



Cheltenham Non-Residential Monitoring Report

Non-residential monitoring report & data for years 2019/20 to 2023/24

Published
May 2025

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1. Introduction and Overview

- 1.1 This is Cheltenham Borough Council's Non-Residential Monitoring Report for the period of 2019/20 to 2023/24. It covers traditional 'employment' uses such as offices, commercial uses, business and factories, but it also covers all other non-residential uses requiring planning permission, including retail.
- 1.2 This report covers all non-residential applications permitted from 1 April 2019 to 31 March 2024. Residential permissions are detailed in the [Council's five-year housing land supply report on the website](#).
- 1.3 From 1 September 2020 there were major changes to the [Town and Country Planning \(Use Classes\) Order 1987](#). This essentially categorises distinct types of property and land into classes. The main change was the introduction of Classes E and F2. Figure 1 shows the main changes of uses from the old system to the new. It provides a summary of the use in some instances, but this should be read in the context of the [Use Classes Order amendments of 2020](#).

Figure 1. Main changes in use classes before and after 1st September 2020

Use	Use class until 31 August 2020	Use class from 1 September 2020
Shops	A1	E
Financial & Professional Services	A2	E
Food & Drink (mainly on the premises)	A3	E
Business (office, research and development and light industrial process)	B1	E
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	D1	E
Assembly and Leisure (indoor sport, recreation or fitness, gyms)	D2	E
Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	D1	F.1
Shop no larger than 280 sqm (selling mostly essential goods and at least 1km from another similar shop); community hall, outdoor sport/recreation area, indoor or outdoor swimming pool, skating rink	A1	F.2
Public House, wine bar, drinking establishment	A4	Sui generis – No class specified
Hot Food Takeaway	A5	Sui generis – No class

		specified
Cinema, Concert Hall, Bingo Hall, Dance Hall, Live music venue	D2	Sui generis – No class specified

- 1.4 This report focuses on analysing changes in employment, specifically on general industrial (B2), storage and distribution (B8), shop (E(a)), and office (E(g)) uses, but other uses including residential are addressed where necessary, e.g. when comparing lost and gained floorspace and as part of a couple mixed use developments.
- 1.5 All planning permissions have been assessed in terms of their status as of 31 March 2024. Officers have recorded starts, sites under construction, completions, and outstanding commitments. A desk-top assessment has been undertaken using, where necessary, building control applications, business rate records, officer knowledge and the most recent Google Earth satellite imagery to determine their status. Similarly, officers used digital measurement tools to corroborate the floorspace data on application forms. Where the desk-top assessment did not provide a definitive update, site visits were conducted from July to November 2024.

2. Development Plan Indicators

- 2.1 Monitoring is undertaken for several reasons, but a key rationale is to see whether adopted development plans are effective in terms of their policies and the delivery of allocations. Figure 2 below details the six non-residential indicators in the adopted Joint Core Strategy (JCS) (2017) and Cheltenham Plan (CP) (2020) and their targets.

Figure 2. Relevant Development Plan (JCS and CP) Monitoring Indicators

N	Non-residential and broadly 'Employment' related monitoring indicators	Target	Source
1	Employment requirement (2011-2031) (as identified in the JCS)	1ha (indicative target)	This is an indicative target. Para 41 of the Cheltenham Plan Inspector Final Report cross references paragraph 3.2.21 of JCS (page 24) and the findings set out in the JCS economic update note 2016.
2	Employment supply from new allocations in the Cheltenham Plan	7.35ha of total site area	CP, p. 97
3	New schools / educational facilities being delivered	Where a need is identified for that	CP, p. 104

		need to be met in full, either through new facilities or extending existing facilities	
4	Number of playing fields lost to other land uses	Maintain overall provision of playing fields	CP, p. 104
5	Net amount of employment floorspace created by use-class (employment-generating uses)	192ha of employment land delivered over the three authorities over the plan period	JCS, p. 115
6	Amount of employment land lost to other non-employment generating uses	No target but annually assessed	JCS, p. 115

2.2 The report now presents these six indicators monitored.

3. Indicator 1: Employment requirement (2011-2031) (as identified in the JCS)

- 3.1 Strategic policies such as site allocations are other important sources of employment delivery in accordance with the NPPF, as they should *“provide a clear strategy for bringing sufficient land forward, and at a sufficient rate”* (Paragraph 25).
- 3.2 Policy SP1 ‘The Need for New Development’ requires the JCS area to provide 192 hectares of employment land across the JCS area. This includes Policy SA1 Strategic Allocations Policy allocating 23.4 hectares of employment land at North-West Cheltenham and 45 hectares of employment land at West Cheltenham. Figure 3 details the proposed non-residential and employment land use and updates the status of both strategic allocations.
- 3.3 The target for this indicator is 1ha to be delivered within Cheltenham Borough. This was an indicative target established by the JCS and identified by the Cheltenham Plan. There is no allocation which this directly relates to and would therefore be derived from windfall development.
- 3.4 Planning reform and the flexibilities which now apply as noted in Figure 1 above and section 7 of this report illustrate the challenges for the more traditional employment land uses upon which the Cheltenham Plan was prepared. The traditional employment uses tend to generate lower land values than many other land uses and this is a key influence in investment decisions that may contribute to the delivery of employment land across the borough. Provision of and the delivery of employment land has always been a challenge and now the planning reform driven by the changes in the use class system is settling, we can see that this has had a further disruptive influence. Interventions going forward will be planned through the Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan.

Figure 3. Summary of the status of JCS Employment Allocations

JCS Policy	Site Name	Proposed Uses	Status
A4	North-West Cheltenham	A 10-hectare B-class office park; 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	An application for outline planning permission, 16/02000/OUT, is currently pending consideration and scheduled for Planning Committee May 2025. 24 ha of employment generating uses including 10 ha B1 business park (40,000sqm), hotel (up to 200 rooms) and mixed centres providing retail uses (up to 6,150 sqm) and community uses (up to 3,000 sqm).
A7	West Cheltenham	Approximately 45 hectares of B-class led employment land to be focused upon a cyber security hub and other high technology and high 'Gross Value Added' generating development and ancillary employment use.	Four applications for outline planning permission are currently pending consideration of which 2 propose employment uses that would be described as meeting the traditional employment land uses as described by the Cheltenham Plan as part of a mixed-use masterplan. Specifically in respect of employment the applications propose: 23/01875/OUT: 125,698 sqm of employment floorspace (Innovation Centre) 24/01268/OUT: Outline planning permission (with all matters reserved) for a severable development to provide: flexible commercial uses (Use Class E and Sui Generis); healthcare centre (Use Class E); flexible community uses (Use Class F); new homes (Use Class C3); other associated infrastructure. The remaining elements that form a further 2 planning applications would see broader employment as part of local centres.

4. Indicator 2: Employment supply from new allocations in the Cheltenham Plan

- 4.1 The target is 7.35ha employment land. The Cheltenham Plan allocates local sites for future non-residential and employment use and contains policies for the safeguarding of existing employment areas in the Borough.

- 4.2 2.24ha of employment land has been delivered, originating from 0.34ha of B class at site E1 and 1.9ha of retail space at site E3 mentioned in Figure 4 below. Therefore, there is 30% progress against this indicator.
- 4.3 Regarding mixed-use allocations, 21ha out of 27.8ha have been delivered, meaning 75% progress against this indicator.
- 4.4 Figure 4 details the proposed non-residential and employment land use allocations together with mixed-use allocation with elements of non-residential uses.

Figure 4. Summary of the status of Cheltenham Plan Employment Allocations and Mixed-Use sites with employment generating uses

Employment Allocations				
CP Policy	Site Name	Site Area	Proposed Uses	Status
EM1 (E1)	Land south of Jessop Avenue (E1)	0.34ha	Allocated for 'traditional B class employment' (office use) or Sui Generis that exhibit characteristics of 'B class employment'	Completed. Application 16/01417/FUL was granted for a six-storey B1 office development with A2/A3 use on the ground floor.
EM1 (E2)	Land adjacent to B&Q, The Reddings (E2)	0.86ha	Allocated for the expansion of contemporary business activities within a modern business park – 'traditional B class employment'	Not started. No planning application has been submitted.
EM1 (E3)	Land at North Road West and Grovefield Way (E3)	4.1ha	Allocation provides an opportunity for the establishment of a modern business environment. The Principal Urban Area (PUA) has been amended to accommodate this site and part of wider site already houses a flagship car dealership	Application 18/01004/FUL was granted at appeal for 13,948 sqm of office space, 1,742 sqm of retail space, and 502 sqm day nursery. The retail space and day nursery have been completed covering 1.9ha. As of 2025, application 24/00725/OUT seeks outline planning permission to replace the originally planned office space with up to 60 dwellings (40% affordable housing) and up to 550 sq. metres of flexible commercial use (Class E) covering the remaining 2.2ha.
EM1 (E4)	Chelt Walk, Town Centre (E4)	0.68ha	Allocated as a prime employment site for 'traditional B class' capable of accommodation a	Not started. No planning application has been submitted.

			modern office development	
Mixed-Use Allocations				
CP Policy	Site Name	Site Area	Proposed Uses	Status
MD1	Lansdown Industrial Estate	5.5ha	Employment led regeneration which may include an element of residential development	Not started. An application for outline planning permission, 21/02832/OUT, for up to 215 dwellings, together with an outline application for the redevelopment of new commercial units has a resolution to permit subject to S106.
MD2	Land at Coronation Square	0.4ha	Regeneration of existing community and retail facilities	Not started. As of 2024 no planning application has been submitted
MD3	Royal Well and Municipal Offices	0.9ha	Mixed-use redevelopment appropriate for town center uses	Not started. As of 2024 no planning application has been submitted. In September 2024 the Borough Council listed the Municipal Offices for sale.
MD4	Leckhampton	21ha	Approximately 350 dwellings and a new secondary school	Completed. Planning permission for the secondary school given in 2020, completed and in operation since 2021. Consent given to the 350 dwellings with ongoing works.

5. Indicator 3: New schools/ educational facilities being delivered

- 5.1 The [School Places Strategy 2025-2030 by Gloucestershire County Council](#) approved by its Cabinet on March 5th this year, states that Cheltenham has continued to experience pressure on school places, with schools permanently expanded to meet demand in the Southeast of the town, therefore implementation plans on the strategy do not suggest actions for this area. However, the Northwest of the town will experience increased demand from North West and West Cheltenham strategic allocations, with implementations plans requiring continuing monitoring for the next 5 years, and for the longer term (5-10 years) 'a new secondary school and new primary schools are planned to support growth' (p. 156) for school places on these sites through S106 (p. 7).
- 5.2 Similarly, Gloucestershire County Council has informed that as of 31st March 2024, 7 consented educational schemes were completed. Of these, only the new The High School in Leckhampton (scheme number 6 on Figure 5) contributed to educational need, providing 180 additional Year 7 places every year, which has increased the number for Cheltenham from 999 to 1,179 places, an increase of 18%.

Figure 5. Status of consented and completed educational schemes

N	Application Ref	Site location	Proposal	Decision issued
1	22/0059/CHREG3	The Ridge Academy Clyde Crescent Cheltenham Gloucestershire GL52 5QH	Minor internal demolition and refurbishment works falling under permitted development. Change of use from existing B8 (Storage and Distribution) to F1(d) (Libraries and Public Reading Rooms) and F1(e) (Public Hall and Exhibition) including retention of B8.	17/05/2023
2	21/0024/CHR3MJ	Warden Hill Primary School Durham Close Cheltenham Gloucestershire GL51 3DF	Re-development of Warden Hill primary school. Construction of new 14 Classroom Primary school to immediate south of existing school. The existing buildings remaining in place while the new building is constructed. New car parking, improved pedestrian access and improved playing field.	09/09/2021
3	19/0036/CHREG3	St Johns Primary School Albion Street Cheltenham Gloucestershire GL52 2SN	Change of use to D1 (Schools) - extension of school grounds.	30/01/2020
4	20/0065/CHREG3	Belmont School Warden Hill Road Cheltenham Gloucestershire GL51 3AT	Single storey 2 x classroom extension to existing SEN school	10/02/2021
5	20/0072/CHREG3	Gloucester Road Primary School Gloucester Road Cheltenham Gloucestershire GL51 8PB	Single storey extension to provide SEN/sensory room.	16/02/2021
6	19/0058/CHR3MJ	Land Between Farm Lane/Kidnappers Lane Cheltenham Gloucestershire	Construction of a new 6 forms of entry secondary school building, with a new all-weather pitch, sports playing fields, a multi-use games area, onsite parking and other associated works.	21/07/2020
7	22/0011/CHR3MJ	Warden Hill Primary School Durham Close Cheltenham Gloucestershire GL51 3DF	Variation of condition 3(Scope of Development) relating to planning consent 21/0024/CHR3MJ dated 08/09/2021 for the Removal of time restrictions in full, to allow the new school to continue operating unrestricted hours that have been in place since the school opened in 1962.	17/05/2022

6. Indicator 4: Number of playing fields lost to other land uses

- 6.1 Within the Borough, there has not been a loss of playing fields to other land uses. Keeping the provision depends on bringing back a variety of disused and unmarked pitches into use.
- 6.2 At the time of writing this document, the development for [122 dwellings at The Folley, Swindon Road](#), has been consented and would result in the loss of a vacant playing field for the area. This will be covered in the 2025/26 update of this report.
- 6.3 A [study undertaken during 2024](#) on behalf of Cheltenham Borough Council has identified three sites as disused pitches, equating to eight pitches (Seven for football and one for cricket). Similarly, there are five sites that have been identified as unmarked pitches, equating to 11 pitches, with five of them being football pitches. There are also two unmarked cricket pitches, three senior rugby union pitches and one senior rugby league pitch.
- 6.4 There is some spare capacity on most grass football pitches, except youth 11v11 (players per side) pitches, which are overplayed and mini soccer 5v5 pitches that are at capacity.
- 6.5 Spare capacity on adult football pitches and youth 9v9 pitches is minimal, especially when future demand for adult pitches is considered.
- 6.6 There are significant shortfalls of 3G Artificial Grass Pitches (AGPs) in the Borough, yet they could have opportunities to meet demand for other sports such as rugby union, rugby league, American football and lacrosse.

7. Indicators 5 and 6: Employment lost and gained

Introduction:

- 7.1 This section merges the analysis of indicators N5 *Amount of employment land lost to other non-employment generating uses*, and N6 *Net amount of employment floorspace created by use-class (employment-generating uses)*, for easier comparisons.
- 7.2 The first indicator asks for employment land (B and E uses) lost to non-employment uses (C, F, and SG), meaning the site areas of development. From Completed schemes, 2.7 hectares of employment land were lost to non-employment uses, specifically 2.22 ha (82%) lost to residential (C), 0.47 ha (1%) to education (F), and 0.47 ha (17%) to Sui Generis (SG). Mixed Uses were not included in this analysis.
- 7.3 Moreover, for the second indicator and a detailed analysis of trends, employment land (measured in hectares) was treated as floorspace (measured in square meters), as an application's site area can confuse the analysis, e.g. multi-storey buildings.
- 7.4 Completed Mixed Use developments (e.g Mixed Use E with SG) were just eleven, therefore tagged as 'Mixed' and grouped for quicker analysis purposes. Future monitoring could provide further insights by disaggregating a scheme into its different Use Class components.
- 7.5 Similarly, a couple of applications without information were excluded from the analysis.

Analysis:

- 7.6 Over the period covering 1 April 2019 to 31 March 2024, from the completed schemes, the three largest losses in employment uses within the Borough were E(g) (20%) offices, followed closely by B2 (13%) general industrial and finally E(a) (10%) shops as shown in Figure 6.
- 7.7 The gains in employment floorspace are mainly from B8 (17%) storage and distribution, followed by E(d) (6%) sports and recreation, and E(b) (4%) cafes and restaurants as shown in Figure 7.
- 7.8 Net floorspace changes are summarised for the entire period in Figure 8.
- 7.9 Use class C (residential) and Sui Generis are included in the table but excluded from this contribution ranking analysis because they are not essentially employment generating uses. However, this is also supported by the fact that Sui Generis basically nets itself with its gains and losses. However, residential use is the main driver for employment losses. The data shows that 42% of the completed floorspace for residential dwellings (C3) were originally office floorspace (E(g)), followed by 24% hotels (C1), and 7% shops or retail (E(a)) as shown in Figure 9.
- 7.10 A clear trend regarding B uses is also identified. Almost two thirds (65%) of current storage and distribution (B8) floorspace were formerly general industrial (B2) use, followed by 20% of originally shops E(a) and 14% sports and recreation (E(d)), highlighting a transition from manufacturing to distribution as shown in Figure 10.
- The above is explained mainly due to the simpler processes governing both changes of use. For instance, there are [Permitted Development Rights](#) to convert general industrial (B2) into storage and distribution (B8). Similarly, development of offices (E(g)) and shops (E(a)) are subject to Prior Approval process to turn into dwellings (C3). The conversion of Hotels (C1) into dwellings (C3) is not streamlined by regulations and further analysis of this trend is required.
- 7.11 Therefore, Figures 6, 7 and 8 below provide the details of employment floorspace lost, gained, and the net change respectively from 1 April 2019 to 31 March 2024. Appendix 1 provides the details for each year, e.g., 1 April 2019 to 31 March 2020 including both completions and commitments. Similarly, Appendix 2 shows the details by year for each planning application.

Figure 6. Losses in employment floorspace from 1 April 2019 to 31 March 2024 for completed schemes

Original Use Class	Lost sqm	% of Total	Contribution
B Total	-9,986	19.16%	
B2 (General industry)	-6,921	13.28%	2nd
B8 (Storage and distribution)	-3,065	5.88%	
C Total (Residential)	-7,376	14.15%	
E Total (Commercial, Business and Service)	-21,446	41.14%	
E(a) (e.g. retail and shops)	-5,168	9.91%	3rd

E(b) (e.g. cafes and restaurants)	-650	1.25%	
E(c) (professional services)	-2,220	4.26%	
E(d) (sports and recreation)	-1,252	2.40%	
E(e) (health)	-432	0.83%	
E(g) (offices)	-10,479	20.10%	1st
Mixed E(a), E(b)	-285	0.55%	
Mixed E(a), E(g)	-609	1.17%	
Mixed E(g), E(b)	-351	0.67%	
F Total (Education and community facilities)	-2,283	4.38%	
Mixed Use	-2316	4.44%	
Sui Generis (e.g takeaway, pub, tattoo, etc)	-8,722	16.73%	
Total	-52,129	100%	

Figure 7. Gains in employment floorspace from 1 April 2019 to 31 March 2024 completed schemes

Proposed Use Class	Gained sqm	% of Total	Contribution
B Total	8,841	17.04%	
B2 (General industry)	146	0.28%	
B8 (Storage and distribution)	8,695	16.75%	1st
C Total (Residential)	19,583	37.73%	
E Total (Commercial, Business and Service)	11,161	21.51%	
E(a) (e.g. retail and shops)	2,265	4.36%	3rd
E(b) (e.g cafes and restaurants)	1,964	3.78%	
E(c) (professional services)	305	0.59%	
E(d) (sports and recreation)	1,397	2.69%	
E(e) (health)	420	0.81%	
E(f) (nursery)	159	0.31%	
E(g) (offices)	2,987	5.76%	2nd
Mixed E(d), E(a), E(b)	1,119	2.16%	
Mixed E(g), E(b), E(c)	545	1.05%	
F Total	1,018	1.96%	
Mixed Use	2,953	5.69%	
Sui Generis (e.g takeaway, pub, tattoo, etc)	8,341	16.07%	
Total	51,897	100%	

Figure 8. Net change in floorspace from 1 April 2019 to 31 March 2024 completions

Use Class	Lost sqm	Gained sqm	Net change
B total	-9,986	8,841	-1,145
B2	-6,921	146	-6,775
B8	-3,065	8,695	5,630
C total	-7,376	19,583	12,207
E total	-21,446	11,161	-10,285

E(a)	-5,168	2,265	-2,903
E(b)	-650	1,964	1,314
E(c)	-2,220	305	-1,915
E(d)	-1,252	1,397	145
E(e)	-432	420	-12
E(f)	0	159	159
E(g)	-10,479	2,987	-7,492
Mixed E(a), E(b)	-285	0	-285
Mixed E(a), E(g)	-609	0	-609
Mixed E(g), E(b)	-351	0	-351
Mixed E(d), E(a), E(b)	0	1,119	1,119
Mixed E(g), E(b), E(c)	0	545	545
F total	-2,283	1,018	-1,265
Mixed Use	-2,316	2,953	637
SG	-8,722	8,341	-381

Figure 9. Original floorspace of Completed residential dwellings (C3) schemes 1 April 2019 to 31 March 2024

Original Use Class	Floorspace
E(g)	42.41%
C1	24.06%
E(a)	6.78%
SG	5.34%
Others (under 5% contribution)	21.41%
Total	100.00%

Figure 10. Original floorspace of Completed storage and distribution (B8) schemes 1 April 2019 to 31 March 2024

Original Use Class	Floorspace
B2	64.70%
E(a)	19.67%
E(d)	14.40%
F2	1.23%
Total	100.00%

8. Results and conclusions

- 8.1 This Cheltenham Borough Council's Non-Residential Monitoring Report covered all traditional 'employment' applications permitted from 1 April 2019 to 31 March 2024 such as offices, commercial, business and factories, but it also covered all other non-residential uses requiring planning permission, such as retail, pubs, and takeaways. Six indicators were assessed in their performance against our Development Plan targets.
- 8.2 The 1ha target of employment land across the borough is indicative and there are significant challenges for traditional employment uses such as lower land values for developers. Employment

land that forms part of the North West and West Cheltenham strategic allocations in the Joint Core Strategy does not show progression as it depends on these schemes coming forward.

- 8.3 The 7.35ha target of employment allocations in the Cheltenham Plan show a 30% completion, with contributions from completed schemes on the sites at Land south of Jessop Avenue (allocation E1) and Land at North Road West and Grovefield Way (allocation E3).
- 8.4 The demand for educational facilities in the Southeast area of the town is being supplied. However, the Northwest area will experience pressure from North West and West Cheltenham strategic allocations, thus requiring short and mid-term monitoring, with an expected delivery in the long term of a new secondary school and new primary schools. This will be provided for through the applications to deliver the strategic allocations in these locations.
- 8.5 Playing fields are not being lost to other land uses, but keeping the provision will require enabling currently disused and unmarked playing pitches. At the time of writing this report, the development of The Folley has been consented and would result in the loss of a vacant playing field. This will be included in the 2025/26 update of this report.
- 8.6 Regarding employment gains and losses, 2.7 hectares of employment land were lost to non-employment uses, specifically 2.22 ha (82%) lost to residential (C), 0.47 ha (1%) to education (F), and 0.47 ha (17%) to Sui Generis (SG).

Moreover, residential use is the main driver for employment losses as 42% of the completed floorspace for residential dwellings (C3) were originally office floorspace (E(g)), followed by 24% hotels (C1), and 7% shops or retail (E(a)).

Similarly, two thirds (65%) of current storage and distribution (B8) floorspace were formerly general industrial (B2) use, followed by 20% of originally shops E(a) and 14% sports and recreation (E(d)).

Therefore, the only gains in 'traditional' employment floorspace over the period 2019/2024 within Cheltenham are the new 5,630 sqm of distribution (B8). Sui Generis, a non-traditional employment generating use, maintains its provision over the period as it gains and losses balance each other.

- 8.7 A new monitoring report for the period covering 1 April 2024 to 31 March 2025 is planned for Summer 2025.
- 8.8 Data results from this monitoring will inform the Housing and Employment Needs Assessment (HENA) of the emerging Strategic and Local Plan (SLP) process.

Appendix 1: Yearly Periods, net change in completions and commitments

Period from 1 April 2019 to 31 March 2020

Completions (Completed)				Commitments (Under construction and Not Started)			
Use Class	Lost sqm	Gained sqm	Net change	Use Class	Lost sqm	Gained sqm	Net change
B	-1,161	0	-1,161	B	-4,182	0	-4,182
B2	-1,068	0	-1,068	B2	-2,416	0	-2,416
B8	-93	0	-93	B8	-110	0	-110
C	-2,569	2,552	-17	C	-92	2,441	2,349
E	-3,474	5,832	2,358	E	-1,491	3,298	1,807
E(a)	-696	93	-603	E(a)	-900	0	-900
E(b)	-222	756	534	E(b)	0	800	800
E(c)	-978	13	-965	E(c)	0	0	0
E(d)	0	1,397	1,397	E(d)	0	0	0
E(e)	0	420	420	E(e)	0	0	0
E(f)	0	0	0	E(f)	0	0	0
E(g)	-1,293	2,034	741	E(g)	-591	2,498	1,907
Mixed E(a), E(b)	-285	0	-285				
Mixed E(d), E(a), E(b)	0	1,119	1,119				
F	-206	150	-56	F	-294	294	0
Mixed Use	-260	353	93	Mixed Use	0	0	0
SG	-1,866	1,048	-818	SG	0	0	0

Period from 1 April 2020 to 31 March 2021

Completions (Completed)				Commitments (Under construction and Not Started)			
Use Class	Lost sqm	Gained sqm	Net change	Use Class	Lost sqm	Gained sqm	Net change
B	-2,908	0	-2,908	B	-24	0	-24
B2	-227	0	-227	B2	0	0	0
B8	-2,681	0	-2,681	B8	-24	0	-24
C	-1,248	4,002	2,754	C	-539	1,542	1,003
E	-2,938	404	-2,534	E	-1,832	764	-1,068
E(a)	-736	178	-558	E(a)	-1,076	0	-1,076
E(b)	-123	226	103	E(b)	0	140	140
E(c)	-470	0	-470	E(c)	-57	0	-57
E(d)	0	0	0	E(d)	0	532	532
E(e)	-432	0	-432	E(e)	-85	0	-85
E(f)	0	0	0	E(f)	0	92	92
E(g)	-1,177	0	-1,177	E(g)	-614	0	-614
SG	-5,447	4,280	-1,167	SG	0	89	89

Period 1 April 2021 to 31 March 2022

Completions (Completed)				Commitments (Under construction and Not Started)			
Use Class	Lost sqm	Gained sqm	Net change	Use Class	Lost sqm	Gained sqm	Net change
B	-474	474	0	B	-291	1,963	1,672
B2	-474	0	-474	B2	0	146	146
B8	0	474	474	B8	-291	1,817	1,526
C	0	3,905	3,905	C	-1,376	7,836	6,460
E	-2,326	78	-2,248	E	-9,866	2,749	-7,117
E(a)	-150	0	-150	E(a)	-2,238	1,840	-398
E(b)	0	78	78	E(b)	-305	550	245
E(c)	-87	0	-87	E(c)	0	145	145
E(d)	0	0	0	E(d)	0	0	0
E(e)	0	0	0	E(e)	0	0	0
E(f)	0	0	0	E(f)	0	0	0
E(g)	-2,089	0	-2,089	E(g)	-6,714	214	-6,500
				Mixed E(a),E(g)	-609	0	-609
F	0	0	0	F	-483	33	-450
Mixed Use	0	0	0	Mixed Use	0	0	0
SG	-61	150	89	SG	-127	991	864

Period from 1 April 2022 to 31 March 2023

Completions (Completed)				Commitments (Under construction and Not Started)			
Use Class	Lost sqm	Gained sqm	Net change	Use Class	Lost sqm	Gained sqm	Net change
B	-5,626	5,626	0	B	-921	0	-921
B2	-5,626	0	-5,626	B2	0	0	0
B8	0	5,626	5,626	B8	-921	0	-921
C	-2,183	3,416	1,233	C	-838	3,188	2,350
E	-2,224	2,064	-160	E	-2,302	501	-1,801
E(a)	-1,036	154	-882	E(a)	-530	0	-530
E(b)	0	320	320	E(b)	-132	0	-132
E(c)	-32	147	115	E(c)	-389	0	-389
E(d)	0	0	0	E(d)	0	384	384
E(e)	0	0	0	E(e)	-463	0	-463
E(f)	0	159	159	E(f)	0	0	0
E(g)	-805	739	-66	E(g)	-788	0	-788
Mixed E(g), E(b)	-351	0	-351				
F	-55	560	505	F	-384	409	25
SG	-1,078	511	-567	SG	-117	34	-83

Period from 1 April 2023 to 31 March 2024

Completions (Completed)					Commitments (Under construction and Not Started)			
Use Class	Lost sqm	Gained sqm	Net change		Use Class	Lost sqm	Gained sqm	Net change
B	0	1,252	1,252		B	-1,877	1,782	-95
B2	0	0	0		B2	-1,385	401	-984
B8	0	1,252	1,252		B8	-492	1,381	889
C	0	1,777	1,777		C	-1,225	2,162	937
E	-2,944	112	-2,832		E	-2,705	803	-1,902
E(a)	-462	0	-462		E(a)	-657	0	-657
E(b)	0	112	112		E(b)	0	0	0
E(c)	-740	0	-740		E(c)	-647	87	-560
E(d)	-1,252	0	-1,252		E(d)	-210	354	144
E(e)	0	0	0		E(e)	0	0	0
E(f)	0	0	0		E(f)	0	0	0
E(g)	-490	0	-490		E(g)	-1,191	362	-829
F	-1,539	275	-1,264		F	0	1,505	1,505
Mixed Use	0	0	0		Mixed Use	0	0	0
SG	-204	1,511	1,307		SG	-87	785	698

Appendix 2: 2019/2024 Planning applications by yearly periods

- Although most of the entries cover changes of use applications, the few that have a zero in the 'lost sqm' column means that it is a new construction.
- The far-right column indicates if the planning permission had lapsed as of the date of this report.

1 April 2019 to 31 March 2020:

Reference	Site Address	Existing development	Proposed development	Existing Use Class	Proposed Use Class	Date Issued	Lost sqm	Gained sqm	Completion status	Lapsed?
19/00260/FUL	88 London Road	Shops	Residential	E(a)	C3	04/04/2019	-37	44	Completed	
19/00355/PRIOR	Brecon House, Charlton Hill	Offices	Residential	E(g)	C3	18/04/2019	-80	80	Completed	
19/00449/FUL	200 Old Bath Road	Residential	Osteopath	C3	E(e)	01/05/2019	-30	30	Completed	
19/00487/PRIOR	95 Hewlett Road	Shops	Restaurant and cafes	E(a)	E(b)	02/05/2019	-70	70	Completed	
19/00077/FUL	22 Albion Street	Mixed Use	Residential	E(a), E(b)	C3	31/05/2019	-285	355	Completed	
19/00729/COU	Land Adjoining 39 High Street	Vacant	Drinking establishment	Vacant	SG	31/05/2019	0	170	Completed	
19/00844/COU	97 St Georges Place	Residential	Offices	C3	E(g)	05/06/2019	-182	197	Completed	
19/00590/FUL	Unit 4 Centrum Park, Tewkesbury Road	Industrial	Bouldering and fitness	B2	E(d), E(a), E(b)	07/06/2019	-704	1119	Completed	
19/00652/FUL	25 Imperial Square	Offices	Residential	E(g)	C3	10/06/2019	-202	202	Completed	
19/00339/COU	23 Lansdown Place Lane	Garage	Residential	B2	C3	11/06/2019	-40	40	Completed	
19/00736/FUL	51 Portland Street	Residential	Bed and breakfast	C3	C1	13/06/2019	-270	270	Completed	
19/01026/DEEM3	Land At Former Site Of St Johns Church, Berkeley Street	Vacant	School	F1	F1	13/06/2019	-294	294	Not Started	Lapsed
19/00967/FUL	Dean Close Pre Preparatory School, Lansdown Road	School	School	F1	F.1	20/06/2019	0	150	Completed	
19/01177/CLPUD	Former Vibixa Ltd Runnings Road	Industrial	Offices	B2	E(g)	20/06/2019	-2416	2416	Not Started	Lapsed
19/00723/FUL	47 Great Norwood Street	Mixed Use	Residential	E(c)	C3	03/07/2019	-172	172	Completed	
19/01151/COU	UPD House Knapp Road	Natural Parenting Centre	Offices	F1	E(g)	12/07/2019	-206	206	Completed	
19/01044/COU	Darleydale, 35 Libertus Road	Care home	HMO	C2	SG	19/07/2019	-320	320	Completed	
19/01168/PRIOR	255 - 257 Gloucester Road	Retail	Offices	E(b)	E(g)	23/07/2019	-66	66	Completed	
19/01242/FUL	Basement Rear 13 Royal Crescent	Offices	Clinic	E(g)	E(e)	30/07/2019	-90	90	Completed	

19/01264/FUL	Waitrose Food & Home Store Honeybourne Way	Café	Food trucks	E(a)	E(b)	05/08/2019	-181	181	Completed	
19/01270/COU	Bristol Street Motors, Tewkesbury Road	Car showroom	Fitness centre	SG	E(d)	16/08/2019	-1533	1397	Completed	
19/00326/FUL	Former Post Office Vehicle Depot, Carlton Street	Offices	Mixed use	E(c)	C3 , E(g)	28/08/2019	-806	168	Completed	
19/01119/FUL	7 - 9 Ambrose Street	Vacant	Offices	E(g)	E(g)	30/08/2019	0	291	Completed	
19/01480/FUL	Unit 30 Regent Arcade, Regent Street	Retail	Restaurant and cafes	E(a)	E(b)	02/09/2019	-725	690	Under construction	
19/01445/COU	Unit E1 Bramery Business Park, Alstone Lane	Commercial	Café	E(g)	E(b)	18/09/2019	-91	110	Under construction	
19/01585/FUL	Cheltenham Gas Club, Arle Avenue	Storage	Residential	B8	C3	20/09/2019	-110	110	Not started	Lapsed
19/00697/FUL	8 Imperial Square	Offices	Residential	E(g)	C3	11/10/2019	-393	393	Completed	
19/01774/COU	44 Goldsmith Road	Launderette	Health and beauty	SG	SG	16/10/2019	-38	38	Completed	
19/01672/FUL	Linton Cottage, 99 Naunton Lane	Residential	Offices	C3	E(g)	16/10/2019	-194	194	Completed	
19/01707/COU	Gratton House, Gratton Street	Offices	Dental surgery	E(g)	E(e)	25/10/2019	-254	254	Completed	
19/01843/COU	Unit 27 Lansdown Industrial Estate, Gloucester Road	Mixed use	Mixed use	E(g), B2, B8	B1, B2, B8, SG	01/11/2019	-185	185	Completed	
19/01825/COU	LK Bennett, 112 - 118 Promenade	Retail	Café	E(a)	SG	14/11/2019	-212	212	Completed	
19/02014/COU	28 St James Street	Retail	Micropub	E(a)	SG	15/11/2019	-77	77	Completed	
19/02087/FUL	14 Suffolk Parade	Cafe	Clinic	E(b)	E(e)	26/11/2019	-46	46	Completed	
19/01842/COU	35 Colesbourne Road	Garage	Dog grooming	B8	E(c)	04/12/2019	-13	13	Completed	
19/02150/COU	Broadleas, 9 Eldorado Road	Care Home	Residential	C2	C3	04/12/2019	-573	573	Completed	
19/00908/FUL	NGB (Cheltenham) Ltd Morringham Yard, 104 Prestbury Road	Industrial	Car wash	B2	SG	04/12/2019	-231	231	Completed	
19/01892/FUL	Bevan House, 67 Clarence Street	Offices	Residential	E(g)	C3	09/12/2019	-48	48	Completed	
19/02219/COU	27 Suffolk Parade	Retail	Residential	E(a)	C3	17/12/2019	-30	30	Not started	Lapsed
19/01801/FUL	Garages, Highbury Lane	Residential	Offices	C3	E(g)	19/12/2019	-92	82	Not Started	Lapsed
19/02256/FUL	7 Ormond Terrace, Regent Street	Offices	Residential	E(g)	C3	23/12/2019	-500	500	Not Started	Lapsed
19/02275/P3OPA	22 Princes Street	Offices	Residential	E(g)	C3	08/01/2020	-121	121	Completed	
19/02282/COU	264 London Road	Cafe	Café	E(b)	E(b)	08/01/2020	-110	110	Completed	
19/02157/COU	276 High Street	Shops	Takeaway	E(a)	E(b)	10/01/2020	-100	100	Completed	
19/02411/FUL	23 Princes Road	Offices	Residential	E(g), C3	C3	17/01/2020	-75	75	Completed	
19/01844/FUL	27 Promenade	Shops	Residential	E(a)	C3	17/01/2020	-145	145	Not Started	Lapsed
19/02392/FUL	The Apartment, 16 Bath Street	Drinking establishment	Mixed use	SG	E(b)	28/01/2020	-185	185	Completed	

19/02485/COU	Dowdeswell Park, London Road, Charlton Kings	Industrial	Florist	B2	E(a)	05/02/2020	-93	93	Completed	
20/00096/COU	Bayshill Court, Bungalow Bayshill Lane, Bayshill Road	Residential	Offices	C3	E(g)	19/02/2020	-1000	1000	Completed	
19/02524/PRIOR	Timbercombe House, Charlton Kings Business Park, Cirencester Road	Offices	Residential	B1	C3	24/02/2020	-1656	1656	Not started	Lapsed
19/02361/FUL	Davis Home Fayre, 93 Albion Street	Vacant	Residential	Vacant	C3	26/02/2020	0	60	Completed	
19/02438/FUL	Sandford Lido, Keynsham Road	Garage	Offices	B8	E(g)	27/02/2020	-80	80	Completed	
20/00181/COU	29 Gloucester Road	Shops	Residential	E(a)	C3	28/02/2020	-19	19	Completed	
19/02178/COU	Ground Floor 115 Promenade	Nightclub	Restaurant and cafes	SG	E(b)	03/03/2020	-110	110	Completed	
19/02155/COU	Hacker Chas Martin, 2 Lansdown Place Lane	Light Industrial	Residential	E(g)	C3	06/03/2020	-105	100	Completed	
20/00239/FUL	Cheltenham Campus Gloucestershire College, Princess Elizabeth Way	School	Offices	F1	E(g)	16/03/2020	-883	883	No information	

1 April 2020 to 31 March 2021:

Reference	Site Address	Existing development	Proposed development	Existing Use Class	Proposed Use Class	Date Issued	Lost sqm	Gained sqm	Completion status	Lapsed?
20/00691/FUL	114 High Street	Shops	Residential	E(a)	C3	08/06/2020	-365	365	Completed	
20/02019/FUL	14 Promenade	Shops	Residential	E(a)	C3	13/01/2021	-100	100	Not Started	Lapsed
20/01037/COU	15 Little Herberts Road	Residential	Day nursery	C3	E(f)	11/09/2020	-92	92	Not Started	Lapsed
20/01793/PRIOR	162 - 164 Bath Road	Retail	Restaurant and cafes	E(a)	E(b)	19/11/2020	-131	131	Completed	
21/00326/FUL	19 Rodney Road	Offices	Residential	E(g)	C3	30/03/2021	-229	229	Completed	
20/01654/PRIOR	2 Church Street	Shops	Residential	E(a)	C3	06/11/2020	-92	92	Completed	
20/01219/FUL	205 London Road	Commercial	Residential	E(c)	C3	24/08/2020	-70	70	Completed	
20/01060/COU	22 Albion Street	Storage	Residential	B8	C3	21/08/2020	-23	23	Completed	
20/00345/FUL	22 Imperial Square	Clinic	Residential	E(e)	C3	01/04/2020	-85	85	Not started	Lapsed
20/01448/COU	23 Imperial Square	Offices	Residential	E(g)	C3	30/09/2020	-100	100	Not started	Lapsed
20/01700/COU	27 Old Bath Road	Residential institution	Residential	C2	C3	05/11/2020	-307	307	Under construction	
20/00473/COU	277 High Street	Undeveloped space	Shops	Undeveloped space	E(a)	22/04/2020	0	33	Completed	
20/01902/COU	3 Crescent Place	Offices	Residential	E(g)	C3	04/12/2020	-209	209	Not Started	Lapsed
21/00120/FUL	3 Rotunda Terrace, Montpellier Street	Retail	Residential	E(a)	C3	26/03/2021	-68	68	Completed	
20/01139/COU	32 Albion Street	Retail	Residential	E(a)	C3	11/09/2020	-412	412	Not started	Lapsed
20/02192/COU	32 Grafton Road	Storage	Residential	B8	C3	01/02/2021	-135	135	Completed	
20/00381/COU	37 Albion Street	Shops	Nail bar	E(a)	SG	23/04/2020	-32	32	Not Started	Lapsed
20/01728/FUL	45 Portland Street	Offices	HMO	E(g)	C4	30/11/2020	-202	202	Completed	
20/00971/COU	47 Promenade	Mixed use	Suites and bedrooms	E(g)	SG	04/08/2020	-746	746	Completed	
20/00824/FUL	56 High Street	Storage	Restaurant and cafes	B8	E(b)	10/07/2020	0	14	Completed	
21/00202/COU	59 Montpellier Terrace	Surgery	Residential	E(e)	C3	15/03/2021	-173	173	Completed	
20/01358/COU	66 Hewlett Road	Financial	Salon	E(c)	SG	01/10/2020	-57	57	Not Started	Lapsed
20/00852/COU	81 Queens Road	Shops	Restaurant and cafes	E(b)	E(b)	03/07/2020	-81	81	Completed	
20/01441/FUL	87 High Street	Coffee shop	Residential	E(b)	C3	09/10/2020	-42	42	Completed	
20/01432/FUL	99 - 101 London Road	Sui Generis	Residential	SG	C3	05/11/2020	-468	468	Completed	
20/01738/FUL	Basement Level, 2 Crescent Terrace	Café	Restaurant	C3	E(b)	02/12/2020	-140	140	Not Started	Lapsed

20/01278/COU	Bridge House, 88 Lansdown Road	Bed and breakfast	Residential	C1	C3	08/09/2020	-1000	1000	Completed	
21/00287/FUL	Cleevely Motors Ltd, Andover Street	Garage	Residential	B2	C3	26/03/2021	-47	47	Completed	
20/00666/P3MPA	Coxhorne Barn, London Road	Storage	Mixed use	B8	Mixed E(g), B8	01/06/2020	-500	500	No information	
20/01030/FUL	Crooks Industrial Estate, Croft Street	Storage	Residential	B8	C3	21/08/2020	-24	24	Not Started	Lapsed
20/01918/FUL	Glenfall Garden Cottages, Mill Lane	Hotel	Residential	C1	C3	14/01/2021	-230	230	Completed	
20/01928/FUL	Gloucestershire College, Princess Elizabeth Way	College	Offices	D1	E(g)	04/12/2020	-879	879	No information	
20/01777/COU	Hunter Page Planning, Thornbury House, 18 High Street	Offices	Residential	E(g)	C3	29/01/2021	-305	305	Under construction	
20/01639/CLEUD	Hunting Butts Farm, Swindon Lane	Agricultural	Industrial	B8	Mixed B8, E, SG	14/12/2020	-2153	2153	Completed	
21/00107/FUL	Juniper Health And Beauty, 72 Edinburgh Place	Salon	Takeaway	E(a)	SG	25/03/2021	-80	80	Completed	
19/02401/FUL	Land And Buildings To Rear 28 High Street	Mixed Use	Residential	Mixed C3, SG	C3	04/09/2020	-100	100	Completed	
21/00240/FUL	Lansdown Lodge, 68 Lansdown Road	Surgery	Residential	E(e)	C3	17/03/2021	-259	259	Completed	
20/01311/FUL	Lotty Lodge, 33 Wellesley Road	Residential	Dog grooming	C3	SG	20/11/2020	-18	18	Completed	
20/00396/COU	Regent Arcade, Regent Street	Retail	Leisure	E(a)	E(d)	03/04/2020	-532	532	Under construction	
20/01274/FUL	Stansby Park	Touring caravans	Residential	SG	C3	23/10/2020	-26	26	Completed	
20/00704/FUL	Travis Perkins Trading Ltd, Mead Road	Builders' merchant	Builders' merchant and storage	SG	SG	22/07/2020	-4808	2886	Completed	
20/00685/FUL	Unit 2-3, Gresham Court, Princess Elizabeth Way	Betting shop	Retail	SG	E(a)	02/06/2020	-145	145	Completed	
20/01089/COU	Unit 38 Lansdown Industrial Estate, Gloucester Road	Industrial	Car workshop	B2	SG	01/09/2020	-180	180	Completed	
20/00413/COU	Unit 41B Lansdown Industrial Estate, Gloucester Road	Storage	Car showroom	B8	SG	03/04/2020	-370	370	Completed	
20/01032/FUL	Widdows Motor Parts, Milsom Street	Commercial	Residential	E(c)	C3	20/08/2020	-400	473	Completed	

1 April 2021 to 31 March 2022:

Reference	Site Address	Existing development	Proposed development	Existing Use Class	Proposed Use Class	Date Issued	Lost sqm	Gained sqm	Completion status	Lapsed?
21/01137/FUL	114 High Street	Retail and offices	Residential	Mixed E(a),E(g)	C3	02/07/2021	-609	446	Completed	
22/00016/FUL	15 Regent Street	Shops	Drinking establishment	E(a)	SG	03/03/2022	-79	79	Completed	
21/02775/FUL	19 Rotunda Terrace, Montpellier Street	Retail	Beauty salon	E(a)	SG	11/02/2022	-156	156	Completed	
21/02610/PRIOR	23 Hales Road	Commercial	Residential	E(c)	C3	07/01/2022	-87	87	Not Started	Lapsed
21/01539/FUL	29 Imperial Square	Offices	Residential	E(g)	C3	19/08/2021	-300	300	Under construction	
21/01708/P3OPA	30 St Georges Place	Offices	Residential	E(g)	C3	17/09/2021	-237	237	Completed	
20/01762/COU	323 High Street	Retail	Takeaway	E(a)	SG	16/06/2021	-77	77	Completed	
21/01080/FUL	37 - 39 Winchcombe Street	Cafe	Tattoo parlour	E(b)	SG	11/10/2021	-5	5	Completed	
21/00853/COU	37 Robert Harvey House, Winchcombe Street	Guest room	Residential	C1	C3	17/06/2021	-122	122	Completed	
21/02582/FUL	410 High Street	Takeaway	Restaurant	SG	E(b)	10/01/2022	-60	100	Completed	
22/00121/FUL	410 High Street	Takeaway	Restaurant	SG	E(b)	28/02/2022	-61	78	Not Started	
21/00813/COU	55 Townsend Street	Offices	Residential	E(g)	C3	20/05/2021	-430	340	Not Started	Lapsed
21/00963/P3OPA	57 Rowanfield Road	Offices	Residential	E(g)	C3	28/05/2021	-20	23	Completed	
21/00295/FUL	6 St James Square	Offices	Residential	E(g)	Mixed C3, SG	30/04/2021	-230	256	Completed	
21/00918/PRIOR	60 Lansdown Crescent Lane	Offices	Residential	E(g)	C3	24/05/2021	-80	80	Completed	
21/01908/COU	89 Leckhampton Road	Guest house	Residential	C1	C3	30/09/2021	-1134	1134	Completed	
21/02700/FUL	Adey Ltd, Gloucester Road	Offices	Care home	E(g)	C2	25/11/2021	-1359	3178	Under construction	
21/01988/FUL	Arle Court, Hatherley Lane	Storage	Offices	B8	E(g)	10/12/2021	0	69	Completed	
21/00727/COU	Basement, 1 St Margarets Terrace, St Margarets Road	Offices	Beauty salon and tattoo	E(g)	SG	19/05/2021	-80	80	Completed	
21/02675/FUL	Burrows Field, Moorend Grove	Vacant	Storage	F2	B8	18/02/2022	0	107	Completed	
21/02454/FUL	Carrick House, Lypiatt Road	Offices	Residential	E(g)	C3	04/02/2022	-1447	1447	Completed	
21/00296/FUL	Cheltenham Induction Heating Ltd, Saxon Way	Vacant	Industrial	Vacant	E(g)	26/04/2021	0	145	Completed	
21/01677/COU	Coxhorne Farm, London Road	Agricultural	Storage	B8	B8	03/09/2021	-247	247	No information	
21/01434/FUL	Dean Close School, Shelburne Road	Classroom	Classroom	F1	F1	14/07/2021	-33	33	Completed	
21/01204/FUL	Gallagher Retail Park, Tewkesbury Road	Parking space	Car wash	B8	E(c)	22/06/2021	-145	145	Completed	
21/01803/PRIOR	Ground Floor, 392 High Street	Shops	Residential	E(a)	C3	24/09/2021	-114	114	Completed	
21/00749/FUL	Ham Hill Farm, Ham Road	Agricultural	Workshop	B8	B2	07/06/2021	-146	146	Completed	

21/01815/FUL	Lidl Food Store, Grosvenor Terrace	Supermarket	Storage	E(a)	B8	23/11/2021	-1710	1710	Completed	
21/02049/COU	Phoenix, 7 Pittville Street	Retail	Drinking establishment	E(a)	SG	02/11/2021	-102	102	Completed	
21/00891/FUL	Poundworld, 111 - 115 High Street	Retail	Takeaway	E(a)	SG	28/05/2021	-150	150	Under construction	
21/01165/FUL	Sandford Park House, 39 - 41 London Road	Offices	Residential	E(g)	C3	20/01/2022	-1481	1721	Completed	
21/02111/FUL	Stirling House, College Road	Offices	Residential	E(g)	C3	16/12/2021	-940	940	Completed	
21/00734/COU	The Royal Union, 37 Hatherley Street	Bar and lounge	Residential	SG	C3	20/05/2021	-67	42	Completed	
21/02689/FUL	The Stable Bar And Restaurant, 40 Clarence Street	Drinking establishment	Hotel	Mixed E(b), SG	C1	01/03/2022	-1300	1410	Completed	
21/02596/FUL	The Wilson Cheltenham Art Gallery And Museum, Clarence Street	Museum	Café	F1	E(b)	25/03/2022	-450	450	Completed	
20/02089/FUL	Unit 1-5 Charlton Kings Business Park, Cirencester Road	Industrial	Retail	E(g)	E(a)	21/10/2021	-2007	1840	Completed	
21/01449/CLPUD	Unit 15, Kingsditch Trading Estate, Malmesbury Road	Industrial	Storage	B2	B8	27/07/2021	-474	474	Not Started	Lapsed
21/01885/COU	Unit 3, The Brewery Quarter, Henrietta Street	Restaurant	Drinking establishment	E(b)	SG	17/09/2021	-300	300	Completed	
21/00882/FUL	Units 1-3, St Georges Business Park, Alstone Lane	Offices	Community Centre	E(g)	SG	19/05/2021	-192	192	Completed	
20/02132/FUL	Warners Of Cheltenham, Blaisdon Way	Services	Mixed use	E(c)	Mixed B2, B8, E(a), E(c), E(e), E(g)	02/07/2021	0	1800	Not Started	Lapsed
21/00337/FUL	Willoughby, 1 Suffolk Square	HMO	Residential	C4	C3	07/04/2021	-120	120	Completed	

1 April 2022 to 31 March 2023:

Reference	Site Address	Existing development	Proposed development	Existing Use Class	Proposed Use Class	Date Issued	Lost sqm	Gained sqm	Completion status	Lapsed?
22/00805/FUL	106 High Street	Barber and beauty	Restaurant, café and takeaway	SG	Mixed E(b), SG	22/06/2022	-136	136	Completed	
22/01368/COU	119 Bath Road	Christian Reading Room	Offices	SG	E(g)	21/09/2022	-85	85	Completed	
22/01098/FUL	13 Lypiatt Terrace	Offices	Residential	E(g)	C3	28/07/2022	-386	386	Completed	
22/01268/PRIOR	15 Grosvenor Terrace	Café	Tattoo parlour	E(b)	SG	21/09/2022	-34	34	Not Started	
22/02208/FUL	15 Homespa House, 37 Christchurch Road	Wardens flat	Residential	C2	C3	28/02/2023	-55	55	Not Started	
22/00413/FUL	17 Pittville Street	Shops	Nail parlour	E(a)	SG	11/04/2022	-52	52	Completed	
22/02032/FUL	18 - 19 Henrietta Street	Commercial	Residential	E(c)	C3	20/03/2023	-189	189	Not Started	
21/02612/COU	19 Royal Parade, Bayshill Road	Hotel	Residential	C1	C3	28/04/2022	-300	300	Completed	
22/01451/COU	202 Bath Road	Launderette	Mixed use	SG	Mixed E(a), E(b), E(c)	20/10/2022	-117	117	Not Started	
22/00384/FUL	24 Chosen View Road	Storage	Offices	B2	Mixed E(g), E(b), E(c)	13/04/2022	0	545	Completed	
22/01056/FUL	25 Bath Street	Offices	Drinking establishment	E(c)	SG	20/07/2022	-32	32	Completed	
22/01487/FUL	284 High Street	Shops	Takeaway	E(a)	Mixed E(b), SG	16/12/2022	-110	110	Not Started	
22/00236/FUL	3 Crescent Terrace	Mixed Use	Residential	Mixed E(g), E(b)	C3	20/05/2022	-351	351	Completed	
22/00889/COU	33 Prestbury Road	Retail	Drinking establishment	E(a)	SG	08/08/2022	-100	100	Completed	
22/02040/COU	354 High Street	Commercial	Residential	E(c)	C3	18/01/2023	-200	200	Under construction	
22/01000/FUL	5 Suffolk Parade	Mixed Use	Residential	Mixed E(a), C3	C3	28/07/2022	-29	29	Completed	
22/01864/COU	6 Marsh Lane	Residential	HMO	C3	C4	21/02/2023	-85	85	Completed	
22/01666/FUL	7 Clarence Parade	Offices	Residential	E(g)	C3	03/02/2023	-112	112	Not Started	
22/01002/COU	7 St James Square	Restaurant and café	Retail	Mixed E(b), F2	E(a)	12/08/2022	-67	67	Completed	
22/00428/FUL	74 High Street	Shops	Takeaway	E(a)	SG	01/07/2022	-130	130	Completed	
22/00993/COU	77 Albion Street	Hairdresser	Residential	SG	C3	22/12/2022	-80	80	Completed	
22/00334/COU	8 Imperial Square	Residential	Hotel	C3	C1	13/05/2022	-444	444	Completed	
22/00699/FUL	8 Libertus Road	Commercial	Residential	E(a)	C3	26/05/2022	-90	90	Completed	
23/00228/FUL	8 Suffolk Road	Retail	Nail parlour	E(a)	SG	21/03/2023	-53	53	Completed	
22/01488/PRIOR	93 Gloucester Road	Commercial	Residential	E(a)	C3	04/10/2022	-390	390	Not Started	

22/01782/COU	Basement Flat, 49 All Saints Road	Residential	Day nursery	C3	E(f)	23/11/2022	-159	159	Completed	
22/01945/COU	Beechurst House	Serviced apartments	Residential	C1	C3	08/12/2022	-225	225	Completed	
22/01182/FUL	Berkeley Place Surgery, 11 High Street	Surgery	Residential	E(e)	C3	16/09/2022	-463	463	Under construction	
22/00879/FUL	Café, Ron Smith Pavillion, Springbank Way	Café	Mixed use	E(b)	Mixed E(b), F2	19/07/2022	-98	98	Not Started	
23/00279/COU	Chapel Arts, Knapp Road	Art and café	Worship and community	Mixed E(b), F1	Mixed F1, F2	31/03/2023	-560	560	Completed	
22/01347/FUL	Chapel Spa, North Place	Health spa	Offices	SG	E(g)	11/10/2022	-654	654	Completed	
22/01301/FUL	Charlton House, Charlton Hill	Barn	Residential	B8	C3	07/10/2022	-512	290	Not Started	
21/02413/FUL	Cornerways, University Of Gloucestershire The Park	Offices	Residential	E(g)	C3	14/06/2022	-365	365	Completed	
22/00837/FUL	First Floor And Second Floor 17 Pittville Street	Offices	Residential	E(g)	C3	22/06/2022	-90	90	Not Started	
22/01995/FUL	Flight Centre Cheltenham, 124 High Street	Shops	Café	E(a)	E(b)	26/01/2023	-238	238	Completed	
22/01286/COU	Former Gas Holder Off Colletts Drive	Industrial	Storage	B2	B8	08/09/2022	-5626	5626	Completed	
22/00378/FUL	Lypiatt House, Lypiatt Road	Hotel	Residential	C1	C3	22/04/2022	-488	488	Completed	
22/02209/COU	Montpellier House, Montpellier Drive	Offices	Residential	E(g)	C3	10/03/2023	-586	586	Under construction	
22/00400/FUL	Montrose House, Wellington Street	Offices	Residential	E(g)	C3	20/04/2022	-54	55	Completed	
22/00994/COU	Pavilion Burrows Sports Field, Merlin Way	Café	Café and sports	F2	Mixed E(b), F2	15/07/2022	-55	55	Completed	
23/00215/CLEUD	Prestbury Post Office, 6 High Street Prestbury	Shops	Bakery	E(a)	E(b)	08/03/2023	-82	82	Completed	
22/01479/FUL	Richmond Village, Hatherley Lane	Assisted living suites	Residential	C2	C3	09/11/2022	-783	783	Under construction	
22/01743/FUL	St Peters Playing Field, St Peters Close	Other	Sports	F2	E(d)	20/01/2023	-384	384	Not Started	
22/01305/COU	Stretton Lodge, Western Road	Bed and breakfast	Residential	C1	C3	08/09/2022	-482	482	Completed	
23/00050/DEEM3	The Ridge Academy, Clyde Crescent	Storage	Library	B8	F1(d)	08/02/2023	-409	409	Not Started	
22/01719/COU	The Royal Union, 37 Hatherley Street	Public house	Residential	SG	C3	16/12/2022	-36	36	Completed	
22/00252/FUL	Tivoli Glass, 35 Lypiatt Street	Shops	Residential	E(a)	C3	11/04/2022	-30	30	Not Started	
22/02154/COU	Unit 5 Wymans Brook Shopping Centre, Windyridge Road	Hairdresser	Tattoo parlour	SG	E(a)	23/01/2023	-87	87	Completed	
22/02234/FUL	Unit B1 109 - 117 High Street	Retail	Betting shop	E(a)	SG	09/02/2023	-144	144	Completed	
23/00142/CONDIT	Unit J3, Gallagher Retail Park, Tewkesbury Road	Shops	Travel agency	E(a)	E(c)	08/03/2023	-147	147	Completed	

1 April 2023 to 31 March 2024:

Reference	Site Address	Existing development	Proposed development	Existing Use Class	Proposed Use Class	Date Issued	Lost sqm	Gained sqm	Completion status	Lapsed?
23/01598/FUL	1 Bayshill Lodge, Montpellier Street	Art shop	Wine bar	E(a)	SG	24/11/2023	-400	400	Under construction	
24/00126/PRIOR	1 Tebbit Mews, Winchcombe Street	Commercial	Residential	E(c)	C3	29/02/2024	-156	156	Not started	
23/00968/FUL	109 - 111 Bath Road	Commercial	Residential	E(g)	C3	24/07/2023	-270	270	Completed	
23/01451/FUL	113 - 115 Bath Road	Offices	Education	E(g)	F1	12/10/2023	-1191	1191	Not Started	
23/01595/COU	119 Bath Road	Christian Reading Room	Residential	SG	C3	16/11/2023	-45	73	Completed	
23/01047/FUL	14 Suffolk Parade	HMO	Residential	SG	C3	24/08/2023	-159	159	Completed	
23/01616/FUL	16 Upper Bath Street	Offices	Residential	E(g)	C3	13/11/2023	-74	174	Completed	
23/01201/FUL	189 Bath Road	Bank	Community church	E(c)	F2	04/09/2023	-275	275	Completed	
23/01519/PRIOR	21 Suffolk Parade	Shops	Residential	E(a)	C3	06/10/2023	-103	103	Completed	
23/00272/FUL	26 Cambray Place	Commercial	Residential	E(c)	C3	02/02/2024	315	142	Under construction	
23/01705/COU	28 St James Street	Micro pub	Thai massage	SG	E(c)	10/11/2023	-87	87	Not Started	
23/00507/P3OPA	301 - 305 High Street	Commercial	Residential	E(a)	C3	15/09/2023	-159	159	Completed	
23/00453/FUL	58 - 60 Hewlett Road	Storage	Storage	B8	B8	19/07/2023	0	27	Not Started	
23/00114/FUL	6 Clarence Road	HMO	Residential	C4	C3	27/04/2023	-385	385	Under construction	
23/01505/COU	68 Edinburgh Place	Family science centre	Launderette	E(a)	SG	13/11/2023	-62	62	Completed	
22/00981/FUL	7 Royal Crescent	Services	Accommodation	E(c)	C1	25/10/2023	-465	465	Completed	
23/01200/PRIOR	86 - 90 Winchcombe Street	Commercial	Residential	E(c)	C3	15/09/2023	-308	308	Not started	
23/00416/PRIOR	88 High Street	Retail	Residential	E(a)	C3	05/05/2023	-80	80	Completed, check	
23/01569/FUL	Beaumont House Hotel, 56 Shurdington Road	Hotel	Storage	C1	B8	08/02/2024	0	60	Under construction	
23/01308/FUL	Berkeley Street Surgery, 11 High Street	Surgery	Residential	E(e)	C3	08/11/2023	0	10	Under construction	
23/02059/FUL	Brecon House, Charlton Hill	Residential	Agricultural	C3	B2	24/01/2024	0	72	No information	
23/01059/FUL	Charlton Kings Care Home, Moorend Road, Charlton Kings	Care home	Mixed use	C2	Mixed C2, SG	03/08/2023	0	44	Not Started	
23/00993/FUL	Cheltenham Campus Gloucestershire College Princess Elizabeth Way	MUGA	Skill centre	F1	SG	03/08/2023	-1378	1378	Completed	
23/02146/FUL	Cheltenham Campus Gloucestershire College, Princess Elizabeth Way	Car park	MUGA	B8	SG	14/03/2024	-130	130	Not Started	
23/00685/FUL	Cobblers Corner, 202 High Street	Shops	Residential	E(a)	C3	28/11/2023	-20	20	Not Started	

23/01402/FUL	Dewerstone House, Thirlestaine Road	Residential	Offices and accommodation	C3	Mixed C2, E(g)	18/10/2023	-840	840	Under construction	
23/01260/COU	Dowdeswell Park, London Road, Charlton Kings	Brewery	Storage	B2	B8	08/09/2023	-1294	1294	Under construction	
23/00277/FUL	Edmonstone House, North Place	Care Home	Residential	Mixed C2; E(g)	C3	26/05/2023	-595	595	Under construction	
23/01782/FUL	End Terrace (known As Albert House), Charles Street	Commercial	Residential	E(a)	C3	07/12/2023	-67	67	Completed	
23/01062/FUL	Former Post Office Vehicle Depot, Carlton Street	Offices	Residential	E(g)	C3	15/12/2023	-146	146	Completed	
23/01723/FUL	Land Adjoining 39 High Street	Containers	Mixed use	SG	SG	11/01/2024	0	18	Not Started	
23/00728/FUL	Lansdown Industrial Estate, Gloucester Road	Car park	Artist studio	B2	F1	22/01/2024	0	314	Not Started	
22/02177/COU	Manor Farm, Church Road, Swindon Village	Barn	Residential	B2	C3	07/06/2023	-91	91	Under construction	
23/00287/FUL	One Grove, 1 Grove Street	Fitness	Residential	E(d)	C3	26/04/2023	-210	206	Not Started	
23/00372/FUL	Pittville Pump Room, East Approach Drive	Other	Café	SG	E(b)	16/06/2023	0	112	Completed	
23/00325/FUL	Regent Arcade, Regent Street	Vacant	Restaurant	Vacant	E(d)	14/04/2023	0	354	Not Started	
23/00452/COU	Shoezone, 218 High Street	Retail	Gaming centre	E(a)	SG	03/05/2023	-237	237	Not Started	
23/00339/COU	The Pension Shop, 1 Cambray Place	Shops	Beauty salon	E(a)	SG	14/04/2023	-71	71	Completed	
24/00197/FUL	Unit 1, Centrum Park, Tewkesbury Road	Shops	Industrial	E(a)	B2	13/03/2024	0	401	Under construction	
23/00261/FUL	Unit 1, Keynsham Works, Keynsham Street	Vacant	Residential	Vacant	C3	21/04/2023	0	249	Not started	
21/02828/OUT	Unit 22, Lansdown Industrial Estate, Gloucester Road	Commercial	Mixed use	E(c)	Mixed C3, E(c)	26/01/2024	-498	425	Not started	
23/01030/COU	Unit 4 King Alfred Way	Storage	Offices	B8	E(g)	30/08/2023	-362	362	Not Started	
23/00706/COU	Welcome Gym, Grosvenor Terrace	Gymnasium	Storage	E(d)	B8	25/07/2023	-1252	1252	Completed	
23/01435/FUL	YMCA, 6 Vittoria Walk	Squash courts	Accommodation	F2	C2	16/11/2023	-161	161	Completed	