



CHELTENHAM
BOROUGH COUNCIL

Planning
Policy

**Non-Residential Land Use
Monitoring Report**

August 2018

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1. Introduction

- 1.1 This report outlines the supply of land for non-residential uses to provide an accurate and up-to-date evidence base for Cheltenham Borough Council's Development Plan Documents. Surveys have been carried out annually since 2008, with 2010 being an exception. These surveys monitor all sites with planning permissions for all land uses except for C3 (residential dwellings) in Cheltenham Borough Council's administrative area, C3 use monitoring can be found in the separate Housing Land Availability Report¹. A description of the Use Classes has been provided in table 2.1. The status of live planning applications on sites has been recorded from the surveys stating if they are completed, under construction or not started. This report covers the period between 1st April 2017 and 31st March 2018.
- 1.2 The Council needs to ensure that there is a sufficient supply of land for job generating uses, to provide employment for continuing population growth. It is also important that there are enough facilities to serve communities, such as health and education. Therefore it is essential for the Council to monitor development completions and commitments which will inform the development of the Cheltenham Plan.

The NPPF

- 1.3 The National Planning Policy Framework (NPPF) the role of the economy in pursuing sustainable development, with sustainable economic development being identified as one of the three overarching objectives of the NPPF². Local planning authorities are encouraged to make every effort to objectively identify and then meet the business needs of an area and respond positively to wider opportunities for growth by taking account of the needs of the business community.

The JCS

- 1.4 The Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017 and provides a co-ordinated strategy to guide the development of the three authorities. During the plan period, the JCS requires the provision of 192 hectares of B-class employment land across the JCS area. This includes employment allocations of 23.4 hectares of job generating uses at North-West Cheltenham and an allocation for an employment led development of approximately 45 hectares of employment land at West Cheltenham, focussed on the creation of a cyber hub and high 'gross value added' jobs.

¹ https://www.cheltenham.gov.uk/downloads/download/205/residential_land_availability_reports

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



The Cheltenham Plan

- 1.5 During the early part of 2018, public consultation was held on the pre-submission version of the Cheltenham Plan. The Plan will now be submitted to the Planning Inspectorate along with the consultation responses and supporting Evidence Base. The pre-submission document proposes allocating local sites for future employment use and contains updated policies for the safeguarding of existing employment areas in the Borough.

Area Description

- 1.6 The study area for this report is the Borough of Cheltenham, as presented in figure 1.1.

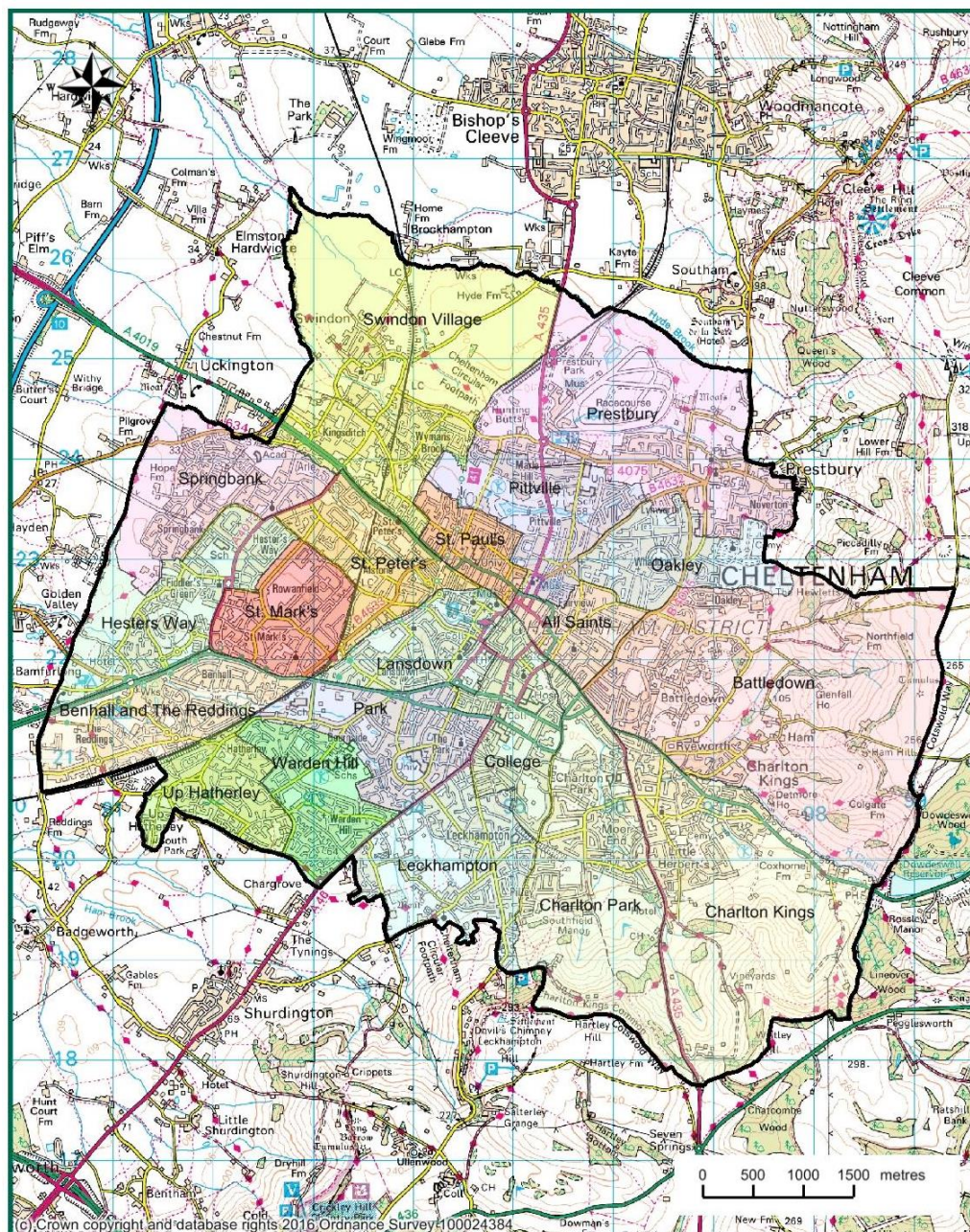


Figure 1.1 - The Borough of Cheltenham, divided by ward.



2. Methodology

- 2.1 Development of non-residential land uses includes new development of business and employment uses, changes of use and losses through demolition or conversion. The definitions for types of developments are included in table 2.2.
- 2.2 Unlike residential land use, which is measured by the number of dwellings provided or lost, non-residential land uses are measured by size. This report refers to the size of a site in two different ways; *Employment land* is the total area of a site, and is measured in hectares (ha). *Employment floor space* is the area which is designated for the usage described in the planning application, and is measured in metres squared (m²). For example, if the *employment land* area of an office block was 1ha, this might include some green space, a car park, and several access points. However, the actual area that constitutes B1 office space may only be 500m².
- 2.3 For the purposes of monitoring of planning permissions, no threshold for site size has been imposed. This report only considers applications which see either a gain or loss of floorspace in any use class, except C3. Chapters 3 - 7 of this report present a breakdown by Use Class of land gained and lost, and by whether the development takes place on brownfield (previously developed land as defined by the NPPF, 2018) or greenfield developments. This illustrates what has been gained and lost during the monitoring period and what changes can be expected in the Borough over the next few years, informed by extant planning permissions.

Use Classes

- 2.5 The land uses presented in table 2.1 are recorded under the 'Town and Country Planning (Use Classes) Order 1987', as amended. These uses are all monitored by the Council and are included in this report.
- 2.6 Where there is more than one use on a site and only the total size is provided in the planning application, the total size is divided by the number of uses on site. For example, a site with a total *employment floor space* area of 500m² and consisting of A1 and B2 use would result in 250m² for each use. This method is also applied to the total *employment land* area. Only a small number of applications do not display the breakdown of land and floor space. Applicants are encouraged to provide as much detail as possible when submitting applications.



Table 2.1 - The use classes which are monitored in this report are presented accompanied with a description.

Class	Usage	Description
A1	Retail	The retail sale of goods to the public.
A2	Financial and Professional Services	Financial or professional services provided to members of the public.
A3	Eateries	Places where the primary purpose is the sale and consumption of food and light refreshment.
A4	Drinking Establishments	Places where the primary purpose is the sale and consumption of alcoholic drinks.
A5	Hot Food Takeaways	Places where the primary purpose is the sale of hot food for consumption off the premises.
B1	Business	Formerly broken down into: B1a - Offices other than a use within A2, B1b - Research and development, and B1c - Light industry.
B2	General Industry	Use for the carrying out of an industrial process other than a use within B1.
B8	Storage and Distribution	Use for storage or distribution centre.
C1	Hotels	Use as a Hotel, Boarding house, or Guesthouse.
C2	Residential Institutions	Provision of residential accommodation and care.
D1	Non-residential Institutions	Public services or institutions that are non-residential, including educational, religious, and medical uses.
D2	Assembly and Leisure	Use for entertainment, recreation, and leisure.
Sui Generis	Unique	An individual use to which any change will require planning permission.

- 2.7 Several use classes have been omitted from this report as there are currently no permissions granted which involve those particular uses. The omitted classes are as follows: B3 - B7 (special industry), C2A (secure residential institutions), and C4 (Houses in Multiple Occupation, which are not covered by permitted development rights).
- 2.8 C3 (dwelling houses) was also omitted, the gains and losses for which are presented in a separate Housing Land Availability report.



2.9 Planning permission for employment land is classified by 7 different types of development; these are described in table 2.2.

Table 2.2 - The 7 types of development which can lead to employment land being gained or lost.

Development	Description
<i>Change of Use</i>	A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.
<i>Conversion</i>	Generally means the physical work necessary to change a property from one use to another. This can also mean the sub-division of residential properties into self-contained flats or maisonettes. This also includes office to residential conversions.
<i>Extension</i>	Comes in the form of single or multi-storey extensions and side or rear extensions.
<i>Infill</i>	The development of a relatively small gap between existing buildings (note the 2006 Cheltenham Plan has specific policies which further define infill in regard to particular applications).
<i>New Build</i>	New buildings, excluding conversions and alterations and extensions to existing buildings.
<i>Replacement</i>	A new building replacing one that has been demolished.
<i>Mixed Use</i>	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.



Differences in employment land and floor space

- 2.10 In some scenarios, a land use class can experience a net gain of employment land (ha), yet have a net loss of floor space (m²) or *vice versa*. This occurs because each site designates floor space differently. While some sites identify the majority of the employment area as floor space, others may only have a small area of floor space, and use the rest of the site for other purposes; such as car parking or green space.

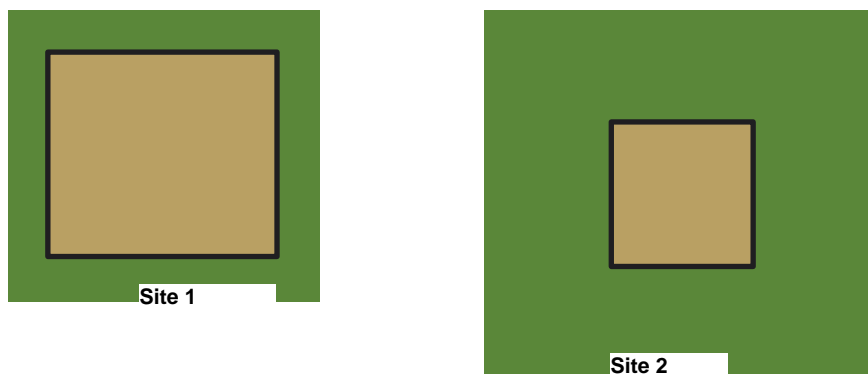


Figure 2.1 - An example diagram of two sites, the green area represents employment land (ha), whilst the gold area is allocated floor space (m²).

- 2.11 Figure 2.1 shows an example of floor space identified at two sites of the same use class. Site 1 is **0.7ha**, with **500m²** of floor space. Site 2 is **1ha**, with **200m²** of floor space. Site 1 has been demolished, whereas site 2 has recently been completed, meaning that this use class has had a net gain of **0.3ha** of employment land (1 - 0.7), but had a net loss of **300m²** of floor space (200 - 500).
- 2.12 Some applications propose to develop additional or replacement buildings on existing sites, such as a hot food pod in a supermarket car park. Often the application form will claim that the site area is equivalent to the whole supermarket and car park. If the new application is for the same use class then the site area is not counted to avoid double-counting the site area. If the use class is different, then the site area gain and loss is calculated as the land more associated with the new development rather than the existing development.

Limitations

- 2.13 The figures presented in this document are based on data collected from site visits and information provided in planning applications. The figures presented in this report are correct to the best of our knowledge at the time of publication.
- 2.14 The figures reported in chapter 3 (Class A) will not exactly match those in the Joint Core Strategy Retail evidence base produced in 2016. The Joint Core Strategy is a strategic scale document; therefore the retail work collected data across the three authorities uses a minimum site size threshold. In this monitoring document no site size threshold is imposed. These figures therefore retain data on gains and losses to floor space which are very small.



3. Class A - Shops and Services

3.1 Class A land use constitutes any properties which are used for the retail of goods and services to the public. Throughout the monitoring period of 2017/18 Cheltenham experienced a net loss of **0.0603ha** of retail land and a net loss of **4179m²** of floor space in Class A use.

Land gained in Class A

3.2 Table 3.1 presents the summary of the status of Class A developments.

3.2.1 In 2017/18, Cheltenham experienced a gross gain of **1.5067ha** of Class A retail land use, with specifically **13,656m²** of that land being designated as Class A floor space.

3.2.2 Gross gains of **1.6925ha** of land and **7,443m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class A.

3.2.3 **2.7189ha** of land and **8,663m²** of permitted floor space also hold extant permissions for Class A that are yet to be implemented.

Table 3.1 - The total areas of both retail land and floor space with approved planning permissions for gross gains of Class A, categorised by development status.

Class A gains 2017/18	Not Started	Under Construction	Complete
<i>Retail Land (ha)</i>	2.7189	1.6925	1.5067
<i>Floor space (m²)</i>	8,663	7,443	13,656

Land lost in Class A

3.3 Table 3.2 presents the losses recorded for Class A use.

3.3.1 In 2017/18, Cheltenham lost **1.567ha** of Class A retail land, with specifically **17,835m²** of Class A floor space being lost.

3.3.2 **0.2546ha** of land and **2,084m²** of floor space is currently 'under construction' which will result in Class A use being lost.

3.3.3 **0.1056ha** of land and **1,326m²** of designated floor space also hold extant planning permissions involving a loss of Class A land use, but are yet to be implemented.

Table 3.2 - The total areas of both retail land and floor space with approved planning permissions involving a gross loss of Class A, categorised by development status.

Class A losses 2017/18	Not Started	Under Construction	Complete
<i>Retail Land (ha)</i>	0.1056	0.2546	1.567
<i>Floor space (m²)</i>	1,326	2,084	17,835



Net changes by use class

- 3.4 Figure 3.1 presents the net changes of floor space completions for each individual use class within Class A. Despite gains for A3 and A4, large changes of use within A1 and A2 at sites like The Brewery meant that Class A experienced a net loss overall. No completions occurred in A5.

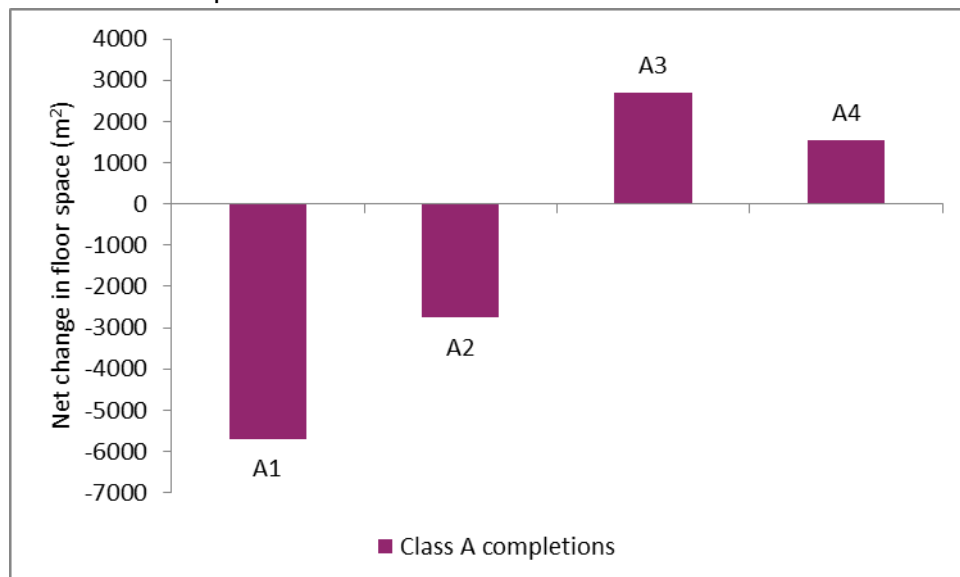


Figure 3.1 - Net changes to Class A floor space completions in the monitoring year 2017/18.

Notable developments

- 3.5 Significant Class A gains include three developments at The Brewery of **4877m²**, **1910m²** and **1839m²**.

'Former Cotswold BMW, Tewkesbury Road' is currently under construction, and is expected to deliver **3,079m²** of Class A floor space.

'Dowdeswell Park (also known as The Barlands), London Road' is also expected to deliver **2031m²** of Class A floor space, but is yet to be implemented. Two developments at Gallagher Retail Park are also expected to provide **1858m²** each.

- 3.6 A notable Class A loss is 'The Brewery, Block B' which had a gross loss of **9277m²** of Class A floor space.

'62 Alma Road' is currently under construction and expected to lose **676m²** of Class A floor space.

'99-101 London Road' is expected to lose **465m²** of Class A floor space, but is yet to be implemented.

- 3.7 More details on all of the developments monitored in this report can be found in appendix 3.



4. Class B - Business and Industrial Activities

- 4.1 Class B land use constitutes any properties which are used for business or industrial purposes. Throughout the monitoring period of 2017/18 Cheltenham experienced a net gain of **1.2938ha** of employment land and gained **4,931m²** of floor space in Class B use.

Land gained in Class B

- 4.2 Table 4.1 presents the summary of the state of active Class B developments.
- 4.2.1 In 2017/18, Cheltenham experienced a gross gain of **2.5135ha** of Class B retail land use, with specifically **10,441m²** of that land being designated as Class B floor space.
- 4.2.2 Gross gains of **1.1297ha** of land and **7,736m²** of floor space are expected to occur at sites currently 'under construction' to Class B uses.
- 4.2.3 **3.159ha** of land and **13,232m²** of permitted floor space also hold extant permissions for Class B that are yet to be implemented.

Table 4.1 - The total areas of both employment land and floor space with approved planning permissions for gross gains of Class B, categorised by development status.

Class B gains 2017/18	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	3.159	1.1297	2.5135
<i>Floor space (m²)</i>	13,232	7,736	10,441

Land lost in Class B

- 4.3 Table 4.2 presents the losses recorded for Class B use.
- 4.3.1 In 2017/18, Cheltenham lost **1.2197ha** of Class B employment land, with specifically **5,510m²** of Class B floor space being lost.
- 4.3.2 **1.577ha** of land and **8,832m²** of floor space is currently 'under construction' and in the process of being lost from Class B.
- 4.3.3 **1.4798ha** of land and **8,079m²** of designated floor space also hold extant planning permissions involving a loss of Class B land use, but are yet to be implemented.

Table 4.2 - The total areas of both employment land and floor space with approved planning permissions involving a gross loss of Class B, categorised by development status.

Class B losses 2017/18	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	1.4798	1.577	1.2197
<i>Floor space (m²)</i>	8,079	8,832	5,510



Net changes by use class

- 4.4 Figure 4.1 presents the net changes of floor space completions for each individual use class within Class B. The majority of net gain came from B2, with fewer losses occurring for B8, leading to an overall net gain of Class B floor space.

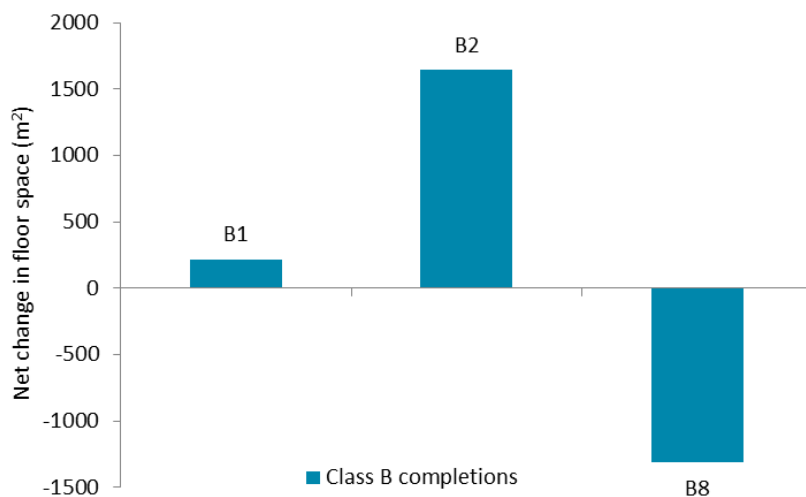


Figure 4.1 - Net changes to Class B floor space completions in the monitoring year 2016/17.

Notable developments

- 4.5 'Pure Offices, Hatherley Lane' had a gain of **2259m²** of Class B floor space.

'Land at North Road West/Grovefield Way' was completed this monitoring year. However, a superseded application was used in the 2016/17 report. As such, the **64,000m²** of floor space it was expected to deliver has been removed. The implemented application was for a car dealership (see chapter 7, Sui generis).

'Land on South Side of Jessop Avenue (Honeybourne Place)' is under construction and is expected to deliver **2924m²** of Class B floor space.

'Former Woodward International, Hatherley Lane' is also expected to deliver **3,384m²** of Class B floor space, but is yet to be implemented. It was labelled complete in the 2016 report in error.

- 4.6 'The Barlands, London Road' (also known as Dowdeswell Park) had a loss of **1294m²** of Class B floor space.

'John Dower House, 24 Crescent Place' is currently under construction and is expected to lose **2721m²** of Class B floor space.

'Unit A, Ultra Electronics, Kingsditch Lane' is expected to lose **4,090m²** of Class B floor space, but is yet to be implemented.

- 4.7 More details on all of the developments monitored in this report can be found in appendix 3.



5. Class C - Hotels, Hospitals, and Houses

5.1 Class C land use constitutes any properties which are used for residential or caregiving purposes, with the exception of C3 dwelling houses, as described in chapter 2.8. Throughout the monitoring period of 2017/18 Cheltenham experienced a net loss of **0.328ha** of non-residential land and **1,870m²** of floor space in Class C use.

Land gained in Class C

5.2 Table 5.1 presents the summary of the state of active Class C developments.

5.2.1 In 2017/18, Cheltenham did not gain any Class C job generating land use.

5.2.2 Gross gains of **0.1575ha** of land and **1,409m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class C.

5.2.3 **0.11ha** of land and **407m²** of permitted floor space also hold extant permissions for Class C that are yet to be implemented.

Table 5.1 - The total areas of both non-residential land and floor space with approved planning permissions for gross gains of Class C, categorised by development status.

Class C gains 2017/18	Not Started	Under Construction	Complete
<i>Job generating land (ha)</i>	0.11	0.1575	0
<i>Floor space (m²)</i>	407	1,409	0

Land lost in Class C

5.3 Table 5.2 presents the losses recorded for Class C use.

5.3.1 In 2017/18, Cheltenham lost **0.328ha** of Class C job generating land, with specifically **1,870m²** of Class C floor space being lost.

5.3.2 No sites are currently 'under construction' and in the process of being lost from Class C.

5.3.3 **0.2256ha** of land and **1,780m²** of designated floor space also hold extant planning permissions involving a loss of Class C land use, but are yet to be implemented.

Table 4.2 - The total areas of both non-residential land and floor space with approved planning permissions involving a gross loss of Class C, categorised by development status.

Class C losses 2017/18	Not Started	Under Construction	Complete
<i>Job generating land (ha)</i>	0.2256	0	0.328
<i>Floor space (m²)</i>	1,780	0	1,870



Net changes by use class

- 5.4 The only completions affecting Class C land use were losses, which are explained in more detail below.

Notable developments

- 5.5 Significant Class C gains include '133 Promenade' and '125-127 Promenade', which are currently under construction and are expected to deliver **577m²** and **832m²** of Class C floor space respectively.

'8 Orrisdale Terrace' is also expected to deliver **236m²** of Class C floor space, but is yet to be implemented.

- 5.6 A notable Class C loss in 2017/18 was 'Winstonian Rest Home, 38 All Saints Road', which resulted in a loss of **563m²** of floor space.

Both 'The Cheltenham Townhouse, 12-14 Pittville Lawn' (**930m²**) and 'Wyastone Hotel' (**650m²**) are yet to be implemented.

- 5.7 More details on all of the developments monitored in this report can be found in appendix 3.



6. Class D - Non-Residential Institutions

6.1 Class D land use constitutes any properties which are used for public services or recreation and are non-residential. Throughout the monitoring period of 2017/18 Cheltenham experienced a net gain of **0.2958ha** of non-residential land and **7024m²** of floor space in Class D use.

Land gained in Class D

6.2 Table 6.1 presents the summary of the state of active Class D developments.

6.2.1 In 2017/18, Cheltenham experienced a gross gain of **0.5564ha** of Class D non-residential land use, with specifically **10,277m²** of that land being designated as Class D floor space.

6.2.2 Gross gains of **0.1206ha** of land and **892m²** of floor space are expected to occur at sites currently 'under construction' and in the process of becoming Class D use.

6.2.3 **3.82ha** of land and **4,359m²** of permitted floor space also hold extant permissions for Class D that are yet to be implemented.

Table 6.1 - The total areas of both non-residential land and floor space with approved planning permissions for gross gains of Class D, categorised by development status.

Class D gains 2017/18	Not Started	Under Construction	Complete
<i>Job generating land ha</i>	3.82	0.1206	0.5564
<i>Floor space (m²)</i>	4,359	892	10,277

Land lost in Class D

6.3 Table 6.2 presents the losses recorded for Class D use.

6.3.1 In 2017/18, Cheltenham lost **0.2606ha** of Class D job generating land, with specifically **3,253m²** of Class D floor space being lost.

6.3.2 **0.1547ha** of land and **2,662m²** of floor space is currently 'under construction' and in the process of being lost from Class D.

6.3.3 **0.3923ha** of land and **1,881m²** of designated floor space also hold extant planning permissions involving a loss of Class D land use, but are yet to be implemented.

Table 6.2 - The total areas of both non-residential land and floor space with approved planning permissions involving a gross loss of Class D, categorised by development status.

Class D losses 2017/18	Not Started	Under Construction	Complete
<i>Job generating Land (ha)</i>	0.3923	0.1547	0.2606
<i>Floor space (m²)</i>	1,881	2662	3,253



Net changes by use class

- 6.4 Figure 6.1 presents the net changes of floor space completions for each individual use class within Class D. Both use classes D1 and D2 saw net gains.

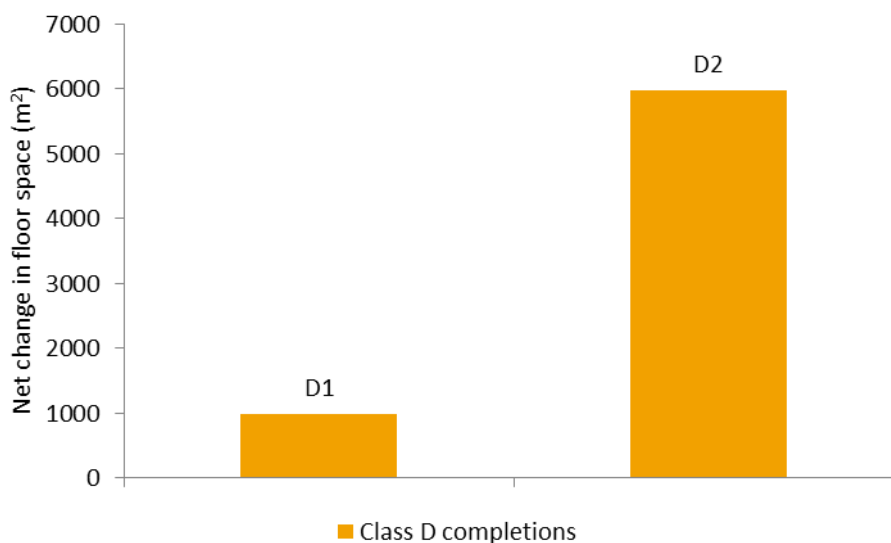


Figure 6.1 - Net changes to Class D floor space completions in the monitoring year 2016/17.

Notable developments

- 6.5 Major Class D gains include 'Cheltenham Ladies College, Malvern Road' (**3788m²**) and three developments across The Brewery (**4709m²** altogether).

'Unit C, The Brewery' is currently under construction and is expected to deliver **512m²** of Class D floor space.

'Pittville School, Albert Road' is also expected to deliver **2,400m²** of Class D floor space, but is yet to be implemented.

- 6.6 Class D losses include 'Fitness First, Unit 16, The Brewery' with **1226m²** of floor space lost.

Two sites are currently under construction that will produce a loss of Class D floor space – 'Baylis, Haines & Strange, Gloucester Place' (**1655m²**) and 'Gloscat Cheltenham Campus' (**1007m²**).

'391 High Street' is expected to result in a loss of **800m²** of Class D floor space but is yet to be implemented.

- 6.7 More details on all of the developments monitored in this report can be found in appendix 3.



7. Sui Generis

7.1 Sui generis land use constitutes any properties of unique usage. Some sui generis uses exhibit the characteristics of Class B uses. Throughout the monitoring period of 2017/18 Cheltenham experienced a net gain of **2.6372ha** of sui generis land and **9846m²** of floor space in sui generis use.

Land gained in sui generis

7.2 Table 7.1 presents the summary of the state of active sui generis developments.

7.2.1 In 2017/18, Cheltenham experienced a gross gain of **2.7422ha** of sui generis job generating land use, with specifically **10,419m²** of that land being developed as sui generis floor space.

7.2.2 No sites are currently 'under construction' and/or in the process of changing to sui generis.

7.2.3 **0.059ha** of land and **225m²** of permitted floor space also hold extant permissions for sui generis that are yet to be implemented.

Table 7.1 - The total areas of both non-residential land and floor space with approved planning permissions for gross gains of sui generis, categorised by development status.

Sui generis gains 2017/18	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	0.059	0	2.7422
<i>Floor space (m²)</i>	225	0	10,419

Land lost in sui generis

7.3 Table 7.2 presents the losses recorded for sui generis use.

7.3.1 In 2017/18, Cheltenham lost **0.105ha** of sui generis land, with specifically **573m²** of sui generis floor space being lost.

7.3.2 **1.3072ha** of land and **7,220m²** of floor space is currently 'under construction' and in the process of being lost from sui generis.

7.3.3 **2.296ha** of land and **2,477m²** of designated floor space also hold extant planning permissions involving a loss of sui generis land use, but are yet to be implemented.

Table 7.2 - The total areas of both non-residential land and floor space with approved planning permissions involving a gross loss of sui generis, categorised by development status.

Sui generis losses 2017/18	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	2.296	1.3072	0.105
<i>Floor space (m²)</i>	2,477	7,220	573



Notable developments

- 7.5 As stated in chapter 4, 'Land at North Road West/Grovefield Way' is complete. This produced Cotswold BMW's latest dealership and delivered **7595m²** of sui generis floor space.

Significant sui generis gains include '1 College Lawn' and '2 College Lawn', which delivered **610m²** and **504m²** of floor space in 2017/18 respectively.

'217 Gloucester Road' is also expected to deliver **1,196m²** of sui generis floor space, but is yet to be implemented.

- 7.6 Notable sui generis losses include '117 Promenade', which resulted in a loss of **388m²** of floor space.

'Baylis Haines & Strange, Gloucester Place' is currently under construction and expected to lose **2,957m²** of sui generis floor space.

'Dowdeswell Park, London Road' (also known as the Barlands) has yet to be implemented but is expected to result in a loss of **1670m²** of sui generis floor space.

- 7.7 More details on all of the developments monitored in this report can be found in appendix 3.



8. Statistics

Net changes to employment land

- 8.1 In 2017/18, Cheltenham experienced an overall net gain of **3.8485ha** of non-residential land and **15779m²** of floor space from completed developments. Figure 8.1 shows the net gain or loss of floor space for each use class. A further breakdown of the completed gains and losses from this monitoring year are presented in appendix 1 and appendix 2.

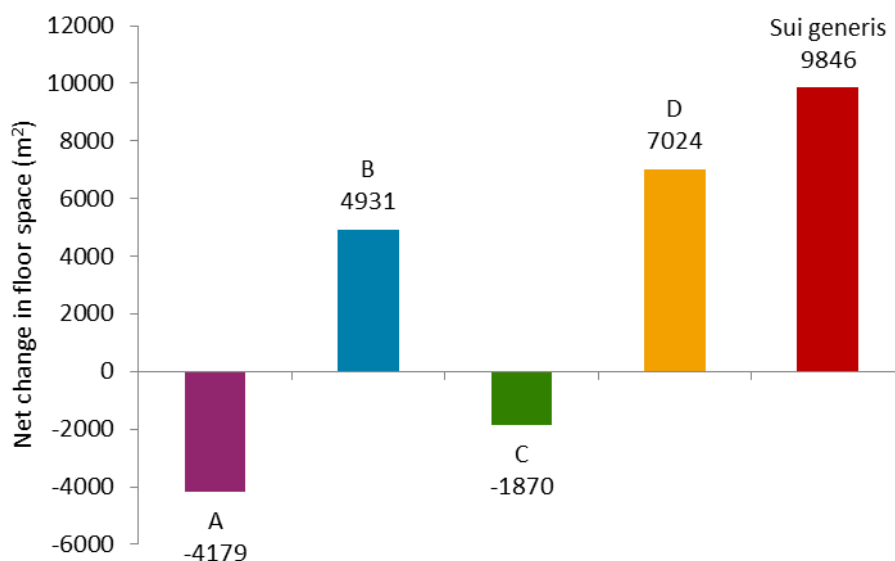


Figure 8.1 - Net changes to total floor space completions in the monitoring year 2017/18.

Greenfield and Brownfield sites

- 8.2 In 2017/18, two sites were monitored as constituting greenfield development.
- 8.2.1 'Land at North Road West/Grovefield Way' delivered **7595m²** on a greenfield site.
- 8.2.2 'Hanover Court, St. Stephen's Road' is currently unimplemented, but expected to deliver **62m²** of sui generis floor space on a greenfield site.

The remaining sites monitored consisted of brownfield developments.



The Core Commercial Area

8.3 The Core Commercial Area (CCA) is defined in Cheltenham's adopted Local Plan (2006) as an area of the town centre containing a range of land uses which is highly accessible by public transport. The CCA is seen as a focus area for developing employment land, specifically retail, presented in figure 8.2.

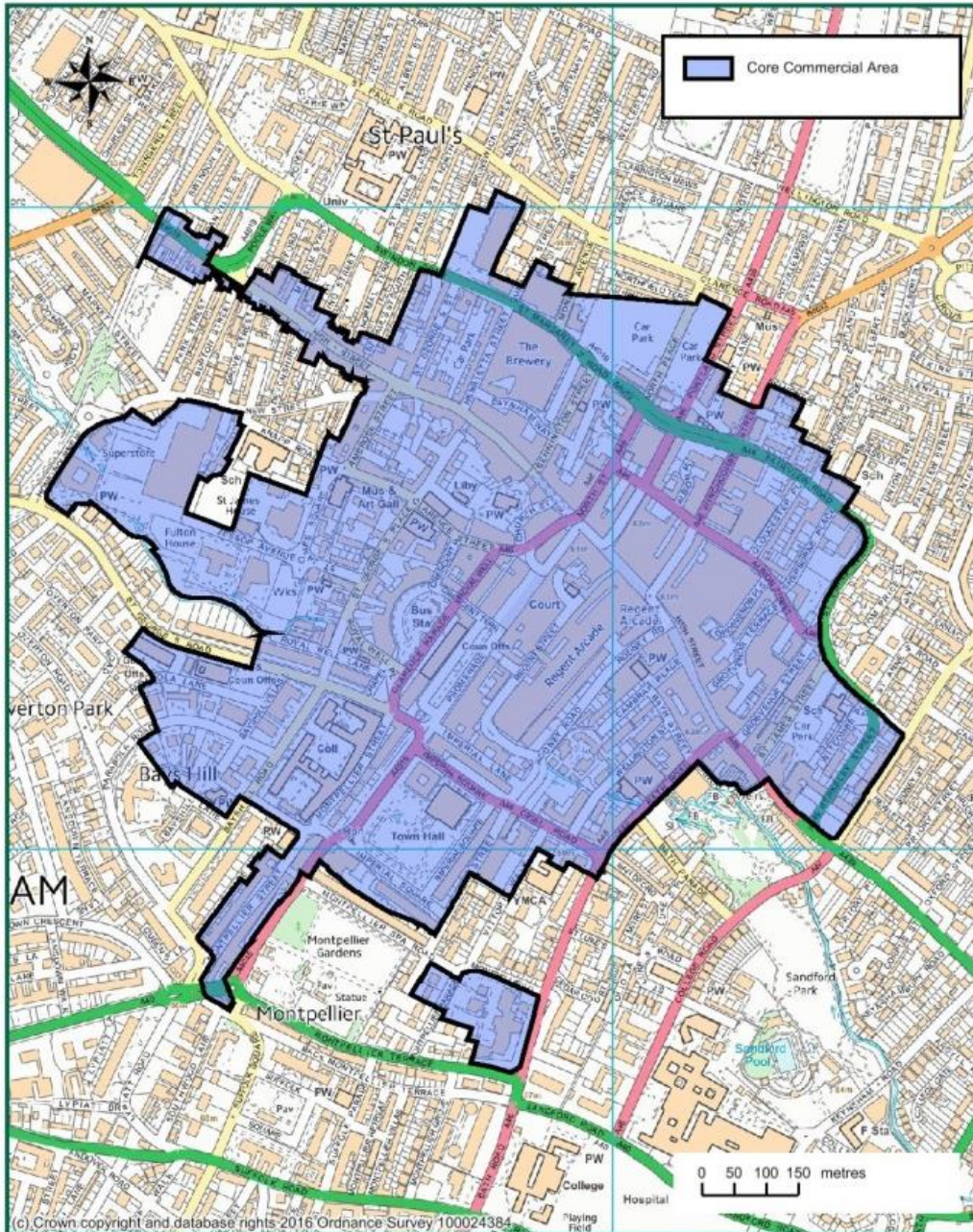


Figure 8.2 - The Core Commercial Area, located in the town centre of Cheltenham, covering the wards of All Saints, College, Lansdown, St. Paul's, and St. Peter's.



- 8.4 The CCA experienced a net loss of **0.0295ha** of non-residential land and lost **325m²** of floor space during 2017/18. Figure 8.3 presents the net gains and losses of floor space for each use class in the CCA. Whilst Class A and sui generis showed net losses in the CCA, Class B and D uses experienced net gains.

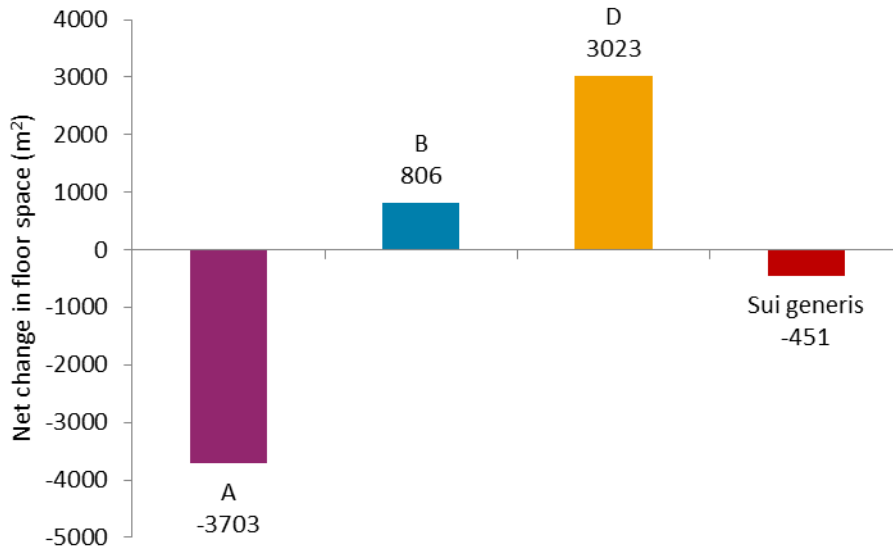


Figure 8.3 - Net changes to floor space completions in the CCA during 2017/18.



Appendices

Appendix 1- Breakdown of the total completions of both employment land and floor space by use class.

<i>Use Class</i>	Total Completions	
	<i>Employment Land (ha)</i>	<i>Floor space (m²)</i>
A1	0.9788	7,704
A2	0.02	112
A3	0.2991	3,759
A4	0.2088	2,081
Class A Total	1.5067	13,656
B1	1.8435	8,399
B2	0.55	1,772
B8	0.12	270
Class B Total	2.5135	10,441
D1	0.1833	1,869
D2	0.3731	8,408
Class D Total	0.5564	10,277
Sui Generis Total	2.7422	10,419
Grand Total	7.3188	44,793

Appendix 2 - Breakdown of the total losses of both employment land and floor space by use class.

<i>Use Class</i>	Total Losses	
	<i>Employment Land (ha)</i>	<i>Floor space (m²)</i>
A1	1.138	13,404
A2	0.2727	2,874
A3	0.1263	1,063
A4	0.03	494
Class A Total	1.567	17,835
B1	0.7687	3,753
B2	0.016	129
B8	0.435	1,628
Class B Total	1.2197	5,510
C1	0.19	902
C2	0.138	968
Class C Total	0.328	1,870
D1	0.0756	935
D2	0.1850	2,318
Class D Total	0.2606	3,253
Sui Generis Total	0.105	573
Grand Total	3.4753	29,041

Appendix 3 – Sites monitored in 2017/18 and development status

Status Key	
C	Complete
U/C	Under Construction
N/S	Not Started

All Saints

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
ALS0015E	13/00827/OUT	Baylis Haines & Strange Gloucester Place	A1 A2 A3 B1	SG	-1944	0.57	U/C	Regeneration incorporating construction of 33 no. houses, 48 no. apartments, 6 no. retail units, new vehicular access and associated works; following demolition of all of the existing buildings.
ALS0017E	08/01109/COU	27 Winchcombe Street	A3	A1	0	0.006	N/S	Change of use from shop to hot food takeaway.
ALS0027E	10/00086/COU	HMV (First Floor) 111 - 117 High Street	D2	A1	503	0.0649	N/S	Change of use of part first floor of HMV from ancillary A1 storage space to use Class D2 (Cinema), with ancillary cafe/bar and the installation of a new shop front.
ALS0031E	17/00151/FUL	17 Grosvenor Street		B2	-129	0.016	C	Change of use of existing ground floor workshop and storage, garage, and first floor living accommodation into 5no. one bedroom flats
ALS0050E	13/01593/P3JP A	Tebbit House 51 Winchcombe Street		B1	-400	0.0399	U/C	Notification of a proposed Change of Use to Dwellings. Change of use of 1st 2nd and 3rd floors of Tebbit House from Offices (B1) to residential (C3)
ALS0056E	15/01782/FUL	Beechwood Place Shopping Centre	A1		180	0.01	U/C	Creation of 180 square metres (GIA) of additional Class A1 retail floor space at first floor level to infill part of existing atrium
ALS0057E	15/02091/FUL	Winstonian House Rest Home 38 All Saints Road GL52 2EZ		C2	-563	0.048	C	Change of use of Winstonian House from a private residential care home in use class C2 to 3no. dwellings in use class C3 (no external building alterations).
ALS0061E	17/01394/COU	Second Floor, Richwood House, 1 Trinity School Lane		B1	0	0.013	U/C	A change of use to the first & second floor offices (B1) of Richwood House to two one bedroom flats (C3)
ALS0062E	17/02484/FUL	124 Albion Street	SG	A1	0	0.0027	C	Change of use from A1 to Tattoo Studio - Sui Generis and new fascia sign
ALS0063E	17/02490/COU	50 Winchcombe Street	D2	A3	0	0.0206	U/C	Change of use from A3 to D2 leisure
ALS0064E	18/00279/COU	71 High Street		B8	-86	0.01	N/S	Change of use of upper floors from storage area into self-contained flat

Battledown

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
BAT0012E	14/01419/FUL	The Hewlett Harp Hill	A4		53	0.1139	N/S	Single storey side extension and enlarge car park
BAT0013E	16/01039/COU	Unit 4 King Alfred Way GL52 6QP	D2	B1	0	0.06	C	Change of use of Unit 4C (B1) to coaching facility for boxing (D2)
BAT0014E	16/00311/FUL	Land Next To Unit 3 Saxon Way	B1		140	0.07	N/S	Construction of B1c light industrial unit
BAT0015E	17/01253/COU	1 Hales Road		A4	-284	0.01	C	Change of use from Public House (A4) to a single dwelling (C3).
BAT0016E	17/02003/FUL	Charlton Kings Cricket Club, Greenway Lane	D2		148	1.5	N/S	Replacement cricket pavilion building and change of use of land outside of the existing fence line from agricultural to leisure.

Benhall and The Reddings

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
BTR0006E	12/00091/FUL	Former Woodward International Hatherley Lane	B1		2259	0.31	C	Three storey office building with associated car parking and hard and soft landscaping (part amended proposal to that approved under ref: 10/00252/FUL)
BTR0012E	12/01488/FUL	Former Woodward International, Hatherley Lane	B1		3384	0.5	N/S	Erection of 3,384sq.m of office headquarters floorspace (use class B1) (Proposal is an amendment to unit 9 of planning permission 10/00252/FUL). Incorrectly labelled complete in 2015/16.
BTR0013E	14/00656/FUL	Land At North Road West And Grovefield Way	SG		7595	2.2	C	Erection of a flagship BMW, Mini and Motorrad Dealership including vehicle sales and servicing facilities. Access from Grovefield Way (Revision to scheme approved 14 March 2014 under reference 13/01101/FUL).

Charlton Kings

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
CHK0017E	15/01623/COU	219 London Road GL52 6HY	D2		70	0.007	N/S	Change of use of first floor flat from C3 to D2 to provide a small Pilates studio housing specialist equipment for rehabilitative physiotherapy health work
CHK0019E	16/01006/COU	Cotswold Building Offices The Barlands London Road	B2 B8	B1 B8	0	0.61	U/C	Change of use from B8 (storage) to cider production and distribution
CHK0020E	16/01603/COU	The Barlands London Road GL52 6UT	B2	B8	0	0.33	C	Change of use from storage/light industrial to brewery and gin distillery and use for other food and drink preparation production storage and distribution
CHK0021E	17/01044/FUL	Dowdeswell Park, London Road	SG	A1 A3 B1 B2 B8 D1	4425	2.18	N/S	Extension and change of use of existing pump house, erection of new pavilion and visitor centre, works to open up an underground vaulted area and creation of a parking area, all for flexible employment and retail use.
CHK0022E	17/00393/COU	201 London Road	A3	A2	0	0.0024	C	Change of use from A2 to A3.

Charlton Park

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
CHP0008E	17/01802/COU	Priory Lodge, Priory Place		A2	-278	0.0278	C	Change of use from offices (A2) to a single dwelling residential (C3) (RETROSPECTIVE).
CHP0009E	17/01609/FUL	99 - 101 London Road		A1	-465	0.0385	N/S	Erection of new four storey building to provide 8no. flats (7no. two bed and 1no. one bed) following demolition of existing building

College

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
COL0026E	17/00290/FUL	16 Ormond Terrace	B1		148	0.009	N/S	Change of use of the upper ground and first floor from residential to offices (B1).
COL0051E	17/00552/COU	13 Regent Street	A3	A1	0	0.0114	N/S	Change of use to Restaurant (Use Class A3).
COL0066E	10/01868/COU	27 Rodney Road	D1	B1	65	0.02	C	Change of use with internal alteration and partitions to facilitate dental practice
COL0096E	14/00724/COU	Alma House Rodney Road	A1	B1	0	0.06	N/S	Change of use of building from B1 to A1
COL0102E	14/01817/COU	Willoughby House 1 Suffolk Square		C1	-452	0.15	C	Proposed change of use from hotel to single dwelling with granny annex and associated internal and external alterations; and retention of existing residential annex in outbuilding - revised application following grant of planning permission ref. 14/01817/COU
COL0106E	15/01024/COU	21 St Lukes Road		C1	-150	0.01	C	Change of use from business use C1 to residential use C3
COL0108E	15/01407/COU	10 Bath Mews Bath Parade GL53 7HL	SG	B1	0	0.004	N/S	First floor change of use from category B1 to tattoo studio (sui generis)
COL0109E	15/01460/FUL	G's 10 Bath Road	B1	B1 B8	0	0.01	C	Change of use of first and second floors from ancillary storage and offices to independent office space (B1) with associated internal alterations (part retrospective)
COL0114E	16/00060/COU	122 Bath Road		B1	-535	0.03	C	Change of use from office to residential dwelling
COL0116E	16/00894/COU	118-120 High Street	A1 A3	A2	0	0.031	C	Change of use of 118-120 High Street from A2 to A1/A3 - Ground Floor
COL0119E	16/01195/COU	Second Floors LHS rear Calderwood House 7 Montpellier Parade	D1	B1	0	0.09	N/S	Change of use from office (B1) to Sports and Remedial Massage Room (D1)
COL0121E	16/01589/FUL	Star Lodge Montpellier Drive	B1		150	0.129	U/C	Proposed extension to form additional office space
COL0123E	16/01898/FUL	79 Bath Road		SG	-122	0.05	C	Change of use to current basement from beauty treatment salon to residential to form part of existing main house.
COL0124E	16/02179/COU	Second Floor 12 Imperial Square	D1	B1	0	0.02	N/S	Change of use from B1 offices to D1 consultancy rooms
COL0125E	17/00160/COU	246B Bath Road	SG	A1	0	0.004	C	Change of use from A1 retail to tattoo studio including art and clothes sales (sui generis)
COL0126E	17/00137/FUL	77 Montpellier Terrace		C1	-300	0.03	C	Conversion of guest house to single dwelling, comprising various internal alterations, removal of existing rear single storey sun room, erection of new single storey extension and alterations and extension to existing rear garage.
COL0127E	17/00596/COU	1 College Lawn	SG	B1	0	0.1465	C	Change of use from office accommodation (B1a) to a student boarding house, together with internal and external alterations.
COL0128E	17/01005/COU	2 College Lawn	SG	B1	0	0.1198	C	Change of use from office accommodation (B1a) to a student boarding house together with internal and external alterations.
COL0129E	17/00804/COU	21 Rodney Road	B1		70	0.035	C	Change of use of first floor from residential (C3) to offices (B1).
COL0130E	17/01152/FUL	Vittoria House, 12 Vittoria Walk		B1	-595	0.184	U/C	Change of use of Grade II Listed regency villa, currently a vacant office back into private dwelling.
COL0134E	17/02032/FUL	6 St James Terrace, Suffolk Parade		SG	-112	0.0103	U/C	Change of Use from a dog grooming parlour to residential dwelling and replacement of a single storey extension with a two-storey extension (revised scheme)

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
COL0135E	17/02191/COU	15 Regent Street	B1	A1	0	0.011	N/S	Change of use of all areas to B1
COL0136E	17/01187/FUL	Jamie's Italian, County Court Road	A3 A4	A3	0	0.1	C	Change of use from Restaurant (Class A3) to Public House (Class A4) and Restaurant (Class A3), with associated internal alteration to listed building.
COL0138E	17/02379/FUL	Cheltenham Jewellers Ltd, 84 High Street	SG	A1	0	0.01	N/S	Change of use from A1 retail (Shop) to a sui generis (amusement centre)
COL0139E	17/02476/FUL	First Floor, 53 - 57 Rodney Road	D2	B1	0	0.0221	N/S	Change of use from Use Class B1 (office) to Use Class D2 (yoga studio)
COL0140E	17/02496/FUL	8 Orrisdale Terrace	C1		236	0.03	N/S	Proposed Change of Use from dwelling to flat with bed and breakfast accommodation above. Single storey extension to rear.

Hesters Way

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
HEW0007E	14/01203/COU	40 Newton Road	SG		176	0.02	C	Change of use from residential dwelling to House in Multiple Occupation (HMO) comprising 8 letting rooms
HEW0009E	17/01357/FUL	Gloscat Cheltenham Campus, Princess Elizabeth Way	B1	D1	0	0.1007	U/C	Change of use of part first floor from college use (use class D1) to independent office accommodation (use class B1(a))
HEW0010E	16/02308/FUL	GCHQ Benhall, Hubble Road	B1		75	0.0861	N/S	Proposed single storey, visitor's centre entrance building
HEW0011E	15/01701/FUL	Land to the North of Hubble Road	B1		4500	1.34	C	Erection of new three storey temporary office building (4,500 square metres) and car park (8,579 square metres) with associated ground works and landscaping within the grounds of GCHQ Benhall. The temporary office building is to be removed after five years. This is the site that superseded HEW0003E.

Lansdown

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
LAN0014E	06/00093/COU	3 Royal Crescent		B1	-265	0.016	N/S	Change of use from Class B1 (offices) to Class C3 (single dwelling)
LAN0032E	16/01156/COU	77 St. George's Place	SG		167	0.017	C	Change of use from a 6 bed detached house to an 8 bed HMO with 4 bathrooms over 4 floors (retrospective).
LAN0058E	16/02085/FUL	7 Lansdown Place		B1	-299	0.04	N/S	Change of use from commercial to a single residential unit
LAN0073E	11/01125/FUL	Cheltenham Ladies College Malvern Road	D2	D2	3107	6.2	C	Erection of new sports hall building to provide three indoor tennis courts and ancillary facilities, revised parking and replacement squash court building following demolition of existing squash court building.
LAN0096E	13/00298/COU	Former Upd House Knapp Road	D1	B1	0	0.0714	C	Change of use from Use Class B1 (office) to Use Class D1 (Natural Parenting Centre). Completed years ago. See new application 17/02077/FUL (LAN0149E).
LAN0097E	13/00342/COU	25 Imperial Square		B1	-350	0.022	N/S	Change of use from Class B1 (Office) to Class C3 (Residential)
LAN0105E	13/02037/FUL	William Burford House 27 Lansdown Place Lane	B1		80	0.02	C	Internal and external alterations to existing office building including creation of new office floorspace through the in-filling of existing car ports
LAN0108E	16/01499/FUL	John Dower House, 24 Crescent Place		B1	-2721	0.38	U/C	Demolition of existing 1970's rear extension to John Dower House, former coach house building at South Court and 66 St Georges Place; conversion of John Dower House; and construction of new buildings comprising 80no. retirement apartments and shared facilities including new pedestrian route (daytime) between St Georges Place and Clarence Street.
LAN0110E	14/00996/COU	57 Montpellier Terrace		D1	-240	0.02	C	Change of use from Use Class D1 (day nursery) to Use Class C3 (single dwelling) - no alterations to building proposed
LAN0116E	15/00188/COU	7 Royal Well Place	B1		35	0.0035	C	Change of use of part of first floor flat to office in association with ground floor use
LAN0125E	16/00314/FUL	60 St Georges Place	B1	B8	205	0.12	U/C	Four storey extension within the courtyard of an existing mixed use building to create additional office floor space. Work includes the change of use of some storage areas into office space.
LAN0126E	16/00366/COU	Lower Ground Floor Clarendon House 42 Clarence Street	D1	B1	0	0.03	C	Change of use from B1 (offices) to D1 (consulting room)
LAN0127E	15/02243/COU	133 Promenade GL50 1NW	C1	B1	0	0.1	U/C	Change of use from offices (B1) to hotel accommodation as part of existing hotel facilities at 129-131 Promenade with new ground floor extension/link and formation of external courtyard to 133 Promenade.
LAN0128E	16/00719/FUL	22 Montpellier Walk GL50 1SD	D2	A1	0	0.01	N/S	First and Second Floor change of use from A1 to D2 and the installation of bi-fold doors within a bi-secting wall partition
LAN0131E	16/00814/FUL	81 Promenade	C1	A3	0	0.02	N/S	Change of use of lower ground floor (basement) and part of ground floor to create additional bedroom and ensuite bathroom facilities.
LAN0133E	16/01417/FUL	Land on South Side of Jessop Avenue	A2 B1		5847	0.34	U/C	Update: Floor space increased from 3399 to 5847sqm. Erection of six storey B1 office development with A2 use at ground floor together with roof plant, external cycle and bin stores, on-site parking and parking canopy structures
LAN0134E	16/01726/COU	11 Montpellier Arcade	A3	A1	0	0.01	C	Change of use A1 to A3 (11 & 13 Montpellier Arcade)
LAN0135E	16/01831/COU	79 Promenade	A2 B1	B1	0	0.02	C	Change of use from B1 (offices) to a mixed use of B1 and A2 (including internal alterations to the ground floor, external signage to the front elevation and redecoration).

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
LAN0136E	16/01888/FUL	4 Montpellier Walk	A4	A3	0	0.003	C	Change of use from class A3 to Class A3 and A4
LAN0137E	16/02082/COU	117 Promenade	D1	SG	-28	0.01	C	Update: Site area increased to 0.01 from 0.001ha. Change of use from nightclub to clinic (D1) together with internal and external alterations, including demolition of rear flat-roofed extension.
LAN0140E	17/01180/COU	Number Seven, 7 St James Square	D1	B1	0	0.017	C	Retention of restaurant/cafe use (A3) on ground and first floors, change of use of part of first floor accommodation to community office/meeting space (D1) and associated alterations.
LAN0141E	17/01438/COU	125 - 127 Promenade	C1	B1	0	0.0575	U/C	Change of use from office (B1) to hotel accommodation (C1) to be used as part of existing hotel facilities at 129-131 Promenade (with associated internal and external alterations).
LAN0142E	17/02390/COU	2 Queens Circus		B1	-97	0.0097	N/S	Proposed change of use of first floor from B1 Office use to C3 residential to form a one bedroom flat
LAN0143E	17/01574/COU	11 and 13 Montpellier Arcade	A3 A4	A3	0	0.007	C	Application for change of use of numbers 11 and 13 Montpellier Arcade from use class A3 (restaurants and cafes) to use class A3 and A4 (drinking establishments) - retrospective.
LAN0144E	17/01747/COU	117 Promenade	D2	D1	0	0.01	C	Change of use of lower ground floor to pilates studio (use class D2) and associated works.
LAN0145E	17/01835/FUL	Wyastone Hotel, Parabola Road		C1	-650	0.1	N/S	Change of use of hotel (class C1) and coach house to two independent dwellings (Class C3), change of use and external alterations of rear annexe to create three 1-bed dwellings, and use of associated land as domestic curtilages.
LAN0146E	17/01827/FUL	121 Promenade		B1	-400	0.03	N/S	Change of use from Class B1 to Class C3 Residential- single dwelling.
LAN0147E	18/00367/FUL	The Bottle of Sauce, Ambrose Street	B1	C1	0	0.05	N/S	Conversion of the first and second floors to B1 office use
LAN0148E	17/00927/COU	The Rotunda, Montpellier Walk	A3	A2	0	0.083	C	Change of use from bank (Class A2 use) to restaurant (Class A3 use) with associated internal and external alterations. Previous application 09/00729/COU made by Wolfe Property Services for very similar scheme lapsed (LAN0066E)
LAN0149E	17/02077/FUL	UPD House, Knapp Road		D1	-276	0.0553	N/S	Change of use from Class D1 to 5no. one bedroom apartments, with associated external alterations.

Leckhampton

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
LECO020E	17/01287/FUL	Southend Lodge, Moorend Grove	D2		29	0.0029	N/S	Change of use of two rooms within the property to allow for children's arts classes and adults' yoga classes.

Park

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
PAR0040E	15/02039/FUL	Hanover Court St Stephens Road GL51 3BG	SG		62	0.04	N/S	Detached single storey building comprising communal lounge, office, laundry and WC. (This is part of a site which provides sheltered housing)
PAR0041E	16/00195/COU	193 Bath Road GL53 7LZ	SG		50	0.0085	C	Change of use of a residential basement level to a beauty salon (sui generis)
PAR0043E	17/00450/FUL	53 Great Norwood Street		A1	-194	0.0097	N/S	Change of use of two storey shop store/studio to single dwelling.
PAR0044E	17/00201/FUL	61 Great Norwood Street, GL50 2BQ		A2	-75	0.006	C	Change of use from Office to Residential and minor alterations including rebuilding of rear extension
PAR0045E	15/01645/FUL	Raynsford, 24 Suffolk Square	C2		80	0.1237	U/C	Conversion of detached garage building to living accommodation in association with use of the main building as Care Home
PAR0046E	17/01353/FUL	17 Andover Street		B1	-45	0.0045	C	Change of Use of existing Dental laboratory rooms on first floor (B1) to a residential studio flat (C3).
PAR0047E	17/01872/FUL	59 Great Norwood Street, GL50 2BQ		A5	-84	0.006	U/C	Change of use from hot food takeaway with residential accommodation above to single residential dwelling, proposed demolition of existing single storey additions to the rear and replacement with new part single-storey and part two-storey rear extension.

Pittville

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
PIT0043E	15/01162/FUL	Pittville School Albert Road	D2		2400	1.62	N/S	Erection of indoor sports centre, artificial turf pitch, tennis courts, floodlighting, associated parking and landscaping, and including demolition of two dwellings.
PIT0045E	17/00055/FUL	38 Evesham Road GL52 2AH	C1		70	0.06	N/S	Conversion of basement flat into 2 no. hotel bedroom with associated bathrooms.
PIT0046E	13/01786/COU	94 Winchcombe Street		SG	-380	0.04	N/S	Change of use from house in multiple occupation to 5 no. self-contained residential units
PIT0047E	17/02022/FUL	The Cheltenham Townhouse, 12-14 Pittville Lawn		C1	-930	0.0756	N/S	Change of use from C1 (hotel) to C3 (residential) to revert from guest house to two dwellings

Prestbury

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
PRE0010E	17/02474/COU	The Paddocks, Swindon Village	D1		200	0.22	N/S	Change of use of land and existing vacant dwelling house from Use Class C3 (residential) to Use Class D1 (dental surgery)

St Paul's

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SPA0018E	11/00238/COU	25 Bennington Street		A1	-12	0.005	C	Change of use of ground floor A1 use to create an additional self-contained unit at ground and basement level. Erection of a single storey rear extension.
SPA0022E	16/01823/FUL	379 - 383 High Street	A1	SG	-335	0.061	N/S	Demolition of existing building and construction of a mixed use building to provide a ground floor retail unit and 12 no. residential units (comprising 5 no. one-bed and 7 no. two-bed apartments).
SPA0027E	14/01922/COU	Unit 5 The Brewery Henrietta Street	A3 A4 D2	A1	0	0.2546	C	Update: Floor space and site area figures reduced from 4686sqm each to more realistic figures and A5 figure changed to D2. Change of use from A1 (retail) to composite A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and D2 (assembly and leisure) uses at Units 5, 6 and 7 The Brewery.
SPA0028E	15/00705/COU	The Coach House 10 Oxford Passage		B8	-80	0.004	N/S	Change of use of former coach house from Class B8 (storage and distribution) to Class C3 (dwelling) with associated external alterations (at 25a Oxford Passage)
SPA0029E	16/00409/COU	361 High Street		A1	-18	0.002	C	Change of use from retail to residential
SPA0030E	16/01490/FUL	Fitness First Unit 16 The Brewery	A1 A3 A4 D2	A2 D2	0	0.2451	C	Change of use of Units 12, 16 and D1 from Use Classes D2 and A2 to Composite A1 (shops), A3 (restaurants & cafes), A4 (drinking establishments) and D2 (assembly & leisure) uses.
SPA0032E	16/00797/COU	2 Courtenay Street	SG		95	0.009	C	Change of use from a 5 bedroom shared house to a 7 bedroom house in multiple occupation
SPA0034E	16/02020/FUL	Unit C The Brewery Henrietta Street	A1 D1	A1	0	0.1	U/C	Proposed change of use of Unit C from A1 (retail) to a composite A1 (retail) and D1 (clinic) use.
SPA0036E	17/01313/FUL	48 Marle Hill Parade	SG		124	0.0124	C	Change of use from dwelling to house in multiple occupation (retrospective)
SPA0037E	17/01314/FUL	7 St Pauls Street North	SG		113	0.0113	C	Change of use from single dwelling to house in multiple occupation (retrospective)
SPA0038E	17/02128/FUL	The Brewery Quarter, High Street (Block B, Units C, D, C2, D1)	A1 A3 B1 D1 D2	A1 A3 D1 D2	0	0.8	C	Proposed Change of Use of Units D and C2 to flexible A1/A3 use classes; Change of Use of Units C, D1 and the first floor of Block B to flexible A1/D1/D2/B1 use classes.
SPA0039E	17/02172/FUL	Car Phone Warehouse, Tewkesbury Road	SG	A1	0	0.14	C	Change of use of former Carphone Warehouse (Use Class A1) to car rental business (Sui Generis).
SPA0040E	17/00667/FUL	St Pauls Church Centre, St Pauls Road	B1 D2	D2	30	0.08	N/S	Part conversion and erection of a three storey rear extension to provide independent offices (B1) and meeting/function rooms associated with the existing D1 use. (Revisions to planning permission 13/01834).
SPA0041E	17/01681/FUL	53 Marle Hill Road	SG		114	0.01	C	Retrospective change of use to a 7 person HMO which has been in use since September 2009
SPA0042E	14/01423/FUL	391 High Street		D2	-800	0.08	N/S	Erection of 14 new residential units following the demolition of the existing Ace Bingo building (391 High Street).

St Peter's

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SPE0011E	10/01854/FUL	Former Excell Eggs Site 29 New Street		B8	-257	0.1	U/C	Erection of four dwellings and four flats following demolition of existing office/warehouse/storage buildings.
SPE0025E	15/00527/FUL	256 Gloucester Road		D2	-91	0.02	N/S	Change of use from D2 to C3 to create 2 no. two bedroom dwellings.
SPE0050E	14/00159/FUL	Tesco Stores Ltd Colletts Drive GL51 8JQ	A1		18	2.4	N/S	Erection of a retail concessions pod within the customer car park to provide dry cleaning, key cutting, shoe & watch repair services
SPE0052E	15/00283/FUL	256 Gloucester Road GL51 8NR	B1	D2	0	0.035	C	Change of use from D2 to B1
SPE0053E	15/00210/COU	368 High Street		SG	-63	0.045	C	Change of use from commercial (sui generis) to residential (C3)
SPE0055E	15/01170/FUL	The Junction 14 - 16 Gloucester Road GL51 8PQ		A4	-210	0.02	C	Change of use from Public House to two dwellings
SPE0056E	15/01943/FUL	Development At St Georges Road	SG	B1	0	0.03	C	Update: site area changed from 0.003ha to 0.03ha. Proposed change of use from B1 (office) to House of Multiple Occupancy including various external alterations.
SPE0058E	16/00623/FUL	SMP Grimshaw Ltd Tewkesbury Road GL51 9AL	A1	B1	0	0.26	C	Partial change of use of St Peters Works from B1 office with workshop to A1 retail with display area
SPE0063E	16/02284/FUL	65 Gloucester Road GL51 8NE	SG		167	0.01	C	Update: site area changed from 0.001ha to 0.01ha. Change of use from 6 bed HMO to 8 bed HMO, with associated works to convert the basement and attic into habitable rooms. (part retrospective)
SPE0064E	17/00139/COU	217 Gloucester Road GL51 8NJ	SG		190	0.028	C	Update: Site area changed from 0.11ha to 0.028ha and floor space changed from 1196sqm to 190sqm. Change of use to a 5 bed house in multiple occupation (C4) and single storey rear extension & minor alterations
SPE0065E	17/00910/FUL	Unit 1, Lower Mill Street	D2	B1	0	0.0315	C	Change of Use from B1/B2 to D2 Assembly and Leisure (retrospective).

Springbank

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SPR0006E	15/02143/COU	Ron Smith Pavilion Springbank Way	A3	D2	0	0.009	C	Conversion of part of sports pavilion (function room) to A3 (cafe)

St Mark's

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
STM0016E	13/00110/COU	Abbeydale Nursing Home 281 Gloucester Road		C2	-405	0.09	C	Change of use from residential nursing home to dwelling
STM0017E	13/01636/FUL	Land Between 40 And 42 Edinburgh Place	A1		117	0.01	N/S	Infilling of pedestrian underpass to create additional A1 (shop) unit
STM0018E	13/02136/FUL	44 Goldsmith Road	SG	A1	0	0.005	N/S	Change of use of commercial unit to Sui Generis (laundrette)
STM0021E	15/00572/FUL	92 Edinburgh Place GL51 7SF	A1		43	0.01	N/S	Rear extension to current A1 shop unit
STM0026E	16/00177/FUL	Unit 33 Lansdown Industrial Estate	A4 B1 B2 B8	B1 B2 B8	0	0.035	C	The proposal is a change of use for unit 33, from B1, B2, B8 usage to B1, B2, B8 and A4 usage (Deya Brewing Company Ltd)
STM0027E	18/00273/COU	Public Convenience, Edinburgh Place	D2	SG	0	0.02	N/S	Change of use from public toilets (disused) to an escape games room venue.

Swindon Village

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SWV0036E	13/02021/FUL	Freedom House Rutherford Way	B1 B2	B2	90	0.36	N/S	Alterations to existing factory to form vehicle workshop and office accommodation. Installation of 2m high pallasade fencing to provide compound enclosing 2 stacked cabins to provide ancillary office accommodation and miscellaneous storage.
SWV0037E	14/00523/FUL	Gallagher Retail Park, Tewkesbury Road	A1		279	0.13	C	Proposed erection of retail warehouse unit on car parking adjacent to Unit K (Carpet Right) Gallagher Retail Park
SWV0041E	15/00269/FUL	Unit 21, Kingsditch Trading Estate GL51 9PL	B2	B8	0	0.1	C	Change of use to B2 car repair and servicing
SWV0044E	16/00454/FUL	Land At Corner Of Swindon Road Kingsditch Lane	B2 B8		540	0.24	C	Erection of new, single-storey building with associated service yard, car parking, landscaping and improvements to the existing access for Class B2 (general industry) and/or B8 (storage and distribution) (to include ancillary trade and retail counter, ancillary showroom, ancillary offices) and/or specific sui generis uses.
SWV0045E	16/01434/FUL	Currys Unit B Tewkesbury Road GL51 9RR	A1		139	0.1125	UC	Erection of a retail unit with associated waste storage, plant, parking and landscaping (resubmission 16/00342/FUL)
SWV0046E	16/02275/FUL	Unit A, Ultra Electronics, Kingsditch Lane	B1	B1	-270	0.87	N/S	Erection of 2 no. industrial buildings comprising 8 no. individual units and associated works (following demolition of existing building).
SWV0047E	17/00764/FUL	Unit F Gallagher Retail Park, Tewkesbury Road	A1		1858	0.29	N/S	Subdivision of Unit F into two Class A1 retail units (Unit FA and Unit FB) each comprising ground floor space of 929sqm; insertion of 1,858sqm mezzanine floor (Unit FA and Unit FB each comprising mezzanine floor space of 929sqm); and associated external alterations.
SWV0048E	17/00097/FUL	Car park opposite Outfit, Gallagher Retail Park, Tewkesbury Road	A1 A3 A5		276	0.0276	N/S	Erection of temporary Class A1/A3/A5 retail pop-up units within defined areas encompassing 276 sqm of the existing Gallagher Retail Park car park.
SWV0050E	17/00936/FUL	Cotswold BMW, Tewkesbury Road	A1 A3	SG	-1054	1.2	U/C	Erection of 2,856 sq.m food store (Use Class A1) and 223 sq.m of coffee shop retail and drive-thru (Use Class A1/A3), with associated landscaping, parking and infrastructure.
SWV0051E	17/01523/FUL	M And S Home, Unit 10, Kingsditch Retail Park, Tewkesbury Road	A1	A1	0	0.1574	N/S	Demolition, reconfiguration and extension of part of an existing class A1 retail building to create two new class A1 retail units and associated works. No net change in floor space.
SWV0052E	17/02181/FUL	Centrum Park, Tewkesbury Road	A1 A3		167	0.7482	N/S	Construction of drive-thru coffee shop within classes A1/A3 and ancillary works
SWV0053E	17/01459/FUL	Gallagher Retail Park, Tewkesbury Road	A1		1858	1.4	N/S	Erection of a Class A1 retail unit comprising 929sqm at ground floor with full cover mezzanine to the west of Unit A Gallagher retail park.

Warden Hill

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
WAR0001E	07/01502/FUL	62 Alma Road		A1	-676	0.128	U/C	Residential development consisting of 4 houses and 4 flats, demolition of existing shop and lock up garages (revision to previous refusal to include pitched roofs rather than barrelled roofs).

Lapsed or superseded sites

Status Key	
L	Lapsed
S	Superseded

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
ALS0002E	05/00816/FUL	Former Post Office Vehicle Depot Carlton Street	B1	B2	-754	0.084	L	Demolition of existing building on site to allow for re-development by 6 x residential houses and 2 x offices.
BTR0003E	05/00799/OUT	Land At North Road West/Grovefield Way	B1		64000	6.4	S	B1 industrial uses and the extension to the Arle Court Park and ride facility. 2018: Previously recorded as UC but was incorrect. Superseded by 14/00656/FUL (BTR0013E). New Outline application exists for this site (14/01323/OUT). Another application has been made alongside BMW site (18/01004/FUL).
BTR0009E	12/00097/COU	Arle Court Lodge Gloucester Road		B1	-84	0.12	L	Change of use from offices (use class B1) to single dwelling (use class C3) together with erection of two storey extension and alterations
COL0057E	10/00172/COU	3 Wolseley Terrace		B1	-140	0.0215	L	Change of use of offices on the ground first and second floors to create one self-contained residential unit
COL0071E	11/00392/FUL	White Stuff Limited 102 - 104 Promenade	A1		392	0.04	L	Erection of ground floor rear extension and shop front alterations.
COL0074E	11/01603/FUL	1 College Lawn		SG	-4767	0.01	L	Change of use of buildings (1 and 2 College Lawn) to residential and demolition of rear annexe/covered walkway.
COL0078E	12/01073/COU	16 Ormond Terrace Regent Street	A3	A1	150	0.098	S	Superseded by COL0026E. Change of Use from mixed A1 and C3 to A3 (Restaurants and Cafes)
COL0080E	12/01627/COU	45 Rodney Road		B1 D1	-250	0.08	L	Change of use from Dental Surgery and Offices to create one residential dwelling
HEW0003E	09/00839/FUL	Land To The North Of Hubble Road	B1		11191	3.21	S	Superseded by HEW0011E. Previously recorded as complete. Erection of two new office buildings (11 162 square metres total), security building (29 square metres) and decked car park (14 120 square metres). Associated ground works, landscape and public art. Alterations to vehicular access on Hubble Road.

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
LAN0062E	10/00609/COU	1 Montpellier Avenue	A3	A1	0	0.011	L	Change of use from Class A1 (retail) to Class A3 (cafe)
LAN0066E	09/00729/COU	Lloyds Bank Plc Montpellier Walk	A3	A2	0	0.08	S	Superseded by 17/00927/COU (LAN0148E) for similar scheme, now complete. Change of use from A2 bank to A3 restaurant to include internal and external works to include new plant on roof
LAN0083E	12/00982/COU	Clarendon House 42 Clarence Street	D1	B1	0	0.036	L	Change of use of ground floor from B1 offices to D1 consulting rooms (4D Imaging Studios)
LAN0089E	12/01611/FUL	Broadleas 9 Eldorado Road		C2	-561	0.55	L	Change of use to single dwelling and construction of a new single storey rear and side extension to provide a dependent annex, garden room and utility areas and a first floor rear bathroom extension following the demolition of existing rear single storey extension and garage
LAN0095E	13/00046/COU	5 Montpellier Avenue	A2	A1	0	0.0028	L	Change of use of vacant ground floor shop (Class A1) to professional and financial services (Class A2)
PAR0036E	13/00440/COU	185 Bath Road	A3	A1	0	0.016	L	Incorrectly labelled complete in 2017. Change of use of ground floor from A1 (retail) to A3 (cafe/restaurant)
SPA0024E	11/01782/FUL	363 High Street	A1		36	0.007	L	Erection of a part two storey and part single storey rear extension.
SPE0024E	09/00484/FUL	Mark Baynes Motors Grove Street	A1	B1	-148	0.0353	L	Erection of 3 storey building with 2 storey rear annexe to accommodate 1no. ground floor commercial unit and 5no. residential units following demolition of existing industrial unit.

Appendix 4 – Other commitments

The following sites have been granted outline planning permission, but have yet to complete all reserved matters, therefore the sites are not monitored, as development will not have been started, but the planning status of each site is checked in line with normal monitoring activities.

Planning reference	Address	Site description
14/01323/OUT	Land at North Road West and Grovefield Way	Outline application for up to 16,800 sq.m. of B1 Employment Use (on part of site already having the benefit of an extant planning permission for 22,000 sq.m. of B1 Employment Use, granted permission under applications 05/00799/OUT and 10/00468/TIME)
15/01163/OUT	Pittville School, Albert Road	Outline application for the erection of up to 58 dwellings (approval sought for means of access with other matters reserved)
16/02201/OUT	BHS Unit 30, Regent Arcade	Outline application for the conversion of basement and ground floor of Unit 30 to create 3no. ground floor restaurants (Class A3), 1no. ground floor leisure operation unit (Class D2), 1no. retail unit (Class A1), 1no. basement leisure operation unit (Class D2);
17/00929/OUT	Premier Products Ltd, Bouncers Lane	Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration
17/01760/OUT	14 Suffolk Street	Erection of 5 apartments (renewal of previous planning permissions)
18/00151/OUT	24 Sherborne Street	Site re-development to provide 2 x ground floor office (B1) units with 6 x apartments above following demolition of the existing building on site.