

# The M5 Junction 10 Development Consent Order 2025

## Compulsory Purchase (Vesting Declarations) Act 1981

### General Vesting Declaration No. 1

#### To Whom It May Concern

**NOTICE IS HEREBY GIVEN** that Gloucestershire County Council (“the Acquiring Authority”) on 23 April 2026 executed a general vesting declaration vesting the land described in the Schedule to this notice (“the land”) in themselves as from the end of the period of 3 months from the date on which the service of the notices required by section 6<sup>1</sup> of the Act is completed.

The Acquiring Authority will in due course tell you the date on which the service of the notices was completed.

The effect of the general vesting declaration is as follows:-

On the first day after the end of the period referred to in the first paragraph of this notice (“the vesting date”) the land, together with the right to enter upon and take possession of it, will vest in the Acquiring Authority.

Also, on the vesting date the Acts providing for compensation will apply as if, on the date on which the general vesting declaration was executed (namely, 23 April 2026), a notice to treat had been served on every person on whom, under section 5 of the Compulsory Purchase Act 1965, the Acquiring Authority could have served such a notice (other than any person entitled to a “minor tenancy” or a “long tenancy which is about to expire”. These expressions are defined in the Appendix to this notice).

If the land includes any land in which there is a minor tenancy or a long tenancy which is about to expire, the right of entry will not be exercisable in respect of that land unless, after serving a notice to treat in respect of that tenancy, the Acquiring Authority having served on every occupier of any of the land in which the tenancy subsists a notice stating that, at the end of a specified period (at least 3 months from the date of the service of the notice) they intend to enter upon and take possession of the land specified in the notice, and that period has expired: the vesting of the land will then be subject to the tenancy until that period expires, or the tenancy comes to an end, whichever happens first.

Schedules A1<sup>2</sup> and 1 to the Act contain supplementary provisions as to general vesting declarations.

A copy of the general vesting declaration to which this notice refers and of the plan annexed to the declaration can be inspected at Cheltenham Library, Clarence Street, Cheltenham, Gloucestershire GL50 3JT or at Tewkesbury Library, Sun Street, Tewkesbury, Gloucestershire GL20 5NX and may be seen at all reasonable hours. Copies of these documents can also be found online at: [www.gloucestershire.gov.uk/highways/major-projects-list/m5-junction-10-improvements-scheme](http://www.gloucestershire.gov.uk/highways/major-projects-list/m5-junction-10-improvements-scheme)

<sup>1</sup> Section 6 of the 1981 Act as modified by article 28(7) of the M5 Junction 10 Development Consent Order 2025.

<sup>2</sup> Schedule A1 to the 1981 Act as amended by article 28(8) of the M5 Junction 10 Development Consent Order 2025 .

## SCHEDULE

Plot No.	Description of Land
5/1e	5423 square metres of woodland, east of Sheldon Nurseries and west of the M5, Elmstone Hardwicke
5/1g	1869 square metres of track, east of Sheldon Nurseries and west of the M5, Elmstone,Hardwicke
5/4a	5955 square metres of agricultural land,and trees, east of Sheldon Nurseries and northwest of Laburnum, Elmstone Hardwicke
5/4a(i)	1210 square metres of farm access track, agricultural land, and woodland, east of Sheldon Nurseries and northwest of Laburnum, Elmstone Hardwicke
5/4a(viii)	507 square metres of agricultural land, and trees, east of Sheldon Nurseries and the M5,northwest of Laburnum, Elmstone Hardwicke
5/6a	5756 square metres of public adopted highway (Piffs Elm Lane), grass verge, hedgerows, trees, and overhead electricity cables, south of Stanboro and north of Cheltenham Road (A4019), Boddington and Elmstone Hardwicke
12/1c	224 square metres of agricultural land, north of Tewkesbury Road (A4019) and southeast of Withy Bridge, Uckington
12/7d	17720 square metres of agricultural land and hedgerow to the north of Tewkesbury Road (A4019) and southeast of Withy Bridge, Uckington
13/1d	3000 square metres of agricultural land and hedgerows, north of Tewkesbury Road (A4019) and southwest of Little Orchard, Uckington
13/3b	3564 square metres of public adopted highway (Tewkesbury Road (A4019)), bus stop, hard standing and verge, south of Pigeon Farm Barns and north of Manor Farm, Uckington

References to Plot numbers above refer to the plot numbers as shown on the Land Plans (as defined in Article 2 of the M5 Junction 10 Development Consent Order) and described in the Book of Reference (as defined in Article 2 of the M5 Junction 10 Development Consent Order)

### Appendix Definitions of “minor tenancy” and “long tenancy about to expire”

#### Section 2(1) and (2) of the Act

“long tenancy which is about to expire”, in relation to a general vesting declaration, means a tenancy granted for an interest greater than a minor tenancy, but having on the vesting date a period still to run which is not more than the specified period (that is to say, such period, longer than one year, as may for the purposes of this definition be specified in the declaration in relation to the land in which the tenancy subsists).

“minor tenancy” means a tenancy for a year or from year to year, or any lesser interest.

In determining for the purposes of this subsection what period a tenancy still has to run on the vesting date it shall be assumed –

- (a) that the tenant will exercise any option to renew the tenancy, and will not exercise any option to terminate the tenancy, then or thereafter available to him;
- (b) that the landlord will exercise any option to terminate the tenancy then or thereafter available to him.

**Dated this 8<sup>th</sup> day of May 2026**

Sharpe Pritchard LLP  
Elm Yard  
10-16 Elm Street  
London WC1X 0BJ

Solicitors for Gloucestershire County Council

DATED

23<sup>rd</sup> April

2026

**GLOUCESTERSHIRE COUNTY COUNCIL**

**THE M5 JUNCTION 10 DEVELOPMENT CONSENT ORDER 2025**

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**GENERAL VESTING DECLARATION NO. 1**

relating to

**LAND east of Sheldon Nurseries and west of the M5, Elmstone Hardwicke**

**LAND east of Sheldon Nurseries and northwest of Laburnum, Elmstone  
Hardwicke; and**

**LAND south of Stanboro and north of Cheltenham Road (A4019),  
Boddington and Elmstone Hardwicke**

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This **GENERAL VESTING DECLARATION** is executed on the 23<sup>rd</sup> day of April 2026 by Gloucestershire County Council ("the Authority")

**WHEREAS:-**

- (1) On 4 June 2025 a development consent order entitled The M5 Junction 10 Development Consent Order 2025 (SI 2025 No.0000) was made by the Secretary of State for Transport under the powers conferred on her by the Planning Act 2008 (the "**Development Consent Order**").
- (2) The Development Consent Order came into force on 25 June 2025, authorising the Authority to exercise powers under the Development Consent Order to acquire compulsorily land including that described in the Schedule hereto (in addition to other land, new rights over land and restrictive covenants also included in the Development Consent Order).
- (3) Article 28 of the Development Consent Order provides for the application, with modifications (as identified in article 28) of the Compulsory Purchase (Vesting Declarations) Act 1981 ("**the Act**") to the Development Consent Order. The Act prescribes vesting procedures for land subject to powers of compulsory acquisition under the Development Consent Order.
- (4) Notice of compulsory acquisition was first published in accordance with section 134 of the Planning Act 2008 on 12 June 2025.
- (5) That notice included the statement and form prescribed under section 15(4)(e) and (f) of the Acquisition of Land Act 1981.

**NOW THIS DEED WITNESSETH** that, in exercise of the powers conferred on them by section 4 of the Act, as applied by article 28 of the Development Consent Order, the Authority hereby declares:-

1. The land described in the Schedule hereto (being part of the land authorised to be acquired by the Development Consent Order) and more particularly delineated and shown coloured pink on the plan annexed hereto together with the right to enter upon and take possession of the land **SHALL VEST** in the Authority as from the period of 3 months from the date on which the service of notices required by section 6 of the Act is completed.
2. For the purposes of section 2(2) of the Act, the specified period in relation to the land is one year and one day.

**THE SCHEDULE**

<b>Plot Number on GVD Plan.</b>	<b>Plot Description</b>	<b>Existing Title</b>
5/1e	All rights and interests in approximately 5423 square metres of woodland, east of Sheldon Nurseries and west of the M5, Elmstone Hardwicke	<b>GR429405</b>
5/1g	All rights and interests in approximately 1869 square metres of track, east of Sheldon Nurseries and west of the M5, Elmstone Hardwicke	<b>GR429405</b>
5/4a	All rights and interests in approximately 5955 square metres of agricultural land, and trees, east of Sheldon Nurseries and northwest of Laburnum, Elmstone Hardwicke	<b>GR211814 Unregistered</b>
5/4a(i)	All rights and interests in approximately 1210 square metres of farm access track, agricultural land, and woodland, east of Sheldon Nurseries and northwest of Laburnum, Elmstone Hardwicke	<b>GR211814</b>
5/4a(viii)	All rights and interests in approximately 507 square metres of agricultural land, and trees, east of Sheldon Nurseries and the M5, northwest of Laburnum, Elmstone Hardwicke	<b>GR211814</b>
5/6a	All rights and interests in approximately 5756 square metres of public adopted highway (Piffs Elm Lane), grass verge, hedgerows, trees, and overhead electricity cables, south of Stanboro and north of Cheltenham Road (A4019), Boddington and Elmstone Hardwicke	<b>Unregistered</b>
12/1c	All rights and interests within approximately 224 square metres of agricultural land, north of Tewkesbury Road (A4019) and southeast of Withy Bridge, Uckington	<b>GR216008</b>
12/7d	All rights and interests in approximately 17720 square metres of agricultural land and hedgerow to the north of Tewkesbury Road (A4019) and southeast of Withy Bridge, Uckington	<b>GR455442</b>
13/1d	All rights and interests in approximately 3000 square metres of agricultural land and hedgerows, north of Tewkesbury Road (A4019) and southwest of Little Orchard, Uckington	<b>GR455442</b>

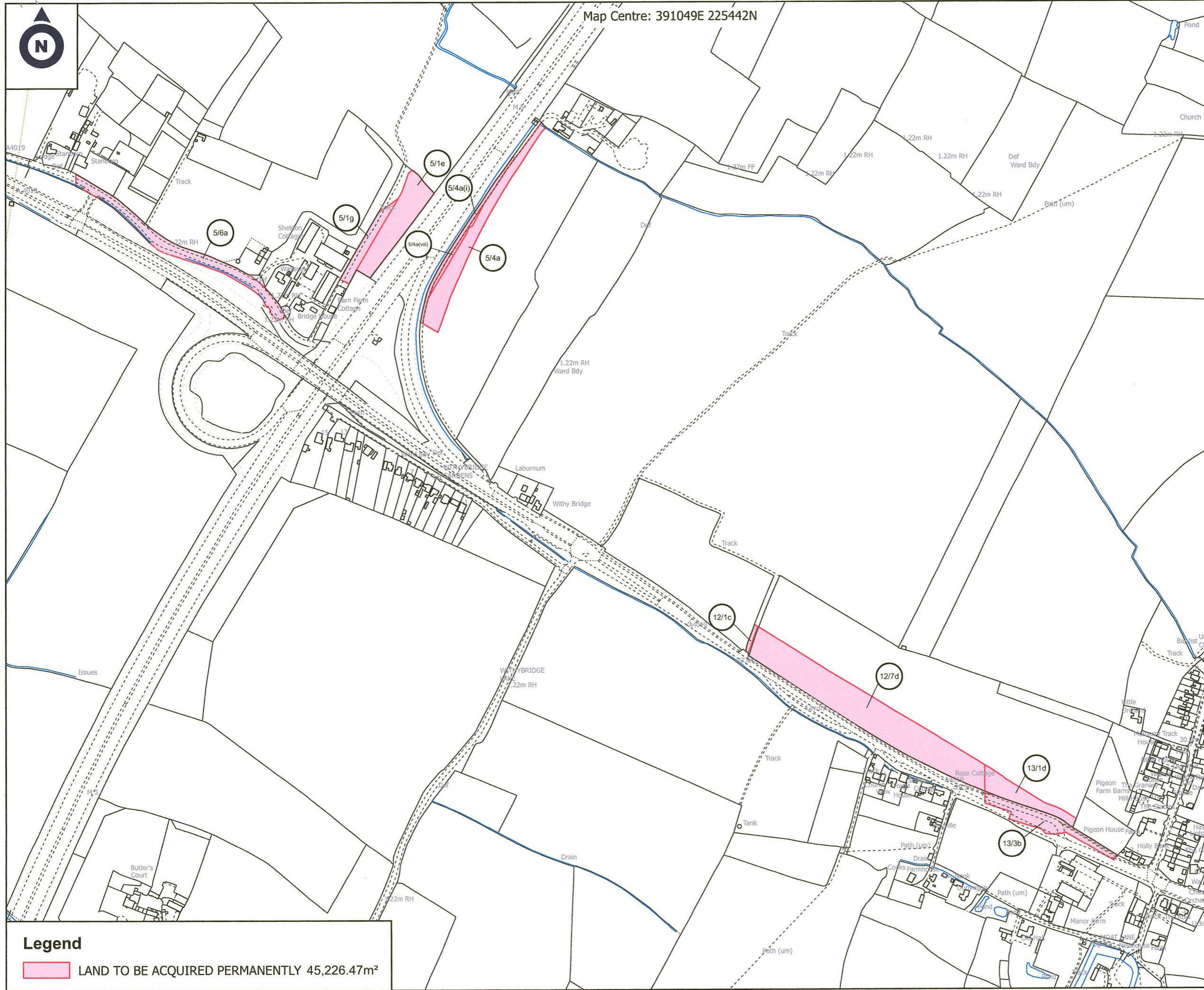
13/3b	All rights and interests in approximately 3564 square metres of public adopted highway (Tewkesbury Road (A4019)), bus stop, hard standing and verge, south of Pigeon Farm Barns and north of Manor Farm, Uckington	<b>Unregistered</b>
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**ANNEXURES**

**PLAN**



Map Centre: 391049E 225442N



**PLOT AREAS BY ACQUISITION TYPE**

<b>Permanent:</b>	
5/1e: 5422.85m <sup>2</sup>	5/6a: 5755.51m <sup>2</sup>
5/1g: 1868.58m <sup>2</sup>	12/1c: 224.10m <sup>2</sup>
5/4a: 5954.76m <sup>2</sup>	12/7d: 17720.07m <sup>2</sup>
5/4a(i): 1209.83m <sup>2</sup>	13/3b: 3563.95m <sup>2</sup>
5/4a(viii): 507.19m <sup>2</sup>	13/1d: 2999.57m <sup>2</sup>
<b>Temporary:</b>	
No Plots	
<b>New Rights:</b>	
No Plots	

*ES*

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Client



Gloucestershire  
COUNTY COUNCIL

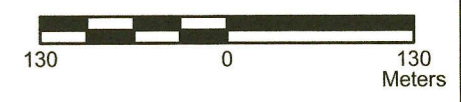
Project Title:

**M5 JUNCTION 10  
IMPROVEMENTS SCHEME**

Drawing Title:

**THE M5 JUNCTION 10 DEVELOPMENT  
CONSENT ORDER 2025:  
GVD NO. 1 PLAN**

Designed	Drawn	Checked	Date
--	LM	GT	19/02/2026
Internal Project Number: J0041885-26-62		Suitability Land Agreement	
Scale @ A3 1:5,250		Zone Whole Site	



SCALE: 1:5,250

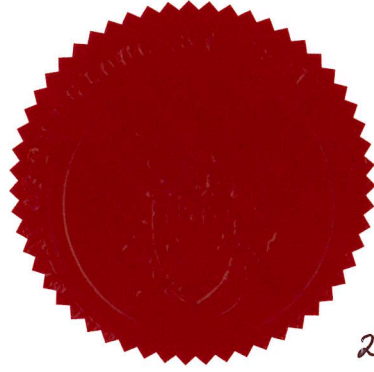
**Legend**

 LAND TO BE ACQUIRED PERMANENTLY 45,226.47m<sup>2</sup>

The **COMMON SEAL** of )  
**GLOUCESTERSHIRE COUNTY COUNCIL** was )  
hereunto affixed in the presence of:- )

Authorised Signatory 

Annabel Butler  
for Assistant Director of Legal Services



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