

Cotswold District Employment Land Monitoring Statistics Report

**For the monitoring period 1
April 2025 to 31 March 2026**



COTSWOLD
District Council

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1. Introduction

- 1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of employment land and floorspace. Usually, a site-by-site survey is undertaken each year to determine which permissions are being implemented, which have been completed and any that have expired.
- 1.2 The monitoring period covered in this report runs from 1 April 2025 to 31 March 2026 (hereafter referred to as 2025/26). This document reports on net changes to different types of employment land and floorspace in 2025/26. Account is taken of any loss of employment land or floorspace occurring resulting from demolition or conversion. Some sites may show a loss where a building has been demolished or is in the process of having a change of use. These sites may also appear in the commitments section as the replacement building or use has either not started or is under construction.
- 1.3 This report follows the previous monitoring update, which addressed a backlog in employment land monitoring for the 1 April 2020 to 31 March 2025 period. Site visits to assess employment development across this period were undertaken in December 2025. Monitoring visits for the 2025/26 year were subsequently completed in March 2026, resulting in a limited interval between monitoring periods.
- 1.4 As a result, there has been a reduced opportunity for additional development, particularly completions, to occur and be recorded. The figures for 2025/26 are influenced by this overlap and do not reflect a full monitoring year. The data in this report should therefore be read alongside the previous Employment Land Monitoring Report, rather than interpreted as a change in overall delivery trends. The previous report is available on the Council's website: <https://www.cotswold.gov.uk/planning-and-building/planning-policy/policy-documentation-and-monitoring/>.
- 1.5 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the data set out?

- 1.6 This report is divided into five sections. Following this Introduction (Section 1), Section 2 provides a summary of employment development in Cotswold District. Sections 3, 4 and 5 provide schedules of completions, commitments and lapsed planning permissions respectively.

1.7 The figures are summarised into different types of employment land use class that were present in April 2026. Further details of the use classes can be seen on the Planning Portal website¹, and a summary is provided below:

- E(g) – Commercial, Business and Service (formerly B1)
 - E(g)(i) – Offices
 - E(g)(ii) – Research and Development of Products or Processes
 - E(g)(iii) – Industrial processes
- B2 – General Industrial
- B8 – Storage or Distribution

Note: Class E(g) includes activities previously covered under the revoked Class B1(a, b, c) and now forms part of the broader Class E – Commercial, Business and Service category established in the 2020 Use Classes amendments.

1.8 The site areas and floorspace measurements used in this report are taken from planning application forms and the Council's own measurements of site areas. Where measurements are not provided, they are calculated using information submitted to support planning applications.

1.9 There are cases where there is more than one type of use proposed to be gained or lost and where the floorspace or site area is not defined by the respective planning land use classes. In such cases, the Council has used the supporting information provided with the planning application to calculate the proposed floorspace or site area. For instance, where a development creates or loses more than one type of use, the site area has been calculated proportionately using the proposed floorspace loss or gain as a guide. In cases where it is not possible to ascertain a breakdown of how much floorspace or land is being lost or created, the overall floorspace / site area has been reported or it has only been shown that a planning application exists, but the site area or floorspace measurements are not reported at all.

1.10 Consideration has also been given to whether developments are on existing employment development land or whether new employment development land is being created. In the circumstance where a scheme intensifies the use of existing site, only the part of that site that receives new development has been reported as new economic development land and not the entire site.

¹ <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

Why monitor employment land statistics?

- 1.11 The Cotswold District Local Plan (2011-31) (the adopted Local Plan) implements economic objectives through several policies, which include providing land allocated for employment development (policies S1-S19) and protecting Established Employment Sites (policy EC2). Through this, the adopted Local Plan provides the spatial framework to support the implementation of the Council's corporate priorities and the strategic economic ambitions for Gloucestershire.
- 1.12 Monitoring also helps to identify patterns of change and tests whether policies are working or whether they will need to be revised in the next Local Plan review. Furthermore, providing up to date information helps to make more informed decisions when determining planning applications, such as the current position on the need for a particular type of development.

2. Summary of employment development in Cotswold District 2025/26

- 2.1 Table 1 provides a summary of completed employment developments in the District in 2025/26. The completion figures should be interpreted in the context of a shortened monitoring period (see Section 1.3). As such, the low level of recorded completions reflects the timing of monitoring activity rather than a reduction in overall employment development.

Table 1 – Completions in 2025/26

Use Class	Gain		Loss		Net change	
	(ha)	(m ²)	(ha)	(m ²)	(ha)	(m ²)
E(g) – Offices / R&D / Industrial Processes	0.3	293	0	0	0.3	293
B2 – General industrial	0.17	179	1.15	2,095	-0.98	-1,916
B8 – Storage or distribution	1.36	735	0.84	1,774	0.52	-1,039

- 2.2 Table 2 summarises employment developments in the District at 1 April 2026 that had planning permission and were either not started or were under construction.

Table 2 – Commitments at 1 April 2026

Use Class	Gain		Loss		Net change	
	(ha)	(m ²)	(ha)	(m ²)	(ha)	(m ²)
E(g) – Offices / R&D / Industrial Processes	21.86	60,576	1.88	6,069	19.98	54,507
B2 – General industrial	9.74	22,717	0.85	1,907	8.89	22,708
B8 – Storage or distribution	13.19	26,761	1.37	2,161	11.82	24,600

- 2.3 Table 3 analyses whether the District's 24.4 ha employment land requirement² is on course to being delivered by 2031, which is the end of the adopted Local Plan period. The table shows that the combined total for completions for the period 2016/26, commitments at 1 April 2026 and adopted Local Plan employment land allocations are expected to fully deliver 24.4 ha employment land requirement. With the changes to the Use Classes system the Council now includes the new E(g) class instead of B1.
- 2.4 More than three times the amount of employment land is expected to be delivered by the end of the adopted Local Plan period (78.06 ha) compared to the identified requirement (24.4 ha).
- 2.5 A substantial part of this gain comes from B8 employment land, with almost double the identified requirement (9.9 ha³) already delivered and three times the amount forecast when including commitments. While B8 plays a valuable role in supporting logistics and supply chains, the scale of growth has implications for employment land availability for higher-value E(g) and B2 uses, and future economic balance. B8 typically generates lower number of jobs and occupies larger sites. The strong growth in this sector may influence the District's ability to accommodate future office, R&D, and industrial demand.

Table 3 – Gain / loss of B and E(g) class employment land

Type	Net land gained / lost (ha) (2016-2026)	Net committed land (ha) at 1 April 2026	Net remaining allocated land (ha) at 1 April 2026	Total	Requirement (ha)	Shortfall?
E(g)	9.16	19.98	8.25	37.39	16.60	No
B2	2.07	8.89	0	10.96	-2.10	No
B8	17.89	11.82	0	29.71	9.90	No
Total	29.12	40.69	8.25	78.06	24.40	No

² Provided in adopted Local Plan policy DS1 for the period 1 April 2016 to 31 March 2031

³ Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

- 2.6 The adopted Local Plan also includes a forecasted gain of 64,626m² B1 Office floorspace⁴. However, with the changes to the Use Classes system, developers are now able to gain permission for E(g) Use Class without needing to specify which of the 3 sub-divisions (such as E(g)(i) – Offices) they are planning to implement. The forecasted gain is therefore now compared to the overall figures for the new E(g) class.

Table 4 – Gain / loss of E(g) Floorspace

Type	Floorspace forecast (m ²) (2016-2031)	Annualised floorspace forecast (m ²)	Net floorspace gained / lost (m ²)	Net committed floorspace (m ²) at 1 April 2026	Cumulative E(g) floorspace built or committed (m ²) at 1 April 2026
E(g)	64,626	4,308	7,746	54,507	62,253

- 2.7 Table 5 monitors the adopted Local Plan employment land allocations. Four of the allocations have gained planning permission since the adoption of the Local in August 2018.

Table 5 – Employment Land Allocations at 1 April 2026

Parish	Site Name	Size (ha)	Type	Permission
Allocations with Permissions				
Cirencester	Land to the south of Chesterton	9.10	B1/B2/B8	16/00054/OUT
Bourton-on-the-Water	Land north of Bourton Industrial Estate / Business Park	3.38	B1/B2/B8	15/03318/OUT
Chipping Campden	Battle Brook / Extension to Campden Business Park	0.67	B1/B2/B8	21/03116/OUT
Willersey	Land north of B4632 and east of employment estate	1.97	B1/B2/B8	22/03534/FUL
Allocations Without Permissions				
Lechlade	Land north of Butler's Court	1.25	B1	–
Moreton-in-Marsh	Fire Service College B	7.00	B1	–

⁴ Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

3. Completions in 2025/26

3.1 Table 6 lists the economic developments completed in Cotswold District in 2025/26 by individual sites. See Section 1.3 for an explanation on the shortened monitoring period for this year and the reduced completion figures.

Table 6 – Net completions by individual sites in 2025/2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)
24/03483	Adlestrop	24/03483/FUL	New Farm, Daylesford, GL56 0YG	Provision of extended car park facilities associated to Heritage House Events Centre and for staff associated to the wider Daylesford site and the provision of two timber outbuildings (Retrospective)	B8	1.06	1.06	152	-	-	-	-
23/01509	Bourton-on-the-Water	24/00234/FUL	Ebley Tyre And Auto Services, Lansdown, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	-	-	-	-	B2	0.19	0.19	1900
25/02786	Coberley	25/02786/CLEUD	Windmill Farm,	Certificate of Lawful Existing Use or	B2	0.17	0.17	179	-	-	-	-

Cotswold District Employment Land Monitoring Statistics – 1 April 2025 to 31 March 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)
			Hartley Lane, Seven Springs, GL53 9NF	Development under Section 191 of the Town and Country Planning Act 1990 for use of land and building for Agricultural Equipment Servicing with ancillary shop storage and office (Class B2)								
25/01180	Condicote	25/01180/FUL	Old School House, GL54 1ES	Use of building and associated land as a builder's yard (sui generis) (retrospective)	B8	0.13	0.13	404	-	-	-	-
21/01041	Fairford	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling together with the erection of 8 one and a half and two storey dwellings together with garaging parking landscaping and all enabling development including access works	-	-	-	-	B8	0.84	0.76	1603
									Sui Generis		0.08	171
25/01798	Temple Guiting	25/01798 /OPANOT	Rook Pool, Kineton Hill, Stow	Notification under Schedule 2 Part 3 Class R of the Town and	E(g)(ii)	0.03	0.03	293	-	-	-	-

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)
			On The Wold, GL54 1EZ	Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a change of use of an agricultural building to a flexible use (Class E)								
23/03814	Willersey	23/03814/FUL	The Field, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	-	-	-	-	B2	0.96	0.96	195

4. Commitments at 1 April 2026

4.1 Table 7 lists employment developments with planning permission at 1 April 2026.

Table 7 – Net commitments at 1 April 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
25/03048	Aldsworth	25/03048/OPANOT	Harvest Barn Farm, GL54 3QR	Prior notification for the conversion of an agricultural barn to flexible commercial uses, including offices (Class E(g)), general industrial (Class B2), and storage/distribution (Class B8)	B8	0.08	0.08	503	-	-	-	-	Under Construction
20/02285	Ampney Crucis	20/02285/FUL	Land South Of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development	-	-	-	-	E(g)	0.49	0.49	93	Under Construction
3946	Andoversford	18/04662/FUL	Swanwick Catering Equipment, Andoversford Industrial Estate, GL54 4HR	Conversion of an existing industrial building (class B8) into an office, factory and showroom (class B2) for Countryside Windows, including a new first floor bay	B2	0.2053	0.2053	1,145	B8	0.2053	0.2053	1,130	Under Construction

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
				window and external alterations									
24/01719	Barrington	24/01719/FUL	The Glebe Barn, Great Barrington, Burford, OX18 4US	Conversion of office building to dwelling with associated works	-	-	-	-	E(g)(i)	0.12	0.12	300	Not Started
25/02770	Blockley	25/02770/FUL	Gateway House, Draycott Business Village, Draycott, GL56 9JY	Single storey extension to existing business unit	E(g)(iii)	0.32	0.32	210	-	-	-	-	Not Started
6236.3	Bourton-on-the-Water	25/03769/OUT	Land parcel north of Bourton Industrial Park	Extension of Bourton Industrial Park to provide B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units (Outline application)	B2	5.6	0.86	1,938	-	-	-	-	Under Construction
					B8		0.96	2,184					
					E(g)		3.76	8,436					
25/03744	Bourton-on-the-Water	25/03744/FUL	Pulham & Sons (Coaches) Ltd, Bourton Industrial Park, GL54 2HQ	Erection of ancillary building for vehicle maintenance	B2	0.51	0.51	150	-	-	-	-	Under Construction
20/02794	Broadwell	20/02794/FUL	Old Quarry Farm, Moreton Road, Stow-	Construction of storage building	B8	0.39	0.39	70	-	-	-	-	Under Construction

Cotswold District Employment Land Monitoring Statistics – 1 April 2025 to 31 March 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
			On-The-Wold, GL54 1EG										
20/02359	Broadwell	20/02359/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Replacement of existing rural workers dwelling and site office	E(g)(i)	0.39	0.39	9	-	-	-	-	Under Construction
23/02255	Chedworth	24/01767/FUL	New Barn Farm, Fields Road, GL54 4NG	Erection of a workshop and change of use of home office to office-use	E(g)(i)	0.51	0.11	42	-	-	-	-	Not Started
					E(g)(iii)		0.40	153					
23/02910	Cherington	23/02910/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of two agricultural buildings to commercial use	B2	0.47	0.24	540	-	-	-	-	Under Construction
					B8		0.24	540					
23/03981	Cherington	23/03981/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural building to Classes B2 (General Industrial) and B8 (Storage and Distribution)	B2	0.33	0.33	339	-	-	-	-	Not Started
25/03625	Cherington	25/03625/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural yard space for the siting of 16 no. storage containers (B8 Storage and Distribution) (Part Retrospective)	B8	0.32	0.32	336	-	-	-	-	Under Construction
22/01771	Chipping Campden	22/01771/FUL	Cutts Of Campden, The Cambrook,	Erection of detached 3-bay garage block and change of use	-	-	-	-	B2	0.17	0.17	96	Under Construction

Cotswold District Employment Land Monitoring Statistics – 1 April 2025 to 31 March 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
			Sheep Street, GL55 6DX	of industrial unit (7) from B2 to retail E(a)									
21/03116	Chipping Campden	25/02476/REM	Land South Of Campden Business Park, Battle Brook Drive, GL55 6JX	Approval of reserved matters relating to Appearance, Scale, Layout, Access and Landscaping, pursuant to outline planning permission 21/03116/OUT, for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use	B8	1.59	1.59	1,845	-	-	-	-	Not Started
3955	Cirencester	13/02942/OUT	Land between A419 and A417, Kingshill Road	Mixed use development comprising employment floorspace up to 5 000 sqm for B1 Use; residential development (up to 100 dwellings) with associated infrastructure, ancillary facilities, open space and landscaping.	E(g)(i)	1.64	1.64	5,000	-	-	-	-	Not Started
0054.3	Cirencester	10/00964/OUT	The College Triangle Site, Royal Agricultural University,	Renewal of extant permission 01/01011/OUT for the development of a business park	B2	11.85	2.96	6,271	-	-	-	-	Not Started
					B8		2.96	6,271					
					E(g)		2.96	6,271					

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			Stroud Road, GL7 6JS	comprising educational, research, agricultural business uses/conference facility, access and ancillary works.									
9150	Cirencester	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses),	B2	9.1	1.6	6,503	-	-	-	-	Not Started
					B8		1.6	6,503					
					E(g)		5.86	30,658					
20/04032	Cirencester	20/04032/FUL	Cotswold Estate Services Limited, Cotswold	Erection of 2 No. units for use as offices (Use Class E), general industry	E(g)(i)	0.17	0.05	515	E(g)(i)	0.02	0.01	90	Under Construction
					E(g)(iii)		0.12	1164	E(g)(iii)		0.01	112	

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			Estates, Baunton Lane, GL7 7BG	(B2), storage and distribution (B8), with associated vehicle parking, infrastructure and general site improvements									
21/02487	Cirencester	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	-	-	-	-	E(g)(i)	0.01	0.01	130	Under Construction
23/00798	Cirencester	23/00798/FUL	Batten & Allen, Bridge Road	Extension to warehouse	B8	0.64	0.64	203	-	-	-	-	Not Started
24/01364	Cirencester	24/01364/FUL	Ewe Pens Farm, Cirencester Park	Conversion of farm building to office use. Demolition of agricultural storage building and its replacement with one of the same size for Park Management use	E(g)(i)	0.25	0.25	638	-	-	-	-	Not Started
25/03579	Cirencester	25/03579/FUL	1-3 Dollar Street And 1 Coxwell Street, GL7 2AJ	Change of use and conversion of existing buildings to create a new dwelling and additional residential floorspace (revised scheme)	-	-	-	-	E(g)(i)	0.05	0.05	93	Under Construction

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
24/00952	Cirencester	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	-	-	-	-	E(g)(i)	0.01	0.01	39	Not Started
24/01783	Cirencester	24/01783/FUL	16 Bridge Road, GL7 1NJ	Erection of self-storage building, demolition of glazed atrium to existing building and associated hard and soft landscaping	B8	0.78	0.78	950	B8	0.78	0.78	50	Under Construction
24/02117	Cirencester	24/02117/FUL	5 Dyer Street, GL7 2PP	Conversion of office building to 9 no. apartments, erection of 5 no. new dwellings to the rear, together with associated ancillary development	-	-	-	-	E(g)(i)	0.28	0.28	1,077	Under Construction
25/00786	Cirencester	25/00786/FUL	40 Market Place, GL7 2NW	Retention of ground floor as Class E (Retail Shop) and change of use of upper floors to one flat	-	-	-	-	B8	0.01	0.01	76	Not Started
24/03681	Cirencester	24/03681/FUL	42 Querns Lane	Demolition of existing commercial building and 2no. residential flats and erection of 4no. residential dwellings	-	-	-	-	B8	0.06	0.06	456	Not Started
25/00472	Cirencester	25/00472/FUL	Southgate Building,	Erection of a single storey side extension	B8	0.03	0.03	251	-	-	-	-	Under Construction

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			Phoenix Way, GL7 1QG	to commercial/wareho use building									
20/03795	Cirencester	20/03795/FUL	Ewe Pens Farm, Cirencester Park	Change of Use and Associated Development to allow conversion of Agricultural Storage Barn to Flexible Commercial (Use Class E)	E(g)(i)	0.01	0.01	117	-	-	-	-	Under Construction
25/02200	Cirencester	25/02200/OPA NOT	Querns Business Centre, Whitworth Road, GL7 1RT	Prior Notification for the Change of Use from commercial use (Class E) to residential (Class C3), specifically 19 dwellings spread across the ground and first floor	-	-	-	-	E(g)(i)	0.3	0.3	1,020	Under Construction
25/02699	Cirencester	25/02699/FUL	23 Sheep Street, GL7 1RQ	Change of use from former offices to three residential dwellings, including the replacement of the existing modern rear extension with a new rear extension, and parking facilities	-	-	-	-	E(g)(i)	0.05	0.05	309	Under Construction
25/02180	Cirencester	25/02180/FUL	33 Dyer Street, GL7 2PP	Partial change of use and conversion to single dwelling	-	-	-	-	E(g)(i)	0.08	0.08	714	Under Construction

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
25/02881	Cirencester	25/02881/NOT DEM	Bankside Trade Park, Love Lane, GL7 1YG	Prior notification for the demolition of a commercial building	-	-	-	-	E(g)(i)	0.08	0.08	387	Not Started
25/03269	Cirencester	25/03269/FUL	5 Gosditch Street, GL7 2AG	Change of use from commercial premises to single residential dwelling	-	-	-	-	E(g)(i)	0.03	0.03	299	Not Started
7076	Coberley	19/00245/OFR PAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	-	-	-	-	B2	0.05	0.05	500	Under Construction
25/03139	Cold Aston	25/03139/CLO PUD	Whiteshoots Garage, Whiteshoots Hill, GL54 2LE	Certificate of Lawful Proposed Use or Development under section 192 of the Town and Country Planning Act 1990 for the proposed use as a Commercial Coffee Roastery and Bagel Bakery	B2	0.07	0.07	132	B2	0.07	0.07	132	Not Started
24/02337	Coln St Aldwyn	24/02337/FUL	Coln Mill, Coln St Aldwyns	Restoration of disused mill, reinstatement of water wheel, new milling stones and insertion of two new staircases	BSuiGen	0.03	0.03	253	-	-	-	-	Under Construction
25/02781	Condicote	25/02781/FUL	Old School House, Road From Cotswold Farm	Demolition of existing barn used as builder's store and erection of new barn	B8	0.13	0.13	405	B8	0.13	0.13	404	Not Started

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
			To Church Road, GL54 1ES	to provide builder's store									
6363	Didmarton	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	E(g)(iii)	0.095	0.095	277	-	-	-	-	Under Construction
25/00541	Elkstone	25/00541/OPA NOT	Land And Building East Of Pine Tree Cottage	Prior notification for change of use of an agricultural building to a flexible commercial use	B2	0.03	0.03	147	-	-	-	-	Not Started
22/04276	Fairford	22/04276/FUL	Milton Farm, Coronation Street, GL7 4HZ	Proposed change of use and operational development including provision of new access (agricultural building to mixed commercial use (Classes B2, B8 and E (excluding retail)))	B2	0.12	0.04	111	-	-	-	-	Under Construction
					B8		0.04	111					
					E(g)		0.04	111					
24/03816	Fairford	24/03816/FUL	Garners Field, London Road, GL7 4DS	Erection of an extension to vehicle storage and maintenance unit	B8	0.84	0.84	97	-	-	-	-	Under Construction
24/02637	Fairford	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of	-	-	-	-	B8	0.18	0.18	45	Not Started

Cotswold District Employment Land Monitoring Statistics – 1 April 2025 to 31 March 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
				existing store and office buildings									
25/01916	Fairford	25/01916 /OFRPAN	The Ernest Cook Trust, Offices Fairford Park	Prior Notification for the Change of Use from Office (Class E) to Residential (Class C3)	-	-	-	-	E(g)(i)	0.16	0.16	370	Not Started
25/00681	Fairford	25/00681 /OPANOT	Furzey Hill Farm, Furzey Hill, Meysey Hampton, GL7 5LD	Prior notification for the change of use of agricultural buildings to class B8 storage	B8	0.03	0.03	250	-	-	-	-	Not Started
25/02843	Fairford	25/02843/FUL	Garners Field, London Road, GL7 4DS	Erection of storage unit (Use Class B8) on existing hardstanding	B8	0.08	0.08	100	-	-	-	-	Not Started
25/03608	Fairford	25/03608/FUL	Kennels Cottage, Fairford Park, GL7 4JQ	Change of use to Class E(g)(i) (offices) and associated external alterations	E(g)(i)	0.05	0.05	168	E(g)(i)	0.05	0.05	168	Not Started
25/02992	Hatherop	25/02992 /OPANOT	Home Farm, Netherton, Quenington, GL7 5DD	Prior Approval for the Change of Use from Agricultural Buildings to Flexible Commercial Use (Class E)	E(g)(i)	0.13	0.13	909	-	-	-	-	Not Started
2867	Hazelton	19/02099/FUL	Hazleton Autos Garage, GL54 4DX	Partial demolition of existing workshop and erection of four bay extension to workshop 2. Erection of one bay extension and single storey	B2	0.39	0.39	392	B2	0.39	0.39	70	Under Construction

Cotswold District Employment Land Monitoring Statistics – 1 April 2025 to 31 March 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
				lean to extension to workshop 1. Erection of bin enclosure. Creation of 13 parking spaces and associated landscaping									
5999.6	Kemble	22/04184/FUL	Building 430, Kemble Airfield	Redesign of previous approved development to create 2 No. new Units D4 and D4a in lieu of Units 2 3 4 and 5	E(g)(iii)	0.159	0.159	413	B2	0.159	0.159	39	Under Construction
23/00486	Kemble	23/00486/FUL	Linden House, Limes Road	Change of use of ground floor offices to residential use ancillary to existing dwelling and associated works	-	-	-	-	E(g)(i)	0.05	0.05	95	Under Construction
25/00725	Long Newton	25/00725/FUL	The Great Tythe Barn, Folly Farm, Newton Road, Tetbury, GL8 8XA	Installation of ground mounted solar panels and the erection of a storage building and associated works to provide essential storage space and a more sustainable supply of electricity to the Great Tythe Barn	B8	0.23	0.23	192	-	-	-	-	Not Started
21/02230	Longborough	24/01073/FUL	The Sitch, Moreton	New single storey garage and MOT	B2	0.14	0.14	401	-	-	-	-	Under Construction

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
			Road, Longborough, GL56 0QJ	centre with small storage mezzanine relating to two bays for expansion to be let short term as industrial space									
24/00260	Meysey Hampton	24/00260/FUL	Former Composting Site, Welsh Way, Poulton, GL7 5SZ	Change of use of former mushroom composting facility to provide Class B2 vehicle workshop together with ancillary office, storage and other associated works	B2	1.64	1.64	3,193	-	-	-	-	Not Started
24/00965	Mickleton	24/00965/FUL	Mickleton Nurseries, Stratford Road, GL55 6SU	Erection of barn and associated hardstanding	B8	0.08	0.08	211	-	-	-	-	Not Started
25/00109	Northleach with Eastington	25/00109/FUL	The Old Prison, Fosseyway, GL54 3JH	Change of use of office accommodation within the Old Prison to form a single dwellinghouse together with associated alterations to the listed building	-	-	-	-	E(g)(i)	0.01	0.01	95	Not Started
23/03675	Oddington	23/03675/FUL	Berry Bank, Main Road, GL56 0XW	Change of use of existing general/heavy industrial site (use	E(g)(i)	0.01	0.001	135	B2	0.01	0.01	1,070	Under Construction
					E(g)(iii)		0.01	935					

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
				class B2) to flexible use (use class E(g)i [offices] and E(g)iii [light industrial])									
23/01234	Sapperton	23/01234/FUL	Land Parcel To The East Of Aston Down Airfield North Of 7-8 Aston Down, Frampton Mansell	Replacement storage industrial building (revision of approved plans to add first floor)	B8	0.01	0.01	98	-	-	-	-	Not Started
25/00720	Sevenhampton	25/00720/FUL	The Old Farmhouse, The Quarry, Brockhampton, GL54 5XJ	Change of use of part of domestic outbuilding from residential to B8 storage of vintage and classic motorcycles	B8	0.01	0.01	39	-	-	-	-	Not Started
24/02796	Somerford Keynes	24/02796/FUL	Field Farm, GL7 6DH	Demolition of redundant farm buildings and erection of farm shop/microbrewery., Part-retrospective change of use from agricultural (sui generis) to general industrial (Use Class B2) and farm shop (Use Class E)	B2	0.36	0.36	546	-	-	-	-	Under Construction
22/04338	South Cerney	22/04338/FUL	Fosse Nurseries,	Change of use of part of the site from plant nursery with	B8	0.22	0.22	230	-	-	-	-	Not Started

Cotswold District Employment Land Monitoring Statistics – 1 April 2025 to 31 March 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
			Cricklade Road, GL7 5QE	ancillary sales (Sui Generis) to Use Class E, erection of building, associated ancillary development and alterations to existing access									
25/02980	Stow-on-the-Wold	25/02980/FUL	Lloyds Bank Plc, The Square, GL54 1BJ	Change of use of first and second floor offices associated with a bank (Use Class E) into short term lets (Use Class sui generis), including amendments to fenestration	-	-	-	-	E(g)(i)	0.02	0.02	210	Not Started
25/00463	Tetbury	25/00463 /OPANOT	14 Church Street, GL8 8JG	Prior notification for change of use from commercial/business /service use to commercial/business /service use to ground floor and 2 two bedroom flats on first and second floors	-	-	-	-	E(g)(i)	0.02	0.02	206	Not Started
25/02003	Tetbury	25/02003/FUL	The Old Forge, Hampton Street, GL8 8LX	Conversion of existing furniture workshop into a single storey two bedroom dwelling	-	-	-	-	E(g)(iii)	0.009	0.009	90	Not Started
25/02311	Todenham	25/02311/FUL			B2	0.53	0.24	662	-	-	-	-	

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
			Wyatts Farmyard	Change of use of the agricultural barns at Wyatt Farm to flexible use class covering Use Classes B2 (general industrial) and BB (storage and distribution) - Part retrospective	B8		0.29	812					Under Construction
23/03475	Turkdean	23/03475/FUL	Leygore Farm Barn, GL54 3NY	Erection of single storey extension to office building	E(g)(i)	0.18	0.18	25	-	-	-	-	Not Started
23/03747	Upper Slaughter	25/01952/FUL	Manor Farm Buildings	Change of use of Main Block of Buildings to Children's Nursery (Use Class E(f)) and Use Class E(g) together with internal and external alterations, conversion and extension of Dutch Barn to Use Class E(g) and as a saddlery and retrospective change of use of units 1 & 2 North Range to a veterinary practice (Use Class E (e)) with associated car parking, landscaping	E(g)	3.81	3.81	1,079	-	-	-	-	Under Construction

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Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
				and associated works									
24/00997	Weston Subedge	24/00997/FUL	4 Weston Industrial Estate, Honeybourne Road, Honeybourne, Evesham, WR11 7QB	Erection of single storey side extension	B2	0.08	0.08	48	-	-	-	-	Not Started
22/03534	Willersey	22/03534/FUL	Orchard Works, Willersey Industrial Estate, WR12 7QF	Employment development comprising new production, office, workshop and service buildings, covered storage areas, external storage areas for products and parts, parking areas and vehicular access to the B4632 road, landscaping and external works	B8	3.02	1.51	3,311	-	-	-	-	Not Started
					E(g)		1.51	3,311					
25/03743	Willersey	25/03743 /OPANOT	Heming Agricultural Engineers, Collin Lane, WR12 7PE	Prior notification for the conversion of agricultural buildings to flexible commercial uses - storage/distribution (Class B8)	B8	0.1	0.1	996	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)	Status
24/01803	Windrush	24/01803/FUL	Pinchpool Farm, OX18 4TT	Change of use from conditional agricultural/business use (B1) to B2 (general industrial)/E(g) (commercial, business and service)	B2	0.04	0.04	199	E(g)(iii)	0.04	0.04	199	Not Started

5. Lapsed planning permissions in 2025/26

5.1 Table 8 lists the planning permissions that lapsed in 2025/26

Table 8 – Lapsed planning permissions in 2025/26

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m ²) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m ²) (gross)
22/02324	Bourton-on-the-Water	22/02324/FUL	Unit 2, Bourton Link, GL54 2HQ	Erection of two storey rear extension of industrial unit	E(g)(iii)	0.02	0.02	34	-	-	-	-
22/01300	Cirencester	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class MA for change of use from class E (Office) to class C3 residential	-	-	-	-	E(g)(ii)	0.09	0.09	357

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22/02304	Cold Aston	22/02304/FUL	Grove Farm, Grove Farm Lane, GL54 3BJ	Erection of meat processing unit, with offices and chilled storage	B2	0.01	0.01	117	-	-	-	-
20/04564	Kemble	20/04564/FUL	Plot D3, Kemble Airfield	Redevelopment of plot to create workshops, offices, storage and parking	E(g)(i)	0.18	0.07	220	-	-	-	-
					E(g)(iii)		0.11	318				
22/04327	North Cerney	22/04327/FUL	Nordown Farm, GL7 7DE	Change of use of existing buildings and yard to mixed B8, B2 and sui generis use	B2	0.39	0.20	462	-	-	-	-
					B8		0.20	462				
22/00769	Stow-on-the-Wold	22/00769/FUL	Tayler And Fletcher, The Square, GL54 1BL	Change of use from retail and offices (Class E) to hotel accommodation (Class C1), and external alterations	-	-	-	-	E(g)(i)	0.13	0.13	432
21/01793	Weston Subedge	21/01793/FUL	Unit 28A, Weston Industrial Estate, Honeybourne Road, WR11 7QB	Side Extension	E(g)(i)	0.02	0.02	25	-	-	-	-