



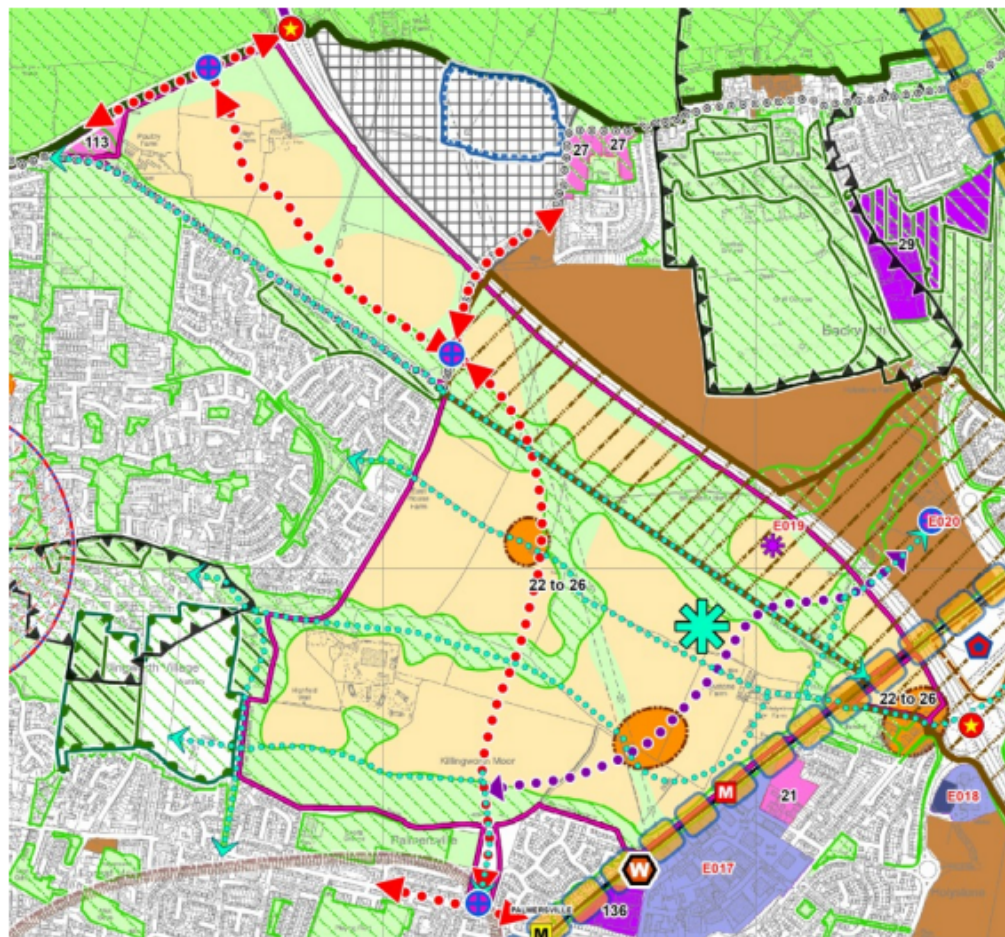
# Planning Committee













17 October 2023

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

Map 21 - Killingworth Moor Indicative Concept Plan

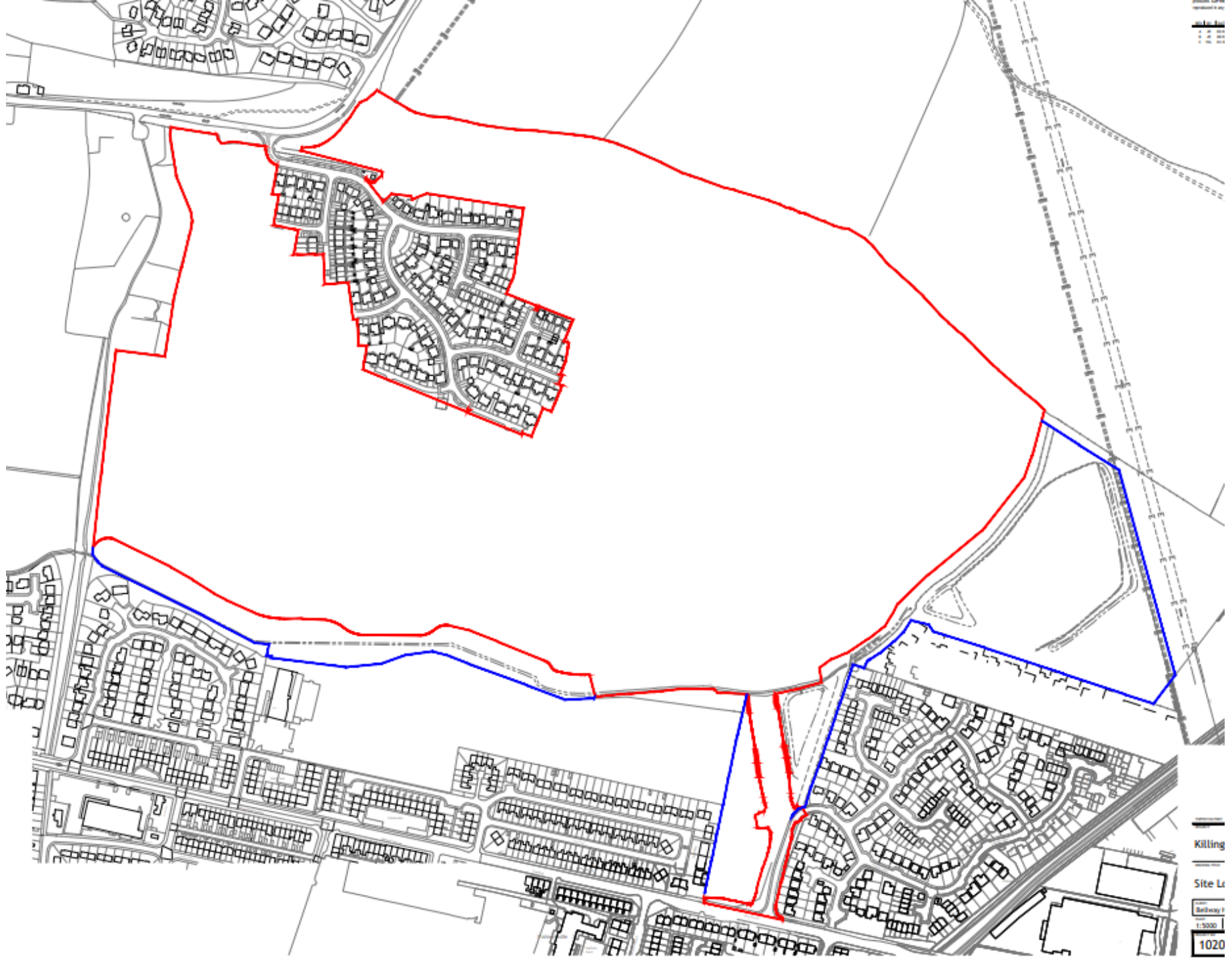












Killing

Site L4

Railway

1:5000

1020





E Bailey  
Housing & Care 21

JC Heating Solutions

Killingworth  
Village

B1317

B1317

Icon Entertainments  
Specialist Wedding &...

Chimney Sweeps  
North East

Backworth P  
playgrou

Ord & Sons

The H  
ar

n Hill

Forest Hall Workmen  
Social Club

East Palmersville YPC

Health & Safety Training

ALDI

Great Lime Rd

Palmerstonville

Premier

Kelvin Pl

Google

Palmerstonville M

Benton Square  
Industrial Estate

Holystone

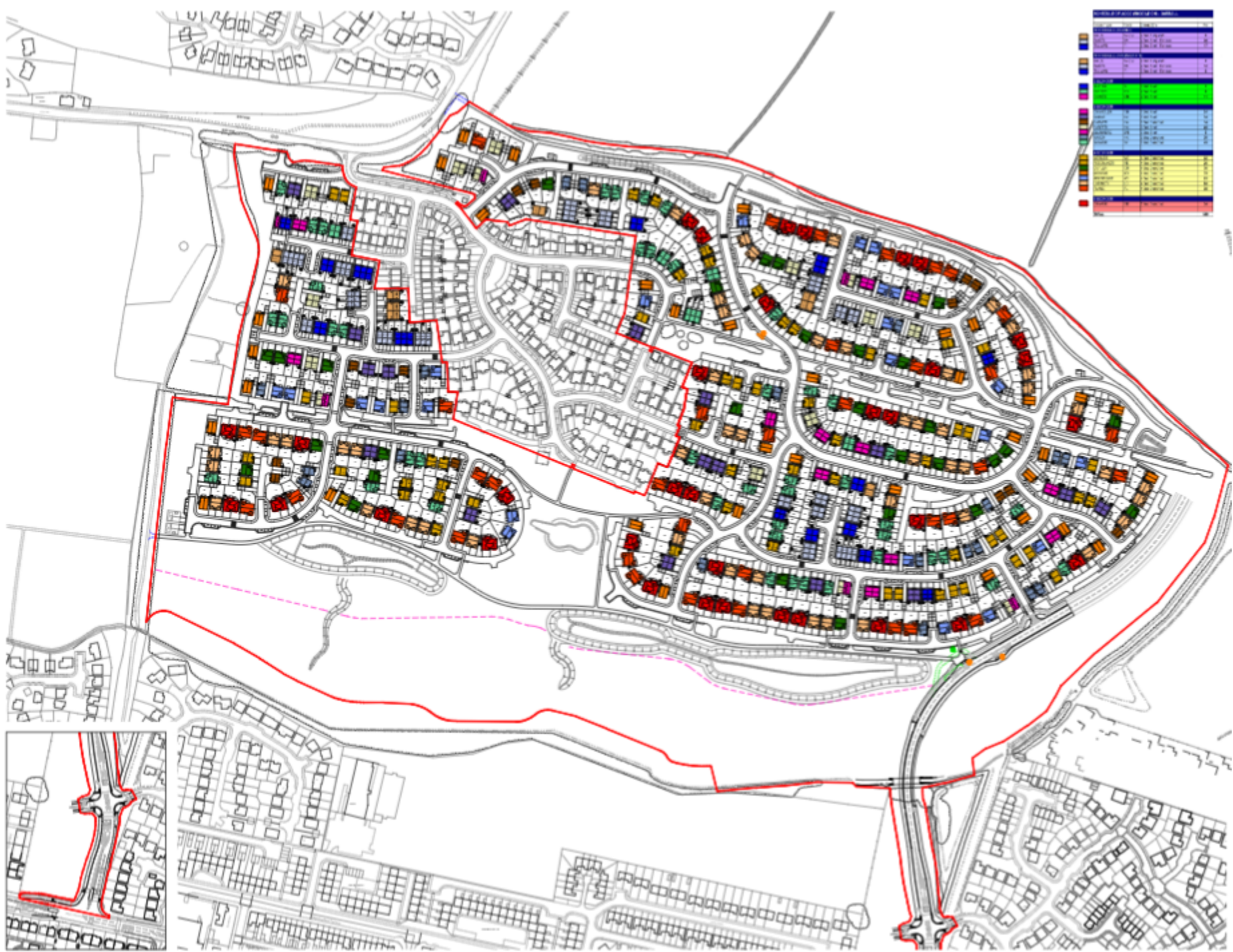
BENTON SQUARE

Layers







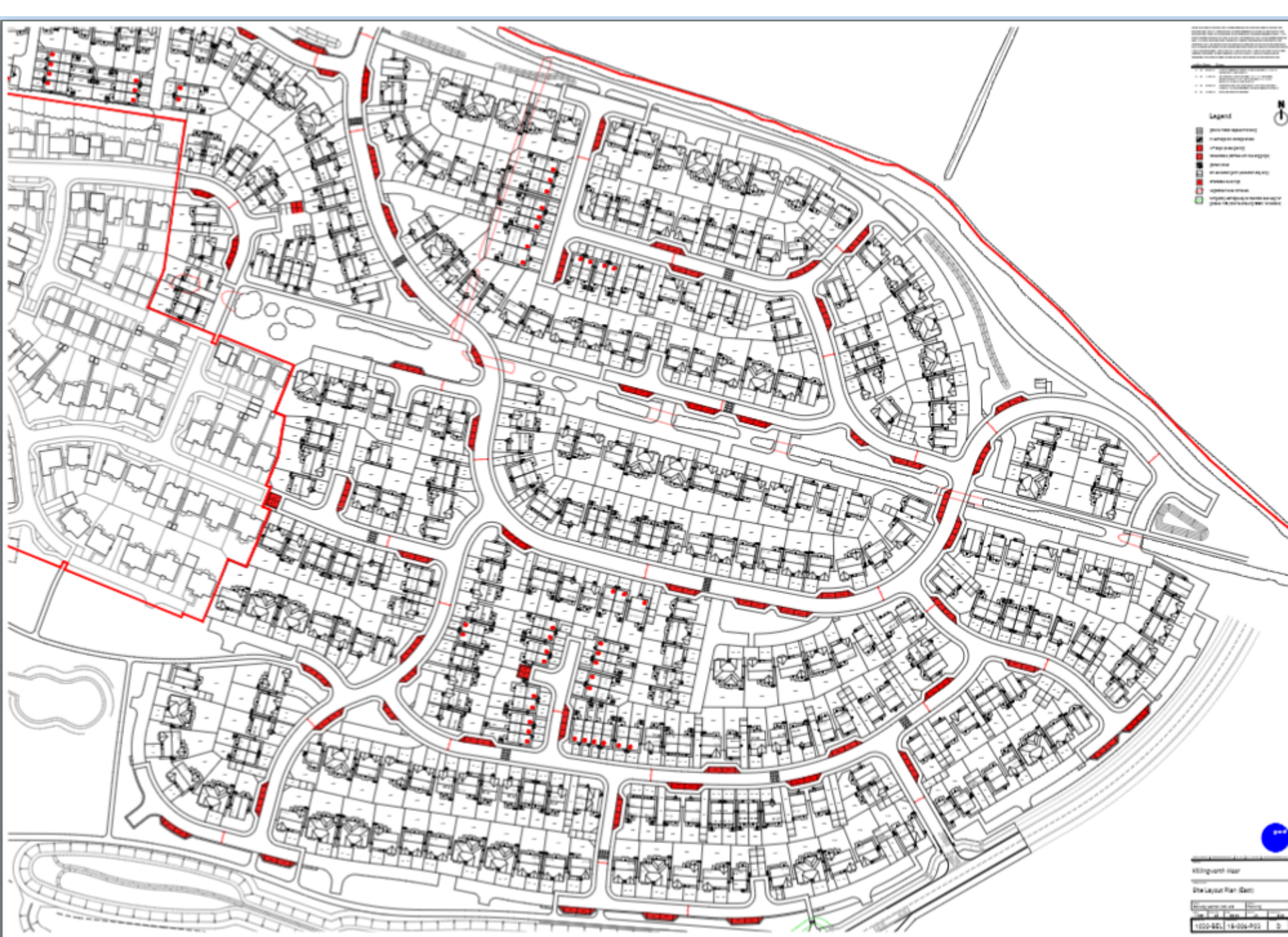






- Legend**
- Site boundary
  - Proposed development
  - Existing development
  - Proposed roads
  - Existing roads
  - Proposed parking spaces
  - Existing parking spaces
  - Proposed landscaping
  - Existing landscaping
  - Proposed water features
  - Existing water features



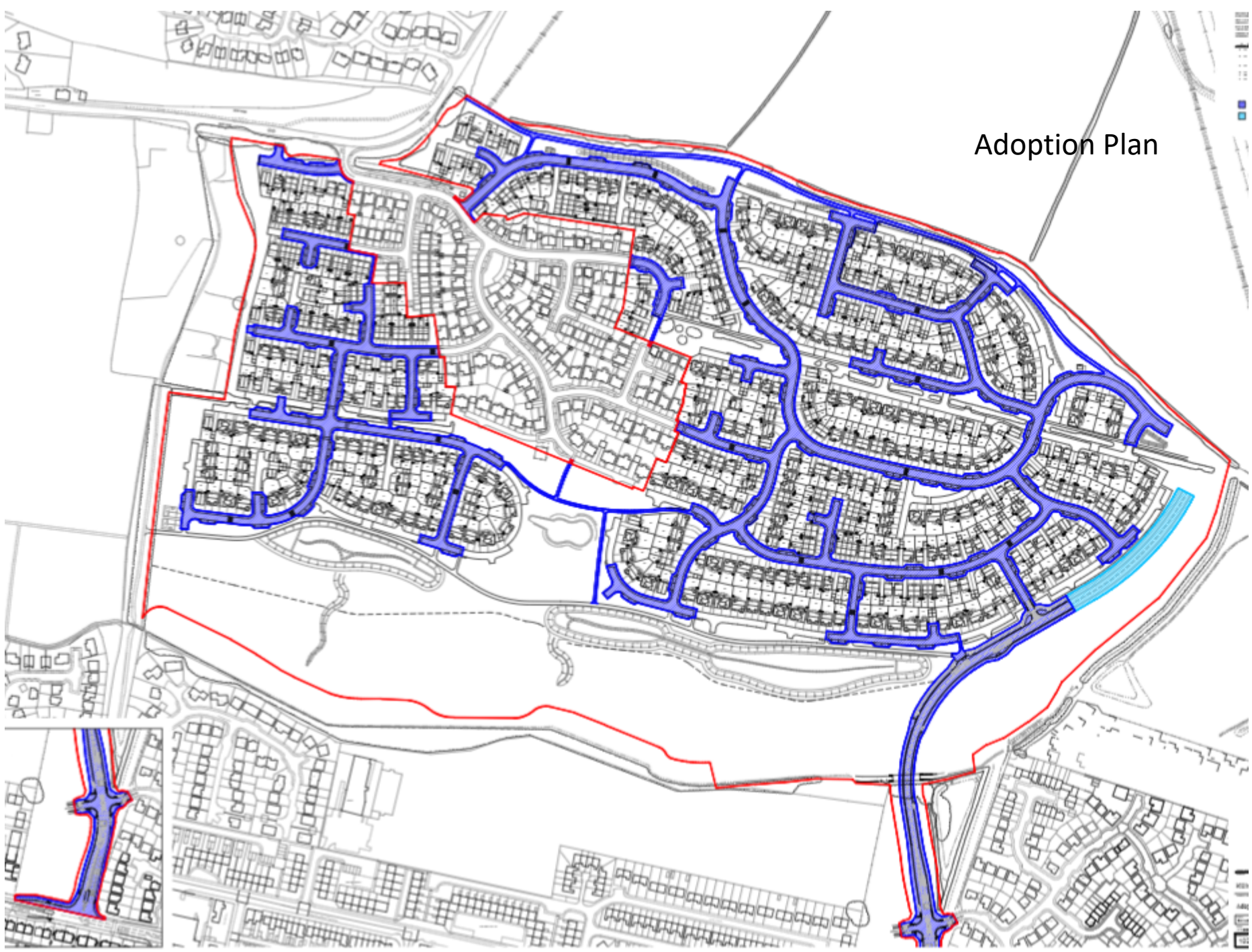


1:1000  
 1:2000  
 1:5000  
 1:10000

- Legend**
- Green roof/vegetation
  - Water/pond
  - Pavement
  - Wall
  - Light poles
  - Boundary lines
  - Green roof/vegetation

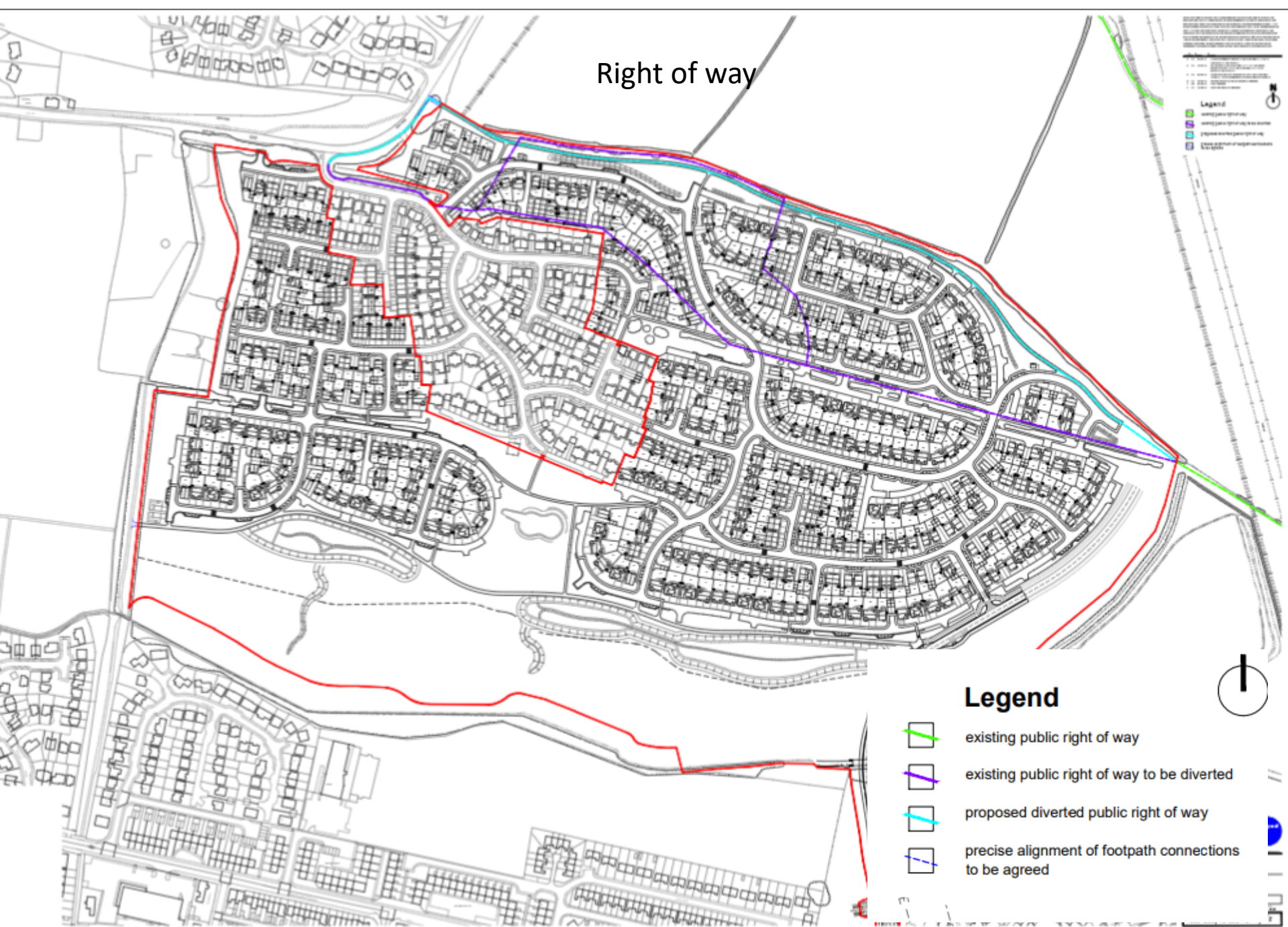


# Adoption Plan





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

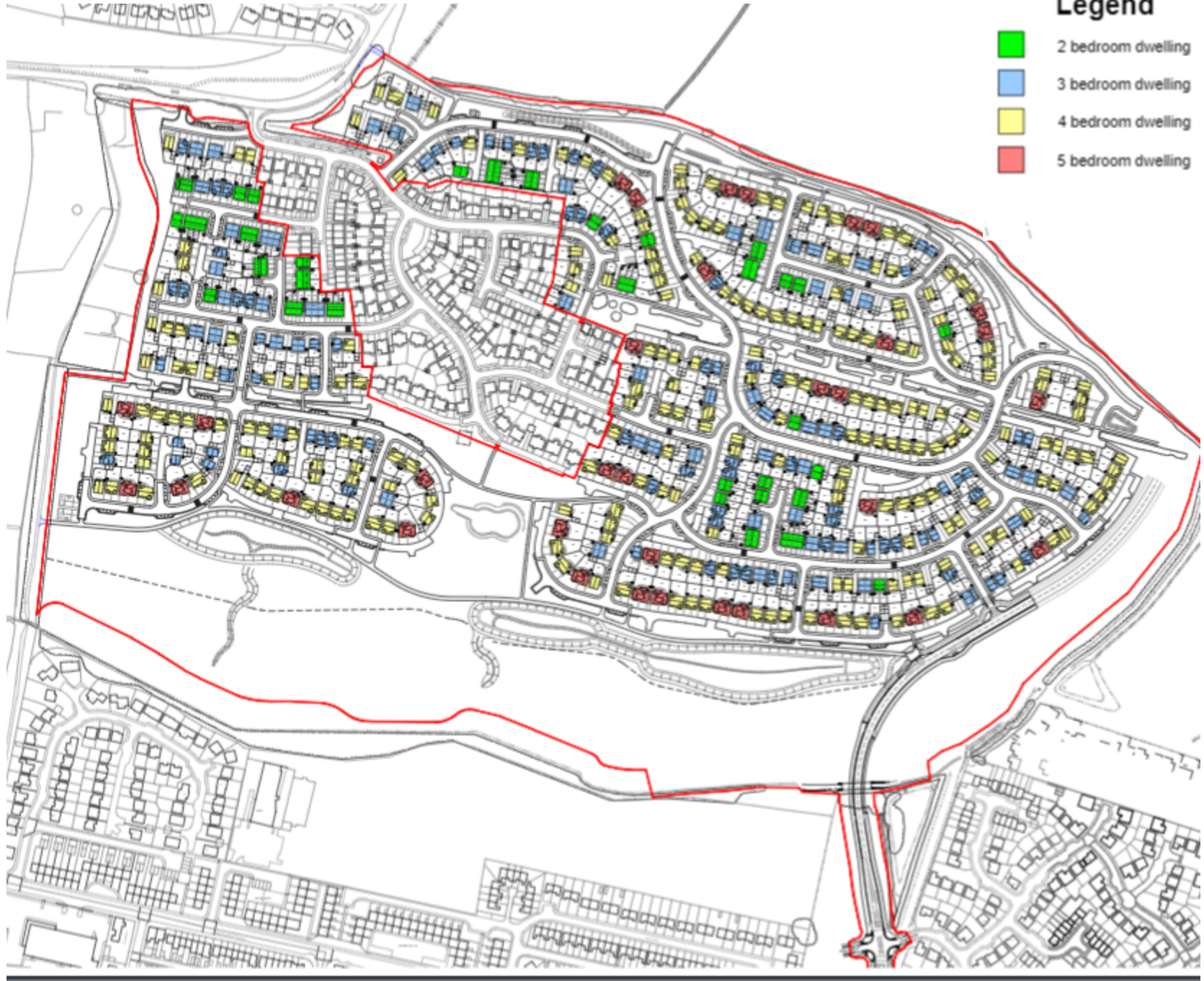
**Legend**

- 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



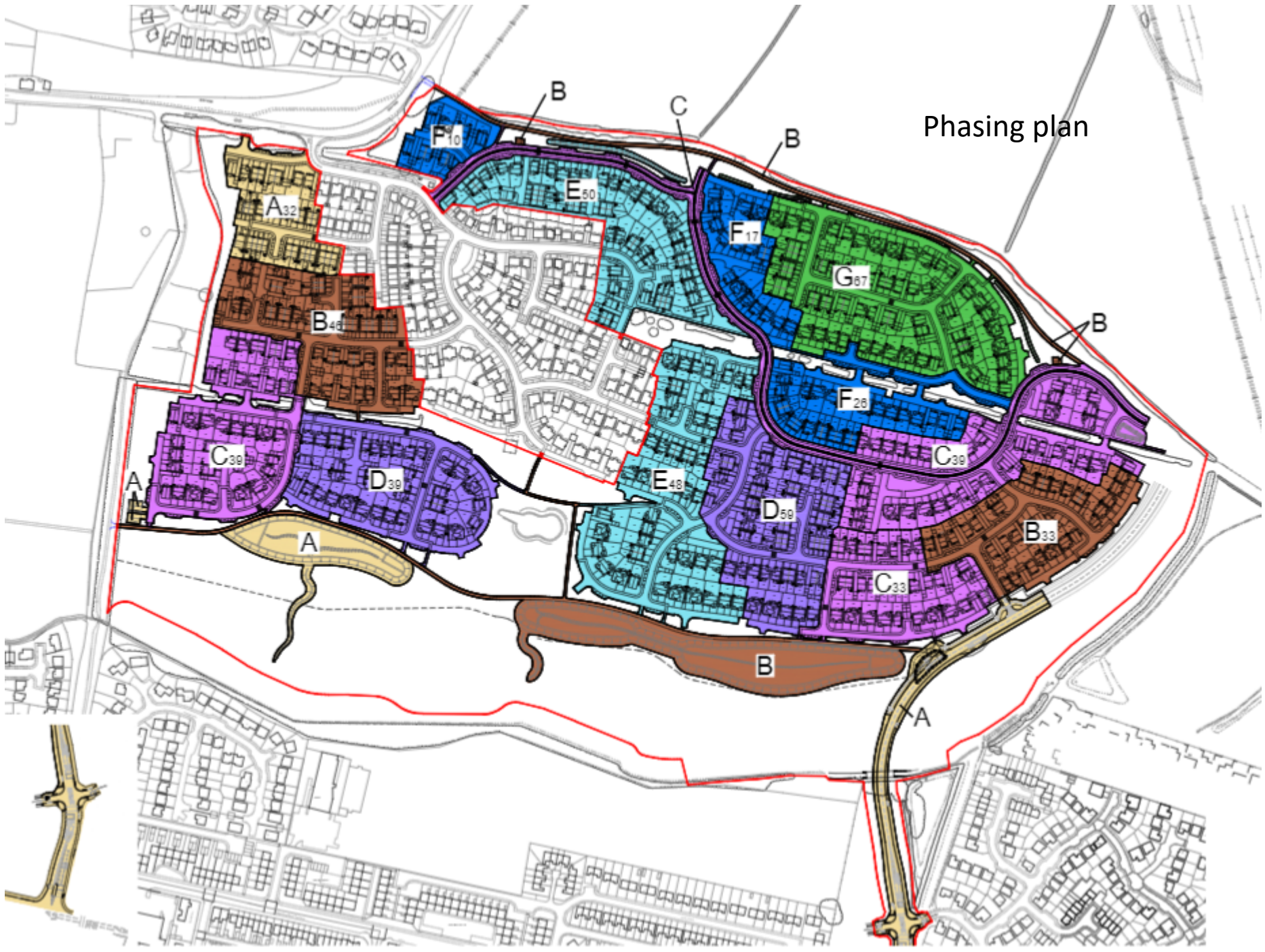
**Legend**

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





# Phasing plan



A<sub>32</sub>

B<sub>46</sub>

C<sub>39</sub>

D<sub>39</sub>

A

E<sub>48</sub>

B

F<sub>10</sub>

E<sub>60</sub>

F<sub>17</sub>

G<sub>67</sub>

F<sub>28</sub>

D<sub>59</sub>

C<sub>39</sub>

B<sub>33</sub>

A

B

C

B

B





Habitat and amenity areas



Water table showing the location of the water table in the ground

Water table showing the location of the water table in the ground

Water table showing the location of the water table in the ground

Water table showing the location of the water table in the ground

Water table showing the location of the water table in the ground

Water table showing the location of the water table in the ground

Water table showing the location of the water table in the ground



