

**Uckington Parish Council
Neighbourhood Development Plan
2021-2031**

Version 4: 3 May 2023

Regulation 14 Draft

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PART 1

Introduction

The role of the neighbourhood plans

3. Neighbourhood Development Plans (NDPs) were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012. NDPs are prepared by Parish Councils for a designated area – in this case, Uckington Parish Council prepared this NDP for Uckington Parish. Once the NDP is “made”, i.e. has been adopted, it becomes part of the planning decision-making framework for Uckington Parish and becomes part of the Development Plan. This means that when this NDP successfully passes its referendum with a majority vote in favour of adopting it, every planning application and decision that is submitted and considered in the parish must pay regard to the policies in this NDP.
4. There are several stages in the preparation of an NDP and this version is only part-way through that process. As the draft plan progresses, the policies and proposals will be tested to ensure that they are suitable as a planning tool when finally adopted.
5. Neighbourhood plans must meet certain “basic conditions” and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.¹ Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan that covers their area². Neighbourhood plans should not promote less development than set out in the strategic policies

Development Plan or undermine those strategic higher-tier policies.³ The preparation of planning policies should be underpinned by relevant and up-to-date evidence.⁴

6. This current stage of the NDP’s preparation seeks confirmation from the Uckington community and other interested people and organisations that the policies meet basic conditions and reflect the aims of the community. Once the comments from the community, other stakeholders and statutory consultees are considered, another draft will be submitted to the planning authority, Tewkesbury Borough Council (TBC), for them to undertake further consultation.
7. The plan will then be finalised, with the help of the planning authority, and it will be submitted to a NDP Examiner to consider whether it is compliant with the Joint Core Strategy (2011-2031) and the Tewkesbury Borough Local Plan (2011-2031). The Local Plan policies are based on the strategic policies in the Joint Core Strategy which is prepared by the three planning authorities in Tewkesbury, Cheltenham and Gloucester. The Uckington NDP works within those higher tier policies and adds local detail.
8. The Planning Authority will then make any necessary changes suggested by the Examiner and the NDP will be put out for a referendum. At the referendum, the Uckington community can decide whether it wishes to adopt the NDP as its local planning policy. If there is a majority result, the plan will be “made” and it will be used in planning decisions immediately.

¹ National Planning Policy Framework 2021, 37.

² National Planning Policy Framework 2021, footnote 16.

³ National Planning Policy Framework 2021, 29.

⁴ National Planning Policy Framework 2021, 31.

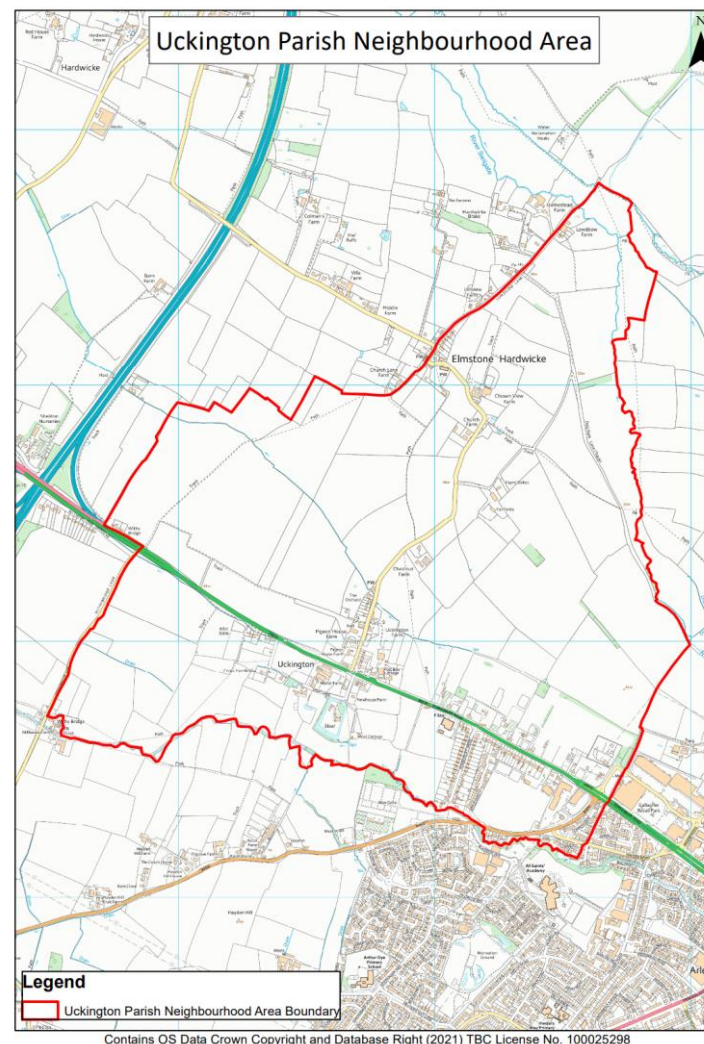
Neighbourhood Plan period

9. The Uckington Neighbourhood Development Plan covers the period 2021 to 2031. The year 2021 was the start year in the preparation of the NDP. The end date coincides with the end date of the Joint Core Strategy and the Tewkesbury Local Plan.

Neighbourhood planning area designation

10. Uckington Parish Council agreed at its meeting of 1st April 2021 (minute 833.1) that it wished to prepare a Neighbourhood Development Plan for the parish area. Uckington may face significant development pressures in the coming decades assuming the Elms Park strategic allocation is delivered and a Neighbourhood Development Plan would help the essentially rural community to preserve the Parish's distinct identity. The Neighbourhood Development Plan will be a way of identifying infrastructure requirements and planning policies for this new development.
11. A decision was made by delegated authority by the Tewkesbury Borough Council Head of Development Services on 11 January 2022 to designate Uckington as a Neighbourhood Area which is shown in **Figure 1**.

Figure 1: Uckington Neighbourhood Area



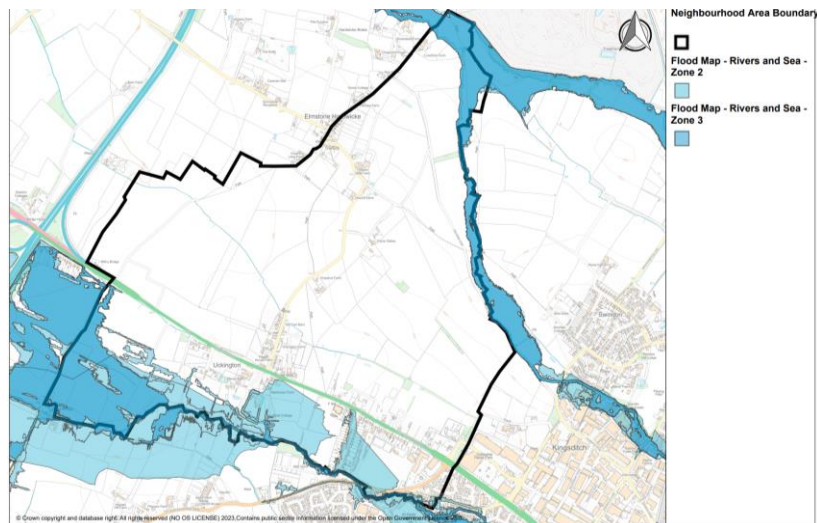
PART 2

Uckington Parish

Location and description of the parish

12. Uckington Parish is located in the south east corner of Tewkesbury Borough and to the north west of Cheltenham. The A4019 connects Cheltenham with the M5 Motorway Junction 10 which crosses the southern portion of the parish.
13. There are two small settlements within the parish. Uckington is the main settlement and it straddles the A4019 and The Green (a small road off the A4019 in a northerly direction). Elmstone Hardwicke is a hamlet adjacent to St Mary Magdalene Church and is located partially within Uckington Parish.
14. The remaining area is largely agricultural land. The policy review in a later section of this document will identify development constraints such as the Cheltenham Green Belt which covers the western portion of the parish and other development plan designations.
15. There are a few small rivers in the parish: Leigh Brook has its head to the east of Uckington, the River Swilgate forms the north eastern border of the parish, bordering Cheltenham Borough, and Hyde Brook forms the Parish's northern most border. The River Chelt forms the southern border of the parish. These rivers have tree lined banks that are of biodiversity value and function as natural corridors.
16. The 2021 census shows that there were 620 people living in 290 households in the parish. Most residents (87%) were born in the UK and 20% consider themselves to have a disability. The housing stock is dominated by houses and bungalows (76%) compared with those living in a flat, maisonette or apartment (23%). Around a third of households (35%) are one-person households, the other two thirds are two or more person households (58%).
17. Uckington has low deprivation (55% are not deprived in any way and a further 32% are only deprived in one dimension) and is predominantly ethnically white (92%). Health is good and 84% of the population is in good or very good health.
18. Car ownership is high: 45% had one car, and 44% had two or more cars. 40% of residents travel less than 10km to work and 33% work mainly from home. Those who travel to work do so mainly by car.
19. The Gloucestershire Waste Policies map provides comprehensive information on environmental designations for Uckington. It reveals that there are no special environmental constraints in the parish.
20. Though the parish itself is largely free of risk of fluvial flooding (Zones 2 and 3), the Hyde Brook and River Swilgate on the Cheltenham border and the River Chelt on the southern border are all subject to fluvial flooding as shown in **Figure 2**. Also, the Leigh Brook is known to have flooded in 2007 and on other occasions. Pluvial flooding maps are shown in **Figure 3**.

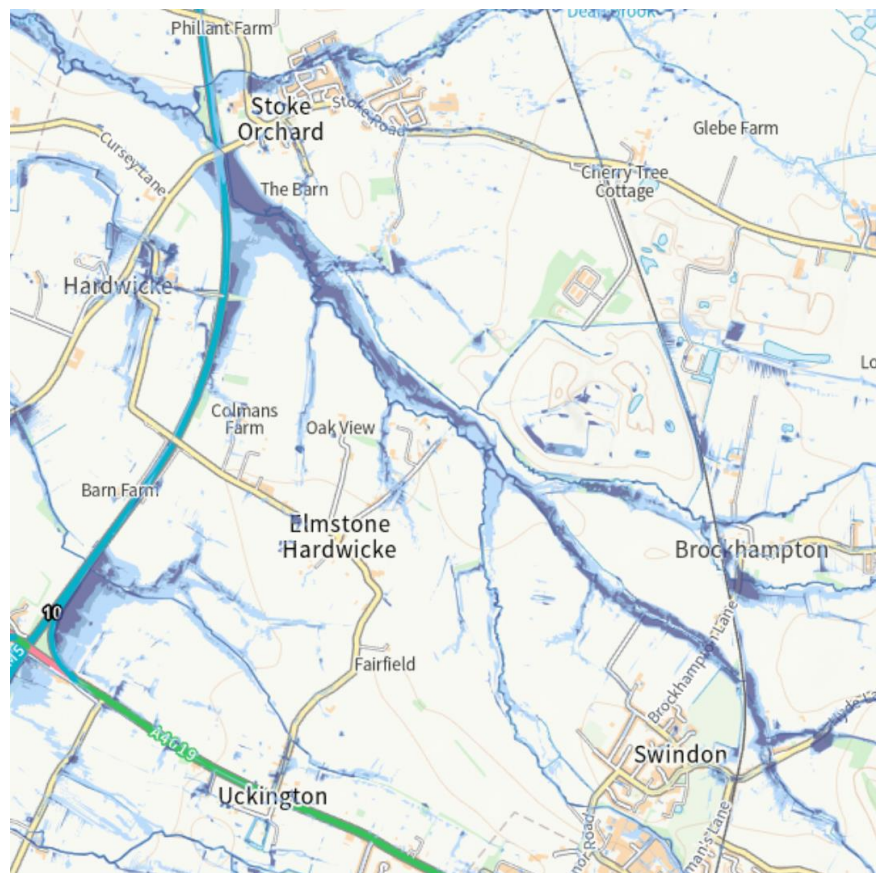
Figure 2: Flood Zones 2 and 3 in Uckington parish (fluvial)



Source: Andrea Pellegram Ltd under OS Licence 0100065266

21. In 2007, during in a high rainfall event, there were instances of localised flooding shown in the photos in **Figure 4** of Homecroft Drive. Additionally, areas of the parish (notably The Green and A4019 west of the Green) are identified as high-risk pluvial flood areas shown in **Figure 3**. An example of flooding in 2016 is illustrated in the photo in **Figure 5**.

Figure 3: Map of pluvial flooding in Uckington Parish and beyond



Extent of flooding from surface water

● [High](#) ● [Medium](#) ● [Low](#) ○ [Very low](#)

Source: [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk), accessed April 2023, surface water flooding

Figure 4: Photos of localised flooding in 2007

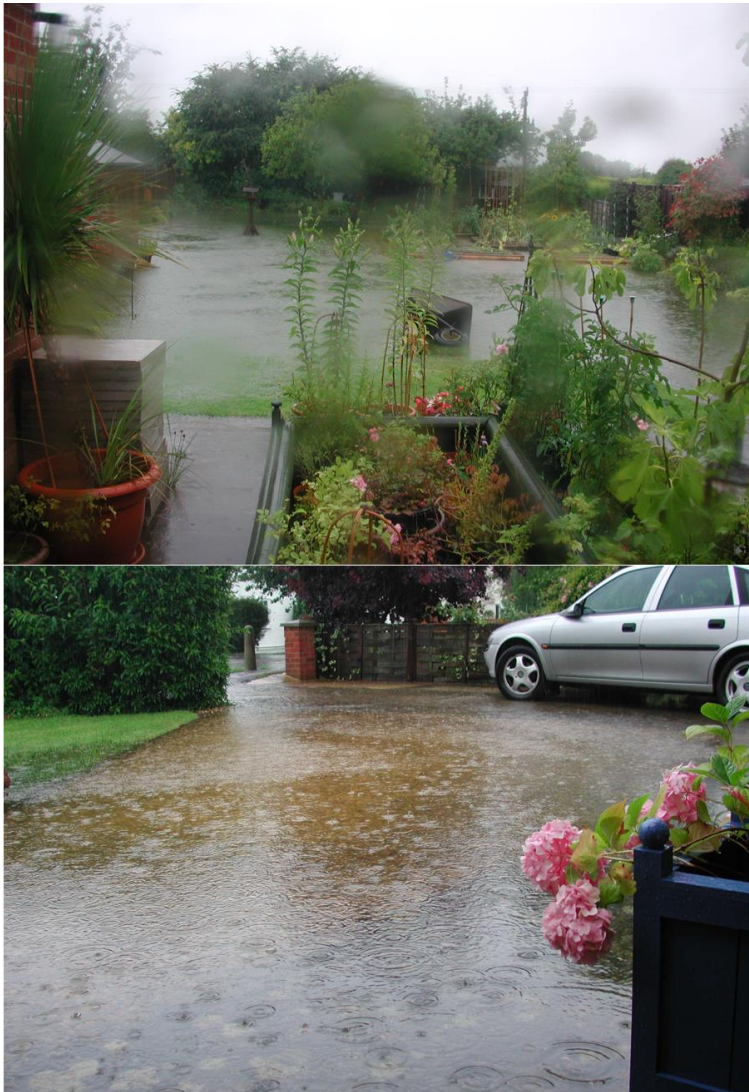


Figure 5: Photograph showing flooding on The Green caused by heavy rainfall in June 2016

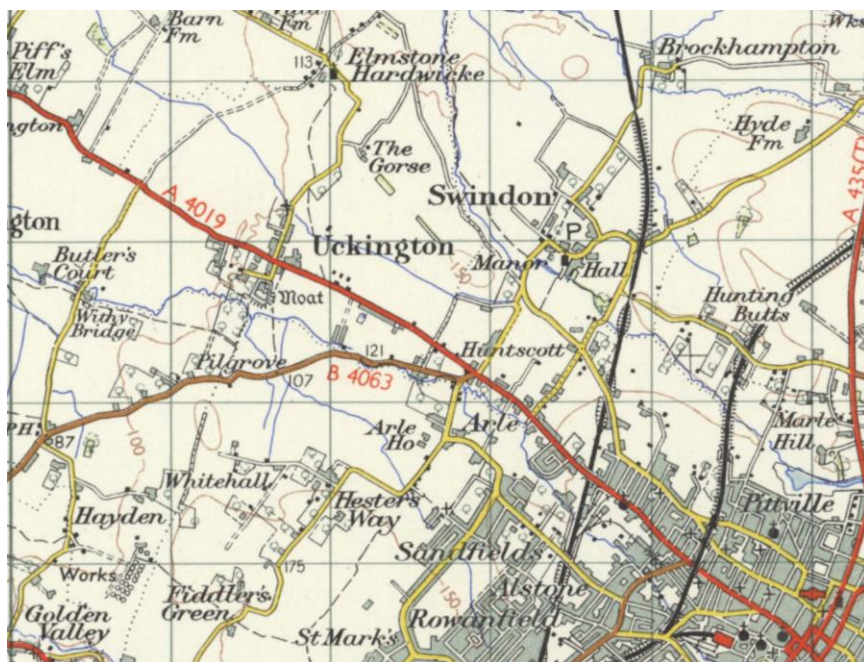


Historic development of the Parish

22. Until relatively recently, Uckington and Elmstone Hardwicke were very small settlements in a rural hinterland to Cheltenham.

Figure 6 from the Revised OS map shows the settlement pattern in 1958.

Figure 6: Uckington and Elmstone Hardwicke 1958



Source: National Library of Scotland, OS base.

23. The Moat House, moated site in Uckington is a Scheduled Monument which contains listed buildings such as the house, cottage and barn. There are two further listed buildings in Uckington: Uckington Farm and Uckington Farm Barns. In Elmstone Hardwicke, St Mary Magdalene church (which is in the Parish of Uckington) is Grade II* and some of the grave monuments are listed. The Policies Map in **Figure 13** shows the historic features of the parish.

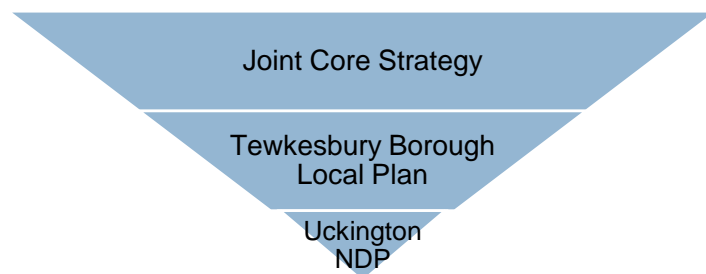
Planning policy context

24. The Development Plan for Uckington Parish is:
- The Joint Core Strategy 2011-2031
 - The Tewkesbury Borough Local Plan 2022-2031
 - Minerals Local Plan for Gloucestershire
 - Saved Waste Core Strategy and Saved Waste Local Plan Policies.
25. There are no waste or minerals allocations within the parish though there is a licenced waste management facility outside the parish boundary to the north east. Waste and Minerals will not be considered further in this NDP.

Joint Core Strategy

26. The Joint Core Strategy (JCS) is the primary strategic level policy instrument in Tewkesbury Borough which has prepared the Local Plan which sits beneath it. The JCS covers Tewkesbury, Cheltenham and Gloucester planning authority

areas. The Uckington NDP must conform to the JCS and the local plan.



27. The JCS places Uckington very much under the policies for Cheltenham though it lies in Tewkesbury because Cheltenham Town is developed to its boundaries and it requires land in peripheral areas to continue to grow to meet its housing requirement. JCS Policy SP2 focuses development in Cheltenham “including urban extensions in these areas”. This would be delivered in urban extensions at North West Cheltenham (which is partly within Tewkesbury Borough) in Policy SA1.
28. Policy SD5: Green Belt removes land from the green belt following a green belt review (identified on the policies map). In addition, it sets out “safeguarded areas” for “an area of land at North West Cheltenham” that “will be safeguarded for longer-term development needs.” Safeguarded sites are not allocated for development under the current plan period and normal Green Belt policy applies. Release of safeguarded land will be assessed against criteria relating to the future development of Cheltenham.
29. Policy INF1 requires developers to provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.
30. Policy INF3 conserves and enhances strategic green infrastructure networks and sets out parameters to protect existing assets through requirements for development. Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness. Proposals should also make provisions for future maintenance of green infrastructure. The JCS authorities have produced a Green Infrastructure Strategy based on an assessment of the area’s environmental assets.
31. Policy INF4 protects existing social and community infrastructure and provides tests that must be met where it is proposed to be lost. New residential development will create or add to community infrastructure. Social and community infrastructure should be centrally located to the population it serves and be easily accessible on foot and by bicycle. It should be located so as to have the potential to be well-served by public transport. Developers should aim to provide flexible, multifunctional facilities within mixed-use developments, creating shared space which maximises benefits to the community and minimises land-take.
32. Policy SA1 sets out strategic allocations for the JCS area which makes no mention of the community which currently exists in the allocated areas. Allocation A4 lies partially within Uckington. Policy A4 is copied in **Figure 7**. As will be discussed below, this is now called “Elms Park” in a subsequent planning application.

Figure 7: Policy A4 – North West Cheltenham

Policy A4 - North West Cheltenham

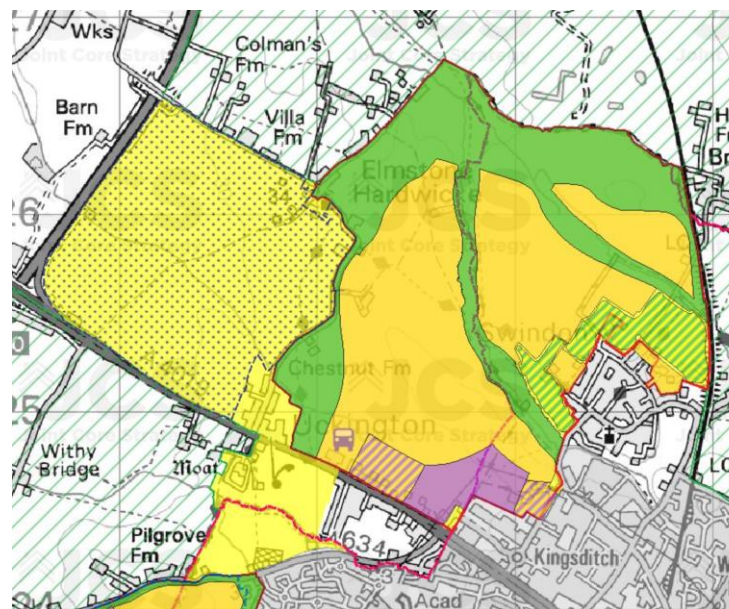
The Strategic Allocation identified at North West Cheltenham (as shown on Policies map Plan A4) will be expected to deliver:

- i. Approximately 4,285 new homes;
- ii. A 10 hectare B-class office park;
- iii. 13 hectares of predominantly non B-Class employment generating land for local centre(s) including the provision of an appropriate scale of retail, healthcare and community facilities to meet the needs of the new community;
- iv. New primary and secondary education schools and facilities;
- v. A green infrastructure network of approximately 100 hectares which will conserve the River Swilgate and Hyde Brook corridors, protecting important trees and hedgerows where appropriate, and contribute to water quality enhancements;
- vi. Protection to key biodiversity assets including through the development of a Biodiversity Management Plan;
- vii. Adequate flood risk management across the site and ensure that all more vulnerable development is located wholly within flood zone 1;
- viii. A layout and form of development that respects the landscape character and separation of the villages of Brockhampton, Elmstone Hardwicke, Swindon Village and Uckington.
- ix. A layout and form that respects the character, significance and setting of heritage assets that may be affected by development;
- x. A layout and form that respects areas of high landscape character and visual sensitivity, including key views into the site from the surrounding key visual and landscape receptors
- xi. Primary vehicle accesses from the A4019 Tewkesbury Road, secondary access from Runnings Road / Manor Road, and public transport only access to Swindon Village via Quat Goose Lane;
- xii. Measures necessary to mitigate the traffic impact of the site, including the use of travel plans to encourage the use of more sustainable transport modes;
- xiii. High quality public transport facilities and connections within and adjacent to the site, including a multi-use transport hub with circa 350 parking spaces;
- xiv. Safe, easy and convenient pedestrian and cycle links within the site and to key centres, providing segregated links where practical;
- xv. Take into account of the indicative Local Green Spaces identified on the Policies Map with consideration of the special features of that area which make it suitable for this designation.

Source: Joint Core Strategy

33. The only reference in Policy A4 to the existing community is that the new layout must respect the landscape character and separation of villages including Elmstone Hardwicke and Uckington. An excerpt of the policy map showing the allocation and proposed green infrastructure is provided in **Figure 8**. In the map, the dark yellow shows the proposed housing allocation, the green designates green infrastructure, the yellow hashed shows land to be safeguarded for potential removal from the Green Belt where yellow shows land that has been removed from the Green Belt. Purple shows economic development land.

Figure 8: Excerpt of JCS policies map showing designations in Policy A4

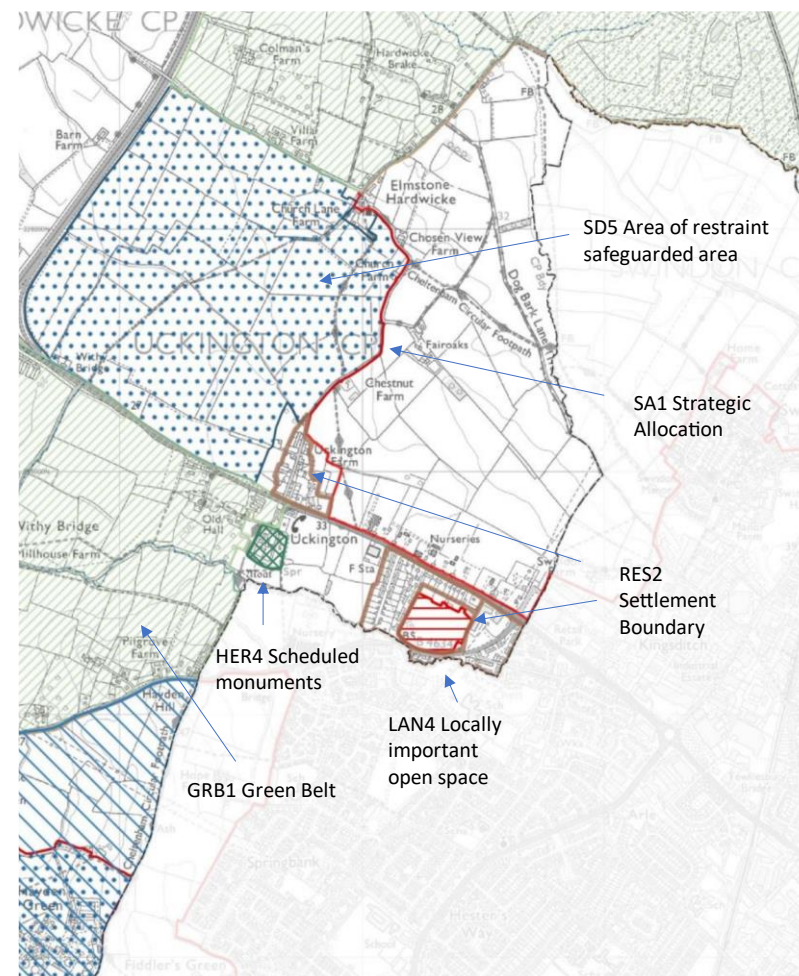


Source: JCS policies map

Tewkesbury Borough Local Plan

34. The local plan identifies in para 3.7a that Uckington is an area on the edge of Cheltenham. The local plan makes no other housing allocations in Uckington parish.
35. Policy RES2 sets settlement boundaries where residential development is acceptable in principle. The policies map (copied in **Figure 9**) shows that existing built up areas of Uckington are identified by settlement boundaries. Policy RES3 sets out where residential development outside the development boundary will be acceptable which is consistent with a countryside location and subject to other rural development policies. Policy RES5 sets out parameters for new housing development. Policy RES12 requires 40% affordable housing for housing schemes of 10 or more dwellings outside the allocation.

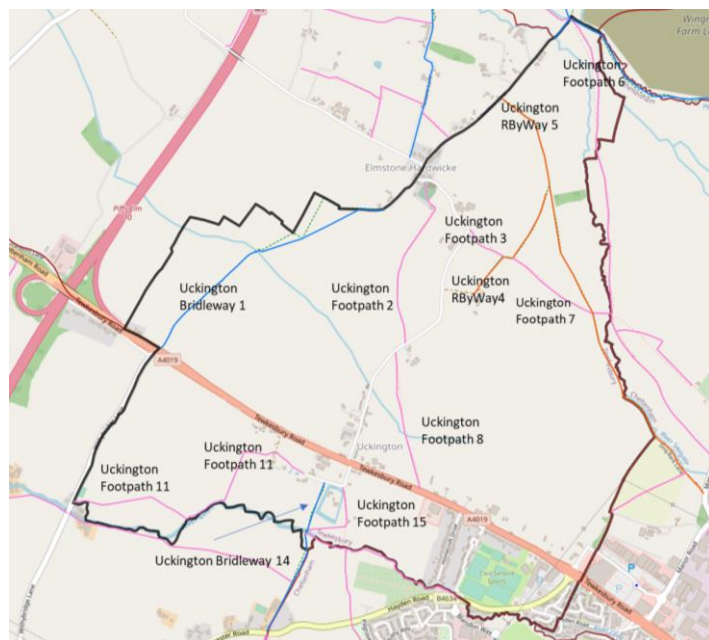
Figure 9: Inset from Map 16 of the Tewkesbury Local Plan Policies Map



Source: Tewkesbury Borough Local Plan Policies Map (map16)

36. Policy RET1 identifies North West Cheltenham (which includes Uckington) as a local centre which will be considered against Policy RET4. RET4 requires a sequential approach for town centre uses as a way to protect the viability of local centres (which does not yet exist in Uckington under the JCS allocation).
37. Policies HER2 (listed buildings) and HER4 (scheduled monuments) are relevant to Uckington's historic environment.
38. Policy LAN3 considers gaps of local importance which are not identified in Uckington. It is important to note that residents strongly support a gap between the Uckington settlement boundary north of the A4019 and the strategic allocation in line with JCS policy A4(viii). LAN 4 identifies and protects locally important open spaces which has identified the Cheltenham Civil Service playing fields in Uckington. LAN5 protects local green spaces from development but does not identify any in Uckington.
39. Policy NAT1 conserves, restores and enhances biodiversity and requires biodiversity net gain. NAT 2 seeks appropriate opportunities offered by new development proposals to recreate more natural conditions and new habitat along watercourses. NAT3 requires development to contribute proportionate provision, protection and enhancement of the wider green infrastructure networks. ENV2 manages flood impacts of new development and encourages natural flood management in line with NAT2. All these policies are relevant to the green corridor proposed in the JCS that is part of strategic allocation A4.
40. Policy HEA1 requires development of 100 or more units to prepare a Health Impact Assessment screening and where significant impacts are identified, measures to mitigate the adverse impact of the development will be secured through a planning obligation. Policy RCN1 requires proposals for new residential development shall provide appropriate public outdoor space, sports pitches and built sports facilities to meet the needs of local communities. Policy RCN2 supports the creation of new recreational facilities and requires major development to contribute to the provision of new allotments. These policies will require the facilities in the strategic allocation to be accessible to the existing community in Uckington.
41. Policy COM1 protects against the loss of existing community assets.
42. Policy TRAC1 protects pedestrian networks across the Borough and opportunities sought to extend and enhance them. Proposals that reduce pedestrian connectivity, or fail to optimise it, will be resisted. Pedestrian connectivity should be a fundamental consideration in a design-led process for new major development. **Figure 10** shows public rights of way in Uckington Parish.

Figure 10: Public Rights of Way in Uckington Parish

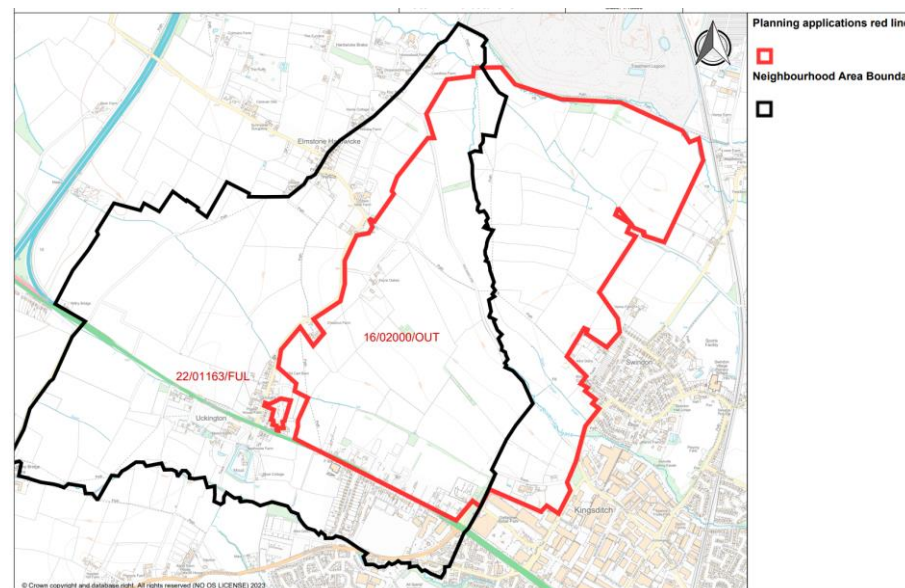


Source: [GCC WebMaps \(gloucestershire.gov.uk\)](https://gcm.webmaps.gloucestershire.gov.uk/)

Planning history of Uckington Parish

43. There have been two significant planning applications that are relevant to the Uckington NDP that require consideration. Both remain undetermined at the time of writing (May 2023). These are shown in **Figure 11**

Figure 11: Two major applications that are undetermined at the time of writing



Source: Andrea Pellegram Ltd under OS Licence 0100065266

22/01163/FUL Demolition of agricultural buildings and erection of 16 no. dwellings, creation of access, landscaping and associated works.

44. This proposal is for the change of agricultural land to 16 dwellings to the east of Uckington (north of the A4019) and lies mostly outside the Uckington settlement boundary. The Parish Council objected on various grounds, most importantly that more green space would be lost in the parish.

45. Policy 1 of this neighbourhood plan is designating this site, along with other land, as a Local Green Space.

16/02000/OUT | Outline application for up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing (C3) and elderly persons accommodation (C2 up to 200 rooms), 24 ha of employment generating uses including 10 ha B1 business park (up to 40,000 sqm), a hotel (C1 up to 100 rooms), and mixed use centres providing retail uses and community facilities (A1 - A5 up to 6,150 sqm, D1/D2 up to 1,000 sqm), a transport hub and public transport inter change, primary and secondary school education (D2), new areas of green infrastructure including areas of play sports hub, woodland planting, allotments and habitat at creation, creation of new means of access onto Tewkesbury Road and Manor Road, new footways and cycleways, and drainage infrastructure. | Elms Park North West Cheltenham Off Tewkesbury Road Uckington.

46. This application is the main delivery vehicle for JCS allocation A4 and remains subject of negotiation with the planning authorities (Cheltenham and Tewkesbury councils). The proposals are far ranging and the discussions with key stakeholders, including Statutory Consultees is detailed. The NDP will not comment on these matters except for the following:

Long term management of local green infrastructure

47. In its 2022 response to the revised application, Uckington Parish Council raised concerns that the proposals with regard to wildlife and natural resources were not proven in the supporting documentation. The Ecologist raised similar concerns that

biodiversity net gain could not be achieved in 2022. This is contrary to JCS INF3 which requires provision for future maintenance of green infrastructure.

48. The proposals say very little about how new green infrastructure will be developed and maintained in perpetuity and what role the Parish Council will be expected to have in this.

Provision of burial space

49. The revised Design and Access Statement (2022) does not mention provision for burial space. The churchyard in Elmstone Hardwicke cannot be the main burial ground for the new Elms Park development. The steering group made enquiries about burial capacity to Tewkesbury Borough Council but no clear responses were received whether there was capacity or how this had been considered. This remains a concern for the Parish Council.

Tewkesbury statement of community involvement (2013)

50. The JCS strategic allocation (Elms Park) has been prepared partly as an allocation by the Joint Authorities (including Tewkesbury Borough Council) and partly by the developers in the planning application and the long consultation between them and other stakeholders as a final scheme is being agreed. With regard to consultation about this major development, it therefore falls between the two areas of policy development and a planning application which both require a different form of consultation with Parish Councils and the communities they represent.

Statement of community involvement (2013)

51. The statement of community involvement (SOCl) states that the Borough Council encourages all stakeholders to contribute to the plan preparation process. Table 1 of the SOCl indicates that this engagement is largely passive, where the stakeholders are able to submit representations but are not included in policy formulation.
52. Table 4 of the SOCl sets out methods of publicising planning applications which is largely restricted to minimum statutory requirements of advertising in local newspapers and the use of site notices. Again, the role of stakeholders is limited to submission of representations and not in any form of scheme design which is left to the applicants.
53. This version of the statement of community involvement was in place during the preparation of the strategic allocation and the majority of the negotiations regarding planning application 16/02000/OUT.

Statement of community involvement 2022

54. The 2013 statement of community involvement does not fully reflect the expectations of the NPPF 2021 which in para 16 states that “plans should be shaped by early, proportionate and effective engagement between plan-makers and communities” and para. 39 which states that “Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.” In para. 40, national policy states that local authorities should “encourage any applicants who are not already required to do so

by law to engage with the local community, before submitting their application.

55. It was updated in 2022 and is more in keeping with the expectations of NPPF 2021 and seeks to exceed minimum requirements for consultation. However, since the JCS allocation and Elms Park application pre-dated it, it has had little or no impact on the level of involvement of the Uckington community in the detailed decisions around scheme design.
56. The design and access statement for both developers for the applications discussed in the previous section sought to engage with the Uckington Parish community and Parish Council. However, these were early discussions that were not taken into account to the actual decisions on the detailed content and scope of the planning proposals.

Uckington community’s involvement in design of Elms Park

57. Uckington Parish Council and community were not actively involved in any of the decisions about the strategic allocation or the planning application that arose from it and have been left in the position of passive bystanders who were allowed to send in comments for consideration after the decisions had largely been negotiated.
58. This lack of meaningful consultation has led to a democratic deficit where the elected body, the Parish Council, has no role in the design and delivery of the strategic allocation. However, the Parish Council will be responsible for allotments, burial grounds (if such are provided), bus shelters, community centres, play areas and play equipment and possibly other matters such as

open spaces. The Parish Council will have a significantly increased precept and will also be in receipt of Community Infrastructure Levy funding. Over the course of the development of the strategic allocation, these funding streams may be significant, and yet the Parish Council has not been included in any of the decisions about the provision of these matters or how the provision will be maintained and managed over the longer term.

59. It is therefore not possible for this NDP to contain any community aspirations for the new development because all the decisions have been taken by others despite the Parish Council's statutory role.

Neighbourhood Plan consultation with the community

60. Engagement of the local community is regarded as essential in the development of a vision and objectives for the future development of neighbourhoods and to provide the detailed information to support non-strategic policies that can make a difference to localities.
61. The main consultation activity was a community "visioning" event, held in Uckington Parish Hall on 20 September 2021 and attended by 53 people including members of the Parish Council. The purpose of the event was to explain to the community what neighbourhood planning could achieve, explain what the Parish Council were trying to achieve by producing a neighbourhood plan, to explain to the community what the current planning context was with regard to the Joint Core Strategy and submitted (but undecided) outline planning application for Elms Park. The

two hour meeting also had interactive sessions which allowed the community to provide input into what the NDP should focus on.

62. The community discussed the Elms Park proposal, the implications of the Green Belt safeguarding and the transport impacts that were being felt from major highways improvements to the A4019 and Junction 10 of the M5.
63. Following the interactive presentation, participants in the event were invited to identify issues, challenges and opportunities for the Parish in the context of potential new development in the area, as the basis for identifying key themes and priorities in the NDP.
64. The event was led by the appointed planning consultant (Andrea Pellegram) who explained that neighbourhood plans could not undermine these strategic policies but were limited to non-strategic policies.

Photo of community event



65. **Figure 12** summarises points raised by residents in the SWOT analysis.

Figure 12 – Strengths, Weaknesses, Opportunities and Threats for Uckington Parish



66. The community then agreed policies to pursue:
- Green Infrastructure
 - Cemetery space (would there be enough?)
 - Construction impacts
 - Sustainable Transport
 - Design principles to encourage carbon neutral development
 - Future working arrangements with the principal authorities (Tewkesbury, Cheltenham and Gloucestershire).
67. A steering group comprised of local councillors and residents then prepared the plan on the basis of this consultation.
68. The steering group wrote letters and had meetings with officers in the early part of 2022. However, it became clear that officers were not able to include the NDP steering group in any decisions because much of the detail of delivery of the strategic allocations had already been agreed with developers in the preparation of their planning application (which had been submitted at that time but which was as yet undecided).
69. The steering group had initial discussions with Gloucestershire Wildlife Trust and Tewkesbury Borough Council officers about the scope of design of the proposed wildlife area that would cover a significant portion of the parish. In the visioning community meeting, residents hoped that they could be involved in decision-making in how this would be progressed and managed. Unfortunately, no meetings were held and this was not progressed. It appeared from comments from officers that the main decisions had already been made and it would be left to

developers to agree a way forward on strategic green infrastructure.

70. On the matter of the cemetery, no answers could be found about how much space there was nor who was responsible for ensuring that the new scheme in Uckington would have sufficient spaces for the new community. The steering group gave up on this matter because no responses were readily forthcoming.
71. With regard to construction impacts, the community was mostly concerned about the impact from increased construction traffic of large, noisy and dusty lorries. In addition, residents were concerned that as the A4019 became busier, it would inevitably lead to increased severance between the north and south portions of Uckington: there would be no safe way to cross the road except by car. This would inevitably lead to the community fracturing more, as traffic increased. Some people were losing portions of their front gardens for road widening. The Highways Authority held public meetings where this was discussed but the community did not consider that the matters had been satisfactorily addressed. The community recognises that highways matters are outside the scope of the NDP, but significant concerns remain, particularly given the lack of opportunity provided to engage in meaningful discussion between the community and the authorities.
72. Design and sustainable transport were also scoped out of the NDP because the decisions had already been agreed with developers and the Tewkesbury Borough Local Plan had been

Policies map

77. **Figure 13** shows the NDP policies in mapped form.

adopted in 2022 which would be better placed to address these issues.

73. The only remaining areas where the NDP could have an impact would be on providing additional safeguards for community infrastructure and key views from the public right of way network.
74. Overall, the community have felt excluded from decision-making by the higher tier authorities with regard to the future of the parish.
75. The final vision for Uckington and Elmstone Hardwicke is:

Our community will be healthy, flourishing and green. The Parish will have a distinct identity as “Uckington”, where residents will want to live and enjoy a good quality of life.

Sustainable development

76. The National Planning Policy Framework (NPPF) requires that plans seek to contribute to the achievement of sustainable development through meeting economic, social and environmental objectives (set out in paragraph 8 of the NPPF). The Uckington NDP has been prepared with these requirements in mind. **Table 1** below demonstrates how each of the policies within the plan contribute to the achievement of one or more of the overarching objectives which mutually support the achievement of sustainable development.

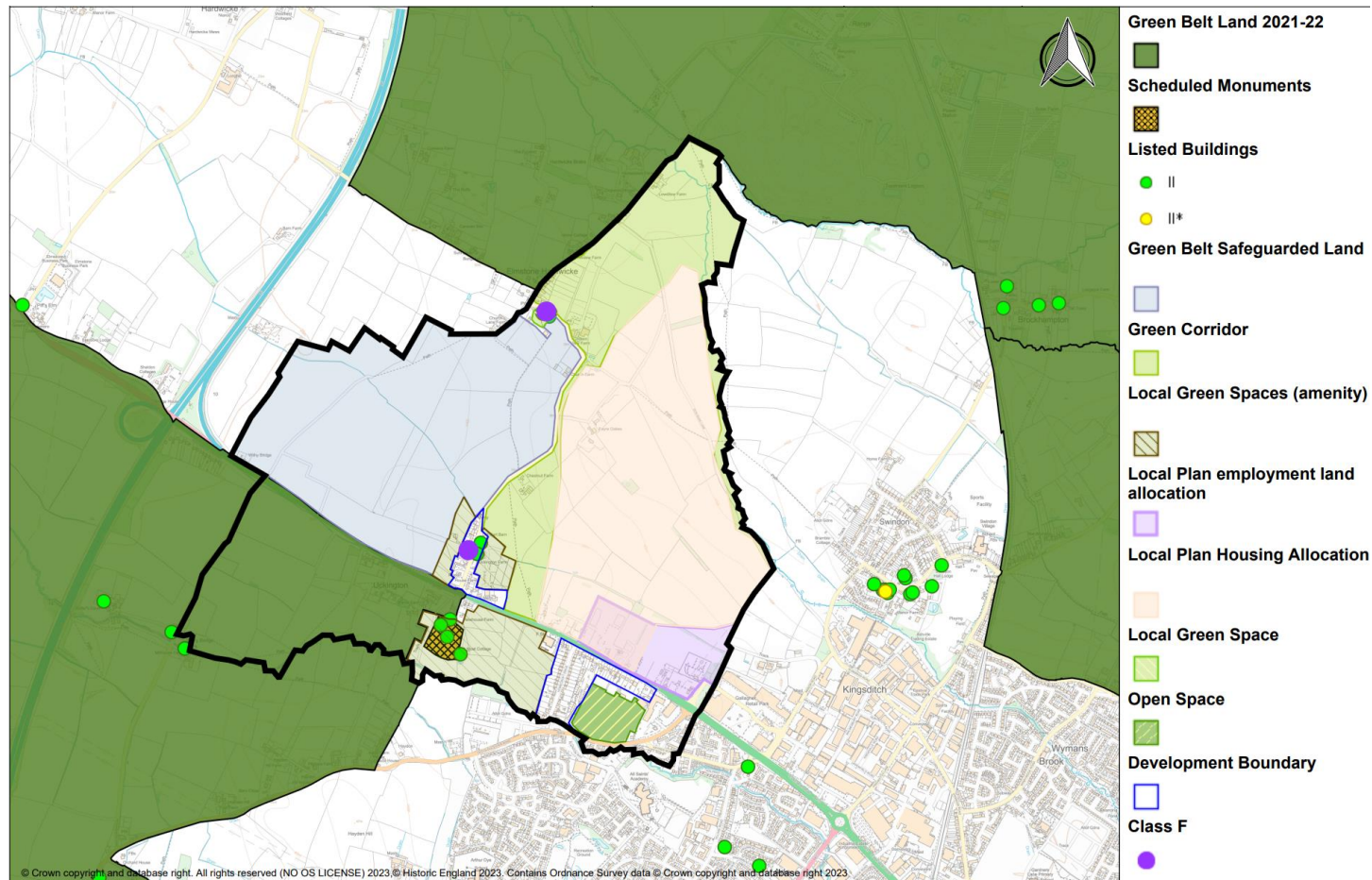
Table 1 - Achievement of Sustainable Development objectives

Neighbourhood Plan Policy	Economic objective	Social Objective	Environmental Objective
1: Local Green Spaces			
2: Community assets			
3: Important footpaths and views			
4: Natural environment			

PART 3

Planning Policies

Figure 13: Uckington policies map



Source: Andrea PELLEGRAM Ltd under OS Licence 0100065266

Policy 1: Local Green Spaces

78. NPPF 2021 allows for neighbourhood plans to identify land in their neighbourhood area that are protected as Local Green Spaces. The following paragraphs are relevant:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- (a) in reasonably close proximity to the community it serves;
- (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- (c) local in character and is not an extensive tract of land.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

79. The Tewkesbury Local Plan defers the allocation of Local Green Spaces to neighbourhood plans and therefore makes no provision in Uckington. Most open space in the parish has already been designated either through the JCS or the local plan. However, the churchyard and grounds for St Mary Magdalene Church in Elmstone Hardwicke have not been protected.

Photo of St Mary Magdalene Church, Elmstone Hardwicke

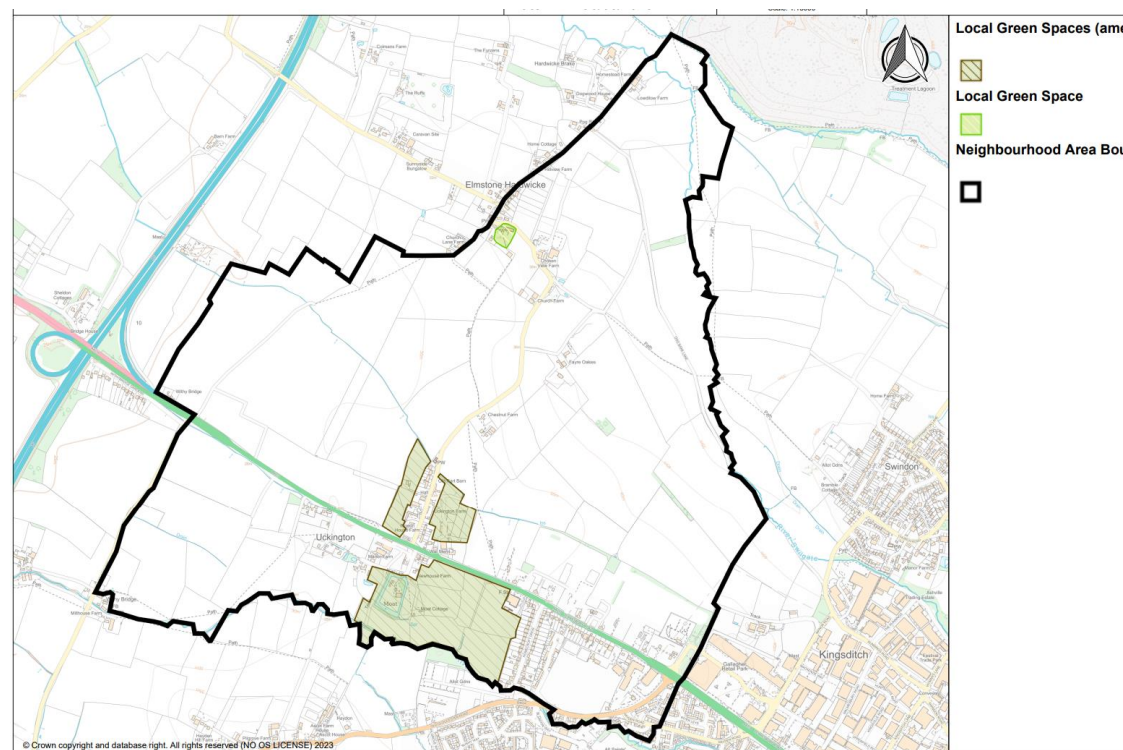


80. This churchyard and church land meets the tests in para. 102 of the NPPF because it is clearly within the settlement which was built up around it, its value to the community is readily apparent, the church website makes clear that all members of the local community are invited to attend a range of activities, and it is the highest value historic feature in the parish (Grade II*). It is also in conformity with Local Plan LAN5.
81. In addition, other land surrounding Uckington's main settlement sets the background for its character as a unique settlement. If development proposed in the JCS progresses, even though this settlement's eastern boundary would be buffered by a green corridor, it is necessary to preserve the settlement's current development boundary by creating a small but effective green gap around it. In her Interim Report (Exam 146, para. 95) the

Inspector noted: “The impact on heritage assets, including Uckington Farmhouse, Swindon village conservation area, and particularly the Church of St Mary Magdalene, will require careful mitigation.”

82. JCS policy A4(viii) requires that the landscape character and separation of the villages of Elmstone Hardwicke and Uckington are respected. Tewkesbury Local Plan policy LAN3 identifies green gaps of local importance on the policies map. There is no green gap identified in Uckington.
83. The nature of JCS allocation A4 would have a significant impact on the character of the existing settlement, particularly that portion north of the A4019. Local plan policy RES2 identifies two settlement boundaries for Uckington outside which policies RES3 and RES4 restrict further residential development. Land outside the settlement boundary is thereby not suitable for major housing schemes and also, in the case of Uckington, there are distinct small parcels of undeveloped land that should be preserved to preserve the settlement’s unique character.
84. For these reasons, other land is allocated as Local Green Space in Uckington because of its amenity value in preserving the individual character of Uckington as a settlement. This designation will grow in value assuming the new Elms Park scheme is delivered and if the Green Belt safeguarding land is eventually designated for a further allocation.
85. The NDP is therefore designating land in Elmstone Hardwicke and around Uckington as Local Green Space, shown in **Figure 14**.

Figure 14: Local Green Space in Uckington Parish



Source: Andrea Pellegram Ltd under OS Licence 0100065266

Policy 1: Local Green Space

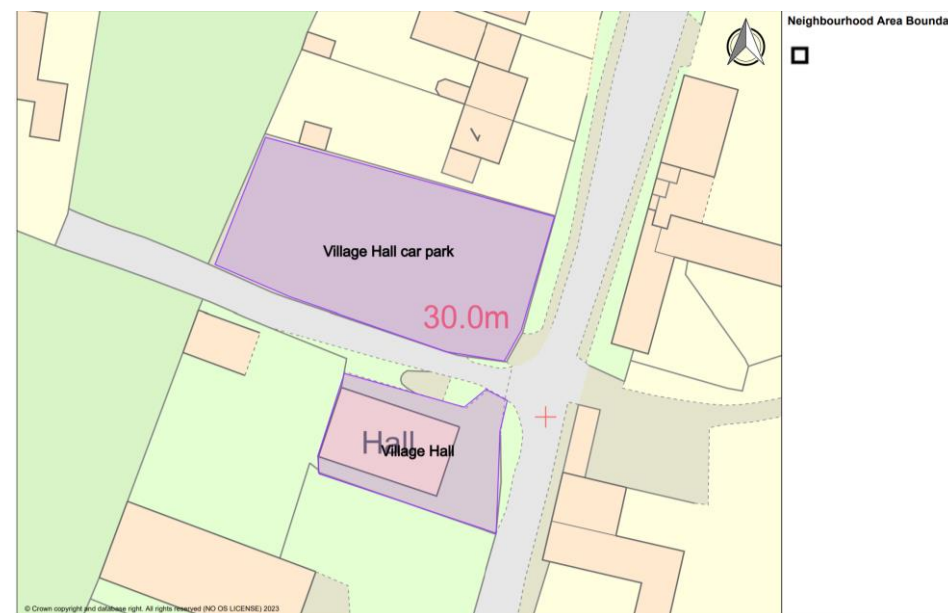
Land shown in Figure 14 at St Mary Magdalene church and churchyard is designated as Local Green Space for the purposes of Tewkesbury Borough Local Plan policy LAN5.

Land shown in Figure 14 in Uckington is identified as Local Green Space (Amenity) land and a gap of local importance for the purposes of Tewkesbury Borough Local Plan policy LAN3.

Policy 2: Community assets in Uckington Parish

86. Tewkesbury Borough Local Plan policy COM1 sets out how community assets should be safeguarded and under which circumstances they may change use.
87. There is only one community asset in Uckington Parish which is the village hall and its associated car park. This hall is used by both the Uckington and Elmstone Hardwicke communities for meetings and events. The community hall and its curtilage is identified in **Figure 15**.

Figure 15: Uckington and Elmstone Hardwicke Village Hall



Source: Andrea Pellegram Ltd under OS Licence 0100065266

Policy 2: Community assets

The land and building (village hall and car park) shown in Figure 15 in Uckington is designated as a Community Asset for the purposes of Tewkesbury Borough Local Plan policy COM1.

Policy 3: Important footpaths and views

88. Tewkesbury Borough Local Plan policy TRAC1 protects pedestrian networks and JCS policy A4(x) protects key views into the allocation site from surrounding visual receptors. In the case of Uckington Parish, there are several public footpaths (as shown in **Figure 10**) with key views into the Elms Park proposal. These footpaths also have important views towards the Church of St Mary Magdalene, the Malvern Hills, Bredon Hill, and the Cotswold escarpment that require protection under these policies. Some of these footpaths are strategic ancient walkways linking the Church with the local communities it serves.
89. The Elms Park proposal proposes to create and protect a view from the development to St Mary Magdalene church which is supported by the Parish Council. Views towards the church and other important views are shown in photographs in **Appendix 1**.

Policy 3: Important footpaths and views

Uckington footpaths shown in Figure 13 shall be preserved according to Tewkesbury Local Plan policy TRAC1 and the views shown in Appendix 1 shall be preserved according to JCS policy A4(x).

Policy 4: Natural environment

90. Uckington Parish Council is working with Gloucestershire Wildlife Trust (GWT) to develop an approach to nature recovery in the parish with particular reference to the strategic allocation.
91. GWT has developed principles for Building with Nature and is also the lead in the Gloucestershire Nature Recovery Network. Recovery network base maps are shown in **Appendix 2**.
92. The maps in Appendix 2 show that there are opportunities for the betterment of existing habitats in the parish including core open habitats, wetland habitats along watercourses, core woodland habitats and traditional orchards. The figures in the appendix show that there are significant opportunities for local nature recovery and enhancement through the preservation of what is already there, the enhancement of what is there through mechanisms such as biodiversity net gain, and by joining up habitats to create stronger networks. New habitat network formation is particularly important along waterways which not only provide opportunities for nature but also for access to nature.
93. The Parish wishes to see improvements alongside the watercourses in the future, for example multi-purpose Green Infrastructure (GI) with cycle links out of the Parish, attenuation ponds, riparian restoration, wetland riffles, and other GI features. Development should ensure that land will be safeguarded for this future use. Enhancement works could potentially attain some funding via monies attained from the large developments being proposed in the Parish. A green corridor down all watercourses would help to increase connectivity and resilience.

94. This part of Gloucestershire was traditionally covered in orchards and a few remnants of orchards remain. It is important that these remnants are preserved and not destroyed to be replaced elsewhere. Traditional orchards are considered priority habitat because of their significant contribution to biodiversity, landscape character, and local distinctiveness. To help orchards in the Parish, new open spaces and gardens could be planted with locally sourced orchard trees. Trees and other orchard cultivars should be used in any landscape scheme in the future. Older orchard trees provide valuable habitat and where they exist, new orchard planting should complement the orchard remnants.
95. The main opportunities for nature recovery and biodiversity net gain in Uckington Parish are:
 - a. The maps in Appendix 2 should be used as a starting point to identify opportunities for proposals to play a part in the promotion of nature connectivity across the parish whilst enhancing existing priority areas.
 - b. Preservation of existing orchards and sympathetic planting of new orchard trees to recreate degraded orchard habitats.
 - c. The creation and enhancement of new and wider natural corridors along existing waterways, particularly along the River Swilgate/Hyde Brook and also along the River Chelt.
 - d. The creation of enhanced access for walkers (including dog walkers) along the new corridors that enables nature to flourish whilst managing recreational opportunities, for instance by segregating recreation from nature and managing dog fouling.

Policy 4: Natural environment

Opportunities for nature recovery and enhancement will be maximised by development in Uckington Parish in accordance with Tewkesbury Borough Local Plan policies NAT1, NAT2 and NAT3, Joint Core Strategy Policy A4 and paragraph 95 above.

Proposals affecting the natural environment should use Building with Nature or other similar standards as their basis.

Wherever possible, hedgerows and boundary trees should be preserved and their function as nature corridors and habitats should be strengthened in their role as vital connectivity feature in an otherwise very arable area.

Appendix 1: Key views to be protected in Uckington Parish

1	St Mary Magdalene from UFP8		<p>Latitude: 51.926590 GPS Altitude: 33 m Longitude: -2.119406 w3w=libraries.healers.flank</p>  <p>0 km/h GL51 9SS 0 m/s</p>
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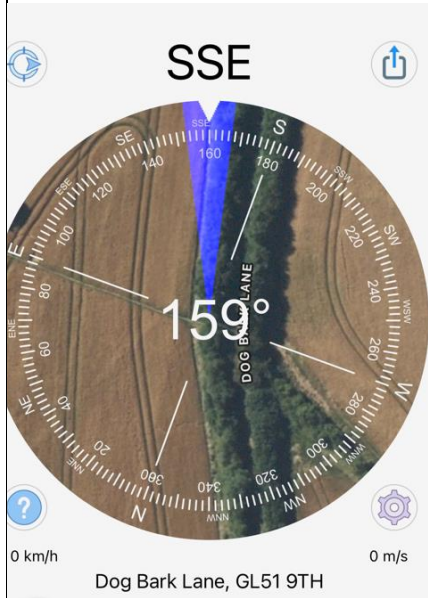
2	Cotswold Escarpment from UFP8		<p>w3w=pass.tower.dish</p> <p>WSW</p>  <p>245°</p> <p>0 km/h</p> <p>GL51 9SS</p> <p>0 m/s</p>
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3	Cotswold Escarpment from UFP8		 <p>8.4km/h 2.3 m/s</p> <p>Tewkesbury Road, GL51 9SW</p>
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4	Cotswold Escarpment from UFP3		
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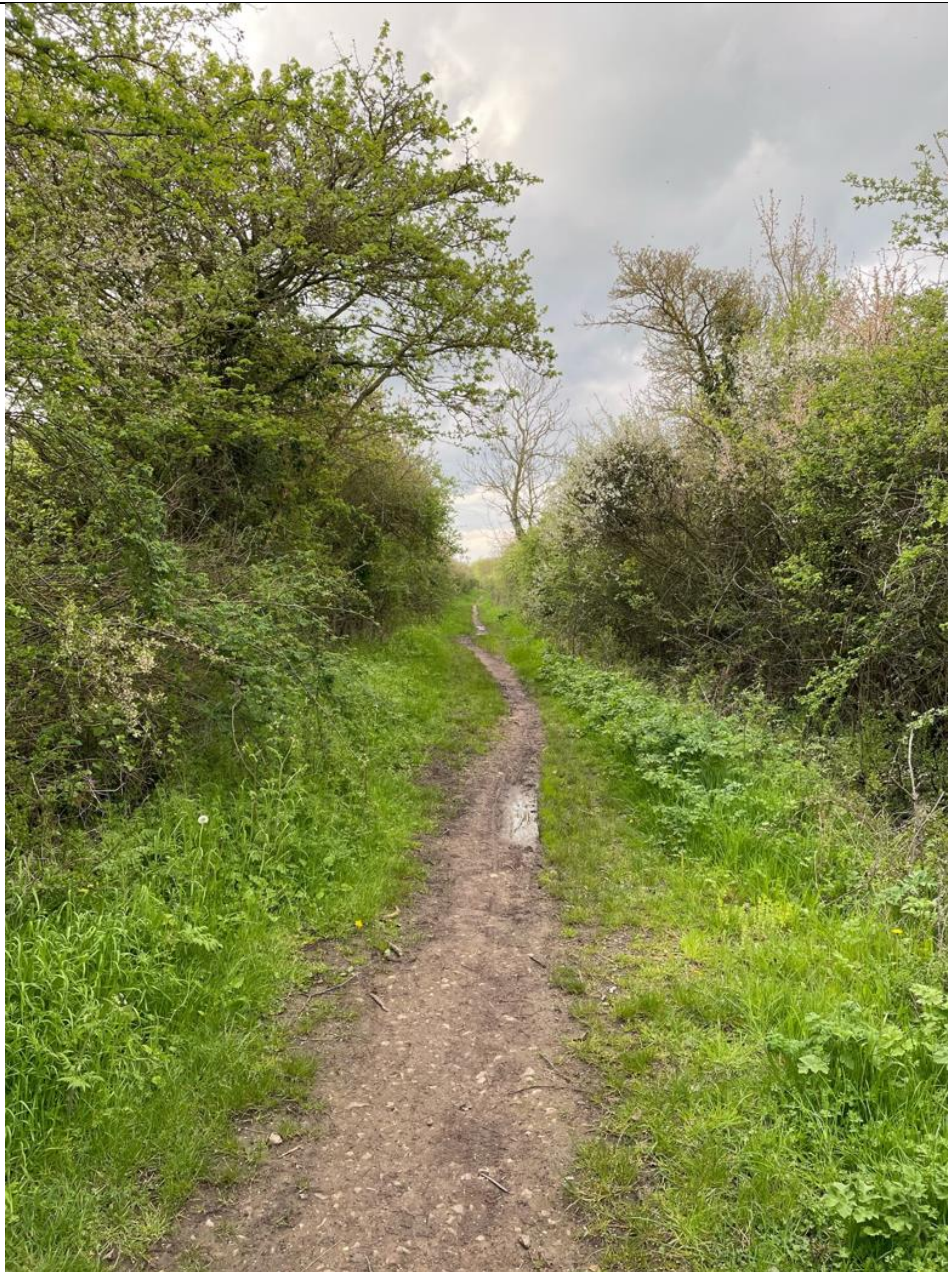
5	Cotswold Escarpment from URBW3		 <p>0.8km/h</p> <p>0.2 m/s</p> <p>Dog Bark Lane, GL51 9TH</p>
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6	Coopers Hill from UFP7		
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7	URBW5 Dog Bark Lane		
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8

URBW5
Dog Bark
Lane



9	St Mary Magdalene from URBW5		
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10	URBW5 Dog Bark Lane		
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11	URBW5 Dog Bark Lane		
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12	St Mary Magdelene from URBW5		
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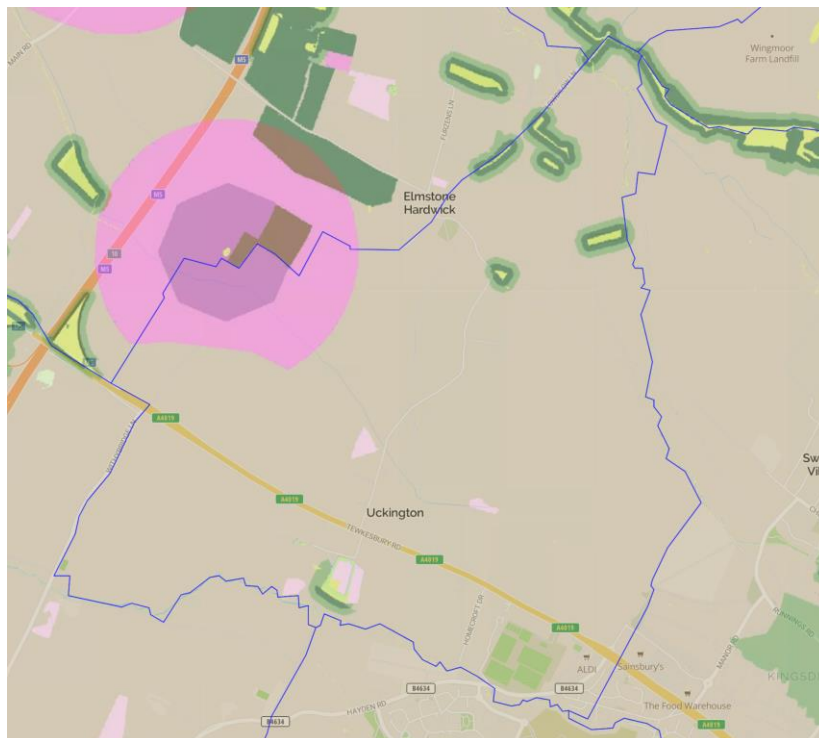
13	Cotswold Escarpment from UFP2		
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14	Uckington Farm and Barns from UFP8		
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Appendix 2: maps from Gloucestershire Natural Capital database

[GLNP | Natural Capital \(gcerdata.com\)](#), accessed March 2023

Figure 16: Nature Recovery Network



Nature Recovery Network

Combined nature recovery opportunity scores

Clickable: no, except for the Wetland overlay

-  Existing Core Habitat
-  Woodland: High Priority
-  Woodland: Medium Priority
-  Woodland: Low Priority
-  Open habitats: High Priority
-  Open habitats: Medium Priority
-  Open habitats: Low Priority
-  Open habitat or woodland: High Priority
-  Open habitat or woodland: Medium Priority
-  Open habitat or woodland: Low Priority
-  Wetland opportunity areas (overlay)

Figure 17: Core wetland habitats

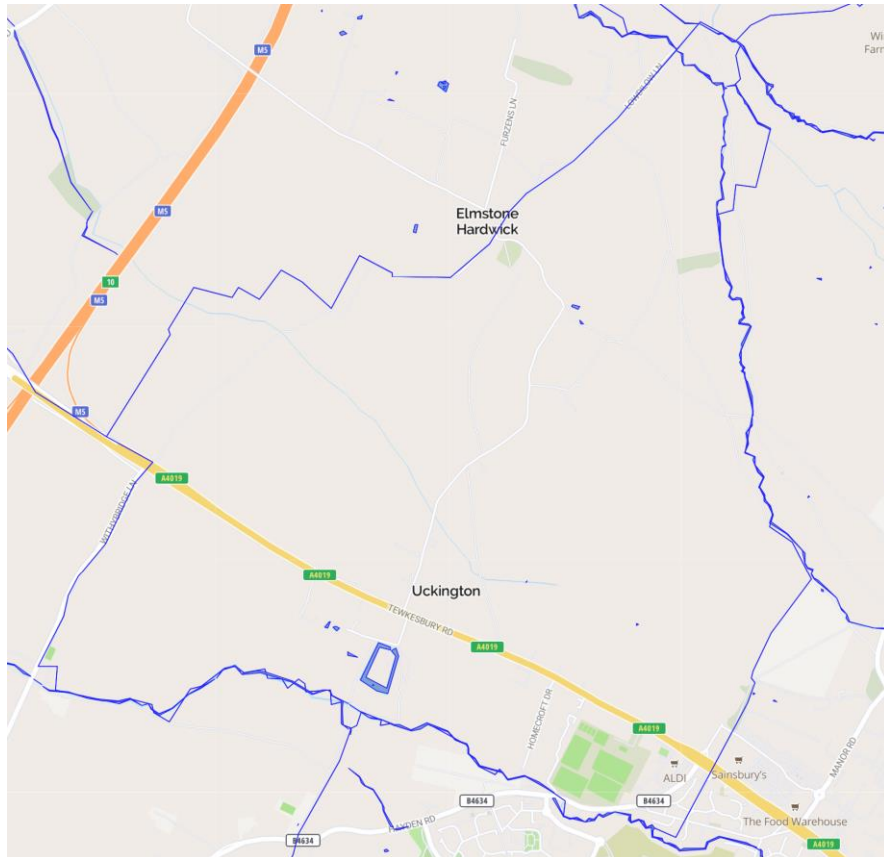


Figure 18: Wetland opportunity areas

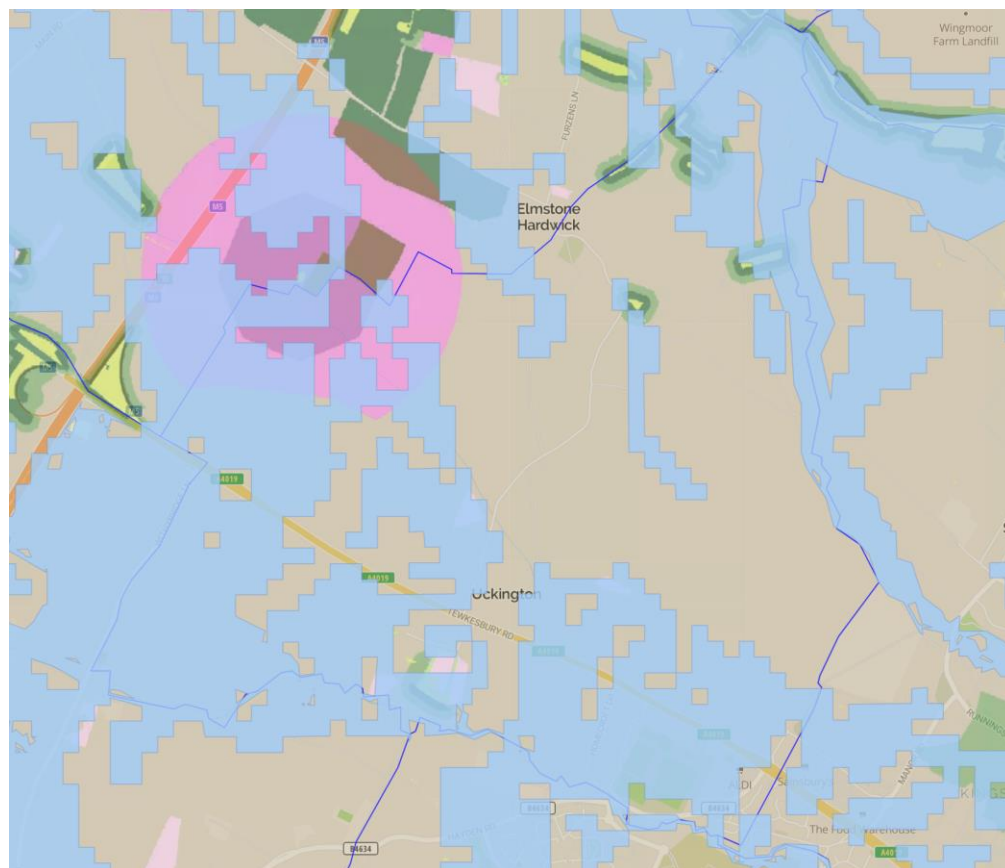
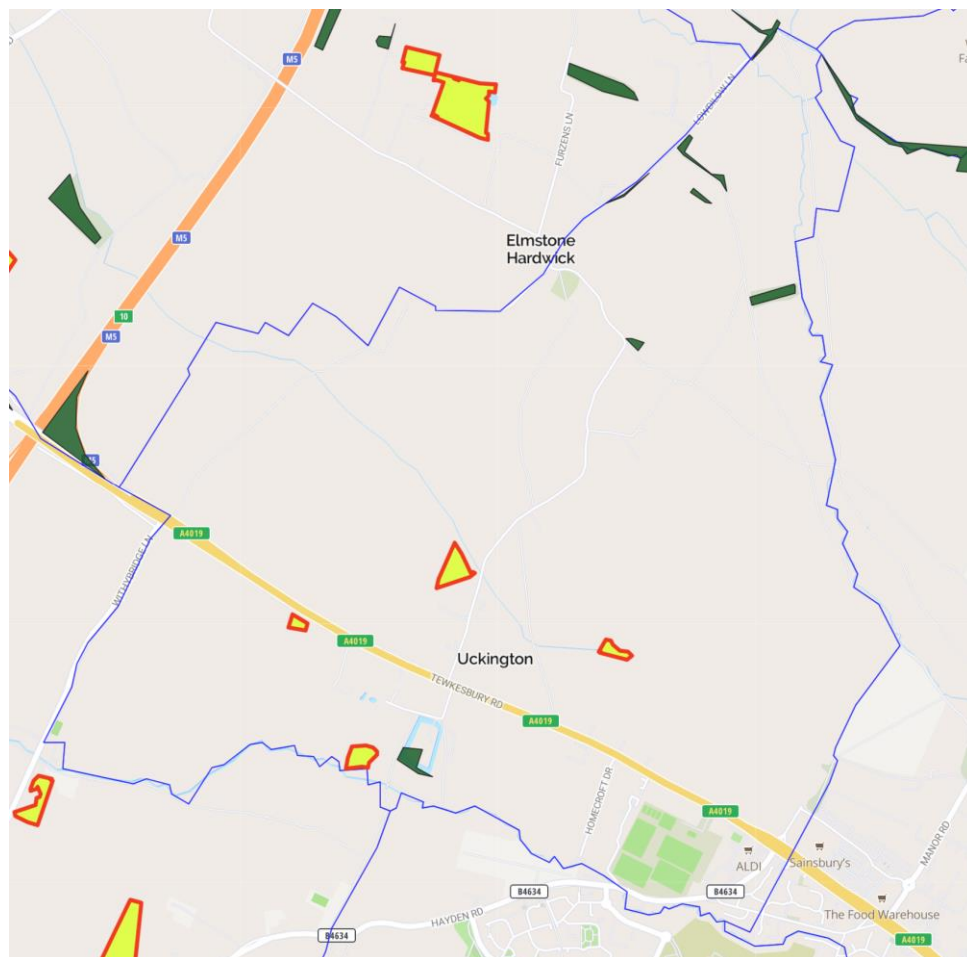


Figure 19: Core woodland habitats and traditional orchards



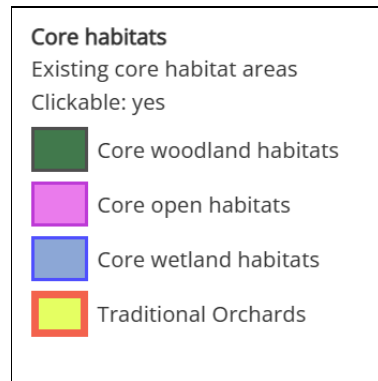
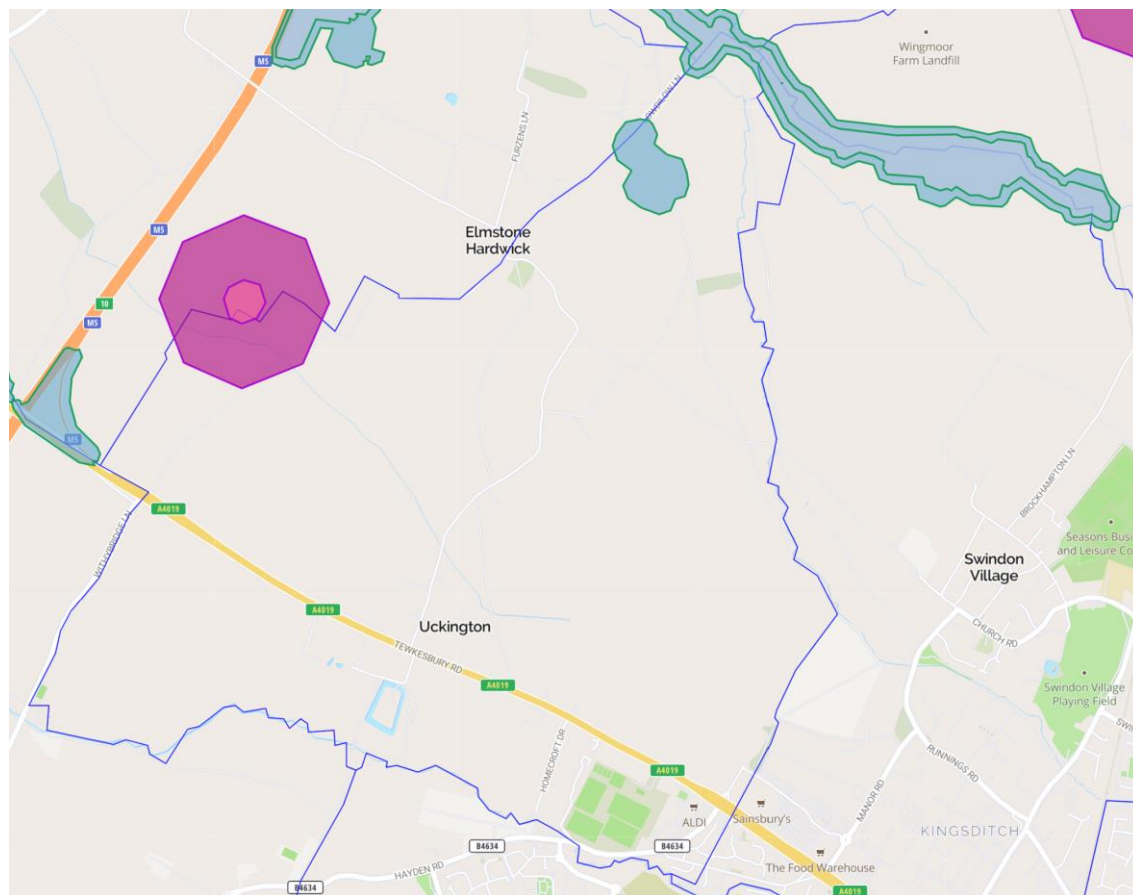
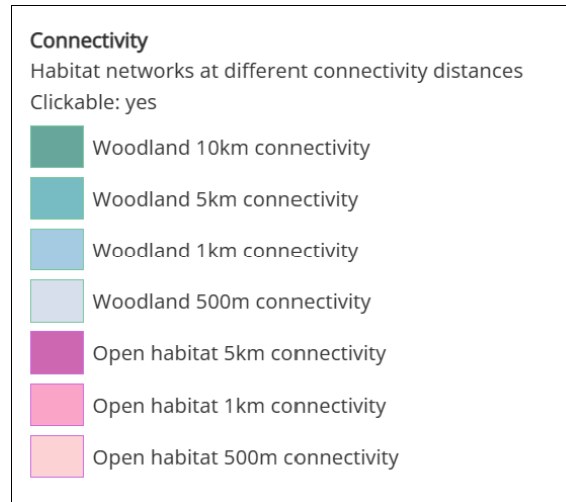


Figure 20: Nature connectivity





Habitat patch viability

Size categories of existing, continuous core habitat patches

Clickable: yes

-  Core woodland patches less than 1.5ha
-  Core woodland 1.5-5ha
-  Core woodland 5-10ha
-  Core woodland 10-20ha
-  Core woodland 20-100ha
-  Core woodland patches over 100ha
-  Core open habitat patches less than 1ha
-  Core open habitat 1-3ha
-  Core open habitat 3-5ha
-  Core open habitat 5-30ha
-  Core open habitat patches over 30ha

Figure 22: Wider ecological network for Uckington Parish

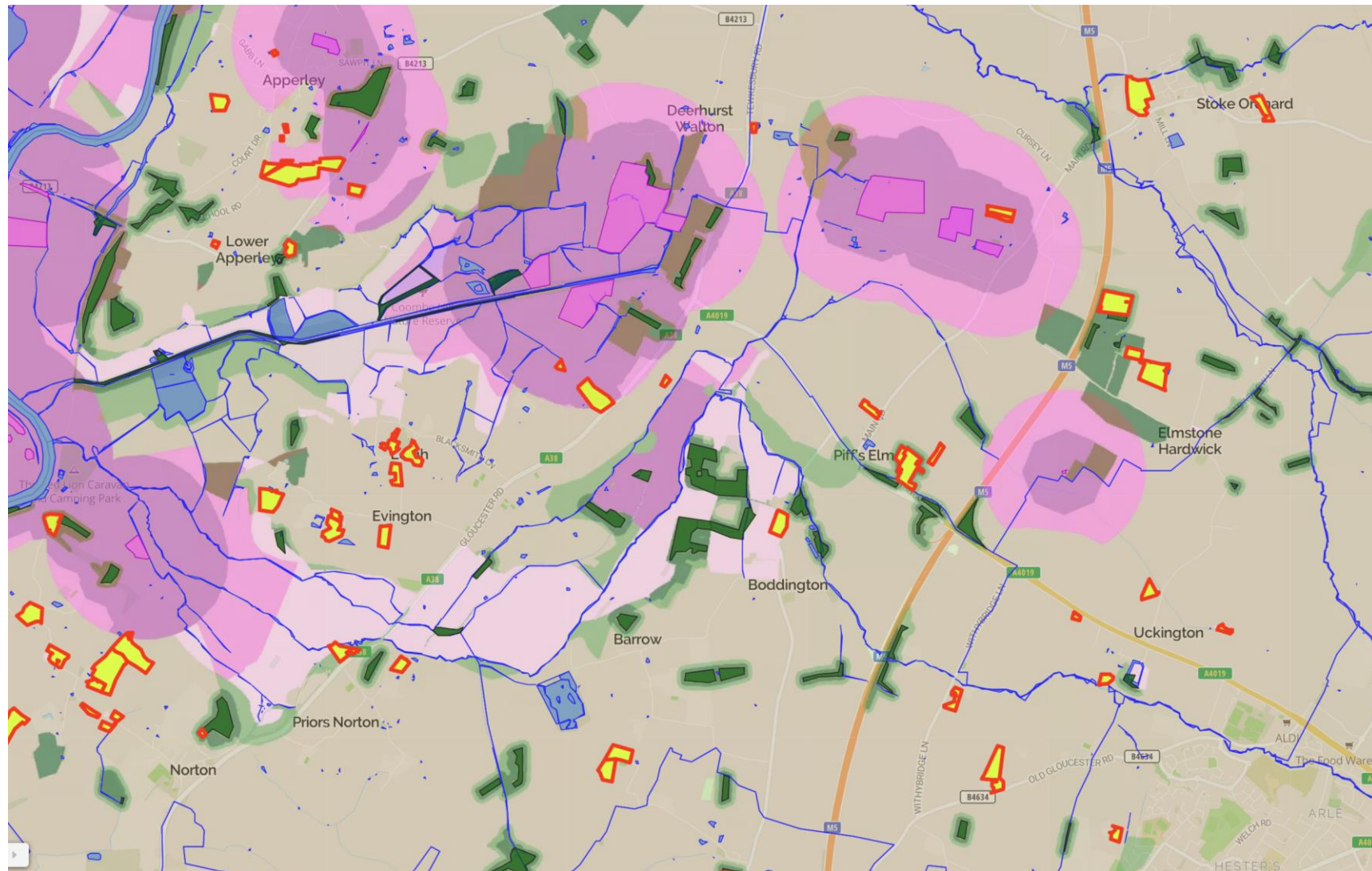


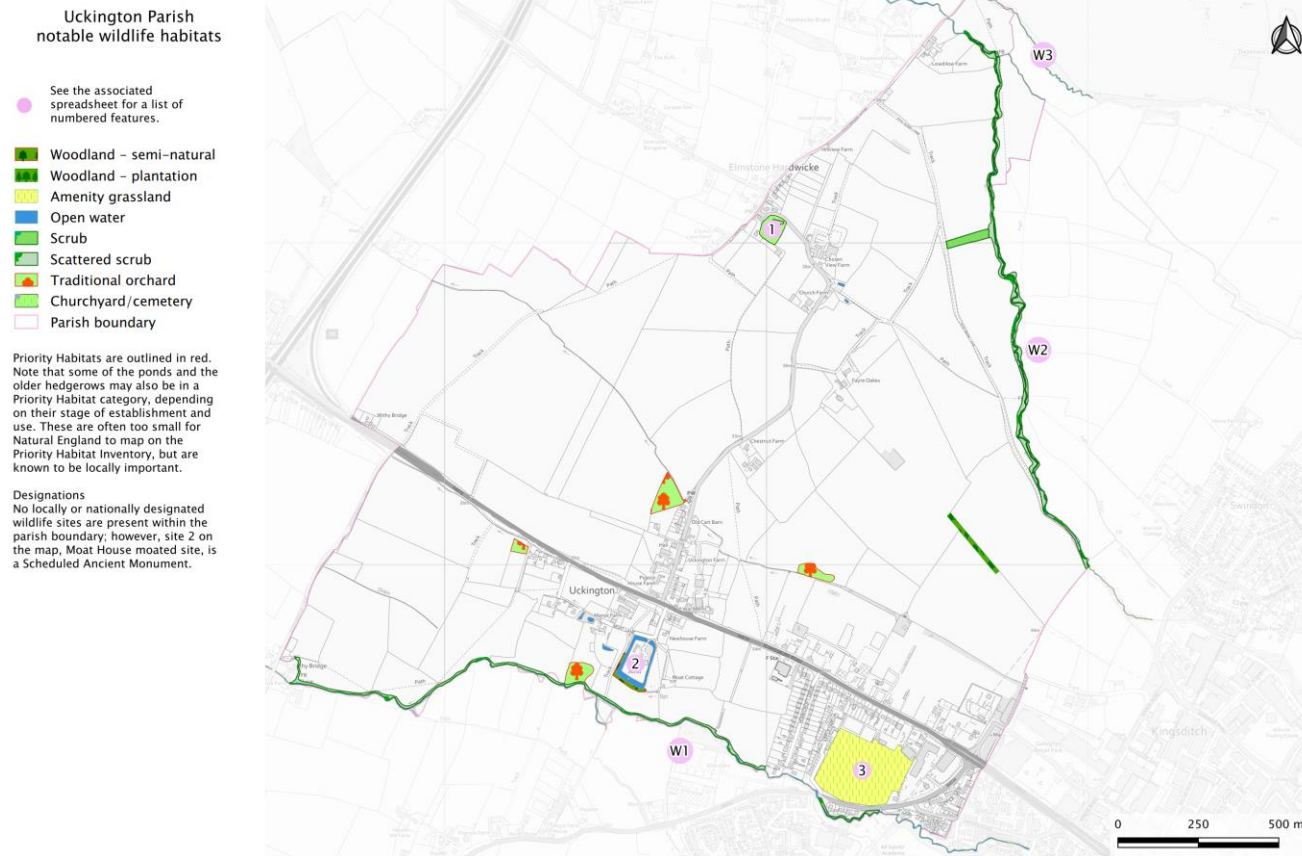
Figure 23: notable wildlife habitats

Figure 24: Species records

Uckington Parish distribution of species records held in the GCER database

Species record locations

- High precision: 1m grid square
- High precision: 10m grid square
- Standard precision: 100m grid square
- Low precision: 2km grid square (tetrad)
- Parish boundary

About the wildlife sightings locations: Each dot represents the centre of a grid reference square where one or more notable species has been recorded. Some locations may have lots of records; others only a single sighting. The map indicates both the visibility of wildlife species around the parish, and also the distribution of recording effort.

Larger, paler dots represent the less-distinct species records, e.g. 2km square Bird Atlas records. Smaller, darker dots are for precise 1m, 10m or 100m records.

Please refer to the associated spreadsheet for details. Note that absence of records doesn't mean the species isn't in your parish! GCER has over 2 million records of plants and animals in its database, but these may be patchy in areas with low recording effort or limited access.

