

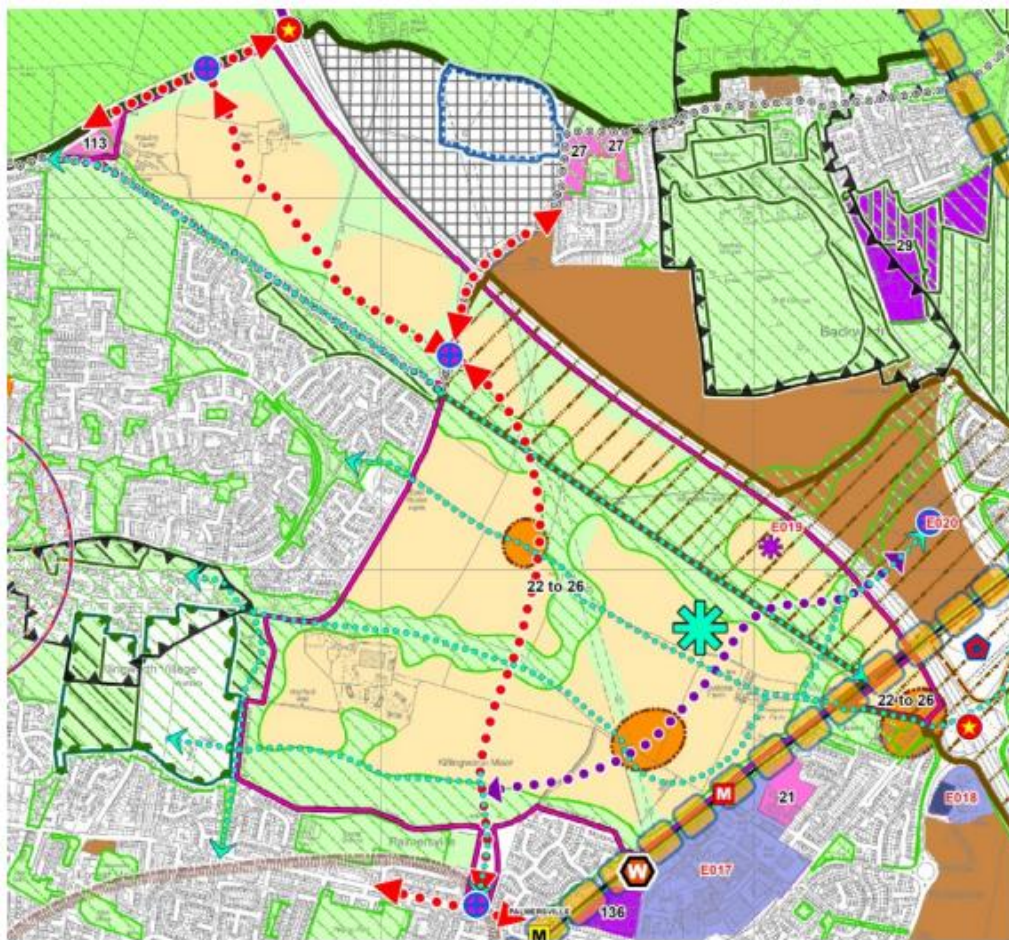
A photograph of a modern, curved glass-walled building under a blue sky with scattered clouds. The building's facade is composed of large glass panels reflecting the sky and surrounding environment. In the foreground, there is a paved walkway on the left, followed by a row of low-lying green shrubs and a dense bed of red flowers. A few young trees are planted in front of the building. The overall scene is bright and clear.

Planning Committee

11 January 2024

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

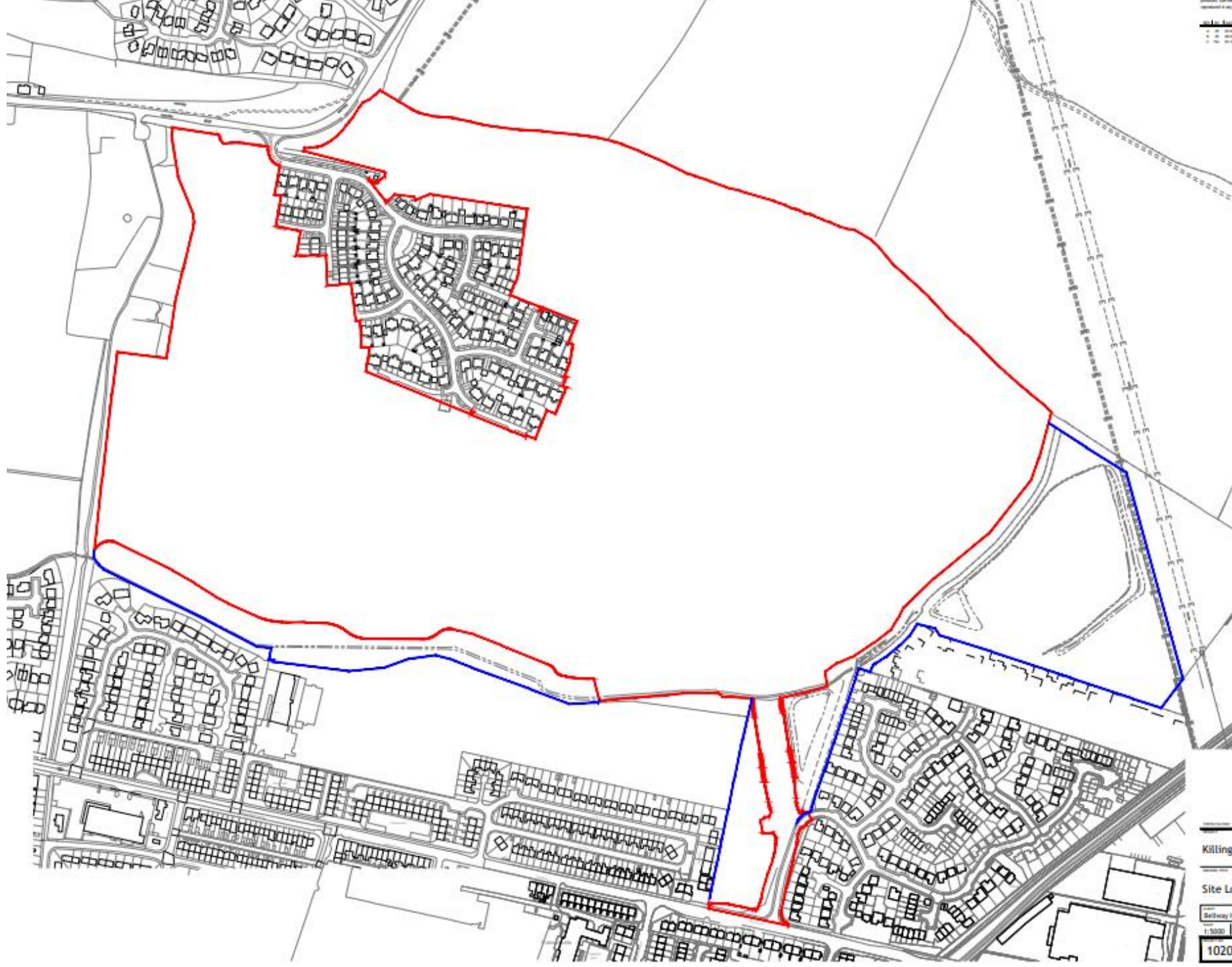


- Strategic Site Boundary
- Indicative Development Zone
- Indicative Mixed-Use Zone
- Indicative Wildlife Corridor
- Indicative Green Amenity Space and Buffer Zone
- +
 Indicative Access Point
- Indicative Principal Highway Routes and Junctions
- Indicative Secondary Highway Routes and Junctions
- ✱ 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

Palmersville M

BENTON SQUARE

Layers

Housing & Care 21

JC Heating Solutions

Chimney Sweeps North East

Icon Entertainments Specialist Wedding &...

Ord & Sons

Backworth P playground

The H ar

n Hill

Forest Hall Workmen Social Club

East Palmersville YPC

Health & Safety Training

Holystone

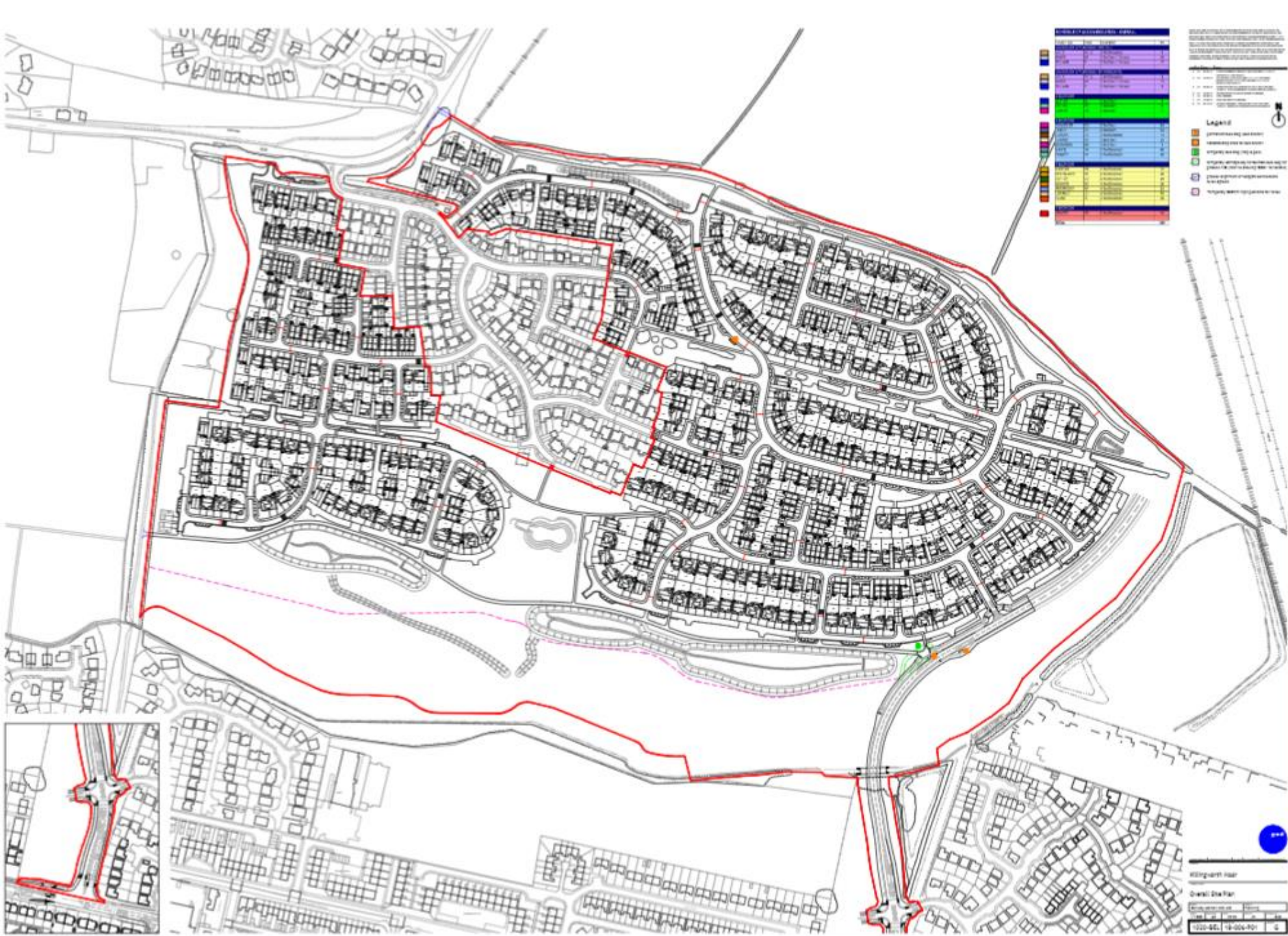
ALDI

Palmersville

Premier

Benton Square Industrial Estate

BENTON SQUARE



Color Key

Blue	Water
Green	Grass
Yellow	Asphalt
Orange	Concrete
Purple	Other

Legend

- Orange square: General building footprint
- Green square: Landscaping
- Purple square: Other

Overall Site Plan
 19-004-901



Legend

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



The net area from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on the field before commencing any work or the contractor must report any discrepancies to the ARCHITECT before commencing any work. Allowing for the quality of the work in any way. The ARCHITECT shall be held responsible for the accuracy of dimensions relating to any drawings or reports the quantity of the material required for the work. Any other drawings and documents shall be taken to be part of a contract and shall be subject to the same copyright as this drawing. Copyright © 2018 HOKU ARCHITECTS LTD. This drawing is copyright and must be reproduced in any form or media without written consent of HOKU ARCHITECTS LTD.

REV	DATE	DESCRIPTION
1	13/03/18	Site change as per client email 23/11/17 and 24/11/17. 2D and 3D views added 21/11/17. 2D/3D/11/17
2	28/04/18	Architectural provision increased to 4% as per client email 15/04/18. Planning comments following meeting 15/04/18.
3	03/09/18	Revised 4% to be used in Stephenson Park.



Elevation A-A



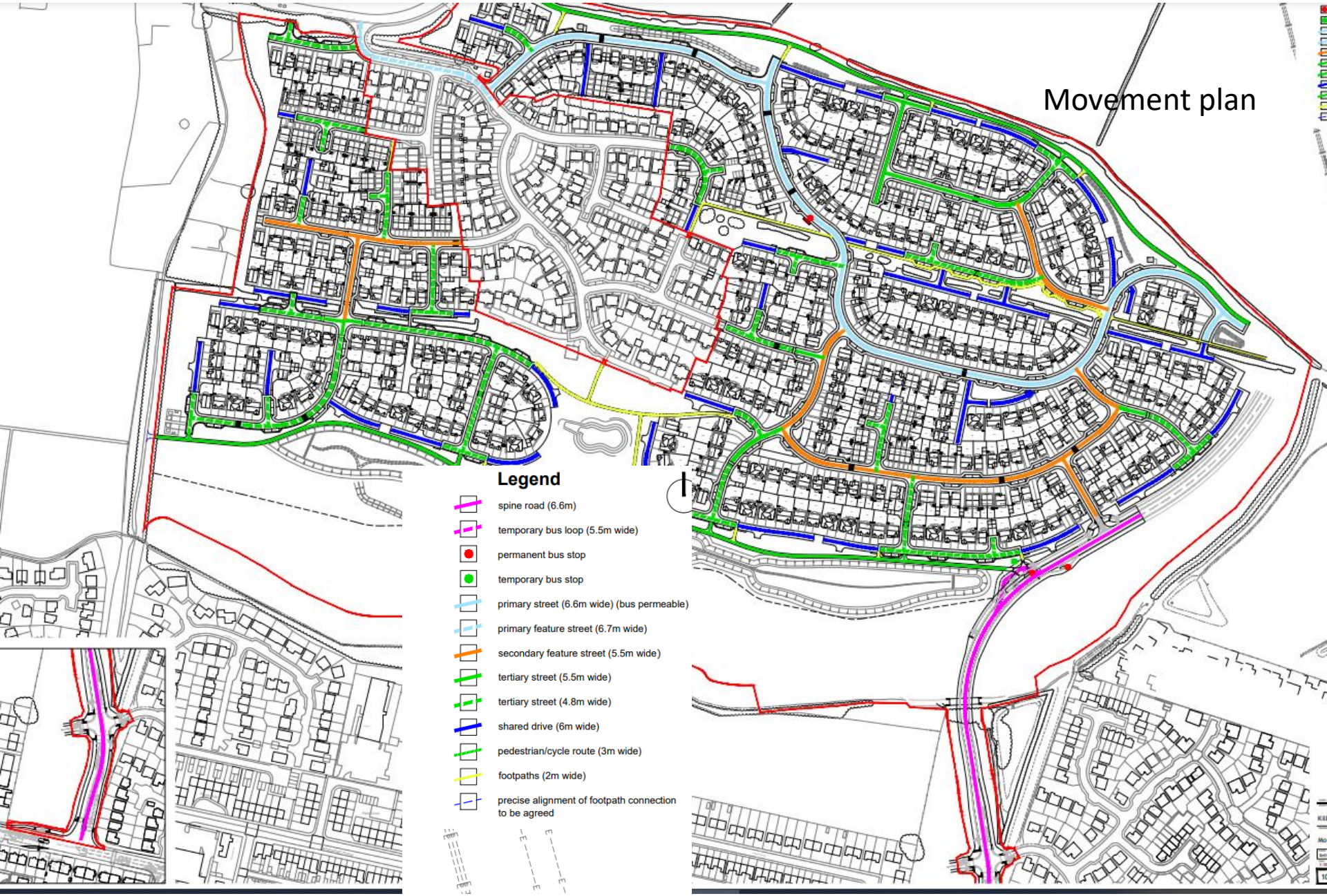
Elevation B-B










Elevation C-C

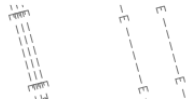


Movement plan



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



Map scale: 1:5000
Map date: 2023
Map author: [Name]
Map title: [Title]

Habitat and amenity areas



Habitat and amenity areas

Habitat and amenity areas

Habitat and amenity areas

Habitat and amenity areas

Habitat and amenity areas

Habitat and amenity areas



DO NOT SCALE FROM THIS DRAWING

■ Red boundary
■ Green
■ Tree canopy
■ Yellow
■ Blue
■ Purple
■ Pink
■ Grey
■ Black
■ White
■ Light Grey
■ Light Green
■ Light Blue
■ Light Purple
■ Light Pink
■ Light Yellow
■ Light Brown
■ Light Grey 2
■ Light Black
■ Light White
■ Light Light Grey
■ Light Light Green
■ Light Light Blue
■ Light Light Purple
■ Light Light Pink
■ Light Light Yellow
■ Light Light Brown

Area	Plant Species
1	...
2	...
3	...

Area	Plant Species
4	...
5	...
6	...

Area	Plant Species
7	...
8	...
9	...

Area	Plant Species
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...

BELLYWAY HOMES (NORTH EAST)
BANKS PROPERTY

KILLINGWORTH MOOR PHASE 1 SOUTH

LANDSCAPE STRATEGY

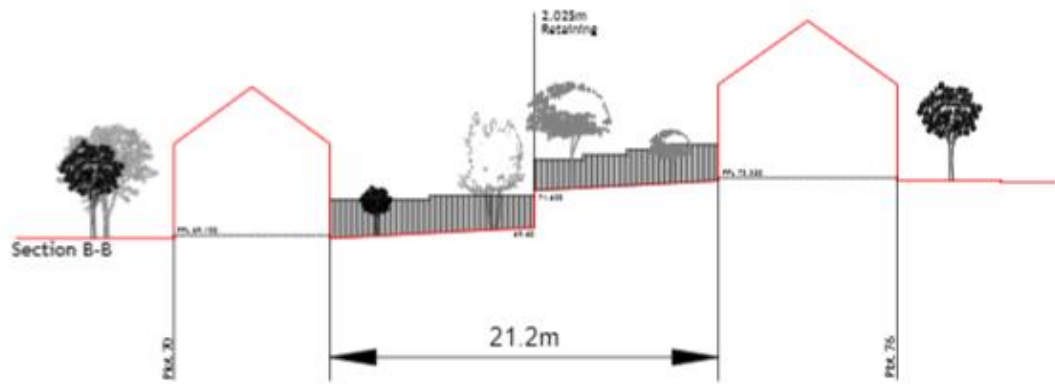
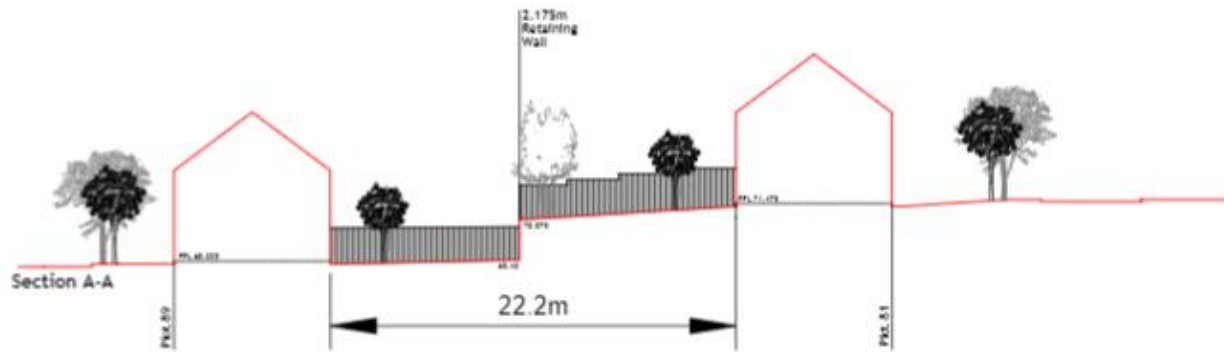
NT1-0000 - Figure 0.0

Scale: 1:1250

DATE: 2019

wardell
amstrong

SEE INSET A



Do not scale from this drawing. This drawing is a representation of the site and does not constitute a contract. The contractor shall be responsible for the design and construction of the retaining wall. The contractor shall be responsible for the design and construction of the retaining wall. The contractor shall be responsible for the design and construction of the retaining wall. The contractor shall be responsible for the design and construction of the retaining wall.

Scale: 1:50
 1: 10m
 2: 20m
 3: 30m



Killingworth Moor

Site Sections

Section	Length (m)	Height (m)	Notes
A-A	22.2	2.175	
B-B	21.2	2.025	
C-C	11.4	0.975	

1020-BEL 18-006-P14 C



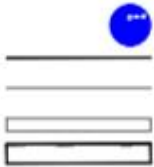
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[Symbol]	[Text]

Mungah Park
Site Layout Plan (Final)
1:200 (A1) 18-09-2024





- Legend
- Area reserved for parking
 - Area reserved for landscaping
 - Area reserved for playground
 - Area reserved for sports field
 - Area reserved for community center
 - Area reserved for other uses







Right of way

Legend

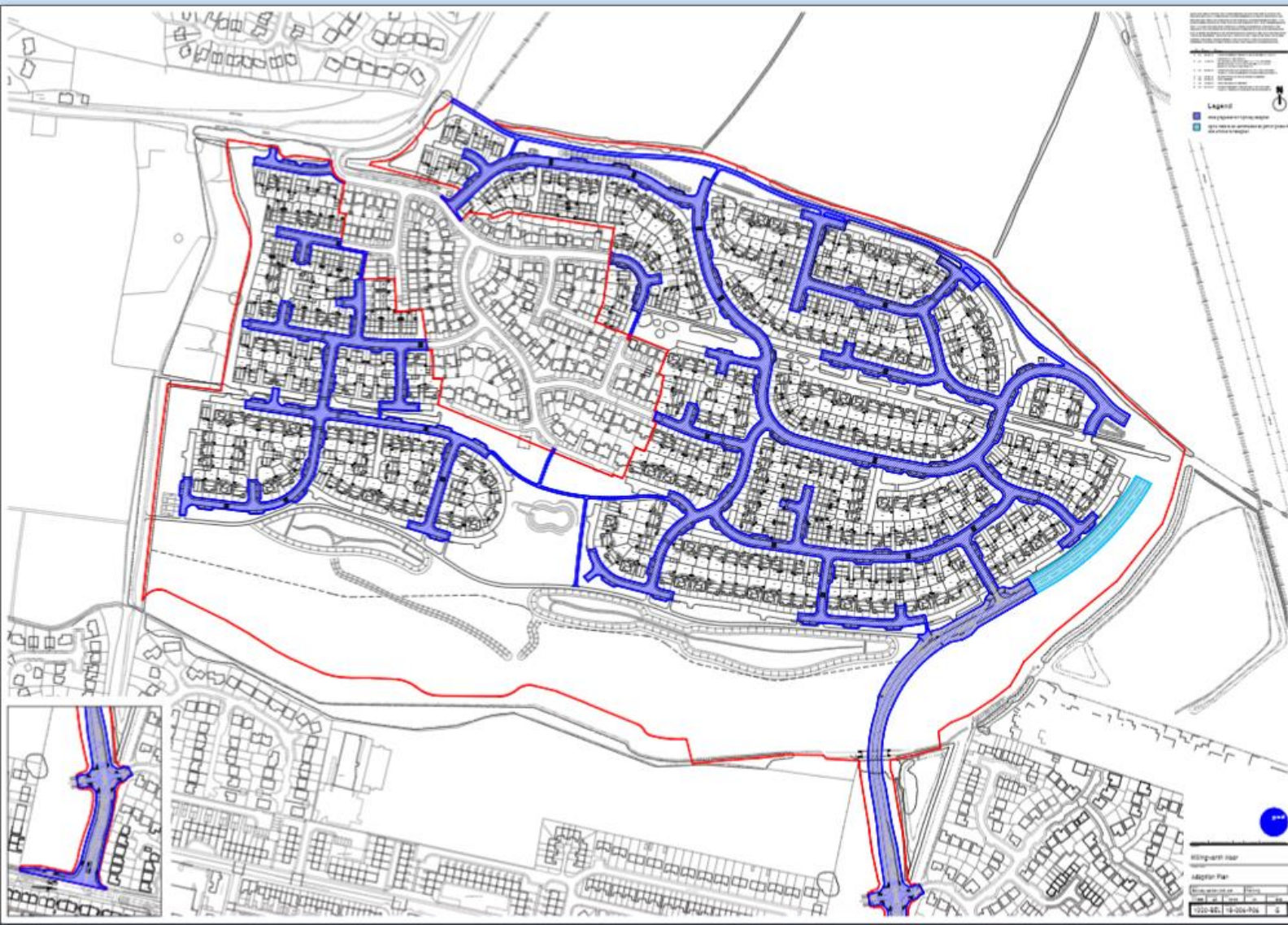
- existing public right of way
- existing public right of way to be diverted
- proposed diverted public right of way
- precise alignment of footpath connections to be agreed

Legend

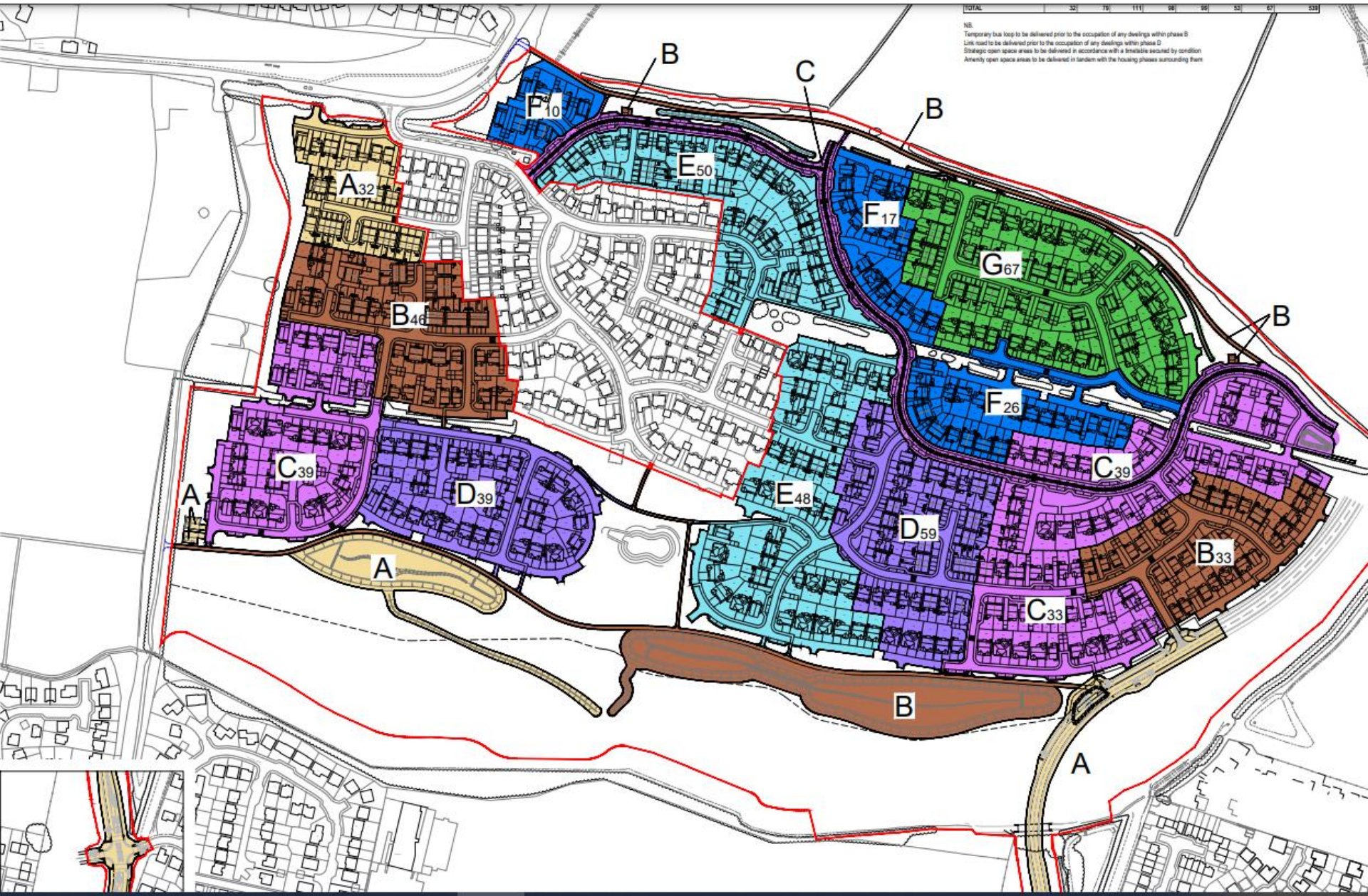
-  existing public right of way
-  existing public right of way to be diverted
-  proposed diverted public right of way
-  precise alignment of footpath connections to be agreed

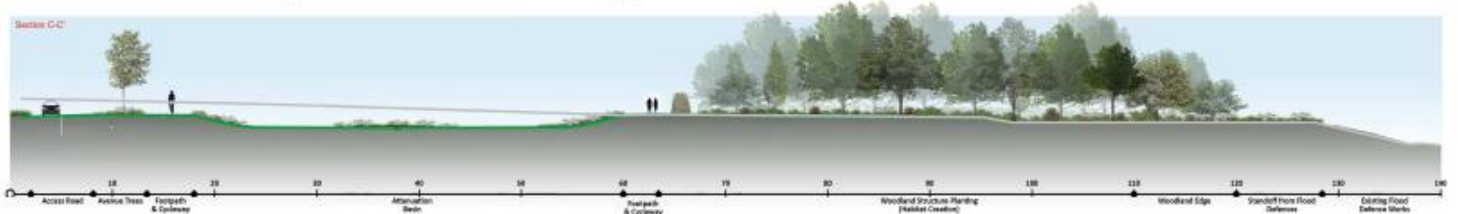
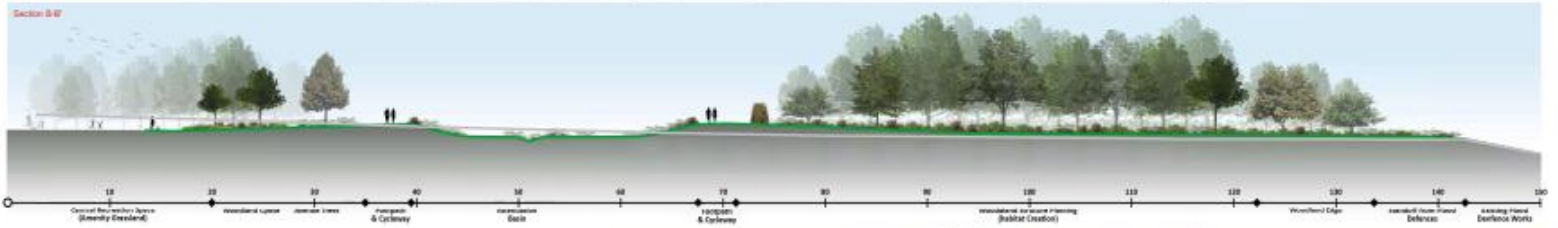
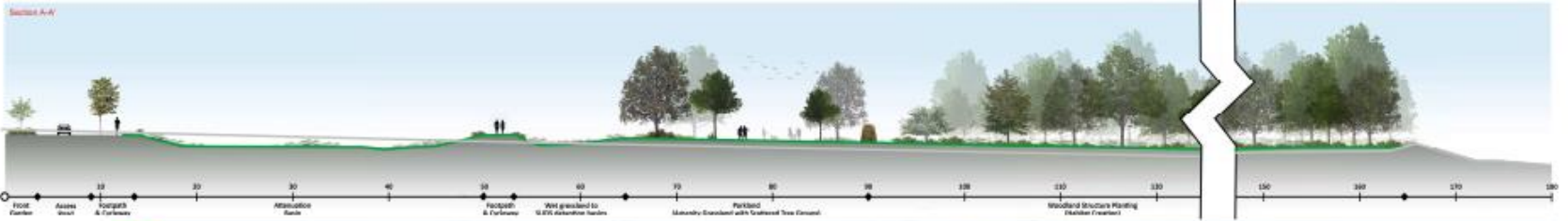


Adoption Plan



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

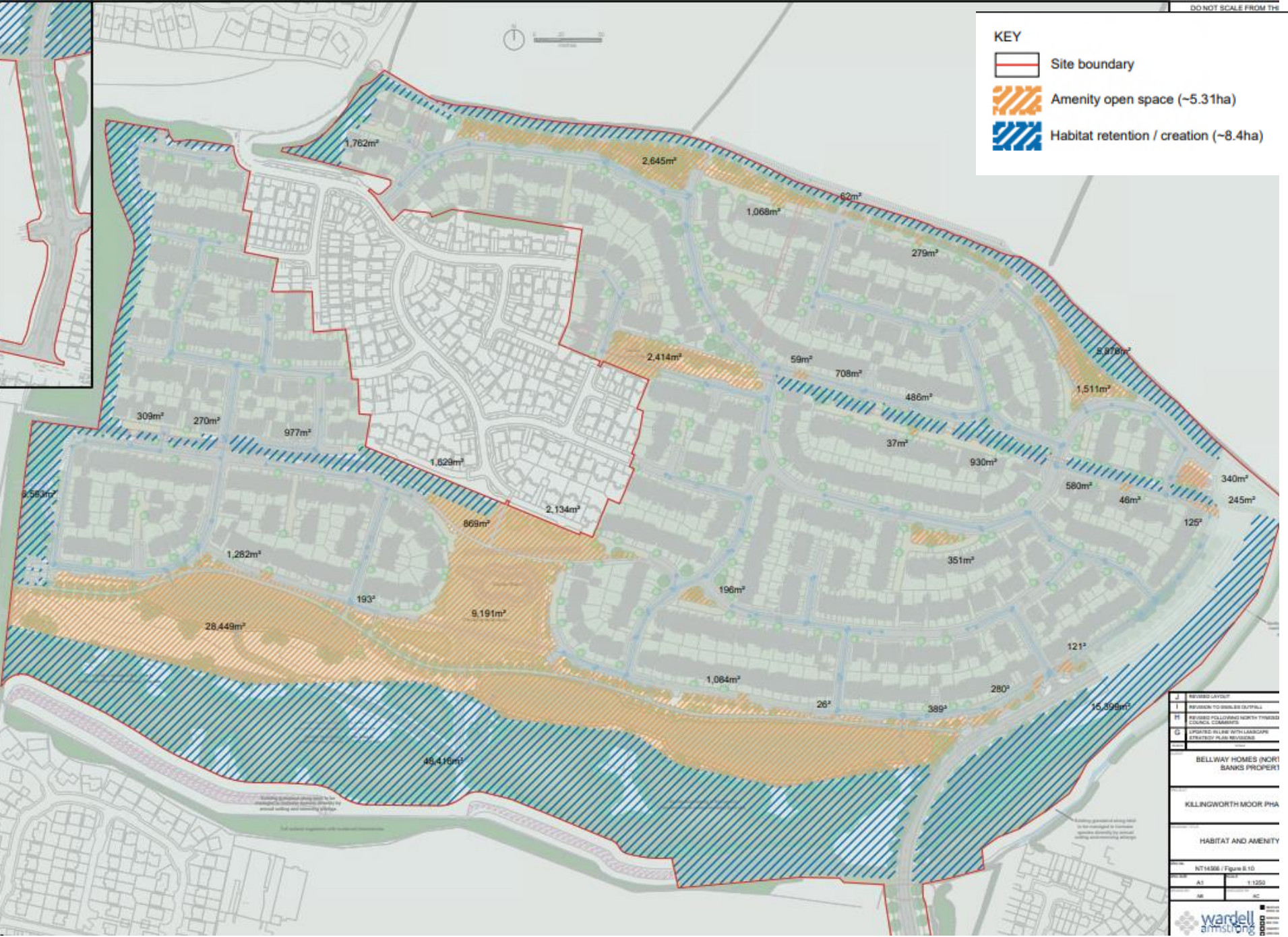






KEY

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



J	REVISED LAYOUT
I	REVISION TO INLETS/OUTFALL
II	REVISION FOLLOWING NORTH THAMES COUNCIL COMMENTS
10	UPDATED PLANS WITH LANDSCAPE STRATEGY PLAN REVISIONS
<p>BELLWAY HOMES (NORTH BANKS) PROPERTY</p> <p>KILLINGWORTH MOOR PHA</p> <p>HABITAT AND AMENITY</p> <p>NT14568 / Figure 8.10</p> <p>A1 1:1250</p> <p>10B 10C</p>	







Legend
 Site boundary

BSG | ecology

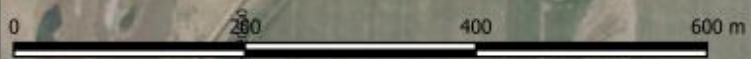
OFFICE: NEWCASTLE
 T: 0191 303 8964 JOB REF: P22-734

PROJECT TITLE
**KILLINGWORTH BANKS PHASE 2
 DEVELOPMENT**

DRAWING TITLE
Figure 1: Location Plan

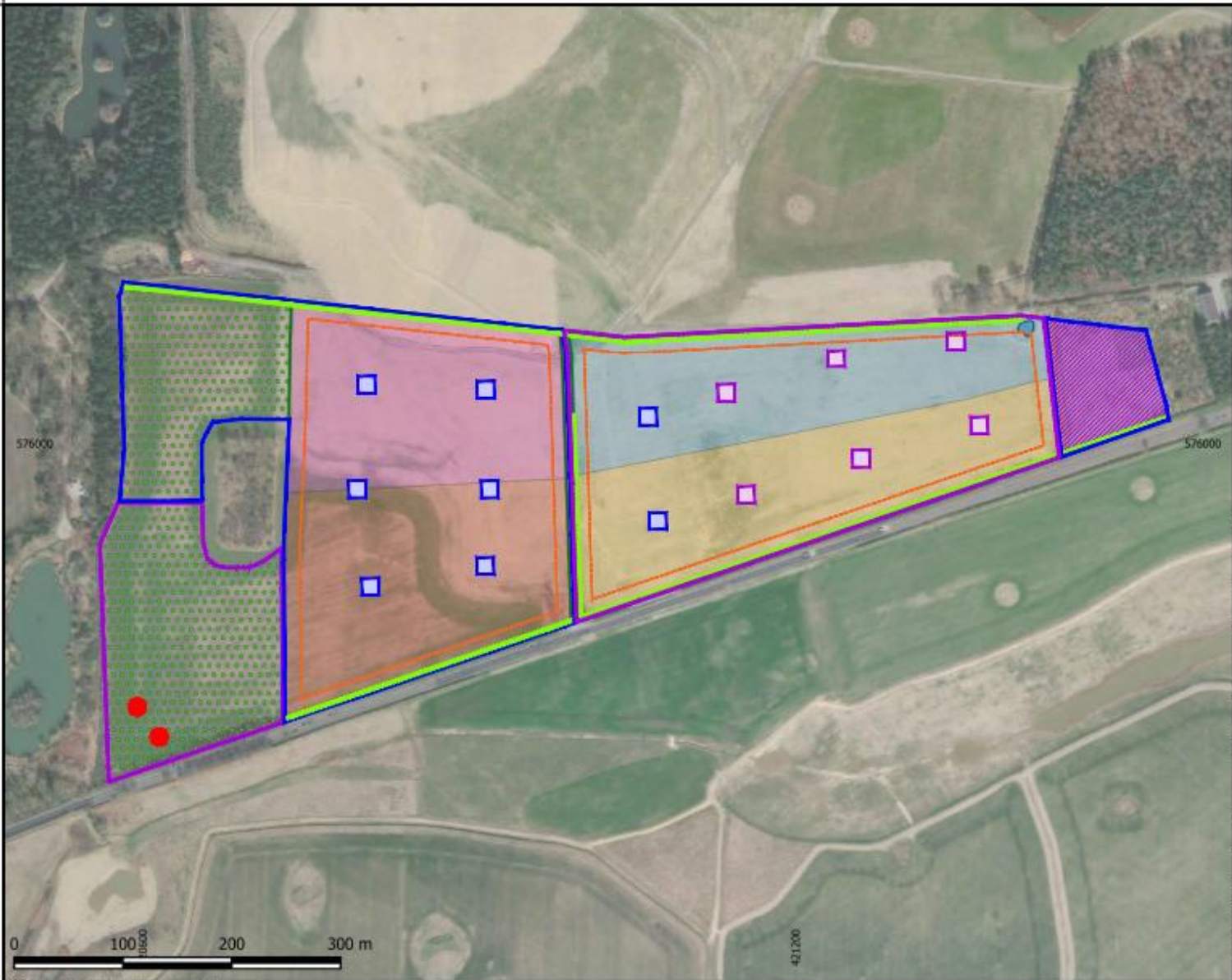
DATE: 15/12/2022 CHECKED: SB SCALE: 1:4,000
 DRAWN: BH APPROVED: SB VERSION: 1.0

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



















421200
 576000
 421200
 576000

Approved by: BH



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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