



RIDGE

TOWN & COUNTRY PLANNING ACT 1990 SECTION 78

UPDATE HEARING STATEMENT OF PAUL FONG MRTPI

APPEAL REFERENCE:APP/B1605/W/18/3200395

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UPDATE HEARING STATEMENT OF CASE FOR THE RECONVENED INQUIRY

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1.0 QUALIFICATIONS AND EXPERIENCE

- 1.1. My full name is Paul Jonathan Fong and I am presenting this evidence on employment land supply on behalf of Hinton Properties, the Appellant for this development.
- 1.2. I am a chartered member of the Royal Town Planning Institute and I hold a BA honours degree in Town and Country Planning. I am a Partner at Ridge & Partners LLP, Thornbury House, 18 High Street, Cheltenham GL50 1DZ, where I deal with a variety of planning matters on behalf of individuals, government organisations and commercial clients.
- 1.3. Prior to managing the town planning division at Ridge & Partners LLP, I was the founding Director of Hunter Page Planning Ltd¹, and before that I obtained earlier experience with Geoffrey Reid Associates, Oldfield King Planning and Broadway Malyan Planning. In total I have been involved in town planning work for the past 29 years.
- 1.4. I have obtained during that time considerable experience in dealing with a wide range of planning matters relating to a variety of development. I undertake, and am responsible for, a wide range of consultancy tasks including the preparation of site appraisals, the assessment of the development potential of sites against physical, social, economic and planning policy constraints, the preparation of planning briefs and planning applications, the presentation of planning appeals and local plan representations.
- 1.5. Within Gloucestershire, I am part of the Construction and Infrastructure Group of the GFirst LEP, providing advice and guidance on planning matters that influence the Gloucestershire economy. I have been working with this group since 2011 and provide economic advice to the group with regard to economic strategies and planning policies in emerging development plans within the County. Gfirst LEP were instrumental in securing an increase in the employment land allocations in the Joint Core Strategy (JCS) area from 64ha to 192ha to ensure that a prosperous and vibrant economy was able to expand and develop during the JCS plan period up to 2031. Within this context, I am also aware that GFirst LEP remain concerned that the three JCS Authorities will not produce enough employment land within the Local Plan period to serve the employment needs of this area. At the time of writing, I am aware that there is significant concern that there is insufficient employment land in Cheltenham to support the growth of the local economy.
- 1.6. On a professional basis I deal with the development and expansion of employment sites across the country for a variety of industrial and commercial clients. I have recently been involved in the promotion of a new business park for Ecotricity in Stroud District. I am also currently responsible for the expansion and development of new R&D buildings for Renishaw PLC and Wootton-under-Edge. These are two of the County's biggest employers.

¹ Hunter Page Planning Ltd was acquired by Ridge & Partners LLP in July 2018.

- 1.7. I am also the founding chairman of the Gloucestershire Design Panel that was set up in 2011 to help improve the quality of design within the County. I am therefore experienced with the economic factors that currently affect both the Borough as well as the County as a whole.
- 1.8. I have been actively involved with the development management of the appeal proposal since 2004, when it was promoted through the then emerging Cheltenham Borough Local Plan Second Review, the subsequent appeal for the development of the site that was approved on the 1st May 2007, the development of the BMW showroom on part of the site and the successful removal of the entire site from the Green Belt through the Examination of the Joint Core Strategy. I am, therefore, experienced and familiar with the issues applicable to the area and to the appeal proposal in particular.
- 1.9. I have visited the appeal site and the surrounding locality on numerous occasions. I am familiar with the site and its planning history.
- 1.10. The evidence I have prepared within this Update Hearing Statement is true and has been prepared in accordance with the guidance of the Royal Town Planning Institute. I can confirm that the opinions expressed are my true and professional opinions.

2.0 INTRODUCTION

Background and History

2.1 Appeal A was submitted by the Appellant on 14 December 2017 following refusal of the first application which was recommended for approval by the planning officer. It was refused for the following reasons:

1. *The site has extant consent for B1 office development and is allocated for employment use (specifically B class employment or Sui Generis uses that exhibit the characteristics of traditional B class uses) within the emerging Cheltenham Plan (Pre-submission version, December 2017).*

The application is for a mixed-use development with a considerable and prominent part of the site being given over to non-B1 uses including a supermarket, "drive thru" coffee shop and day nursery.

The proposed non B1 uses will result in a reduction in the amount of the site available for B1 office development along with the high quality jobs this would provide. The amount of the site given over to non B1 uses in combination with the prominent position they would occupy on the site would result in a dilution of the character and function of the site as a business and represent in inappropriate balance between B1 and non B1 uses.

For these reasons the proposal is considered to be contrary to policy SD1 of the Joint Core Strategy, policy EM2 of the adopted Local Plan and emerging policy EM3 of the Cheltenham Plan (Pre-submission version, December 2017).

2. *Due to the mix of uses proposed, the development would result in an increase in traffic on the surrounding road network into the evenings and at weekends in addition to the AM and PM weekday peaks. This would have an unacceptable impact upon the local road network which is already heavily used. For these reasons the proposal is considered to be contrary to policy INF1 of the Joint Core Strategy.*
3. *The proposed layout of the site results in a predominance of hardstanding and retaining structures which result a poor appearance and do not create an attractive streetscape or strong sense of place which responds to the character of this transitional location. The position of buildings including the 'Drive thru' coffee shop and supermarket, close to the edges of the site give the layout a cramped and contrived appearance exacerbated by exterior features such as the 'drive thru' lane and external yards. The proposal is therefore harmful to the surrounding area by reason of its visual impact and also fails to create a high quality business environment in this edge of town location. For these reasons the proposal is considered to be contrary to policy SD 4 of the Joint Core Strategy and CP7 of the Local Plan.*

- 2.2 A second application (hereafter known as Appeal B) came about following discussions with the Council and the planning team. This application was for the following development:

A hybrid application for full planning permission for 5,914 m² of commercial office space (Use Class B1), 502 m² day nursery (Use Class D1), 1,742 m² food retail unit (Use Class A1), with associated parking, landscaping and infrastructure works and outline planning permission for the erection of 8,034 m² of commercial office space (Use Class B1), together with associated car parking, landscaping and infrastructure works, with all matters reserved - except access (resubmission).

- 2.3 The second appeal proposal was modified in order to provide for the detailed consideration of the two new headquarters buildings on site and the removal of the coffee retail unit.

- 2.4 The applications received an officer's recommendation for permission. However, on the 19 October 2018 members of the planning committee refused the applications for the following reason:

1. *The site has extant planning permission for B1 office development and is allocated for employment use (specifically B class employment or Sui Generis uses that exhibit the characteristics of traditional B class uses) within policy EM3 of the emerging Cheltenham Plan (Regulation 19 version, February 2018). The application is for a mixed-use development with considerable and prominent parts of the site being given over to an A1 food retail store and a D1 day nursery.*

These proposed non-B1 uses will result in a reduction in the amount of the site available for B1 office development, for which this has been allocated, along with the high-quality jobs this would provide. The amount of the site given over to non-B1 uses in combination with the prominent position they would occupy on the site would result in a dilution of the character and function of the site as an employment site and represent an inappropriate balance between B1 and non-B1 uses.

For these reasons the proposal is considered to be contrary to policy SD1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, policy EM2 of the adopted Cheltenham Borough Local Plan and policy EM3 of the emerging Cheltenham Plan (Regulation 19 version, February 2018)

- 2.5 The two appeals were the subject of a joint inquiry which opened on 8th January 2019 and sat for 5 days. The Inspector's decision notice dated 27th February 2019 confirmed that Appeal B, referenced APP/B1605/W/18/3214761, was allowed however Appeal A, referenced APP/B1605/W/183200395 was dismissed.

- 2.6 On the issue relating to the B1/non-B1 balance, the Inspector considered that both Scheme A and Scheme B did not conflict with the overall employment aims of the Joint Core Strategy (JCS). On the issue relating to the character and appearance, the Inspector found Scheme A to conflict with policy SD4 of the JCS and saved Local Plan (LP) policy CP7. This was because the Inspector considered

that the siting and appearance of the Costa coffee drive-thru in appeal 'A' would define the site as being primarily retail as seen from its only access and would seriously diminish the perception of the business park for its prime purpose.

- 2.7 The Inspector also considered that it would also appear cramped and would be out of keeping seen in the same context as the existing BMW building. The Inspector also opined that there would be less B class employment opportunities provided in scheme A.
- 2.8 On behalf of Hinton Properties (the Appellant), a Judicial Review (JR) on the decision of Appeal 'A' was sought on the grounds that the Inspector's decision had failed to provide adequate reasons for the rejection of the case. It was considered by the Appellant that undue consideration had been given to the fact that the development plan was out of date to engage paragraph 11d of the NPPF and if it is engaged whether the harm associated with Appeal A would significantly and demonstrably outweigh the benefits.
- 2.9 In response, the Secretary of State for Communities and Local Government agreed that the JR should be allowed. A High Court Consent Order (CO/1439/2019) was issued on 11th June 2019 which quashed the Inspector's decision to dismiss Appeal A and instructed that the appeal should be resubmitted for determination.
- 2.10 This further Statement of Case has been prepared on behalf of Appellant in support of the forthcoming appeal following the issuing of the High Court Consent.

Scope of Evidence

- 2.11 This statement will deal specifically with the employment land supply position both within Cheltenham Borough and within the JCS area and will update my original proof of evidence that was provided to the first inquiry which opened on the 8 January 2019 and sat for 5 days.
- 2.12 This statement should be read in conjunction with my original proof of evidence as only matters that require updating since the original Inquiry on the 8 January 2019 will be included in this statement.
- 2.13 Others will deal specifically with planning policy and design issues pertaining to the case and the original inquiry evidence will also be relied on.

3.0 PLANNING POLICY CONTEXT

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise".

3.2 The relevant Development Plan to the Appeal proposal remains as the Joint Core Strategy 2011-2031 that provides strategic planning guidance for Gloucester City, Cheltenham Borough and Tewkesbury Borough as well as the saved policies of the Cheltenham Borough Local Plan Second Review 2006 (CBLP). Since the first Inquiry, progress has been made on the emerging Cheltenham Plan but there remains outstanding objections that have not been resolved relating to the employment land supply.

Cheltenham Plan February 2018

3.3 The Cheltenham Borough Council Local Plan 2011-2031 (the 'Cheltenham Plan') was sent for submission to the Secretary of State for independent examination by a planning inspector on 3 October 2018. Following formal acceptance on 15 October 2018 of the submitted Plan, the Secretary of State appointed Wendy Burden BA(Hons) DipTP MRTPI to conduct the independent examination to assess the soundness of the plan.

3.4 The examination opened on the 13 February 2019 and concluded on the 1 March 2019. The employment matters relating to the Borough were held on the 13 February 2019. The Inspector's final report on the Cheltenham Plan is anticipated in February 2020.

3.5 On the 9th April 2019, the Inspector issued her Post Hearing Advice to Cheltenham Borough Council. At the examination, it was brought to the Inspector's attention that some of the allocations that were being put forward in the Cheltenham Plan had already previously been used as employment land and consequently did not constitute new employment land to accommodate the future needs of the Borough. The Council recognise that sites E1, E2, E3 and E4 have all previously had an employment use but *they* consider that they have not previously been accounted for within their employment land supply calculations and therefore can appear in the Cheltenham Plan as 'new employment' allocations.

3.6 With regard to the new employment allocations, paragraphs 14 and 15 of the Post Hearing Advice raised some concerns about sites that were labelled as 'new allocations' and stated:

"It is not clear whether the sites listed as "new" employment allocations in Policy EM3 have been previously included within the 63ha of employment land referred to in JCS paragraph 3.2.21. I have not yet had the results of the work requested at the hearings on this matter." (paragraph 14)

And

“To the extent that Policy EM3 may identify previous allocations and extant permissions which have been included in the figure of 63ha referred to in the JCS, it is not appropriate for such sites to be included in the CP as “New employment allocations” in Policy EM3. Policy EM1 deals with safeguarding key existing employment land and buildings. In the interests of clarity and to avoid any potential for double counting, sites listed in Policy EM3 which are included within the 63ha referred to in the JCS should be transferred to Policy EM1. If Policy EM3 is to be retained, it should only include sites which were not identified within the 63ha and which are clearly a new employment designation.” (paragraph 15)

- 3.7 Evidence produced by Ridge indicates that all these sites have been accounted for in the Council’s *Non-Residential Land Use Monitoring Reports* as well as other documents, categorising them as existing employment sites that should not be included as new employment sites within Policy E3 of the Local Plan. Their extensive history as employment sites should therefore move these allocations to Policy EM1 (protected employment sites).
- 3.8 Given the level of disagreement between the two parties, the Local Plan Inspector asked for a Statement of Common Ground to be produced regarding this matter. This is discussed in more detail within this statement.
- 3.9 The Statement of Common Ground was submitted to the Examination on the 15 July 2019 and is attached as **Appendix 1**. It appears in the Examination library as document ED037.
- 3.10 There remains a difference of opinion between the parties, but the matter will be determined by the Local Plan Inspector in due course. However, what is relevant for this appeal is that no further employment allocations have emerged as a result of the Examination and the Council believe that there are no other suitable employment sites available within the Borough primarily because of the Green Belt that surrounds the town.
- 3.11 The Council is currently preparing the main modifications to the Cheltenham Plan which are scheduled to go to full committee in September 2019 (Extraordinary Committee). Following this the public will be given a further opportunity to comment on these modifications between October 2019 and December 2019. The consultation responses will then be submitted to the Inspector and her final report on the Local Plan is scheduled for February 2020.
- 3.12 The Local Plan is therefore still some way from adoption and at the point of writing, the primary employment matter has not been resolved. The GFirst LEP continue to object to the employment strategy of the Plan.
- 3.13 The significance of the LEP’s objection is underscored by the fact that the JCS makes clear that:

- i. pursuant to Strategic Objective 1 of the JCS, the Council are required to work in partnership with the LEP to develop the potential of the JCS area for further economic and commercial investment;²
- ii. the text to Policy SD1 makes clear that the Council ought to have worked collaboratively with the LEP to ensure that the needs of employers and the business community are being met and, essentially, to provide '*sufficient flexibility*' through '*taking account of the aspirations of the LEP and local businesses*'.³

JOINT CORE STRATEGY, DECEMBER 2017

- 3.14 The Joint Core Strategy (JCS) was adopted in December 2017, after considerable gestation and making a marked change in the employment supply from 64ha up to 192ha across the three authorities.
- 3.15 In October 2018, the JCS Authority have moved to review the Plan, looking at future issues and options, and taking the Plan forward, beyond 2031. The consultation responses for the issues and options paper have been received and the JCS authority will be looking at which options they should follow for future growth.
- 3.16 What is clear from this review is that supporting the economic growth of the area is of strategic importance and will be supported in the Review of the JCS. It is also anticipated that the JCS Review will also follow the emerging Local Industrial Strategy currently being produced by the LEP.
- 3.17 The Review of the JCS has not moved significantly forward to be given weight at the reconvened Inquiry and accordingly the policies in the extant JCS remain relevant and up to date. With regard to the employment land supply, it is apparent that the requirement of 192ha up to 2031 has still not been met.

The Framework 2019

- 3.18 The National Planning Policy Framework (NPPF) has been revised since the consideration of the original appeal which was determined against the 2018 publication. The revised 2019 edition now supersedes the 2018 version. In consideration of the appeal development Paragraph 11 d) confirms:

'Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means;

² JCS Objective 1 – CD 13.1 p.13 see second bullet point

³ CD 13.1 p.32 para 4.1.39

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'

- 3.19 In relation to the employment land supply, Section 6 remains relevant. Primarily, paragraph 80 which sets out that *planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address challenges of the future.*
- 3.20 The primary importance of this paragraph is that it is openly acknowledged by GFirst LEP and the Council (in their own evidence base) that there remains a significant shortage of employment land within Cheltenham, that is not being addressed in the Cheltenham Plan or through the collective working of the JCS authorities.

The Planning Practice Guidance

Housing and Economic Land Availability Assessments

- 3.21 Updated in July 2019, the Planning Practice Guidance now provides further guidance to plan makers on housing and economic land availability assessments. This updated guidance is clearly material to the production of the Cheltenham Plan and the provision of new, much needed employment land that has previously been ruled out because of the Green Belt that encompasses some of the key employment areas around the town.

- 3.22 With regard to the allocation of land in constrained areas the Guidance now states:

Should plan-makers override constraints, such as Green Belt, when carrying out the assessment to meet identified needs?

Plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect the policies in footnote 6 of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area (such as the Green Belt and other protected areas).

- 3.23 The advice therefore does not preclude constrained areas but looks to plan makers to exercise judgement with regard to the scale, type and distribution of such development in constrained areas.

- 3.24 The guidance accepts that some departures can be made in such areas, but the plan making bodies will need to compile thorough and proportionate assessments to support such departures.
- 3.25 In producing plans, the guidance recommends that plan makers should work with land owners and promoters; local property agents; developers; local communities; **Local Enterprise Partnerships; businesses** and their local representative organisations; parish and town councils and neighbourhood forums preparing neighbourhood plans.
- 3.26 With regard to the type of sites that need to be identified, the guidance recommends:

How can sites/broad locations be identified?

When carrying out a desktop review, plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible (including those existing sites that could be improved, intensified or changed). Identified sites, which have particular constraints (such as Green Belt), need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development. An important part of the desktop review, however, is to identify sites and their constraints, rather than simply to rule out sites outright which are known to have constraints.

It is important that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area.

Paragraph: 010 Reference ID: 3-010-20190722

(our emphasis)

- 3.27 With regard to the suitability of new sites the Guidance now states:

What factors can be considered when assessing the suitability of sites / broad locations for development?

A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:

- *national policy;*
- ***appropriateness and likely market attractiveness for the type of development proposed;***
- *contribution to regeneration priority areas;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.*

Plan-makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.

Paragraph: 018 Reference ID: 3-018-20190722

(our emphasis)

- 3.28 This updated guidance now makes it more feasible for the Cheltenham Plan to explore additional employment sites that are attractive to the market but currently fall within the Green Belt. Whilst there is no indication presently that the Council will resolve their employment shortfall in the existing Cheltenham Plan, the Council may take the updated guidance into consideration during the main modifications of the Cheltenham Plan. However, this position can only be monitored at present until the modifications to the Plan are released. At the present time, there remains a significant shortfall of employment land within Cheltenham Borough and the JCS area.

Housing and Economic Needs Assessment

- 3.29 The guidance on Housing and Economic Needs Assessment was also updated in February and July 2019.
- 3.30 With regard to economic needs assessments, it advocates that plan makers will need to prepare a robust evidence base to understand existing business needs and Local Enterprise partnerships can play a key role in providing this evidence. (Paragraph: 025 Reference ID: 2a-025-20190220).
- 3.31 In preparing evidence bases it is recommended that strategic policy making authorities will need to liaise closely with the business community, taking account of the Local Industrial Strategy, to understand their current and potential future requirements. They will need to assess:
- *the best fit functional economic market area;*
 - ***the existing stock of land for employment uses within the area;***
 - *the recent pattern of employment land supply and loss – for example based on extant planning permissions and planning applications (or losses to permitted development);*
 - *evidence of market demand (including the locational and premises requirements of particular types of business) – sourced from local data and market intelligence, such as recent surveys of business needs, discussions with developers and property agents and engagement with business and economic forums;*
 - ***wider market signals relating to economic growth, diversification and innovation; and***
 - *any evidence of market failure – such as physical or ownership constraints that prevent the employment site being used effectively.*

(our emphasis) Paragraph: 026 Reference ID: 2a-026-20190220

3.32 The guidance also recommends that market signals are used to forecast the employment land supply:

Strategic policy making authorities will need to develop an idea of future needs based on a range of data which is current and robust, such as:

- *sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand)*
- *demographically derived assessments of current and future local labour supply (labour supply techniques)*
- *analysis based on the past take-up of employment land and property and/or future property market requirements*
- *consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics.*

Authorities will need to take account of longer-term economic cycles in assessing this data and consider and plan for the implications of alternative economic scenarios.

(Our emphasis) Paragraph: 027 Reference ID: 2a-027-20190220

The Local Industrial Strategy for Gloucestershire

3.33 GFirst LEP is leading the development of a Local Industrial Strategy (LIS). In the Industrial Strategy White Paper, the Government sets out expectations that each area in England will produce a LIS and states that it will work in partnership with places to develop them. They will be developed locally and agreed with the Government.

3.34 Gloucestershire's Local Industrial Strategy will set the direction for the future of Gloucestershire's economy. It will help to inform local choices, prioritise local action and, where appropriate, help to inform decisions at a national level.

3.35 It will guide local investment alongside funding which is granted to Local Enterprise Partnerships by central government and other national schemes. The LIS will help identify priorities to improve skills, increase innovation and enhance infrastructure and business growth.

3.36 The call for evidence for the Gloucestershire LIS opened in March 2019 and ended on the 31st May 2019. The information contained within the evidence base is currently being assessed by the LEP and will subsequently be used to formulate a series of future strategic priorities for inclusion within the Local Industrial Strategy.

3.37 The LIS is therefore at a very early stage and can only be afforded limited weight at this time.

4.0 Employment Land Supply within Cheltenham

- 4.1 This statement provides an assessment of the updated employment land supply position for Cheltenham Borough to see if there have been any significant changes since the first inquiry of 8 January 2019.
- 4.2 Firstly, with regard to the Policy context, it is clear that there have been two material changes in policy since the first inquiry, those being a change in the Planning Practice Guidance on Housing and Economic Land Availability Assessments and Housing and Economic Needs Assessment, and the examination of the Cheltenham Plan that occurred between February and March 2019.
- 4.3 The emerging JCS Review and the LIS have not progressed to a stage where any weight can be attributed to them at present.
- 4.4 The changes to the Planning Practice Guidance now provide guidance and give scope to plan makers to broaden their areas of search for new sites for housing and economic development, ensuring all options are considered to support sustainable growth. Regrettably this advice has come after the Cheltenham Plan Examination has closed and it is unknown at present what conclusions will be made to the employment land provision in the Plan. It is however apparent that there remain unresolved objections to the employment land position of the Plan that will need to be determined by the Planning Inspector.
- 4.5 The LEP continue to object to the employment strategy of the Cheltenham Plan which was not resolved through the Examination process. Their objection is based on the Plan not allocating sufficient new employment sites to support the needs of the Borough and the proposed E3 allocations being pre-existing employment land.

What is the current supply of employment land in Cheltenham?

- 4.6 There remained an outstanding concern whether the proposed “new employment allocations” as set out in Policy EM3 constituted new employment land or whether these were in fact commitments that had already been accounted for within the employment land supply calculations.

Background

- 4.7 Firstly, it is apparent that the basis for the JCS employment calculations were made from the “Economic Update Note, February 2016 (EUN) [already provided to the inquiry].
- 4.8 At that time, the EUN envisaged that there was a *potential* employment land supply in the JCS area that amounted to 238ha. This supply was made up from:
1. Strategic allocations: 127ha
 2. Existing undeveloped capacity: 63ha

3. Other available and suitable sites: 48ha

Total: 238ha

(Summary of Table 1 of the EUN)

- 4.9 Since the EUN was issued the employment land supply position has changed significantly and is summarised below. The new strategic employment allocations as of today, are made up as follows (this remains unchanged from the previous inquiry):

	Strategic Allocation	B-Class employment land - hectares
1	Innsworth and Twigworth	9
2	South Churchdown	17
3	North Brockworth	3
4	North West Cheltenham	10
5	Ashchurch Strategic allocation	0
6	West Cheltenham	45
	Total	84

- 4.10 Strategic allocations therefore make up 84ha of the minimum requirement of 192ha. The remaining allocation of **108ha** is to be provided through the District Plans as envisaged by Policy SP2 of the JCS.
- 4.11 As stated previously, the table above differs from that set out at Table SA1 of the JCS because the nature and deliverability of the employment allocations changed, altering the supply assessed by the EUN. However, the JCS was not able to fully reflect this in the final text which still shows employment allocations at Ashchurch and a greater B Class employment provision at North West Cheltenham.
- 4.12 The Strategic allocations in the JCS are therefore only expected to deliver 84ha of new employment land during the plan period as opposed to the anticipated 127ha in the EUN or the 112.2ha set out in Table SA1 of the JCS.
- 4.13 The EUN anticipated that the proposed SALA sites would deliver 48ha of new employment land during the plan period, which would materialise through the emerging District Plans. These sites were not rigorously assessed but were deemed to have the potential for employment use. The assessment of these sites was to be made through the District Plans.
- 4.14 The remaining capacity was anticipated to come through the residual land available on existing allocations. All of these allocations are within Tewkesbury Borough and the supply was anticipated to

be approximately 39.9ha. A reassessment of this supply showed that only 3.4ha were available in Tewkesbury with 7ha being available in Gloucester City, making a total of 10.4ha remaining on existing allocations, in contrast to the potential 39.9ha illustrated in the EUN (Appendix 2, B).

- 4.15 With regard to extant consents the supply position was purported as being 32.291ha. The actual supply available from this source is 10.2ha.
- 4.16 The EUN was however only ever intended to provide a summary of the employment sources, with more comprehensive assessments being made through the Council's own monitoring reports.
- 4.17 Tewkesbury Borough Council has released the Preferred Options of their Local Plan for consultation and it is still proposed that a further 45ha of new employment land will be provided in the form of extensions to existing business parks within the Borough.
- 4.18 A reassessment of the current employment land supply can be summarised as follows:

Strategic Allocations:	84ha
Existing undeveloped capacity (based on previous allocations and extant planning permissions):	20.6ha
Allocations coming forward (Tewkesbury Borough Council):	45ha
Total:	149.6ha

- 4.19 There continues to be a shortfall in the employment land supply in the JCS area of 42.4ha in order for the *minimum* requirement of employment land to be met set by Policy SP1 of the JCS.
- 4.20 It was anticipated that the Local Plans would provide sufficient flexibility to provide a 'pipeline' of *new* sites to compliment the JCS strategic allocations and make up the residual allocation, however it has now become apparent that Gloucester City has no land for new employment sites and Cheltenham has not made any new employment land allocations within the emerging Plan. One of the primary reasons that the Council has refused to make new allocations is because they do not wish to put development in the Green Belt.

Cheltenham's Position

- 4.21 The Cheltenham Plan purports to provide 8.28ha of 'new employment land', through 4 'new employment allocations' in Policy EM3. In theory, these new allocations could make a valuable contribution to the employment land supply in the Borough and assist the creation and expansion of the local economy.

- 4.22 In terms of employment land supply, this could potentially reduce the shortfall to 34.12ha. However, it is apparent that *all these sites* have had former employment uses on them and/or been represented as employment land in previous Council reports, particularly in the employment land supply calculations provided for the JCS (under the title of previous allocations and extant permissions).
- 4.23 The main evidence base for employment land supply that Cheltenham Borough Council presented to the JCS was based on their “Non-Residential Land Use Monitoring Report, August 2014”. This shows that Hatherley Lane (E2) and Grovefield Way (E3) have been identified as ‘Employment Commitments’ as of 1st April 2014 (Appendix 2 of the Report under the heading Benhall & Reddings – 2nd and 5th row of the table) [attached as Appendix 2].
- 4.24 In addition to this, the following planning permissions had already been granted on the proposed ‘new employment allocations’ in Policy EM3:
- Land at North Road West/Grovefield Way – 6.4ha: 10/00690/REM, Outline planning permission for B1 industrial uses and the extension to the Arle Court Park and Ride facility. Planning permission originally consented on the 29/07/2010 but subsequently modified. The site is now partially developed with a BMW garage and showroom and a proposal for a new business park on the site currently at appeal after the refusal of the development by the Council.
 - Land on the South Side of Jessop Avenue. Erection of a 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. Floor area 3,399m², application reference 16/01417/FUL.
- 4.25 The Hatherley Lane allocation ‘E2’ also had a previous allocation for employment use in the Cheltenham Borough Local Plan (1997) and should therefore be classified as an employment commitment rather than a *new* employment allocation.
- 4.26 A new office building has recently been constructed on the Jessop Avenue site and is currently being occupied by end users (<http://honeybourne-place.uk/>). However, this site has also appeared as an employment commitment within the Council’s ‘Non-Residential Land Use Monitoring Report, June 2017 (attached, page 31) [attached as Appendix 3] and is described as a net gain to employment floorspace within Cheltenham.
- 4.27 The planning permissions relating to this development demonstrate that there has been a considerable history of employment development on this site that has already been accounted for within the employment land supply.
- 4.28 On the 21 February 2019, the Council also wrote to the Local Plan Inspector via e-mail (Document ED024 in the Cheltenham Plan Examination Library and attached as Appendix 4). In this e-mail the Council confirmed that site E4 (Cheltenham Walk) had also been accounted for as one of the Council’s previous commitments and registered as such in the JCS Economic Update Note, February 2016.

4.29 Given that all four sites have been classified as employment commitments by the Council in the past, it is therefore apparent that they cannot be classified as new employment sites and allocated under Policy EM3 of the emerging Cheltenham Plan. Given their previous employment uses, these sites should be allocated under employment commitments (Policy EM1) of the emerging Plan. The Cheltenham Plan was therefore in danger of 'double counting' their employment land provision which will only be detrimental to the local economy, especially with regard to the evidence base presented at the first inquiry that demonstrates a desperate need for new and accessible employment sites within Cheltenham.

4.30 It is therefore clear that the emerging Plan allocates **no new employment sites** to serve the economic needs of the area up to 2031, contrary to the requirements of Policy SP2 of the JCS which states:

"Policy SP2: Distribution of New Development

9. *To support economic growth in the JCS area, the JCS will make provision for at least 192 hectares of B-class employment land. At least 84 hectares of B-Class employment land will be delivered on Strategic Allocation sites as detailed at Policy SA1. **Any further capacity will be identified in District plans.**"* (our emphasis).

and

"Further investigation into employment allocations and capacity will be undertaken through the District plans." (Paragraph 3.2.21).

4.31 In addition to this, the JCS was quite specific that Gloucester and Cheltenham, together with their immediate wider areas, *remain the primary focus for growth*. This reflects the urban-focused economic vision and support for urban regeneration for the JCS area. (paragraph 3.2.5 of the JCS).

4.32 The JCS also sets out that beyond Gloucester, Cheltenham and the strategic allocations, further development will be accommodated within Tewkesbury Borough. (paragraph 3.2.13).

4.33 Therefore, if the JCS strategy is to be adhered to, the emerging plans for Cheltenham and Gloucester should be looking to accommodate most of the residual employment requirement that amount to 108ha. At present, the opposite may occur, with Tewkesbury allocating 45ha, with Cheltenham and Gloucester not providing any further supply. The consequence of this is that there remains a significant shortfall in the provision of employment land through the development plan when compared against the minimum requirement. In this context, the development plan policies relating to employment land supply have been demonstrated as being out of date.

Statement of Common Ground between Cheltenham Borough and Ridge

4.34 At the Local Plan Examination, it was apparent that there was a difference in opinion between the Council and Ridge about what sites had previously been documented as being employment sites. The matter was not resolved at the Examination and consequently the Inspector asked for a Statement of

Common Ground to be produced between the two parties which addressed whether the *sites in Policy EM3 were included within the figure of 63ha of existing undeveloped employment land.*

4.35 The Statement of Common Ground (SoCG) is attached as Appendix 1 and features in the Examination Library as document ED037.

4.36 In summary, the SoCG did establish that:

1. Sites E1, E2 and E3 of Policy EM3 have all previously benefitted from planning permission for non-residential uses and recognised as commitments in their employment land supply (paragraph 2.1, SoCG).
2. It was also agreed that the Economic Update Note, February 2016, produced for the JCS was only ever intended to provide an indication of the employment capacity at that time and the additional employment land supply to achieve the full JCS requirement would be found through the District Plans once the JCS strategic allocations were accounted for.
3. Given the previous planning history and uses on sites E1-3, Ridge believe that these sites should rightfully be considered as employment commitments.
4. The Council believe that irrespective of the previous planning history on these sites, they had not previously been accounted for as 'Existing Undeveloped Capacity' in the Economic Update Note and therefore could be classified as new employment land.

4.37 This matter has now been left for the Local Plan Inspector to determine who will report on this and other issues in February 2020.

LEP Objections

4.38 There remain outstanding objections from the LEP to the employment land supply of the Cheltenham Plan which were set out in letters dated 9 April 2018 and 30 November 2018. These matters are material to the employment land supply of the Borough and even more so given that the Planning Practice Guidance has been revised placing further emphasis on using LEPs to build an economic evidence base.

4.39 In summary, the LEP raise concerns that not enough employment land is being allocated to serve the employment needs of the JCS area, noting particularly that all existing supply has been exhausted and recognising that all the proposed EM3 allocations are pre-existing employment sites.

4.40 The LEP also recognised that there was no collaborative working between the JCS authorities in the production of their local plans and as a consequence there was no co-ordination as to how the residual 87.4ha of new employment land would be provided between the Boroughs.

4.41 Regrettably, it has now become apparent that each authority is now working in isolation in the production of their Local Plans and whilst Tewkesbury Borough is aiming to provide a further 45ha of additional employment land to complement the requirement of Policy SP2 of the JCS, it is now apparent that Gloucester City and Cheltenham Borough have done little to support and provide for the remaining requirement, which is regrettable as these are the two centres that are identified as the economic hub of the area.

4.42 It is also worth noting that the JCS was adopted on the basis that it would provide a *minimum* requirement of 192 ha of B class employment land. The Inspector's report for the JCS made clear that this was to be comprised of the following:

120.The strategic allocations are expected to deliver at least 84ha of B-class employment land and the District Plans 48ha which, together with existing capacity of 63ha, is intended to give about 195ha of B-class employment land. Together with non B-class employment land, the strategic allocations are now set to deliver in the order of 112ha of employment land and to reflect this, amendment is needed to the strategic allocations chapter and specifically Table SA1, which sets out indicative development capacities.

4.43 Accordingly, the JCS was adopted on the basis that there was an existing capacity of 63ha of employment land, which was required in order to satisfy the minimum requirement over the plan period. Indeed, in light of this existing capacity, it was thought that the District plans would identify 45 ha of B class employment land.

4.44 The Inspector's conclusions were based on the JCS Economic Update Note (dated February 2016). Accordingly, the evidence base that informed these conclusions is dated. Since then, the only assessment of existing capacity across the JCS is in this evidence.

4.45 Accordingly, it is clear that, whilst there was thought to be an existing capacity of 63ha when the JCS was adopted, there is now only an existing capacity of 20.6ha (less than a third). This has been as a consequence of losses through alternative schemes coming forward on those sites that were thought as being available to provide B class employment. This further demonstrates how the existing JCS policies relating to employment land supply are out of date.

5.0 Conclusions

- 5.1 The employment land supply position within the Borough has not changed since the position given at the first Inquiry. Whilst progress has been made to the emerging Cheltenham Plan, there remains, significant outstanding objections to the employment strategy of the Plan which have not been resolved, and no new employment sites have come forward or been allocated despite the objection to the Plan due to the lack of meaningful employment allocations. At the first inquiry, the Council did not challenge that there was a shortfall of employment land supply against the minimum standard identified in the JCS. The Council have not sought to challenge this through the examination into the emerging plan. Accordingly, it is anticipated that this position can be agreed with the Council.
- 5.2 The Planning Practice Guidance has been amended in 2019 and now recommends that plan makers look at all sites to accommodate their housing and economic needs, including constrained sites such as Green Belt sites. Unfortunately, the Cheltenham Plan examination had closed before the Council could consider the amended advice and it is uncertain whether the Main Modifications to the plan will be recommending that new sites come forward at this stage.
- 5.3 The primary outstanding objections to the employment strategy of the Cheltenham Plan relate to it not providing an adequate supply of new employment sites to meets the needs of the area as expressed in Policy SP1 and 2 of the JCS, as well as the sites that have been allocated as 'new employment sites' in Policy EM3 being pre-existing employment sites that have already been considered as commitments by the Council. It is therefore unclear how the JCS authorities will be able to deliver the employment land requirement of 192ha during the plan period.
- 5.4 Therefore, the employment land supply for the area can be summarised as follow:

Strategic Allocations:	84ha
Existing undeveloped capacity (based on previous allocations and extant planning permissions):	20.6ha
Allocations coming forward (Tewkesbury Borough Council):	45ha
Total:	149.6ha

- 5.3 There continues to be a shortfall in the employment land supply in the JCS area of 42.4ha in order for the *minimum* requirement of 192ha of employment land to be met set by Policy SP1 of the JCS.
- 5.4 Gloucester City have provided no *new employment sites* to date and do not expect to take their draft plan to committee until the end of September, with consultation commencing in December 2019/January 2020. Cheltenham Borough and Gloucester City are currently not therefore providing additional employment land to assist in the shortfall of the employment land supply in their area.

- 5.5 Tewkesbury Borough Council has been the only authority to allocate new employment land as part of the requirement of Policy SP1 of the JCS, albeit these sites have not been tested at the present time.
- 5.6 At the time of writing, there is no other evidence to suggest additional employment land will be forthcoming in the JCS area and therefore a deficit of **42.2ha** will remain unless the emerging District Plans are amended. Furthermore, the assumptions that were relied upon at the point of adoption of the JCS regarding existing employment capacity have been proved to be incorrect. It follows that the existing employment policies in the development plan are out of date, on the basis that:
- i. they are failing to provide for the Council's minimum employment requirement;
 - ii. they are based on incorrect assumptions and evidence that has been proved to be incorrect;
 - iii. they are inconsistent with the NPPF in that they fail to make sufficient provision for employment land.
- 5.7 The delivery of the appeal proposal will therefore make a significant and meaningful contribution to the employment land supply of the Borough which remains a significant material consideration in this appeal.

APPENDIX 1
STATEMENT OF COMMON GROUND BETWEEN RIDGE AND CHELTENHAM BOROUGH COUNCIL
PROVIDED TO THE CHELTENHAM PLAN EXAMINATION (JUNE 2019)

INTERESTED PARTY: Ridge and Partners

LOCAL PLANNING AUTHORITY: Cheltenham Borough Council

STATEMENT OF COMMON GROUND

**Regarding the employment matters of the Emerging
Cheltenham Plan**

Signed on behalf Ridge:

A handwritten signature in black ink, appearing to be 'P. Fong', written in a cursive style.

Position: Paul Fong, Partner

Date: 19/06/2019

Signed on behalf of the LPA:

A handwritten signature in black ink, appearing to be 'J. Rowley', written in a cursive style.

Position: John Rowley, Planning Policy Team Leader

Date: 28/06/2019

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- 2.0 BACKGROUND**
- 3.0 AREAS OF AGREEMENT**
- 4.0 MATTERS OF DISAGREEMENT**

1.0 INTRODUCTION

1.1 As a result of the hearing session held on 13 February 2019 as part of the Examination in Public on the Cheltenham Plan, and subsequent evidence submitted by Ridge and Partners relating to the employment land supply in the JCS area, Inspector Burden has requested that a Statement of Common Ground (SoCG) be prepared between Ridge and Partners and Cheltenham Borough Council showing where there is agreement and disagreement on the employment calculations and supply for the JCS area.

1.2 This SoCG has now been submitted to the Examination.

1.3 The Inspector has subsequently asked:

‘Which if any of the sites in Policy EM3 were included within the figure of 63 ha of “existing undeveloped employment land (based on previous allocations and permissions)” identified in para 3.2.21 of the JCS?’

1.4 The EM3 sites are:

- Site E1- Land south of Jessop Avenue, Town Centre
- Site E2- Land south of Hatherley Lane, The Reddings
- Site E3- Land north-west of Grovefield Way, The Reddings
- Site E4- Land at Chelt Walk, Town Centre

2.0 BACKGROUND

- 2.1** Firstly, by way of background it has been demonstrated and agreed that sites E1-E3 have all previously benefited from planning permission for non-residential uses, and as such have been recorded in the Council's Non-Residential Land Use monitoring reports and in their Employment land Position Statements and recognised as commitments in their employment land supply, until such time as permission has lapsed or been superseded by subsequent permissions. The planning history of each site is a matter of public record.
- 2.2** It is also agreed that both sites E1 and E2 were previously in employment use but both now benefit from new planning applications that will allow their redevelopment for new office use. Site E1 is partially constructed and is due for completion in 2019.
- 2.3** Site E3 has had a previous outline planning consent for B1 uses that was granted at appeal on 1 May 2007. Further planning consents have now allowed the partial development of this site for a flagship BMW, Mini, Motorrad dealership and servicing facility on 2.2ha of the site.
- 2.4** Both parties agree to this position.

3.0 MATTERS OF AGREEMENT

- 3.1** The EUN (Economic Update Note, ref. ED019 of the examination document library) was intended to provide an indication of employment land capacity in the JCS area at the time of writing and how the employment land requirement would be achieved.
- 3.2** It was always intended that the additional employment land supply to achieve the full JCS requirement would be found through the District Plans once the JCS strategic allocations had been accounted for.

4.0 MATTERS OF DISAGREEMENT

- 4.1 Ridge believe that sites E1, E2 and E3 have been accounted for as 'Existing Undeveloped Capacity' in the EUN figure of 63ha. Ridge believe that the EUN relied on other evidence bases as detailed in *Appendix A1* of the EUN to demonstrate what employment land was available at that time.
- 4.2 Ridge have identified that sites E1 and E3 have previously been identified as employment commitments in the Council's Non-Residential Land Use Monitoring Reports (CNRLUMR).
- 4.3 Site E1 is identified as site LAN0133E in the CNRLUMR (Ref. ED034) under application reference 16/01417/FUL, with a site area of 0.34ha. The CNRLUMR reports it as being developed for "*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.*"
- 4.4 Site E2 has been previously allocated as an *industrial site* in the Cheltenham Borough Local Plan (December 1997) (Ref. ED036) under Policy EM67.
- 4.5 Site E3 is identified in the CNRLUMR (Ref. ED035) by application number 10/00690/REM granted on the 19/07/2010 relating to land at North Road West/Grovefield Way and comprising 6.4ha. The development is identified as being "*outline planning permission for B1 industrial uses and the extension to the Arle Court Park and Ride facility*".
- 4.6 Given their detailed history of employment use and being identified as previous commitments and allocations by the Council, Ridge believe that sites E1, E2 and E3 all constitute 'previous allocations and extant permissions' and therefore do not make up 'New Employment Land'. Accordingly, Ridge believe that these sites should be moved to Policy EM1/EM2 of the emerging Local Plan.
- 4.7 The Council believe that due to the methodology used when producing CNRLUMR, the sites E1, E2 and E3 would have been counted as potential supply whilst the planning applications on those sites remained within date, as detailed in first condition attached to any planning application, and most recent, however once lapsed or superseded the potential supply would have been re-calculated to discount the employment land figures from those sites.

- 4.8 The Council believe that the list shown in Appendix 2 C of the EUN shows the full list of sites that made up the 63ha Undeveloped Capacity along with sites from Appendix 2 B of the EUN, where the Council believes that agreement was reached during a developer's panel, results of which are appended to this statement. Two of the sites from Appendix 2 B (Previous Allocations), in Tewkesbury Borough were not agreed at the Developers Panel and were therefore discounted from the Existing Capacity figure. Taking the sites from both tables B and C in appendix 2, the total existing undeveloped capacity when rounded up is 63ha. The Council believe that sites E1, E2 and E3 have not previously been accounted for as 'Existing Undeveloped Capacity' and can therefore be classified as new employment sites.

APPENDIX 2
NON RESIDENTIAL LAND USE MONITORING REPORT, AUGUST 2014

CHELTENHAM

Local development framework

NON-RESIDENTIAL LAND
USE MONITORING REPORT
IN CHELTENHAM BOROUGH

- **August 2014**

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1.0 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), which monitor all sites with planning permissions for all land uses except for C3 dwellings in the Cheltenham Borough Council's administrative area. A description of the Use Classes is included in 3.2. The status of sites is recorded from the surveys stating if they are completed, under-construction or not started. This report covers the period between 1st April 2013 and 31st March 2014.
- 1.2 The Council needs to ensure that there is an adequate supply of land and buildings for different businesses and their activities in the Borough. It is also useful for the Council to be aware of schemes for non-commercial facilities such as for health and education. These facilities play an important role in providing special services for the community. Therefore it is important for the Council to monitor development completions and commitments which will be useful to inform the development of Cheltenham's Development Plan.
- 1.3 Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils have been preparing a Joint Core Strategy (JCS) since July 2008. The JCS will guide development in the period up to 2031 and covers the administrative areas of Gloucester City, Cheltenham Borough and Tewkesbury Borough. The emerging JCS will set local housing and employment targets for the three councils supplemented in due course by the Cheltenham Plan – preparation is underway.
- 1.4 Due to the progress of development plan preparation this monitoring report provides a position statement.

The NPPF

- 1.4 The National Planning Policy Framework (NPPF) was published in March 2012 and supersedes guidance contained in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4). The NPPF places great emphasis on the role of the economy in pursuing sustainable development. Sustainable economic development is identified as one of the 12 core planning principles of the NPPF. Local 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.

Employment Supply and Requirement

- 1.5 The Regional Strategy for the South West (RSS) and the Gloucestershire Structure Plan (Second Review) were legally revoked on the 20th May 2013
- 1.6 Gloucester City, Cheltenham Borough and Tewkesbury Borough Council are currently preparing a Joint Core Strategy (JCS) which is a co-ordinated strategy guiding how the three authority areas develop up to 2013 and forms part of the statutory development plan for each of the councils. The JCS Pre-Submission makes provision for delivery of 64 hectares of employment land delivered through strategic sites. 23.4 hectares is allocated at the North-West Cheltenham urban extension. The Cheltenham Plan will establish the economic strategy within the urban area, this will be progressed over 2014/15.

2.0 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 definition for types of development is included in 3.4.
- 2.2 The monitoring covers land and floorspace, in order that it may highlight how much new employment land has been provided as well as any changes in employment floorspace.
- 2.3 No threshold was used for the survey in order to obtain a more comprehensive picture of employment development in the Borough. Extensions to existing buildings have also been monitored along with the recent changes to permitted development rights for office to residential conversions.
- 2.4 Figures in this report are gathered from the online employment land monitoring database which was implemented in early 2006 by Gloucestershire County Council. Since this date, employment data has been maintained and updated annually.

3.0 EXPLANATORY NOTES

- 3.1 Where there is more than one use on a site and only the total floorspace is provided in the planning application, total floorspace is divided by the total number of uses on site (*eg. a site with a total floorspace of 500sqm and consisting of A1 and B2 use would result in 250sqm for each use*). This method is also used for area size (*eg. a site with a total area of 1ha and consisting of B2 and B8 use would result in 0.5ha for each use*). Only a small number of those applications do not display the breakdown of use and floorspace. Applicants are encouraged to provide as much detail as possible when submitting applications.
- 3.2 The below uses are recorded under the Town and Country Planning, (Use Classes) 1987 Order, as amended. The below uses are all monitored by the Council and are included in this report.

A1 – Shops

A2 – Financial & Professional Services

A3 – Restaurants & Cafes

A4 – Drinking Establishments

A5 – Hot Food Take-away

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

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

B2 – General Industry other than B1 or B8

B8 – Storage & Distribution

- C1** – Hotels
- C2** – Residential Institutions
- C4** – Houses in multiple occupation
- D1** – Non-Residential Institutions
- D2** – Assembly & Leisure
- SG** – Sui-Generis

3.3 Class C3 in the Use Classes Order refers to “dwelling houses” which has been excluded from this report. Information on Class C3 can be found in the “Residential Land Availability report”.

3.4 The definition of development is monitored as follows:

Change of use – A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one “use class” to another.

Conversion – Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes. This also includes permitted development office to residential conversions.

Extension – Comes in the form of single or multi-storey extensions and side or rear extensions.

Infill – The development of a relatively small gap between existing buildings.

New Build – New buildings, excluding conversions and alterations and extensions to existing buildings.

Replacement – A new building replacing one that has been demolished.

Mixed Use – Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

3.5 Sections 4 - 8 of this report displays a breakdown of the Use Classes and covers land gained, land loss, commitments and expected losses. This illustrates what has been gained and lost this year and what the Borough expects in next few years.

4.0 USE CLASS ORDER A

4.1 Land gained in A use

Between April 2013 and March 2014, a total of **4.0362ha** of A use land was developed in the Borough. The total amount of A use floorspace created came to **4,614.19sqm** and from this 2,800.5sqm was located in the town centre. The majority of the land gain came from A1 whilst the floorspace gain came from A3.

4.2 4.0362ha (100%) land gained in A use was on previously developed (brownfield) land.

4.3 Land loss in A use

2,387.19sqm (or **0.3099ha**) was lost to other uses. The majority of these losses were within A1 and A2. More than half the losses occurred in the town centre which came to 1,934sqm.

4.4 **Commitments for A use**

Committed sites with A use at 1st April 2014 have permission for a total of **4.2035ha** or **9,199.11sqm**. The vast majority of this is within A1 with 3.2038ha or 4,126.15sqm of which 939.15sqm is within the town centre. A large amount of “A” use was provided at the Gallagher Retail Park, Tewkesbury Road.

4.5 **Expected loss in A use**

The Borough is expected to lose **6,669.1sqm** (or **1.3072ha**) of A use from unimplemented sites. The majority of the expected losses are within A1, A2 and A3 uses.

5.0 **USE CLASS ORDER B**

5.1 **Land gained in B use**

During 2012/13, **4.0362ha** of employment land was developed which were all on previously developed (brownfield) land. This has significantly increased from previous years with the amount of total floorspace gained at **4,614.19sqm**.

5.2 Since mid 1991 a total of **24.6473ha** of employment land has been developed. Net changes since the beginning of the Structure Plan period are shown in Table 1.

TABLE 1: Employment land completions in Cheltenham Borough from 1991

Year	1991 - 2005/06	2006/07	2007/08	2008/09	2009/10	2010/11 & 2011/12	2012/13	2013/14	Total
Completions	7.6044	0.1356	3.468	1.282	0.6482	5.2829	2.19	4.0362	24.6473
Losses	21.8828	0.4472	2.13	1.574	0.9403	2.8458	0.8588	4.6201	35.299
Net Change	-14.2784	-0.3116	1.338	-0.292	-0.2921	2.4371	1.3312	-0.5839	10.6517

5.3 **Land loss in B use**

The amount of employment lost from B class uses came to **6,951.4sqm** (or **4.6201ha**). The loss was primarily within B1a with 3,597.4sqm / 3.4831ha. The majority of these losses came from Manor by the Lake and 129-131 Promenade.

5.4 **Commitments for B use**

Committed sites with employment use at 1st April 2014 have permission for a total of **13.159ha** or **33,247.43sqm**.

5.5 **Expected loss in B use**

22,117.78sqm or **4.4231ha** of employment is expected to be lost. B2 contributes to nearly half of the expected loss with 9,429.5sqm or 1.2441ha. This is followed by B1a (9,258.52sqm) and B8 (1,063.33sqm).

6.0 **USE CLASS ORDER C**

6.1 **Land gained in C use**

There were only a small number of sites that contributed to land gained in C use in 2013/14. The total amount of land gained came to **0.656ha** with a total floorspace of **5,397.2sqm**. The majority of C use gain came from C2 which consisted of 4,321.2sqm or 0.63ha.

6.2 Land loss in C use

There was no land lost within a C Class use during the monitoring year of 2013/14.

6.3 Commitments for C use

A total of **15,742sqm** have been permitted for C use with 14649sqm of C2 use. The total area size for C use came to **7.5566ha** with the majority being in C2 (6.9666ha). There has been an increase in the number of planning applications submitted for care home facilities in Cheltenham where the following large sites have been permitted such as Spirax Sarco, St.George's Road (11,008sqm).

6.4 Expected loss in C use

It is expected that **3235.64sqm** of C use will be lost which is **0.8618ha** of land. This loss is spread across several smaller sites with a large majority of this loss coming from Prestbury House Hotel, The Burgage (1033sqm)

7.0 USE CLASS ORDER D

7.1 Land gained in D use

Between 2013/14 a total of **1547.9sqm** was developed for D use with an even share across all D classes. The total area size amounts to **1.4946ha**.

The main sites developed within the D class are 4 Imperial Square (225sqm) and Unit U1, Kingsditch Industrial Estate (220sqm).

7.2 Land loss in D use

There has been minimal losses within D class uses with only 208sqm (0.023ha) lost to other uses.

7.3 Commitments for D use

7,796.3sqm/9.2398ha have been permitted for D use. Sites with the largest gain will result from Cheltenham Ladies College, Malvern Road (3788sqm) and several smaller sites.

7.4 Expected loss in D use

2,022.74sqm (7.035ha) is expected to be lost. The majority of expected losses coming from Cheltenham Ladies College, Malvern Road (681sqm) and Berkeley Court, High Street (399.5sqm).

8.0 USE CLASS ORDER SG

8.1 Land gained in SG use

A total of **1453.9sqm (3.843ha)** was developed between 2013/14. 4 Sites have been completed with the majority of this at Manor by the Lake, Hatherley Lane (1320sqm).

8.2 Land loss in SG use

919.3sqm (0.164ha) was lost in SG use.

8.3 Commitments for SG use

A total of **3,394.29sqm/2.096ha** have been permitted for SG use.

8.4 Expected loss in SG use

It is expected that **5,874sqm (0.4284ha)** will be loss in SG use. The largest expected loss came from 1 College Lawn (4,767sqm) which will be change of use to residential.

9.0 OTHER COMMITMENTS

- 9.1 Other commitments that have not been included in Table 5 (commitments) are Local Plan allocations and Civic Pride projects. These are shown in Table 7. Information on type of uses at these sites is unknown. This will be updated in the 2014 Employment Land Position Statement.

10.0 MONITORING REQUIREMENTS

- 10.1 The Regional Strategy for the South West (RSS) and the Gloucestershire Structure Plan (Second Review) were legally revoked on the 20th of May 2013. As such employment requirements for Cheltenham will no longer be measured against these plans.
- 10.2 Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils are currently preparing a Joint Core Strategy (JCS) which is a co-ordinated strategy guiding how the three authorities develop up to 2031 and forms part of the statutory development plan for each of the councils. The JCS will need to clearly set out the strategic requirements for employment land up to 2031 across the three authorities. Under Policy E1 within the Pre-Submission JCS, the strategic requirement for employment land within Cheltenham Borough is 23.4ha.
- 10.3 The current employment land supply position is outlined below.

TABLE 7: Land Supply Position: Cheltenham Borough: 1st April 2014

	Area (ha)
Land developed since 2011	8.86765
Land Not Started at 01/04/2014	11.327
Land Under Construction at 01/04/2014	1.8318
Local Plan Allocations to 2014	0
Gross Land Supply	22.02645

	Area (ha)
Losses since 2011	6.9018
Expected losses at 01/04/2014	4.306
Total Losses	11.2078

Net Land Supply	10.81865
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TABLE 3 – Non-commercial land use developed between 1st April 2013 – 31st March 2014

Use Classes Order	ALL Completion		Completed in town centre	
	Floorspace (sqm)	Area Size (ha)	Floorspace (sqm)	Area Size (ha)
A1	1974.3	3.8056	387.5	3.3456
A2	310.89	0.087	170	0.2
A3	1886	0.1166	1886	0.1166
A4	0	0	0	0
A5	443	0.027	357	0.01
Total	4614.19	4.0362	2800.5	3.6722
B1a	119	0.01	0	0
B1b	36.9	0.02	0	0
B1c	0	0	0	0
B2	1610	3.07	0	0
B8	288	0.0506	240	0.031
Total	2053.9	3.1506	240	0.031
C1	1076	0.026	1076	0.026
C2	4321.2	0.63	0	0
C4	0	0	0	0
Total	5397.2	0.656	1076	0.026
D1	706.9	1.44	225	0.023
D2	841	0.0546	621	0.031
Total	1547.9	1.4946	846	0.054
SG	1453.9	3.843	0	0
Total	1453.9	3.843	0	0
TOTAL	15067.09	13.1804	4962.5	3.7832

TABLE 4 – Non-residential land loss between 1st April 2013 – 31st March 2014

Use Classes Order	ALL Completion		Completed in town centre	
	Floorspace (sqm)	Area Size (ha)	Floorspace (sqm)	Area Size (ha)
A1	1107.19	0.1551	706	0.0531
A2	1280	0.1548	1228	0.1383
A3	0	0	0	0
A4	0	0	0	0
A5	0	0	0	0
Total	2387.19	0.3099	1934	0.1914
B1a	3597.4	3.4831	1393	0.076
B1b	0	0	0	0
B1c	75	0.067	0	0
B2	876	0.51	0	0
B8	2403	0.56	0	0
Total	6951.4	4.6201	1393	0.076
C1	0	0	0	0
C2	0	0	0	0
C4	0	0	0	0
Total	0	0	0	0
D1	68	0.013	0	0
D2	140	0.01	0	0
Total	208	0.023	0	0
SG	919.3	0.164	0	0
Total	919.3	0.164	0	0
TOTAL	10465.89	5.117	3327	0.2674

TABLE 5 – Commitments for non-residential land use at 01.04.14

Use Classes Order	Commitments (sqm)	Not Started Floorspace (sqm)	Under Construction Floorspace (sqm)	Town Centre Not Started Floorspace (sqm)	Town Centre Under Construction Floorspace (sqm)	Area (ha)	Not Started Area (ha)	Under Construction Area (ha)	Town Centre Not Started Area (ha)	Town Centre Under Construction Area (ha)
A1	4126.15	2912.15	1214	939.15	0	3.2038	3.0538	0.15	0.26	0
A2	1373.96	816.96	557	816.96	484	0.4631	0.1731	0.29	0.1731	0.26
A3	2993.1	2455.8	537.3	2455.8	353.3	0.274	0.194	0.08	0.194	0.5
A4	347.9	347.9	0	333.9	0	0.199	0.199	0	0.019	0
A5	358	358	0	358	0	0.0636	0.0636	0	0.0636	0
Total	9199.11	6890.81	2308.3	4903.81	837.3	4.2035	3.6835	0.52	0.7097	0.76
B1a	26661.64	22081.64	4580	454.5	0	7.05	5.2182	1.8318	0.136	0
B1b	0	0	0	0	0	0	0	0	0	0
B1c	4988	4988	0	0	0	4.72	4.72	0	0	0
B2	1010.86	1010.86	0	0	0	0.865	0.865	0	0	0
B8	586.93	586.93	0	0	0	0.524	0.524	0	0	0
Total	33247.43	28667.43	4580	454.5	0	13.159	11.3272	1.8318	0.136	0
C1	1093	215	878	215	479	0.59	0.04	0.55	0.04	0.26
C2	14649	3386	11263	0	0	6.9666	5.5966	1.37	0	0
Total	15742	3601	12141	215	479	7.5566	5.6366	1.92	0.04	0.26
D1	2346.3	2346.3	0	1077.8	0	1.6938	1.6938	0	0.1654	0
D2	5450	4971	479	550	479	7.546	7.286	0.26	0.065	0.26
Total	7796.3	7317.3	479	1627.8	479	9.2398	8.9798	0.26	0.2304	0.26
SG	3394.29	3356.29	38	431.29	0	2.096	2.092	0.004	0.166	0
Total	3394.29	3356.29	38	431.29	0	2.096	2.092	0.004	0.166	0
TOTAL	69379.13	49832.83	19546.3	7632.4	1795.3	36.2549	31.7191	4.5358	1.2821	1.28

TABLE 6: Expected loss for non-residential land use at 01.04.14

Use Classes Order	Commitments (sqm)	Not Started Floorspace (sqm)	Under Construction Floorspace (sqm)	Town Centre Started Floorspace (sqm)	Town Centre Under Construction Floorspace (sqm)	Area (ha)	Not Started Area (ha)	Under Construction Area (ha)	Town Centre Not Started Area (ha)	Town Centre Under Construction Area (ha)
A1	3817.1	2649.1	1168	2056.1	272	0.4784	0.3634	0.115	0.2949	0.014
A2	2496	1928	568	1894	0	0.3488	0.2458	0.103	0.2358	0
A3	180	90	90	90	90	0.44	0.022	0.022	0.022	0.022
A4	176	176	0	176	0	0.04	0.04	0	0.04	0
A5	0	0	0	0	0	0	0	0	0	0
Total	6669.1	4843.1	1826	4216.1	362	1.3072	0.6712	0.24	0.5927	0.036
B1a	9258.52	7803.52	1455	2247.52	940	1.2399	0.9981	0.2418	0.2397	0.05
B1b	138	0	138	0	0	0.122	0	0.122	0	0
B1c	2228.43	2090.43	138	0	0	1.2441	1.1221	0.122	0	0
B2	9429.5	1236.5	8193	129	0	1.63	0.3	1.33	0.016	0
B8	1063.33		83	0	0	0.1871		0.07	0	0
Total	22117.78	11130.45	10007	2376.52	940	4.4231	2.4202	1.8858	0.2557	0.05
C1	1647	1647	0	0	0	0.28	0.28	0	0	0
C2	1588.64	1225.64	363	0	0	0.5818	0.3818	0.2	0	0
Total	3235.64	2872.64	363	0	0	0.8618	0.6618	0.2	0	0
D1	929.5	799.5	130	399.5	130	0.152	0.136	0.016	0.096	0.016
D2	1093.24	1093.24	0	386.24	0	6.883	6.883	0	0.146	0
Total	2022.74	1892.74	130	785.74	130	7.035	7.019	0.016	0.242	0.016
SG	5874	5874	0	724	0	0.4284	0.4284	0	0.1144	0
Total	5874	5874	0	724	0	0.4284	0.4284	0	0.1144	0
TOTAL	39919.26	26612.93	12326	8102.36	1432	14.0555	11.2006	2.3418	1.2048	0.102

**TABLE 7: Local Plan allocations and Civic Pride Sites
(updated in April 2014)**

Sites	TOTAL Area Size (ha)	Site Description
Land at St. Margaret's Road and Portland Street	1.82	Planning application received and pending consideration. Currently awaiting approval following Section 106. Comprehensive scheme for residential and supermarket.
Land at St. George's Place/St. James' Square	0.66	Site falls under the Civic Pride Project. 8 dwellings considered and office space.
Land at Cheltenham Spa railway station	3.30	At present Network Rail have no further progress to report with regards to bringing this site forward for development. Due to the continuing unstable economic climate Network Rail do not envisage in progressing this site at this time, however, it remains a future development site once the market is stable.
Land at Royal Well	1.09	Potential for mixed use development with leisure, retail and residential uses.
	6.87ha	

Appendices

Notes

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

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

Other abbreviations used are:

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

Appendix 1

**Land gained in Non-Residential land use (completions)
between 1st April 2013 – 31st March 2014**

LAND GAINED: 1st APRIL 2014**ALL SAINTS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
11/00879/COU	19/08/2011	ALS0034E	84 Fairview Road	378.8	A1	378.8	SG	Change of use of the ground floor premises from sui generis (motor vehicle showroom) to A1 (retail) use		0.06
13/00156/COU	07/03/2013	ALS0044E	6 - 8 Pittville Street	357 ???	A3 A5	357	A1	Change of use from A1 (retail) to combined A3/A5 use (restaurant/hot food takeaway) together with associated works to the shopfront and new signage for a KFC restaurant		0.01
13/00463/COU	19/06/2013	ALS0045E	The Vineyard Berkeley Street	58	D1		C3	Change of use of ground floor rear flat to chiropractic clinic		0.006

LAND GAINED: 1st APRIL 2014**BATTLEDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
10/01848/COU	21/01/2011	BAT0006E	Sixways Hall, 278 London Road		C3	140	D2	Change of use from Class D2 (use as Martial Arts Club) to residential use		0.01

LAND GAINED: 1st APRIL 2014**BENHALL & THE REDDINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
09/00176/OUT	06/11/2009	BTR0008E	B & Q Plc, Hatherley Lane	1208	A1			Outline planning application for a class A1 discount food unit of 13,000 sq. ft gross (10,000 sq. ft net).		0.4
13/00691/COU	18/07/2013	BTR0011E	The Manor By The Lake Cheltenham Film Studios Hatherley Lane	1320	SG	1288	B1a	Proposed change of use from film studios and associated conference centre (use class B1) to wedding and function venue with overnight accommodation (use class Sui Generis) including extension and alterations to elevations and creation of studio accommodat	-1288	3.2

LAND GAINED: 1st APRIL 2014**CHARLTON KINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
10/00722/TIME	02/07/2010	CHK0009E	Pinehurst Rest Home, Lyefield Road West	123.2	C2			Application to extend the time limit for the implementation of planning permission 07/00398/FUL for the erection of two storey and single storey extensions to existing residential care home		0.12
11/00533/FUL	10/06/2011	CHK0010E	Charlton Kings Infants School, Lyefield Road East	20	SG			Erection of a single storey extension		0.63
12/00088/FUL	15/03/2012	CHK0011E	Stanton Rooms, Church Street	36.9	B1b			Proposed single storey side and rear extension and alteration to existing building	36.9	0.02
12/00607/FUL	21/06/2012	CHK0012E	17 Lyefield Road West	133.5	D1	133.5	A1	Change of use of Former DIY premises to a Veterinary Centre		0.015
13/00512/COU	24/06/2013	CHK0014E	8 Ash Close					Retrospective change of use of existing domestic garage to a garage for servicing/repairs of private cars and small commercial vehicles.		

LAND GAINED: 1st APRIL 2014**COLLEGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
07/00394/COU	08/05/2007	COL0019E	4 Imperial Square	225	D1	225	B1a	Change of use from of ground, first and second floors from office (class B1a) to medical use (class D1).	-225	0.023
10/00866/TIME	02/07/2010	COL0026E	16 Ormond Terrace, Regent Street	97.5	A1		C3	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)		0.005
09/00375/COU	07/05/2009	COL0042E	3 Suffolk Road		C3	35	A1	Change of use from A1 (first floor retail storage) to a 1 bed flat.		0.01

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
10/01850/TIME	21/01/2011	COL0067E	Regent Arcade, Regent Street	172	A1			Application for a new planning permission to replace an extant planning permission, 07/01778/FUL for the demolition and reconstruction of the Regent Arcade frontage onto the High Street in order to extend the time limit for implementation		3.29
11/01187/COU	05/10/2011	COL0073E	6 - 8 Leckhampton Road		C3	160.5	SG	Change of use from a police station (Use class sui generis) to a single residential dwelling (Use class C3)		0.04
12/01636/COU	20/12/2012	COL0082E	4 St James Terrace, Suffolk Parade	119	B1a	28	C3 A1	Change of use of basement and first floor from residential to office (C3 to B1) and change of use of Ground Floor from A1 to B1.	119	0.01
12/01977/COU	16/05/2013	COL0083E	6 - 8 Leckhampton Road		C3	160	SG	Change of use from a police station (Use class sui generis) to a single residential dwelling (Use class C3) with rear extension, roof conversion and conversion of existing side extension to form garage		0.04
13/00961/COU	15/07/2013	COL0086E	16 Ormond Terrace Regent Street		C3	31	A1	Change of use of lower ground floor from retail (A1) to residential (C3)		0.0031
13/01905/COU	19/12/2013	COL0089E	1 Naunton Parade	35	SG	35	B1a	Change of use from offices (B1) to dog grooming salon (sui generis)	-35	0.005
14/00115/COU	26/02/2014	COL0091E	33 Suffolk Parade	78.9	SG			Change of Use of ground floor and basement to mixed use (sui generis), comprising beauty salon and retail use with ancillary cafe		0.008

LAND GAINED: 1st APRIL 2014

HESTERS WAY

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
09/00667/FUL	01/07/2009	HEW0002E	St Thomas More Roman Catholic Primary, Lewis Road	49	D1			A single storey extension to the staffroom at the rear of the school building.		1.3

LAND GAINED: 1st APRIL 2014
LANDSDOWN

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
09/00785/FUL	23/07/2009	LAN0055E	Art Gallery And Museum, Clarence Street	44 120 240 621	A1 A3 B8 D2			Erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building, together with works to number 51 Clarence Street including the formation of a new shop front and repl	240	0.0306
11/01197/COU	22/12/2011	LAN0076E	33 Imperial Square		C3	378	A2	Change of use from office to residential		0.02
12/01285/COU	28/11/2012	LAN0079E	14 Imperial Square		C3	85x2	A2	Change of use of basements at nos. 14 & 15 Imperial Square from offices (A2) to residential (C3) in connection with use of upper floors		0.03
12/00553/COU	18/07/2012	LAN0082E	99 Promenade		C3	391	A2	Conversion of upper floors of redundant office accommodation into 5no. residential units		0.0283
12/01433/COU	16/11/2012	LAN0087E	Nexus House, Knapp Road		C3	???	D1	Change of use from commercial to residential		0.01
12/01392/COU	06/03/2013	LAN0094E	129 - 131 Promenade	1076 ???	C1 A3	1056	B1a	Change of use from B1 (Office) to C1 (Hotel) and A3 (Restaurant)	-1056	0.026
13/00696/COU	25/06/2013	LAN0099E	Office Angels The Quadrangle Imperial Square	259	A3	259	A2	Change of use from Class A2 (Financial and professional services) to A3 (Restaurants and cafes)		0.03
13/01104/COU	06/09/2013	LAN0101E	228 High Street	170	A2	170	A1	Change of use from use class A1 (Shops) to use class A2 (financial and professional services), internal alterations, installation of satellite dish and air handling unit		0.02
13/01556/COU	06/11/2013	LAN0102E	Basement 2 Royal Crescent		C3	112	B1a	Change of use of basement from Class B1 (offices) to Class C3 (residential)	-112	0.027
13/01275/COU	14/11/2013	LAN0103E	The Famous 208 High Street	74 74	A1 A3	148	A1	Change of use from A1 Retail to mixed use class A1 / A3 for ground floor (Retail/ Restaurant and cafe)		0.02

LAND GAINED: 1st APRIL 2014**LECKHAMPTON**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
13/00258/COU	08/04/2013	LEC0015E	Unit 4, Mead Park Industrial Estate, Mead Road	79.4 48	D1 B8	127.4	B1a	Change of use from B1 (Office) to part D1 (Training centre/rooms) and part B8 (Storage and Distribution) (Part retrospective)	-127.4	0.02
13/00941/COU	19/07/2013	LEC0017E	6 Shurdington Road		C3	52	A2	Change of use from employment agency (A2) and first floor flat to a single dwelling house (C3)		0.0165

LAND GAINED: 1st APRIL 2014**PARK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
12/00221/COU	26/04/2012	PAR0033E	Brandon House, 62 Painswick Road		C3	733	B1a	Change of use to single dwelling, minor internal alterations to facilitate above, demolish existing single storey outbuildings, single storey extension housing triple garage and pool in basement	-733	0.18

LAND GAINED: 1st APRIL 2014**PITTVILLE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
10/00325/FUL	20/05/2010	PIT0011E	35-37 Windsor Street	4198	C2	876 1927	B2 B8	Erection of 81 bed care home with associated access, parking, gardens and landscaping and creation of vegetable patches all following demolition of existing buildings on site.	-2803	0.51
10/00978/COU	13/08/2010	PIT0028E	6 Prestbury Road	60	D1		C3	Change of use of first floor from Use Class C3 (residential flat) to Use Class D1 (consulting rooms)		0.016
13/00107/FUL	11/06/2013	PIT0035E	1 Portland Place		C3	30	A2	Change of use of bookmakers (A2) to form 2 no. self contained flats (C3) (Revised scheme following 12/00944/FUL)		0.03

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
13/00751/COU	10/10/2013	PIT0037E	1 Prestbury Road	54.89	A2	54.89	A1	Proposed Change of Use from A1 (retail) to A2 (Financial and Professional Services) - drop in advice centre		0.05
13/02070/COU	14/01/2014	PIT0039E	20 Cleevemount Road		C3	68	D1	Change of use from veterinary practice (D1) to residential (C3), replacement of front elevation shopfront and fascia with windows and boarding, erection of a carport, provision of rendered piers and painted boarding fences and gates to front pavement bound		0.003

LAND GAINED: 1st APRIL 2014

ST. PETER'S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
10/01559/FUL	17/12/2010	SPE0017E	Grove House, Grove Street		C3	75	B1c	Erection of 16 supported housing flats with ancillary staff and shared accommodation and related site works. Construction of access and provision of associated parking facilities Demolition of existing redundant buildings.	-75	0.067
12/01034/COU	29/08/2012	SPE0041E	6A Gloucester Road		C3	21	B1a	Change of use from B1 office to C3 residential	-21	0.0021

LAND GAINED: 1st APRIL 2014

SWINDON VILLAGE

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
08/00279/COU	22/04/2008	SWV0008E	Forbuoys Plc Unit 5 & 6, Windyridge Road	86 86	A2 A5	177.8	A1	Change of use of unit 5 from class A1 to class A2 and COU of unit 6 from class A1 to class A5.		0.017
08/01163/FUL	29/09/2008	SWV0012E	Sapa Profiles UK Ltd, Tewkesbury Road	1134	B2			Erection of an extension for storage purposes.	1134	3.02
12/00078/COU	14/03/2012	SWV0025E	Groundsmans House, Quat Goose Lane	102	D1		C3	Change of use from residential to Class D1 Osteopath Clinic		0.06

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area
13/00810/COU	12/07/2013	SWV0030E	Unit Y1 Kingsditch Lane	476	B2	476	B8	Change of use to class B2		0.05
13/01248/COU	23/09/2013	SWV0032E	Unit U1 Kingsditch Industrial Estate Kingsville Road	220	D2	220	SG	Change of use from vacant former car sale unit to dance studio (D2)		0.024

Appendix 2

**Commitments for Non-Residential land use between
1st April 2013 – 31st March 2014**

COMMITMENTS: 1st APRIL 2014
ALL SAINTS

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
10/00748/TIME	06/07/2010	ALS0002E	Former Post Office Vehicle Depot, Carlton Street	86	B1a	840	B2	6 x residential houses and 2 x offices	0.084	N/S
10/00086/COU	18/03/2010	ALS0027E	HMV (First Floor), 111 - 117 High Street	550	D2	47	A1	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.	0.0649	N/S
10/01025/COU	27/08/2010	ALS0031E	17 Grosvenor Street		C3	129	B2	Change of use of garage, ground floor storage area, ancillary office and first floor living accommodation into 4no. self contained flats	0.016	N/S
11/01699/COU	13/01/2012	ALS0037E	Worcester House, Pittville Circus Road		C3	162.5	C2	Change of use from care facility to residential	0.17	N/S
12/00432/FUL	02/11/2012	ALS0042E	109 High Street	440.13 601.96 628.98 304.29	A1 A2 C3 SG	386.24	D2	Alterations and extension, including new facade and extension over the rear car park, to provide retail space on ground and first floors, retail storage at second floor and 7 flats on the third floor and Change of use of D2 space on second floor to A2 off	0.146	N/S
12/01522/COU	28/11/2012	ALS0043E	Berkeley Court, High Street	399.5	B1a	399.5	D1	Change of use from class D1 (non-residential institutions) to B1 (Offices), (Original use B1 (Offices))	0.096	N/S
13/01384/COU	03/10/2013	ALS0046E	36 Winchcombe Street	190	A5	190	A2	Change of use from a betting office (Use Class A2) to a Hot Food Takeaway (Use Class A5) plus associated external alterations and car parking at 36 Winchcombe Street and Albion Place, Cheltenham	0.05	N/S
13/01979/COU	24/12/2013	ALS0047E	145 Hewlett Road		C3	364	C1	Change of use from a guest house to a domestic residence	0.04	N/S
13/01299/P3JP A	05/09/2013	ALS0049E	Berkeley Court High Street		C3		B1a	Change of use from class B1 (a) offices into class C3 residential 8 x 1 bedroom flats		N/S
13/01593/P3JP A	20/11/2013	ALS0050E	Tebbit House 51 Winchcombe Street		C3		B1a	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)		N/S

COMMITMENTS: 1st APRIL 2014**BATTLEDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
10/01790/FUL	29/02/2012	BAT0003E	J Sainsbury PLC, Priors Road	950	SG			Installation of new 'Pay at Pump' petrol filling station in north of car park comprising erection of canopy structure and 2 no. pumps; alterations to car park layout and extension of car park into former car sales yard; relocation of recycling and trolley bay shelters.	0.815	N/S
11/00130/COU	22/12/2011	BAT0007E	Hales Mead Childrens Home, 25 Hales Close		C3	363	C2	Extensions to and change of use from childrens home to provide 10 self contained flats, including alterations to fenestration, doors, parking and waste disposal provision	0.2	U/C
12/01058/COU	23/08/2012	BAT0008E	264 London Road	30	A1 C3		A1	Infill extension to 264 - 266 London Road, and change of use first floor offices to residential	0.0185	N/S
13/02047/COU	30/12/2013	BAT0009E	133 Hales Road		C3		C1	Reverting back to residential from residential/ B and B use	0.09	N/S
14/00224/COU	21/03/2014	BAT0010E	Wishmoor Guest House 147 Hales Road	250	D1	250	C1	Change of use from C1 (guest house) to D1 (health clinic)	0.05	N/S

COMMITMENTS: 1st APRIL 2014**BENHALL & THE REDDINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
10/01378/TIME	01/09/2011	BTR0001E	Cheltenham Film Studios, Arle Court, Hatherley Lane	5250 1475	B1a SG			Application to extend the time limit for the implementation of planning permission 05/ 01093/FUL. Extension of existing offices/ studios to provide additional floor space and associated works	0.67	N/S
10/00690/REM	29/07/2010	BTR0003E	Land At North Road West/Grovefield Way	64000	B1			Outline planning permission for B1 industrial uses and the extension to the Arle Court Park and ride facility.	6.4	N/S
12/00091/FUL	30/04/2012	BTR0006E	Former Woodward Diesel Engine Factory Site, Hatherley Lane	2259	B1a			Three storey office building with associated car parking and hard and soft landscaping (part amended proposal to that approved under ref: 10/00252/FUL)	0.31	U/C
12/00097/COU	05/04/2012	BTR0009E	Arle Court Lodge, Gloucester Road		C3	84	B1a	Change of use from offices (use class B1) to single dwelling (use class C3) together with erection of two storey extension and alterations	0.15	N/S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
12/01488/FUL	20/09/2013	BTR0012E	Former Woodward International Hatherley Lane	3384	B1(a)			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)	0.5	N/S

COMMITMENTS: 1st APRIL 2014
CHARLTON KINGS

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
09/01676/FUL	08/01/2010	CHK0007E	Charlton Kings Infants School, Lyefield Road East	29	D2	26	D2	Proposed teaching building following demolition of existing store building.	0.537	N/S
13/01907/FUL	18/12/2013	CHK0015E	Charlton Church Post Office 19 Lyefield Road West	500	C3	500	A1	Change of use from A1 shop (Post Office) to residential use in conjunction with existing flat to form one dwelling.	0.05	U/C
13/02085/COU	15/01/2014	CHK0016E	First Floor 235 London Road		C3	98	A1	Conversion of existing first floor salon into self-contained flat with retention of existing studio flat	0.01	N/S

COMMITMENTS: 1st APRIL 2014
COLLEGE

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
08/00254/FUL	23/04/2008	COL0029E	5 Clare Street		C3	43	SG	Demolition of existing garage/workshop, erection of residential annexe to main house.	0.017	N/S
09/00820/COU	29/07/2009	COL0043E	122 High Street	127	SG	127	A2	Change of use from a bank (class A2) to an adult gaming centre (sui generis).	0.02	N/S
09/01226/FUL	28/10/2009	COL0047E	Cheltenham College Playing Fields, Thirlestaine Road	148 38 409	B1a D2 SG			Proposed construction of single storey new estates building with pitched roof and single storey extension to CCF Building including minor roof and window alterations. Felling of certain identified (Cat C) trees to facilitate development along with landsca	0.43	N/S
09/01476/COU	03/12/2009	COL0048E	26 - 28 Bath Street		C3	228	A2	Change of use of basement from A2 (Financial and Professional Services) to C3 (Residential), forming two basement/ground floor flats; creation of a second floor self contained studio flat and erection of a glazed rear lantern. (Retrospective).	0.0228	N/S
10/00844/COU	23/04/2010	COL0055E	Unit 5 Exmouth Court, Exmouth Street	40	SG	40	B1c	Change of use of existing commercial property for use as a dog grooming parlour	0.006	N/S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
10/00172/COU	24/05/2010	COL0057E	3 Wolseley Terrace		C3	140	B1a	Change of use of offices on the ground, first and second floors to create one self contained residential unit	0.01	U/C
10/01101/FUL	02/09/2010	COL0059E	4 Regent Street	20	A1			Alterations and extension to rear of existing shop premises	0.006	N/S
10/00780/FUL	05/11/2010	COL0064E	YMCA, 6 Vittoria Walk	399	C1			Erection of new extensions with associated internal and external alterations to the existing Georgian villa, southern wing and Italianate tower to provide replacement YMCA accommodation and community facilities, provision of vehicular parking and bicycle	0.29	U/C
10/02026/COU	03/02/2011	COL0068E	8 - 9 Bath Street	150	D1	150	A2	Change of use from Use Class A2 (overseas estate agency) to Use Class D1 (dental surgery)	0.05	N/S
11/00392/FUL	27/04/2011	COL0071E	White Stuff Limited, 102 - 104 Promenade	392.3	A1			Erection of ground floor rear extension and shop front alterations	0.04	N/S
11/01603/FUL	05/01/2012	COL0074E	1 College Lawn		C3	4767	SG	Change of use of buildings (1 and 2 College Lawn) to residential and demolition of rear annexe/covered walkway	0.27	N/S
12/01073/COU	08/10/2012	COL0078E	16 Ormond Terrace, Regent Street	150	A3	???	A1 C3	Change of Use from mixed A1 and C3, to A3 (Restaurants and Cafes)	0.0098	N/S
12/01306/COU	24/10/2012	COL0079E	Regal House, 61 Rodney Road		C3	200	B1a	Change of use of first floor from offices (Class B1) to 3 self-contained flats (Class C3)	0.02	N/S
12/01894/COU	04/04/2013	COL0079E	Regal House, 61 Rodney Road		C3	450	B1a	Change of use of lower ground and ground floors from offices (class B1) to residential (total of 8 x 1 bedroom flats: Class C3)	0.045	N/S
12/01627/COU	13/12/2012	COL0080E	45 Rodney Road		C3	120 130	B1a D1	Change of use from Dental Surgery and Offices to create one residential dwelling	0.016	U/C
12/01754/COU	19/12/2012	COL0081E	39 Rodney Road	270	D1	90 180	A3 B1a	Change of use from Restaurant (A3) and Offices (B1) to Clinic (D1)	0.0215	N/S
13/00266/FUL	22/05/2013	COL0084E	62 High Street		C3	89	A1	Alterations and extension to roof at the rear to facilitate the conversion of the first floor from retail (A1) to a 2 no. bedroom flat (C3). Alterations to shopfront (including refurbishment of ground floor shop with demolition at the rear).	0.013	N/S
13/00837/FUL	28/06/2013	COL0085E	39 Rodney Road		C3	90 180	A3 B1	Change of use from restaurant (A3) and offices (B1) to residential (C3)	0.02	U/C
13/01148/COU	23/08/2013	COL0087E	Oriel Lodge Oriel Road	164	D2	164	B1a	Change of use of rear two storey extension from B1 (office) to D2 (gym)	0.01	N/S
13/01942/COU	18/12/2013	COL0088E	36 Suffolk Parade	34	B1	34	A2	Change of use from: A2 to B1	0.01	N/S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
14/00003/COU	06/02/2014	COL0090E	Stamford House Regent Street	50.72	A1	50.72	B1(a)	Change of use of ground floor from Use Class B1 (offices) to Use Class A1 (retail)	0.005	N/S
14/00206/COU	11/03/2014	COL0092E	33 Rodney Road		D1		B1(a)	Change of use from office (B1) to osteopathy and acupuncture clinic (D1)		N/S
14/00084/COU	31/03/2014	COL0093E	First Floor 18 Regent Street		D1		B1(a)	Change of use from office to D1 use - consultation rooms		N/S
13/01289/P3JP A	11/09/2013	COL0098E	Regal House 61 Rodney Road		C3		B1a	Notification of Proposed Change of Use from class B1 (Offices) to Class C3 (dwellings). Change of Use of existing 5 floor office building to 14 no. flats to be served by 7 existing car parking spaces		N/S

COMMITMENTS: 1st APRIL 2014

HESTER'S WAY

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
09/01863/FUL	17/03/2010	HEW0003E	GCHQ Benhall, Hubble Road	11191	B1a			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.	3.21	N/S
10/01751/FUL	16/12/2010	HEW0004E	The Umbrella, Orchard Way	14	A4			Erection of a single storey extension	0.18	N/S
12/00576/FUL	23/05/2012	HEW0006E	Cotswold View, Gloucester Road	260	B2			Erection of building following demolition of existing derelict building	0.026	N/S

COMMITMENTS: 1st APRIL 2014

LANDSDOWN

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
08/00894/COU	04/08/2008	LAN0041E	Unit 20B, The Courtyard, Montpellier Street	184	A3	74	SG	Change of use from use class SG (body toning/tanning centre) to A3 restaurant linked to existing restaurant use of units 21 & 22 and new shop front.	0.0184	N/S
08/01025/COU	04/09/2008	LAN0044E	16-17 Clarence Parade	108	A2	108	B1a	Change of use from B1a (business/offices) to A2 (recruitment business).	0.0083	N/S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
10/00609/COU	18/06/2010	LAN0062E	1 Montpellier Avenue	110.9	A3	110.9	A1	Change of use from Class A1 (retail) to Class A3 (cafe)	0.011	N/S
10/00900/FUL	20/08/2010	LAN0064E	Bayshill Lodge, Montpellier Street	333.9	A4	86.3	A1	Change of use from retail to A4 (wine bar)	0.019	N/S
09/00729/COU	18/11/2010	LAN0066E	Lloyds Bank Plc, Montpellier Walk	1044	A3	1044	A2	Change of use from A2 bank to A3 restaurant to include internal and external works to include new plant on roof	0.08	N/S
10/01403/COU	22/12/2010	LAN0068E	7 Clarence Parade		C3	104	B1a	Change of use from office (Use Class B1) to 2no self contained flats (Use Class C3)	0.004	N/S
11/01125/FUL	27/10/2011	LAN0073E	Cheltenham Ladies College, Malvern Road	3788	D2	681	D2	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	6.2	N/S
11/01199/COU	21/11/2011	LAN0075E	21 Promenade		C3	411	B1a	Change of use from office to residential accomodation and works to the roof and parapets	0.01	N/S
12/00500/FUL	23/05/2012	LAN0081E	35 St Georges Road		C3	258	A2	Change of use of basement, first floor and second floor from offices to four flats	0.023	U/C
12/00982/COU	17/08/2012	LAN0083E	Clarendon House, 42 Clarence Street	68.8	D1	68.8	B1a	Change of use of ground floor from B1 offices to D1 consulting rooms (4D Imaging Studios)	0.036	N/S
12/01611/FUL	19/12/2012	LAN0089E	Broadleas, 9 Eldorado Road		C3	561	C2	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	0.102	N/S
12/01777/COU	09/01/2013	LAN0090E	Basement, 15 St Georges Road	270	D1	270	B1a	Change of use from B1 offices to D1 Health and Beauty Salon (Basement area only)	0.0279	N/S
12/01940/COU	05/03/2013	LAN0093E	Mark Elliott Furnishings 45 - 47 Clarence Street	500	A3	500	A1	Change of use of ground floor and lower ground floor from Class A1 (Retail) to Class A3 Restaurant, including alterations to street level frontage	0.025	N/S
13/00046/COU	07/03/2013	LAN0095E	5 Montpellier Avenue	25	A2	25	A1	Change of use of vacant ground floor shop (Class A1) to professional and financial services (Class A2)	0.0028	N/S
13/00298/COU	26/04/2013	LAN0096E	Former Upd House, Knapp Road	714	D1	714	B1a	Change of use from Use Class B1 (office) to Use Class D1 (Natural Parenting Centre)	0.0714	N/S
13/00342/COU	01/05/2013	LAN0097E	25 Imperial Square		C3	350	B1a	Change of use from Class B1 (Office) to Class C3 (Residential)	0.022	N/S
13/00112/FUL	01/05/2013	LAN0098E	Former Site Of 117A St Georges Road	670	B1a			Proposed office block	0.04	N/S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
13/00509/COU	02/08/2013	LAN0100E	Bayshill Lodge Montpellier Street	260	A3	260	A1	Change of use from A1 to A3	0.01	U/C
13/01724/COU	29/11/2013	LAN0104E	Montpellier Gardens Lodge Montpellier Walk	93.3	A3		C3	Change of use from residential (use class C3) into cafe/bistro/deli (use class A3) together with alterations and extensions following demolition of existing garage and lean-to shed (revised part retrospective application following grant of planning permis	0.04	U/C
13/02037/FUL	17/01/2014	LAN0105E	William Burford House 27 Lansdown Place Lane	80	B1(a)			Internal and external alterations to existing office building including creation of new office floorspace through the in-filling of existing car ports	0.02	N/S
13/02009/FUL	19/02/2014	LAN0106E	Maple House Business Centre Bayshill Road		C3	500	B1(a)	Change of use from B1 office space to a single dwelling to include an extension to the rear	0.004	U/C
13/01409/P3JP A	23/09/2013	LAN0111E	28 Lansdown Place Lane		C3		B1a	Conversion of a B1 office and store into a C3 residential unit		N/S
13/02192/P3JP A	28/01/2014	LAN0112E	Rivershill House St Georges Road		C3		B1a	Notification of proposed change of use from offices (B1) to residential (C3)		N/S

COMMITMENTS: 1st APRIL 2014

LECKHAMPTON

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
09/00134/COU	16/03/2009	LEC0003E	Unit I, Churchill Industrial Estate, Churchill Road	179.86	B2	89.93 89.93	B1c B8	Change of use from Use Class B1/B8 (light industrial/storage) to Use Class B2 (motorcycle workshop).	0.55	N/S
07/00591/FUL	19/06/2007	LEC0004E	Unit C3, Liddington Industrial Estate, Old Station Drive	126	B2			Extension to industrial unit (B2).	0.05	N/S
11/01565/FUL	21/12/2011	LEC0006E	Hampton House, 94 Leckhampton Road	255	C2			Proposed rear extension, internal and external alterations (revised scheme to that approved under planning reference 09/01033/FUL)	0.04	U/C
10/01802/FUL	08/02/2011	LEC0011E	Sue Ryder Care Centre, Leckhampton Court, Church Road	44	C2			Erection of a single storey extension to the Day Care Unit	4.7	N/S
13/00270/COU	23/05/2013	LEC0016E	29 Leckhampton Road		C3	70	B1a	Change of use of existing office space (B1) to 2no. residential units (C3) to facilitate reinstatement of whole building to residential	0.07	N/S
13/00983/P3JP A	18/07/2013	LEC0018E	Land Adjacent To 5 Croft Street		C3		B1a	Change of use from offices (B1) to residential (C3)		N/S

COMMITMENTS: 1st APRIL 2014**THE PARK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
07/01421/COU	20/12/2007	PAR0014E	11 Great Norwood Street	41	D2	41	B8	Change of use of existing ancillary storage to a personal training suite (use class D2).	0.0041	N/S
10/01096/COU	30/09/2010	PAR0028E	41 Painswick Road	97.14	B1a	97.14	C2	Change of use from student accommodation to B1 - offices	0.01	N/S
11/00916/COU	05/08/2011	PAR0030E	10 Edward Street		C3	68	A1	Change of use of ground floor from hairdressers (A1) to a self contained flat (C3), together with a single storey rear extension	0.011	U/C
13/00066/FUL	27/02/2013	PAR0034E	92 Suffolk Road		C3	377	B1a	Change of Use from Office Use (B1) to Residential Use (C3).	0.07	U/C
13/00439/COU	30/04/2013	PAR0035E	185 Bath Road	82	A2	82	A1	Change of use of ground floor from A1 (retail) to A2 (financial and professional services)	0.016	N/S
13/00440/COU	30/04/2013	PAR0036E	185 Bath Road	82	A3	82	A1	Change of use of ground floor from A1 (retail) to A3 (cafe/restaurant)	0.016	N/S
14/00083/COU	26/02/2014	PAR0037E	Ella Hairdressing 10 Great Norwood Street	38	SG	38	A1	Change of Use from a delicatessen/cafe (use class A1) to a beauty salon (use class sui generis). Internal and external works.	0.004	U/C

COMMITMENTS: 1st APRIL 2014**PITTVILLE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
06/00874/FUL	11/09/2006	PIT0008E	36 Jersey Street	34	B1a			Replacement of existing single storey building with new build for B1 use (Revised plans).	0.0212	N/S
07/00378/OUT	13/06/2007	PIT0014E	24-28 Sherborne Street	200	B1a C3	340	SG	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.	0.027	N/S
10/01929/TIME	19/01/2011	PIT0017E	122 Winchcombe Street		C3	300	B1a	Conversion from offices into two two bedroomed flats, two one bedroomed flats and two studio flats with no external alterations (total 6 dwelling units).	0.045	N/S
07/01601/COU	14/01/2008	PIT0019E	78-80 Winchcombe Street	136	A3	136	A1	Change of use from shop (Class A1) to restaurant (Class A3).	0.0102	N/S
08/01245/FUL	06/01/2009	PIT0021E	3-5 Prestbury Road		C3	150	B8	Conversion of existing empty storage space for existing A1 use to form 1 no. two bed flat and 1 no. three bed flat.	0.035	N/S
11/01821/FUL	21/03/2012	PIT0022E	35 Selkirk Street		C3	495	A1	Change of use of part of the ground floor retail unit (Use Class A1) to form 1no. one bedroom apartment and 1no. two bedroom apartment (Use Class C3)	0.04	N/S

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
08/01342/FUL	20/08/2009	PIT0023E	Land Adj To Dunalley Primary School, West Drive	1632	C2			Erection of a residential facility for 12 adults with complex disabilities (Use Class C2) and a non residential therapeutic activities centre and associated landscaping.	0.5546	N/S
10/01515/COU	11/11/2010	PIT0029E	111 Winchcombe Street		C3	290	B1a	Change of use from Class B1 (Office) to Class C3 (Residential)	0.01	N/S
11/00042/TIME	03/03/2011	PIT0030E	102 Prestbury Road	1137	B1c	950	B1c	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 t	0.27	N/S
12/00944/FUL	22/08/2012	PIT0035E	1 Portland Place		C3	30	A2	Change of use from bookmakers (A2) to residential (C3)	0.003	N/S
13/01957/FUL	20/12/2013	PIT0038E	Camden Villa Clarence Road		C3	400	D1	Change of use from residential care home with ancillary lower ground floor flat to a C3 (a) dwelling house	0.04	N/S

COMMITMENTS: 1st APRIL 2014

PRESTBURY

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
10/01777/COU	07/04/2011	PRE0003E	Prestbury House Hotel, The Burgage		C3	1033	C1	Change of use and subdivision of hotel (Use Class C1) to create 2no. residential dwellings (Use Class C3) and erection of orangery to rear	0.1	N/S
12/01087/COU	30/08/2012	PRE0005E	10 High Street		C3	60	A1	Change of use from shop (hair salon) to three bed dwelling (C3 use)	0.006	U/C
12/01733/COU	17/12/2012	PRE0006E	The Old Mansion House, High Street		C3	310	A2	Change of use of ground floor and basement from Use Class A2 (bank) to Use Class C3 (3no. one bedroom apartments and 1no. two bedroom apartment) together with associated external alterations	0.08	U/C

COMMITMENTS: 1st APRIL 2014**ST. PAUL'S**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
09/01244/FUL	24/11/2009	SPA0014E	Thomas House, St Margarets Road	55	B1a C3	36 176 55	A1 A4 B1a	Demolition of Thomas House, St Margarets Road & 1 St Margarets Parade and construction of mixed use building comprising commercial unit (classes A1, A2, B1) on ground floor, and 9 one bedroom and 4 two bedroom flats (total 13 flats) at ground, first, second and third floors (revised scheme).	0.04	N/S
10/01162/COU	09/09/2010	SPA0016E	311 High Street	125	A3	125	A2	Change of use from former travel agents/office to Class A3 use (Milkshake bar)	0.01	N/S
11/00238/COU	19/04/2011	SPA0018E	25 Bennington Street		C3	12	A1	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.	0.004	U/C
11/00955/COU	01/09/2011	SPA0020E	Widdows Motor Parts, Milsom Street	215	C1	215	SG	Change of use of building to ancillary storage and laundry facilities for hotel	0.04	N/S
11/00514/FUL	08/12/2011	SPA0022E	379 - 383 High Street	64.5	A1 C3	435	SG	Construction of a new building for mixed residential and retail use, following the demolition of the existing building	0.056	N/S
11/01782/FUL	13/02/2012	SPA0024E	363 High Street	36	A1			Erection of a part two storey and part single storey rear extension	0.007	N/S
13/01795/COU	28/11/2013	SPA0025E	Unit 6 The Brewery Henrietta Street	319	D1	319	A1	Change of use of part of unit from A1 (Retail) to D1 (Dental Surgery) and creation of a new access	0.03	N/S

COMMITMENTS: 1st APRIL 2014**ST. PETER'S**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
07/01640/COU	17/01/2008	SPE0005E	360 High Street	68	A5	68	A1	Change of use from retail shop (class A1) to hot food take away (class A5) and retention of existing 1st floor self-contained flat.	0.0136	N/S
10/01854/FUL	05/04/2011	SPE0011E	Former Excell Eggs Site, 29 New Street		C3	257.4	B8	Erection of four dwellings and four flats following demolition of existing office/warehouse/storage buildings.	0.08	N/S
10/01322/TIME	05/10/2010	SPE0012E	Fletcher And Hamilton Engineering, Grove Street	202	B1a C3	83	B8	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.	0.07	U/C

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
11/00945/FUL	14/09/2011	SPE0015E	29-31 Millbrook Street	186	B1a C3	138 138 138	B1a B1b B1c	Revised scheme for front block to provide 2x one bedroom and 2x two bedroom flats and commercial unit at ground floor - (revision to approved scheme 10/01496/TIME).	0.1218	U/C
08/01443/COU	20/11/2008	SPE0019E	Unit F, Kingsmead Industrial Estate, Princess Elizabeth Way	177	B2	177	B8	Change of use of Unit F from B8 to B2.	0.018	N/S
09/00013/FUL	16/04/2009	SPE0021E	2 Gloucester Road	484 479	A2 D2 C1			Mixed use development comprising 188 student bedsits (in cluster flats - C1 use), commercial units on part of ground floor (restricted to A2/B1 use) and a gymnasium/games room within basement floor.	0.26	U/C
11/00809/REM	09/09/2011	SPE0022E	Spirax Sarco Ltd, St Georges Road	1933 11008	B1a C2	8193	B2	Application for reserved matters (Outline approval ref: 08/01143/OUT) for a mixed use development comprising 1933sq.m of B1 offices and a C2 close care retirement centre (comprising 90 bedrooms and 67 flats)	1.33	U/C
09/00484/FUL	23/07/2009	SPE0024E	Mark Baynes Motors, Grove Street	58	A1 C3	206	B1c	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.	0.0353	N/S
09/01199/COU	09/10/2009	SPE0026E	M And D Engineering, Grove Street		C3	70	B1a	Alterations to existing B1 light industrial/workshop building to include change of use of upper floor to residential unit.	0.02	N/S
09/01320/COU	02/11/2009	SPE0027E	20 Arle Gardens	50.5	D1		C3	Change of use to childminding business for a maximum of 12 children.	0.02	N/S
09/00819/FUL	29/07/2010	SPE0032E	Building to rear of Gas Holder, Arle Avenue	99.2	B8			Conversion of former gas governor building to storage facility and use of former gas holder site for external storage and for the erection of portable buildings to house offices, meeting room and ancillary accommodation.	0.25	N/S
11/00469/COU	02/06/2011	SPE0034E	304 High Street		C3	351	A1	(No.304) Conversion of retail storage area into 4 self contained flats	0.01	N/S
12/01798/COU	06/02/2013	SPE0043E	304 High Street	123.9	A3	123.9	A1	Change of use from Retail (A1) to Restaurant (A3)	0.0136	N/S
13/00330/COU	08/05/2013	SPE0046E	Unit 6, St Georges Business Park Alstone Lane	177	B2	177	B1c	Proposed change of use from Class B1/B8 to Class B2 (General Industry)	0.021	N/S
13/00872/COU	12/07/2013	SPE0047E	Unit 39 Cheltenham Trade Park Central Way	361	D2	361	B1c	Change of use of industrial unit to gym (class D2) (re-submission of application 12/01664/COU)	0.04	N/S
13/01425/COU	18/10/2013	SPE0048E	Bramery House Bramery Business Park Alstone Lane	222 222	D1 B1a	444	B1a	Change of use to ground floor to D1 for substance mis-use services, first floor element to remain with B1 use for supporting administrative uses	0.04	N/S

COMMITMENTS: 1st APRIL 2014**SPRINGBANK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
11/01801/TIME	19/01/2012	SPR0004E	The White House, Kingsmead Road		C2 C3	3420	B1a	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.	0.342	N/S

COMMITMENTS: 1st APRIL 2014**ST. MARK'S**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
11/01646/TIME	04/01/2012	STM0010E	88 Tennyson Road	60	A1 C3			Re-building of former shop with flat over (previously demolished due to fire damage), construction of 9 additional new flats, and formation of new vehicular access onto Tennyson Road following demolition of 88 Tennyson Road.	0.12	N/S
13/00110/COU	14/03/2013	STM0016E	Abbeydale Nursing Home 281 Gloucester Road		C3	405	C2	Change of use from residential nursing home to dwelling	0.0998	N/S
13/01636/FUL	07/11/2013	STM0017E	Land Between 40 And 42 Edinburgh Place	117	A1			Infilling of pedestrian underpass to create additional A1 (shop) unit	0.01	N/S
13/02136/FUL	30/01/2014	STM0018E	44 Goldsmith Road	51	SG			Change of use of commercial unit to Sui Genuis (laundrette)	0.005	N/S
Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
14/00186/COU	10/03/2014	STM0019E	34 Edinburgh Place	265	B1(a)	265	B8	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	0.03	N/S

COMMITMENTS: 1st APRIL 2014
SWINDON VILLAGE

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
08/01268/FUL	14/10/2008	SWV0013E	Swindon Village Primary School, Church Road	32	D1			Erection of a detached building to provide additional storage.	1.347	N/S
08/01141/FUL	23/10/2008	SWV0014E	Land At Corner Of Swindon Road, Kingsditch Lane	487.73	B8			Erection of a single detached unit for use for storage and distribution with associated display and sales within Class B8.	0.274	N/S
11/01429/FUL	03/01/2012	SWV0019E	Spirax Sarco Ltd, Runnings Road	3760	B1c			Proposed warehouse and packing hall	4.25	N/S
12/00233/FUL	11/04/2012	SWV0026E	Unit J Gallagher Retail Park, Tewkesbury Road	465	A1			Installation of a mezzanine floor of 465 square metres for non trading purposes	0.05	U/C
12/00915/FUL	16/08/2012	SWV0028E	J Sainsburys Plc, Gallagher Retail Park, Tewkesbury Road	142	A1			Construction of new Explore Learn Facility (young persons maths and english tuition centre), accessed from within the store and situated beneath the existing shop front canopy	2.392	N/S
13/01181/COU	10/09/2013	SWV0031E	Unit J Gallagher Retail Park Tewkesbury Road	73 184	A2 A3	230	A1	Change of Use of units J1, and its curtilage, and J3 from Use Class A1 to Use Class A3 and A2 respectively	0.03	U/C
13/01654/FUL	21/11/2013	SWV0033E	Rees MOT Testing Ltd Hayricks Wharf Tewkesbury Road	91 91	B1c B2	267.5 267.5	B1c B2	Demolition of existing industrial building and erection of replacement building (B1/B2) and associated works	0.2	N/S
13/01765/FUL	22/11/2013	SWV0034E	Comet Unit H Gallagher Retail Park Tewkesbury Road	749	A1			Installation of mezzanine floor	0.1	U/C
13/01620/FUL	22/11/2013	SWV0035E	Unit F1 Gallagher Retail Park Tewkesbury Road	890	A1			Installation of mezzanine floor	0.09	N/S
13/02021/FUL	03/02/2014	SWV0036E	Freedom House Rutherford Way					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.		N/S

COMMITMENTS: 1st APRIL 2014**WARDEN HILL**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area	Status
12/00774/TIME	15/06/2012	WAR0001E	62 Alma Road	676	A1 C3			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).	0.128	N/S

APPENDIX 3
NON RESIDENTIAL LAND USE MONITORING REPORT JUNE 2017



CHELTENHAM
BOROUGH COUNCIL

Planning
Policy

Non-Residential Land Use Monitoring Report

June 2017

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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.

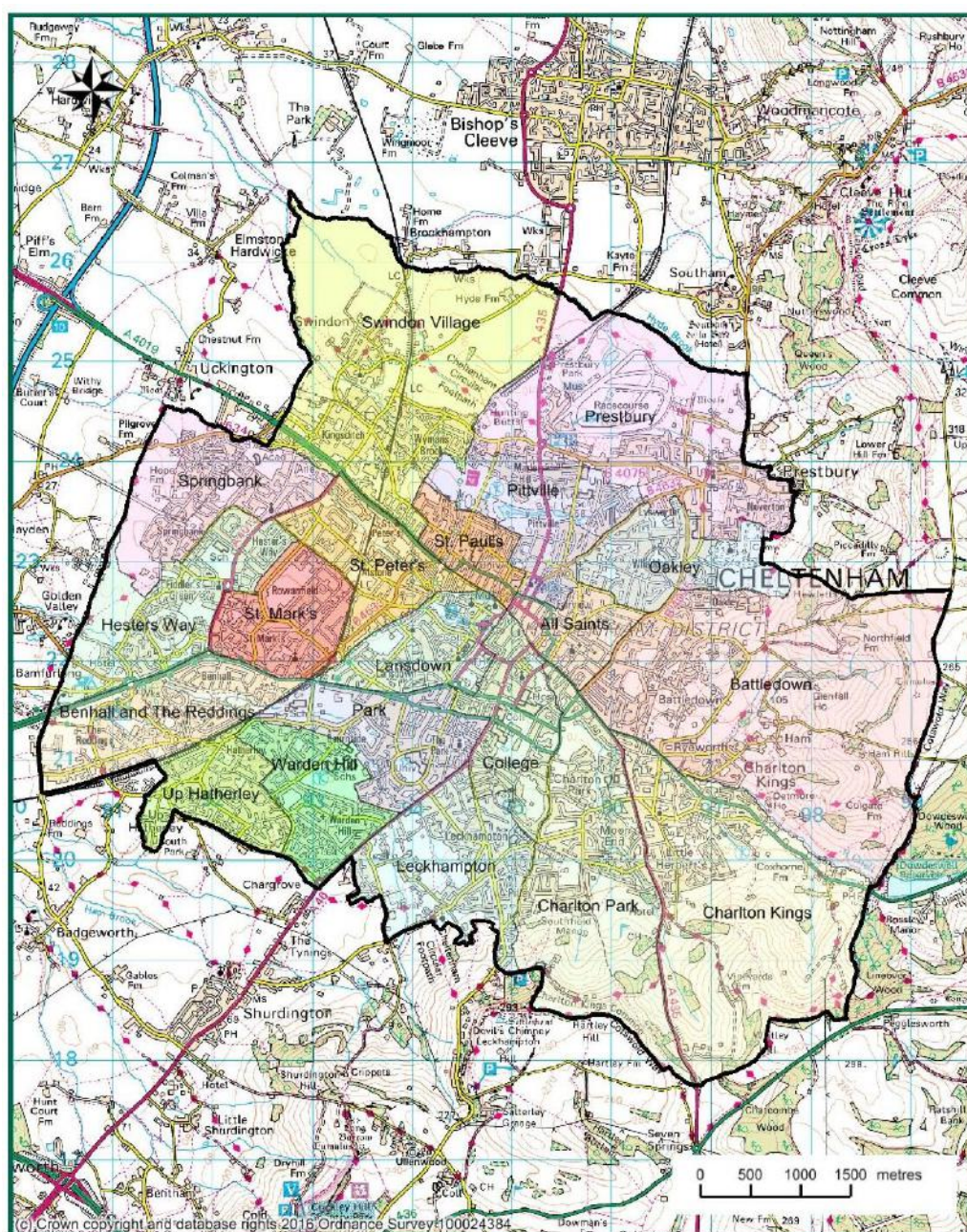


Figure 1.1 - The Borough of Cheltenham, divided by ward.



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.

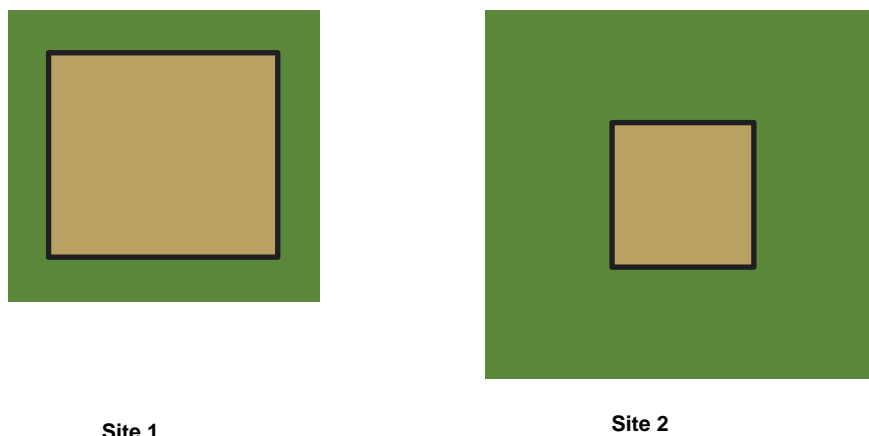


Figure 2.1 - An example diagram of two sites, the green area represents employment land (ha), whilst the gold area is allocated floor space (m^2).

- 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.

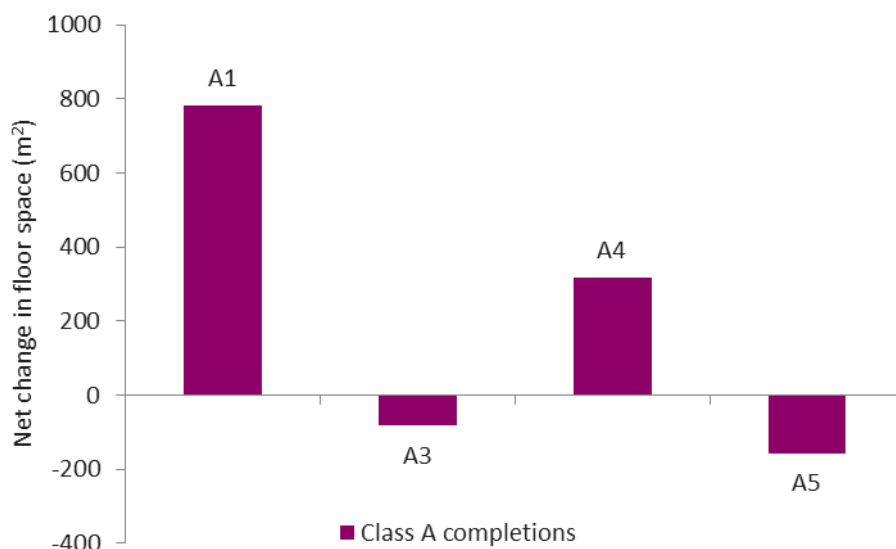


Figure 3.1 - Net changes to Class A floor space completions in the monitoring year 2016/17.

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.

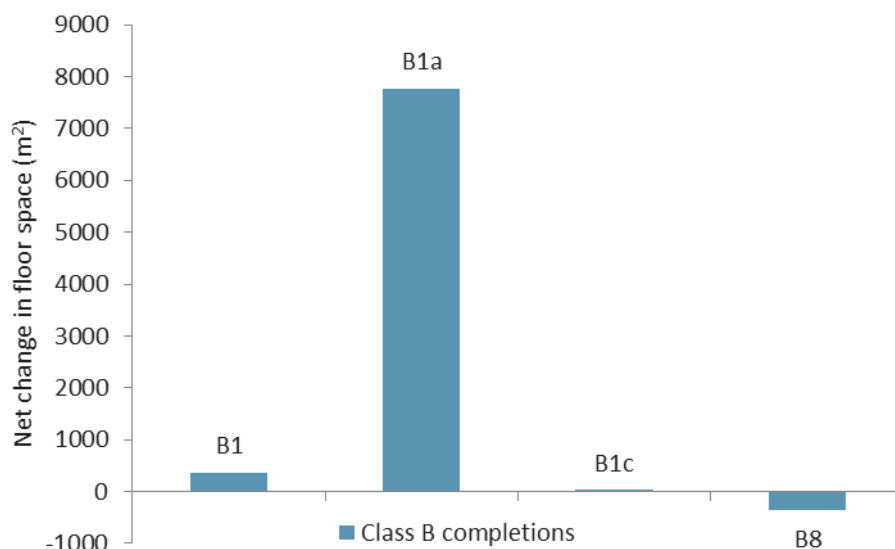


Figure 4.1 - Net changes to Class B floor space completions in the monitoring year 2016/17.

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.

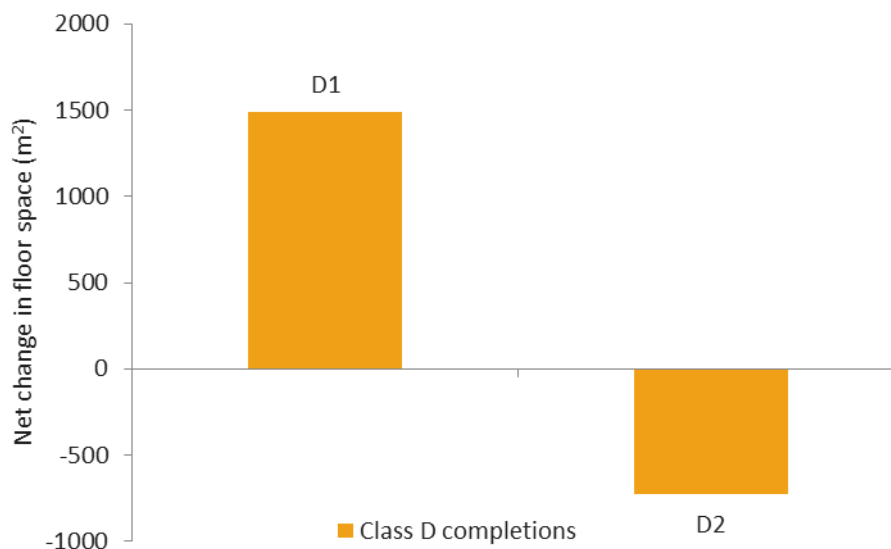


Figure 6.1 - Net changes to Class D floor space completions in the monitoring year 2016/17.

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.

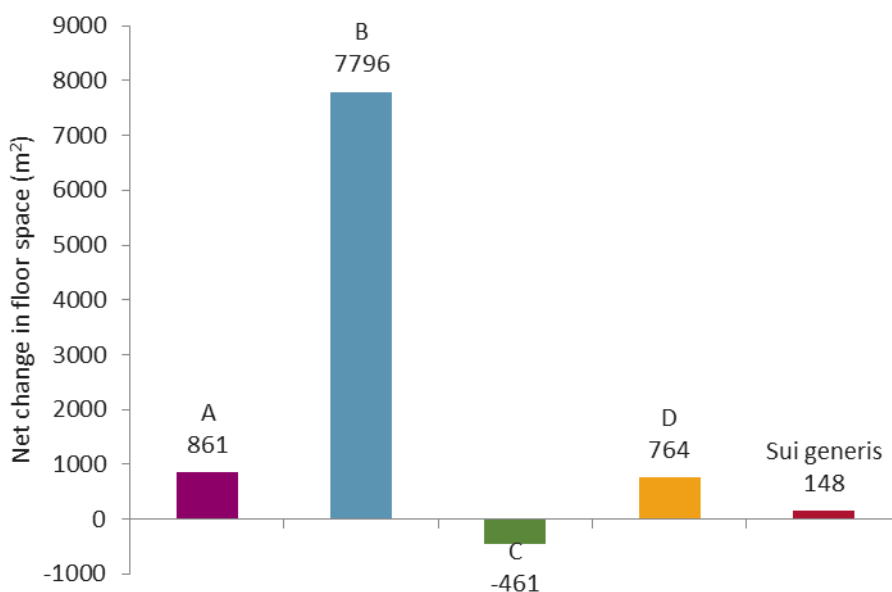


Figure 8.1 - Net changes to total floor space completions in the monitoring year 2016/17.

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.

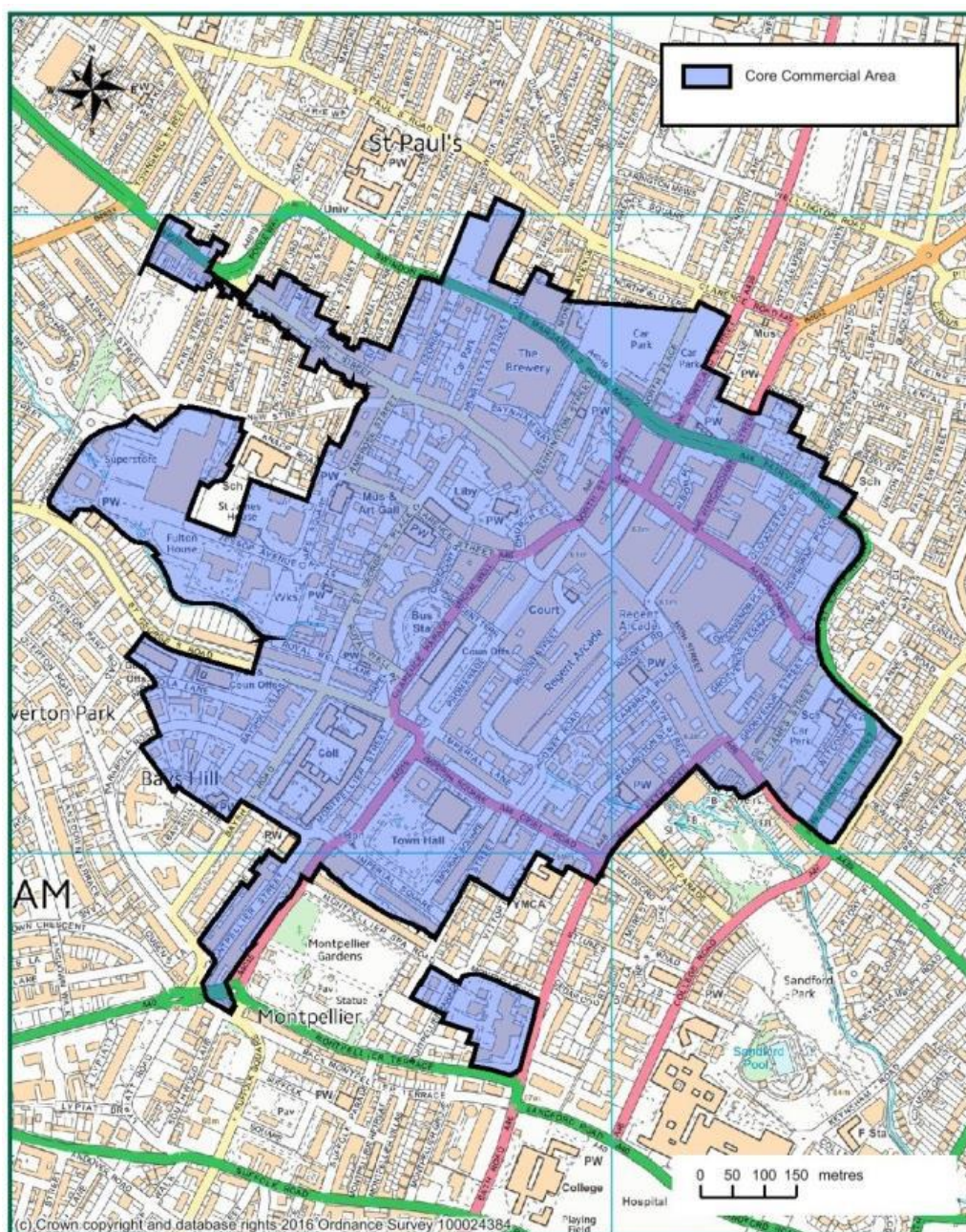


Figure 8.2 - The Core Commercial Area, located in the town centre of Cheltenham, covering the wards of All Saints, College, Lansdown, St. Paul's, and St. Peter's.



- 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.

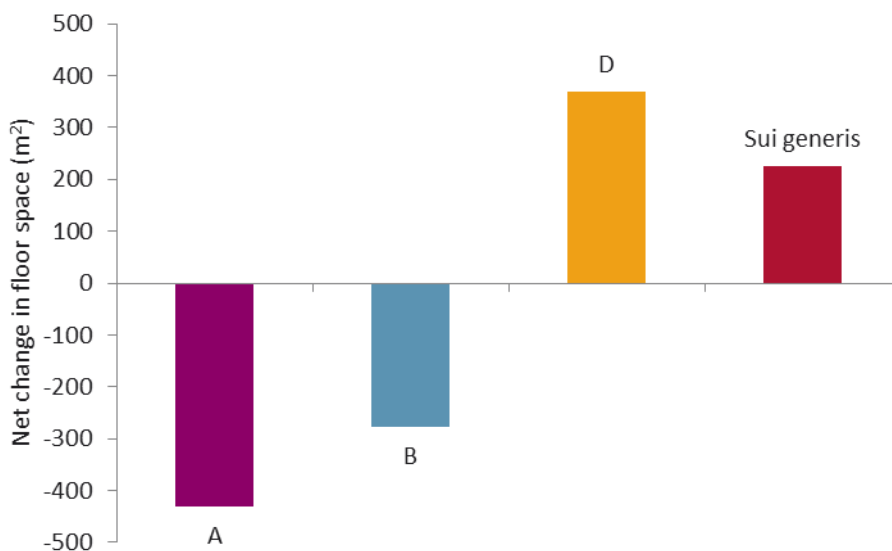


Figure 8.3 - Net changes to floor space completions in the CCA during 2016/17.

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).

APPENDIX 4

**COUNCIL'S EMAIL TO THE LOCAL PLAN INSPECTOR DATED 21 FEBRUARY 2019 REGARDING THE
COUNCIL'S POSITION REGARDING EMPLOYMENT SITES**

From: Hannah Millman
Sent: 21 February 2019 16:01
To: Tracey Smith
Cc: John Rowley
Subject: Council's position regarding Employment Sites

Dear Tracey,

During the economic development hearing session, the Inspector asked the Council to confirm its position regarding a question of double counting of employment sites being allocated in the plan, by email, below is the Council's response.

During the economic development hearing session held in the afternoon of Wednesday 13th February, a question was raised about whether the sites proposed for allocation in policy EM3 of the Cheltenham Plan is being double counted, whether the sites have already been taken into account in the Joint Core Strategy Economic Update Note, February 2016 (examination document reference ED019).

The JCS Economic Update Note, February 2016 demonstrates how the JCS authorities were planning to meet the employment land requirement at that time, including existing extant consents at that time and other available and suitable sites, as listed in appendix 2 of that document. The only site which features in the Update Note that also appears in the Cheltenham Plan is site E4 Chelt Walk, which in the update note is called Land at St George's Place/ St James' Square. This site was identified in February 2016 as having potential to be developed and it is from this potential site that the capacity of 1ha (rounded up) is derived, which led to the proposed allocation in the Cheltenham Plan.

The other sites that are within Cheltenham Borough which feature in the Economic Update Note, are those sites that had extant planning permission at that time.

The Council do not believe that any double counting has taken place between the Cheltenham Plan as submitted and the JCS Economic Update Note from February 2016.

The monitoring reports that are sited in Appendix 1 of the Economic Update Note, offer a snapshot in time, and can become out of date very quickly. The latest non-residential monitoring report produced by the Council dated August 2018 (Examination Library document reference NS068) gives the most up to date position available.

The Council have allocated sites E1, E2 and E3 to encourage these sites to be developed for employment uses, as they are considered appropriate for this use being in line with the overall strategy. To some degree it is irrelevant whether these sites have been double counted or not, although the Council does not believe this to be the case. The allocation of the site E4- Chelt Walk is consistent with the Economic Update Note and therefore the Joint Core Strategy as a whole.

Kind Regards

Hannah

Hannah Millman
Senior Planning Policy Officer

Cheltenham Borough Council
Website: www.cheltenham.gov.uk



RIDGE



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