

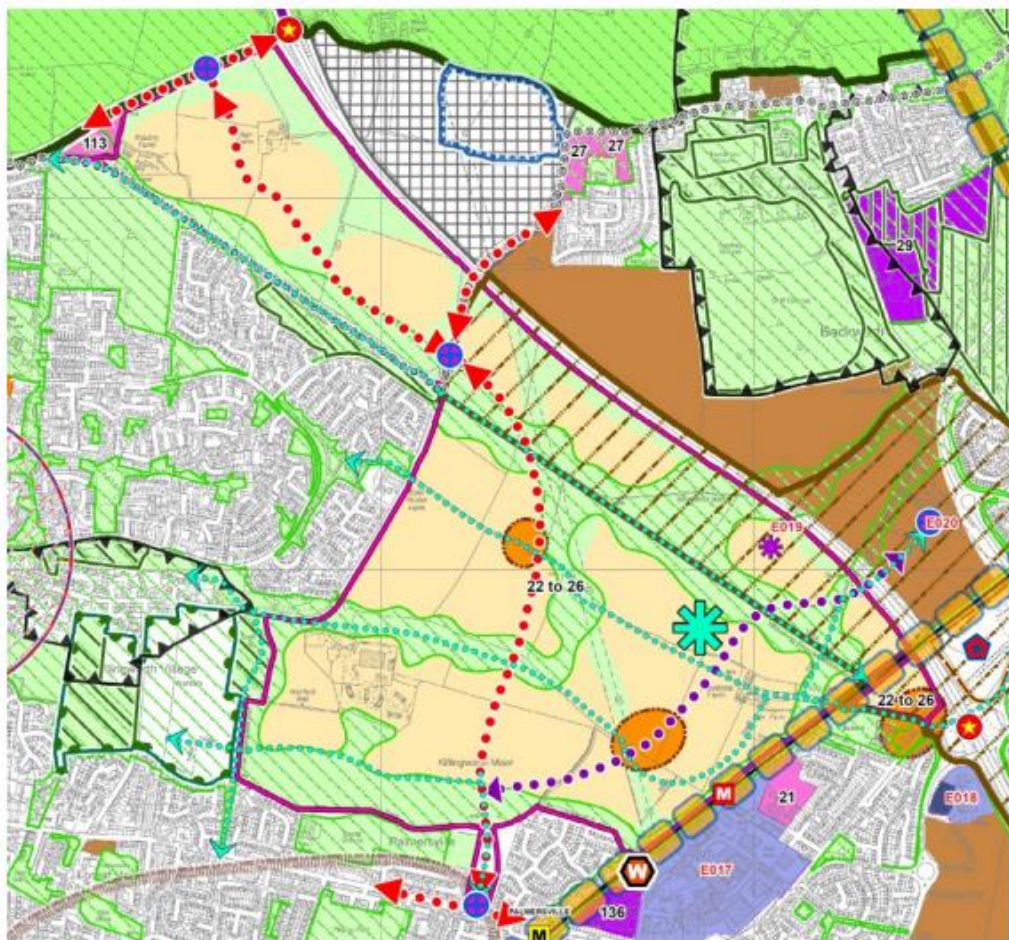


Planning Committee

19 December 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

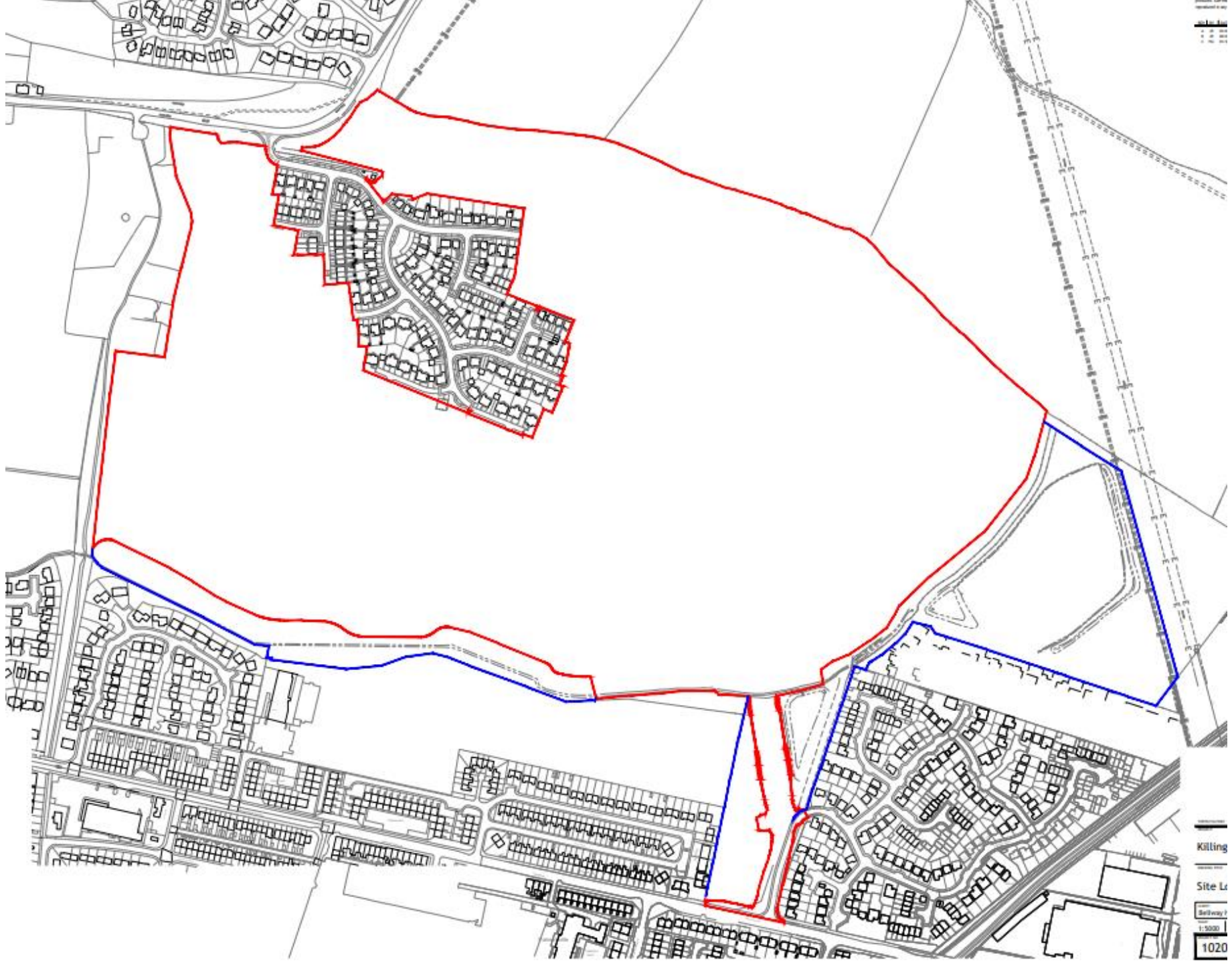


- Strategic Site Boundary
- Indicative Development Zone
- Indicative Mixed-Use Zone
- Indicative Wildlife Corridor
- Indicative Green Amenity Space and Buffer Zone
- +
 Indicative Access Point
- Indicative Principal Highway Routes and Junctions
- Indicative Secondary Highway Routes and Junctions
- ✱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

Map 21 - Killingworth Moor Indicative Concept Plan









Killingworth Village

B1317

B1317

B1317

Great Lime Rd

Kelvin Pl

Google

BENTON SQUARE

Housing & Care 21

JC Heating Solutions

Chimney Sweeps North East

Icon Entertainments Specialist Wedding &...

Ord & Sons

Backworth P playground

The H ar

Holystone

Benton Square Industrial Estate

Health & Safety Training

East Palmersville YPC

Palmersville Premier

ALDI

Forest Hall Workmen Social Club

n Hill

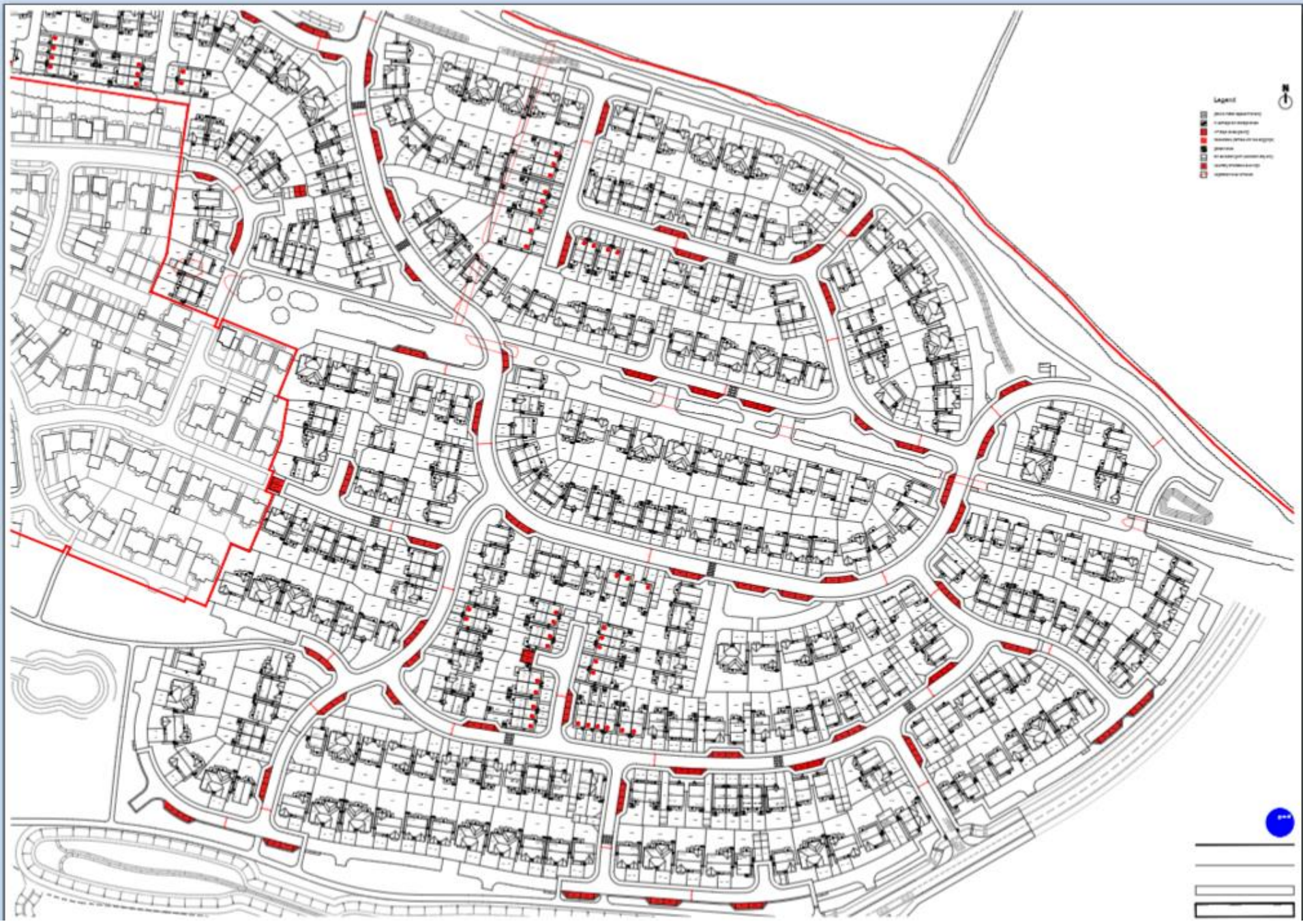
Layers



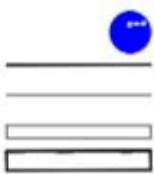


- Legend
- Building
 - Courtyard
 - Road
 - Green Space
 - Water
 - Boundary
 - Other

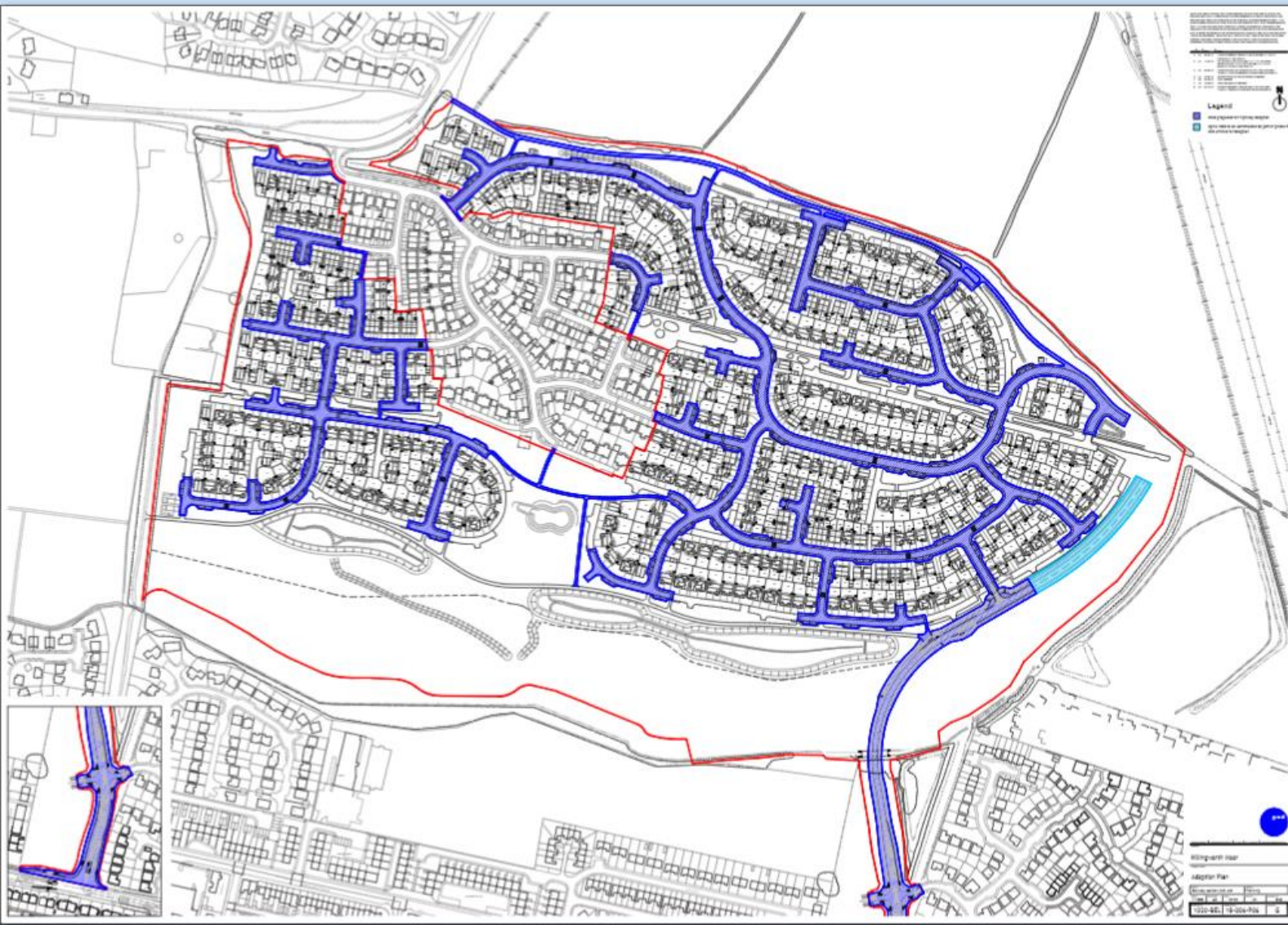
- Legend
- Building
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 - Other



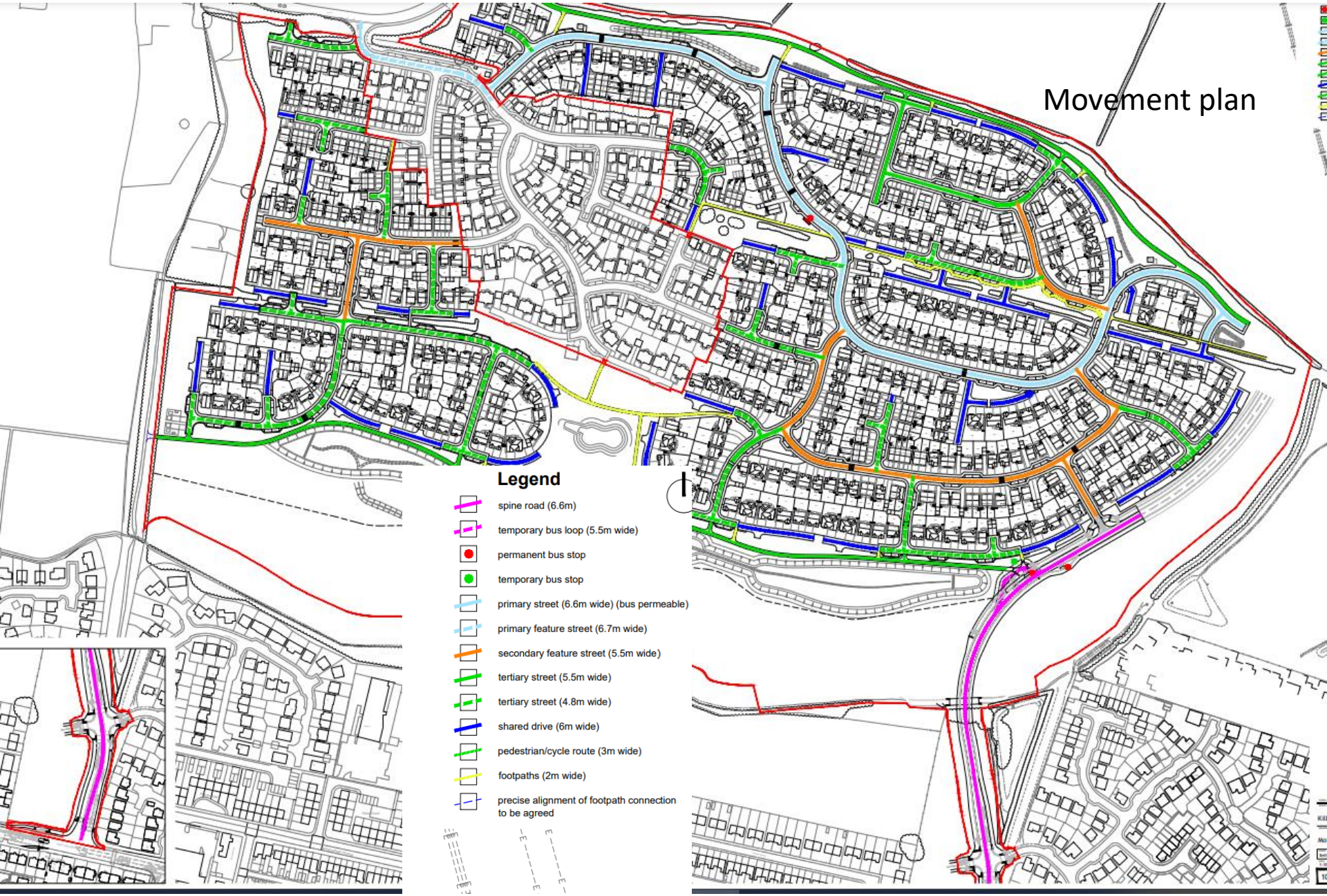
- Legend
- Area reserved for parking
 - Area reserved for landscaping
 - Area reserved for landscaping
 - Area reserved for landscaping
 - Area reserved for landscaping
 - Area reserved for landscaping
 - Area reserved for landscaping



Adoption Plan

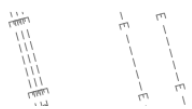


Movement plan



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

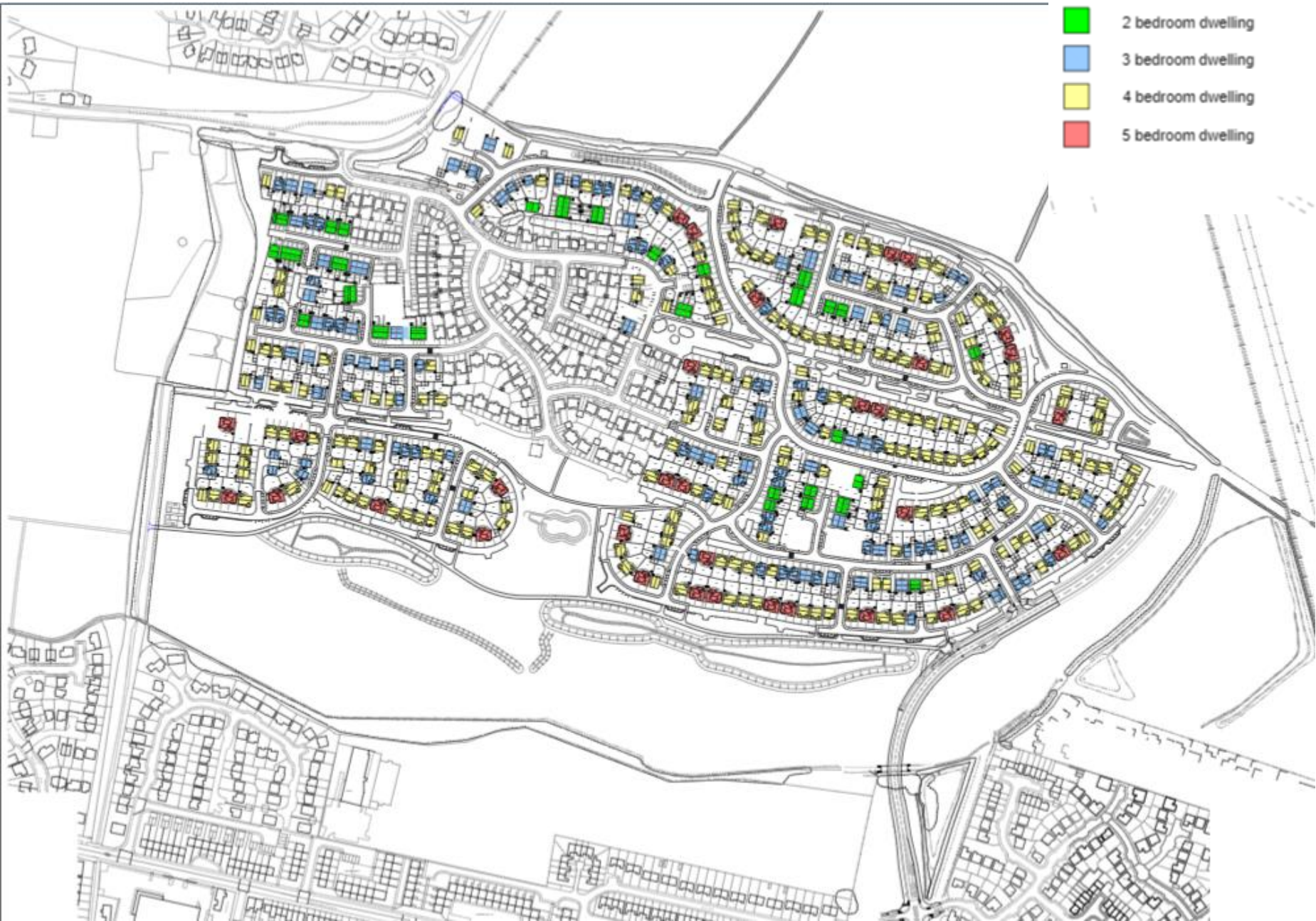
Legend

-  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

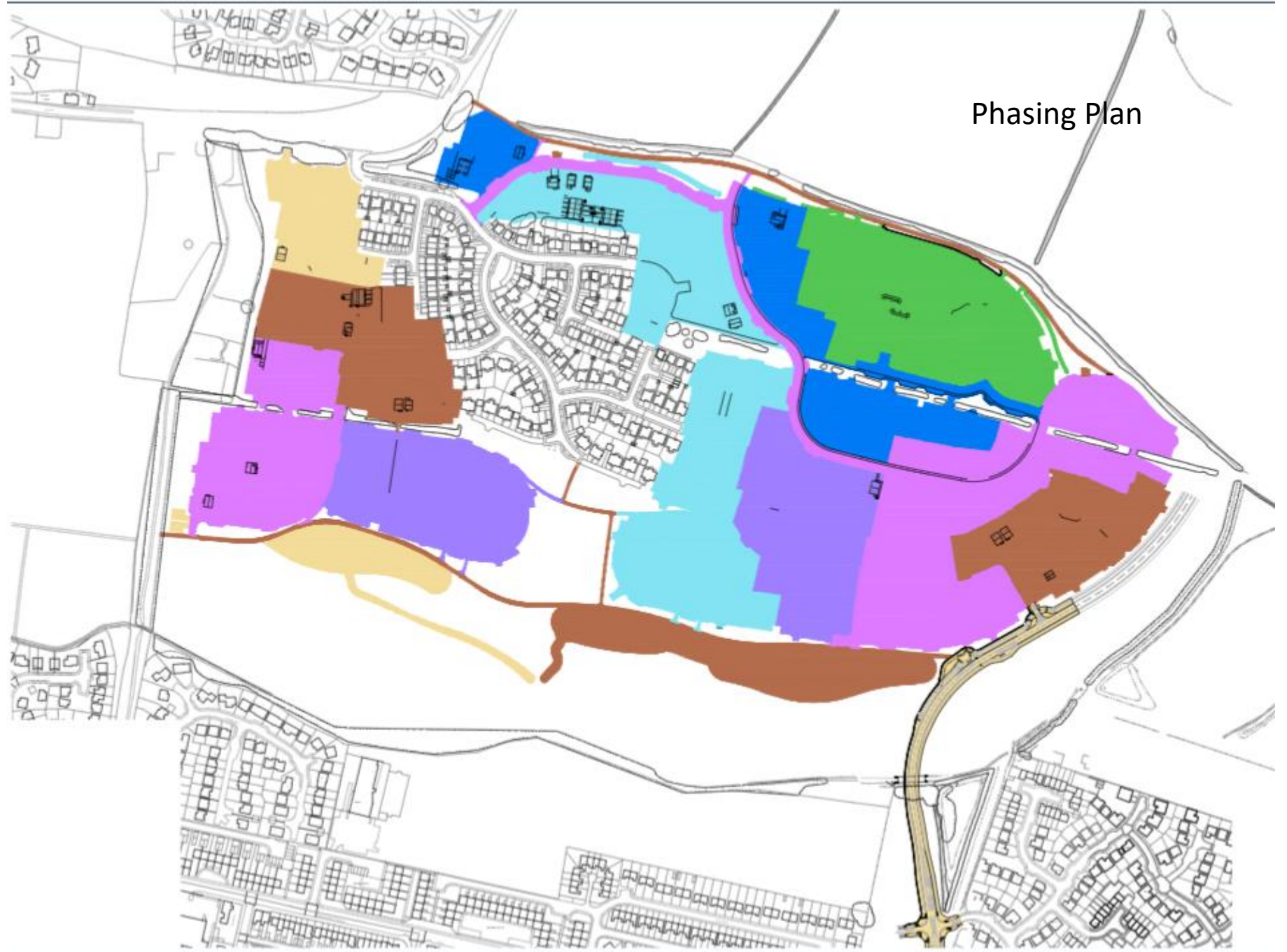


Legend

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

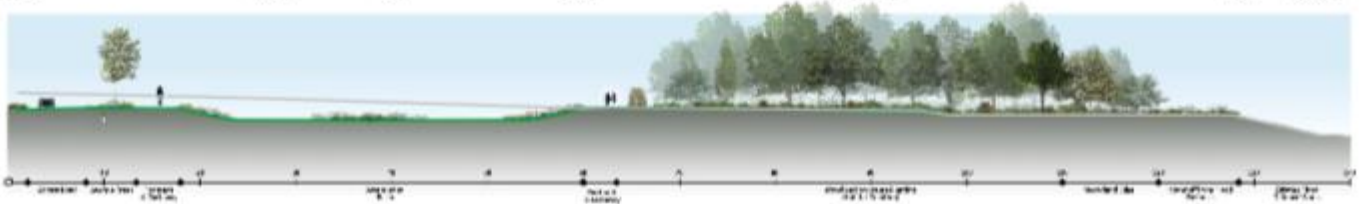
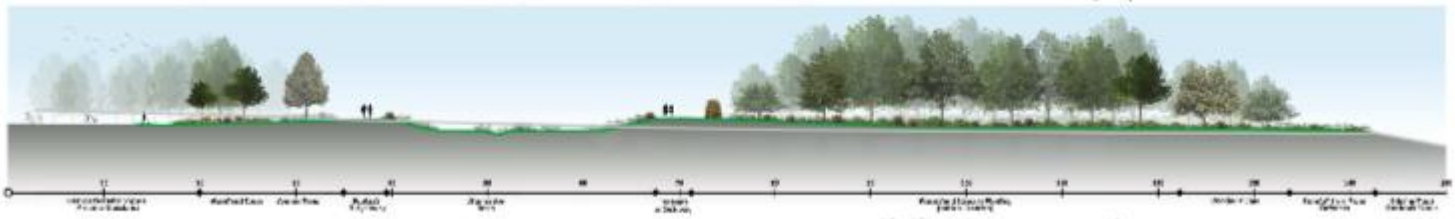
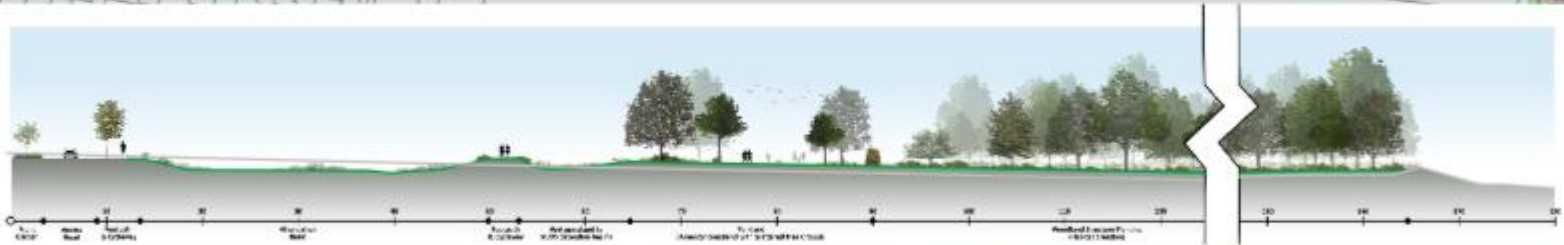
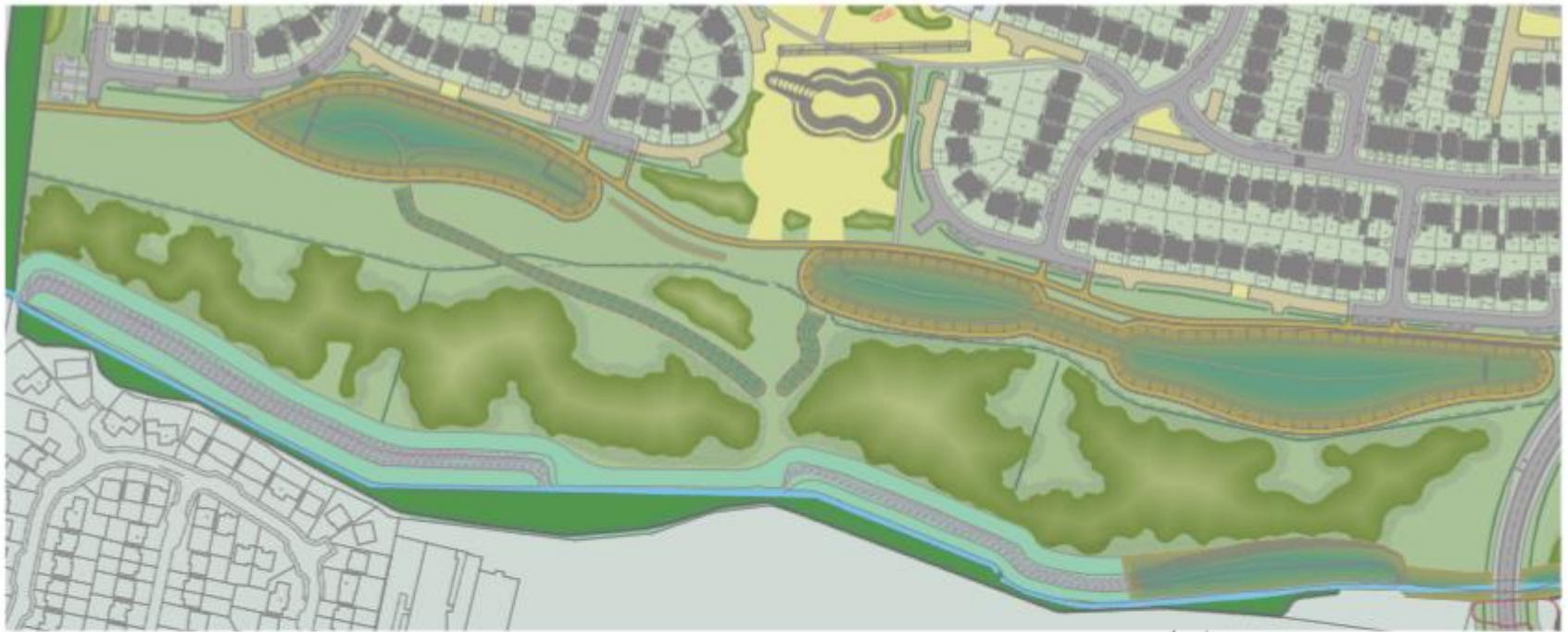


Phasing Plan



Habitat and amenity areas









Elevation A-A



Elevation B-B



Elevation C-C



Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on the ground before commencing any work. If any discrepancy is found, the contractor must report any discrepancy to the architect immediately. The architect is not responsible for the accuracy of dimensions relating to any third party or beyond the boundary of the material represented on this drawing. Any other drawings and documents shall be read in conjunction with this drawing. Copyright © 2018 H&M Architects Ltd. This drawing is copyright and must not be reproduced in any form or media without written consent of H&M Architects Ltd.

REV	DATE	DESCRIPTION
1	12/01/18	Issue for client approval
2	28/01/18	Issue for client approval
3	08/02/18	Issue for client approval



Legend
 Site boundary

BSG | ecology

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 JOB REF: P22-734

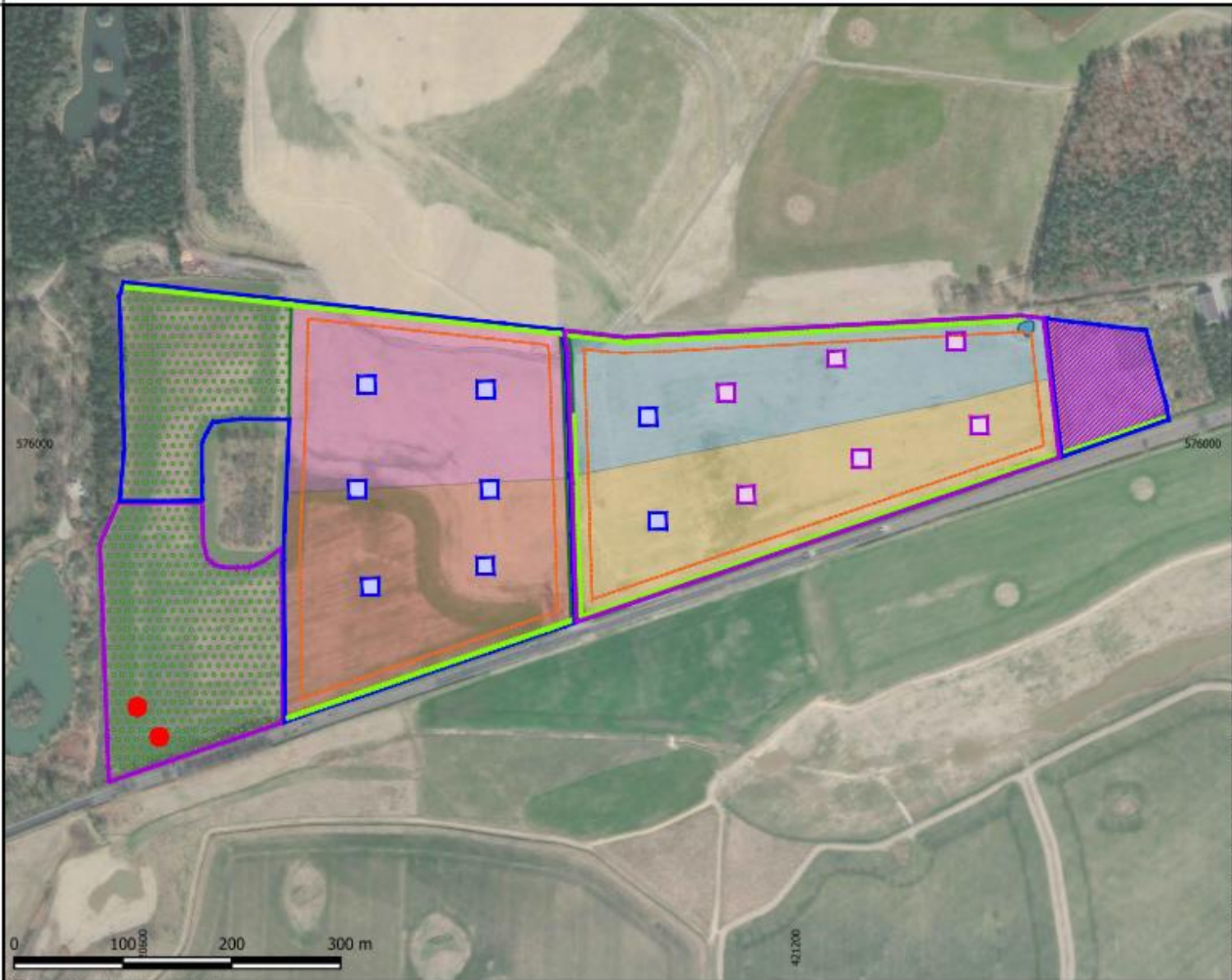
PROJECT TITLE
**KILLINGWORTH BANKS PHASE 2
 DEVELOPMENT**

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
 Source: BSG Ecology survey data





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 Hedgerow
-  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:
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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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