



CHEL TENHAM

BOROUGH COUNCIL

Planning
Policy

Non-Residential Land Use Monitoring Report

June 2017

Contents

1. Introduction	5
Introduction to the NPPF and the JCS, figures provide identification of the study site and the Core Commercial Area.	
2. Methodology	7
The process of gathering data for this report is explained, definitions for types of developments and land use classes are provided.	
3. Class A - Shops and Services	11
The gains and losses in Class A land use are presented.	
4. Class B - Business and Industrial Activities	13
The gains and losses in Class B land use are presented.	
5. Class C - Hotels, Hostels, and Houses	15
The gains and losses in Class C land use are presented.	
6. Class D - Non-Residential Institutions	17
The gains and losses in Class D land use are presented.	
7. Sui generis	19
The gains and losses in Sui generis land are presented.	
8. Statistics	21
Observations of where employment land has been gained or lost, including greenfield sites, brownfield sites, and the Core Commercial Area.	
Appendices	24
Appendix 1 - A table presenting a breakdown of the total completions of both employment land and floor space by use class.	
Appendix 2 - A table presenting a breakdown of the total losses of both employment land and floor space by use class.	
Appendix 3 -All sites monitored in 2016/17	



Figures and Tables

Figures

1.1	The borough of Cheltenham, divided by ward	6
2.1	An example diagram of two sites, the green area represents employment land (ha), whilst the gold area is allocated floor space (m ²)	10
3.1	Net changes to Class A floor space completions in the monitoring year 2016/17	12
4.1	Net changes to Class B floor space completions in the monitoring year 2016/17	14
6.1	Net changes to Class D floor space completions in the monitoring year 2016/17	18
8.1	Net changes to total floor space completions in the monitoring year 2016/17	21
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	22
8.3	Net changes to floor space completions in the CCA during 2016/17	23

Tables

2.1	The use classes which are monitored in this report are presented accompanied with a description	8
2.2	The 7 types of development which can lead to employment land being gained or lost	9
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	11
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	11
4.1	The total areas of both retail land and floor space with approved planning permissions for gross gains of Class B, categorised by development status	13
4.2	The total areas of both retail land and floor space with approved planning permissions involving a gross loss of Class B, categorised by development status	13
5.1	The total areas of both retail land and floor space with approved planning permissions for gross gains of Class C, categorised by development status	15
5.2	The total areas of both retail land and floor space with approved planning permissions involving a gross loss of Class C, categorised by development status	15
6.1	The total areas of both retail land and floor space with approved planning permissions for gross gains of Class D, categorised by development status	17
6.2	The total areas of both retail land and floor space with approved planning permissions involving a gross loss of Class D, categorised by development status	17
7.1	The total areas of both retail land and floor space with approved planning permissions for gross gains of Sui generis, categorised by development status	19
7.2	The total areas of both retail land and floor space with approved planning permissions involving a gross loss of Sui generis, categorised by development status	19



1. Introduction

- 1.1 This report outlines the supply of land for non-residential land 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. 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 2016 and 31st March 2017.
- 1.2 The Council needs to ensure that there is an adequate supply of employment land and buildings for different uses in the Borough. The population of the borough is continually expanding and it is important that there is a sufficient supply of land for job generating uses, to provide employment. It is also important that there are enough facilities to serve communities, such as health and educational uses. 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) places great emphasis on the role of the economy in pursuing sustainable development, with Sustainable economic development being identified as one of the 12 core planning principles of the NPPF. 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 Gloucester City, Cheltenham Borough, and Tewkesbury Borough Councils have prepared a Joint Core Strategy (JCS) which is a co-ordinated strategy guiding how the three authority areas will develop up to 2031 and forms part of the statutory development plan for each of the councils.

This is now in the final stages of being examined by an independent Planning Inspector. The Pre Submission JCS (2014) made provision for delivery of 64 hectares of employment land delivered through strategic sites. Through the examination this has increased to make provision for 192 hectares of employment land across the JCS area. This includes employment allocations of 23.4 hectares of job generating uses at North-West Cheltenham and a proposal for an employment led allocation of approximately 45 hectares of employment land at West Cheltenham, focussed on the creation of a cyber hub and high 'gross value added' jobs. The Main Modifications Consultation closed on Monday 10th April, and the responses are currently being considered by the Inspector.



The Cheltenham Plan

- 1.5 During 2017 public consultation was held on the Cheltenham Plan which included preferred options for establishing an economic strategy for the area. Representations are being analysed and this work will be further progressed throughout this coming year, with the next stage being a consultation on a pre-submission version of the plan at the end of 2017. The pre-submission document will propose allocating local sites for future employment use and contain updated policies for the protection 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.

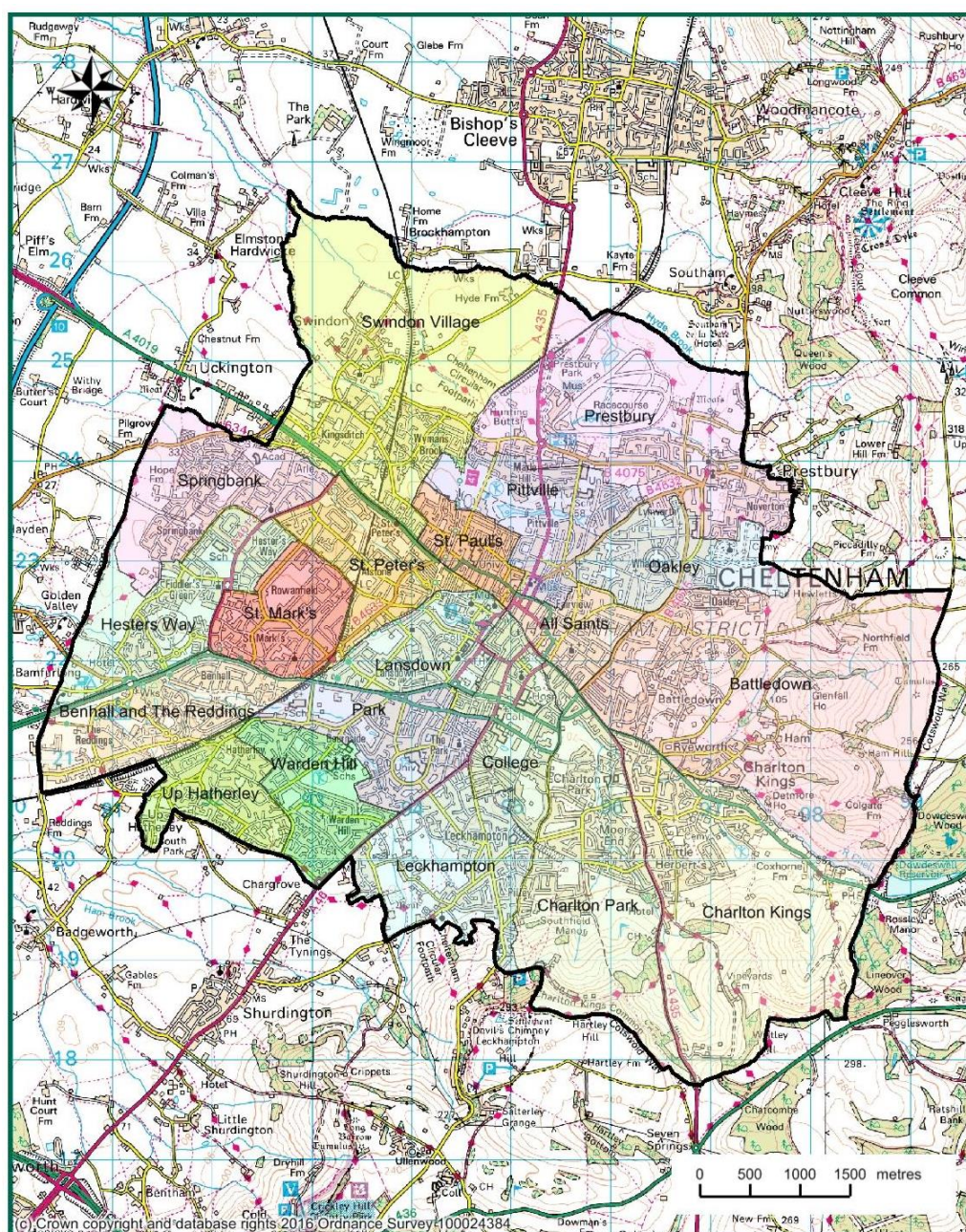


Figure 1.1 - The Borough of Cheltenham, divided by ward.



2. Methodology

- 2.1 This report monitors all sites with planning permissions for non-residential land uses. This 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 area 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. Consequently, this area would be described as the *employment floor space*.
- 2.3 For the purposes of monitoring planning permissions, no threshold for site size has been imposed. Chapters 3 - 7 of this report present a breakdown by Use Class of land gained and lost, and of brownfield 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 area size is provided in the planning application, the total area 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	B1a - Offices other than a use within A2. 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: B1b (research and development), 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 (m^2) 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.

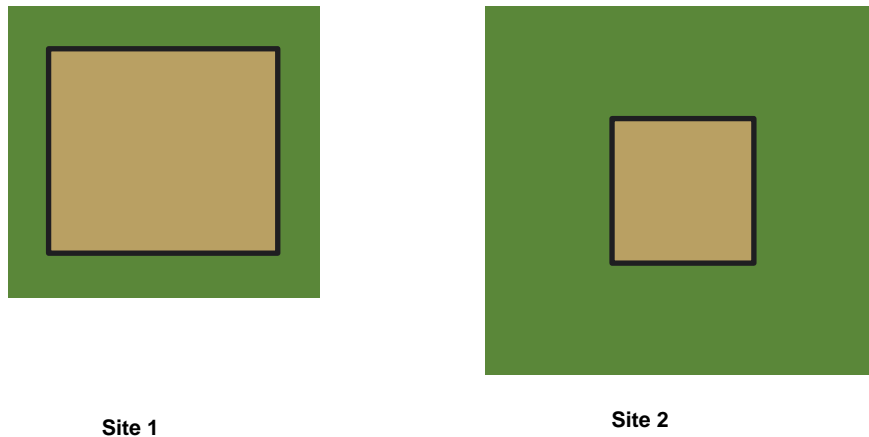


Figure 2.1 - An example diagram of two sites, the green area represents employment land (ha), whilst the gold area is allocated floor space (m^2).

- 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).

Limitations

- 2.12 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.
- 2.13 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 using 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 2016/17 Cheltenham experienced a net gain of **0.2299ha** of retail land and **861m²** 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 2016/17, Cheltenham experienced a gross gain of **0.2859ha** of Class A retail land use, with specifically **1,453m²** of that land being designated as Class A floor space.
- 3.2.2 Gross gains of **1.18915ha** of land and **17,478m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class A.
- 3.2.3 **4.418ha** of land and **5,956m²** 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 2016/17	Not Started	Under Construction	Complete
<i>Retail Land (ha)</i>	4.418	1.18915	0.2859
<i>Floor space (m²)</i>	5956	17478	1453

Land lost in Class A

- 3.3 Table 3.2 presents the losses recorded for Class A use.
- 3.3.1 In 2016/17, Cheltenham lost **0.056ha** of Class A retail land, with specifically **592m²** of Class A floor space being lost.
- 3.3.2 **0.65515ha** of land and **15,623m²** of floor space is currently 'under construction' which will result in Class A use being lost.
- 3.3.3 **0.5924ha** of land and **3,687m²** 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 2016/17	Not Started	Under Construction	Complete
<i>Retail Land (ha)</i>	0.5924	0.65515	0.056
<i>Floor space (m²)</i>	3687	15623	592



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 losses for A3 and A5, numerous developments within A1 and A4 meant that Class A experienced a net gain overall. No completions occurred in A2.

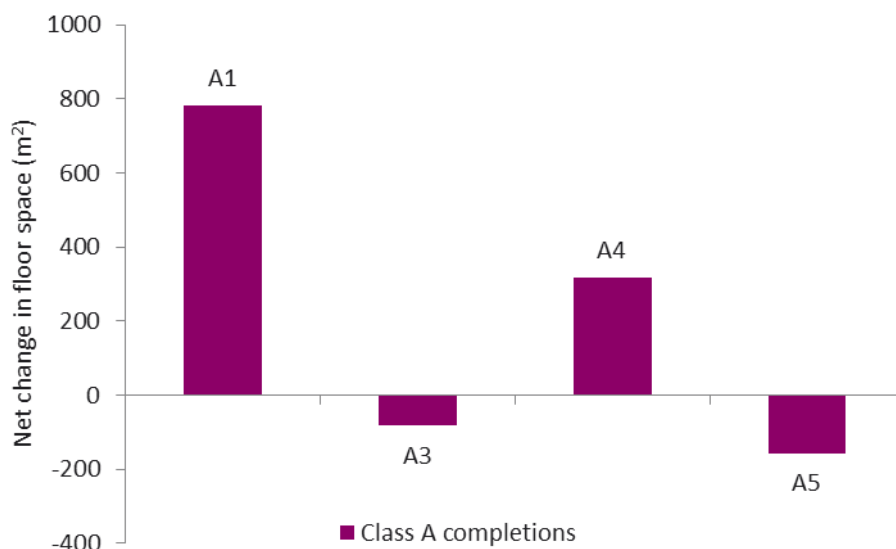


Figure 3.1 - Net changes to Class A floor space completions in the monitoring year 2016/17.

Notable developments

- 3.5 Major Class A gains include 'Unit F1, Gallagher Retail Park' (**890m²**) and 'Soho Bar, 2 Rotunda Terrace' (**318m²**).

'Baylis Haines & Strange, Gloucester Place' is currently under construction, and is expected to deliver **735m²** of Class A floor space.

'Land on South Side of Jessop Avenue' is also expected to deliver **2,266m²** of Class A floor space, but is yet to be implemented.

- 3.6 Large Class A losses include '1 Crescent Terrace' (**284m²**) and '46 High Street' (**156m²**).

'62 Alma Road' is expected to lose **676m²** 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 2016/17 Cheltenham experienced a net loss of **0.1482ha** of employment land, but gained **7,796m²** 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 2016/17, Cheltenham experienced a gross gain of **3.648ha** of Class B retail land use, with specifically **12,710m²** of that land being designated as Class B floor space.
- 4.2.2 Gross gains of **7.045ha** of land and **65,461m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class B.
- 4.2.3 **2.1875ha** of land and **10,520m²** 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 2016/17	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	2.1875	7.045	3.648
<i>Floor space (m²)</i>	10520	65461	12710

Land lost in Class B

- 4.3 Table 4.2 presents the losses recorded for Class B use.
- 4.3.1 In 2016/17, Cheltenham lost **3.7962ha** of Class B employment land, with specifically **4,914m²** of Class B floor space being lost.
- 4.3.2 **0.683ha** of land and **1,715m²** of floor space is currently 'under construction' and in the process of being lost from Class B.
- 4.3.3 **2.3191ha** of land and **13,423m²** 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 2016/17	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	2.3191	0.683	3.7962
<i>Floor space (m²)</i>	13423	1715	4914



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 completions came from B1a, with only minor losses occurring for B8, leading to an overall net gain of Class B floor space. No completions occurred for B1b or B2.

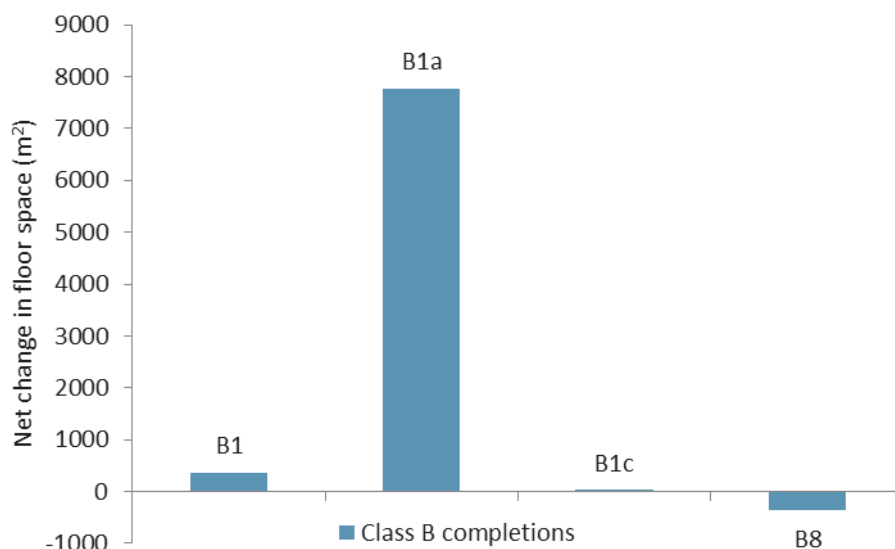


Figure 4.1 - Net changes to Class B floor space completions in the monitoring year 2016/17.

Notable developments

- 4.5 Major Class B gains include 'Land to the North of Hubble Road' (**11,191m²**) and 'Compass House, Lypiatt Road' (**430m²**).

'Land at North Road West/Grovefield Way' is currently under construction and is expected to deliver **64,000m²** of Class B floor space. The large amount of floor space associated with this development is owing to a lack of information from the applicant, which has led to the floor space size being matched to the employment land (**6.4ha**).

'Former Woodward International, Hatherley Lane' is also expected to deliver **2,259m²** of Class B floor space, but is yet to be implemented.

- 4.6 Major Class B losses include 'The White House, Kingsmead Road' (**3,420m²**).

'133 Promenade' is currently under construction and is expected to lose **577m²** of Class B floor space.

'122 Bath Road' is expected to lose **2,888m²** of Class B floor space, but is yet to be implemented.

- 4.7 More details on all of the development 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 2016/17 Cheltenham experienced a net loss of **0.1ha** of job generating land and **461m²** 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 2016/17, Cheltenham did not gain any Class C job generating land use.
- 5.2.2 Gross gains of **0.2ha** of land and **577m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class C.
- 5.2.3 **0.08ha** of land and **772m²** 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 job generating land and floor space with approved planning permissions for gross gains of Class C, categorised by development status.

Class C gains 2016/17	Not Started	Under Construction	Complete
<i>Job generating land (ha)</i>	0.08	0.2	0
<i>Floor space (m²)</i>	772	577	0

Land lost in Class C

- 5.3 Table 5.2 presents the losses recorded for Class C use.
- 5.3.1 In 2016/17, Cheltenham lost **0.1ha** of Class C job generating land, with specifically **461m²** of Class C floor space being lost.
- 5.3.2 **0.24ha** of land and **857m²** of floor space is currently 'under construction' and in the process of being lost from Class C.
- 5.3.3 **0.6ha** of land and **1,178m²** 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 job generating land and floor space with approved planning permissions involving a gross loss of Class C, categorised by development status.

Class C losses 2016/17	Not Started	Under Construction	Complete
<i>Job generating land ha)</i>	0.6	0.24	0.1
<i>Floor space (m²)</i>	1178	857	461



Net changes by use class

- 5.4 The only completion affecting Class C land use was a C2 loss, which is explained in more detail below.

Notable developments

- 5.5 Major Class C gains include '133 Promenade', which is currently under construction and is expected to deliver **577m²** of Class C floor space.
- '38 Evesham Road' is also expected to deliver **671m²** of Class C floor space, but is yet to be implemented.
- 5.6 The only Class C loss completed in 2016/17 was 'Avondale Rest Home, 21 Eldorado Road' (**461m²**).
- Both 'Willoughby House, 1 Suffolk Square' (**452m²**) and 'Abbeydale Nursing Home, 281 Gloucester Road' (**405m²**) are under construction.
- Both 'Winstonian House Rest Home, 38 All Saints Road' (**563m²**) and 'Broadleas, 9 Eldorado Road' (**561m²**) 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 2016/17 Cheltenham experienced a net gain of **2.846992ha** of job generating land and **764m²** 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 2016/17, Cheltenham experienced a gross gain of **2.993992ha** of Class D job generating land use, with specifically **1,614m²** of that land being designated as Class D floor space.
- 6.2.2 Gross gains of **6.32355ha** of land and **4,761m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class D.
- 6.2.3 **2.0593ha** of land and **5,105m²** 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 job generating land and floor space with approved planning permissions for gross gains of Class D, categorised by development status.

Class D gains 2016/17	Not Started	Under Construction	Complete
<i>Job generating land ha)</i>	2.0593	6.32355	2.993992
<i>Floor space (m²)</i>	5105	4761	1614

Land lost in Class D

- 6.3 Table 6.2 presents the losses recorded for Class D use.
- 6.3.1 In 2016/17, Cheltenham lost **0.147ha** of Class D job generating land, with specifically **850m²** of Class D floor space being lost.
- 6.3.2 **6.33155ha** of land and **2,005m²** of floor space is currently 'under construction' and in the process of being lost from Class D.
- 6.3.3 **0.115ha** of land and **571m²** 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 job generating land and floor space with approved planning permissions involving a gross loss of Class D, categorised by development status.

Class D losses 2016/17	Not Started	Under Construction	Complete
<i>Job generating Land (ha)</i>	0.115	6.33155	0.147
<i>Floor space (m²)</i>	571	2005	850



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. The net gain of Class D completions is attributed to higher net gains of D1 than net losses of D2.

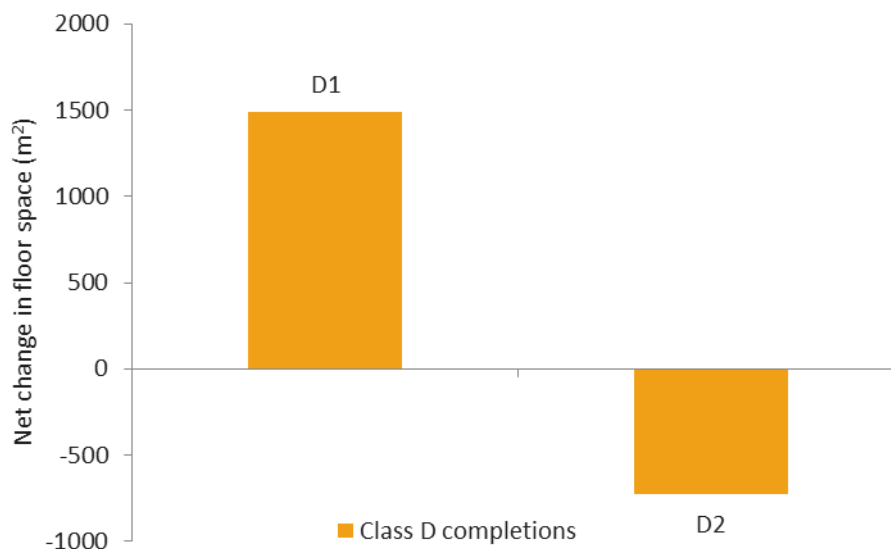


Figure 6.1 - Net changes to Class D floor space completions in the monitoring year 2016/17.

Notable developments

- 6.5 Major Class D gains include '27 Rodney Road' (**188m²**) and 'Strata Construction Consulting, 32 Portland Street' (**171m²**).
- 'Cheltenham Ladies College, Malvern Road' is currently under construction and is expected to deliver **3,107m²** 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 '256 Gloucester Road', which is expected to lose **350m²** 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 2016/17 Cheltenham experienced a net gain of **0.012208ha** of employment land and **148m²** 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 2016/17, Cheltenham experienced a gross gain of **0.0256ha** of Sui generis job generating land use, with specifically **226m²** of that land being designated as Sui generis floor space.
- 7.2.2 Gross gains of **0.0115ha** of land and **270m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Sui generis.
- 7.2.3 **0.173ha** of land and **1,613m²** 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 employment land and floor space with approved planning permissions for gross gains of Sui generis, categorised by development status.

Sui generis gains 2016/17	Not Started	Under Construction	Complete
Employment Land (ha)	0.173	0.0115	0.0256
Floor space (m ²)	1613	270	226

Land lost in Sui generis

- 7.3 Table 7.2 presents the losses recorded for Sui generis use.
- 7.3.1 In 2016/17, Cheltenham lost **0.013392ha** of Sui generis job generating land, with specifically **78m²** of Sui generis floor space being lost.
- 7.3.2 **0.571ha** of land and **3,363m²** of floor space is currently 'under construction' and in the process of being lost from Sui generis.
- 7.3.3 **0.188ha** of land and **6,105m²** 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 employment land and floor space with approved planning permissions involving a gross loss of Sui generis, categorised by development status.

Sui generis losses 2016/17	Not Started	Under Construction	Complete
Employment Land (ha)	0.188	0.571	0.013392
Floor space (m ²)	6105	3363	78



Notable developments

- 7.5 Major Sui generis gains include '46 High Street', which has delivered **156m²** of floor space in 2016/17.
- 'Development at St Georges Road' is currently under construction and is expected to deliver **220m²** of Sui generis floor space.
- '217 Gloucester Road' is also expected to deliver **1,196m²** of Sui generis floor space, but is yet to be implemented.
- 7.6 Major Sui generis losses include 'Baylis Haines & Strange, Gloucester Place', which is currently under construction, and expected to lose **2,957m²** of Sui generis floor space.
- '1 College Lawn' is also expected to deliver **4,767m²** of Sui generis floor space, but is yet to be implemented.
- 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 2016/17, Cheltenham experienced an overall net gain of **2.8409ha** of employment land and **9,108m²** 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.

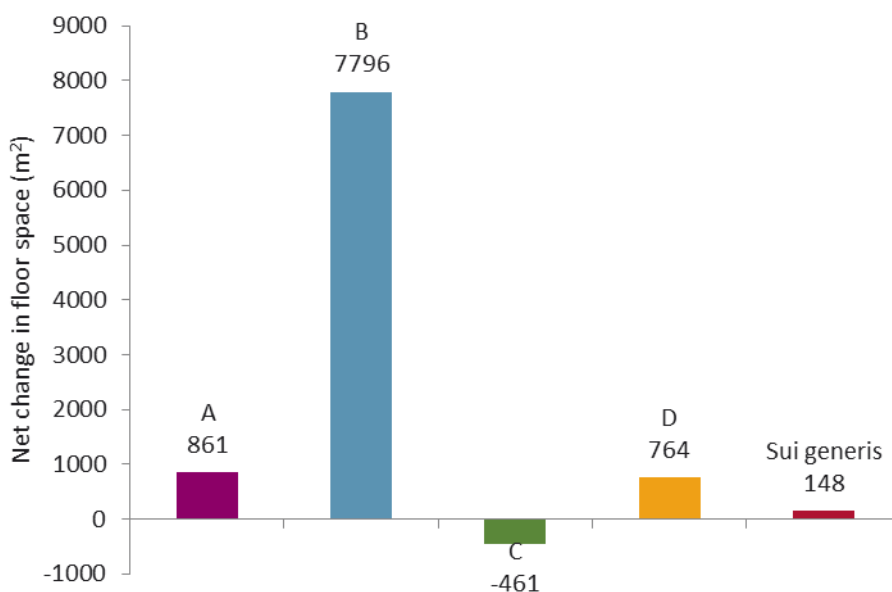


Figure 8.1 - Net changes to total floor space completions in the monitoring year 2016/17.

Greenfield and Brownfield sites

- 8.2 In 2016/17, only two sites were monitored as constituting greenfield development.
- 8.2.1 'Land at North Road West/Grovefield Way' is currently under construction, and expected to deliver **64,000m²** of B1 floor space on a greenfield site.
- 8.2.2 'Land on South Side of Jessop Avenue' is currently unimplemented, but is expected to deliver **3,400m²** of A2, A3, and B1a 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 the boundary 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, it is presented in figure 8.2.

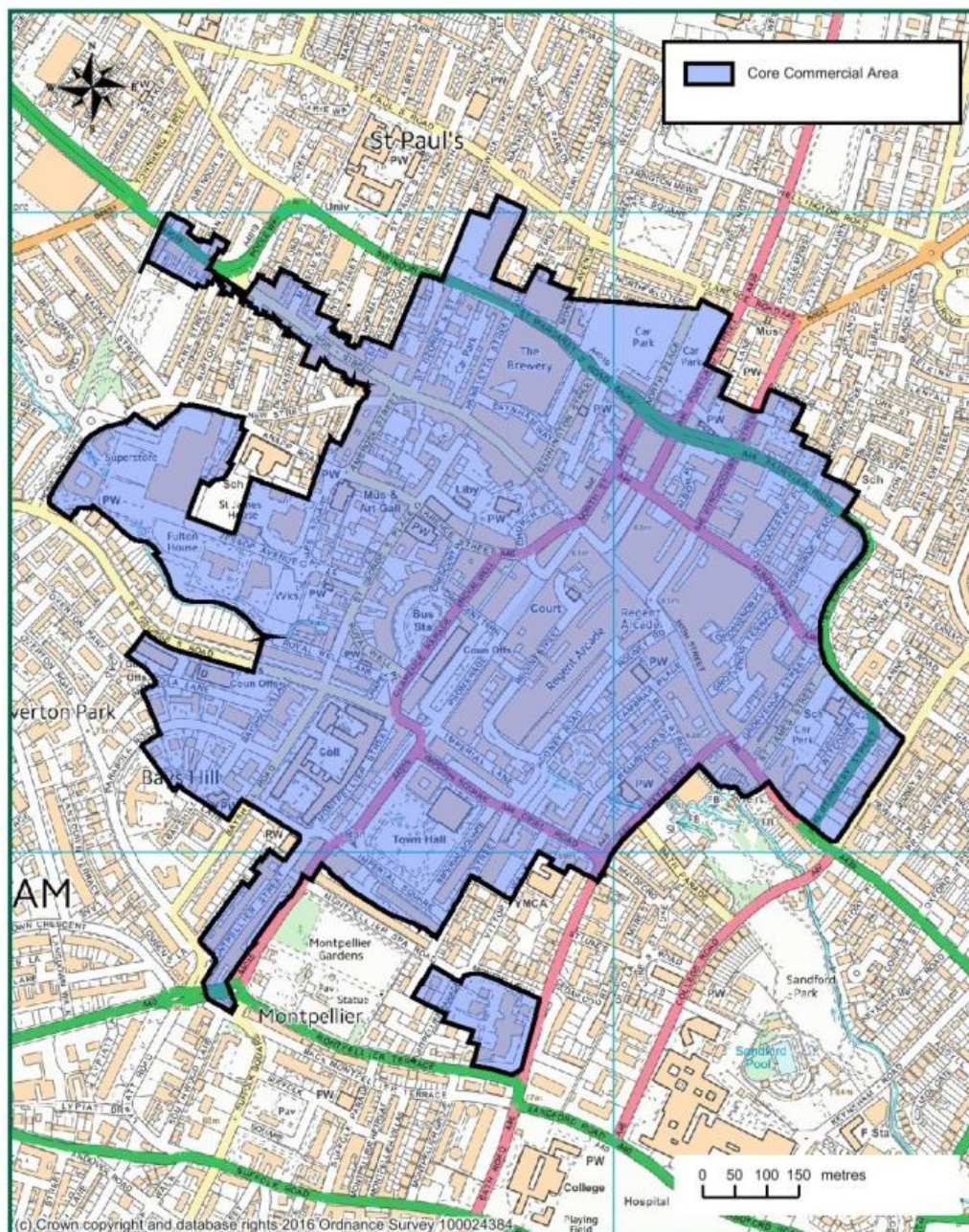


Figure 8.2 - The Core Commercial Area, located in the town centre of Cheltenham, covering the wards of All Saints, College, Lansdown, St. Paul's, and St. Peter's.



- 8.4 The CCA experienced a net gain of **0.0005ha** of employment land, however it lost **112m²** of employment floor space during 2016/17. Figure 8.3 presents the net gains and losses of floor space for each use class in the CCA. Whilst Class A and B showed net losses in the CCA, Class D and Sui generis uses experienced net gains.

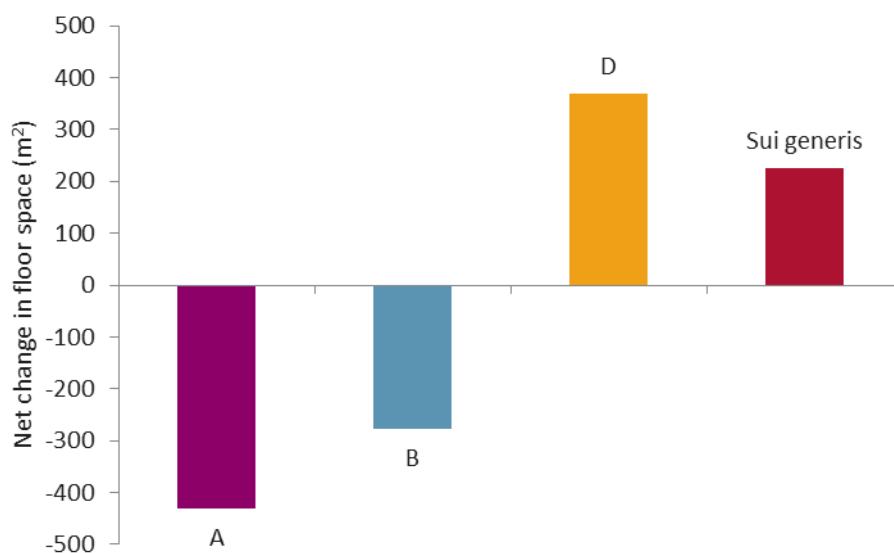


Figure 8.3 - Net changes to floor space completions in the CCA during 2016/17.

Appendices

Appendix 1- A table presenting a 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	0.11	934
A3	0.0279	201
A4	0.148	318
Class A Total	0.2859	1453
B1	0.249	670
B1a	3.337	11744
B1c	0.062	296
Class B Total	3.648	12710
D1	2.9823	1520
D2	0.011692	94
Class D Total	2.993992	1614
Sui Generis Total	0.0256	226
Grand Total	6.953492	16003

Appendix 2 - A table presenting a 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	0.026	152
A3	0.0144	284
A5	0.0156	156
Class A Total	0.056	592
B1	0.1501	310
B1a	3.4841	3981
B1c	0.062	275
B8	0.1	348
Class B Total	3.7962	4914
C2	0.1	461
Class C Total	0.1	461
D1	0.0649	29
D2	0.0821	821
Class D Total	0.147	850
Sui Generis Total	0.013392	78
Grand Total	4.112592	6895

Appendix 3 - All sites monitored in 2016/17.**Status Key**

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

All Saints

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
ALS0002E	05/00816/FUL	Former Post Office Vehicle Depot Carlton Street	B1a	B2	N/S	0.084	-754	Demolition of existing building on site to allow for re-development by 6 x residential houses and 2 x offices.
ALS0015E	08/00372/FUL	Baylis Haines & Strange Gloucester Place	A1 A2 A3 B1a	SG	U/C	0.57	-1944	UPDATED: 13/00827/OUT: 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	N/S	0.006	0	Change of use from shop to hot food takeaway.
ALS0027E	10/00086/COU	HMV (First Floor) 111 - 117 High Street	D2	A1	N/S	0.0649	503	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	10/01025/COU	17 Grosvenor Street		B2	N/S	0.016	-129	Change of use of garage ground floor storage area ancillary office and first floor living accommodation into 4no. self contained flats
ALS0050E	13/01593/P3JP A	Tebbit House 51 Winchcombe Street		B1a	N/S	0.0399	-400	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		U/C	0.01	180	Creation of 180 square metres (GIA) of additional Class A1 retail floorspace 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	N/S	0.048	-563	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).

Battledown

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
BAT0012E	14/01419/FUL	The Hewlett Harp Hill	A4		N/S	0.1139	53	Single storey side extension and enlarge car park
BAT0013E	16/01039/COU	Unit 4 King Alfred Way GL52 6QP	D2	B1	N/S	0.06	0	Change of use of Unit 4C (B1) to coaching facility for boxing (D2)
BAT0014E	16/00311/FUL	Land Next To Unit 3 Saxon Way	B1c		N/S	0.07	140	Construction of B1c light industrial unit

Benhall and The Reddings

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
BTR0003E	05/00799/OUT	Land At North Road West/Grovefield Way	B1		U/C	6.4	64000	Application for the approval of reserved matters following the grant of Outline Permission ref 05/00799/OUT. B1 industrial uses and the extension to the Arle Court Park and ride facility.
BTR0006E	08/01684/OUT	Former Woodward International Hatherley Lane	B1a		N/S	0.31	2259	Three storey office building with associated car parking and hard and soft landscaping (part amended proposal to that approved under ref: 10/00252/FUL)
BTR0009E	12/00097/COU	Arle Court Lodge Gloucester Road		B1a	N/S	0.12	-84	Change of use from offices (use class B1) to single dwelling (use class C3) together with erection of two storey extension and alterations

Charlton Kings

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
CHK0017E	15/01623/COU	219 London Road GL52 6HY	D2		N/S	0.007	70	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	B1c B8	N/S	0.61	0	Change of use from storage/light industrial to brewery and gin distillery and use for other food and drink preparation production storage and distribution.
CHK0020E	16/01603/COU	The Barlands London Road GL52 6UT	B2	B8	N/S	0.33	0	Change of use from storage/light industrial to brewery and gin distillery and use for other food and drink preparation production storage and distribution

College

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
COL0026E	07/01329/COU	16 Ormond Terrace GL50 1HR	B1		N/S	0.009	148	2016/17 Update: Change of use of the upper ground and first floor from residential to offices (B1). Previously: Application to extend the time limit for the implementation of planning permission 07/01329/COU for a change of use of ground and first floor from Class C3 (residential) to Class A1 (retail).
COL0045E	02/01204/FUL	16A Rodney Road	B1a		C	0.007	17	Change the use of 16A Rodney Road from a residential property into an office for commercial use.
COL0057E	10/00172/COU	3 Wolseley Terrace		B1a	N/S	0.0215	-140	Change of use of offices on the ground first and second floors to create one self contained residential unit
COL0066E	10/01868/COU	27 Rodney Road	D1	B1a	C	0.02	65	Change of use with internal alteration and partitions to facilitate dental practice
COL0071E	11/00392/FUL	White Stuff Limited 102 - 104 Promenade	A1		N/S	0.04	392	Erection of ground floor rear extension and shop front alterations.
COL0074E	11/01603/FUL	1 College Lawn		SG	N/S	0.01	-4767	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	N/S	0.098	150	Change of Use from mixed A1 and C3 to A3 (Restaurants and Cafes)
COL0080E	12/01627/COU	45 Rodney Road		B1a D1	N/S	0.08	-250	Change of use from Dental Surgery and Offices to create one residential dwelling
COL0096E	14/00724/COU	Alma House Rodney Road	A1	B1a	N/S	0.06	0	Change of use of building from B1 to A1
COL0102E	14/01817/COU	Willoughby House 1 Suffolk Square GL50 2DZ		C1	U/C	0.15	-452	2015/16 UPDATE: 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 Previous Application: Proposed change of use from hotel to single dwelling with granny annex and associated internal and external alterations. Retention of existing residential annex in outbuilding.
COL0103E	14/020003/FUL	Unit 3 Naunton Park Industrial Estate GL53 7EG	B1	B1	C	0.06	15	Construction of 2no. B1 light industrial units following demolition of existing light industrial building (revised proposal following withdrawal of planning application ref. 14/00566/FUL)
COL0106E	15/01024/COU	21 St Lukes Road GL53 7JF		C1	N/S	0.002	-54	Change of use from business use C1 to residential use C3
COL0108E	15/01407/COU	10 Bath Mews Bath Parade GL53 7HL	SG	B1	N/S	0.004	0	First floor change of use from category B1 to tattoo studio (sui generis)
COL0109E	15/01460/FUL	G's 10 Bath Road GL53 7HA	B1	B1 B8	N/S	0.01	0	Change of use of first and second floors from ancillary storage and offices to independent office space (B1) with associated internal alterations (part retrospective)
COL0112E	15/01219/FUL	98 Bath Road GL53 7JX		B1	C	0.0501	-85	Change of use from offices to residential and associated refurbishment and alterations
COL0114E	16/00060/COU	122 Bath Road		B1	N/S	0.2	-2888	Change of use from office to residential dwelling
COL0115E	16/00663/COU	13 Suffolk Parade	A1		C	0.02	44	A change of use of first floor residential accommodation to A1 (hairdressing salon) in association with the ground floor retail use.

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
COL0116E	16/00894/COU	118-120 High Street	A1 A3	A2	U/C	0.031	0	Change of use of 118-120 High Street from A2 to A1/A3 - Ground Floor
COL0117E	16/00888/FUL	Unit 1 Naunton Park Industrial Estate Churchill Road GL53 7EG	B1c	B1c	C	0.062	21	Construction of 2no. B1 light industrial units following demolition of existing buildings (Units 1 & 2)
COL0118E	16/01072/COU	9A College Road	B1a		C	0.02	69	Change of use from residential to office use
COL0119E	16/01195/COU	Second Floors LHS rear Calderwood House 7 Montpellier Parade GL50 1UA	D1	B1a	N/S	0.09	0	Change of use from office (B1) to Sports and Remedial Massage Room (D1)
COL0120E	16/01441/COU	174 Bath Road	D2	SG	C	0.0093 92	0	Change of use from sui generis workshop to yoga studio (D2 assembly and leisure)
COL0121E	16/01589/FUL	Star Lodge Montpellier Drive	B1a		N/S	0.129	150	Proposed extension to form additional office space
COL0122E	16/01243/COU	46 High Street	SG	A5	C	0.0156	0	Change of Use from A5 Takeaway to Sui Generis Laundrette
COL0123E	16/01898/FUL	79 Bath Road		SG	N/S	0.05	-500	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	N/S	0.02	0	Change of use from B1 offices to D1 consultancy rooms
COL0125E	17/00160/COU	246B Bath Road GL53 7NB	SG	A1	N/S	0.004	0	Change of use from A1 retail to tattoo studio including art and clothes sales (sui generis)

Hesters Way

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
HEW0003E	09/00839/FUL	Land To The North Of Hubble Road	B1a		C	3.21	11191	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. Erection and realignment of boundary fences lighting columns and security camera columns. Alterations to vehicular access on Hubble Road.
HEW0007E	14/01203/COU	40 Newton Road			N/S	0.02	0	Change of use from residential dwelling to House in Multiple Occupation (HMO) comprising 8 letting rooms

Lansdown

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
LAN0014E	06/00093/COU	3 Royal Crescent		B1	N/S	0.016	-265	2015/16 New application: Change of use from Class B1 (offices) to Class C3 (single dwelling) 2006/07: C/U of ground and upper floors of former club building into B1 office use
LAN0058E	09/01453/COU	7 Lansdown Place		A1 B8	N/S	0.04	-114	Conversion of existing storage space to create two flats in basement. New Application 2016/17: Change of use from commercial to a single residential unit
LAN0062E	10/00609/COU	1 Montpellier Avenue	A3	A1	N/S	0.011	0	Change of use from Class A1 (retail) to Class A3 (cafe)
LAN0066E	09/00729/COU	Lloyds Bank Plc Montpellier Walk	A3	A2	N/S	0.08	0	Change of use from A2 bank to A3 restaurant to include internal and external works to include new plant on roof
LAN0073E	11/01125/FUL	Cheltenham Ladies College Malvern Road	D2	D2	U/C	6.2	3107	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.
LAN0083E	12/00982/COU	Clarendon House 42 Clarence Street	D1	B1a	N/S	0.036	0	Change of use of ground floor from B1 offices to D1 consulting rooms (4D Imaging Studios)
LAN0086E	12/01142/COU	8A Lansdown Place Lane		B1a	C	0.021	-108	Change of use from office (B1) to a single dwelling (C3) formation of external rear courtyard and erection of new rear boundary wall
LAN0089E	12/01611/FUL	Broadleas 9 Eldorado Road		C2	N/S	0.55	-561	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	N/S	0.0028	0	Change of use of vacant ground floor shop (Class A1) to professional and financial services (Class A2)
LAN0096E	13/00298/COU	Former Upd House Knapp Road	D1	B1a	N/S	0.0714	0	Change of use from Use Class B1 (office) to Use Class D1 (Natural Parenting Centre)
LAN0097E	13/00342/COU	25 Imperial Square		B1a	N/S	0.011	-350	Change of use from Class B1 (Office) to Class C3 (Residential)
LAN0105E	13/02037/FUL	William Burford House 27 Lansdown Place Lane	B1a		N/S	0.02	80	Internal and external alterations to existing office building including creation of new office floorspace through the in-filling of existing car ports
LAN0110E	14/00996/COU	57 Montpellier Terrace		D1	N/S	0.02	0	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 GL50 3DN	B1		N/S	0.0035	35	Change of use of part of first floor flat to office in association with ground floor use
LAN0118E	15/00064/FUL	Avondale Rest Home 21 Eldorado Road GL50 2PU		C2	C	0.1	-461	Change of use from Nursing Home (Use Class C2) to 7 private dwellings (Use Class C3) and demolition of side extensions. Loss of 19 rooms. UPDATE: Change of use from Nursing Home (Use Class C2) to 7 private dwellings (Use Class C3) and demolition of side extensions (Revisions to planning permission 15/00064/FUL)
LAN0122E	15/01670/COU	1 Crescent Terrace GL50 3PE		A3	C	0.0144	-284	Change of use from class A3 to C3. Including demolition of rear flat roof extension replacement balcony and minor external and internal alterations

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
LAN0125E	16/00314/FUL	60 St Georges Place	B1a	B8	U/C	0.12	205	Four storey extension within the courtyard of an existing mixed use building to create additional office floor space together with associated courtyard alterations at ground floor level to provide new steps and ramp. Work includes new roof lights and minor repairs to the external windows and façade alterations to the internal layout and the change of use of some storage areas into office space.
LAN0126E	16/00366/COU	Lower Ground Floor Clarendon House 42 Clarence Street	D1	B1a	N/S	0.03	0	Change of use from B1 (offices) to D1 (consulting room)
LAN0127E	15/02156/COU	133 Promenade GL50 1NW	C1	B1	U/C	0.2	0	Change of use from financial offices(A2) to hotel accommodation as part of existing hotel facilities at 129-131 Promenade (and associated internal and external alterations. New Application 2016/17: Change of use from offices (B1) to hotel accommodation as part of existing hotel facilities at 129-131 Promenade with landscaped front amenity area new ground floor extension/link and formation of external courtyard to 133 Promenade (and associated internal and external alterations)
LAN0128E	16/00719/FUL	22 Montpellier Walk GL50 1SD	D2	A1	N/S	0.01	0	First and Second Floor change of use from A1 to D2 and the installation of bi-fold doors within a bi-secting wall partition
LAN0129E	16/00432/COU	Tokyo Tattoo Unit 13 The Courtyard Montpellier Street	SG	A1	C	0.01	0	Change of use from A1 to tattoo studio sui generis (retrospective)
LAN0130E	16/00824/COU	Christadelphian Hall Knapp Road GL50 3QQ	D1	D1	C	0.0649	11	Formation of new vehicular access and off-road car parking facility erection of new gates and railings demolition of existing extension and erection of single storey rear extension other internal alterations to layout and fabric to facilitate a change of use from community hall (D1) to an art gallery. (revised application following 15/01635/COU)
LAN0131E	16/00814/FUL	81 Promenade	C1	A3	N/S	0.02	0	Change of use of lower ground floor (basement) and part of ground floor to create additional bedroom and ensuite bathroom facilities.
LAN0132E	16/01092/FUL	38 Clarence Street	A3		C	0.0079	79	Change of use to cafe/restaurant (A3) (Retrospective) and replacement of existing air vent with two air vents for kitchen extraction. SEE 16/01390/FUL and LBC
LAN0133E	16/01417/FUL	Land on South Side of Jessop Avenue	A2 A3 B1a		N/S	0.34	3399	Erection of six storey B1 office development with A2/A3 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	N/S	0.01	0	Change of use A1 to A3 (11 & 13 Montpellier Arcade)
LAN0135E	16/01831/COU	79 Promenade	A2 B1a	B1a	N/S	0.02	0	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).
LAN0136E	16/01888/FUL	4 Montpellier Walk	A4	A3	U/C	0.003	0	Change of use from class A3 to Class A3 and A4
LAN0137E	16/02082/COU	117 Promenade	D1	SG	U/C	0.001	-28	Change of use from nightclub to clinic (D1) together with internal and external alterations including demolition of rear flat-roofed extension.
LAN0138E	16/02214/COU	Soho Bar 2 Rotunda Terrace	A4		C	0.148	318	Change of use of first floor to A4 (lounge bar in association with ground floor use). Retrospective application.

Leckhampton

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
LEC0016E	13/00270/COU	29 Leckhampton Road		B1	C	0.04	0	Change of use of existing office space (B1) to 2no. residential units (C3) to facilitate reinstatement of whole building to residential
LEC0019E	15/02043/COU	73 Leckhampton Road GL53 0BS	D1		C	0.08	108	Change of use of the ground and first floor from C3 (residential) use to D1 (dental clinic) use in association with existing D1 use at basement

Park

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
PAR0036E	13/00440/COU	185 Bath Road	A3	A1	C	0.016	0	Change of use of ground floor from A1 (retail) to A3 (cafe/restaurant)
PAR0037E	14/00083/COU	Tonic 10 Great Norwood Street	A3	SG	C	0.004	0	Change of use to café.
PAR0039E	15/01319/FUL	Compass House Lypiatt Road GL50 2QJ	B1		C	0.189	430	Extension to Compass House creating two storeys of additional office space at ground and first floor with car parking at lower ground floor and replacement windows to existing modern rear extension (excluding penthouse) - revised scheme following withdrawal of application ref.15/00518/FUL
PAR0040E	15/02039/FUL	Hanover Court St Stephens Road GL51 3BG	SG		N/S	0.04	62	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		U/C	0.0085	50	Change of use of a residential basement level to a beauty salon (sui generis)
PAR0042E	16/01596/COU	43 Hatherley Road	D2		C	0.0023	23	Use of garage as Pilates studio (retrospective)
PAR0043E	16/01553/COU	53 Great Norwood Street		A1	N/S	0.0097	-194	Change of use of two storey shop store/studio to single dwelling.

Pittville

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
PIT0014E	07/00378/OUT	24-28 Sherborne Street	B1a	SG	N/S	0.027	-140	Site re-development to provide 2 x ground floor office (B1a) units with 6 x apartments above following demolition of the existing building on site.
PIT0030E	11/00042/TIME	102 Prestbury Road	B1c	B1c	N/S	0.27	187	Application for a new planning permission to replace an extant planning permission granted permission on appeal ref APP/B1605/A/07/2041120 (Council reference 06/00989/OUT) for the redevelopment of the site to provide 5 x B1 units in order to extend the time limit for implementation.
PIT0043E	15/01162/FUL	Pittville School Albert Road GL52 3JD	D2		N/S	1.62	2400	Erection of indoor sports centre artificial turf pitch tennis courts floodlighting associated parking and landscaping and including demolition of two dwellings.
PIT0044E	16/01462/COU	Strata Construction Consulting UK Ltd 32 Portland Street	D1	B1a	C	0.0171	0	Change of use to Class D1
PIT0045E	17/00055/FUL	38 Evesham Road GL52 2AH	C1		N/S	0.06	671	Conversion of basement flat into 2no. hotel bedroom with associated bathrooms. Softwood painted panel to office walls.

Prestbury

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
PRE0008E	16/00614/FUL	Rosehill New Barn Lane GL52 3LZ	D1	B1a	C	2.7	0	Change of use of (part) ground floor offices (B1) to registered nursery (D1) for up to 50 children.

St Paul's

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
SPA0018E	11/00238/COU	25 Bennington Street		A1	U/C	0.03	-12	Change of use of ground floor A1 use to create an additional self contained unit at ground and basement level (including alterations to fenestration on the front elevation). Erection of a single storey rear extension.
SPA0022E	11/00514/FUL	379 - 383 High Street	A1	SG	N/S	0.056	-371	Construction of a new building for mixed residential and retail use following the demolition of the existing building.
SPA0024E	11/01782/FUL	363 High Street	A1		N/S	0.007	36	Erection of a part two storey and part single storey rear extension.
SPA0027E	14/01922/COU	Unit 5 The Brewery Henrietta Street	A3 A4 A5	A1	U/C	0.4686	0	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 GL50 4DL		B8	N/S	0.004	-80	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 GL50 3HT		A1	N/S	0.002	-18	Change of use from retail to residential
SPA0030E	16/01490/FUL	Fitness First Unit 16 The Brewery	A1 A3 A4 D2	A2 D1	U/C	0.2451	0	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 GL50 4LR	SG		N/S	0.009	95	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	N/S	0.1	0	Proposed change of use of Unit C from A1 (retail) to a composite A1 (retail) and D1 (clinic) use.

St Peter's

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
SPE0011E	07/00027/CAC	Former Excell Eggs Site 29 New Street		B8	U/C	0.1	-257	Erection of four dwellings and four flats following demolition of existing office/warehouse/storage buildings.
SPE0012E	07/00803/FUL	Former Fletcher And Hamilton Engineering Grove Street	B1a	B8	C	0.07	119	Application to extend the time for implementation for a mixed use development of 13 x one and two bed apartments and one office unit with car parking granted permission under reference 07/00803/FUL.
SPE0024E	09/00484/FUL	Mark Baynes Motors Grove Street	A1	B1c	N/S	0.0353	-148	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.
SPE0025E	09/00357/COU	256 Gloucester Road		D2	N/S	0.02	-91	Change of use from B1- light industry to D2 - ladies only gym. UPDATE: Change of use from D2 to C3 to create 2 no. two bedroom dwellings (including minor building works to windows & doors together with new external boundary walls paving and stores)
SPE0050E	14/00159/FUL	Tesco Stores Ltd Colletts Drive GL51 8JQ	A1		N/S	2.4	18	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	N/S	0.035	0	Change of use from D2 to B1
SPE0053E	15/00210/COU	368 High Street		SG	N/S	0.045	-63	Change of use from commercial (sui generis) to residential (C3)
SPE0055E	15/01170/FUL	The Junction 14 - 16 Gloucester Road GL51 8PQ		A4	N/S	0.02	-116	Change of use from Public House to two dwellings
SPE0056E	15/01943/FUL	Development At St Georges Road	SG	B1	U/C	0.003	0	Proposed change of use from B1 (office) to House of Multiple Occupancy including various external alterations the erection of a bin store and associated landscaping and parking.
SPE0058E	16/00623/FUL	SMP Grimshaw Ltd Tewkesbury Road GL51 9AL	A1	B1a	U/C	0.26	0	Partial change of use of St Peters Works from B1 office with workshop to A1 retail with display area
SPE0059E	16/01265/COU	Cheltenham Dog Spa 1 Grove Street GL50 3LZ	D1 D2		C	0.0182	66	Change of use from dog grooming (Other) and residential (two small studio flats C3) to mixed D1/D2 usage to house a rehabilitative Pilates equipment studio a physiotherapy and osteopathy clinic and space for yoga classes. There will be no external change to the buildings service provision access or the site layout.
SPE0063E	16/02284/FUL	65 Gloucester Road GL51 8NE	SG		N/S	0.001	120	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		N/S	0.11	1196	Change of use to a 5 bed house in multiple occupation (C4) and single storey rear extension & minor alterations

Springbank

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
SPR0004E	08/01503/FUL	The White House Kingsmead Road		B1a	C	0.726	-3420	UPDATE: Conversion of part of The White House from B1 use into 2 no. residential units provision of 4 no. residential units adjoining building together with 26 no. 2 and 3 bedroom residential properties on land adjoining The White House together with revised and improved access from Kingsmead and Village Roads. Previous Application: Conversion of The White House Kingsmead Road Cheltenham from B1a use into 2no. residential units. Provision of 2no. residential units in adjoining building together with access for housing and consented Nursing Home.
SPR0006E	15/02143/COU	Ron Smith Pavilion Springbank Way	A3	D2	U/C	0.009	0	Conversion of part of sports pavilion (function room) to C3 (cafe)

St Mark's

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
STM0016E	13/00110/COU	Abbeydale Nursing Home 281 Gloucester Road		C2	U/C	0.09	-405	Change of use from residential nursing home to dwelling
STM0017E	13/01636/FUL	Land Between 40 And 42 Edinburgh Place	A1		N/S	0.01	117	Infilling of pedestrian underpass to create additional A1 (shop) unit
STM0018E	13/02136/FUL	44 Goldsmith Road	SG		N/S	0.005	51	Change of use of commercial unit to Sui Genuis (laundrette)
STM0019E	14/00186/COU	34 Edinburgh Place	B1a	B8	C	0.03	0	Change of Use of the vacant first floor areas to B1 Use at units 34-38. Demolition of existing garages to the rear to form a parking area for 12 cars.
STM0021E	15/00572/FUL	92 Edinburgh Place GL51 7SF	A1		N/S	0.01	43	Rear extension to current A1 shop unit

Swindon Village

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
SWV0035E	13/01620/FUL	Unit F1 Gallagher Retail Park	A1		C	0.09	890	Installation of mezzanine floor.
SWV0036E	13/02021/FUL	Freedom House Rutherford Way			N/S	0.19	0	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		N/S	0.13	279	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	N/S	0.1	0	Change of use to B2 car repair and servicing
SWV0044E	16/00454/FUL	Land At Corner Of Swindon Road Kingsditch Lane	B2 B8		U/C	0.24	540	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 the following specific sui generis uses.
SWV0045E	16/01434/FUL	Currys Unit B Tewkesbury Road GL51 9RR	A1		N/S	1.118	139	Erection of a retail unit with associated waste storage plant parking and landscaping (resubmission 16/00342/FUL)

Warden Hill

ELA number	Planning reference	Address	Use gain	Use loss	Status	Site area (ha)	Net change in floor space (m ²)	Site description
WAR0001E	07/01502/FUL	62 Alma Road		A1	N/S	0.128	-676	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).
WAR0008E	16/01629/COU	Scout Headquarters Penrith Road	D1	D2	C	0.0821	0	Part change of material use from category D2 to D1. This is to enable the establishment of a day time nursery at the premises Monday to Friday (day).