

Planning Appeal at Newcastle City Heliport, Railway Street

This page is dedicated to the Planning Public Inquiry at the Newcastle City Heliport, Railway Street, Newcastle upon Tyne, NE4 7AD.

An appeal has been lodged by MB European Limited (“the Appellants”) to the Secretary of State for Housing, Communities and Local Government against refusal of planning consent for 2021/2349/01/EIA at the above address by Newcastle City Council.

An Inspector, John Dowsett, will hold an Inquiry to decide the Appeal.

The Inquiry will be held October 21 2025 – October 31 2025.

Planning Inspectorate Reference:

APP/M4510/W/15/3367599 - [Reference: APP/M4510/W/25/3367599](#)

Proposal

The Appeal was by MB European Limited regarding the refusal of planning application for:

Demolition of existing structures on the site and its redevelopment for up to 356 dwellings in a series of 4 to 7 storey high blocks with associated underground car parking, landscaping and engineering works as amended by plans and further supporting documents received 12 September 2024 and 26 September 2024 (Local Planning Authority Reference: 2021/2349/01/EIA (View - [NEWC | Newcastle City Council Online | Application | 129806](#))) (Planning Inspectorate Reference: APP/M4510/W/25/3367599).

Timetable for Inquiry:

https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=557851&public_record_id=129806

Document List

Development Plan & Policy Documents			
Reference	Title	URL	Author
POL/01	Newcastle and Gateshead Core Strategy and Urban Core Plan 2010-2030 (CSUCP) – Adopted 26 March 2015	https://www.newcastle.gov.uk/sites/default/files/2019-01/planning_for_the_future_core_strategy_and_urban_core_plan_2010-2030.pdf	Newcastle City Council & Gateshead Council
POL/02	Newcastle and Gateshead Development and Allocations Plan 2015-2030 (DAP) adopted 24 June 2020	https://www.newcastle.gov.uk/sites/default/files/2020-06/DAP%20FINAL%20Adoption%20-%20Online%20Version.pdf	Newcastle City Council

POL/03	Maintaining Sustainable Communities SPD	https://www.newcastle.gov.uk/sites/default/files/2019-01/6.1_maintaining_sustainable_communities_spd_v1.pdf	Newcastle City Council
POL/04	Archaeology and Development SPD	https://www.newcastle.gov.uk/sites/default/files/2019-01/Archaeology_and_Development_SPD_May_17_2007.pdf	Newcastle City Council
POL/06	Planning Obligations SPD	https://www.newcastle.gov.uk/sites/default/files/planning/policy/Planning%20Obligations%20SPD%2029.07.22.pdf	Newcastle City Council
POL/07	National Design Guide	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf	Ministry of Housing, Communities & Local Government
POL/08	PPG Chapter: Appropriate Assessment	https://www.gov.uk/guidance/appropriate-assessment	Ministry of Housing, Communities & Local Government
POL/09	PPG Chapter: Biodiversity net gain	https://www.gov.uk/guidance/biodiversity-net-gain	Ministry of Housing, Communities & Local Government
POL/10	PPG Chapter: Brownfield Land Registers	https://www.gov.uk/guidance/brownfield-land-registers	Ministry of Housing, Communities & Local Government

POL/11	PPG Chapter: Climate Change	https://www.gov.uk/guidance/climate-change	Ministry of Housing, Communities & Local Government
POL/12	PPG Chapter: Design- process and tools	https://www.gov.uk/guidance/design	Ministry of Housing, Communities & Local Government
POL/13	PPG Chapter: Determining a planning application	https://www.gov.uk/guidance/determining-a-planning-application	Ministry of Housing, Communities & Local Government
POL/14	PPG Chapter: Effective use of land	https://www.gov.uk/guidance/effective-use-of-land	Ministry of Housing, Communities & Local Government
POL/15	PPG Chapter: Flood Risk and Coastal Change	https://www.gov.uk/guidance/flood-risk-and-coastal-change	Ministry of Housing, Communities & Local Government
POL/16	PPG Chapter: Healthy and Safe Communities	https://www.gov.uk/guidance/health-and-wellbeing	Ministry of Housing, Communities & Local Government
POL/17	PPG Chapter: Land affected	https://www.gov.uk/guidance/land-affected-by-contamination	Ministry of Housing, Communities

	by contamination		& Local Government
POL/18	PPG Chapter: Natural Environment	https://www.gov.uk/guidance/natural-environment	Ministry of Housing, Communities & Local Government
POL/19	PPG Chapter: Noise	https://www.gov.uk/guidance/noise--2	Ministry of Housing, Communities & Local Government
POL/20	PPG Chapter: Open space, sports, and recreational facilities	https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space	Ministry of Housing, Communities & Local Government
POL/21	PPG Chapter: Planning Obligations	https://www.gov.uk/guidance/planning-obligations	Ministry of Housing, Communities & Local Government
POL/22	PPG Chapter: Travel Plans, Transport Assessments and Statements	https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements	Ministry of Housing, Communities & Local Government
POL/23	PPG Chapter: Use of planning conditions	https://www.gov.uk/guidance/use-of-planning-conditions	Ministry of Housing, Communities & Local Government

POL/24	PPG Chapter: Viability	https://www.gov.uk/guidance/viability	Ministry of Housing, Communities & Local Government
POL/25	PPG Chapter: Water supply, waste water and water quality	https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality	Ministry of Housing, Communities & Local Government
POL/26	Forth Yards Development Framework – January 2020	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=558210&public_record_id=129806	Newcastle City Council
POL/27	Tyne Gorge Urban Landscape Study 2003	https://www.newcastle.gov.uk/sites/default/files/planning/Tyne-Gorge-Study-2003.pdf	Newcastle City Council
POL/28	Newcastle Character Assessment	https://www.newcastle.gov.uk/services/planning-building-and-development/trees-wildlife-and-green-environment/newcastle-character	Newcastle City Council
POL/29	Landscape Institute Technical Guidance Note (TGN) 06/29- Visual Representatio n of Development Proposals	https://www.landscapeinstitute.org/wp-content/uploads/2019/09/LI_TGN-06-19_Visual_Representation-1.pdf	Landscape Institute

POL/30	Providing for Journeys on Foot	https://programmeofficers.co.uk/Wirral/CoreDocuments/CD3/CD03.10_CIHT%20guidelines%20for%20providing%20for%20journeys%20on%20foot%202000.pdf	The Institute of Highways and Transportation
POL/31	National Travel Survey	https://assets.publishing.service.gov.uk/media/5d442d5c40f0b6749ba15f6f/national-travel-survey-2018.pdf	Department for Transport
POL/32	Planning for Cycling	https://www.ciht.org.uk/media/4461/ciht_-_planning_for_cycling_proof_v2_singles.pdf	Chartered Institute for Highways and Transportation
POL/33	The Designing and Construction of Roads and Accesses to Adoptable Standards	https://www.newcastle.gov.uk/sites/default/files/Roads%20and%20highways/Design%20and%20Construction%20of%20Roads%20and%20Accesses%20to%20Adoptable%20Standards%20Guide.pdf	Newcastle City Council
POL/34	Planning for Walking	https://www.ciht.org.uk/media/4465/planning_for_walking_-_long_-_april_2015.pdf	Chartered Institute for Highways and Transportation
POL/35	Local Transport Note 1 (2020)	https://assets.publishing.service.gov.uk/media/5ffa1f96d3bf7f65d9e35825/cycle-infrastructure-design-ltn-1-20.pdf	Department for Transport
POL/36	Public Pack Agenda Document for Cabinet 15/09/2025 Agenda Item 10	https://democracy.newcastle.gov.uk/documents/g14693/Public%20reports%20pack%2015th-Sep-2025%2018.00%20Cabinet.pdf?T=10	Newcastle City Council
POL/37	National Model Design Code	https://assets.publishing.service.gov.uk/media/60140c1d8fa8f53fc52c5c31/National_Model_Design_Code.pdf	Ministry of Housing, Communities

			& Local Government
POL/38	Forth Yards Masterplan – Vision and Principles	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554215&public_record_id=129806	Newcastle City Council
POL/39	Housing and Economic Land Availability Assessment Report (HELAA)	https://www.newcastle.gov.uk/services/planning-building-and-development/planning-policy/housing-and-economic-land-availability	Newcastle City Council
POL/40	Natural Environment and Rural Communities Act, Part 3, S.41	https://www.legislation.gov.uk/ukpga/2006/16/section/41	Act of Parliament
POL/41	PPG Chapter: Environmental Impact Assessment	https://www.gov.uk/guidance/environmental-impact-assessment	Ministry of Housing, Communities & Local Government
POL/42	Environmental Protection Act 1990	https://www.legislation.gov.uk/ukpga/1990/43/contents	Act of Parliament
POL/43	Guidelines for Community Noise	https://www.who.int/publications/i/item/a68672	World Health Organisation
POL/44	Noise Policy Statement	https://assets.publishing.service.gov.uk/media/5a7956e0ed915d0422067947/pb13750-noise-policy.pdf	Defra

Council Determination			
Reference	Document	URL	Author
COM/01	Officers Report to Planning Committee	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=514223&public_record_id=129806	Newcastle City Council
COM/02	Committee Report – Heliport Location Plan	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=514227&public_record_id=129806	Newcastle City Council
COM/03	Committee Report – Appendix 1 – 2016 Appeal Decision	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=514224&public_record_id=129806	The Planning Inspectorate
COM/04	Committee Report – Appendix 2 – Scoping Letter	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=514225&public_record_id=129806	Ministry of Housing, Communities & Local Government
COM/05	Decision Notice	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=514658&public_record_id=129806	Newcastle City Council
COM/06	Minutes of Planning Committee	https://democracy.newcastle.gov.uk/mgChooseMDocPack.aspx?ID=14453&SID=44463	Newcastle City Council

Application Plans and Drawings					
Reference	Plan Title	Drawing no.	Revision	URL	Author
PA/01	Site Location Plan (April 2023)	NHD-NOR-XX-XX-DR-A-90001	P03	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504714&public_record_id=129806	NORR
PA/02	Existing Site plan (April 2023)	NHD-NOR-XX-XX-DR-A-90002	P03	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504715&public_record_id=129806	NORR
PA/03	Existing Site Plan with adjacent approved Context (April 2023)	NHD-NOR-XX-XX-DR-A-90003	P03	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504716&public_record_id=129806	NORR
PA/04	Parameters Plan Retention and Enhancement	NHD-NOR-XX-XX-DR-A-90011	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504673&public_record_id=129806	NORR
PA/05	Parameters Plan Spatial Typology	NHD-NOR-XX-XX-DR-A-90012	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504674&public_record_id=129806	NORR

PA/06	Parameters Plan Building Footprints Below Ground-Base	NHD-NOR- XX-XX-DR- A-90013	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504675&public_record_id=129806	NORR
PA/07	Parameters Plan Building Footprints Above Ground-Base	NHD-NOR- XX-XX-DR- A-90014	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504676&public_record_id=129806	NORR
PA/08	Parameters Plan Maximum Building Heights	NHD-NOR- XX-XX-DR- A-90015	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504677&public_record_id=129806	NORR
PA/09	Parameters Plan Site Levels and Transitions	NHD-NOR- XX-XX-DR- A-90016	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504678&public_record_id=129806	NORR
PA/10	Parameters plan Movement through the Site	NHD-NOR- XX-XX-DR- A-90017	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504679&public_record_id=129806	NORR
PA/11	Parameters Plan Ecology Zones	NHD-NOR- XX-XX-DR- A-90018	P05	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504680&public_record_id=129806	NORR
PA/12	Landscape Strategy Plan	D291.L.001	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504625&public_record_id=129806	TGP Landscape Architects
PA/13	Proposed Site Strategy	90 SK201	J	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504616&public_record_id=129806	NORR
PA/14	Proposed Site Plan Level -01	90 SK202	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504617&public_record_id=129806	NORR

PA/15	Proposed Site Plan Level 00	90 SK203	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504618&public_record_id=129806	NORR
PA/16	Proposed Site Plan Level 01	90 SK204	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504619&public_record_id=129806	NORR
PA/17	Proposed Site Plan Level 02	90 SK205	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504620&public_record_id=129806	NORR
PA/18	Proposed Site Plan Level 03	90 SK206	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504621&public_record_id=129806	NORR
PA/19	Proposed Site Plan Level 04	90 SK207	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504622&public_record_id=129806	NORR
PA/20	Proposed Site Plan Level 05	90 SK208	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504623&public_record_id=129806	NORR
PA/21	Proposed Site Plan Level 06	90 SK209	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504624&public_record_id=129806	NORR
PA/22	Proposed Site Plan, Roof & Landscape	90 SK13	H	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504615&public_record_id=129806	NORR
PA/23	Engineering Plan	D001	4	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504614&public_record_id=129806	RWO
PA/24	Drainage Areas Plan	D500	1	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=512753&public_record_id=129806	RWO
PA/25	Storm Sewer Design 1	SW 2024-11-15	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=512754&public_record_id=129806	RWO Associates
PA/26	Storm Sewer Design 2	SW 2024-11-15	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=512755&public_record_id=129806	RWO Associates

Technical Reports Submitted with Planning Application					
Reference	Document Title	Doc no.	Author	Revision	URL
PA/27	Environmental Statement Volume 1	NCH-BWB-ZZ-XX-RP-YE-0004_ESVOL1	BWB	September 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504627&public_record_id=129806
PA/28	Environmental Statement Volume 2	N CH-BWB-ZZ-XX-RP-YE-0004_ESVOL2	BWB	September 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504628&public_record_id=129806
PA/29	ES Non-Technical Summary	N CH-BWB-ZZ-XX-RP-YE-0004_NTS	BWB	September 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504629&public_record_id=129806
PA/30	Design and Access Statement	-	NORR	P07	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504626&public_record_id=129806
PA/31	Heliport Massing Options	-	Quayside Active Living	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504631&public_record_id=129806
PA/32	Travel Plan	P1074_20231117	TPS	Rev1 - February 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504687&public_record_id=129806
PA/33	Transport Plan – Technical Note	P1074	TPS	February 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504686&public_record_id=129806
PA/34	LVIA Photomontages – Existing & Proposed	V2 261021	TGP Landscape Architects	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504663&public_record_id=129806

PA/35	Remediation Strategy for Land at Newcastle City Heliport	D30246	Dunelm Geotechnical and Environmental Services	D30246_02_01	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504685&public_record_id=129806
PA/36	Geoenvironmental Appraisal for Land at Newcastle City Heliport	D30246	Dunelm Geotechnical and Environmental Services	D30246_02_02	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504684&public_record_id=129806
PA/37	WFD Screening and Scoping Assessment	-	Milestone Environmental	January 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504688&public_record_id=129806
PA/38	Flood Risk Assessment & Drainage Strategy	RWO/FRADS/21171	RWO	Version 3 – August 2022	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504683&public_record_id=129806
PA/39	Coal Mining Risk Assessment of the Proposed Residential Development on Land at the Newcastle City Heliport	4157OR01	FWS Geotechnical Consultants	REV00	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504681&public_record_id=129806
PA/40	Quayside Active Living: Transport Assessment Proposed Residential Development	P1074_20230315	TPS	Issue 1, March 2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504724&public_record_id=129806
PA/41	Daylight and Sunlight: Internal Daylight Sunlight Potential and Overshadowing	1999	GIA Surveyors	October 2022	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504726&public_record_id=129806

PA/42	Newcastle Heliport, Wind Microclimate Study	F2272 101 R01	Wilde	Rev B	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504727&public_record_id=129806
PA/43	Coal Mining Report	-	The Coal Authority	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504725&public_record_id=129806
PA/44	Cultural Heritage Desk-based Assessment	ARS Ltd Report 2013/95	Archaeological Research Services	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504744&public_record_id=129806
PA/45	Sustainability Statemtent	-	ELG	Rev 1	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504743&public_record_id=129806
PA/46	Air Quality Assessment	NCH-BWB-ZZ-ZZ-RP-LA-0001_AQA_S0_P02	BWB	Rev 3.0	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=514230&public_record_id=129806

Other Application Documents			
Reference	Document Title	Author	URL
PA/48	Application Form	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504711&public_record_id=129806
PA/49	Application Form – Certificate B	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504713&public_record_id=129806
PA/50	Community Infrastructure Levy (CIL)- Form 1	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504740&public_record_id=129806
PA/51	Notice Letter	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=504721&public_record_id=129806
PA/52	Supporting Planning Statement	ELG Planning	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553796&public_record_id=129806
PA/53	Secretary of State Screening Direction EIA- Written Statement	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553789&public_record_id=129806
PA/54	Heliport 2014/1929/01/O UT Appeal Decision	Planning Inspectorate	https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=19032375 & https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=19029407

Not Seen by the LPA during the application				
Reference	Title	Drawing no.	Revision	URL
PA/54	Dunn Street General Arrangement	25-067/SK02	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551089&public_record_id=129806
PA/55	Railway Street General Arrangement	25-067/SK03	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551092&public_record_id=129806
PA/56	Unadopted Tyneside Road General Arrangement	25-067/SK04	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551091&public_record_id=129806
PA/57	Maximum Building Heights	NHD-NOR-XX-XX-DR-A-90015	P06	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551090&public_record_id=129806
PA/58	Quayside Active Living Heliport Site Newcastle Upon Tyne Financial Viability Assessment Report	-	Rev 6QA, 20 th October	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=557907&public_record_id=129806

Appeal Submission			
Reference	Document	Reference Number	URL
APP/01	Appellant Appeal Form	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=540438&public_record_id=129806
APP/02	LPA Inquiry Start Letter	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=541975&public_record_id=129806
APP/03	Joint Statement of Common Ground V9	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=550207&public_record_id=129806
APP/04	Appellant Statement of Case	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=540442&public_record_id=129806
APP/05	Appellant Statement of Case -Full Appendices	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=540439&public_record_id=129806
APP/06	LPA Statement of Case	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=550208&public_record_id=129806
APP/07	Homes and Communities Agency - Notice Under Article 13	-	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551088&public_record_id=129806

APP/08	Heads of Terms	Draft HoT(v2)	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=540440&public_record_id=129806
APP/09	Questionnaire	QUESTIONNAIRE - 1177533	
APP/11	Start Letter- LPA	3367599 - LPA Start Letter	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=541975&public_record_id=129806
APP/12	Suggested conditions `	Conditions List v2 5 Aug 25	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552299&public_record_id=129806
APP/12	Appeal Form	01 APPEAL FORM - 1166413	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=540438&public_record_id=129806
APP/13	Suggested conditions	Draft Conditions List (version 19 October 2025)	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=558209&public_record_id=129806

Consultee Responses		
Reference	Document Title	URL
CON/01	Climate Change Comments – 05/11/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551555&public_record_id=129806
CON/02	Ecology Comments - 08/11/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551556&public_record_id=129806
CON/03	Environment Agency Comments- 31/10/2014	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551554&public_record_id=129806
CON/04	Environmental Health Comments- 26/11/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551557&public_record_id=129806

CON/05	Gateshead Comments Transport Comments – 13 June 2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551559&public_record_id=129806
CON/06	Gateshead Transport Comments – 12 November 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551560&public_record_id=129806
CON/07	Historic England Comments - 22/10/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551635&public_record_id=129806
CON/08	Historic Environment Comments	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551638&public_record_id=129806
CON/09	Land Contamination Comments - 05/06/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552404&public_record_id=129806
CON/10	Land Contamination Officer Comments - ND	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552430&public_record_id=129806
CON/11	Landscape Comments -ND	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552431&public_record_id=129806
CON/12	Landscape Comments – 04/11/24	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551636&public_record_id=129806
CON/13	Landscape Comments- 18/03/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551637&public_record_id=129806
CON/14	Landscape Comments 26/11/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552388&public_record_id=129806
CON/15	LLFA- 01/03/2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551562&public_record_id=129806
CON/16	LLFA -15/11/2023	

CON/17	National Highways- 30/10/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551634&public_record_id=129806
CON/18	Natural England	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551572&public_record_id=129806 and https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551573&public_record_id=129806
CON/19	Northern Gas Network-12/06/2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551565&public_record_id=129806 and https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551564&public_record_id=129806 and https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551575&public_record_id=129806
CON/20	Northumbrian Water- 22/10/2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552394&public_record_id=129806
CON/21	Sport England- 26/05/2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551620&public_record_id=129806
CON/22	The Coal Authority- 08/06/2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551570&public_record_id=129806
CON/23	Transport Development-15/03.	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552432&public_record_id=129806
CON/24	Gateshead Council Comments	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=551561&public_record_id=129806
CON/25	Environment Agency 19 March 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552283&public_record_id=129806
CON/26	Coal Authority February 2024	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552330&public_record_id=129806
CON/27	Ecology Comments 29/06/2023	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552424&public_record_id=129806
CON/28	Ecology Comments 29/06/2024	
CON/29	Northern Gas Network Comments 22/05/2025	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=552539&public_record_id=129806

LPA Proofs of Evidence		
LPA Witnesses (NCC)		
Reference	Document Title	URL
NCC/DB /01	David Brooks Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554066&public_record_id=129806
NCC/DB/01/SP	David Brooks Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554067&public_record_id=129806
NCC/DB/01/A	David Brooks Proof Appendix A – Department of Environment Profile	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554068&public_record_id=129806
NCC/DB/ 01/B	David Brooks Proof Appendix B – Analytical Results Groundwater	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554069&public_record_id=129806
NCC/DB /01/C	David Brooks Proof Appendix C – Environment Agency Letter, 1996	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554070&public_record_id=129806
NCC/DB/01/D	David Brooks Proof Appendix D – Guidance on the Classification and Assessment of Waste (1 st	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554071&public_record_id=129806

	Edition V1.2.GB)	
NCC/DB/01/E	David Brooks Proof Appendix E – Abandoned Mine Workings Manual, 2019	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554072&public_record_id=129806
NCC/DB/01/F	David Brooks Proof Appendix F - Sketch to Illustrate Minimum Potential Zone of Shaft Influence, 2025	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554073&public_record_id=129806
NCC/DB/01/G	David Brooks Proof Appendix G – Aerial Photograph of shaft location	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554074&public_record_id=129806
NCC/DB/01/H	David Brooks Proof Appendix H – Extracts for Adjacent site	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554075&public_record_id=129806

Reference	Document Title	URL
NCC/JH/01	James Hitching Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554100&public_record_id=129806
NCC/JH/01/SP	James Hitching Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554099&public_record_id=129806
NCC/JH/01/A	James Hitching Proof Appendix A – Aerial Photos	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554101&public_record_id=129806
NCC/JH/01/B	James Hitching Proof Appendix B – Northumbria Water, Storm Overflows	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554102&public_record_id=129806
NCC/JH/01/C	James Hitching Proof Appendix C – Priority Habitat Map	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554104&public_record_id=129806
NCC/JH/01/D	James Hitching Proof Appendix D – Consultee Responses	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554104&public_record_id=129806
NCC/JH/01/E	James Hitching Proof Appendix E – Ecology Impact Assessment, River Tyne Tidal Impact	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554105&public_record_id=129806
NCC/JH/01/F	James Hitching Proof Appendix F – Appeal Decision Hexham	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554106&public_record_id=129806
NCC/JH/01/G	James Hitching Proof Appendix G – National Standards for Sustainable Drainage Systems, 2025 (NSfSDS)	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554107&public_record_id=129806

NCC/JH/01/H	James Hitching Proof Appendix H – Northern Gas Networks Comments	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554108&public_record_id=129806
NCC/JH/01/I	James Hitching Proof Appendix I - North East Lead Local Flood Authorities Sustainable Drainage Local Standards	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554109&public_record_id=129806
NCC/JH/01/J	James Hitching Proof Appendix J – Defra’s Non-Statutory Technical Standards for Sustainable Drainage Systems (NSTSSD)	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554110&public_record_id=129806
NCC/JH/01/K	James Hitching Proof Appendix K – Quayside West Decision Notice	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554111&public_record_id=129806

Reference	Document Title	URL
NCC/NR/01	Natalie Rutter Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554113&public_record_id=129806
NCC/NR/01/SP	Natalie Rutter Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554113&public_record_id=129806
NCC/NR/01/A	Natalie Rutter Proof Appendix A – River Tyne (Tidal Extent) LWS Designation Report	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554114&public_record_id=129806
NCC/NR/01/B	Natalie Rutter Proof Appendix B – NNTBAP Extracts	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554115&public_record_id=129806

NCC/NR/01/C	Natalie Rutter Proof Appendix C – LWS Selection Criteria Inverts 2021	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554116&public_record_id=129806
NCC/NR/01/D	Natalie Rutter Proof Appendix D – UK Butterfly Monitoring Scheme 2024 Data	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554117&public_record_id=129806
NCC/NR/01/E	Natalie Rutter Proof Appendix E – Ecology Impacts Assessment, River Tyne Tidal Impacts	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554118&public_record_id=129806
NCC/NR/01/F	Natalie Rutter Proof Appendix F – Calder’s Site Ecological Mitigation Strategy	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554121&public_record_id=129806
NCC/NR/01/G	Natalie Rutter Proof Appendix G - Evidence of vegetation removal at the site	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554119&public_record_id=129806
NCC/NR/01/H	Natalie Rutter Proof Appendix H – Heliport meeting notes 27/09/25	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554120&public_record_id=129806

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NCC/LC/01	Laurie Carrigan Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554076&public_record_id=129806
NCC/LC/01/SP	Laurie Carrigan Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=556643&public_record_id=129806
NCC/LC/01/A	Laurie Carrigan Proof Appendix A – Street Audit Plan	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554086&public_record_id=129806
NCC/LC/01/B	Laurie Carrigan Proof Appendix B – Photographs of streets linking to Heliport site	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554087&public_record_id=129806
NCC/LC/01/C	Laurie Carrigan Proof Appendix C – ATE TFL Healthy Streets – importance of Surveillance	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554088&public_record_id=129806
NCC/LC/01/D	Laurie Carrigan Proof Appendix D – ATE Planning application assessment heliport	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554089&public_record_id=129806
NCC/LC/01/E	Laurie Carrigan Proof Appendix E – CIHT Buses in Urban Developments, 2018	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554090&public_record_id=129806
NCC/LC/01/F	Laurie Carrigan Proof Appendix F – Walking route distances to bus stops	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554091&public_record_id=129806
NCC/LC/01/G	Laurie Carrigan Proof Appendix G – Department for Transport – Inclusive	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554092&public_record_id=129806

	Mobility, A guide to best Practice on Access to Pedestrian and Transport Infrastructure, 2021	
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NCC/SM/01	Skyz Ma Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554094&public_record_id=129806
NCC/SM/01/SP	Skyz Ma Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554096&public_record_id=129806
NCC/SM/01/A	Skyz Ma Proof Appendix A - Urban Landscape Study of the Tyne Gorge	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554096&public_record_id=129806
NCC/SM/01/B	Skyz Ma Proof Appendix B - Newcastle Character Assessment	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554097&public_record_id=129806

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NCC/PR/01	Phil Reddie Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554122&public_record_id=129806
NCC/PR/01/SP	Phil Reddie Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554123&public_record_id=129806
NCC/PR/01/A	Phil Reddie Proof Appendix A - Urban Landscape Study of the Tyne Gorge	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554124&public_record_id=129806
NCC/PR/01/B	Phil Reddie Proof Appendix B - Newcastle Character Assessment	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554125&public_record_id=129806
NCC/PR/01/C	Phil Reddie Appendix C - TDAG Trees Species Selection for Green Infrastructure, Issue EN1.4, 2025	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554126&public_record_id=129806
NCC/PR/01/D	Phil Reddie Appendix D - Tree Species Soil Volume Guide V2 Green Blue Urban 2019	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554127&public_record_id=129806
NCC/PR/01/E	Phil Reddie Appendix E - GLVIA3	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554128&public_record_id=129806

Reference	Document Title	URL
NCC/LR/01	Lucille Robertson Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554134&public_record_id=129806
NCC/LR/01/SP	Lucille Robertson Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=556670&public_record_id=129806
NCC/LR/01/A	Lucille Robertson Proof Appendix A – Local Plan Review	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554136&public_record_id=129806
NCC/LR/01/B	Lucille Robertson Proof Appendix B – Secretary of State EIA	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554137&public_record_id=129806
NCC/LR/01/C	Lucille Robertson Proof Appendix C – Letter to applicant re inadequacy of ES	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554138&public_record_id=129806
NCC/LR/01/D	Lucille Robertson Proof Appendix D - Urban Core affordable housing completions	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554139&public_record_id=129806
NCC/LR/01/E	Lucille Robertson Proof Appendix E - Government announcement	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554140&public_record_id=129806
NCC/LR/01/F	Lucille Robertson Proof Appendix F – Cabinet report	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554141&public_record_id=129806

Reference	Document Title	URL
NCC/AW/01	Angela Wallis Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554129&public_record_id=129806
NCC/AW/01/SP	Angela Wallis Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554130&public_record_id=129806
NCC/AW/01/A	Angela Wallis Proof Appendix A – Planning Practice Guidance noise	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554131&public_record_id=129806
NCC/AW/01/B	Angela Wallis Proof Appendix B – Noise exposure hierarchy	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554132&public_record_id=129806
NCC/AW/01/C	Angela Wallis Proof Appendix C – Professional Practice Guidance on Planning and noise: New residential Development (ProPG), 2017	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554133&public_record_id=129806

Reference	Document Title	URL
NCC/EF/01/SP	Edwin Foster Proof Summary	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=557809&public_record_id=129806

Appellants Proof of Evidence		
Appellant Witnesses		
Reference	Document	URL
PKL/DK/01	Darran Kitchener proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553815&public_record_id=129806
PKL/DK/01/SP	Darran Kitchener Summary Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554181&public_record_id=129806
PKL/DK/01/A	Darran Kitchener proof Appendices	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553808&public_record_id=129806
		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553805&public_record_id=129806
		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553800&public_record_id=129806
		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553801&public_record_id=129806
		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553802&public_record_id=129806
		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553803&public_record_id=129806
		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553804&public_record_id=129806
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		https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553799&public_record_id=129806 https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553806&public_record_id=129806 https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553807&public_record_id=129806
PKL/SH/02	Sean Hedley Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553811&public_record_id=129806
PKL/SH/02/SP	Sean Hedley Summary Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553818&public_record_id=129806
PKL/MO/03	Mark Osborne Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553813&public_record_id=129806
PKL/CK/04	Catharine Kidd Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553816&public_record_id=129806
PKL/CK/04/A	Catharine Kidd Proof Appendices	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553817&public_record_id=129806
PKL/RO/05	Ross Oakley Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553812&public_record_id=129806
PKL/RH/06	Richard Hinton Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553814&public_record_id=129806
PKL/RH/06/A/01	Richard Hinton Appendix 1	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553809&public_record_id=129806

PKL/RH/06/A/0 2	Richard Hinton Appendix 2	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553798&public_record_id=129806
PKL/CR/01	Chris Rudd Proof	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=554170&public_record_id=129806
PKL/SB/01	Simon Bell Evidence	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=553810&public_record_id=129806

Rebuttals		
Appellants		
PKL/DK/02	Darren Kitchener Transport Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555680&public_record_id=129806
PKL/SH/03	Sean Hedley Planning Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555677&public_record_id=129806
PKL/MO/04	Mark Osborne Ecology Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555679&public_record_id=129806
PKL/RO/06	Ross Oakley Drainage Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555676&public_record_id=129806
PKL/CR/02	Chris Rudd Land Contamination Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555678&public_record_id=129806

Rebuttals		
NCC		
NCC/PR/02	Phil Reddie Landscape Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555862&public_record_id=129806

NCC/NR/02	Natalie Rutter Ecology Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555863&public_record_id=129806
NCC/JH/02	James Hitching Flood Management Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555865&public_record_id=129806
NCC/AW/02	Angela Wallis Environmental Health Rebuttal	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=555864&public_record_id=129806

Other Documents		
ID1		
ID2		
ID3	Appellants opening statement	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=558211&public_record_id=129806
ID4	Councils opening statement	https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=558212&public_record_id=129806

