

## **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](https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&id=557851&public_record_id=129806)

**Document List**

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

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

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

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

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

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

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

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

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

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

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

<b>Technical Reports Submitted with Planning Application</b>					
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	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504627&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504627&amp;public_record_id=129806</a>
PA/28	Environmental Statement Volume 2	N CH-BWB-ZZ-XX-RP-YE-0004_ESVOL2	BWB	September 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504628&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504628&amp;public_record_id=129806</a>
PA/29	ES Non-Technical Summary	N CH-BWB-ZZ-XX-RP-YE-0004_NTS	BWB	September 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504629&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504629&amp;public_record_id=129806</a>
PA/30	Design and Access Statement	-	NORR	P07	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504626&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504626&amp;public_record_id=129806</a>
PA/31	Heliport Massing Options	-	Quayside Active Living	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504631&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504631&amp;public_record_id=129806</a>
PA/32	Travel Plan	P1074_20231117	TPS	Rev1 - February 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504687&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504687&amp;public_record_id=129806</a>
PA/33	Transport Plan – Technical Note	P1074	TPS	February 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504686&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504686&amp;public_record_id=129806</a>
PA/34	LViA Photomontages – Existing & Proposed	V2 261021	TGP Landscape Architects	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504663&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=504663&amp;public_record_id=129806</a>

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

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

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

<b>Not Seen by the LPA during the application</b>				
Reference	Title	Drawing no.	Revision	URL
PA/54	Dunn Street General Arrangement	25-067/SK02	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551089&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551089&amp;public_record_id=129806</a>
PA/55	Railway Street General Arrangement	25-067/SK03	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551092&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551092&amp;public_record_id=129806</a>
PA/56	Unadopted Tyneside Road General Arrangement	25-067/SK04	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551091&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551091&amp;public_record_id=129806</a>
PA/57	Maximum Building Heights	NHD-NOR-XX-XX-DR-A-90015	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551090&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551090&amp;public_record_id=129806</a>
PA/58	Quayside Active Living Heliport Site Newcastle Upon Tyne Financial Viability Assessment Report		Rev 6QA, 20 <sup>th</sup> October	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=557907&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=557907&amp;public_record_id=129806</a>
PA/59	Parameters Plan Retention And Enhancement	NHD-NOR-XX-XX-DR-A-90011	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559246&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559246&amp;public_record_id=129806</a>

PA/60	Parameters Plan Spatial Typology	NHD- NOR-XX- XX-DR-A- 90012	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559247&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559247&amp;public_record_id=129806</a>
PA/61	Parameters Plan Building Footprint Below Ground – Base + 15.00 AOD	NHD- NOR-XX- XX-DR-A- 90013	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559248&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559248&amp;public_record_id=129806</a>
PA/62	Parameters Plan Building Footprints Above Ground – Base + 18.00 AOD	NHD- NOR-XX- XX-DR-A- 90014	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559249&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559249&amp;public_record_id=129806</a>
PA/63	Parameters Plan Maximum Building Heights	NHD- NOR-XX- XX-DR-A- 90015	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559250&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559250&amp;public_record_id=129806</a>
PA/64	Parameters Plan Site Levels And Transitions	NHD- NOR-XX- XX-DR-A- 90016	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559251&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559251&amp;public_record_id=129806</a>
PA/65	Parameters Plan Movement Through The Site	NHD- NOR-XX- XX-DR-A- 90017	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559252&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559252&amp;public_record_id=129806</a>
PA/66	Parameters Plan Ecology Zones	NHD- NOR-XX- XX-DR-A- 90018	P06	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559253&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=559253&amp;public_record_id=129806</a>

**Appeal Submission**

<b>Reference</b>	<b>Document</b>	<b>Reference Number</b>	<b>URL</b>
APP/01	Appellant Appeal Form	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540438&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540438&amp;public_record_id=129806</a>
APP/02	LPA Inquiry Start Letter	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=541975&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=541975&amp;public_record_id=129806</a>
APP/03	Joint Statement of Common Ground V9	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=550207&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=550207&amp;public_record_id=129806</a>
APP/04	Appellant Statement of Case	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540442&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540442&amp;public_record_id=129806</a>
APP/05	Appellant Statement of Case -Full Appendices	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540439&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540439&amp;public_record_id=129806</a>

APP/06	LPA Statement of Case	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=550208&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=550208&amp;public_record_id=129806</a>
APP/07	Homes and Communities Agency - Notice Under Article 13	-	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551088&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551088&amp;public_record_id=129806</a>
APP/08	Heads of Terms	Draft HoT(v2)	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540440&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540440&amp;public_record_id=129806</a>
APP/09	Questionnaire	QUESTIONNAIRE - 1177533	
APP/11	Start Letter- LPA	3367599 - LPA Start Letter	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=541975&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=541975&amp;public_record_id=129806</a>
APP/12	Suggested conditions `	Conditions List v2 5 Aug 25	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552299&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552299&amp;public_record_id=129806</a>
APP/12	Appeal Form	01 APPEAL FORM - 1166413	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540438&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=540438&amp;public_record_id=129806</a>
APP/13	Suggested conditions	Draft Conditions List (version 19 October 2025)	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558209&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558209&amp;public_record_id=129806</a>

<b>Consultee Responses</b>		
Reference	Document Title	URL

CON/01	Climate Change Comments – 05/11/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551555&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551555&amp;public_record_id=129806</a>
CON/02	Ecology Comments - 08/11/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551556&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551556&amp;public_record_id=129806</a>
CON/03	Environment Agency Comments- 31/10/2014	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551554&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551554&amp;public_record_id=129806</a>
CON/04	Environmental Health Comments- 26/11/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551557&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551557&amp;public_record_id=129806</a>
CON/05	Gateshead Comments Transport Comments – 13 June 2023	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551559&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551559&amp;public_record_id=129806</a>
CON/06	Gateshead Transport Comments – 12 November 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551560&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551560&amp;public_record_id=129806</a>
CON/07	Historic England Comments - 22/10/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551635&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551635&amp;public_record_id=129806</a>
CON/08	Historic Environment Comments	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551638&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551638&amp;public_record_id=129806</a>
CON/09	Land Contamination Comments - 05/06/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552404&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552404&amp;public_record_id=129806</a>
CON/10	Land Contamination Officer Comments - ND	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552430&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552430&amp;public_record_id=129806</a>
CON/11	Landscape Comments -ND	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552431&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552431&amp;public_record_id=129806</a>

CON/12	Landscape Comments – 04/11/24	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551636&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551636&amp;public_record_id=129806</a>
CON/13	Landscape Comments- 18/03/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551637&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551637&amp;public_record_id=129806</a>
CON/14	Landscape Comments 26/11/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552388&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552388&amp;public_record_id=129806</a>
CON/15	LLFA- 01/03/2023	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551562&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551562&amp;public_record_id=129806</a>
CON/16	LLFA -15/11/2023	
CON/17	National Highways- 30/10/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551634&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551634&amp;public_record_id=129806</a>
CON/18	Natural England	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551572&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551572&amp;public_record_id=129806</a> and <a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551573&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551573&amp;public_record_id=129806</a>
CON/19	Northern Gas Network-12/06/2023	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551565&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551565&amp;public_record_id=129806</a> and <a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551564&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551564&amp;public_record_id=129806</a> and <a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551575&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551575&amp;public_record_id=129806</a>
CON/20	Northumbrian Water- 22/10/2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552394&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552394&amp;public_record_id=129806</a>
CON/21	Sport England- 26/05/2023	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551620&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551620&amp;public_record_id=129806</a>
CON/22	The Coal Authority- 08/06/2023	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551570&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551570&amp;public_record_id=129806</a>
CON/23	Transport Development-15/03.	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552432&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552432&amp;public_record_id=129806</a>
CON/24	Gateshead Council Comments	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551561&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=551561&amp;public_record_id=129806</a>

CON/25	Environment Agency 19 March 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552283&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552283&amp;public_record_id=129806</a>
CON/26	Coal Authority February 2024	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552330&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552330&amp;public_record_id=129806</a>
CON/27	Ecology Comments 29/06/2023	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552424&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552424&amp;public_record_id=129806</a>
CON/28	Ecology Comments 29/06/2024	
CON/29	Northern Gas Network Comments 22/05/2025	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552539&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=552539&amp;public_record_id=129806</a>

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

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

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

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

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

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

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

	Mobility, A guide to best Practice on Access to Pedestrian and Transport Infrastructure, 2021	
NCC/LC/01/H	Laurie Carrigan Proof Appendix H – Adopted Highway Plan	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554093&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554093&amp;public_record_id=129806</a>

Reference	Document Title	URL
NCC/SM/01	Skyz Ma Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554094&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554094&amp;public_record_id=129806</a>
NCC/SM/01/SP	Skyz Ma Proof Summary	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554096&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554096&amp;public_record_id=129806</a>
NCC/SM/01/A	Skyz Ma Proof Appendix A - Urban Landscape Study of the Tyne Gorge	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554096&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554096&amp;public_record_id=129806</a>
NCC/SM/01/B	Skyz Ma Proof Appendix B - Newcastle Character Assessment	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554097&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554097&amp;public_record_id=129806</a>

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

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

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

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

<b>Appellants Proof of Evidence</b>		
<b>Appellant Witnesses</b>		
Reference	Document	URL
PKL/DK/01	Darran Kitchener proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553815&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553815&amp;public_record_id=129806</a>
PKL/DK/01/SP	Darran Kitchener Summary Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554181&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=554181&amp;public_record_id=129806</a>
PKL/DK/01/A	Darran Kitchener proof Appendices	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553808&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553808&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553805&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553805&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553800&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553800&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553801&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553801&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553802&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553802&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553803&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553803&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553804&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553804&amp;public_record_id=129806</a>
		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553804&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553804&amp;public_record_id=129806</a>

		<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553799&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553799&amp;public_record_id=129806</a> <a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553806&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553806&amp;public_record_id=129806</a> <a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553807&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553807&amp;public_record_id=129806</a>
PKL/SH/02	Sean Hedley Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553811&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553811&amp;public_record_id=129806</a>
PKL/SH/02/SP	Sean Hedley Summary Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553818&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553818&amp;public_record_id=129806</a>
PKL/MO/03	Mark Osborne Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553813&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553813&amp;public_record_id=129806</a>
PKL/CK/04	Catharine Kidd Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553816&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553816&amp;public_record_id=129806</a>
PKL/CK/04/A	Catharine Kidd Proof Appendices	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553817&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553817&amp;public_record_id=129806</a>
PKL/RO/05	Ross Oakley Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553812&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553812&amp;public_record_id=129806</a>
PKL/RH/06	Richard Hinton Proof	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553814&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553814&amp;public_record_id=129806</a>
PKL/RH/06/A/01	Richard Hinton Appendix 1	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553809&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=553809&amp;public_record_id=129806</a>

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

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

<b>Rebuttals</b>		
<b>NCC</b>		
NCC/PR/02	Phil Reddie Landscape Rebuttal	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555862&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555862&amp;public_record_id=129806</a>

NCC/NR/02	Natalie Rutter Ecology Rebuttal	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555863&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555863&amp;public_record_id=129806</a>
NCC/JH/02	James Hitching Flood Management Rebuttal	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555865&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555865&amp;public_record_id=129806</a>
NCC/AW/02	Angela Wallis Environmental Health Rebuttal	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555864&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=555864&amp;public_record_id=129806</a>
NCC/LC/02	Laurie Carrigan Transportation and Highways Rebuttal	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558266&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558266&amp;public_record_id=129806</a>

Other Documents		
ID1	List of appearances on behalf of the appellant	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558787&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558787&amp;public_record_id=129806</a>
ID2	List of appearances on behalf of the local planning authority	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558785&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558785&amp;public_record_id=129806</a>
ID3	Appellants opening submission	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558211&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558211&amp;public_record_id=129806</a>

ID4	Councils opening submission	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558212&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558212&amp;public_record_id=129806</a>
ID5	Draft condition list dated 19 October 2025	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558209&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558209&amp;public_record_id=129806</a>
ID6	Table referred to in Mr Carrigan's evidence in chief	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558546&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558546&amp;public_record_id=129806</a>
ID7	Email from Northumbrian Water dated 21 October 2025	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558721&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558721&amp;public_record_id=129806</a>
ID8	Email from Gateshead Council dated 21 October 2025	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558784&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558784&amp;public_record_id=129806</a>
ID9	Redeswood Tree Surveying Arboricultural Impact Assessment	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558695&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=558695&amp;public_record_id=129806</a>
ID10	Email from Natalie Rutter dated 24 October 2025 – comments on ID 9	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=561046&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=561046&amp;public_record_id=129806</a>
ID11	Email from Phil Reddie dated 24 October 2025 – comments on ID9	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=560205&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=560205&amp;public_record_id=129806</a>

ID12	Draft condition list dated 24 October 2025	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=560279&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=560279&amp;public_record_id=129806</a>
ID13	Apex Acoustics October 2025 Gas Governor Noise Measurements	<a href="https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=561817&amp;public_record_id=129806">https://portal.newcastle.gov.uk/planning/?fa=downloadDocument&amp;id=561817&amp;public_record_id=129806</a>
ID14	Updated Draft Unilateral Undertaking	
ID15	Table of flats where noise insulation would be required	