



CHELTENHAM
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>
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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.

7.10 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.

7.11 Therefore, Figures 6, 7 and 8 below provide the details of employment floorspace lost, gained, and the net change respectively from 1 April 2024 to 31 March 2025. Appendix 1 provides the details for commitments monitored as under construction or not started. Appendix 2 breakdowns all monitored planning application for the 2024/25 period.

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, 0.62 hectares of employment land were lost to non-employment uses, specifically 0.47 ha (85%) lost to residential (C), 0.05ha (10%) to education (F), and 0.02 ha (5%) to Sui Generis (SG).
- 8.7 Moreover, residential use is the main driver for employment losses as 40% of the completed floorspace for residential dwellings (C3) were originally office floorspace (E(g)), followed by 20% professional services (E(c)), and 20% a mix of retail and industrial use (E) and (B).
- 8.8 The only significant gains in 'traditional' employment floorspace over the period 2024/25 within Cheltenham are the new 265 sqm of distribution (B8). Employment generating uses over the period were predominantly from Mixed Use developments, retail shops, sports and recreation uses such as an indoor Padel Centre. Sui Generis, a non-traditional employment generating use, maintains its provision over the period as it gains and losses balance each other.
- 8.9 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	