

CHELTENHAM

Local development framework

EMPLOYMENT LAND
AVAILABILITY IN
CHELTENHAM BOROUGH

- **July 2008**

1.0 INTRODUCTION

- 1.1 This is the first Employment Land Availability (ELA) report to be published by Cheltenham Borough Council. Surveys have been carried out on an annual basis during the last two years, which monitors all sites with planning permission for employment use in the Cheltenham Borough Council administrative area. This ELA survey covers the period between 1st April 2007 and 31st March 2008. No threshold was used for the survey in order to obtain a more comprehensive picture of employment development in the Borough. Extensions to existing buildings have also been monitored.
- 1.2 Where there is more than one use on a site with only the total floorspace provided in the planning application, floorspace is divided by the total number of uses on site (eg. a site with a total floorspace of 500sqm and consist of A1 and B2 use would mean there is 250sqm for each use). This method is also used for area size (eg. a site with a total area of 1ha and consist of B2 and B8 use would mean there is 0.5ha for each use). Only a small number of those applications do not display the breakdown of use and floorspace. Applicants are encouraged to provide as much detail as possible when submitting applications.
- 1.3 Figures in this report are gathered from the online employment land monitoring database which was implemented early 2006 by Gloucestershire County Council. Since this date employment data has been maintained and updated.
- 1.4 The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Structure Plan and Local Development Framework's (LDF) evidence base. It will inform the emerging Regional Spatial Strategy for the South West (RSS).
- 1.5 Employment land is defined under the Town and Country Planning, (Use Classes) 1987 Order, as amended by the Use Classes (Amendment) Orders, 1992 and 1993 and consists of the following:
- B1** – business class (offices of a non-financial use, industrial processes and research and development of a light industrial nature)
 - B2** – general industry other than B1 or B8
 - B8** – storage and distribution
- 1.6 Policy E.1 (paragraph 7.2.1) of the Gloucestershire Structure Plan states “The aim of this policy is not to allocate an amount of land equivalent to that likely to be taken up in the Plan period, but to provide a supply through the Local Plan process which will not constrain investment. This needs to take into account the need to provide a range of sites in terms of quality and locations in both Local Plan allocations and development proposals. Consequently the employment land estimates are not to be used with mathematical exactitude, nor as targets, as they represent an indicative distribution only. Providing indicative employment provision will require more emphasis on monitoring and review of Local Plan employment provision. To assist in this it is proposed that the County Council co-ordinate regular employment land availability studies”.
- 1.7 Policy SR13 from the Draft RSS identified 10,750 jobs to be created with 39ha of employment land to be developed in Cheltenham's Travel to Work Area (TTWA) by 2026. The Secretary of State modifications to the Draft RSS was published on 22nd July 2008 and is out for 12 weeks public consultation ending on 17th October

2008. The final RSS is expected to be adopted early 2009 where it replaces the Gloucestershire Structure Plan.

- 1.8 The number of new jobs created or lost is not included in the report. Currently this data collection is imprecise as the current County's ELA database only records job ranges. Changes to the database are being considered which will provide a more appropriate mechanism to monitor the number of jobs.
- 1.9 Appendix 1 contains schedules of employment completions for each ward during 2007/08. Appendix 2 contains schedules of sites with planning permission but not yet completed. Appendix 3 contains schedules of sites that resulted in a loss of employment land during 2007/08. Appendix 4 lists sites that expect a loss of employment land.

2.0 LAND GAINED IN EMPLOYMENT USE

- 2.1 During 2007/08, a total of **3.468ha** of employment (B class) land was developed in the Borough. Since mid 1991 a total of **11.209ha** of employment land was developed (7.741 + 3.468). Table 1 shows a breakdown of the type of employment land developed. A greater number of B8 use was developed as this was due to large sites such as the Former Indalex Site (0.685ha) and Land rear to The Range (0.520ha).
- 2.2 3.468ha (100%) land gained in employment use was on previously developed (brownfield) land.

TABLE 1: Employment land developed during 2007/08

Employment Type	Floorspace (sqm)	Area Size (ha)
B1a	804	0.088
B1b	0	0.00
B1c	5,728	0.740
B2	5,312	1.210
B8	7,812	1.430
TOTALS	19,656	3.468

3.0 COMMITMENTS FOR EMPLOYMENT USE

- 3.1 Total commitments (not started or under construction) for employment use is shown in Table 2. Committed sites with employment use at 1st April 2008 have permission for a total of **9.908ha**. This is excluding Local Plan allocations and the Civic Pride project sites (1.170ha). By including these, there is a total of **11.078ha** of employment land still to be implemented (see Table 3 for Local Plan allocations and Civic Pride sites).

TABLE 2: Commitments for employment use at 1.4.08

Employment Type	Floorspace (sqm)	Not Started (ha)	Under Construction (ha)
B1a	32,274.23	4.038	0.464
B1b	21,333.33	2.133	0.00
B1c	22,879.33	2.487	0.00
B2	1,672	0.403	0.00
B8	1,946	0.383	0.00
TOTALS	80,104.89	9.444	0.464

3.2 From commitments for employment use, 3.508ha (35.4%) are on brownfield and 6.40ha (64.6%) on Greenfield (Land at North Road West/Grovefield Way).

TABLE 3: Local Plan allocations and Civic Pride Sites

Sites	TOTAL Area Size (ha)	Employment Area Size (ha)	Site Description	Allocation
Land at Albion Street/Gloucester Place	0.60	0.070	Application received for around 161 residential units (flats and houses), together with retail (736sqm) and offices (296sqm).	Local Plan
Land at St. Margaret's Road and Portland Street	1.82	0.470	Part of a comprehensive redevelopment under the Civic Pride Project. Consultation for the SPD, including development briefs have ended. Sites will be marketed Summer/Autumn 2008 with delivery starting 2009/10. Development to include approximately 325 dwellings and 9,600sqm of employment use. Expected to start 2010 – 2011.	Local Plan Civic Pride
Land at St. George's Place/St. James' Square	1.00	0.50	Fast tracked development site under the Civic Pride Project with flood risk assessment in preparation. Development to include approximately 15 dwellings and 4,500sqm of employment use.	Local Plan Civic Pride
Land at Cheltenham Spa railway station	3.30	N/A	Discussion is ongoing with Network Rail regarding the potential for 23 residential units together with commercial use and scope to develop station facilities.	Local Plan
Land at Royal Well	1.09	0.130	1,350sqm of employment use to be developed at Land at Royal Well.	Civic Pride
	7.81ha	1.170ha		

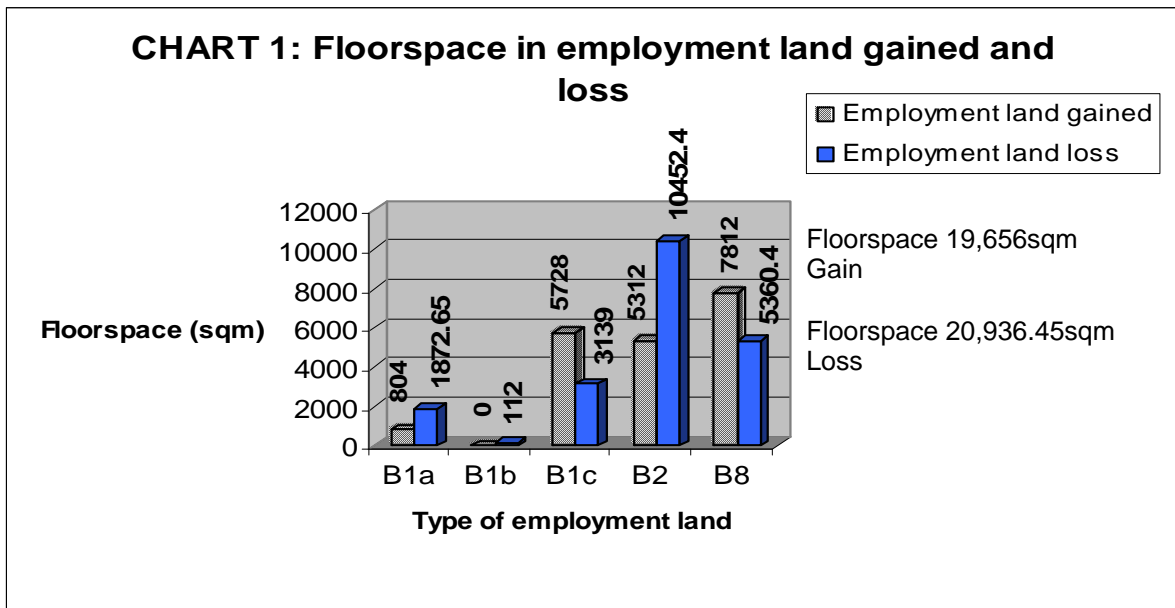
3.3 The figures used under Employment Area Size are calculated using plans from development Briefs. These are subject to change as Civic Pride project progresses. This will be updated in the 2009 Employment Land Availability report.

4.0 EMPLOYMENT LAND LOSS

4.1 During 2007/08, **2.130ha** of employment land was lost to other uses (Table 4). This results in an employment net gain of **1.338ha**. Although the area size lost is lower than employment land gained, this differs with floorspace where there was a higher lost in floorspace than gained (see Chart 1).

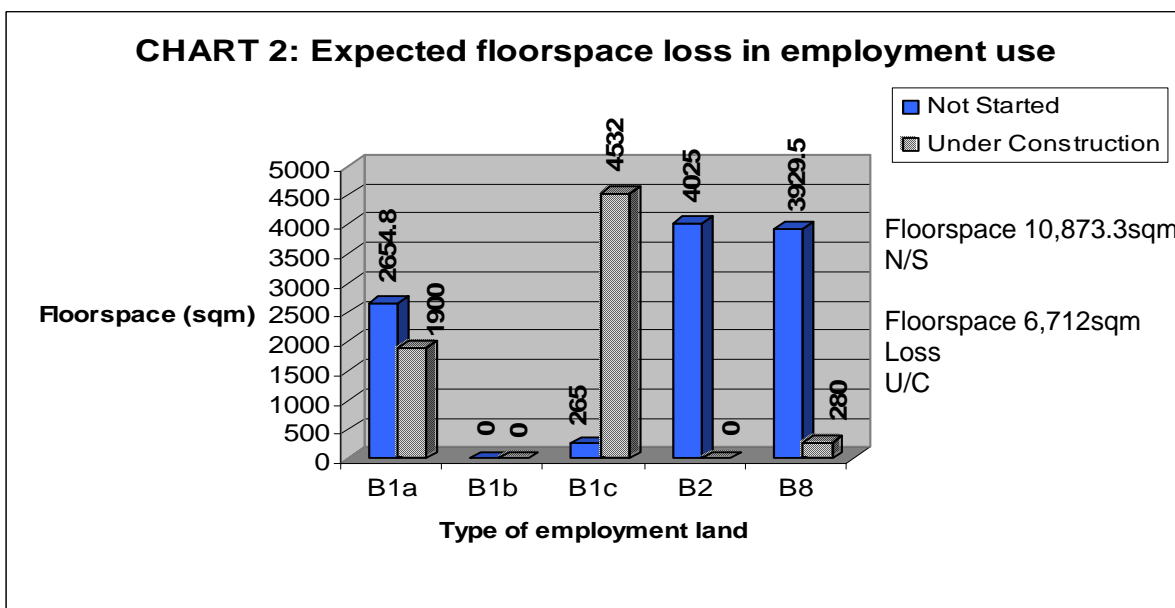
TABLE 4: Type of employment land loss

Employment Type	Floorspace (sqm)	Area Size (ha)
B1a	1,872.65	0.279
B1b	112	0.011
B1c	3,139	0.289
B2	10,452.4	1.045
B8	5,360.4	0.506
TOTALS	20,936.45	2.130



5.0 EXPECTED LOSSES IN EMPLOYMENT USE

5.1 The Borough is expected to lose **2.732ha** of employment land or 17,586.3sqm of floorspace (see Chart 2). This is due to 25 outstanding planning applications resulting in a loss of employment use.



6.0 **GLOUCESTERSHIRE STRUCTURE PLAN
Second Review**

6.1 The Second Review of the Gloucestershire Structure Plan, which covers the period mid-1991 to mid-2011, was approved in November 1999. It includes a net employment requirement for Cheltenham Borough of 12.00ha. This Structure Plan forms part of the development plan for Cheltenham until the Regional Spatial Strategy for the South West is adopted (expected early 2009) under the provisions of the Planning and Compulsory Purchase Act 2004.

TABLE 5: Gloucestershire Structure Plan Second Review employment requirements: Cheltenham Borough: 1st April 2008

	Area (ha)	
Land developed since mid-1991	11.209	(7.741 + 3.468)
Land Not Started at 01/04/2008	9.444	
Land Under Construction at 01/04/2008	0.464	
Local Plan Allocations to 2011	1.170	
Gross Land Supply	22.287	
	Area (ha)	
Losses since mid-1991	24.464	(22.334 + 2.130)
Expected losses at 01/04/2008	2.732	
Total Losses	27.196	
Net Land Supply	-4.909	(22.287 – 27.196)
Gloucestershire Structure Plan Requirement	12.00	
Residual to mid-2011	16.909	(-4.909 – 12.00)

6.2 The overall position for Cheltenham is shown in Table 5. Taking account of all factors, Cheltenham is required to develop **16.909ha** of employment land by mid 2011 in order to meet the Structure Plan requirement. This employment land position will be considered in the preparation of a Joint Core Strategy being prepared for Cheltenham, Gloucester and Tewkesbury. A revised Local Development Scheme setting out the timetable for the preparation of the Joint Core Strategy will be submitted to Government Office for South West for approval August 2008.

Appendices

Notes

For each planning application listed in the attached appendices the following information is provided:

- site reference number
- planning application number
- nature of permission
- site address
- nature of development
- Use Classes Order
- Area size
- Floorspace gained/loss
- Development status

Other abbreviations used are:

- ELA – Employment Land Availability
- LDF – Local Development Framework
- RSS – Regional Spatial Strategy
- TTWA – Travel to Work Area
- HA – Hectare
- N/S – Not started
- U/C – Under construction
- UCO – Use Class Order
- Sqm – Square metres

Definitions

B1 – business class (offices of a non-financial use, industrial processes and research and development of a light industrial nature)

- B1a – Offices, other than a use within Class A2 (Financial Services)
- B1b – Research and development of products or processes
- B1c – Light industry

B2 – general industry other than B1 or B8

B8 – storage and distribution

Appendix 1

**Land gained in employment use (completions)
2007/08**

LAND GAINED: 1st APRIL 2008**ALL SAINTS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**BATTLEDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**BENHALL & THE REDDINGS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**BATTLEDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**CHARLTON KINGS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**CHARLTON PARK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**COLLEGE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
07/00848/COU	COL0022E	Former Dragon Veterinary Centre, 1 Naunton Parade	35	B1a	35	D1	Change of use from D1 to B1a.	0.0035

LAND GAINED: 1st APRIL 2008**HESTERS WAY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**LANSDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
07/00396/COU	LAN0028E	119 Promenade	110 110	B1a SG	110	A3	Change of use of second floor from residential apartment to office and change of use of lower ground floor from restaurant to extension of existing bar/nightclub in adjacent premises.	0.0139

LAND GAINED: 1st APRIL 2008**LECKHAMPTON**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
06/01922/REM	LEC0003E	Unit 1, Churchill Industrial Estate, Churchill Road	2500 2500	B1c B8	2500 2500	B1c B8	Approval of matters reserved by outline permission 05/01929/OUT (landscaping only) for the construction of new B1c and B8 units with car parking following demolition of existing B1/B8 building(s) on site.	0.45

LAND GAINED: 1st APRIL 2008**OAKLEY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
05/01505/FUL	OAK0001E	Land Between 113 And 115 Clyde Crescent	360	B1a			Two storey building providing offices for local neighbourhood projects and an area office for Cheltenham Borough Homes.	0.036

LAND GAINED: 1st APRIL 2008**PARK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**PITVILLE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
05/01325/FUL	PIT0002E	Warwick Buildings, Trinity Lane	105	B1a	204	B2	Redevelopment of Warwick Buildings from use class B2 to mixed use B1a and 10 flats.	0.0204
05/01805/COU	PIT0003E	Parish Room Studios, Fairview Street	56	B1a	112	B1b	C/U of first floor from B1 (photographic studio) to a residential apartment in association with the ground floor B1a activities.	0.0112
06/00652/COU	PIT0005E	Coach house to the rear of 34 Evesham Road	138	B1a	138	B8	Conversion of existing garage to office.	0.0095

LAND GAINED: 1st APRIL 2008**PRESTBURY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**SPRINGBANK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**ST. MARK'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**ST. PAUL'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**ST. PETER'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
05/01902/FUL	SPE0002E	Land To The Rear Of The Range, Tewkesbury Road	3228 3228 3228	B1c B2 B8			Construction of 27no.terraced B1c/B2 and B8 class units.	1.56

LAND GAINED: 1st APRIL 2008**SWINDON VILLAGE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
06/01018/FUL	SWV0004E	Former Indalex Site, Tewkesbury Road	2084 2084	B2 B8			Employment development comprising of industrial and storage/distribution units (Class B2 and B8).	1.37

LAND GAINED: 1st APRIL 2008**UP HATHERLEY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND GAINED: 1st APRIL 2008**WARDEN HILL**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

TYPE OF EMPLOYMENT LAND GAINED 2007/08

Employment Type	Floorspace (sqm)	Area Size (ha)
B1a	804	0.088
B1b	0	0
B1c	5,728	0.74
B2	5,312	1.21
B8	7,812	1.43
TOTALS	19,656	3.468

Appendix 2

Commitments for employment use 2007/08

COMMITMENTS: 1st APRIL 2008**ALL SAINTS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
06/01919/FUL	ALS0002E	Former Post Office Vehicle Depot, Carlton Street	86	B1a	840	B2	6 x residential houses and 2 x offices.	N/S	0.084

COMMITMENTS: 1st APRIL 2008**BATTLEDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**BENHALL & THE REDDINGS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
05/01093/FUL	BTR0001E	Cheltenham Film Studios, Arle Court	5250	B1a	0	N/A	Extension of existing offices/studios to provide additional floor space and associated works.	N/S	0.525
05/00799/OUT	BTR0003E	Land At North Road West/Grovefield Way	21333.33 21333.33 21333.33	B1a B1b B1c	0	N/A	Outline planning permission for B1 industrial uses and the extension to the Arle Court Park and ride facility.	N/S	6.4

COMMITMENTS: 1st APRIL 2008**CHARLTON KINGS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**CHARLTON PARK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**COLLEGE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
06/00090/COU	COL0007E	Cunningham House, Christowe Lane	80	B1a			Convert existing flat and bedsit on ground floor into office accommodation.	N/S	0.008
06/00339/COU	COL0009E	Flat 14, Stagecoach House, 3-4 Bath Street	200	B1a			C/U from penthouse apartment at top of building to business (B1). Currently office space at ground floor level with 14 residential units above.	N/S	0.02
07/00363/FUL	COL0023E	Thirlestaine Court, Thirlestaine Road	1112 180	D1 B1a	905	C2	Extensions and internal alterations to facilitate conversion from nursing home to breast cancer clinic.	U/C	0.76

COMMITMENTS: 1st APRIL 2008**HESTERS WAY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
05/01760/COU	HEW0001E	Former Cheltenham Commercial Vehicles Site, Gloucester Road	400 75 400	A1 B1a B8	875	B2	C/U from former commercial vehicle repairs and storage to the proposed storage, display and sale of natural stone products.	N/S	0.0875

COMMITMENTS: 1st APRIL 2008**LANSDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
05/00420/COU	LAN0001E	2-3 Royal Crescent	100	B1a	200	A4	C/U of former club building into 9 apartments, change of use of basement into offices.	N/S	0.02
06/01873/FUL	LAN0011E	45-47 Clarence Street, 2nd Floor And 3rd Floor Bank House	190	B1a	380	A4	Conversion of 2nd and 3rd floors into 4 x one bedroom flats.	U/C	0.038
05/00519/FUL	LAN0013E	Cantay House Yard, 62 - 64 St. Georges Place	708	B1a			Demolition of existing buildings plus erection of 13no. 2, 3 and 4 storey residential apartments and refurbished coach house, flexible commercial space at ground and first floor levels.	N/S	0.14
07/00538/COU	LAN0029E	Grange Stables, Parabola Road	209	B1a			C/U to programming and servicing business systems).	N/S	0.094

COMMITMENTS: 1st APRIL 2008**LECKHAMPTON**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
06/00651/COU	LEC0001E	GMR Studios Ltd, 3 Leckhampton Road	137	B1a	137	D2	Change of use of ground floor from dance studio (D2) to office use (B1a).	N/S	0.056
07/00591/FUL	LEC0004E	Unit C3, Liddington Industrial Estate, Old Station Drive	126	B2			Extension to industrial unit (B2).	N/S	0.05
07/01323/FUL	LEC0005E	Unit A Liddington Industrial Estate, Old Station Drive	1640	B1a	1200	B8	Mixed use development comprising eight two and three storey B1a office units and six two bedroom apartments following demolition of existing warehouse building.	N/S	0.225

COMMITMENTS: 1st APRIL 2008**OAKLEY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**PARK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**PITTVILLE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
07/01087/FUL	PIT0007E	96 Winchcombe Street	56.5	B1a	95 123	A1 B1c	Conversion of existing building (A1) to 8 flats, including demolition & rebuilding of rear extension and addition of one storey to match adjacent building. Demolition of garage/workshop at the rear of the site & creation of new 2 storey building on the same footprint to contain 2 flats & 1 office space.	U/C	0.0457
06/00874/FUL	PIT0008E	36 Jersey Street	34	B1a			Replacement of existing single storey building with new build for B1 use.	N/S	0.0212
06/01773/OUT	PIT0011E	35-37 Windsor Street	1109 1860	B1a C2	2254 2254	B2 B8	Replacement of existing industrial buildings with new offices, residential care home, and residential dwellings.	N/S	0.562
07/00378/OUT	PIT0014E	24-28 Sherborne Street	200	B1a	340.5	B1a	Site re-development to provide 2 x ground floor office units (B1a) with 6 x apartments above following demolition of the existing building on site.	N/S	0.027

COMMITMENTS: 1st APRIL 2008**PRESTBURY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**SPRINGBANK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
07/01610/FUL	SPR0001E	Beaumont Stores, 4 Beaumont Road	43 43	A1 B1a			Extension to shop with office accommodation at first floor level.	N/S	0.0388

COMMITMENTS: 1st APRIL 2008**ST. MARK'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**ST. PAUL'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**ST. PETER'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
05/01903/OUT	SPE0003E	Land To The Rear Of The Range, Tewkesbury Road	1546 1546 1546	B1c B2 B8			Construction of 5no.terraced B1c/ B2 and B8 class units.	N/S	1.06
06/00983/FUL	SPE0007E	Former Alpha Filling Station, Queens Road	369 64	A1 B1a			Mixed use development including: retail unit (use class A1, floor area 369 square metres), 14No. 2 bed apartments and 1No. B1 unit (64 square metres).	N/S	0.15
07/00026/FUL	SPE0011E	Former Excell Eggs Site, 29 New Street	194.4	B1a	250 250	B1a B8	Redevelopment of site for 7 residential units and new commercial building.	N/S	0.08
07/00803/FUL	SPE0012E	Land adj. Former Fletcher And Hamilton Engineering, Grove Street	202	B1a	83	B8	A mixed use development of 13 x one and two bed apartments and two office units.	N/S	0.0785
07/01370/FUL	SPE0015E	29-31 Millbrook Street	183	B1a	414.4	B1a	Construction of 8 x one-bed flats, 6 x two-bed flats, 183sqm of commercial space.	N/S	0.1218

COMMITMENTS: 1st APRIL 2008**SWINDON VILLAGE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**UP HATHERLEY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

COMMITMENTS: 1st APRIL 2008**WARDEN HILL**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
NONE									

TYPE OF EMPLOYMENT LAND PERMITTED 2007/08

Employment Type	Floorspace (sqm)	Not Started (ha)	Under Construction (ha)
B1a	32,274.23	4.038	0.464
B1b	21,333.33	2.133	0
B1c	22,879.33	2.487	0
B2	1,672	0.403	0
B8	1,946	0.383	0
TOTALS	80,104.89	9.444	0.464

Appendix 3

Land loss in employment use 2007/08

LAND LOSS: 1st APRIL 2008**ALL SAINTS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**BATTLEDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**BENHALL & THE REDDINGS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**CHARLTON KINGS**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**CHARLTON PARK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
06/00297/FUL	CHP0001E	Former Croft Garage Site, Cirencester Road			1635	B2	Construction of 7 no. dwellings involving demolition of existing buildings on site of former vehicle repair garage.	0.1635

LAND LOSS: 1st APRIL 2008**COLLEGE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
06/00886/FUL	COL0013E	29-30 Suffolk Parade			110	B1c	To demolish 2 garages and workshop and erect two 2 bedroom dwellings.	0.011

LAND LOSS: 1st APRIL 2008**HESTERS WAY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**LANSDOWN**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
05/00083/COU	LAN0004E	12 Lansdown Crescent Lane			157	B1c	C/U from light industrial to form work/live unit.	0.0157
06/00806/COU	LAN0016E	21 Lansdown Place Lane			76	B1a	Change of use of first floor from B1a to C3.	0.0253
06/01247/COU	LAN0017E	18 Imperial Square			355	B1a	Change of use from offices to single dwelling.	0.0168
06/01882/LBC	LAN0024E	30 Imperial Square			540.3	B1a	Conversion from offices to a single residential dwelling.	0.0225
07/01537/FUL	LAN0030E	The Yard, 9 Lansdown Place Lane			88	B1a	Change of use from office to one dwelling.	0.0077
07/00875/COU	LAN0032E	77 St. Georges Place			167	B1a	Change of use from B1a to C3.	0.017

LAND LOSS: 1st APRIL 2008**LECKHAMPTON**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
06/01922/REM	LEC0003E	Unit 1, Churchill Industrial Estate, Churchill Road	2500 2500	B1c B8	2500 2500	B1c B8	Approval of matters reserved by outline permission 05/01929/OUT (landscaping only) for the construction of new B1c and B8 units with car parking following demolition of existing B1/B8 building(s) on site.	0.45

LAND LOSS: 1st APRIL 2008**OAKLEY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**PARK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
06/00440/COU	PAR0011E	Corinth House, 117 Bath Road	318	D1	318	B1a	Change of use of ground floor from office to children's day nursery (D1).	0.157
07/01387/COU	PAR0013E	Suffolk Lodge, 2 Suffolk Road			58	B1a	C/U from office use B1a to residential use.	0.0058

LAND LOSS: 1st APRIL 2008**PITTVILLE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
05/01325/FUL	PIT0002E	Warwick Buildings, Trinity Lane	105	B1a	204	B2	Redevelopment of Warwick Buildings from B2 to mixed use B1a and 10 flats.	0.0204
05/01805/COU	PIT0003E	Parish Room Studios, Fairview Street	56	B1a	112	B1b	C/U of first floor from B1b (photographic studio) to a residential apartment in association with the ground floor B1a activities.	0.0112
06/00652/COU	PIT0005E	Coach house to the rear of 34 Evesham Road	138	B1a	138	B8	Conversion of existing garage to office, replacing existing garage door with window.	0.0095
07/00354/COU	PIT0013E	Camargue House, Wellington Road	197	D1	197	B1a	C/U from offices to Holistic Health Centre (D1).	0.0197
04/00393/FUL	PIT0010E	Temple House, Windsor Street			2649	B8	Demolition and redevelopment of existing industrial/storage premises to provide 11 no. dwellings.	0.2649

LAND LOSS: 1st APRIL 2008**PRESTBURY**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**SPRINGBANK**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**ST. MARK'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size (ha)
NONE								

LAND LOSS: 1st APRIL 2008**ST. PAUL'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
04/00864/FUL	SPA0005E	Land & Buildings r/o 29-31 St. Pauls Street North & St. Pauls Lane			372	B1c	Redevelopment of existing industrial premises to provide 14 residential units.	0.0372

LAND LOSS: 1st APRIL 2008**ST. PETER'S**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
02/00001/FUL	SPE0008E	Land Bound By Market Street, Honeybourne Line Footpath & Cycle Way, The New Link Road & Gloucester Road			8540	B2	Residential development comprising 246 units - being a mix of 75 three bedroom houses, 146 two bedroom flats and 25 one bedroom flats.	0.854

LAND LOSS: 1st APRIL 2008**SWINDON VILLAGE**

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Area Size
07/01028/COU	SWV0007E	Unit T Kingsditch Industrial Estate, Kingsville Road	220.2	D2	73.4 73.4 73.4	B1a B2 B8	C/U to a martial arts studio (D2).	0.022

TYPE OF EMPLOYMENT LAND LOSS 2007/08

Employment Type	Floorspace (sqm)	Area Size (ha)
B1a	1,872.65	0.279
B1b	112	0.011
B1c	3,139	0.289
B2	10,452.4	1.045
B8	5,360.4	0.506
TOTALS	20,936.45	2.13

Appendix 4

Expected losses in employment use 2007/08

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
06/01919/FUL	ALS0002E	Former Post Office Vehicle Depot, Carlton Street	86	B1a	840	B2	6 x residential houses and 2 x offices.	N/S	0.084
07/00333/COU	ALS0011E	18 & 18A Portland Street			130	B1a	Change of use of upper floors (offices) to residential accommodation.	N/S	0.013
07/01523/COU	ALS0014E	St Faiths Chapel, Sherborne Place	140 140	D1 D2	280	B8	Change of use from warehouse (B8) to a yoga studio (mixed D1 and D2 Classes).	U/C	0.015
05/00883/COU	COL0004E	54 - 56 Bath Road			205	B1a	Conversion of office accommodation to residential (7 apartments).	U/C	0.0205
05/01415/FUL	COL0011E	6-8 St. Lukes Road			56	B2	2no. 3 storey houses (2x3beds) to replace existing car repair garage.	N/S	0.0056
07/00394/COU	COL0019E	4 Imperial Square	225.2	D1	225.2	B1a	Change of use from of ground, first and second floors from office to medical use.	N/S	0.023
07/01277/COU	COL0025E	The Mews, Montpellier Retreat			130	B1c	Change of use from B1c to C3.	N/S	0.006
07/01623/COU	COL0027E	Basement, 4 Imperial Square	42.7	D1	42.7	B1a	COU of basement from office (B1a) use to consulting rooms (class D1).	N/S	0.0029
05/01760/COU	HEW0001E	Former Cheltenham Commercial Vehicles Site, Gloucester Road	400 75 400	A1 B1a B8	875	B2	C/U from former commercial vehicle repairs and storage to the proposed storage, display and sale of natural stone products.	N/S	0.0875
06/01600/FUL	LAN0018E	Bayshill House, Bayshill Road	1695	D2	1695	B1a	Construction of new performing arts centre following demolition of existing 1970's extension (currently offices) to Grade II*.	U/C	0.1695
06/00335/COU	LAN0020E	7 - 9 Ambrose Street	880	SG	880	B1a	Change of use of part ground floor and first floor to create town centre police station.	N/S	0.106
07/00479/COU	LAN0027E	Atticus House, Lansdown Place Lane			72	B1a	Change of use of first floor area from offices to residential use and retention of the ground floor for B1 use.	N/S	0.0045

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
07/01505/COU	LAN0033E	228 High Street, Rear	142.5	D2	142.5	B8	COU from Warehouse to personal training gym and therapy rooms at the rear of 228 High Street.	N/S	0.014
07/01323/FUL	LEC0005E	Unit A Liddington Industrial Estate, Old Station Drive	1640	B1a	1200	B8	Mixed use development comprising eight two and three storey B1a office units and six two bedroom apartments following demolition of existing warehouse building.	N/S	0.225
07/01421/COU	PAR0014E	11 Great Norwood Street	41	D2	41	B1c	Change of use of existing ancillary storage (B1c) to a personal training suite (D2).	N/S	0.0041
07/01087/FUL	PIT0007E	96 Winchcombe Street	56.5	B1a	95 123	A1 B1c	Conversion of existing building (A1) to 8 flats, including demolition & rebuilding of rear extension and addition of one storey to match adjacent building. Demolition of garage/workshop at the rear of the site & creation of new 2 storey building on the same footprint to contain 2 flats & 1 office space.	U/C	0.0457
06/01773/OUT	PIT0011E	35-37 Windsor Street	1109 1860	B1a C2	2254 2254	B2 B8	Replacement of existing industrial buildings with new offices, residential care home, and residential dwellings.	N/S	0.562
07/00378/OUT	PIT0014E	24-28 Sherborne Street	200	B1a	340.5	B1a	Site re-development to provide 2 x ground floor office units (B1a) with 6 x apartments above following demolition of the existing building on site.	N/S	0.027
07/01219/COU	PIT0015E	Land r/o 22 Albert Place			94	B1c	C/U from workshop to dwelling and alterations to form two bedroom dwelling.	N/S	0.0067
07/01474/FUL	PIT0017E	122 Winchcombe Street			300	B1a	Conversion from offices into 2 two bedroom flats, two one bedroom flats and two studio flats with no external alterations (total 6 dwelling units).	N/S	0.045
07/00076/FUL	PRE0001E	Land r/o 91 New Barn Lane			1482	B1c	Demolition of commercial buildings (B1c) and erection of 8 x dwellings and associated works.	U/C	0.32

Application No.	Site Ref.	Address	Net Gain (m2)	UCO	Loss (m2)	UCO	Notes	Status	Area Size
03/00359/COU	SPR0002E	Former I C G Ltd Building, Princess Elizabeth Way	2927	SG	2927	B1c	Change of use to motor dealership, service centre, accident repair centre, associated offices and car parking.	U/C	0.6878
07/00026/FUL	SPE0011E	Former Excell Eggs Site, 29 New Street	194.4	B1a	250 250	B1a B8	Redevelopment of site for 7 residential units and new commercial building.	N/S	0.08
07/00803/FUL	SPE0012E	Land adj. Former Fletcher And Hamilton Engineering, Grove Street	202	B1a	83	B8	A mixed use development of 13 x one and two bed apartments and two office units.	N/S	0.0785
07/01370/FUL	SPE0015E	29-31 Millbrook Street	183	B1a	414.4	B1a	Construction of 8 x one-bed flats, 6 x two-bed flats, 183sqm of commercial space.	N/S	0.1218

TYPE OF EXPECTED LOSS 2007/08

Employment Type	Floorspace (sqm)	Not Started (ha)	Under Construction (ha)
B1a	4,554.8	0.383	0.19
B1b	0	0	0
B1c	4,797	0.017	1.031
B2	4,025	0.458	0
B8	4,209.5	0.638	0.015
TOTALS	17,586.3	1.496	1.236