



CHEL TENHAM

BOROUGH COUNCIL

Planning
Policy

Non-Residential Land Use Monitoring Report

February 2020

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1. Introduction

- 1.1 This report outlines the supply of land for non-residential uses to provide an accurate and up-to-date evidence base for Cheltenham Borough Council's Development Plan Documents. Surveys have been carried out annually since 2008, with 2010 being an exception. These surveys monitor all sites with planning permissions for all land uses except for C3 (residential dwellings) in Cheltenham Borough Council's administrative area, C3 use monitoring can be found in the separate Residential Land Availability Report¹. A description of the Use Classes has been provided in table 2.1. The status of live planning applications on sites has been recorded from the surveys stating if they are completed, under construction or not started. This report covers the period between 1st April 2018 and 31st March 2019.
- 1.2 The Council needs to ensure that there is a sufficient supply of land for job generating uses, to provide employment for continuing population growth. It is also important that there are enough facilities to serve communities, such as health and education. Therefore it is essential for the Council to monitor development completions and commitments which will inform the development of the Cheltenham Plan.

The NPPF

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

The JCS

- 1.4 The Gloucester, Cheltenham, Tewkesbury Joint Core Strategy³ (JCS) was adopted in December 2017 and provides a co-ordinated strategy to guide the development of the three authorities. During the plan period, the JCS requires the provision of 192 hectares of B-class employment land across the JCS area. This includes employment allocations of 23.4 hectares of job generating uses at North-West Cheltenham and an allocation for an employment led development of approximately 45 hectares of employment land at West Cheltenham, focussed on the creation of a cyber hub and high 'gross value added' jobs.

1.5 Local Industrial Strategy

The Local Enterprise Partnership is currently working on a Local Industrial Strategy. This aims to drive productivity and prosperity and support an inclusive economy.

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

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

³ <https://www.jointcorestrategy.org/>



The Cheltenham Plan

- 1.6 During the autumn of 2019, public consultation was held on the Main Modifications version of the Cheltenham Plan. The Plan will now be submitted to the Planning Inspectorate along with the consultation responses and supporting Evidence Base. The Cheltenham Plan proposes allocating local sites for future employment use and contains updated policies for the safeguarding of existing employment areas in the Borough.

Area Description

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

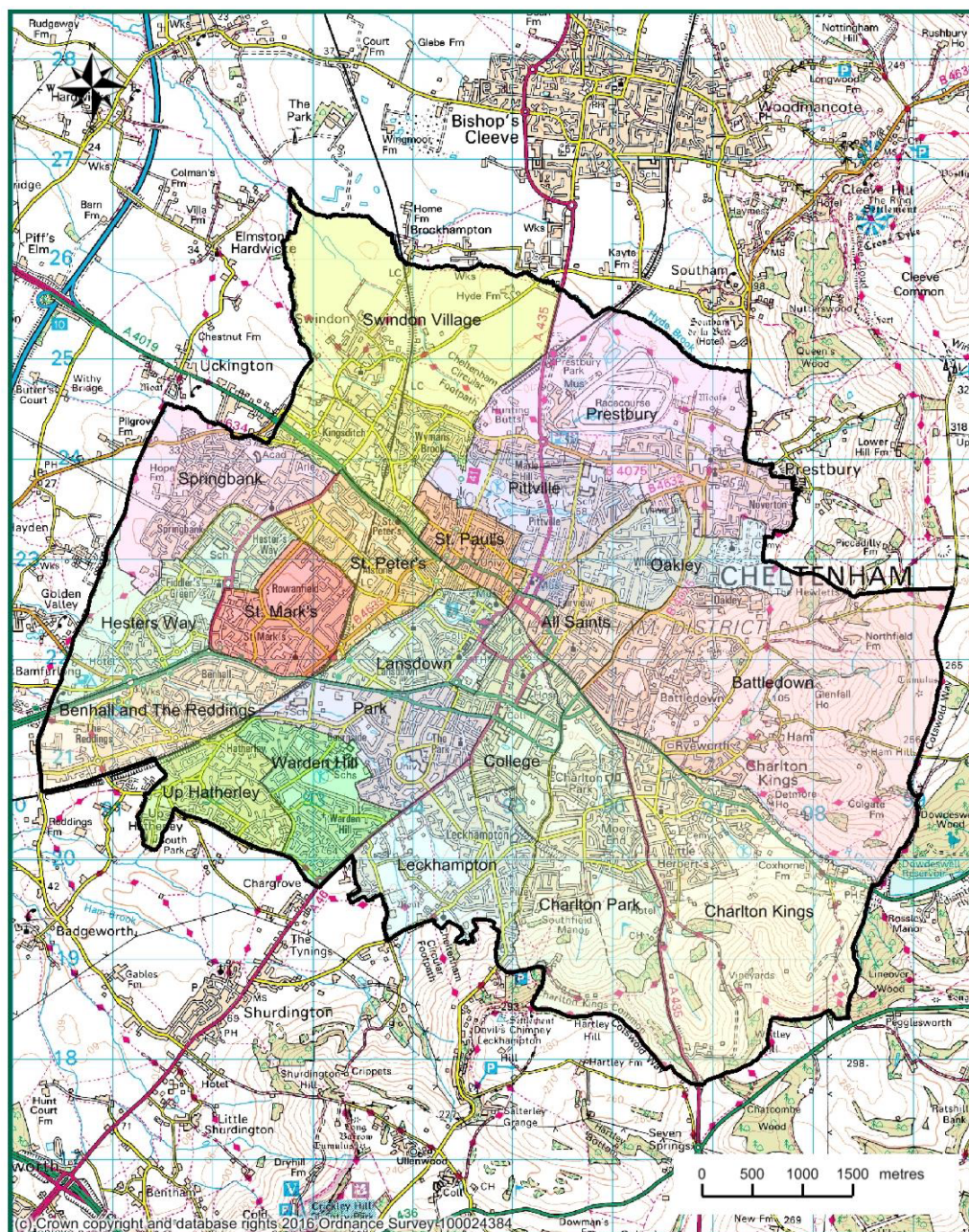


Figure 1.1 - The Borough of Cheltenham, divided by ward.



2. Methodology

- 2.1 Development of non-residential land uses includes new development of business and employment uses, changes of use and losses through demolition or conversion. The definitions for types of developments are included in table 2.2.
- 2.2 Unlike residential land use, which is measured by the number of dwellings provided or lost, non-residential land uses are measured by size. This report refers to the size of a site in two different ways; *Employment land* is the total area of a site, and is measured in hectares (ha). *Employment floor space* is the area which is designated for the usage described in the planning application, and is measured in metres squared (m²). For example, if the *employment land* area of an office block was 1ha, this might include some green space, a car park, and several access points. However, the actual area that constitutes B1 office space may only be 500m².
- 2.3 For the purposes of monitoring of planning permissions, no threshold for site size has been imposed. This report only considers applications which see either a gain or loss of floorspace in any use class, except C3. Chapters 3 - 7 of this report present a breakdown by Use Class of land gained and lost, and by whether the development takes place on brownfield (previously developed land as defined by the NPPF, 2019) or greenfield developments. This illustrates what has been gained and lost during the monitoring period and what changes can be expected in the Borough over the next few years, informed by extant planning permissions.

Use Classes

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



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

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

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

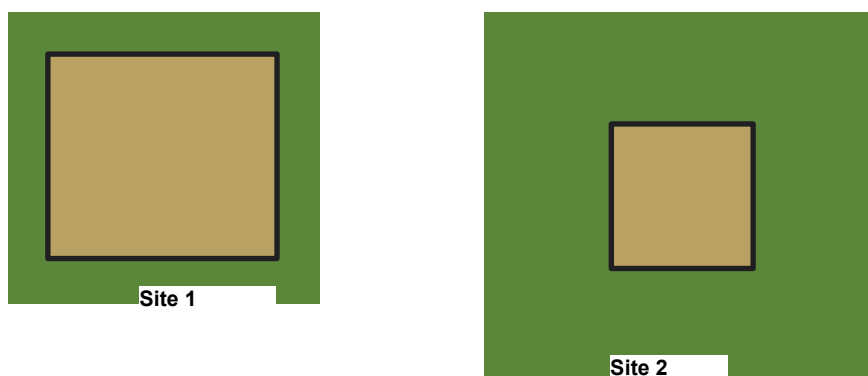


Figure 2.1 - An example diagram of two sites, the green area represents employment land (ha), whilst the gold area is allocated floor space (m^2).

- 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 ($200 - 500$).
- 2.12 Some applications propose to develop additional or replacement buildings on existing sites, such as a hot food pod in a supermarket car park. Often the application form will claim that the site area is equivalent to the whole supermarket and car park. If the new application is for the same use class then the site area is not counted to avoid double-counting the site area. If the use class is different, then the site area gain and loss is calculated as the land more associated with the new development rather than the existing development.

Limitations

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



3. Class A - Shops and Services

- 3.1 Class A land use constitutes any properties which are used for the retail of goods and services to the public. Throughout the monitoring period of 2018/19 Cheltenham experienced a net gain of **0.8529ha** of retail land and a net gain of **2,520m²** 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 2018/19, Cheltenham experienced a gross gain of **1.2298ha** of Class A retail land use, with specifically **5,611m²** of that land being designated as Class A floor space.
- 3.2.2 Gross gains of **0.203ha** of land and **1,437m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class A.
- 3.2.3 **4.6571ha** of land and **12,943m²** 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 2018/19	Not Started	Under Construction	Complete
<i>Retail Land (ha)</i>	4.6571	0.203	1.2298
<i>Floor space (m²)</i>	12,943	1,437	5,611

Land lost in Class A

- 3.3 Table 3.2 presents the losses recorded for Class A use.
- 3.3.1 In 2018/19, Cheltenham lost **0.3769ha** of Class A retail land, with specifically **3,091m²** of Class A floor space being lost.
- 3.3.2 **0.0584ha** of land and **749m²** of floor space is currently 'under construction' which will result in Class A uses being lost.
- 3.3.3 **4.0683ha** of land and **5,155m²** 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 2018/19	Not Started	Under Construction	Complete
<i>Retail Land (ha)</i>	4.0683	0.0584	0.3769
<i>Floor space (m²)</i>	5,155	749	3,091



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. Large gains for A1 and A3 helped to produce an overall net gain in Class A floor space, with the only net loss coming from A2. No completions occurred in A4.

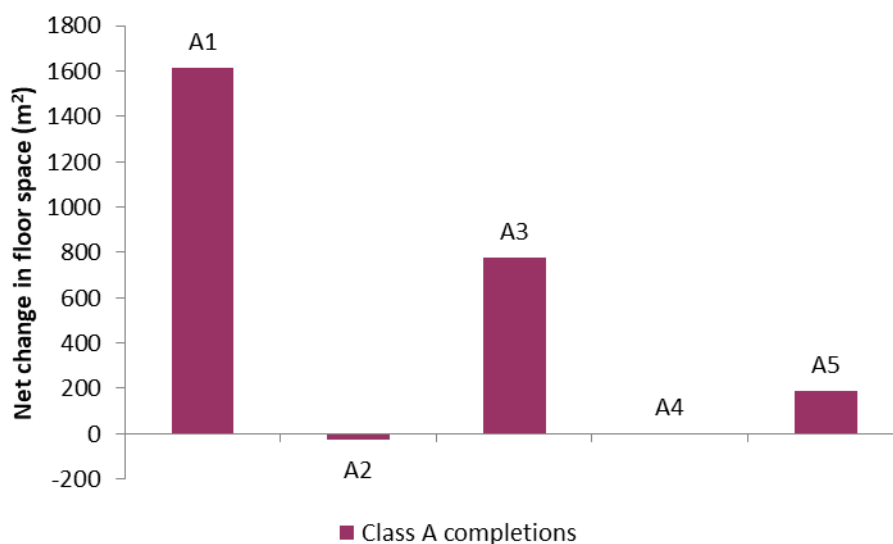


Figure 3.1 - Net changes to Class A floor space completions in the monitoring year 2018/19.

Notable developments

- 3.5 Significant Class A gains include 'Former Cotswold BMW, Tewkesbury Road' that provided a supermarket and coffee shop, totalling **3,079m²** of Class A floor space.

'Rear of 379 - 383 High Street' is currently under construction, and is expected to deliver **205m²** of Class A floor space.

Retail parks in the north-west of the town are also expected to deliver substantial Class A floor space, but are yet to be implemented. For instance, three developments at Gallagher Retail Park are expected to provide **3808m²**.

- 3.6 A completed loss is '62 Alma Road' which had a gross loss of **214m²** of Class A floor space. This was monitored last year while under construction as resulting in a loss of 676m², which was incorrect. There was originally an element of B2 on-site too.

'109 High Street' is currently under construction and expected to lose **749m²** of Class A floor space.

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

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



4. Class B - Business and Industrial Activities

- 4.1 Class B land use constitutes any properties which are used for business or industrial purposes. Throughout the monitoring period of 2018/19 Cheltenham experienced a net loss of **0.2854ha** of employment land and net gain of **5,863m²** 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 2018/19, Cheltenham experienced a gross gain of **3.3222ha** of Class B land use, with specifically **14,022m²** of that land being designated as Class B floor space.
- 4.2.2 Gross gains of **1.7506ha** of land and **8,990m²** of floor space are expected to occur at sites currently 'under construction' to Class B uses.
- 4.2.3 **5.0986ha** of land and **25,206m²** 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 2018/19	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	5.0986	1.7506	3.3222
<i>Floor space (m²)</i>	25,206	8,990	14,022

Land lost in Class B

- 4.3 Table 4.2 presents the losses recorded for Class B use.
- 4.3.1 In 2018/19, Cheltenham lost **3.6076ha** of Class B employment land, with specifically **8,159m²** of Class B floor space being lost.
- 4.3.2 **2.0752ha** of land and **11,532m²** of floor space is currently 'under construction' and in the process of being lost from Class B uses.
- 4.3.3 **1.8387ha** of land and **12,475m²** 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 2018/19	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	1.8387	2.0752	3.6076
<i>Floor space (m²)</i>	12,475	11,532	8,159



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. Most net gain came from B1, with some gain in B2 uses. These outweighed the losses of B8, leading to an overall net gain of Class B floor space.

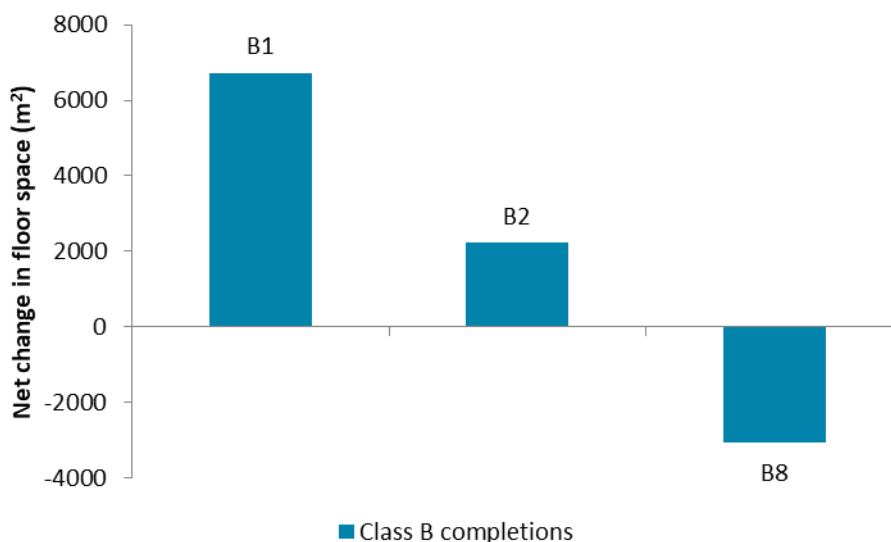


Figure 4.1 - Net changes to Class B floor space completions in the monitoring year 2018/19.

Notable developments

- 4.5 'Land on South Side of Jessop Avenue' had a gain of **5,857m²** of Class B floor space.
- 'Unit A, Ultra Electronics, Kingsditch Lane' is under construction and is expected to deliver **3,820m²** of Class B floor space.
- 'Land at North Road West/Grovefield Way' is also expected to deliver **13,948m²** of Class B floor space, but is yet to be implemented.
- 4.6 'Cotswold Building Offices, The Barlands, London Road' (also known as Dowdeswell Park) had a loss of **3,030m²** of Class B floor space.
- 'Unit A, Ultra Electronics, Kingsditch Lane' is currently under construction and is expected to lose **4,090m²** of Class B floor space.
- 'Portal Products, Kingsditch Lane' is expected to lose **3,693m²** of Class B floor space, but is yet to be implemented.
- 4.7 More details on all of the developments monitored in this report can be found in appendix 3.



5. Class C - Hotels, Hospitals, and Houses

- 5.1 Class C land use constitutes 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 2018/19 Cheltenham experienced a net loss of both **0.07ha** of non-residential land and **526m²** 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 2018/19, Cheltenham experienced a gross gain of **0.14ha** of Class C job-generating land uses, producing **1,056m²** of Class C floor space.
- 5.2.2 Gross gains of **0.1175ha** of land and **1,122m²** of floor space are expected to occur at sites currently 'under construction' and in the process of changing to Class C.
- 5.2.3 **70m²** of permitted floor space also hold extant permissions for Class C that are yet to be implemented. No land will be generated as the site is within an existing C1 use.

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

Class C gains 2018/19	Not Started	Under Construction	Complete
<i>Job generating land (ha)</i>	0	0.1175	0.14
<i>Floor space (m²)</i>	70	1,122	1,056

Land lost in Class C

- 5.3 Table 5.2 presents the losses recorded for Class C use.
- 5.3.1 In 2018/19, Cheltenham lost **0.21ha** of Class C job generating land, with specifically **1,582m²** of Class C floor space being lost.
- 5.3.2 **0.116ha** of land and **850m²** of floor space is currently 'under construction' which will result in Class C uses being lost.
- 5.3.3 **0.285ha** of land and **1,534m²** of designated floor space also hold extant planning permissions involving a loss of Class C land use, but are yet to be implemented.

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

Class C losses 2018/19	Not Started	Under Construction	Complete
<i>Job generating land ha)</i>	0.285	0.116	0.21
<i>Floor space (m²)</i>	1,534	850	1,582



Net changes by use class

- 5.4 Figure 5.1 presents the net changes of floor space completions for each individual use class within Class C. A handful of net gains involving C1 uses were outweighed by the change of use of Overton House from a C2 use to B1 and residential, resulting in a net loss of Class C floor space.

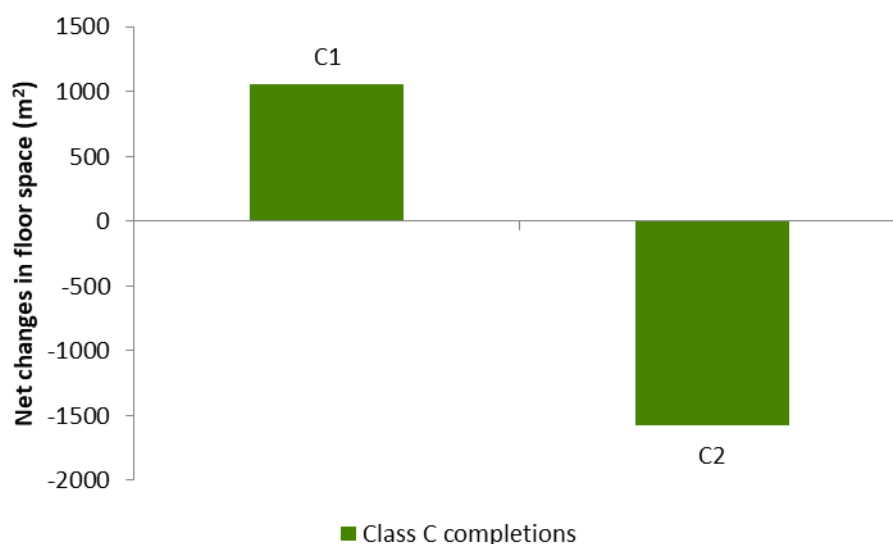


Figure 5.1 - Net changes to Class C floor space completions in the monitoring year 2018/19.

Notable developments

- 5.5 Class C gains include '133 Promenade', which delivered **577m²** of Class C floor space. '8 Orrisdale Terrace' also generated **160m²** of floor space. This was monitored last year as 'not started' with 236m² but this figure was incorrect as it contained an element of C3. This has been removed from this year's completed figure.

'125-127 Promenade' presents a significant Class C gain currently under construction. It is expected to deliver **832m²** of Class C floor space.

'38 Evesham Road' is also expected to deliver **70m²** of Class C floor space, but is yet to be implemented.

- 5.6 A notable Class C loss in 2018/19 was 'Overton House, Overton Road', which resulted in a loss of **1,582m²** of floor space.

'Wyastone Hotel, Parabola Road' is currently under construction and will result in a loss of **650m²** of Class C floor space.

'The Cheltenham Townhouse, 12-14 Pittville Lawn' is expected to lose **930m²** of Class B floor space, but is 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 2018/19 Cheltenham experienced a net gain of both **0.4208ha** of non-residential land and **941m²** 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 2018/19, Cheltenham experienced a gross gain of **0.4508ha** of Class D non-residential land use, with specifically **2,282m²** of that land being designated as Class D floor space.
- 6.2.2 Gross gains of **0.3184ha** of land and **812m²** of floor space are expected to occur at sites currently 'under construction' and in the process of becoming Class D use.
- 6.2.3 **2.8086ha** of land and **5,638m²** of permitted floor space also hold extant permissions for Class D that are yet to be implemented.

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

Class D gains 2018/19	Not Started	Under Construction	Complete
<i>Job generating land (ha)</i>	2.8086	0.3184	0.4508
<i>Floor space (m²)</i>	5,638	812	2,282

Land lost in Class D

- 6.3 Table 6.2 presents the losses recorded for Class D use.
- 6.3.1 In 2018/19, Cheltenham lost **0.03ha** of Class D job generating land, with specifically **1,341m²** of Class D floor space being lost.
- 6.3.2 **0.5308ha** of land and **3,559m²** of floor space is currently 'under construction' and in the process of being lost from Class D.
- 6.3.3 **0.1603ha** of land and **788m²** of designated floor space also hold extant planning permissions involving a loss of Class D land use, but are yet to be implemented.

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

Class D losses 2018/19	Not Started	Under Construction	Complete
<i>Job generating Land (ha)</i>	0.1603	0.5308	0.03
<i>Floor space (m²)</i>	788	3,559	1,341



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. Class D1 experienced a slight net loss while Class D2 saw a net gain.

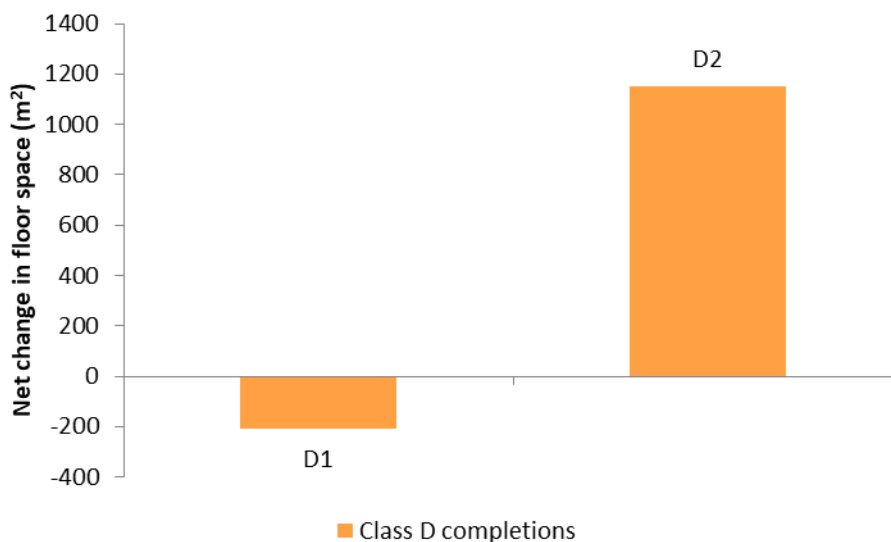


Figure 6.1 - Net changes to Class D floor space completions in the monitoring year 2018/19.

Notable developments

- 6.5 Major Class D gains included 'Pates Grammar School, Princess Elizabeth Way' (**941m²**).
- 'Warners of Cheltenham, Blaisdon Way' is currently under construction and is expected to deliver **635m²** of Class D floor space.
- 'Pittville School, Albert Road' is also expected to deliver **1,522m²** of Class D floor space, but is yet to be implemented. This was previously expected to deliver 2,400m² but this has been deemed to be inaccurate.
- 6.6 Class D losses include 'Gloscat Cheltenham Campus, Princess Elizabeth Way' with **1,007m²** of floor space lost.
- Sites currently under construction that will result in a loss of Class D floor space include 'Rear of 379-383 High Street' (**800m²**).
- 'St. Paul's Church Centre, St. Paul's Road' is expected to result in a loss of **396m²** 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 2018/19 Cheltenham experienced a net loss of both **0.9163ha** of sui generis land and **2,624m²** 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 2018/19, Cheltenham experienced a gross gain of **0.174ha** of sui generis job generating land use, with specifically **2,028m²** of that land being developed as sui generis floor space.
- 7.2.2 **5m²** of sui generis are under construction on a site that is already sui generis, so there is no change in land.
- 7.2.3 **0.797ha** of land and **2,393m²** of permitted floor space also hold extant permissions for sui generis that are yet to be implemented.

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

Sui generis gains 2018/19	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	0.797	0	0.174
<i>Floor space (m²)</i>	2,393	5	2,028

Land lost in sui generis

- 7.3 Table 7.2 presents the losses recorded for sui generis use.
- 7.3.1 In 2018/19, Cheltenham lost **1.0903ha** of sui generis land, with specifically **4,652m²** of sui generis floor space being lost.
- 7.3.2 **0.6166ha** of land and **4,010m²** of floor space is currently 'under construction' and in the process of being lost from sui generis.
- 7.3.3 **2.296ha** of land and **2,477m²** of designated floor space also hold extant planning permissions involving a loss of sui generis land use, but are yet to be implemented.

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

Sui generis losses 2018/19	Not Started	Under Construction	Complete
<i>Employment Land (ha)</i>	3.486	0.6166	1.0903
<i>Floor space (m²)</i>	5,302	4,010	4,652



Notable developments

- 7.5 Significant sui generis gains include 'Unit V, Kingsditch Industrial Estate', which delivered and **494m²** of floor space in 2018/19. '217 Gloucester Road' was mistakenly described in chapter 7 of last year's report as 1,196m² not started. This was incorrect – however, Appendix 3 of that report gave the correct details of completed for 190m².

Only one site resulting in a gain of sui generis floor space is under construction. The site is '245 Prestbury Road' is expected to deliver **5m²**.

'Portal Products, Kingsditch Lane' is also expected to deliver **1,509m²** of sui generis floor space, but is yet to be implemented.

- 7.6 Notable sui generis losses include 'Cotswold BMW, Tewkesbury Road', which resulted in a loss of **4,133m²** of floor space.

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

'Tim Fry Landrovers, Athelney Way' has yet to be implemented but is expected to result in a loss of **2,442m²** of sui generis floor space.

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



8. Statistics

Net changes to employment land

- 8.1 In 2018/19, Cheltenham experienced an overall net gain of **0.002ha** of non-residential land and a net gain of **6,174m²** 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 is presented in appendix 1 and appendix 2.

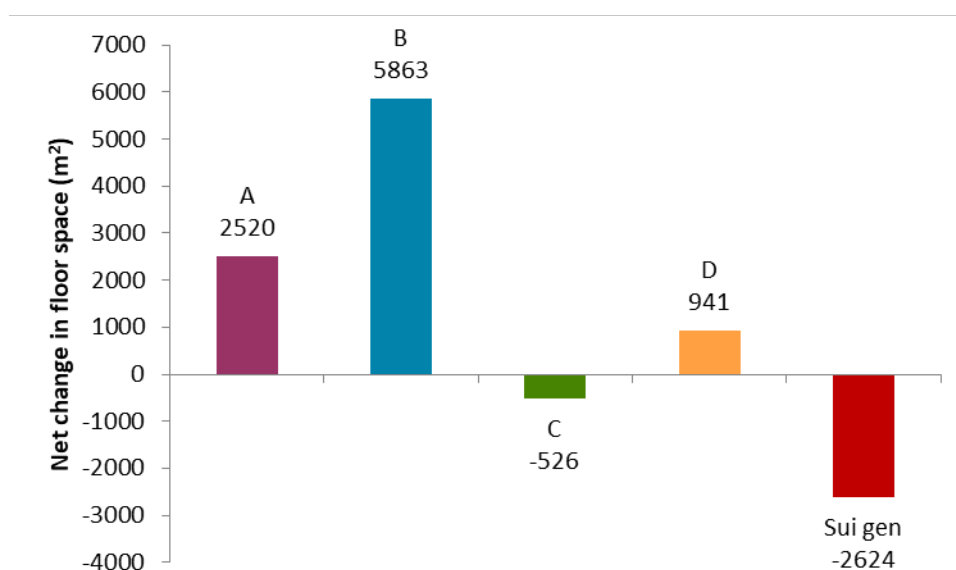


Figure 8.1 - Net changes to total floor space completions in the monitoring year 2018/19.

Greenfield and Brownfield sites

- 8.2 In 2018/19, two sites were monitored as constituting greenfield development.
- 8.2.1 'Wellinghill House, London Road' and 'Balcarras Farm, London Road' delivered **313m²** and **68m²** on a greenfield site respectively.
- 8.2.2 'Land at North Road West/Grovefield Way' and 'Coxhorne Farm, London Road' are currently unimplemented, but expected to deliver **16,192m²** and **382m²** of floor space on a greenfield site.

The remaining sites monitored consisted of brownfield developments.



The Core Commercial Area

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

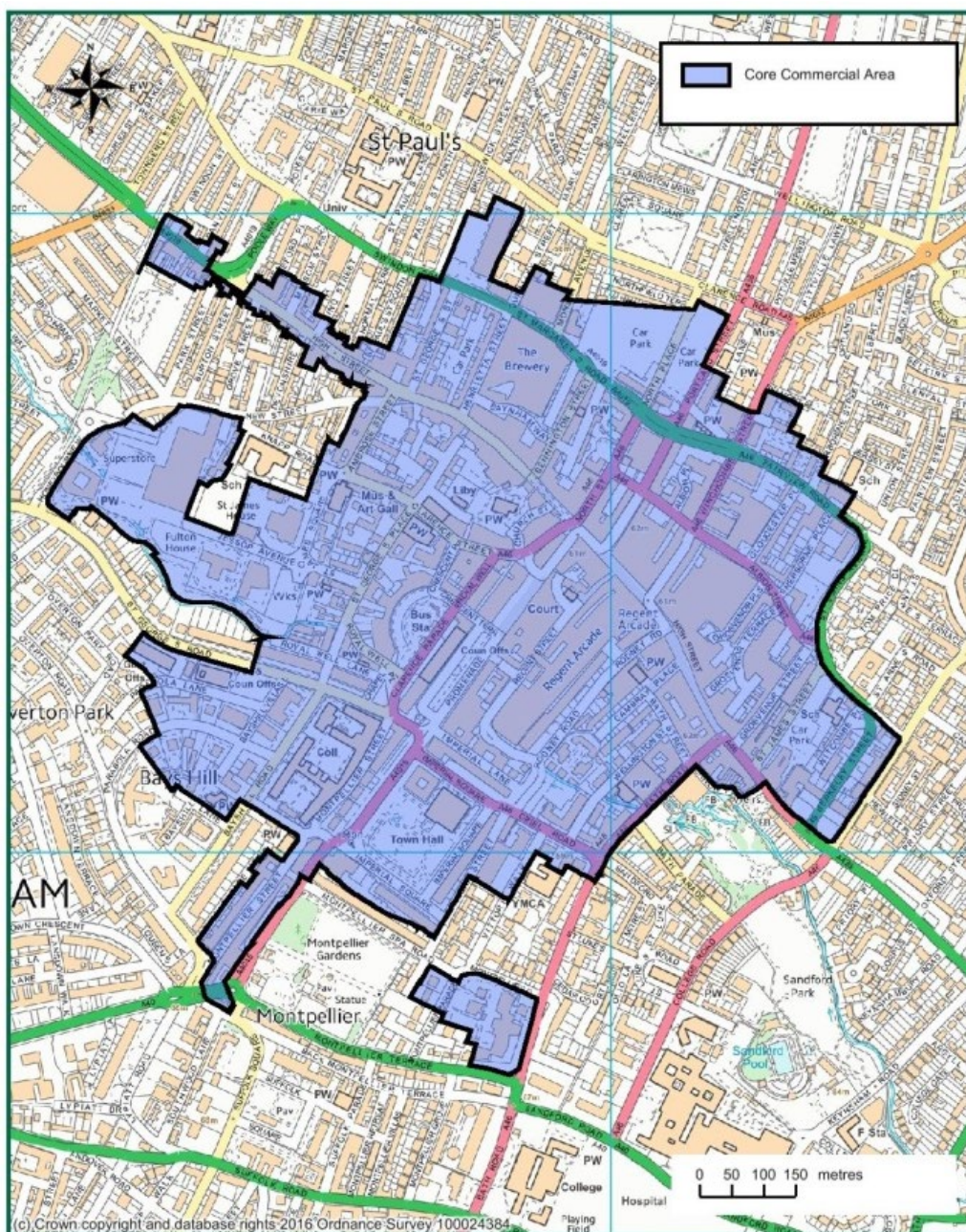


Figure 8.2 - The Core Commercial Area, located in the town centre of Cheltenham, covering the wards of All Saints, College, Lansdown, St. Paul's, and St. Peter's.



- 8.4 The CCA experienced a net gain of **0.0462ha** of non-residential land and gained **6,430m²** of floor space during 2018/19. Figure 8.3 presents the net gains and losses of floor space for each use class in the CCA. Whilst Class A and sui generis showed net losses in the CCA, Class B and D uses experienced net gains.

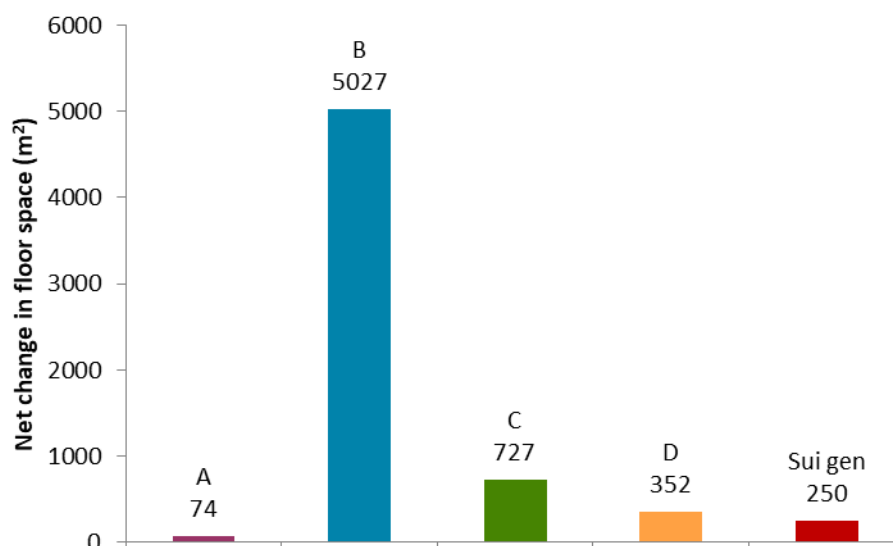


Figure 8.3 - Net changes to floor space completions in the CCA during 2018/19.



Appendices

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

Use Class	Total Completions	
	Employment Land (ha)	Floor space (m ²)
A1	1.036	3,947
A2	0.015	97
A3	0.1538	1,295
A4	0	0
A5	0.025	272
Class A Total	1.2298	5,611
B1	0.5722	9,191
B2	0.67	3,326
B8	2.08	1,505
Class B Total	3.3222	14,022
C1	0.14	1,056
C2	0	0
Class C Total	0.14	1,056
D1	0.0645	1,131
D2	0.3863	1,151
Class D Total	0.4508	2,282
Sui Generis Total	0.174	2,028
Grand Total	5.3168	24,999

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

<i>Use Class</i>	Total Losses	
	<i>Employment Land (ha)</i>	<i>Floor space (m²)</i>
A1	0.3203	2,372
A2	0.01	185
A3	0.0406	450
A4	0	0
A5	0.006	84
Class A Total	0.3769	3,091
B1	0.6036	2,478
B2	2.175	1,104
B8	0.829	4,577
Class B Total	3.6076	8,159
C1	0	0
C2	0.21	1582
Class C Total	0.21	1,582
D1	0.03	1,341
D2	0	0
Class D Total	0.03	1,341
Sui Generis Total	1.0903	4,652
Grand Total	5.3348	18,825

Appendix 3 – Sites monitored in 2018/19 and development status

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

All Saints

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
ALS0015E	13/00827/OUT	Baylis Haines & Strange Gloucester Place	A1	SG D2	-4020	0.57	U/C	[Floor space gain changed to 610sqm from 257sqm. Loss increased to 4630sqm.] Regeneration incorporating construction of 33 houses, 48 apartments, 6 retail units, new vehicular access and associated works following demolition of all of the existing buildings.
ALS0017E	16/01651/COU	27 Winchcombe Street	A3	A1	0	0.006	N/S	Change of use from A1 (Retail) to A3 (Restaurant).
ALS0042E	18/01721/FUL	109 High Street	A1 B1	A1 D2	-27	0.146	U/C	External alterations to the building including extension to the front of the building; change of use of first floor from ancillary retail space (Class A1) to offices (Class B1a); change of use of second floor from vacant leisure space (Class D2) to offices (Class B1a); and installation of plant equipment and re-configuration of the parking layout.
ALS0050E	16/00600/P3JP A	Tebbit House 51 Winchcombe Street		B1	-400	0.0191	C	Notification of a proposed Change of Use to Dwellings. Change of use of 1st, 2nd and 3rd floors of Tebbit House from Offices (B1) to residential (C3).
ALS0056E	15/01782/FUL	Beechwood Place Shopping Centre	A1		180	0.01	C	Creation of 180 square metres (GIA) of additional Class A1 retail floor space at first floor level to infill part of existing atrium
ALS0059E	16/01458/FUL	147 High Street Cheltenham	A1		545	0.16	C	Redevelopment of façade, erection of first floor extension and works to roof and plant.
ALS0061E	17/01394/COU	Second Floor, Richwood House, 1 Trinity School Lane		B1	-130	0.013	N/S	A change of use to the first & second floor offices (B1) of Richwood House to two one bedroom flats (C3)
ALS0063E	17/02490/COU	50 Winchcombe Street	D2	A3	0	0.0206	C	Change of use from A3 to D2 leisure
ALS0064E	18/00279/COU	71 High Street		A1	-86	0.01	N/S	Change of use of upper floors from storage area into self-contained flat
ALS0065E	18/01009/FUL	83 Hewlett Road	D2	A1	0	0.012	C	Use of part of the ground floor as yoga studio (Class D2).
ALS0066E	18/00993/COU	65 High Street	A3	A1	0	0.02	C	Proposed change of use from Class A1 (retail) to Class A3 (restaurant) use
ALS0067E	18/00125/FUL	63 High Street	A3 A5	A1	0	0.02	C	Change of use from A1 to A3 restaurant and ancillary A5 hot food takeaway
ALS0068E	18/02022/FUL	69 Leighton Road	SG		147	0.01	C	Change of use from C3 to Sui Generis (HMO with 7 existing occupants). New single storey extension to form a larger kitchen and shower room/toilet. Demolish single storey extension of existing shower room/toilet (part retrospective)
ALS0070E	18/02279/COU	Units 2 To 4 Keynsham Works Keynsham Street	B1 D2	B2	0	0.03	C	Change of use from former brewery to offices (B1) and private gym/exercise studio (D2) (retrospective application)

Battledown

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
BAT0008E	14/00047/FUL	264 London Road	A1 A3	A1 A2	-5	0.0185	C	Infill extension and change of use. Completed 2015 but mistakenly not included then.
BAT0009E	18/02226/FUL	133 Hales Road		C1	-185	0.07	N/S	Reverting back to residential from residential/ B and B use
BAT0012E	14/01419/FUL	The Hewlett, Harp Hill	A4		53	0.1139	N/S	Single storey side extension and enlarge car park
BAT0014E	16/00311/FUL	Land Next To Unit 3 Saxon Way	B1		140	0.07	N/S	Construction of B1c light industrial unit
BAT0016E	17/02003/FUL	Charlton Kings Cricket Club, Greenway Lane	D2		148	1.5	N/S	Replacement cricket pavilion building and change of use of land outside of the existing fence line from agricultural to leisure.
BAT0017E	18/00540/FUL	Tim Fry Landrovers, Athelney Way	B1 B8	SG	-732	0.58	N/S	Erection of 18 no. industrial units for light industrial and storage purposes (Use Classes B1(c) & B8) and associated works following demolition of existing buildings.
BAT0018E	18/01991/COU	Unit 3 Ultrronics House, Athelney Way	SG	B8	0	0.1	N/S	Change of use from B8 (storage/distribution) to MOT Centre (Sui Generis)
BAT0019E	18/01328/COU	Wellinghill House London Road	D2		313	0.29	C	Change of use at Wellinghill Farm from Agriculture and Equestrian to D2 Livery Yard (retrospective)

Benhall and The Reddings

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
BTR0003E	18/01004/FUL	Land At North Road West/Grovefield Way	A1 B1 D1		16192	4.13	N/S	Hybrid application seeking detailed permission for 5 914 sq.m of commercial office space (B1) 502 sq.m day nursery (D1) 1 742 sq.m food retail unit (A1) with parking, landscaping and infrastructure works. Outline planning permission sought for the erection of 8034 sq.m of commercial office space (B1) together with associated works with all matters reserved - except access (resubmission)
BTR0014E	18/01180/FUL	Land To Rear Of Nuffield Hospital Hatherley Lane	B1		3680	0.88	N/S	Erection of three storey B1(a) office building with associated car parking, landscaping and infrastructure
BTR0020E	14/01107/COU	390 Gloucester Road		SG	-345	0.036	N/S	Change of use of HMO to single dwelling involving demolition of rear wing to existing building

Charlton Kings

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
CHK0017E	15/01623/COU	219 London Road GL52 6HY	D2		70	0.006	N/S	Change of use of first floor flat from C3 to D2 to provide a small Pilates studio housing specialist equipment for rehabilitative physiotherapy health work
CHK0019E	16/01006/COU	Cotswold Building Offices, The Barlands, London Road	B2	B8	0	0.61	C	Change of use from B8 (storage) to cider production and distribution
CHK0021E	17/01044/FUL	Dowdeswell Park London Road	A1 A3 B1 B2 B8 D1	SG	4425	2.18	N/S	Extension and change of use of existing pump house, erection of new pavilion and visitor centre works to open up an underground vaulted area and creation of a parking area all for flexible employment and retail use.
CHK0023E	18/00167/COU	197 London Road	A3	A1	0	0.0064	C	Change of use from A1 (furnishing shop) to A3 (restaurant) and installation of an awning on front elevation
CHK0024E	14/01899/COU	Balcarras Farm London Road	C1		68	0.0068	C	Conversion of stable block to a one bedroom holiday cottage
CHK0025E	18/00023/FUL	Balcarras Farm London Road		C1	-419	0.14	N/S	Conversion of 5 holiday lets to two unrestricted residential units, totalling three residential units on site, one of which is already in existence.
CHK0026E	18/01548/COU	Dowdeswell Park London Road	B2	B8	0	0.2	U/C	Change of use of existing industrial/storage unit to use for food and drink preparation, production, storage, distribution and sale.
CHK0027E	18/00084/FUL	Coxhorne Farm London Road	B1 B8		382	0.165	N/S	Change of use of an agricultural barn to mixed use B1 and B8 use (Offices and Storage).
CHK0028E	18/01754/FUL	Dowdeswell Park London Road	B1 D2	B1	555	0.18	U/C	Extension and external alterations to office building including use of part of the building as a cafe (A3) and exercise/gym space (D2).

Charlton Park

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
CHP0009E	17/01609/FUL	99 - 101 London Road		A1	-465	0.0385	N/S	Erection of new four storey building to provide 8no. flats (7no. two bed and 1no. one bed) following demolition of existing building

College

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
COL0026E	17/00290/FUL	16 Ormond Terrace	B1		118	0.009	N/S	Change of use of the upper ground and first floor from residential to offices (B1).
COL0051E	17/00552/COU	13 Regent Street	A3	A1	0	0.0114	C	Change of use to Restaurant (Use Class A3).
COL0108E	15/01407/COU	10 Bath Mews, Bath Parade GL53 7HL	SG	B1	0	0.002	N/S	First floor change of use from category B1 to tattoo studio (sui generis)
COL0113E	15/02252/COU	76 Bath Road		A1	-23	0.002	C	Change of use from A1 to C3 (retrospective). Completed 2016 but not recorded by mistake.
COL0119E	16/01195/COU	Second Floor LHS rear, Calderwood House, 7 Montpellier Parade	D1	B1	0	0.01	N/S	Change of use from office (B1) to Sports and Remedial Massage Room (D1)
COL0121E	16/01589/FUL	Star Lodge, Montpellier Drive	B1		150	0.129	C	Proposed extension to form additional office space
COL0124E	16/02179/COU	Second Floor, 12 Imperial Square	D1	B1	0	0.005	N/S	Change of use from B1 offices to D1 consultancy rooms
COL0130E	17/01152/FUL	Vittoria House, 12 Vittoria Walk		B1	-595	0.184	U/C	Change of use of Grade II Listed regency villa from vacant office back into private dwelling.
COL0133E	16/00094/COU	222 Bath Road	A3 A5	A5	47	0.0095	N/S	Alterations to shopfront, internal alterations and change of use from hot food takeaway (A5) to restaurant/hot food takeaway (A3/A5) and change of use of first floor flats to A3/5.
COL0134E	17/02032/FUL	6 St James Terrace Suffolk Parade		SG	-112	0.0112	C	Change of Use from a dog grooming parlour to residential dwelling and replacement of a single storey extension with a two-storey extension (revised scheme)
COL0135E	17/02191/COU	15 Regent Street	B1	A1	0	0.011	C	Change of use of all areas to B1
COL0138E	17/02379/FUL	Cheltenham Jewellers Ltd, 84 High Street	SG	A1	0	0.01	N/S	Change of use from A1 retail (Shop) to a sui generis (amusement centre)
COL0139E	17/02476/FUL	First Floor 53 - 57 Rodney Road	D2	B1	0	0.017	C	Change of use from Use Class B1 (office) to Use Class D2 (yoga studio)
COL0140E	17/02496/FUL	8 Orrisdale Terrace	C1		160	0.02	C	Proposed Change of Use from dwelling to flat with B&B above. One-storey extension to rear.
COL0141E	18/00519/COU	11 Regent Street	A3	A1	0	0.025	N/S	11 & 12 Regent Street. Change of use of premises from Retail (A1) to a Restaurant (A3) together with erection of a replacement extension and internal alterations.
COL0142E	18/00583/FUL	90 High Street	A3	A1	0	0.02	N/S	Change of use of the ground floor from retail (A1) to a restaurant (A3) together with new shopfront and associated works at 90 High Street.
COL0143E	16/01131/FUL	42 Bath Road		B1	-732	0.05	C	Conversion of Offices (B1) to Residential (C3) comprising 12 apartments, with retention of Office (B1) at basement level - revision of 15/00322/FUL
COL0144E	16/00282/P3JP A	Eagle Star Tower, Montpellier Drive		B1	-1440	0.2	N/S	Change of use of floors 1-12 from offices (B1) to residential (C3) to provide 144 apartments
COL0145E	16/01131/FUL	Basement 42 Bath Road	D1	B1	0	0.02	N/S	Change of use from offices (B1) to dental surgery (D1) with internal & external alterations to include DDA compliant entrance
COL0146E	18/01219/FUL	21 Regent Street	SG	A1	0	0.006	C	Change of use of ground floor from Wedding Shop (A1) to Bar/Nightclub (sui generis). Creation of opening to internally connect to 10 Ormond Terrace (known as Aquavitae) at ground floor.

Hesters Way

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
HEW0008E	13/00924/FUL	Keltruck Limited Gloucester Road		B1	88	0.0112	C	Removal of single storey Portakabin and replacement with single storey building to accommodate reception and welfare office.
HEW0009E	17/01357/FUL	Gloscat Cheltenham Campus, Princess Elizabeth Way	B1	D1	0	0.1007	C	Change of use of part first floor from college use (use class D1) to independent office accommodation (use class B1(a))
HEW0010E	16/02308/FUL	GCHQ Benhall Hubble Road	B1		75	0.0861	N/S	Proposed single-storey visitor's centre entrance building
HEW0012E	17/00206/FUL	Pates Grammar School, Princess Elizabeth Way	D1	D1	801	10.34	C	Construction of new three-storey 6th form study centre and library block following demolition of existing caretaker's garages

Lansdown

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
LAN0014E	15/00962/COU	3 Royal Crescent		B1	-265	0.016	N/S	Change of use from Class B1 (offices) to Class C3 (single dwelling)
LAN0058E	16/02085/FUL	7 Lansdown Place		B1	-299	0.033	C	Change of use from commercial to a single residential unit
LAN0097E	17/00636/FUL	25 Imperial Square		B1	-350	0.011	N/S	Change of use from Class B1 (Office) to Class C3 (Residential)
LAN0108E	16/01499/FUL	John Dower House 24 Crescent Place		B1	-2721	0.38	U/C	Demolition of existing rear extension to John Dower House, former coach house at South Court and 66 St Georges Place; conversion of John Dower House; and construction of new buildings to accommodate retirement housing development comprising 80 apartments and shared facilities including lounge, communal gardens new pedestrian route (daytime only) between St Georges Place and Clarence Street.
LAN0112E	17/01311/FUL	Rivershill House, St Georges Road		B1	-3500	0.4057	N/S	Partial demolition of existing building, retention of building superstructure, erection of new facades and external modifications including extensions to redevelop the site to residential (C3) use comprising 63 no. apartments together with associated access, parking, infrastructure and landscaping.
LAN0125E	16/00314/FUL	60 St Georges Place	B1	B8	205	0.015	C	Four storey extension within the courtyard of an existing mixed use building to create additional office floor space. Change of use of some storage areas into office space.
LAN0127E	15/02243/COU	133 Promenade GL50 1NW	C1	B1	0	0.1	C	[Site area lowered to 0.1ha from 0.2ha.] Change of use from offices (B1) to hotel accommodation as part of existing hotel facilities at 129-131 Promenade with new ground floor extension/link and formation of external courtyard to 133 Promenade
LAN0128E	16/00719/FUL	22 Montpellier Walk	D2	A1	0	0.0043	N/S	First and Second Floor change of use from A1 to D2
LAN0131E	16/02024/FUL	81 Promenade	C1	A3	0	0.02	C	Change of use of basement and part of ground floor to create additional bedroom and ensuite bathroom facilities.
LAN0133E	16/01417/FUL	Land on South Side of Jessop Avenue	B1		5857	0.34	C	Erection of six storey B1 office development. [Floor space changed from 3400sqm to 5847sqm.]
LAN0139E	13/00582/COU	25 St Georges Road	D1	B1	0	0.0065	C	Change of use of the first floor from B1 to part-time D1. Completed approx. 2014.
LAN0141E	17/01438/COU	125 - 127 Promenade	C1	B1	0	0.0575	U/C	Change of use from office (B1) to hotel accommodation (C1) to be used as part of existing hotel facilities at 129-131 Promenade (with associated internal and external alterations).
LAN0142E	17/02390/COU	2 Queens Circus		B1	-97	0.0037	U/C	Proposed change of use of first floor from B1 to C3 to form a one bedroom flat
LAN0145E	17/01835/FUL	Wyastone Hotel Parabola Road		C1	-650	0.1	U/C	Change of use of hotel (C1) and coach house to two independent dwellings (C3), change of use and external alterations of rear annexe to create three 1-bed dwellings.
LAN0146E	17/01827/FUL	121 Promenade		B1	-400	0.03	N/S	Change of use from Class B1 to Class C3 Residential- single dwelling.
LAN0147E	18/00367/FUL	The Bottle of Sauce Ambrose Street	B1	C1	0	0.016	U/C	Conversion of the first and second floors to B1 office use
LAN0149E	17/02077/FUL	UPD House Knapp Road		D1	-276	0.0553	N/S	Change of use from Class D1 to 5no. one bedroom apartments with associated external alterations.
LAN0150E	18/00527/FUL	15 St Georges Road	B1		92	0.0046	N/S	Change of use (of top floor) from C3 to B1(a) (Offices)
LAN0151E	18/00792/COU	68 Clarence Street		A1	-60	0.0083	C	Change of use A1 (retail) to C3 (residential) and minor external alterations.
LAN0152E	16/02053/FUL	Overton House Overton Road	B1	C2	-678	0.21	C	Change of use of main villa from care home (C2) to offices (B1), erection of replacement circulation core to rear of existing building erection of two storey building to provide 5 no. self-contained flats (C3) following demolition of 1970's additions to the main villa. New rear vehicular access from Overton Park Road to provide (combined) 20 no. car parking spaces.

LAN0153E	18/00898/FUL	54 - 58 Clarence Street		D2	-116	0.025	N/S	Change of use of the first floor of 55 Clarence Street and 56 Clarence Street from Assembly & Leisure use to form one residential apartment. (Previously known as 54-58 Clarence Street)
LAN0154E	18/01167/COU	4 Queens Circus	A3	A1	0	0.01	C	Change of use of ground floor and basement from A1 to A3
LAN0155E	18/01641/FUL	Unit 2, 206 High Street	A3 A5	A1	0	0.03	C	Change of use from A1 (retail) to A3/A5 (restaurant with hot food takeaway) together with installation of roof level external plant
LAN0156E	18/01560/COU	11 Clarence Street	SG	B1	0	0.008	C	Change of use of first and second floor to a health and beauty clinic
LAN0157E	18/01738/FUL	6 St James Square	A2 B1	D1	0	0.03	C	Change of Use from existing Dental Surgery to Office Use Class B1 and A2
LAN0158E	18/02130/COU	97 St Georges Place	B1		183	0.02	C	Change of use from C3 to offices and erection of single storey rear extension

Leckhampton

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
LEC0020E	17/01287/FUL	Southend Lodge Moorend Grove	D2		58	0.0029	C	Change of use of two rooms within the property to allow for children's arts classes and adults' yoga classes.
LEC0021E	18/02197/FUL	Unit 5, East Side Industrial Estate Mead Road	B1		72	0.06	N/S	Provision of first floor extension over existing single storey light industrial unit

Oakley

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
OAK0008E	18/02186/FUL	245 Prestbury Road	SG		5	0.09	U/C	Proposed change of use to 13 bed supported living accommodation (sui generis), internal and external alterations to include the addition of an office at ground floor and an infill extension to the northeast elevation.

Park

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
PAR0011E	18/00361/COU	Corinth House, 117 Bath Road	B1	D1	0	0.157	U/C	Change of use of ground floor from Children's Day Nursery (D1) to Offices (B1a)
PAR0043E	17/00450/FUL	53 Great Norwood Street		A1	-194	0.0097	C	Change of use of two storey shop store/studio to single dwelling. Revised scheme to incorporate a dormer window following planning permission 16/01553/COU.
PAR0045E	15/01645/FUL	Raynsford, 24 Suffolk Square	C2		80	0.1237	U/C	Conversion of detached garage building to living accommodation in association with use of the main building as Care Home
PAR0047E	17/01872/FUL	59 Great Norwood Street GL50 2BQ		A5	-84	0.006	C	Change of use from hot food takeaway with residential accommodation above to single residential dwelling, proposed demolition of existing single storey additions to the rear and replacement with new part single storey and part two storey rear extension.
PAR0048E	18/02618/FUL	60 Painswick Road		D1	-310	0.0558	U/C	Part Change of use (ground and lower ground floor) to form a single residential apartment minor internal alterations to 3 No apartments (existing) at first and second floor level together with associated landscaping improvements within curtilage of application site
PAR0049E	17/01415/P3M PA	28 Andover Road	A1 A3	A1	0	0.01	C	Prior notification of change of use from shop (use class A1) to cafe (use class A3)

Pittville

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
PIT0043E	18/02493/FUL	Pittville School Albert Road	D1		1522	1.62	N/S	Erection of new sports hall, all-weather floodlit (3G) football pitch, tennis courts and associated parking and landscaping, including demolition of 2 no. dwellings (revision to planning permission 15/01162/FUL).
PIT0045E	17/00055/FUL	38 Evesham Road	C1		70	0.06	N/S	Conversion of basement flat into 2no. hotel bedroom with associated bathrooms.
PIT0046E	13/01786/COU	94 Wincombe Street		SG	-380	0.04	C	Change of use from house in multiple occupation to 5 no. self-contained residential units
PIT0047E	17/02022/FUL	The Cheltenham Townhouse, 12-14 Pittville Lawn		C1	-930	0.0756	N/S	Change of use from C1 (hotel) to C3 (residential) to revert from guest house to two dwellings
PIT0048E	16/00404/P3JP A	Blueshift Studios Fairview Street		B1	-56	0.01	N/S	Change of use from offices (B1) to residential (C3)
PIT0049E	18/01386/FUL	122 Wincombe Street	D1	B1	0	0.01	N/S	Change of use of the first floor (front room only) from office use (B1) to an acupuncture therapy room (D1)
PIT0050E	18/01596/COU	19-23 Prestbury Road	B1	A1	0	0.005	C	Subdivision and change of use of part ground floor from shop storage area to office (Class B1)
PIT0051E	18/02151/FUL	11 North Place	C1	A3	0	0.04	C	Part change of use from Restaurant A3 to Guest House C1. Internal alterations to create new guest house bedrooms.

Prestbury

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
PRE0010E	17/02474/COU	The Paddocks Swindon Village	D1		200	0.22	N/S	Change of use of land and existing vacant dwellinghouse from Use Class C3 (residential) to Use Class D1 (dental surgery)
PRE0011E	18/00890/COU	31 New Barn Lane	D1		165	0.058	C	Change of use of existing dwelling to private GP consulting rooms (Class D1) and creation of a ground floor studio flat (Class C3) within the adjacent barn (first floor already in use as studio flat) together with associated parking provision
PRE0012E	18/02308/FUL	28 Bouncers Lane	C2		210	0.06	U/C	Change of Use from C3 to C2 and extension to form 8 Bedroom Care Facility

St Paul's

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SPA0028E	15/00705/COU	The Coach House 10 Oxford Passage		B8	-80	0.004	C	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)
SPA0040E	17/00667/FUL	St Pauls Church Centre, St Pauls Road	B1 D2	D2	30	0.08	N/S	Part conversion and erection of a three storey rear extension to provide independent offices (B1) and meeting/function rooms associated with the existing D1 use. (Revisions to planning permission 13/01834).
SPA0043E	18/01213/FUL	Apres, Unit 9, The Brewery Quarter Henrietta Street	A3 A4 D2	A3 A4	0	0.06	N/S	Proposed change of use from A3/A4 to composite A3/A4/D2 use.
SPA0044E	17/02411/FUL	Rear Of 379 - 383 High Street	A1	D2 SG	-995	0.05	U/C	Demolition of existing buildings and erection of four-storey building to contain 40 apartments (C3 use) and 3 commercial units, associated infrastructure including car and cycle parking and bin storage (379-391 High Street).

St Peter's

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SPE0011E	10/01854/FUL	Former Excell Eggs Site, 29 New Street		B8	-257	0.1	C	Erection of four dwellings and four flats following demolition of existing office/warehouse/storage buildings.
SPE0025E	15/00527/FUL	256 Gloucester Road		D2	-91	0.02	U/C	Change of use from D2 to C3 to create 2 no. two bedroom dwellings (including minor building works to windows & doors with new external boundary walls, paving and stores)
SPE0050E	15/01573/FUL	Tesco Stores Ltd Colletts Drive	A1		18	2.4	N/S	Replacement of existing retail concessions pod with new (alternative shaped) pod.
SPE0066E	12/01117/FUL	140 St Georges Road	SG		490	0.025	C	(140 St Georges Road includes access) Change of use from a 6 bedroomed HMO (use class C4) to an 8 bedroomed HMO (sui generis). Completed 2013.
SPE0067E	14/01465/COU	138 St Georges Road	SG		323	0.025	C	Change of use from 6 bed house in multiple occupation (Class C4) to an 8 bed house in multiple occupation (sui generis) for working professionals. Completed 2015.
SPE0069E	14/01945/FUL	448 High Street		A1	-29	0.0029	N/S	Conversion of existing ground floor shop with shop above and addition of a rear extension into 1 two-storey separate dwelling and 1 ground floor shop with additional space above.

Springbank

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SPR0007E	19/00140/FUL	Warners Of Cheltenham Blaisdon Way	D2	SG	0	0.3	U/C	Sub-division and change of use of a car showroom (Sui Generis) into a gymnasium (D2) and alterations to the existing car park on Blaisdon Way (this is for 3/4 of building).

St Mark's

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
STM0017E	13/01636/FUL	Land Between 40 & 42 Edinburgh Place	A1		117	0.01	N/S	Infilling of pedestrian underpass to create additional A1 (shop) unit
STM0018E	13/02136/FUL	44 Goldsmith Road	SG	A1	0	0.005	N/S	Change of use of commercial unit to Sui Generis (laundrette)
STM0021E	15/00572/FUL	92 Edinburgh Place	A1		43	0.01	N/S	Rear extension to current A1 shop unit
STM0023E	14/02208/FUL	6 Wharfdale Square	SG		199	0.03	C	Change of use from HMO for 6 persons to HMO for 7 persons (Sui Generis)
STM0027E	18/00273/COU	Public Convenience Edinburgh Place	D2	SG	0	0.02	C	Change of use from public toilets (disused) to an escape games room venue.
STM0028E	18/00813/COU	Unit 41A, Lansdown Industrial Estate	B2	B8	0	0.06	C	Change of use of industrial unit to B2 use to operate an MOT station and car repair workshop.
STM0029E	16/02269/PRIOR	57G Rowanfield Road		B1	-60	0.005	N/S	Change of use from B1 office to C3 residential (2 bed dwelling)
STM0030E	18/02405/COU	80 Edinburgh Place	SG	A2	0	0.01	C	Change of use from A2 (finance and professional) to Sui Generis (Tanning Salon)
STM0031E	18/02385/FUL	306 Gloucester Road	SG		150	0.05	N/S	Change of use of a 6 bedroom House of Multiple Occupation (Class C4) to a 7 bedroom House of Multiple Occupation (Sui Generis)

Swindon Village

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
SWV0036E	13/02021/FUL	Freedom House Rutherford Way	B1 B2	B2	90	0.36	N/S	Alterations to existing factory to form vehicle workshop and office accommodation. Installation of 2m high fencing to provide compound enclosing 2 stacked cabins to provide ancillary office accommodation and miscellaneous storage.
SWV0045E	16/01434/FUL	Currys Unit B Tewkesbury Road	A1		139	0.087	C	Erection of a retail unit with associated waste storage, plant, parking and landscaping (resubmission 16/00342/FUL). [Reduced site area from 1.118ha to 0.087ha.]
SWV0046E	16/02275/FUL	Unit A, Ultra Electronics Kingsditch Lane	B1 B2 B8	B1	-270	0.87	U/C	Erection of 2 no. industrial buildings comprising 8 no. individual units (B1c/B2/B8) and associated works (following demolition of existing building).
SWV0047E	17/00764/FUL	Unit F Gallagher Retail Park Tewkesbury Road	A1		1671	0.29	N/S	Subdivision of Unit F into two A1 retail units (Unit FA & FB) each comprising ground floor space of 929sqm; insertion of 1 858sqm mezzanine floor (Unit FA and Unit FB each comprising mezzanine floorspace of 929sqm); and associated external alterations. [Unit FA reduced from 730sqm to 543sqm. Unit FB remains at 1128sqm.]
SWV0048E	17/00097/FUL	Car park opposite Outfit, Gallagher Retail Park Tewkesbury Road	A1 A3 A5		276	0.0276	N/S	Planning permission to allow the erection of temporary Class A1/A3/A5 retail pop-up units within defined areas encompassing 276 sqm of the existing Gallagher Retail Park car park.
SWV0050E	17/00936/FUL	Cotswold BMW Tewkesbury Road	A1 A3	SG	-1054	1.02	C	Full planning application for erection of 2 856 sq.m food store (A1) and 223 sqm of coffee shop retail and drive-thru (A1/A3) with associated landscaping, parking and infrastructure.
SWV0051E	17/01523/FUL	M&S Home, Unit 10 Kingsditch Retail Park, Tewkesbury Road	A1	A1	0	0.1574	N/S	Demolition, reconfiguration and extension of part of an existing class A1 retail building to create two new class A1 retail units and associated works. No net change in floor space.
SWV0052E	17/02181/FUL	Centrum Park Tewkesbury Road	A1 A3		167	0.7482	U/C	Construction of drive-thru coffee shop within classes A1/A3 and ancillary works
SWV0053E	17/01459/FUL	Gallagher Retail Park, Tewkesbury Road	A1		1858	1.4	N/S	Erection of a Class A1 retail unit comprising 929sqm at ground floor with full cover mezzanine, car parking, re-alignment of service yard access, renewal/ adjustment of service yard drainage, diversion of a Class 5 highway, and associated works to the west of Unit A Gallagher retail park.
SWV0054E	18/01433/FUL	Unit A, Runnings Road	B1 B2 B8	B1	0	0.2	U/C	Change of Use to Class B1/B2/B8 Use with trade counter/showroom and external improvements including re-cladding and re-roofing and alterations to car parking.
SWV0055E	18/01549/FUL	Unit K, Gallagher Retail Park Tewkesbury Road	A1		279	0.13	N/S	External alterations to facilitate sub-division into 2 no. units (K1A & K1B) and insertion of mezzanine floor in Unit K1B and associated works
SWV0056E	18/01827/COU	Unit V, Kingsditch Industrial Estate Kingsville Road	SG	B8	0	0.06	C	Change of Use from Storage and Distribution (Use Class B8) to Mobility and Care Products Showroom with ancillary storage (sui generis), creation of new customer entrance and associated works.
SWV0057E	18/00872/FUL	Kingsditch Retail Park, Kingsditch Lane	A1	SG	1293	1.4	N/S	Erection of two new retail units (Class A1) and associated works (Unit 30 on Malmesbury Rd NW of M&S food hall)

SWV0058E	18/02102/FUL	Portal Products Kingsditch Lane	SG	B8	-2184	0.63	N/S	Demolition of 2 no. existing buildings. Change of use to builder's merchant (sui generis) with sales counter, ancillary offices and external storage yard. Replacement of existing mesh fence and gates with new 2.4m high palisade fencing and gates.
SWV0059E	19/00113/COU	Carpentryright Plc Unit M, Gallagher Retail Park, Tewkesbury Road	D2	A1	0	0.36	N/S	Change of use of Unit M from Class A1 (retail) to Class D2 (Leisure & Assembly) to create a gym
SWV0060E	17/00260/FUL	Spirax Sarco Ltd Runnings Road	B8	B2	762	2.08	C	Warehouse extension and associated alterations within existing manufacturing facility

Warden Hill

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
WAR0001E	17/00578/FUL	62 Alma Road		A1 B2	-402	0.19	C	Redevelopment of the site comprising 9no. three bed dwellings together with associated car parking and vehicular access following demolition of existing shop lock-up garages and Alma Road Garage

Lapsed or superseded sites

Status Key	
L	Lapsed
S	Superseded

ELA number	Planning reference	Address	Use gain	Use loss	Net change in floor space (m ²)	Site area (ha)	Status	Site description
ALS0027E	10/00086/COU	HMV (First Floor) 111 – 117 High Street	D2	A1	503	0.0649	L	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.
BTR0012E	12/01488/FUL	Former Woodward International, Hatherley Lane	B1		3384	0.5	L	Erection of 3 384sq.m of office headquarters floor space (use class B1) (Proposal is an amendment to unit 9 of planning permission 10/00252/FUL). Incorrectly labelled complete in 2015/16.
COL0096E	14/00724/COU	Alma House, Rodney Road	A1	B1	0	0.06	L	Change of use of building from B1 to A1 (salon)
COL0120E	16/00930/COU	Former Workshop And Garage Rear 174 Bath Road	B1 B8	SG	0	0.01	S	Change of use from sui generis workshop to mixed B1/B8 (Office/Storage). Superseded by 16/01441/COU (which was also given a record called COL0120E but completed 2017).
PAR0040E	15/02039/FUL	Hanover Court, St Stephens Road	SG		62	0.04	L	Detached single storey building comprising communal lounge, office, laundry and WC.
SPA0034E	16/02020/FUL	Unit C, The Brewery, Henrietta Street	A1 D1	A1	0	0.05	L	Proposed change of use of Unit C from A1 (retail) to a composite A1 (retail) and D1 (clinic) use.

Appendix 4 – Other commitments

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

Planning reference	Address	Site description
16/02201/OUT	BHS Unit 30, Regent Arcade	Outline application for the conversion of basement and ground floor of Unit 30 to create 3no. ground floor restaurants (Class A3), 1no. ground floor leisure operation unit (Class D2), 1no. retail unit (Class A1), 1no. basement leisure operation unit (Class D2);
17/00929/OUT	Premier Products Ltd, Bouncers Lane	Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration
17/01760/OUT	14 Suffolk Street	Erection of 5 apartments (renewal of previous planning permissions)
18/00151/OUT	24 Sherborne Street	Site re-development to provide 2 x ground floor office (B1) units with 6 x apartments above following demolition of the existing building on site.
18/00869/OUT	Kingsditch Retail Park, Kingsditch Lane	Outline application for the erection of a drive-thru (Class A1/A3) including access, with all other matters reserved for future consideration