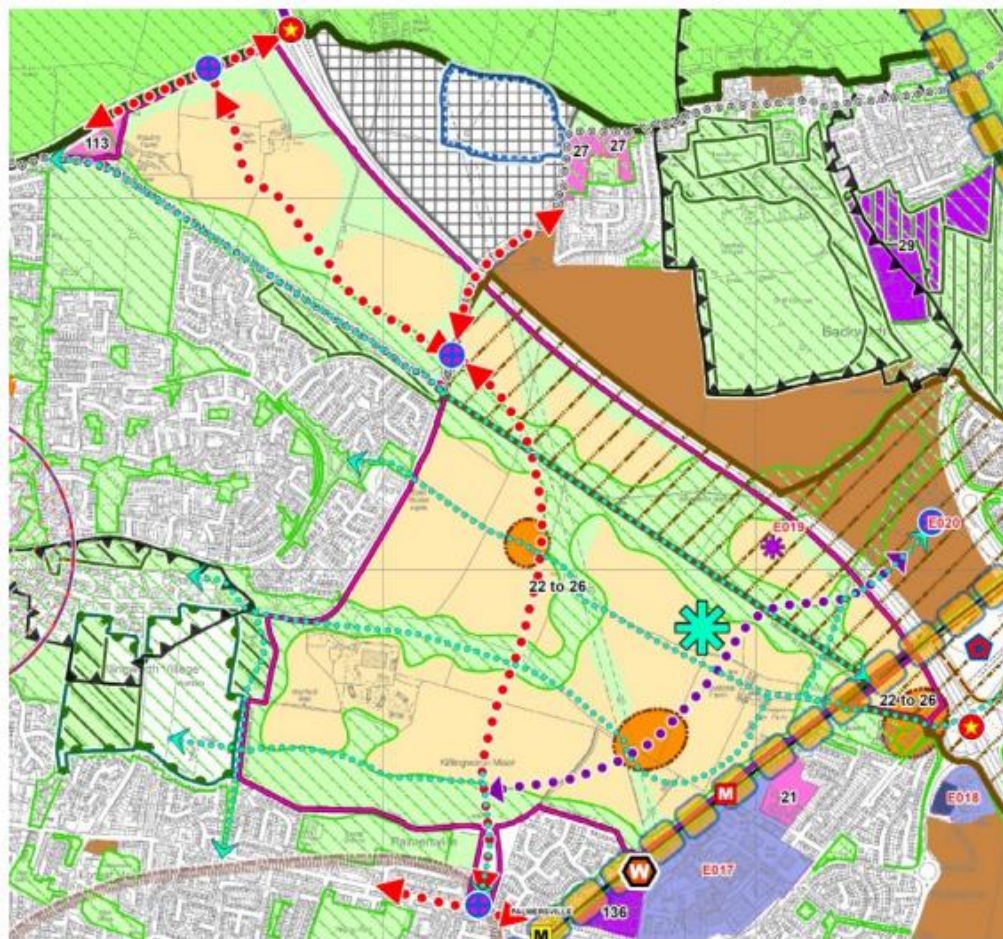
Heaton Road, St Johns Road, Moulshelm, Durham, DH7 8BL  
T: 0844 208 1515 F: 0844 208 1365 W: www.bansprop.co.uk



# Planning Committee

11 January 2024

- Location: Land off Killingworth Lane, Killingworth Moor
- Proposal: Hybrid application comprising: Full planning permission for the change of use of agricultural land and development of 432 no. residential dwellings (including affordable housing), highway improvements and associated infrastructure and engineering works, creation of a new access from the A19 Interchange, SUDS, landscaping and open space, and other ancillary works. Outline planning permission with all matters reserved except access for the change of use of agricultural land and development of 118 no. residential dwellings (including affordable housing), residential development of High Farm with 6 no. new dwellings, associated infrastructure and engineering works, landscaping and open space, and other ancillary works.
- Applicant: Northumberland Estates
- Ward: Killingworth



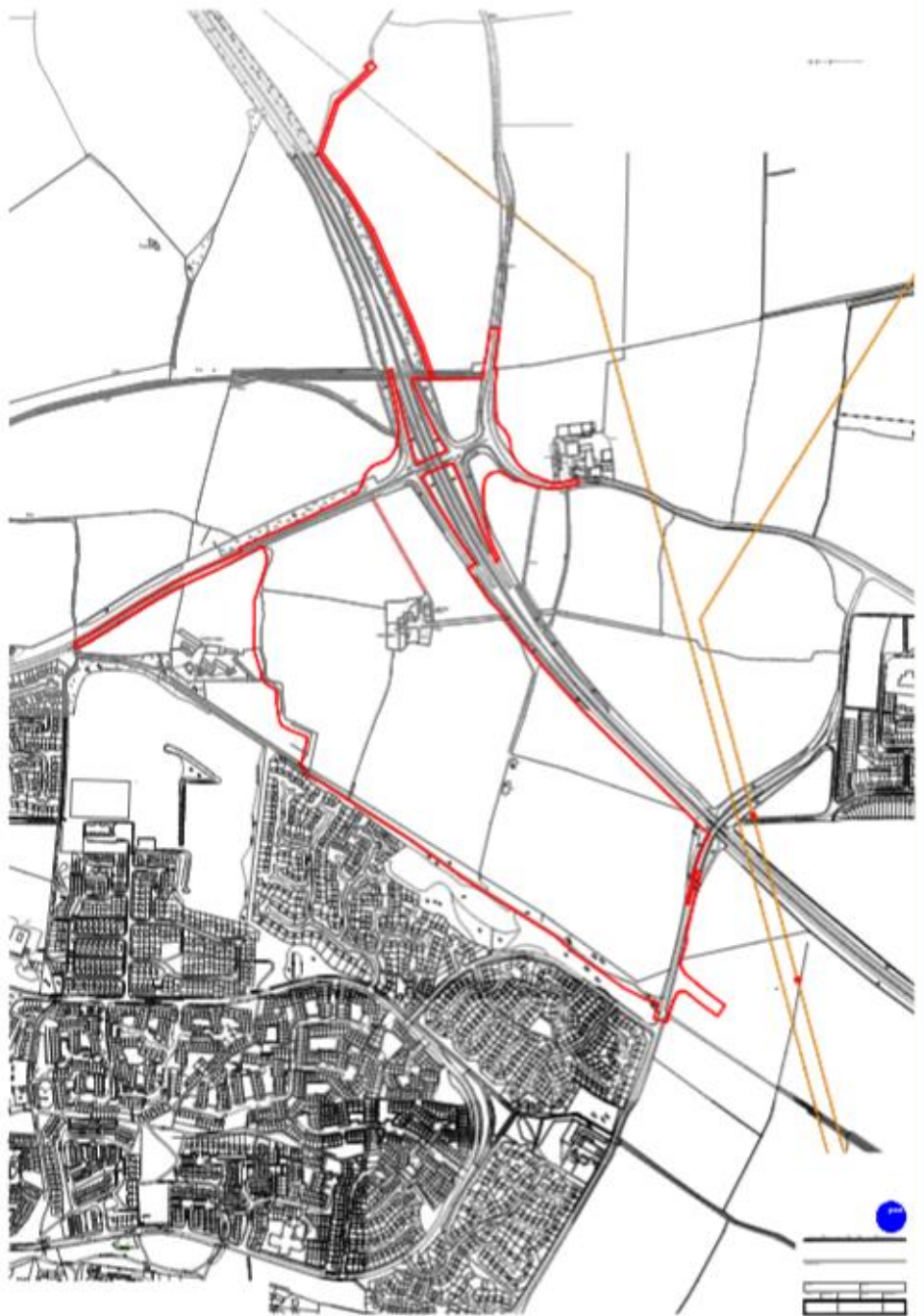
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- Indicative Wildlife Corridor
- Potential Location for Employment Development
- Indicative Green Amenity Space and Buffer Zone
- Indicative Access Point
- Indicative Principal Highway Routes and Junctions
- Indicative Secondary Highway Routes and Junctions
- Indicative Principal Pedestrian, Horseriding, Cycle Routes and Community Connections
- Potential New Metro Station
- Potential Location for New School

Map 21 - Killingworth Moor Indicative Concept Plan











Backworth

Killingworth Way

B1322

A119

B1322

B1317

Hillheads Farm Shop

Amberley Driving School

Page 35

Classic French Polishing  
by W Matthewson

Havelock Place

Dial a Dog  
Wash - Tyneside

Universal  
And Plum

Simonside Way

PIXX MEDIA LIM

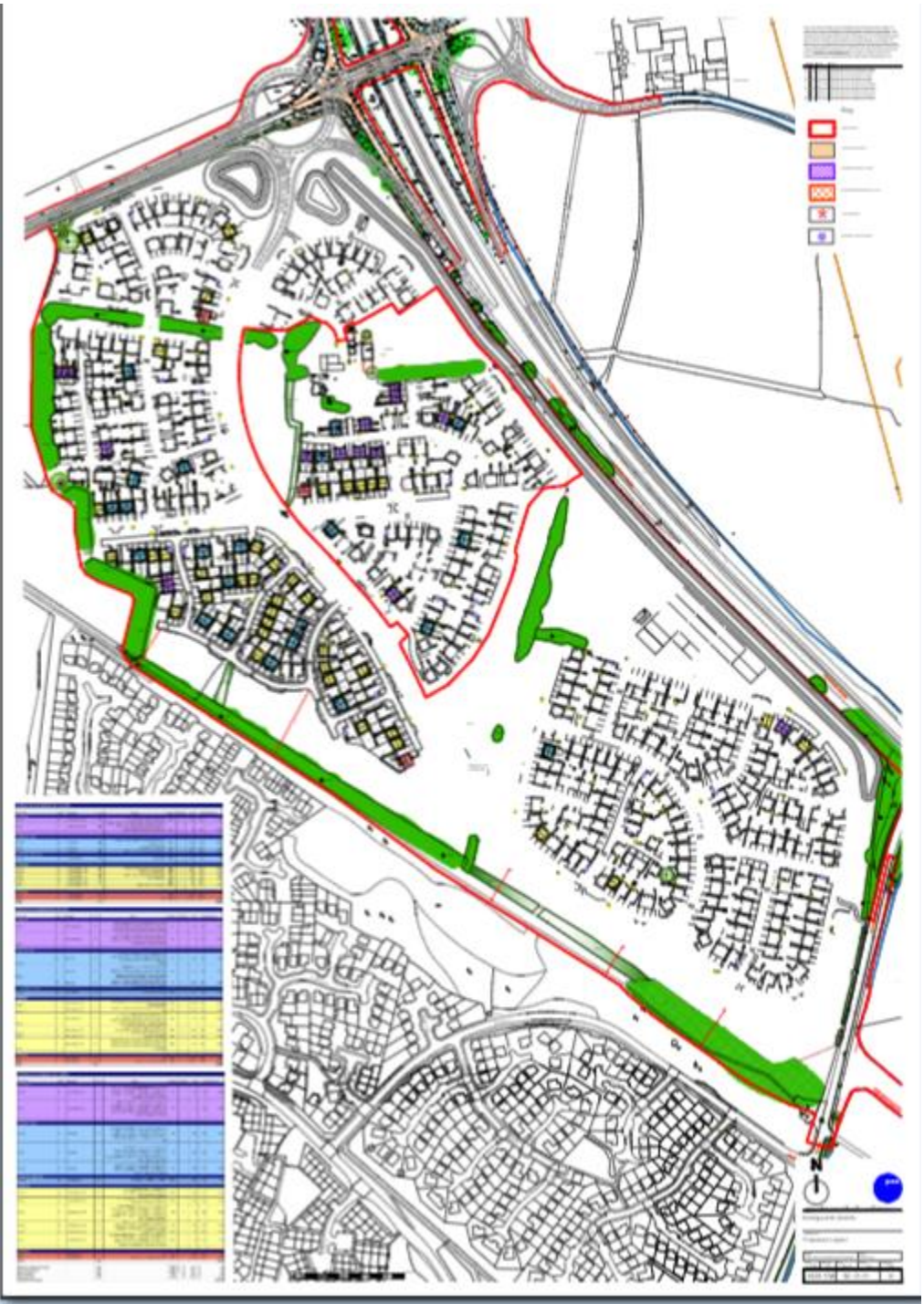
A119

E Bailey

E Bailey

BWR Cleaning

North

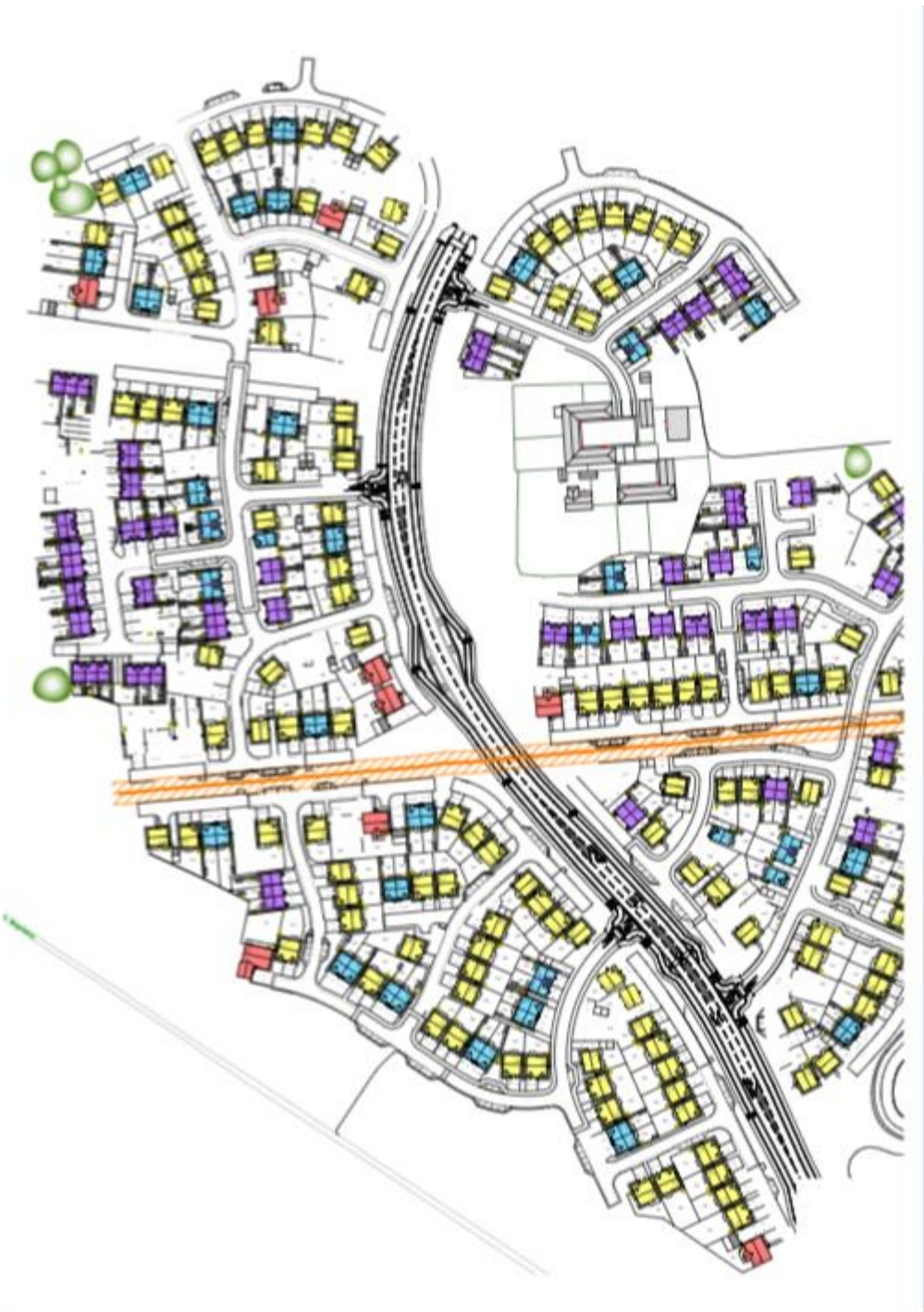


Outline phase

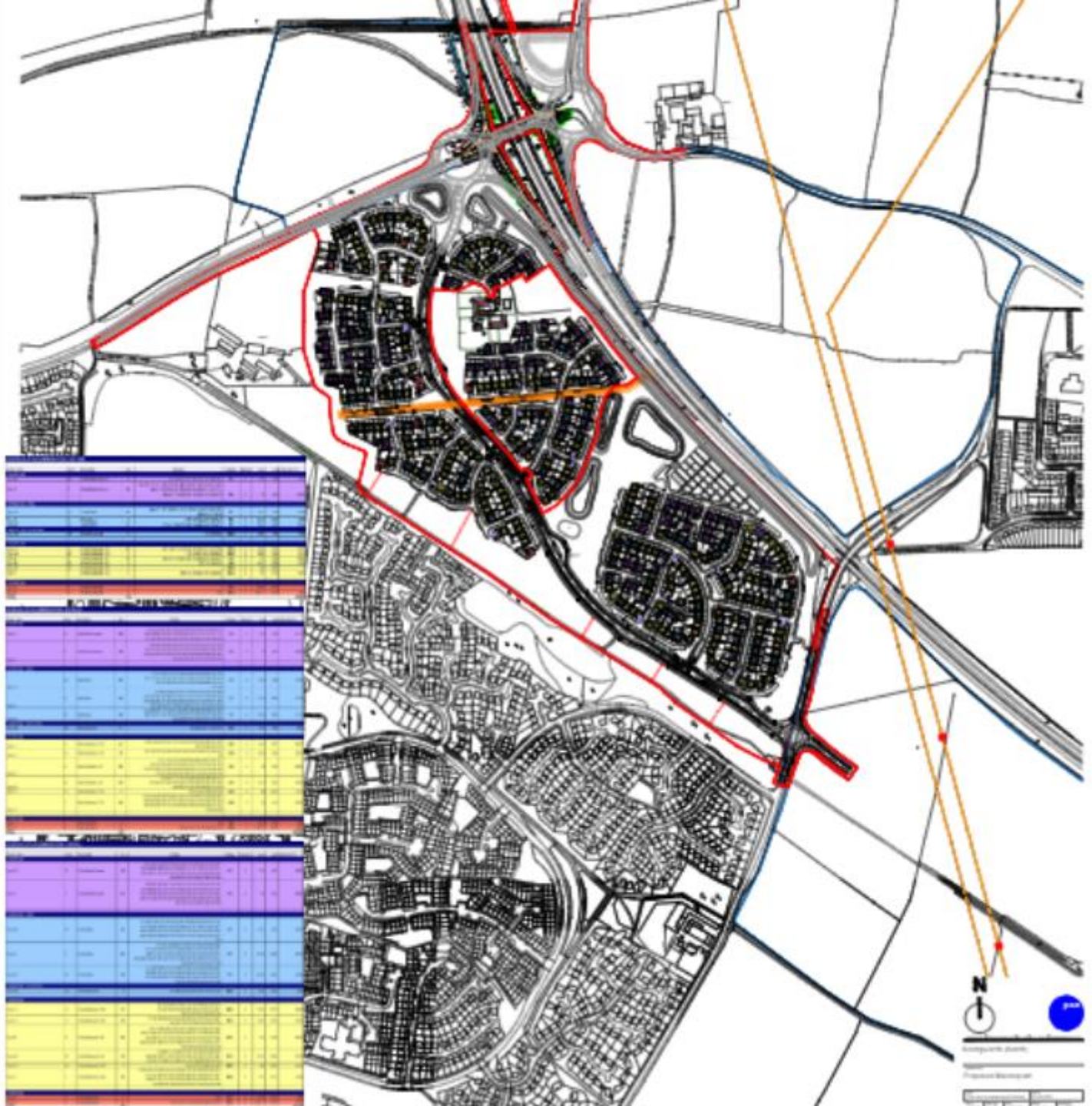


South-eastern phase





Western phase

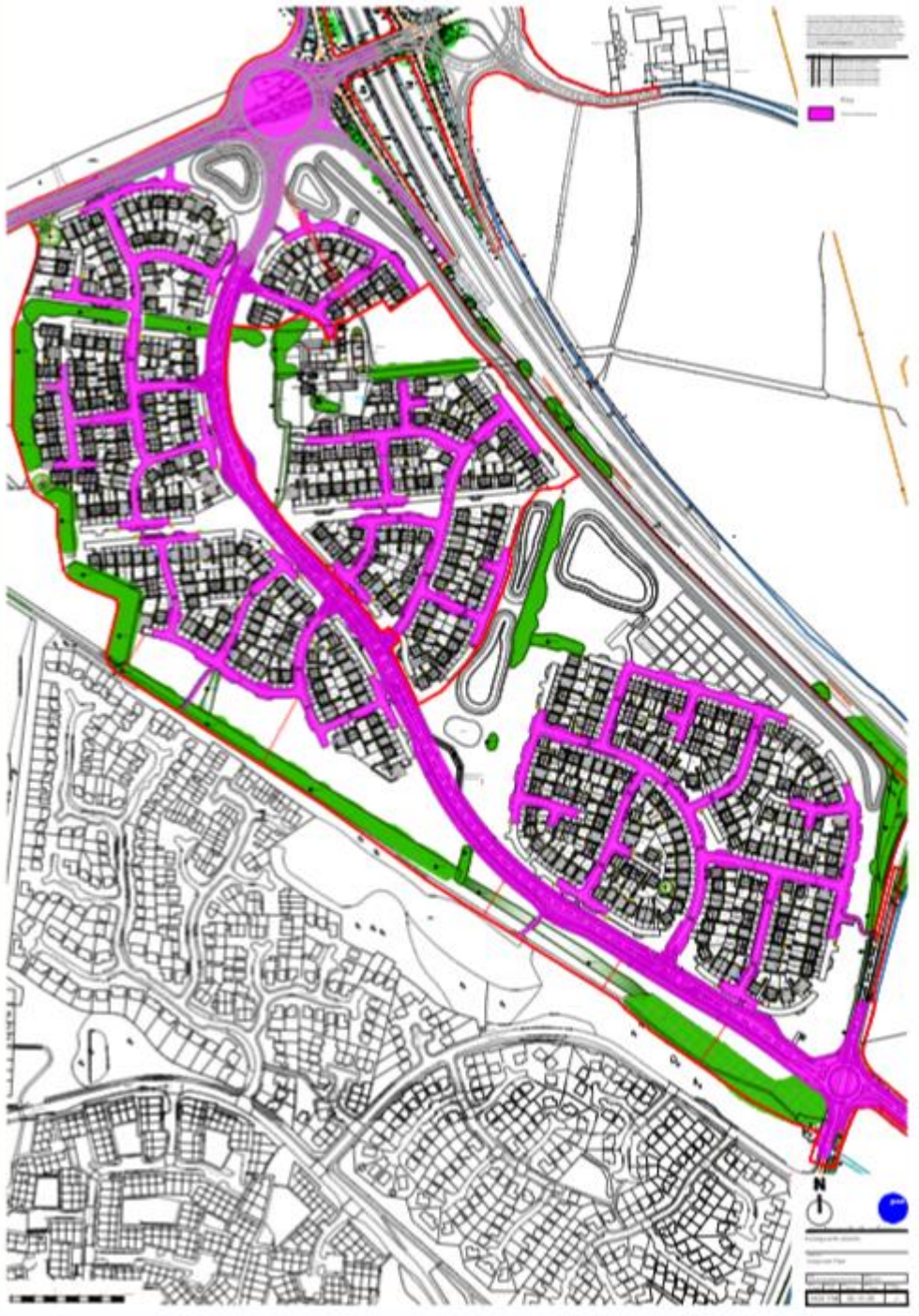




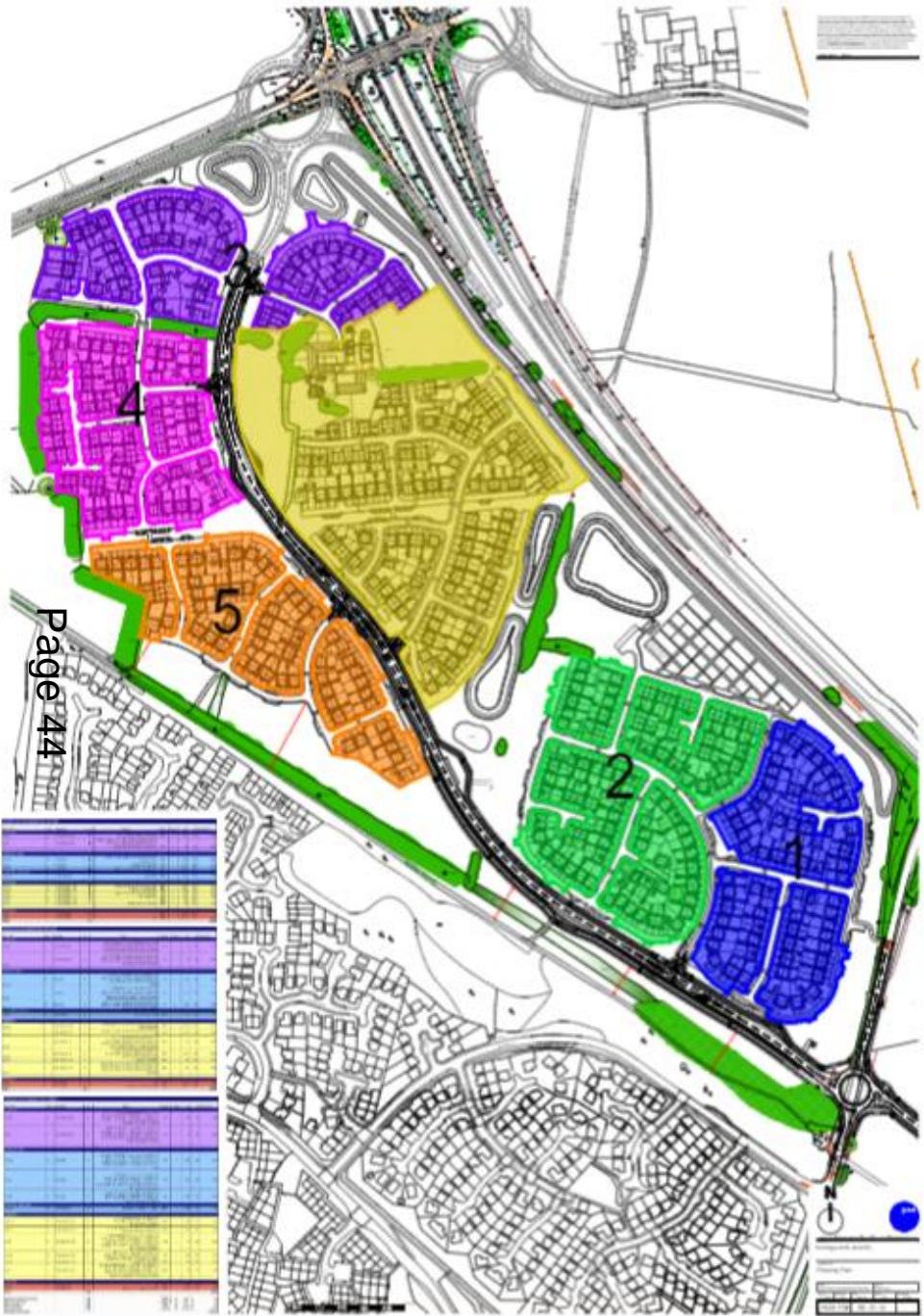




# Adoption Plan



# Phasing plan







- Legend
- ▲ Wader Scrape
  - ◆ Skylark Nesting Plot
  - Plant hedgerow gaps
  - New Native Species Rich Hedgerow
  - ⋯ Beetle Bank
  - ▨ Species-rich Field Margin
  - Other neutral grassland
  - - - 50m buffer from trees/hedgerows
  - ▭ Phase 1 Compensation Area

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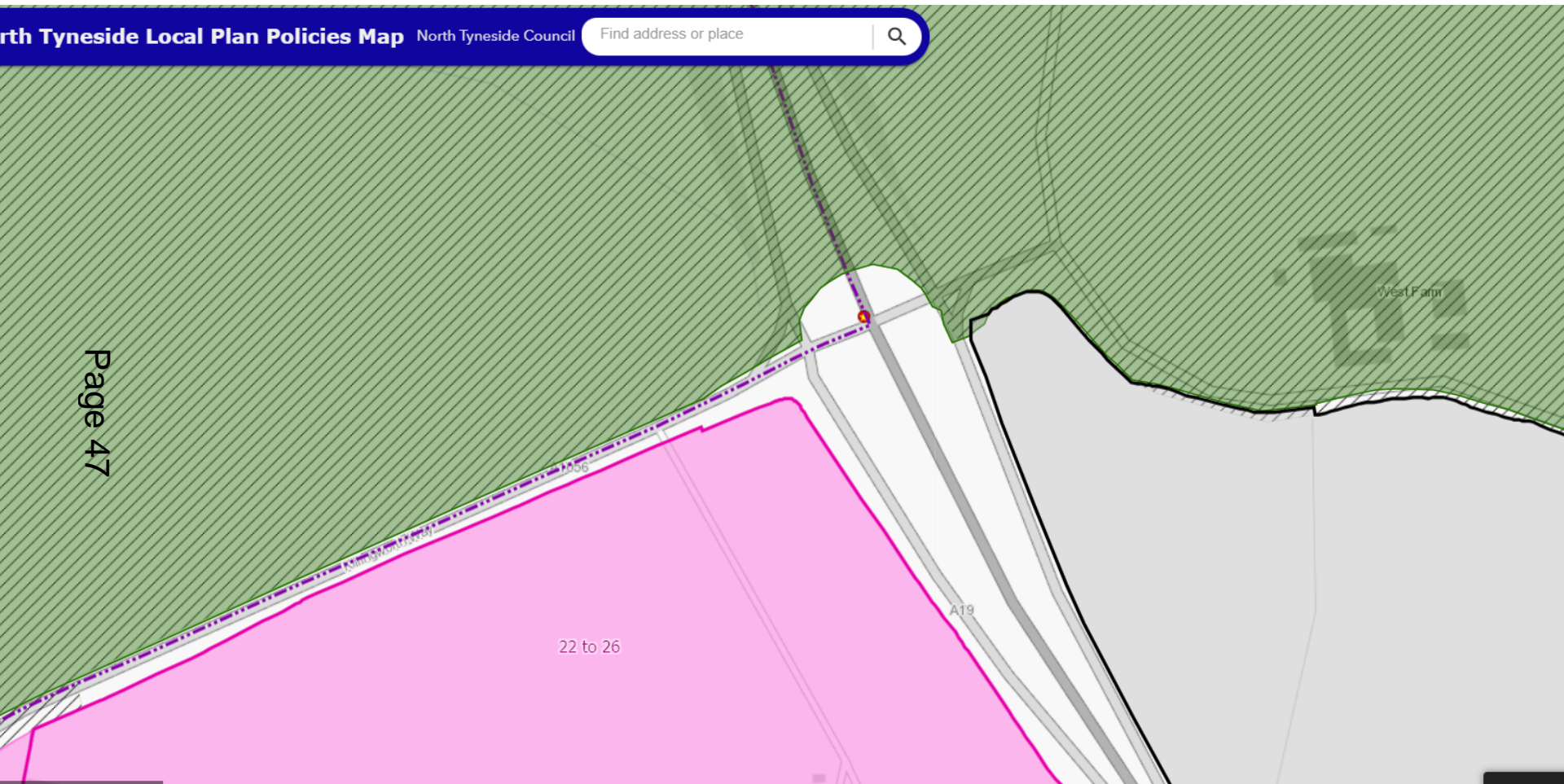
PROJECT TITLE  
KILLINGWORTH NORTHUMBERLAND ESTATES  
PHASE 1

DRAWING TITLE  
Figure 2: Proposed Enhancements - Phase 1  
Compensation Area

DATE: 12/06/2023

CHECKED: SB

SCALE: 1:2,500



22 to 26

A19

West Farm

