



CHEL TENHAM
BOROUGH COUNCIL

Cheltenham Borough Council Non-Residential Monitoring Report 2025

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1. Introduction and Overview

- 1.1 This document constitutes Cheltenham Borough Council’s non-residential monitoring as at 31 March 2025. It covers traditional ‘employment’ uses such as offices, commercial uses, business and factories, and also encompasses all other non-residential uses requiring planning permission, including retail, leisure and education uses.
- 1.2 This report covers all non-residential applications permitted from 1 April 2024 to 31 March 2025. All residential permissions are detailed in the Council’s latest five-year housing land supply statement
- 1.3 From 1 September 2020 there were major changes to the [Town and Country Planning \(Use Classes\) Order 1987](#). This essentially categorises distinct types of property and land into classes. The main change was the introduction of Classes E and F2. Figure 1 shows the main changes of uses from the old system to the new. It provides a summary of the use in some instances, but this should be read in the context of the [Use Classes Order amendments of 2020](#).

Figure 1. Main changes in use classes before and after 1st September 2020

| Use | Use class until 31 August 2020 | Use class from 1 September 2020 |
|---|--------------------------------|----------------------------------|
| Shops | A1 | E |
| Financial & Professional Services | A2 | E |
| Food & Drink (mainly on the premises) | A3 | E |
| Business (office, research and development and light industrial process) | B1 | E |
| Non-residential institutions (medical or health services, crèches, day nurseries and centres) | D1 | E |
| Assembly and Leisure (indoor sport, recreation or fitness, gyms) | D2 | E |
| Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts) | D1 | F.1 |
| Shop no larger than 280 sqm (selling mostly essential goods and at least 1km from another similar shop); community hall, outdoor sport/recreation area, indoor or outdoor swimming pool, skating rink | A1 | F.2 |
| Public House, wine bar, drinking establishment | A4 | Sui generis – No class specified |
| Hot Food Takeaway | A5 | Sui generis – No class |

| | | |
|--|----|--|
| | | specified |
| Cinema, Concert Hall, Bingo Hall, Dance Hall, Live music venue | D2 | Sui generis – No class specified |

- 1.4 This report focuses on analysing changes in employment, specifically on general industrial (B2), storage and distribution (B8), shop (E(a)), and office (E(g)) uses, but other uses including residential are addressed where necessary, e.g. when comparing lost and gained floorspace and as part of a couple mixed use developments.
- 1.5 All planning permissions have been assessed in terms of their status as of 31 March 2025. Officers have recorded starts, sites under construction, completions, and outstanding commitments. A desk-top assessment has been undertaken using, where necessary, building control applications, business rate records, officer knowledge and the most recent Google Earth satellite imagery to determine their status. Similarly, officers used digital measurement tools to corroborate the floorspace data on application forms. Where the desk-top assessment did not provide a definitive update, site visits were conducted from July to November 2025.

2. Development Plan Indicators

- 2.1 Monitoring is undertaken for several reasons, but a key rationale is to see whether adopted development plans are effective in terms of their policies and the delivery of allocations. Figure 2 below details the six non-residential indicators in the adopted Joint Core Strategy (JCS) (2017) and Cheltenham Plan (CP) (2020) and their targets.

Figure 2. Relevant Development Plan (JCS and CP) Monitoring Indicators

| N | Non-residential and broadly 'Employment' related monitoring indicators | Target | Source |
|---|--|-------------------------------------|---|
| 1 | Employment requirement (2011-2031) (as identified in the JCS) | 1ha (indicative target) | This is an indicative target. Para 41 of the Cheltenham Plan Inspector Final Report cross references paragraph 3.2.21 of JCS (page 24) and the findings set out in the JCS economic update note 2016. |
| 2 | Employment supply from new allocations in the Cheltenham Plan | 7.35ha of total site area | CP, p. 97 |
| 3 | New schools / educational facilities being delivered | Where a need is identified for that | CP, p. 104 |

| | | | |
|---|---|--|-------------|
| | | need to be met in full, either through new facilities or extending existing facilities | |
| 4 | Number of playing fields lost to other land uses | Maintain overall provision of playing fields | CP, p. 104 |
| 5 | Net amount of employment floorspace created by use-class (employment-generating uses) | 192ha of employment land delivered over the three authorities over the plan period | JCS, p. 115 |
| 6 | Amount of employment land lost to other non-employment generating uses | No target but annually assessed | JCS, p. 115 |

2.2 The report now presents these six indicators monitored.

3. Indicator 1: Employment requirement (2011-2031) (as identified in the JCS)

- 3.1 Strategic policies such as site allocations are other important sources of employment delivery in accordance with the NPPF, as they should “provide a clear strategy for bringing sufficient land forward, and at a sufficient rate” (Paragraph 25).
- 3.2 Policy SP1 ‘The Need for New Development’ requires the JCS area to provide 192 hectares of employment land across the JCS area. This includes Policy SA1 Strategic Allocations Policy allocating 23.4 hectares of employment land at North-West Cheltenham and 45 hectares of employment land at West Cheltenham. Figure 3 details the proposed non-residential and employment land use and updates the status of both strategic allocations.
- 3.3 The target for this indicator is 1ha to be delivered within Cheltenham Borough. This was an indicative target established by the JCS and identified by the Cheltenham Plan. There is no allocation which this directly relates to and would therefore be derived from windfall development.
- 3.4 Planning reform and the flexibilities which now apply as noted in Figure 1 above and section 7 of this report illustrate the challenges for the more traditional employment land uses upon which the Cheltenham Plan was prepared. The traditional employment uses tend to generate lower land values than many other land uses and this is a key influence in investment decisions that may contribute to the delivery of employment land across the borough. Provision of and the delivery of employment land has always been a challenge and now the planning reform driven by the changes in the use class system is settling, we can see that this has had a further disruptive influence. Interventions going forward will be planned through the Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan.

Figure 3. Summary of the status of JCS Employment Allocations

| JCS Policy | Site Name | Proposed Uses | Status |
|------------|-----------------------|---|---|
| A4 | North-West Cheltenham | <p>A 10-hectare B-class office park;</p> <p>13 hectares of predominantly non-B Class employment generating land for local centre(s) including the provision of an appropriate scale of retail, healthcare and community facilities to meet the needs of the new community</p> | <p>An application for outline planning permission, 16/02000/OUT, was considered and approved by planning committee in May 2025 subject to condition and signed s106 agree within nine months of this decision.</p> <p>24 ha of employment generating uses including 10 ha B1 business park (40,000sqm), hotel (up to 200 rooms) and mixed centres providing retail uses (up to 6,150 sqm) and community uses (up to 3,000 sqm).</p> |
| A7 | West Cheltenham | <p>Approximately 45 hectares of B-class led employment land to be focused upon a cyber security hub and other high technology and high 'Gross Value Added' generating development and ancillary employment use.</p> | <p>Four applications for outline planning permission have been submitted, of which two propose employment uses that would be described as meeting the traditional employment land uses as described by the Cheltenham Plan as part of a mixed-use masterplan.</p> <p>Specifically in respect of employment the applications propose:</p> <p>23/01875/OUT: Outline planning permission for a 125,698 sqm of employment floorspace (Innovation Centre). The was approved by planning committee and a formal decision notice issued in December</p> <p>26/00001/REM: Application for the approval of Reserved Matters for Phase 1 of development for an Innovation Centre with ancillary cade and event spaces (Class E), a Mobility Hub (Sui Generis) with flexible retail (Class E) and community uses (Class F). This application is currently pending consideration.</p> <p>24/01268/OUT: Outline planning permission (with all matters reserved) for a severable development to provide: flexible commercial uses (Use Class E and Sui Generis); healthcare centre (Use Class E); flexible community uses (Use Class F); new homes (Use Class C3); other associated</p> |

| | | | |
|--|--|--|---|
| | | | <p>infrastructure.</p> <p>The remaining elements that form a further 2 planning applications would see broader employment as part of local centres.</p> |
|--|--|--|---|

4. Indicator 2: Employment supply from new allocations in the Cheltenham Plan

- 4.1 The target is 7.35ha employment land. The Cheltenham Plan allocates local sites for future non-residential and employment use and contains policies for the safeguarding of existing employment areas in the Borough.
- 4.2 2.24ha of employment land has been delivered, originating from 0.34ha of B class at site E1 and 1.9ha of retail space at site E3 mentioned in Figure 4 below. Therefore, there is 30% progress against this indicator.
- 4.3 Regarding mixed-use allocations, 21ha out of 27.8ha have been delivered, meaning 75% progress against this indicator.
- 4.4 Figure 4 details the proposed non-residential and employment land use allocations together with mixed-use allocation with elements of non-residential uses.

Figure 4. Summary of the status of Cheltenham Plan Employment Allocations and Mixed-Use sites with employment generating uses

| Employment Allocations | | | | |
|------------------------|---|-----------|---|--|
| CP Policy | Site Name | Site Area | Proposed Uses | Status |
| EM1 (E1) | Land south of Jessop Avenue (E1) | 0.34ha | Allocated for 'traditional B class employment' (office use) or Sui Generis that exhibit characteristics of 'B class employment' | Completed. Application 16/01417/FUL was granted for a six-storey B1 office development with A2/A3 use on the ground floor. |
| EM1 (E2) | Land adjacent to B&Q, The Reddings (E2) | 0.86ha | Allocated for the expansion of contemporary business activities within a modern business park – 'traditional B class employment' | Not started. No planning application has been submitted. |
| EM1 (E3) | Land at North Road West and Grovefield Way (E3) | 4.1ha | Allocation provides an opportunity for the establishment of a modern business environment. The Principal Urban Area (PUA) has been amended to accommodate this site and part of wider site already houses a flagship car dealership | Application 18/01004/FUL was granted at appeal for 13,948 sqm of office space, 1,742 sqm of retail space, and 502 sqm day nursery. The retail space (ALDI & Costa) and the day nursery have been completed |

| | | | | |
|------------------------------|----------------------------------|------------------|---|---|
| | | | | <p>covering 1.9ha.</p> <p>As of 2025, the outline planning permission 24/00725/OUT has a resolution to permit to replace the originally planned office space with up to 60 dwellings (40% affordable housing) and up to 550 sq. metres of flexible commercial use (Class E) covering the remaining 2.2ha.</p> |
| EM1 (E4) | Chelt Walk, Town Centre (E4) | 0.68ha | Allocated as a prime employment site for 'traditional B class' capable of accommodation a modern office development | Not started. No planning application has been submitted. |
| Mixed-Use Allocations | | | | |
| CP Policy | Site Name | Site Area | Proposed Uses | Status |
| MD1 | Lansdown Industrial Estate | 5.5ha | Employment led regeneration which may include an element of residential development | Not started. An application for outline planning permission, 21/02832/OUT, for up to 215 dwellings, together with an outline application for the redevelopment of new commercial units has a resolution to permit subject to S106. |
| MD2 | Land at Coronation Square | 0.4ha | Regeneration of existing community and retail facilities | Not started. As of 2024 no planning application has been submitted |
| MD3 | Royal Well and Municipal Offices | 0.9ha | Mixed-use redevelopment appropriate for town center uses | Not started. As of 2024 no planning application has been submitted. In September 2024 the Borough Council listed the Municipal Offices for sale. |
| MD4 | Leckhampton | 21ha | Approximately 350 dwellings and a new secondary school | Completed. Planning permission for the secondary school given in 2020, completed and in operation since 2021. Consent given to the 350 dwellings with ongoing works. |

5. Indicator 3: New schools/ educational facilities being delivered

- 5.1 The [School Places Strategy 2025-2030 by Gloucestershire County Council](#) approved by its Cabinet on March 5th this year, states that Cheltenham has continued to experience pressure on school places, with schools permanently expanded to meet demand in the Southeast of the town, therefore implementation plans on the strategy do not suggest actions for this area. However, the North-West of the town will experience increased demand from North West and West Cheltenham strategic allocations, with implementations plans requiring continuing monitoring for the next 5 years, and for the longer term (5-10 years) 'a new secondary school and new primary schools are planned to support growth' (p. 156) for school places on these sites through S106 (p. 7).
- 5.2 Similarly, Gloucestershire County Council has informed that as of 31st March 2025, 7 consented educational schemes were completed and 1 scheme was still pending consideration. Of these, only the new The High School in Leckhampton (scheme number 6 on Figure 5) contributed to educational need, providing 180 additional Year 7 places every year, which has increased the number for Cheltenham from 999 to 1,179 places, an increase of 18%.

Figure 5. Status of consented and completed educational schemes

| N | Application Ref | Site location | Proposal | Decision issued |
|---|-----------------|---|---|-----------------|
| 1 | 22/0059/CHREG3 | The Ridge Academy Clyde Crescent Cheltenham Gloucestershire | Minor internal demolition and refurbishment works falling under permitted development. Change of use from existing B8 (Storage and Distribution) to F1(d) (Libraries and Public Reading Rooms) and F1(e) (Public Hall and Exhibition) including retention of B8. | 17/05/2023 |
| 2 | 21/0024/CHR3MJ | Warden Hill Primary School Durham Close Cheltenham Gloucestershire | Re-development of Warden Hill primary school. Construction of new 14 Classroom Primary school to immediate south of existing school. The existing buildings remaining in place while the new building is constructed. New car parking, improved pedestrian access and improved playing field. | 09/09/2021 |
| 3 | 19/0036/CHREG3 | St Johns Primary School Albion Street Cheltenham Gloucestershire | Change of use to D1 (Schools) - extension of school grounds. | 30/01/2020 |
| 4 | 20/0065/CHREG3 | Belmont School Warden Hill Road Cheltenham Gloucestershire | Single storey 2 x classroom extension to existing SEN school | 10/02/2021 |
| 5 | 20/0072/CHREG3 | Gloucester Road Primary School Gloucester Road Cheltenham | Single storey extension to provide SEN/sensory room. | 16/02/2021 |

| | | | | |
|---|----------------|--|---|------------|
| | | Gloucestershire | | |
| 6 | 19/0058/CHR3MJ | Land Between Farm Lane/Kidnappers Lane Cheltenham Gloucestershire | Construction of a new 6 forms of entry secondary school building, with a new all-weather pitch, sports playing fields, a multi-use games area, onsite parking and other associated works. | 21/07/2020 |
| 7 | 22/0011/CHR3MJ | Warden Hill Primary School Durham Close Cheltenham Gloucestershire | Variation of condition 3(Scope of Development) relating to planning consent 21/0024/CHR3MJ dated 08/09/2021 for the Removal of time restrictions in full, to allow the new school to continue operating unrestricted hours that have been in place since the school opened in 1962. | 17/05/2022 |
| 8 | 24/0051/CHREG3 | Pittville School Albert Road Cheltenham | Erection of a new 2 storey block to provide a 4-court sports hall, dance studio and fitness suite with changing facilities and ancillary spaces. External works to include provision of a floodlit sports pitch, with associated landscaping (pending consideration) | N/A |

6. Indicator 4: Number of playing fields lost to other land uses

- 6.1 Within the Borough, there has not been a loss of playing fields to other land uses. Keeping the provision depends on bringing back a variety of disused and unmarked pitches into use.
- 6.2 At the time of writing this document, the development for [122 dwellings at The Folley, Swindon Road](#), has been consented and would result in the loss of a vacant playing field for the area. The formal decision notice was issued on 1 October 2025 and therefore this application will be covered in 2026 monitoring period.
- 6.3 A [study undertaken during 2024](#) on behalf of Cheltenham Borough Council has identified three sites as disused pitches, equating to eight pitches (Seven for football and one for cricket). Similarly, there are five sites that have been identified as unmarked pitches, equating to 11 pitches, with five of them being football pitches. There are also two unmarked cricket pitches, three senior rugby union pitches and one senior rugby league pitch.
- 6.4 There is some spare capacity on most grass football pitches, except youth 11v11 (players per side) pitches, which are overplayed and mini soccer 5v5 pitches that are at capacity.
- 6.5 Spare capacity on adult football pitches and youth 9v9 pitches is minimal, especially when future demand for adult pitches is considered.
- 6.6 There are significant shortfalls of 3G Artificial Grass Pitches (AGPs) in the Borough, yet they could have opportunities to meet demand for other sports such as rugby union, rugby league, American football and lacrosse.

7. Indicators 5 and 6: Employment lost and gained

Introduction:

- 7.1 This section merges the analysis of indicators N5 *Amount of employment land lost to other non-employment generating uses*, and N6 *Net amount of employment floorspace created by use-class (employment-generating uses)*, for easier comparisons.
- 7.2 The first indicator asks for employment land (B and E uses) lost to non-employment uses (C, F, and SG), meaning the site areas of development. From completed schemes, 6215sqm of employment land were lost to non-employment uses, specifically 4779sqm (85%) lost to residential (C), 542sqm(10%) to education (F), and 206sqm (5%) to Sui Generis (SG). Mixed Use developments were not included in this analysis.
- 7.3 Moreover, for the second indicator and a detailed analysis of trends, employment land (measured in hectares) was treated as floorspace (measured in square meters), as an application's site area can confuse the analysis, e.g. multi-storey buildings.
- 7.4 Completed Mixed Use developments (e.g Mixed Use E with SG) were just four, and therefore are grouped as 'Mixed Use' for quicker analysis purposes but disaggregated into its different Use Class components..

Analysis:

- 7.5 Over the period covering 1 April 2024 to 31 March 2025, from the completed schemes, the three largest losses in employment uses within the Borough were E(g) (22%) offices, followed closely by E(b) (18%) restaurants/cafes and finally B8 (12%) storage and distribution as shown in Figure 6.
- 7.6 The gains in employment floorspace are mainly from E(d) (11%) commercial sports and recreation, followed by E(a) (5%) retail and shops, and B8 2%) storage and distribution as shown in Figure 7.
- 7.7 Net floorspace changes are summarised for the entire period in Figure 8.
- 7.8 Use Class C (residential, Use Class F (education and community facilities) and Sui Generis are included in the table but excluded from this contribution ranking analysis because they are not essentially employment generating uses. However, this is also supported by the fact that Sui Generis basically nets itself with its gains and losses. However, residential use is the main driver for employment losses. The data shows that 42% of the completed floorspace for residential dwellings (C3) were originally office floorspace (E(g)), followed by 24% hotels (C1), and 7% shops or retail (E(a)) as shown in Figure 9.
- 7.9 A clear trend regarding B uses is also identified. Almost two thirds (65%) of current storage and distribution (B8) floorspace were formerly general industrial (B2) use, followed by 20% of originally

shops E(a) and 14% sports and recreation (E(d)), highlighting a transition from manufacturing to distribution as shown in Figure 10.

The above is explained mainly due to the simpler processes governing both changes of use. For instance, there are [Permitted Development Rights](#) to convert general industrial (B2) into storage and distribution (B8). Similarly, development of offices (E(g)) and shops (E(a)) are subject to Prior Approval process to turn into dwellings (C3). The conversion of Hotels (C1) into dwellings (C3) is not streamlined by regulations and further analysis of this trend is required.

7.10 Therefore, Figures 6, 7 and 8 below provide the details of employment floorspace lost, gained, and the net change respectively from 1 April 2019 to 31 March 2024. Appendix 1 provides the details for each year, e.g., 1 April 2019 to 31 March 2020 including both completions and commitments. Similarly, Appendix 2 shows the details by year for each planning application.

Figure 6. Losses in employment floorspace from 1 April 2024 to 31 March 2025 for completed schemes

| Original Use Class | Lost sqm | % of Total | Contribution |
|---|----------------|---------------|--------------|
| B Total | -1247 | 13.18% | |
| B2 (General industry) | -91 | 0.96% | |
| B8 (Storage and distribution) | -1156 | 12.22% | 3rd |
| C Total (Residential) | -1147 | 12.12% | |
| E Total (Commercial, Business and Service) | -4968 | 52.50% | |
| E(a) (e.g. retail and shops) | -272 | 2.87% | |
| E(b) (e.g. cafes and restaurants) | -1666 | 17.60% | 2nd |
| E(c) (professional services) | -399 | 4.22% | |
| E(d) (sports and recreation) | 0 | 0% | |
| E(e) (health) | -200 | 2.11% | |
| E(g) (offices) | -2126 | 22.47% | 1st |
| F Total (Education and community facilities) | -137 | 1.45% | |
| Mixed Use | -1492.5 | 15.77% | |
| Sui Generis (e.g takeaway, pub, tattoo, etc) | -472 | 4.99% | |
| Total | -9463.5 | 100% | |

Figure 7. Gains in employment floorspace from 1 April 2024 to 31 March 2025 completed schemes

| Proposed Use Class | Gained sqm | % of Total | Contribution |
|--|----------------|---------------|--------------|
| B Total | 265 | 2.23% | |
| B2 (General industry) | 0 | 0% | |
| B8 (Storage and distribution) | 265 | 2.23% | 3rd |
| C Total (Residential) | 5086 | 42.76% | |
| E Total (Commercial, Business and Service) | 2359 | 19.83% | |
| E(a) (e.g. retail and shops) | 651 | 5.47% | 2nd |
| E(b) (e.g. cafes and restaurants) | 110 | 0.92% | |
| E(c) (professional services) | 181 | 1.52% | |
| E(d) (sports and recreation) | 1300 | 10.93% | 1st |
| Mixed E(a), E(b), E(c) | 117 | 0.98% | |
| F Total | 679 | 5.71% | |
| Mixed Use | 3006 | 25.27% | |
| Sui Generis (e.g. takeaway, pub, tattoo, etc) | 498.5 | 4.19% | |
| Total | 11893.5 | 100% | |

Figure 8. Net change in floorspace from 1 April 2024 to 31 March 2025 completions

| Use Class | Lost sqm | Gained sqm | Net change |
|------------------------|----------------|--------------|---------------|
| B total | -1247 | 265 | -982 |
| B2 | -91 | 0 | -91 |
| B8 | -1156 | 265 | -891 |
| C total | -1147 | 5086 | 3939 |
| E total | -4968 | 2359 | -2609 |
| E(a) | -272 | 651 | 379 |
| E(b) | -1666 | 110 | -1556 |
| E(c) | -399 | 181 | -218 |
| E(d) | 0 | 1300 | 1300 |
| E(e) | -200 | 0 | -200 |
| E(f) | 0 | 0 | 0 |
| E(g) | -2126 | 0 | -2126 |
| Mixed E(a), E(b), E(c) | 0 | 117 | 117 |
| F total | -137 | 679 | 542 |
| Mixed Use | -1492.5 | 3006 | 1513.5 |
| SG | -472 | 498.5 | 26.5 |

Figure 9. Original floorspace of Completed residential dwellings (C3) schemes 1 April 2024 to 31 March 2025

| Original Use Class | Floorspace |
|--------------------------------|----------------|
| E(g) | 75.8% |
| E(c) | 6.5% |
| E(f) | 6.0% |
| C2 | 6.0% |
| Others (under 5% contribution) | 5.7% |
| Total | 100.00% |

Figure 10. Original floorspace of Completed Mixed-Use schemes 1 April 2024 to 31 March 2025

| Original Use Class | Floorspace |
|--------------------|----------------|
| E(b) | 52.2% |
| C3 | 27.9% |
| B8 | 16.6% |
| E(b) | 3.3% |
| Total | 100.00% |

8. Results and conclusions

- 8.1 This Cheltenham Borough Council’s Non-Residential Monitoring Report covered all traditional ‘employment’ applications permitted from 1 April 2024 to 31 March 2025 such as offices, commercial, business and factories, but it also covered all other non-residential uses requiring planning permission, such as retail, pubs, and takeaways. Six indicators were assessed in their performance against our Development Plan targets.
- 8.2 The 1ha target of employment land across the borough is indicative and there are significant challenges for traditional employment uses such as lower land values for developers. Employment land that forms part of the North West and West Cheltenham strategic allocations in the Joint Core Strategy does not show progression as it depends on these schemes coming forward.
- 8.3 The 7.35ha target of employment allocations in the Cheltenham Plan show a 30% completion, with contributions from completed schemes on the sites at Land south of Jessop Avenue (allocation E1) and Land at North Road West and Grovefield Way (allocation E3).
- 8.4 The demand for educational facilities in the Southeast area of the town is being supplied. However, the Northwest area will experience pressure from North West and West Cheltenham strategic allocations, thus requiring short and mid-term monitoring, with an expected delivery in the long term of a new secondary school and new primary schools. This will be provided for through the applications to deliver the strategic allocations in these locations.
- 8.5 Playing fields are not being lost to other land uses, but keeping the provision will require enabling currently disused and unmarked playing pitches. At the time of writing this report, the development of The Folley has been formally determined and would result in the loss of a vacant playing field,

however this scheme has yet to be implemented. Future monitoring will be included in the 2026/25 report.

- 8.6 Regarding employment gains and losses, 2.7 hectares of employment land were lost to non-employment uses, specifically 2.22 ha (82%) lost to residential (C), 0.47 ha (1%) to education (F), and 0.47 ha (17%) to Sui Generis (SG).
- 8.7 Moreover, residential use is the main driver for employment losses as 42% of the completed floorspace for residential dwellings (C3) were originally office floorspace (E(g)), followed by 24% hotels (C1), and 7% shops or retail (E(a)).
- 8.8 Similarly, two thirds (65%) of current storage and distribution (B8) floorspace were formerly general industrial (B2) use, followed by 20% of originally shops E(a) and 14% sports and recreation (E(d)).
- 8.9 Therefore, the only gains in 'traditional' employment floorspace over the period 2019/2024 within Cheltenham are the new 5,630 sqm of distribution (B8). Sui Generis, a non-traditional employment generating use, maintains its provision over the period as it gains and losses balance each other.
- 8.10 Data results from this monitoring will inform the Housing and Employment Needs Assessment (HENA) and Employment Land Assessment of the emerging Strategic and Local Plan (SLP) process.

Appendix 1: Yearly Periods, net change in commitments

Period from 1 April 2024 to 31 March 2025

| Commitments (Under construction) | | | | Commitments (Not Started) | | | |
|-------------------------------------|----------|------------|------------|------------------------------|----------|------------|------------|
| Use Class | Lost sqm | Gained sqm | Net change | Use Class | Lost sqm | Gained sqm | Net change |
| B | | | | B | | | |
| B2 | -1322 | 0 | -1322 | B2 | -308 | 72 | -236 |
| B8 | 0 | 1294 | 1294 | B8 | -985 | 27 | -958 |
| C | -1168 | | -1168 | C | -2372 | 14508 | 12136 |
| E | | | | E | | | |
| E(a) | -613 | 40 | -573 | E(a) | -2687 | 1358 | -1329 |
| E(b) | 0 | 268 | 268 | E(b) | -1979 | 537 | -1442 |
| E(c) | -196.5 | 150 | -47 | E(c) | -2304 | 0 | -2304 |
| E(d) | 0 | 0 | 0 | E(d) | -210 | 738 | 528 |
| E(e) | -463 | 0 | -463 | E(e) | -190 | 100 | -90 |
| E(f) | 0 | 0 | 0 | E(f) | 0 | 0 | 0 |
| E(g) | -586 | 0 | -586 | E(g) | -3719 | 362 | -3357 |
| F | -48 | 984 | 936 | F | -265 | 2124 | 1859 |
| Mixed Use | -595 | 410 | -185 | Mixed Use | -498 | 579 | 81 |
| SG | -1241 | 400 | -841 | SG | -521 | 1708 | 1187 |
| Agricultural | 0 | 1409 | 1409 | Agricultural | -328.61 | 76.62 | -251.99 |

Appendix 2: 2024/2025 Planning Applications

- Although most of the entries cover changes of use applications, the few that have a zero in the 'lost sqm' column means that it is a new construction.
- The far-right column indicates if the planning permission had lapsed as of the date of this report.
- Status Column: C = Completed, UC = Under construction, NS = Not started

1 April 2024 to 31 March 2025:

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|----------------|---|----------------|-------------------------|----------------------|--------------------|--------------------|----------|------------|--------|--------|
| 19/01445/COU | Unit E1 Bramery Business Park, Alstone Lane | St Peters | Commercial | Café | E(g) | E(b) | -91 | 110 | C | |
| 19/01480/FUL | Unit 30 Regent Arcade, Regent Street | College | Retail | Restaurant and cafes | E(a) | E(b) | -725 | 690 | NS | Lapsed |
| 20/00396/COU | Regent Arcade, Regent Street | College | Retail | Leisure | E(a) | E(d) | -532 | 532 | NS | Lapsed |
| 20/00666/P3MPA | Coxhorne Barn, London Road | Charlton Kings | Storage | Mixed use | B8 | E(g), B8 | -500 | 500 | C | |
| 20/01700/COU | 27 Old Bath Road | Charlton Park | Residential institution | Residential | C2 | C3 | -307 | 307 | C | |
| 20/01777/COU | Hunter Page Planning, Thornbury House, 18 High Street | College | Offices | Residential | E(g) | C3 | -305 | 305 | NS | Lapsed |
| 21/00891/FUL | Poundworld, 111 - 115 High Street | All Saints | Retail | Takeaway | E(a) | SG | -150 | 150 | NS | Lapsed |
| 21/01539/FUL | 29 Imperial Square | Lansdown | Offices | Residential | E(g) | C3 | -300 | 300 | NS | |
| 21/01677/COU | Coxhorne Farm, London Road | Charlton Kings | Agricultural | Storage | B8 | B8 | -247 | 247 | C | |
| 21/02700/FUL | Adey Ltd, Gloucester Road | St Peters | Offices | Care home | E(g) | C2 | -1359 | 3178 | C | |
| 21/02828/OUT | Unit 22, Lansdown Industrial Estate, Gloucester Road | St Marks | Commercial | Commercial | E(g), B2 and B8 | E(g), B2 and B8 | -498 | 425 | NS | |
| 22/00121/FUL | 410 High Street | St Peters | Takeaway | Restaurant | SG | E(b) | -61 | 78 | NS | Lapsed |
| 22/00252/FUL | Tivoli Glass, 35 Lypiatt Street | Park | Shops | Residential | E(a) | C3 | -30 | 30 | UC | |
| 22/00837/FUL | First Floor And Second Floor 17 Pittville Street | All Saints | Offices | Residential | E(g) | C3 | -90 | 90 | NS | |
| 22/00879/FUL | Café, Ron Smith Pavillion, Springbank Way | Springbank | Café | Mixed use | E(b) | E(b), F2 | -98 | 98 | C | |

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|----------------|--|--------------------------|------------------------|----------------------|--------------------|--------------------|----------|------------|--------|--------|
| 22/01182/FUL | Berkeley Place Surgery, 11 High Street | All Saints | Surgery | Residential | E(e) | C3 | -463 | 463 | UC | |
| 22/01268/PRIOR | 15 Grosvenor Terrace | All Saints | Café | Tattoo parlour | E(b) | SG | -34 | 34 | NS | |
| 22/01301/FUL | Charlton House, Charlton Hill | Charlton Kings | Barn | Residential | B8 | C3 | -512 | 290 | NS | |
| 22/01451/COU | 202 Bath Road | College | Launderette | Mixed use | SG | E(a), E(b), E(c) | -117 | 117 | C | |
| 22/01479/FUL | Richmond Village, Hatherley Lane | Benhall and the Reddings | Assisted living suites | Residential | C2 | C3 | -783 | 783 | UC | |
| 22/01487/FUL | 284 High Street | Lansdown | Shops | Takeaway | E(a) | E(b), SG | -110 | 110 | NS | |
| 22/01666/FUL | 7 Clarence Parade | Lansdown | Offices | Residential | E(g) | C3 | -112 | 112 | C | |
| 22/01743/FUL | St Peters Playing Field, St Peters Close | St Peters | Other | Sports | F2 | E(d) | -384 | 384 | NS | |
| 22/02032/FUL | 18 - 19 Henrietta Street | St Pauls | Commercial | Residential | E(c) | C3 | -189 | 189 | NS | |
| 22/02040/COU | 354 High Street | St Peters | Commercial | Residential | E(c) | C3 | -200 | 200 | C | |
| 22/02177/COU | Manor Farm, Church Road, Swindon Village | Swindon Village | Barn | Residential | B2 | C3 | -91 | 91 | C | |
| 22/02208/FUL | 15 Homespa House, 37 Christchurch Road | Lansdown | Wardens flat | Residential | C2 | C3 | -55 | 55 | NS | |
| 22/02209/COU | Montpellier House, Montpellier Drive | College | Offices | Residential | E(g) | C3 | -586 | 586 | UC | |
| 23/00050/DEEM3 | The Ridge Academy, Clyde Crescent | Oakley | Storage | Library | B8 | F1(d) | -409 | 409 | C | |
| 23/00114/FUL | 6 Clarence Road | Pittville | HMO | Residential | C4 | C3 | -385 | 385 | UC | |
| 23/00261/FUL | Unit 1, Keynsham Works, Keynsham Street | All Saints | Storage | Residential | B8 | C3 | 0 | 249 | UC | |
| 23/00272/FUL | 26 Cambray Place | College | Commercial | Residential | E(c) | C3 | 315 | 142 | UC | |
| 23/00277/FUL | Edmonstone House, North Place | St Pauls | Care Home | Residential | C2; E(g) | C3 | -595 | 595 | UC | |
| 23/00287/FUL | One Grove, 1 Grove Street | St Peters | Fitness | Residential | E(d) | C3 | -210 | 206 | NS | |
| 23/00325/FUL | Regent Arcade, Regent Street | College | Vacant | Restaurant | E | E(d) | 0 | 354 | NS | |

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|----------------|--|-----------------|----------------------|-----------------------------|--------------------|--------------------|----------|------------|--------|--------|
| 23/00452/COU | Shoezone, 218 High Street | Lansdown | Retail | Gaming centre | E(a) | SG | -237 | 237 | C | |
| 23/00453/FUL | 58 - 60 Hewlett Road | All Saints | Storage | Storage | B8 | B8 | 0 | 27 | NS | |
| 23/00685/FUL | Cobblers Corner, 202 High Street | Lansdown | Shops | Residential | E(a) | C3 | -20 | 20 | NS | |
| 23/00728/FUL | Lansdown Industrial Estate, Gloucester Road | St Marks | Car park | Artist studio | B2 | F1 | 0 | 314 | NS | |
| 23/01030/COU | Unit 4 King Alfred Way | Battledown | Storage | Offices | B8 | E(g) | -362 | 362 | NS | |
| 23/01059/FUL | Charlton Kings Care Home, Moorend Road, Charlton Kings | Charlton Park | Care home | Mixed use | C2 | C2, SG | 0 | 44 | NS | |
| 23/01200/PRIOR | 86 - 90 Winchcombe Street | Pittville | Commercial | Residential | E(c) | C3 | -308 | 308 | NS | |
| 23/01260/COU | Dowdeswell Park, London Road, Charlton Kings | Charlton Kings | Brewery | Storage | B2 | B8 | -1294 | 1294 | UC | |
| 23/01308/FUL | Berkeley Street Surgery, 11 High Street | All Saints | Surgery | Residential | E(e) | C3 | 0 | 10 | UC | |
| 23/01402/FUL | Dewerstone House, Thirlestaine Road | College | Residential | Offices and accommodation | C3 | C2, E(g) | -840 | 840 | C | |
| 23/01451/FUL | 113 - 115 Bath Road | Park | Offices | Education | E(g) | F1 | -1191 | 1191 | NS | |
| 23/01598/FUL | 1 Bayshill Lodge, Montpellier Street | Lansdown | Art shop | Wine bar | E(a) | SG | -400 | 400 | UC | |
| 23/01705/COU | 28 St James Street | All Saints | Micro pub | Thai massage | SG | E(c) | -87 | 87 | C | |
| 23/01723/FUL | Land Adjoining 39 High Street | All Saints | Containers | Mixed use | SG | SG | 0 | 18 | NS | |
| 23/02059/FUL | Brecon House, Charlton Hill | Charlton Kings | Agricultural | Agricultural | B2 | B2 | 0 | 72 | NS | |
| 24/00126/PRIOR | 1 Tebbit Mews, Winchcombe Street | All Saints | Commercial | Residential | E(c) | C3 | -156 | 156 | NS | |
| 24/00197/FUL | Unit 1, Centrum Park, Tewkesbury Road | Swindon Village | Shops | Shops | E(a) | E(a) | 0 | 401 | C | |
| 24/00744/FUL | 10 - 12 Pittville Street | All Saints | Travel agent | Betting office | E(c) | SG | 0 | 6 | NS | |
| 23/00625/FUL | 456 High Street | St Peters | Industrial | Residential | B2 | C3 | -308 | 308 | NS | |
| 23/00813/FUL | 170 - 172 Leckhampton Road | Leckhampton | MOT | Food store with residential | SG | E, C | -973 | 410 | UC | |

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|-----------------|---|----------------------|-----------------------|------------------------------|--------------------|--------------------|----------|------------|--------|--------|
| 23/01424/FUL | Glenfall House, Mill Lane Charlton Kings | Battledown | Hotel and event house | Residential | C1 | C3 | -1815 | 1806 | NS | |
| 24/00146/FUL | 104 High Street | College | Retail | Drinking establishment | E(a) | SG | -35 | 35 | C | |
| 24/01931/FUL | Ground Floor Flat, The Vineyard, Berkeley Street | All Saints | Chiropractic | Residential | E(e) | C3 | -190 | 190 | NS | |
| 23/00566/FUL | Ground And First Floors Left 22 Rodney Road | College | Offices | Residential | E(g) | C3 | -269 | 369 | NS | |
| 24/00344/FUL | Naunton Park Primary School, Naunton Lane | College | Classroom | Classroom | F1 | F1(a) | -137 | 137 | C | |
| 23/01915/FUL | Arundel House, 90 Bath Road | College | Residential | Tea shop | C3 | E(a) | -70 | 70 | NS | |
| 24/00358/COU | 8 Imperial Square | College | Hotel and bar | Private members club | C1, E(b) | SG | -192.5 | 192.5 | C | |
| 24/00378/FUL | Flamefighter House, The Reddings | Benhall/The Reddings | Veterinary | Veterinary | E(c) | E(c) | -70 | 70 | C | |
| 24/00387/FUL | First Floor, Hanover House Montpellier Walk | Lansdown | Offices | Residential | E(g) | C3 | -336 | 336 | NS | |
| 24/00407/CONDIT | St Peters Playing Field, St Peters Close | St Peters | Playing field | Sports Hub and playing field | F2 | F2 | 0 | 144 | NS | |
| 24/00437/FUL | First Floor, 118 - 120 High Street | College | Bank | Residential | E(c) | C3 | -170 | 170 | UC | |
| 24/00783/FUL | 1 Naunton Parade | College | Dog grooming | Retail | SG | E(a) | -250 | 250 | C | |
| 24/00493/FUL | 121 Promenade | Lansdown | Offices | Residential | E(g) | C3 | -480 | 480 | NS | |
| 24/00506/FUL | Ham Hill North Farm, Ham Road Charlton Kings | Battledown | Agricultural | Residential | Agricultural | C3 | -114 | 114 | NS | |
| 24/00942/FUL | 102 - 104 Promenade, Cheltenham | College | Retail | Residential | E(c) | C3 | -574 | 574 | NS | |
| 24/00563/CLPUD | Brandon Tool Hire, Unit P, Kingsditch Lane | Swindon Village | Shops | Solarium | E(a) | E(c) | -65 | 150 | UC | |
| 24/01013/FUL | Basement, 6 Ormond Terrace Regent Street | College | Offices | Tuition centre | E(g) | F1(a) | 0 | 133 | C | |
| 24/01405/FUL | 2A Ormond Terrace, Regent Street | College | Wine Bar | Nail salon | E(c) | SG | 0 | 34 | C | |
| 24/01579/FUL | 19 Promenade Cheltenham | College | Jeweler | Jeweler | E(c) | E(c) | 0 | 24 | C | |

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|----------------|---|-------------------------|----------------------|----------------------------|--------------------|--------------------|----------|------------|--------|--------|
| | Gloucestershire GL50 1LN | | | | | | | | | |
| 24/01815/FUL | 16A Rodney Road, Cheltenham | College | Offices | Residential | E(g) | C3 | -70 | 70 | NS | |
| 24/02076/FUL | 57 Bath Road | College | Bed and breakfast | Residential | C1 | C3 | -245 | 245 | NS | |
| 24/00879/FUL | Middle Colgate Farm, Ham Road Charlton Kings | Battledown | Agricultural | Holiday let | Agricultural | C3 | -140 | 265 | NS | |
| 24/00450/FUL | 12 Royal Crescent | Lansdown | Restaurant | Residential | E(b) | C3 | -435 | 435 | NS | |
| 24/00451/FUL | 13 Royal Crescent | Lansdown | Offices | Residential | E(g) | C3 | -445 | 445 | C | |
| 24/00658/PRIOR | 30 St Georges Place | Lansdown | Offices | Residential | E(g) | C3 | -119 | 119 | C | |
| 24/01018/FUL | 99 St Georges Place | Lansdown | Solicitors | Residential | E(c) | C3 | -217 | 217 | NS | |
| 24/00742/FUL | 8 Rotunda Terrace, Montpellier Street | Lansdown | Shops | Residential | E(a) | C3 | -120 | 120 | NS | |
| 24/01258/PRIOR | California Farm, London Road | Charlton Kings | Agricultural | Barn | Agricultural | Agricultural | -74.62 | 74.62 | NS | |
| 24/01353/FUL | Car Park, Idsall Drive | Prestbury | Car park | Residential | SG | C3 | -190 | 190 | NS | |
| 24/01364/CLPUD | 5 Hawkswood Road | Warden Hill | Residential | Dog grooming | C3 | SG | 0 | 364 | NS | |
| 24/01068/PRIOR | Knapp Villa, Knapp Road | Lansdown | Day nursery | Residential | E(f) | C3 | -305 | 305 | C | |
| 24/01415/FUL | TGI Fridays, 374 Gloucester Road | Benhall/The Reddings | Restaurant | Restaurant and takeaway | E(b) | E(b), SG | -1568 | 1568 | C | |
| 24/01435/FUL | East Gloucestershire Club, Old Bath Road | Charlton Park | Tennis Courts | Padel courts | F2 | F2 | -48 | 48 | UC | |
| 24/01510/FUL | Lovat House Dental, 32 Christchurch Road | Lansdown | Dental surgery | Dental surgery | E(e) | E(e) | 0 | 100 | NS | |
| 24/01462/FUL | St Margarets Hall, Coniston Road | Up Hatherley | Car park | Storage | SG | B8 | -18 | 18 | C | |
| 24/01726/COU | Montpellier Mini Market 101 Montpellier Street | Lansdown | Retail | Takeaway | E(a) | SG | -857 | 902 | NS | |
| 24/01508/FUL | 174 Bath Road | College | Storage | Residential | B8 | C3 | -111 | 108 | NS | |
| 24/01535/FUL | Abbey Hotel, 14 - 16 Bath Parade | College | Guesthouse | Residential | C1 | C3 | -187 | 187 | NS | |

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|-----------------|--|-----------------|-----------------------|------------------------------|--------------------|--------------------|----------|------------|--------|--------|
| 24/01788/FUL | St Austins House, Parabola Road | Lansdown | School tennis court | Student accommodation | F1 | C2 | -265 | 2633 | NS | |
| 24/02108/FUL | 12 Montpellier Arcade | Lansdown | Retail | Residential | E(a) | C3 | -70 | 74 | UC | |
| 25/00051/FUL | Public Conveniences, Ambrose Street | Lansdown | Public toilets | Cafe | SG | E(b) | -268 | 268 | UC | |
| 24/01608/FUL | 14 Promenade | College | Shops | Residential | E(a) | C3 | -173 | 100 | NS | |
| 24/01696/FUL | Unit 1 To Unit 2, King Alfred Way | Battledown | Office and factory | Residential | E(c) | C3 | -790 | 709 | NS | |
| 25/00119/FUL | Montpellier Town House 33 Montpellier Terrace | Lansdown | Serviced accomodation | Residential | SG | C3 | -270 | 270 | NS | |
| 24/00547/FUL | The Orthodontic And Aesthetics Clinic 74 Suffolk Road | Park | Health clinic | Residential | E(e) | C3 | -200 | 200 | C | |
| 24/01448/PRIOR | 38 Andover Road | Park | Retail | Residential | E(a) | C3 | -48 | 48 | UC | |
| 25/00054/PRIOR | Prinbox Works, Lypiatt Street | Park | Offices | Residential | E(g) | C3 | -1137 | 1137 | NS | |
| 24/01799/PRIOR | Horse And Groom, 30 St Georges Place | Lansdown | Shopmobility | Residential | E(c) | C3 | -223 | 223 | UC | |
| 24/00158/PRIOR | 116 Prestbury Road | Pittville | Retail | Residential | E(c) | C3 | -119 | 119 | UC | |
| 24/01838/PRIOR | The Daffodil, 18 - 20 Suffolk Parade | Park | Restaurant | Residential | E(b) | C3 | -1510 | 1510 | NS | |
| 24/01471/FUL | 31 Prestbury Road | Pittville | Offices | Residential | E(g) | C3 | -146 | 146 | NS | |
| 24/01543/FUL | Atticus House, 32 Wellington Lane | Pittville | Professional services | Residential | E(c) | C3 | -129 | 129 | C | |
| 24/01848/DEEM3 | Pittville School, Albert Road | Pittville | Playing field | Sports facility and 3G pitch | F1 | F1 | 0 | 936 | UC | |
| 24/00356/DEMCON | Unit 23 Lansdown Industrial Estate Gloucester Road | St Marks | Commercial | Commerical | E(g), B2 and B8 | E(g), B2 and B8 | -498 | 425 | NS | |
| 24/02010/FUL | 66 Tennyson Road | St Marks | Commercial | Commercial | E(a) | E(a) | 0 | 1288 | NS | |
| 25/00009/FUL | Unit 11, Festival Trade Park Wymans Lane | Swindon Village | Mixed Use | Padel courts | E(g), B2 and B8 | E(d) | -1300 | 1300 | C | |
| 24/00608/FUL | Parish Church Of St Paul St Pauls Road | St Pauls | Church | Church | F1 | F1 | 0 | 475 | NS | |

| Reference | Site Address | Ward | Existing development | Proposed development | Existing Use Class | Proposed Use Class | Lost sqm | Gained sqm | Status | Lapsed |
|----------------|---------------------------------|-----------------|----------------------|----------------------|--------------------|--------------------|----------|------------|--------|--------|
| 24/01852/FUL | 6 Henrietta Street | St Pauls | Commercial | Residential | E(c) | C3 | -70 | 70 | NS | |
| 25/00095/FUL | Freedom House, 2 Rutherford Way | Swindon Village | Vacant | Valeting | SG | SG | 0 | 384 | NS | |
| 24/01576/COU | Unit 6A Colletts Drive | St Peters | Industrial | Retail | B2 | E(a) | -28 | 40 | UC | |
| 24/01763/FUL | 129- 133 Promenade | Lansdown | Commerical | Commerical | E(b) | E(b) | 0 | 459 | NS | |
| 25/00276/PRIOR | Dowdeswell Park London Road | Charlton Kings | Agricultural | Storage of hay | Agricultural | Agricultural | 0 | 1409 | UC | |