

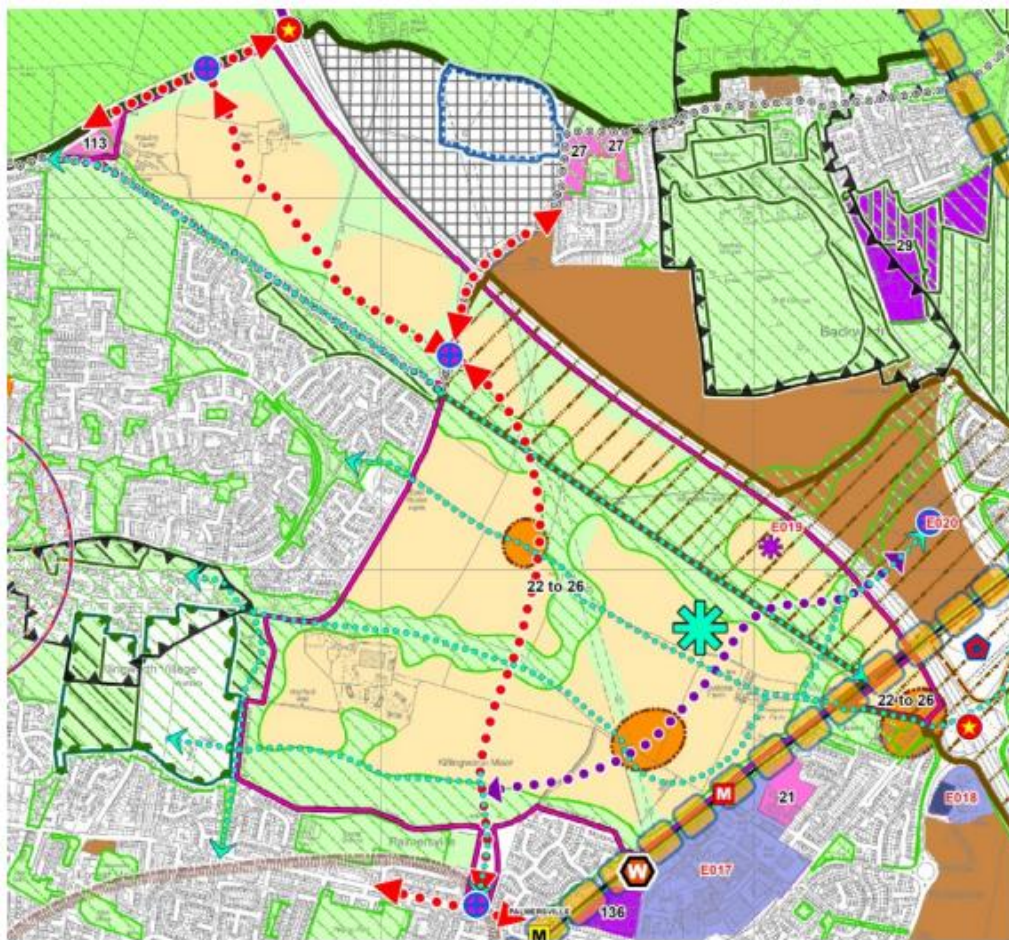


Planning Committee

11 January 2024

19/01095/FULES

- 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

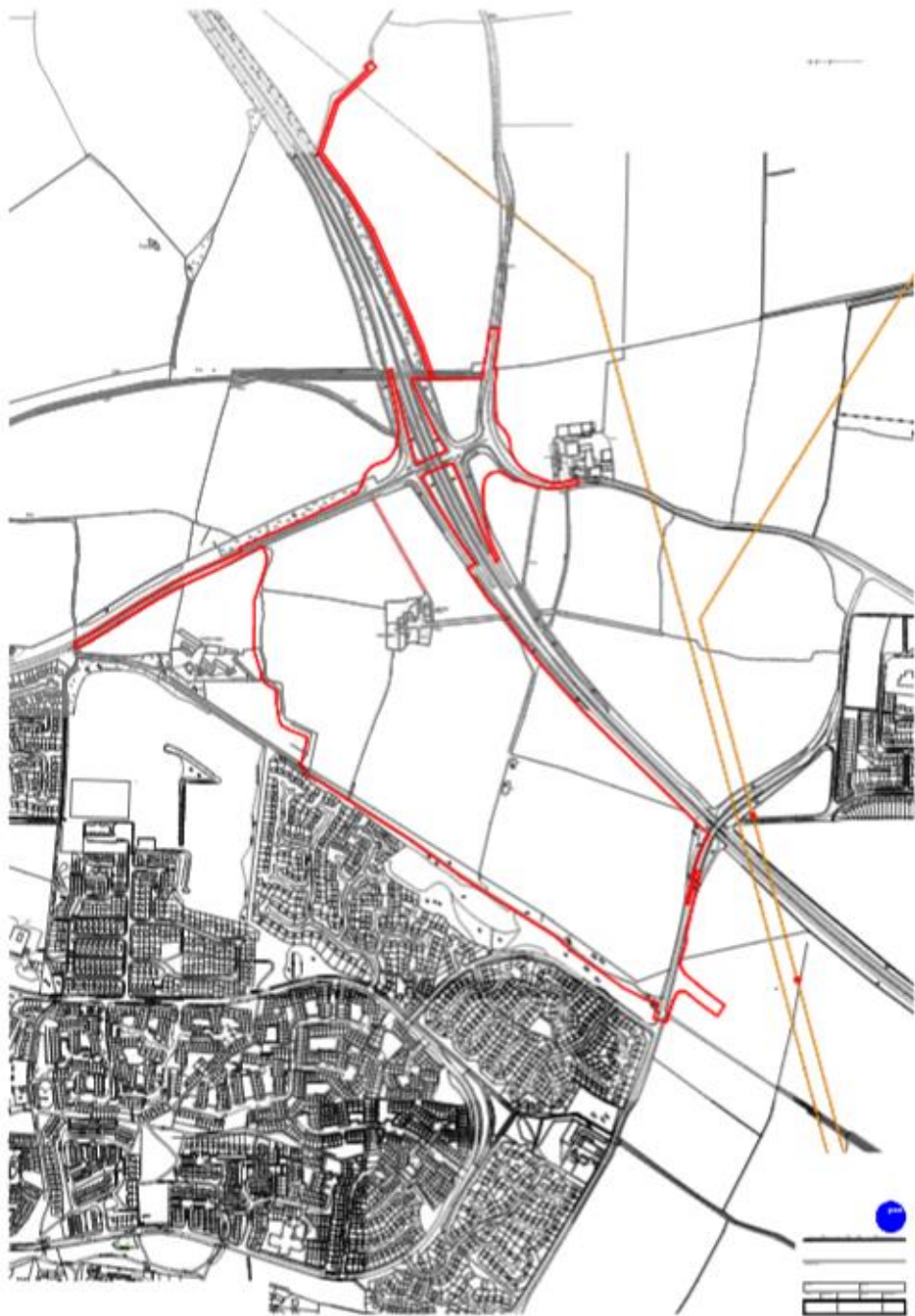


- Strategic Site Boundary
- Indicative Development Zone
- Indicative Mixed-Use Zone
- Indicative Wildlife Corridor
- Indicative Green Amenity Space and Buffer Zone
- + Indicative Access Point
- ▶ Indicative Principal Highway Routes and Junctions
- ▶ Indicative Secondary Highway Routes and Junctions
-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

Map 21 - Killingworth Moor Indicative Concept Plan









Backworth

Hillheads Farm Shop

Amberley Driving School

Classic French Polishing
by W Matthewson

BWR Cleaning

Havelock Place

Dial a Dog
Wash - Tyneside

Universal
And Plum

PIXX MEDIA LIM

Killingworth Way

Simonside Way

B1322

B1322

B1317

B1317

A19

A19

A19

A19

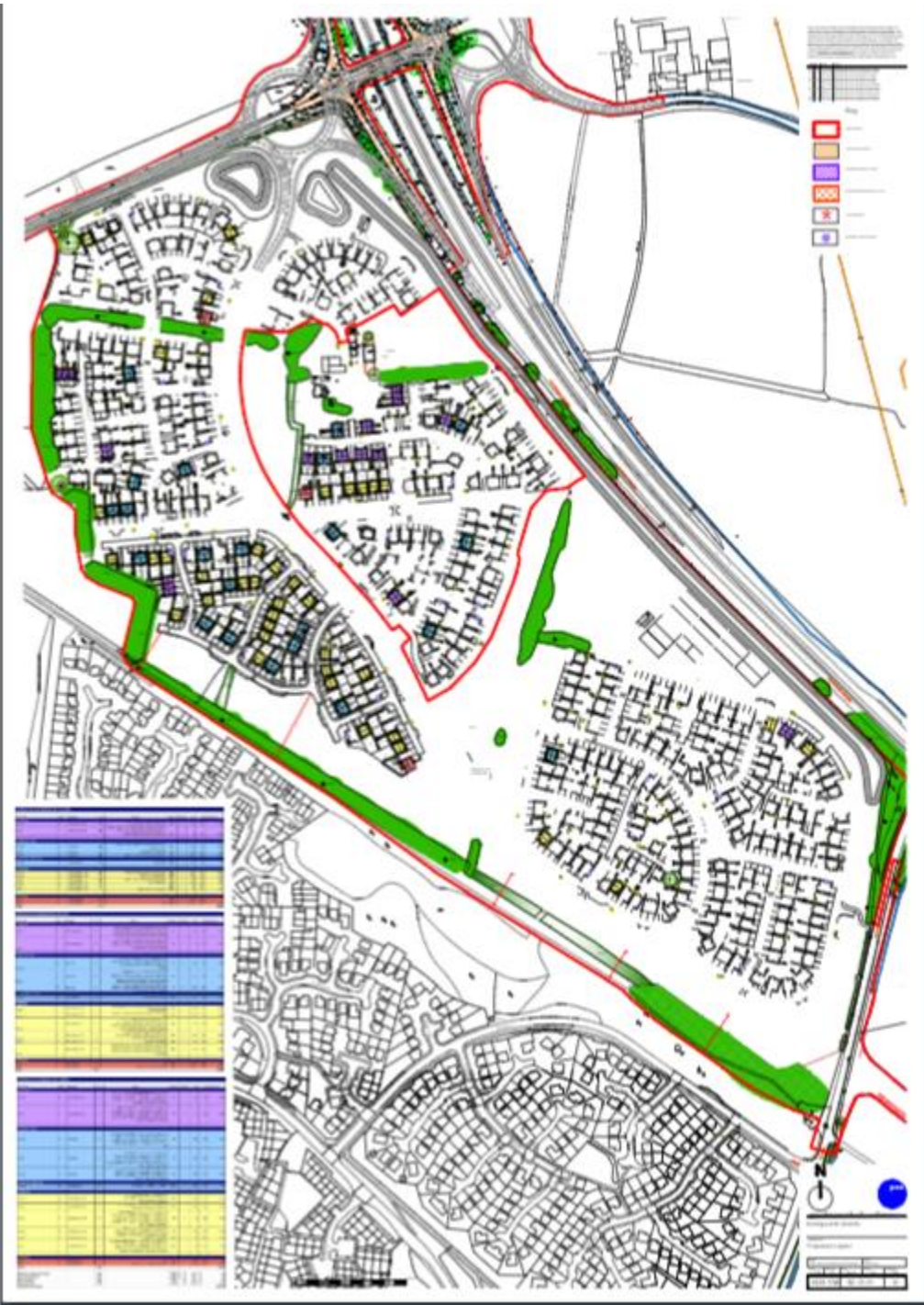
Northgate

E Bailey

E Bailey

North

One S



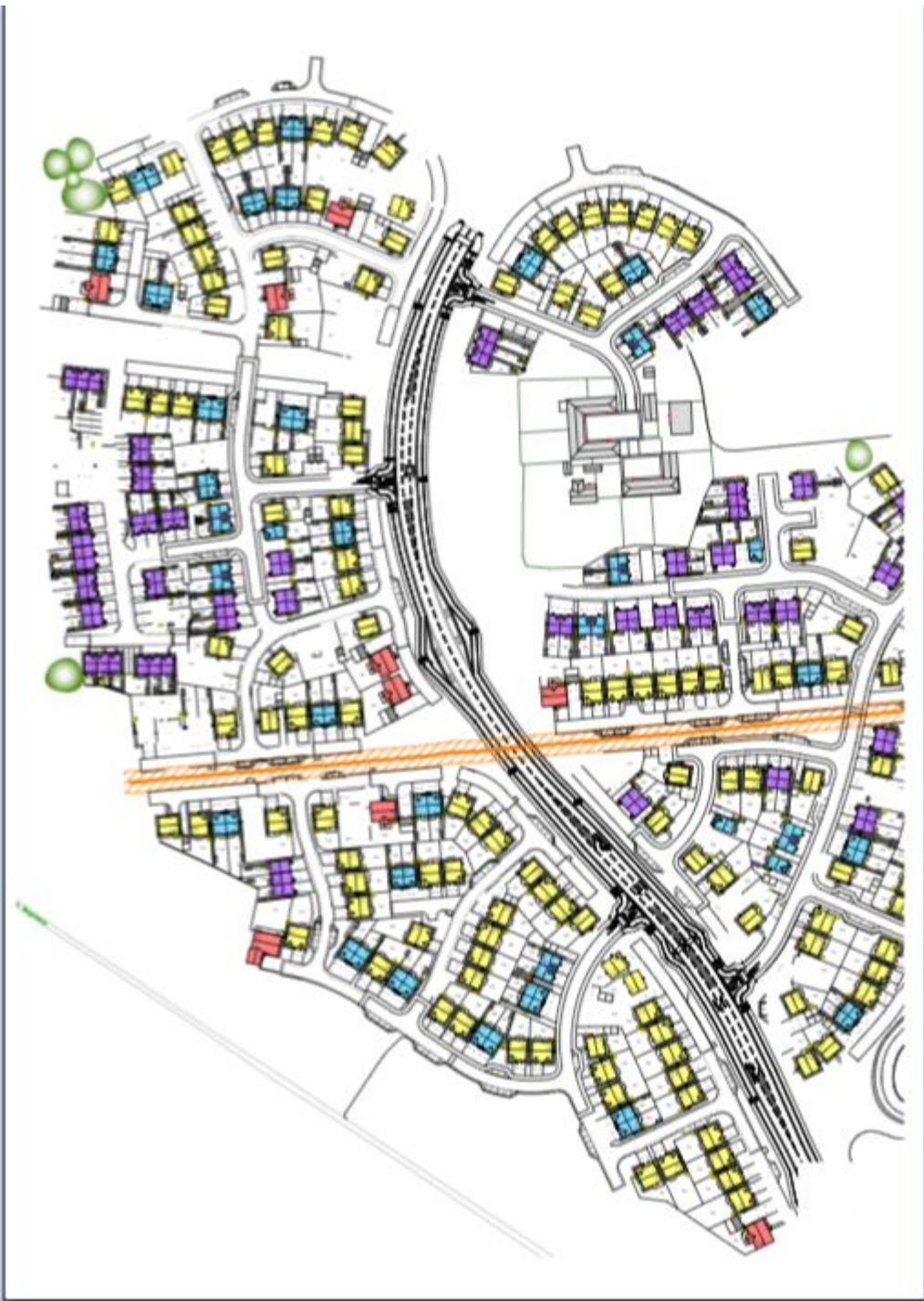
Outline phase

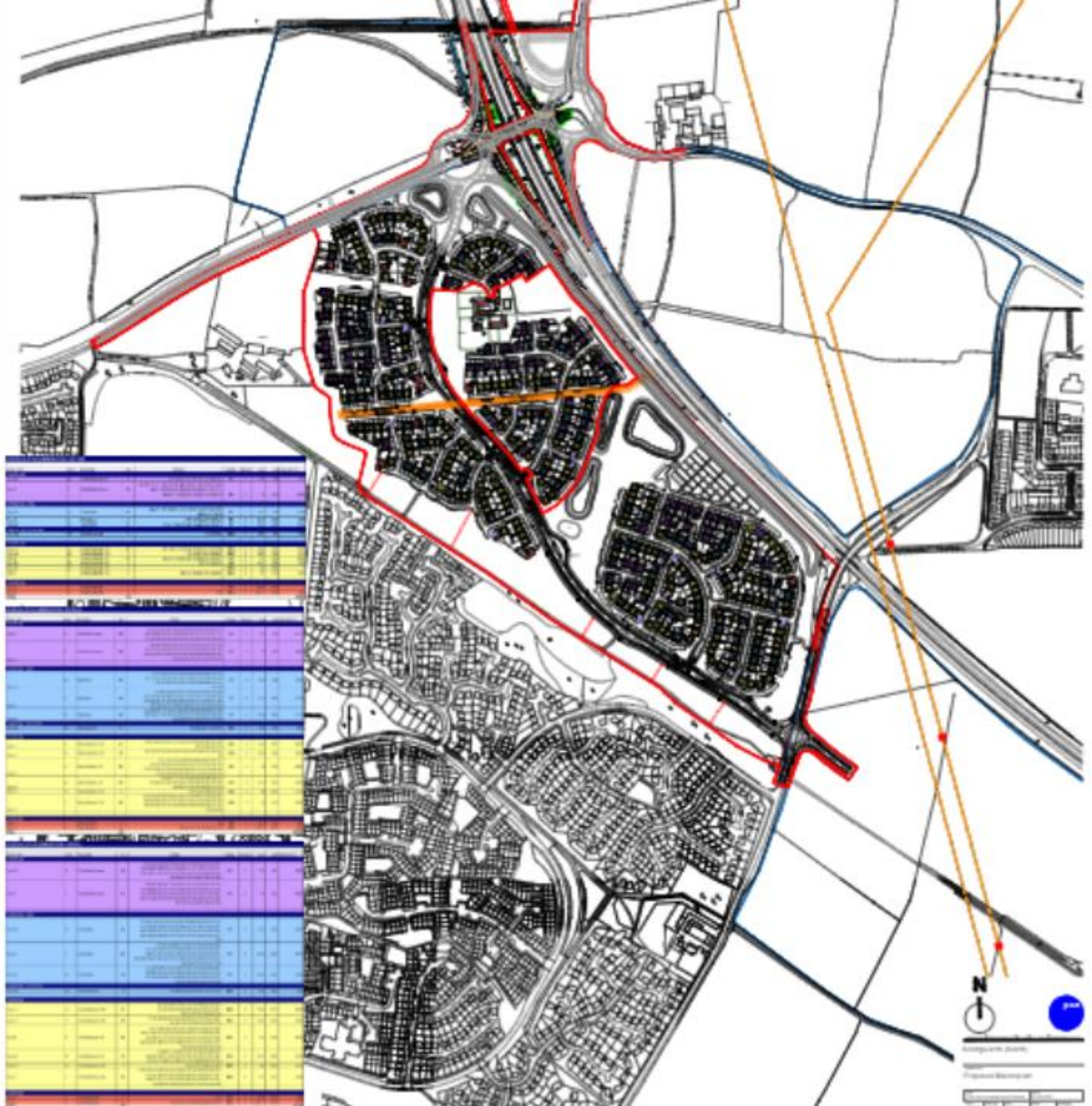


South-eastern phase



Western phase







NOTES

1. All dimensions are in meters unless otherwise stated.
2. The site plan is based on the existing topography and should be used in conjunction with the site survey.
3. The site plan is subject to the approval of the relevant authorities.
4. The site plan is for information only and should not be used for construction purposes.
5. The site plan is based on the existing site conditions and should be used in conjunction with the site survey.
6. The site plan is subject to the approval of the relevant authorities.
7. The site plan is for information only and should not be used for construction purposes.
8. The site plan is based on the existing site conditions and should be used in conjunction with the site survey.
9. The site plan is subject to the approval of the relevant authorities.
10. The site plan is for information only and should not be used for construction purposes.

Item	Description	Quantity
1	Planting	100
2	Planting	200
3	Planting	300
4	Planting	400
5	Planting	500
6	Planting	600
7	Planting	700
8	Planting	800
9	Planting	900
10	Planting	1000

LEGEND

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DO NOT

KEY

- Erosion control S&T and C
- Drain
- Appl
- Existing veget
- Grass
- Agri
- Impv
- HWY
- Proposed Land**
- Grass
- Soil
- Soil
- Pave
- Walk
- Walk

C	Specs
B	Amend
A	Update

CLIENT
Nor

PROJECT
KIL

DRAWING TITLE
Propo
fo

DRG No
NT15

DRG SIZE
A3

DRAWN BY
AB



LANDSCAPE MATERIALS SCHEDULE

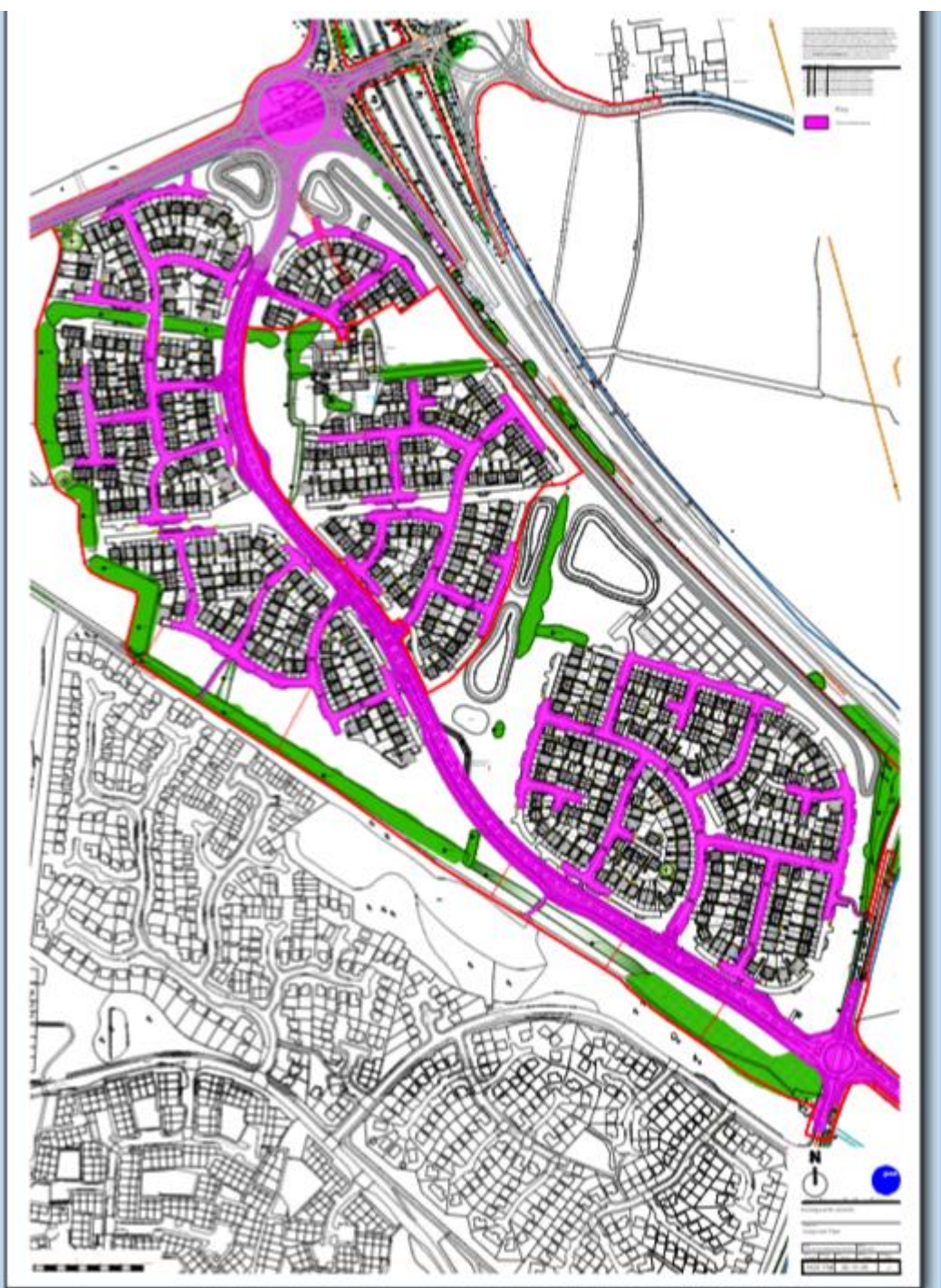
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1.01	1.00	100% FILL	CU YARD
1.02	1.00	100% FILL	CU YARD
1.03	1.00	100% FILL	CU YARD
1.04	1.00	100% FILL	CU YARD
1.05	1.00	100% FILL	CU YARD
1.06	1.00	100% FILL	CU YARD
1.07	1.00	100% FILL	CU YARD
1.08	1.00	100% FILL	CU YARD
1.09	1.00	100% FILL	CU YARD
1.10	1.00	100% FILL	CU YARD
1.11	1.00	100% FILL	CU YARD
1.12	1.00	100% FILL	CU YARD
1.13	1.00	100% FILL	CU YARD
1.14	1.00	100% FILL	CU YARD
1.15	1.00	100% FILL	CU YARD

Site and Landscape Planning Inc. 2015

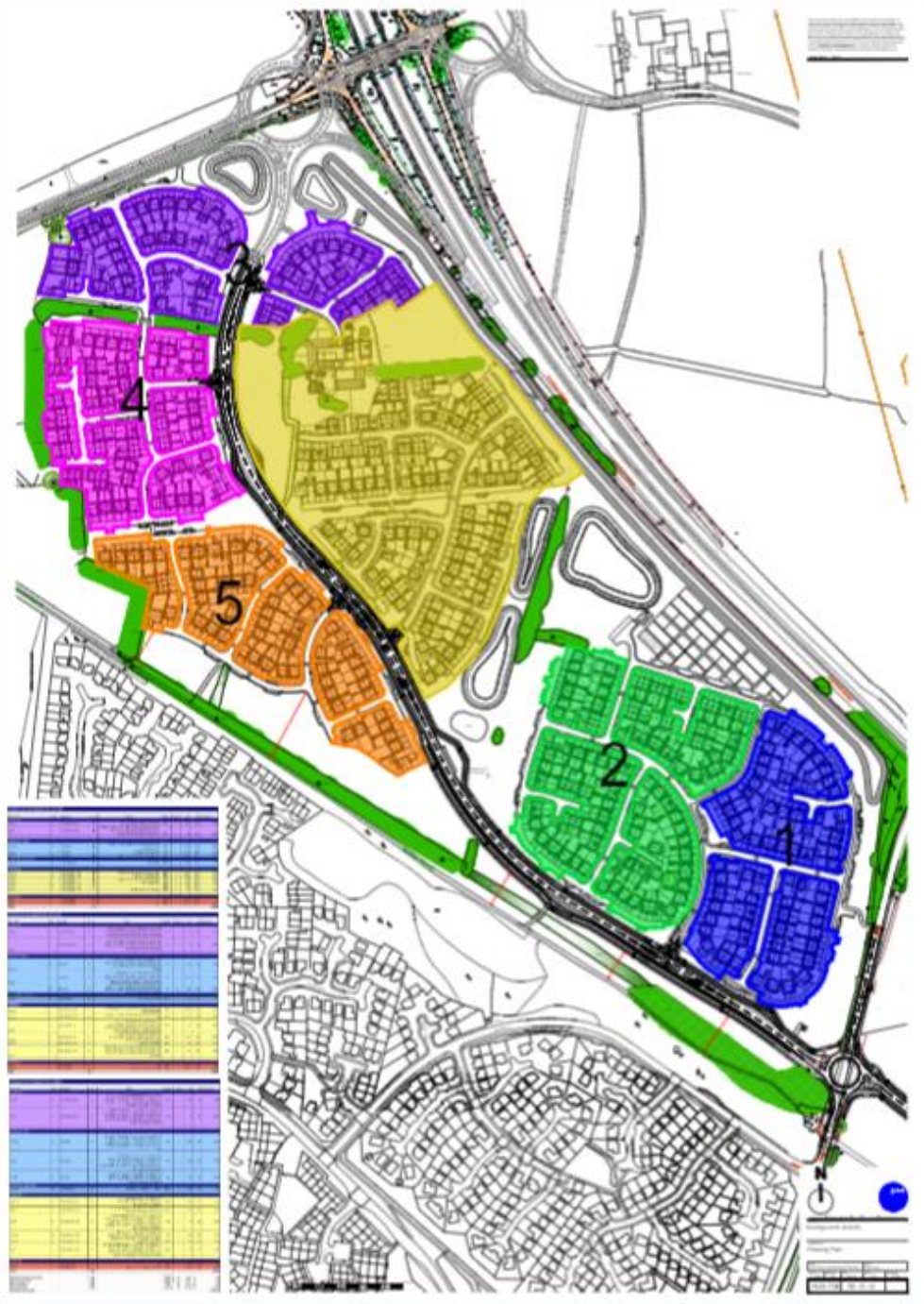
APPROVED	DATE	BY
[Signature]	11/11/15	AB
[Signature]	11/11/15	AB
[Signature]	11/11/15	AB

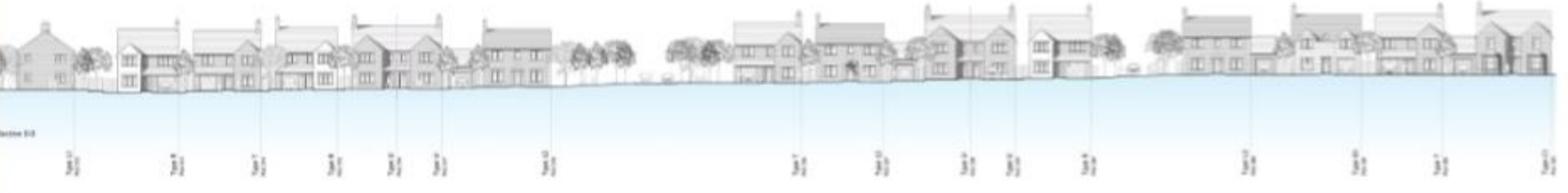
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Adoption Plan



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

BSG | ecology

OFFICE: NEWCASTLE
T: 0191 303 8964

JOB REF: P22-716

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

