

SAVE THE FELLGATE GREEN BELT



Land south of Fellgate, Jarrow should not be developed for residential housing.

The South Tyneside **Local Plan Main Modifications** consultation is at the crucial final stage in the process. The proposed allocation at Fellgate still includes around **1,200 homes**, and our campaign continues to asks for Policy SP8 to be removed and the Green Belt to be preserved.

Help STOP the 1200 + Development (Policy SP8) and Save the Fellgate Green Belt

CONSULTATION DEADLINE Friday 24 April 2026, 3pm *Deadline for consultation form 11:59pm 24 April 2026

Following the recent Stage 2 hearings in January 2026 the Inspector has: - “Determined that the **plan as submitted is unsound**. However, it could be made sound through main modifications (MMs) which I can recommend”; Accordingly, the Council has now prepared a schedule of MMs for formal consultation.

WHY THIS MATTERS

- This land is part of the Green Belt and should remain protected from inappropriate development.
- The proposed housing allocation would bring major change to an established green area and surrounding landscape.
- Would devastate the biodiverse Natural Habitat, severely increase traffic and the risk of flooding as well as the loss of the 5th generation working farm and it’s 52 stabled horses.
- Residents are being **encouraged** to submit individual responses before the consultation form deadline. **11:59pm on Friday 24 April 2026**

KEY MESSAGE

The land south of Fellgate should not be released for residential housing. The Green Belt must be preserved for the benefit of local people, the environment, and future generations.
We have campaigned against this development for over 2 years now and are coming up to the final hurdle.

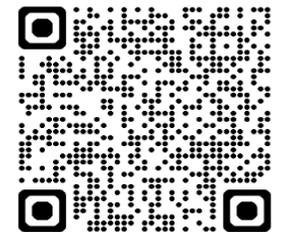
WE CAN WIN THIS!

We would encourage residents to submit their own response but as many of us share a common view, the SFGB group can submit an organisation representation on your behalf. **To do this you MUST** provide us with your Title, First Name, Last Name, address and email. The most secure way (only the web developer can see these details) to do this is via our web site contact page <https://savethefellgategreenbelt.co.uk/contact-us/> (we will then do the rest).

Or You can submit your comments, using the representation form. **Note:** The form has 2 sections. You have to complete a separate **Section B** for every modification you wish to comment on. SP8 Main Modification Reference is MM-10.

There are 15 Policy or Paragraph Local Plan [SUB1] sections that have been modified just for Fellgate.

Please return your representation to the Spatial Planning Team by: 11:59pm on Friday 24 April 2026



PTO

Contact Us: Fellgate Save the Green Belt Group: <https://savethefellgategreenbelt.co.uk/contact-us/>

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WHY THE SITE SHOULD BE PROTECTED

1. GREEN BELT PROTECTION

National Green Belt policy is designed to prevent urban sprawl and protect open land unless exceptional circumstances are clearly proven.

2. FLOOD RISK CONCERNS

Published information on Fellgate refers to flooding issues in the area, including extensive property flooding in 2012, which makes large-scale development more concerning.

3. TRAFFIC AND LOCAL IMPACT

The campaign material states that the proposal would increase traffic, place pressure on local infrastructure, and change the character of the area. You may have experience the congestion in and around the local area?

4. HABITAT AND FARMLAND LOSS

The site is described in campaign material as biodiverse land and a wild life corridor that supports natural habitat, alongside the loss of the working farm and stabled horses mentioned in the leaflet.

RELATED ARTICLES AND EVIDENCE

- South Tyneside Local Plan / Policy SP8: identifies the development pressure on the Fellgate Green Belt.
- Fellgate Surface Water Management: supports concerns about local flooding and drainage vulnerability.
- Green Belt guidance: confirms the policy purpose of protecting open land from inappropriate development.

IN YOUR RESPONSE

You have to conform to the guidance provided by the Inspector. Do not comment on any part of Local Plan that are not subject to Main Modifications as they have already been examined. You should not raise new site proposals, or list objections that are not written in the proposed main modifications. In summary we feel that the only result is the support for the removal of Policy SP8 from the Local Plan and that the site should remain in the Green Belt. Email your comments to <http://local.plan@southtyneside.gov.uk/>

THE BEST WAY TO RESPOND

You can provide your comment to STC - Via ww.southtyneside.gov.uk/article/29494/Overview and then Have your say web site: <https://haveyoursay.southtyneside.gov.uk/spatial-planning/policies-map-changes/>

We suggest that you allow SFGB group represent you as your agent, or you can complete the form that you can download from the website or by contacting the Spatial Planning team on 0191 424 7692 and request a copy (free of charge).

Essential Understanding

Consultation on Main Modifications Representation Form - South Tyneside Council

When commenting on the form, you should: 1) Clearly identify which Main Modification you are commenting on: 2) Explain whether you think the modification is sound and legally compliant, and why: 3) Provide evidence where possible: 4) Explain the modification you would like made to the plan to make it sound.

You should not raise new site proposals or revisit previous objections to parts of the submitted Plan that are not in the proposed for modification