Shopping & Local Centres
Supplementary Planning Document (SPD)

Monitoring Report 2021

Birmingham
City Council

Shopping & Local Centres SPD: Monitoring Report 2021

Context

The Shopping and Local Centres SPD was adopted in March 2012 and was produced to help address a range of issues affecting the vibrancy and vitality of Birmingham's network of shopping centres outside the city centre. Its purpose is to encourage investment into local centres and guide future development to help maintain a viable balance between retail and non-retail uses.

The SPD identifies a hierarchy of Town, District and Neighbourhood centres. This was modified on adoption of the BDP in 2017 to Sub-Regional Centre, District Growth Points, District Centres and Local Centres. For each centre a definitive boundary is established, within which a Primary Shopping Area (PSA) is identified.

The main policies established seek to:
1) maintain a minimum of 55% of units in the Primary Shopping Area of Town and District Centres and 50% of units in the Primary Shopping Area of Neighbourhood/Local Centres in A1 retail use.
2) avoid an overconcentration of A5 hot food take-away uses by restricting their number to no more than 10% of the total units in a centre or individual parade, and
3) ensure no individual proposal adversely affects local amenity or contribute to non-retail clustering.

Upon adoption of the Birmingham Development Plan (BDP), Policies 1 and 4 of the SPD were incorporated into BDP Policy TP24. This gives them full Development Plan status. The remainder of the SPD will be reviewed in future to reflect this, and clarify its role in identifying up-to-date Centre and Primary Shopping Area boundaries.

Baseline data

During the preparation of the SPD, detailed land use surveys were undertaken for each local centre. The survey data was mapped and summary land use information published on the Council's website along with the adopted SPD, http://www.birmingham.gov.uk/spdlocalcentres. The survey data had a baseline date of April 2011.

Since adoption, the Council has monitored all planning permissions and refusals within centres and this has enabled us to assess how the policies are working and how the balance of uses may be changing.

Scope of monitoring

Monitoring reports have been produced annually since 2013. This monitoring information is dated to 31st March 2021.

Monitoring is based on desktop updates of planning permissions in view of the resource implications of re-surveying each centre every year. Periodic full resurveys are required to keep the surveys as accurate as possible and in 2016 full resurveys were undertaken to ensure that the 2015 changes of use under Permitted Development rights were captured.

The changes to the Use Class Order in 2015 resulted in various uses moving to the Sui Generis Use Class. The methodology used to calculate the percentages in Tables 2 and 3 was updated accordingly, and includes Sui Generis and selected Class B1/D1/D2 Uses in retail premises (as defined in the Shopping & Local Centres SPD Appendix) to ensure accuracy.

Use Class Order changes – September 2020

Statutory Instrument 2020 No. 757 - The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 makes significant changes to Use Classes.

From 1st September 2020, the following Use Classes are discontinued:

- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaways
- B1 Offices
- D1 Non-residential Institutions
- D2 Assembly and Leisure

New Use Classes:

Class E - Commercial, Business and Service, which incorporates

- the previous A1, A2, A3 and B1 office uses
- gyms, nurseries and health centres previously in use classes D1 and D2
- other uses which are suitable for a town centre

Class F1 - Learning and Non-residential Institutions, incorporating those uses from the former D1 Non-residential institutions use class which are more likely to involve buildings which are regularly in wider public use such as schools, libraries and art galleries.

Class F2 - Local Community groups together those uses from the former D2 use class which provide for group activities of a more physical nature – swimming pools, skating rinks and areas for outdoor sports. It also includes the use of any buildings where this is principally by the local community.

Alongside these, the F2 class includes what would be considered shops servicing the essential needs of local communities. This is defined as a shop mostly for the sale of a range of essential dry goods and food to visiting members of the public where there is no commercial class retail unit within 1000 metres and the shop area is no larger than 280sq.m.

Sui Generis Uses include the former A4 Drinking Establishments and A5 Hot Food Takeaway use classes, along with cinemas, concert, dance and bingo halls which fell within the former D2 use class. This will mean that changes to and from these uses will require planning permission, for example, to ensure that local pubs can be protected, or to prevent the proliferation of hot food takeaways.

The residential (C classes), General industrial (B2) and Storage and distribution (B8) use classes remain unchanged (except for a new cross reference in B2 to the new 'commercial' class).

These changes will impact on the 50/55% threshold for retail (Class A1) uses in Primary Shopping Areas in BDP policy TP24. Class A1 has been replaced by the new Class E, which is much wider in scope. Permitted Development Changes of Use effectively remove planning control from maintaining the retail function of centres at 50/55% retail uses, undermining this part of Policy TP24. The Policy that no more than 10% of units within the centre or within any frontage shall consist of hot-food takeaways remains unaffected – the former A5 Use Class is now Sui Generis (r). We will still be able to monitor any newly constructed Class E uses or changes of use to and from Class to E where planning permission is required, e.g. B8 to E or vice versa.

As this information is dated to 31st March 2021, this year's monitoring has been prepared using both the former and new Use Classes. The previous Use Classes have been retained in the underlying data sets to facilitate consistent comparison with previous monitoring.

Impact of the Covid-19 Pandemic

Statutory Instrument 2020 No. 330 - The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 came into force on 24th March 2020.

It introduced a temporary Use Class DA – enabling Class A3 and A4 Uses to temporarily provide takeaway food within Class A5 from 24th March 2020 until 23rd March 2021, subject to notification of the local planning authority. Only a small number of notifications were received, and the temporary impact of this use has not been significant.

At present, the longer term economic impact of the pandemic on local centres, and retail and other town centre uses, is not fully known.

Key Findings 2012 – 2021

Since the adoption of the Shopping & Local Centres SPD in 2012 and the application of its policies (now via BDP Policy TP24), the following decisions and trends have been monitored:

Table 1: Planning Permissions and refusals in Local Centres 2012-2021

	2012-2020	**2020-2021**	**Total**
Total number of relevant planning decisions	1130	151	1281
A1			
Permissions leading to loss of E(a) / A1 retail use	316	40	356
Permissions granted for new E(a) / A1 retail use	157 units	9 units	
Permissions granted for Change of use (CoU) to E(a) / A1 retail use	69 units 378 units	4 units 48units	426 units
Permissions granted for E(a) / A1 retail as part of mixed use permissions	40 schemes, 154 units	8 schemes, 35 units	
A2			
New construction or CoU to E(c) / A2 (financial & professional services) permissions	32 units	0 units	32 units
New A2 or CoU to E(c) / A2 as part of mixed permissions	12 units	0 units	12 units
A3			
New construction or CoU to E(b) / A3 (restaurant & café) use	168 units	21 units	189 units
New E(b) / A3 as part of mixed permissions	40 units	1 units	41 units
A4			
New construction or CoU to SG(p/q) / A4 (drinking establishment) use	14 units	2 units	16 units
New A4 or CoU to SG(p/q) / A4 as part of mixed permissions	13 units	0 units	13 units
A5			
New construction or CoU to SG(r) / A5 (hot food takeaway) use	52 units	3 units	55 units
New A5 or CoU to SG(r) / A5 as part of mixed permissions	22 units	2 units	24 units
A3/A5			
New or CoU to E(b)/SG(r) / A3/A5 permissions (not counted above)	45 units	4 units	49 units
D1			
New construction or CoU to F1 or E / D1 (non-residential institutions) use	64 units	6 units	70 units
New D1 or CoU to F1 or E / D1 as part of mixed permissions	6 units	1 unit	7 units
D2			
New D2 or CoU to E, F2 or SG / D2 (assembly & leisure) use	33 units	0 units	33 units

	2012-2020	2020-2021	Total
C3			
Conversion from E(g) / B1 (business) to C3 (residential) use	851 units including 14 schemes (64 units), plus 6 large schemes (639 units). Total 1554 units	4 schemes, 103 units (inc. 1 scheme of 89 units)	954 units
Conversion from F1/E / D1 (non-residential institutions) to C3 (residential) use	9 units + 1 scheme - 1146 units + 268 extra care (Athletes village, Perry Barr) Total 1429 units	0 schemes, 0 units	1429 units
Sui Generis			
New construction or CoU to Sui Generis use (excluding SG(p/q/r – A4/A5))	37 units (not monitored prior to 2016)	17 units	54 units
Refusals and appeals in centres			
E(b) / A3 refusals	29*	4	33
E(b) / A3 applications withdrawn	38*	2	40
SG(r) / A5 refusals	58	5	63
SG(r) / A5 applications withdrawn	17*	1	18
E(b)/SG(r) / A3/A5 refusals	18	5	23
E(b)/SG(r) / A3/A5 (or other mixed uses including A5) applications withdrawn	18*	2	20
SG(r) / A5 appeals	21	2	23
SG(r) / A5 appeals dismissed	19 (+1 withdrawn)	0	20
SG(r) / A5 appeals allowed	6	0	6
SG(r) / A5 appeals outstanding		0	
A5 approvals and refusals outside centres			
New construction or CoU to SG(r) / A5 (hot food takeaway) use outside Centres	87 units	1 unit	88 units
Mixed use proposals including SG(r) / A5 use outside Centres	40 units*	0 units	40 units
Number of SG(r) / A5 refusals outside Centres	72 units	3 units	75 units
Mixed use proposals including SG(r) / A5 use refused outside Centres	16 units*	1 unit	17 units
SG(r) / A5 appeals allowed	1*	0	
SG(r) / A5 appeals dismissed	0*	0	
SG(r) / A5 appeals outstanding		0	

*2014-20 only – not previously monitored.

Monitoring A1 Uses within Primary Shopping Areas

Class A1 became part of the new Class E on 1st September 2020. Permitted Development Changes of Use effectively remove planning control from maintaining the retail function of centres at 50/55% retail uses, undermining this part of BDP Policy TP24.

However, for 2021/22 we have maintained the previous use classes within the monitoring data, as this change occurred halfway through the monitoring year. This allows a like-for-like comparison with previous years, shown in Table 2 below.

Most centres remain within the BDP Policy TP24 (formerly SPD Policy 1) threshold of 50/55% for A1 Uses within Primary Shopping Areas. The exceptions are:

District Centres (55% threshold):

- Fox & Goose, at 50%
- Selly Oak, at just under 47%, is subject to two significant redevelopment proposals which increase the amount of A1 floorspace, but reduce the number of A1 Units. Cumulatively, with Permitted Development changes outside planning control, the policy thresholds have been breached, but in this instance the regeneration benefits are considered to be paramount.

Other centres (50% threshold):

- Queslett and Scott Arms, where the part of those centres within Birmingham lies below the 50% threshold, but has remained static.
- Ivy Bush, at 37.5% (a reduction of 2.5%).
- Balsall Heath (38%) and Moseley (49%) are stable centres but both are below their 50% threshold.
- Hall Green, which has fallen to 48% but remains stable.
- Frankley remains at the 50% policy threshold.

There are several centres where major redevelopments are proposed or have been completed:

Extant or expired permission but not started	Under construction	Recently completed
Erdington Stirchley	Selly Oak Perry Barr Longbridge (Largely completed) Meadway*	

* The former Pool Meadow centre at Meadway has been demolished. The 2021 monitoring takes into account the first phase of planning permission which is yet to be completed.

Table 2: Primary Shopping Area Statistics 2021 – Based on Use Classes prior to 1/9/2020

	2011				2020					2021					
Centre	**No of PSA Units**	**No of A1 Units**	**PSA %A1**	**Status**	**No of PSA Units**	**No of A1 Units**	**PSA %A1**	**% Trend 2011-2020**	**Status**	**No of PSA Units**	**No of A1 Units**	**PSA %A1**	**% Trend 2020-2021**	**% Trend 2011-2021**	**Status**
Acocks Green	130	89	68.46		146	88	60.27	▼		146	88	60.27	=	▼	
Alum Rock Road	240	183	76.25		272	203	74.63	▼		275	205	74.55	▼	▼	
Balsall Heath	27	14	51.85		27	11	40.74	▼		26	10	38.46	▼	▼	
Boldmere	89	62	69.66		90	55	61.11	▼		90	54	60.00	▼	▼	
Bordesley Green	39	26	66.67		33	24	72.73	▲		33	24	72.73	=	▲	
Castle Vale	11	10	90.91		11	9	81.82	▼		11	8	72.73	▼	▼	
College Road	19	12	63.16		19	10	52.63	▲		19	9	47.37	▼	▼	
Cotteridge	87	60	68.97		88	53	60.23	▼		89	53	59.55	▼	▼	
Dudley Road	99	76	76.77		103	74	71.84	▼		104	73	70.19	▼	▼	
Edgbaston (Five Ways)	53	37	69.81		47	32	68.09	▼		48	33	68.75	▲	▼	
Erdington	241	159	65.98		217	138	63.59	▼		217	138	63.59	=	▼	
Fox and Goose	89	50	56.18		84	42	50.00	▼		84	42	50.00	=	▼	
Frankley	10	6	60.00		12	6	50.00	▼		12	6	50.00	=	▼	
Glebe Farm	25	20	80.00		24	18	75.00	▼		24	18	75.00	=	▼	
Green Lane	46	38	82.61		48	37	77.08	▼		48	37	77.08	=	▼	
Hall Green	79	49	62.03		81	39	48.15	▼		80	39	48.75	▲	▼	
Harborne	129	84	65.12		124	72	58.06	▼		125	72	57.60	▼	▼	
Hawthorn Road	51	33	64.71		56	30	53.57	▼		56	30	53.57	=	▼	
Hay Mills	58	39	67.24		69	38	55.07	▼		68	37	54.41	▼	▼	
Highfield Road	36	19	52.78		38	21	55.26	▲		38	21	55.26	=	▲	
Highgate	23	19	82.61		24	18	75.00	▼		24	17	70.83	▼	▼	
Ivy Bush	21	12	57.14		40	16	40.00	▼		40	15	37.50	▼	▼	
Jewellery Quarter	160	132	82.50		164	122	74.39	▼		165	123	74.55	▲	▼	
Kings Heath	239	170	71.13		241	143	59.34	▼		242	141	58.26	▼	▼	
Kings Norton Green	42	25	59.52		34	20	58.82	▼		34	20	58.82	=	▼	
Kingsbury	58	38	65.52		56	30	53.57	▼		56	29	51.79	▼	▼	
Kingstanding Circle	65	41	63.08		66	40	60.61	▼		64	39	60.94	▲	▼	
Ladypool Road	171	127	74.27		176	104	59.09	▼		175	100	57.14	▼	▼	
Lea Village	36	24	66.67		40	25	62.50	▼		41	26	63.41	▲	▼	
Longbridge	10	7	70.00		31	21	67.74	▼		31	21	67.74	=	▼	
Lozells	91	68	74.73		95	56	58.95	▼		96	57	59.38	▲	▼	
Maypole	25	17	68.00		27	20	74.07	▼		27	20	74.07	=	▲	
Meadway	31	28	90.32		7	7	100.00	▲		7	7	100.00	=	▲	
Mere Green	98	65	66.33		109	60	55.05	▼		115	66	57.39	▲	▼	
Moseley	81	42	51.85		85	42	49.41	▼		85	42	49.41	=	▼	
New Oscott	65	42	64.62		79	44	55.70	▼		78	45	57.69	▲	▼	
Newtown	21	13	61.90		20	14	70.00	▲		20	14	70.00	=	▲	
Northfield	175	133	76.00		171	115	67.25	▼		170	115	67.65	▲	▼	
Olton Boulevard	57	39	68.42		61	40	65.57	▼		61	40	65.57	=	▼	
Pelham	77	51	66.23		78	51	65.38	▼		81	54	66.67	▲	▲	

	2011				2020					2021					
Perry Barr	143	102	71.33		145	104	71.72	▲		134	98	73.13	▲	▲	
Queslett *					10	3	30.00	=		10	3	30.00	=	=	
Queslett (whole centre)	22	12	54.55		25	11	44.00	▼		25	11	44.00	=	▼	
Quinton	No Primary Shopping Area														
Robin Hood	49	35	71.43		52	33	63.46	▼		52	33	63.46	=	▼	
Rookery Road	115	84	73.04		119	83	69.75	▼		120	83	69.17	▼	▼	
Scott Arms *					26	11	42.31	=		26	11	42.31	=	=	
Scott Arms (whole centre)	48	29	60.42		77	42	54.55	▼		77	42	54.55	=	▼	
Selly Oak	153	92	60.13		137	64	46.72	▼		137	64	46.72	=	▼	
Shard End**	12	11	91.67		13	9	69.23	▼		13	9	69.23	=	▼	
Sheldon	119	80	67.23		125	73	58.40	▼		125	72	57.60	▼	▼	
Short Heath	33	23	69.70		30	18	60.00	▼		29	18	62.07	▲	▼	
Slade Road	38	21	55.26		38	20	52.63	▼		38	20	52.63	=	▼	
Small Heath	257	161	62.65		284	183	64.44	▲		284	183	64.44	=	▲	
Soho Road	236	169	71.61		250	161	64.40	▼		251	163	64.94	▲	▼	
Sparkbrook	67	73	58.90		71	46	64.79	▲		71	46	64.79	=	▲	
Sparkhill	237	170	71.73		250	191	76.40	▲		264	204	77.27	▼	▲	
Springfield	133	98	73.68		141	102	72.34	▼		147	107	72.79	▲	▼	
Stechford	37	24	64.86		42	24	57.14	▼		45	28	62.22	▲	▼	
Stirchley	117	76	64.96		100	66	66.00	▲		99	63	63.64	▼	▼	
Sutton Coldfield	273	128	73.99		180	122	67.78	▼		178	121	67.98	▲	▼	
Swan**	11	5	45.45		38	25	65.79	▲		38	26	68.42	▲	▲	
The Radleys	43	30	69.77		45	27	60.00	▼		45	30	66.67	▲	▼	
Timberley	39	27	69.23		27	17	62.96	▼		26	16	61.54	▼	▼	
Tyseley	23	19	82.61		20	17	85.00	▲		20	17	85.00	=	▲	
Villa Road	36	26	72.22		46	35	76.09	▲		48	36	75.00	▼	▲	
Walmley	28	21	75.00		29	20	68.97	▼		29	20	68.97	=	▼	
Ward End	64	42	65.63		68	47	69.12	▲		68	44	64.71	▼	▼	
Weoley Castle	60	43	71.67		59	37	62.71	▼		60	37	61.67	▼	▼	
West Heath	22	16	72.73		23	16	69.57	▼		23	16	69.57	=	▼	
Witton	99	56	56.57		110	72	65.45	▲		110	68	61.82	▼	▲	
Wylde Green	87	67	77.01		93	59	63.44	▼		93	57	61.29	▼	▼	
Yardley Road	50	27	54.00		35	19	54.29	▲		32	17	53.13	▼	▼	
Yardley Wood	24	17	70.83		24	13	54.17	▼		24	14	58.33	▲	▼	
Yew Tree	59	42	71.19		57	34	59.65	▼		57	34	59.65	=	▼	

Table 2A shows the percentage of Class E uses within Primary Shopping Areas in comparison to the former Class A1 uses. This demonstrates the impact of Permitted Development within Class E, which effectively removes planning control from maintaining the retail function of centres at 50/55% retail uses.

Table 2A: Primary Shopping Area Statistics 2021– Based on Use Classes after 1/9/2020

	2011				2020					2021			
Centre	**No of PSA Units**	**No of A1 Units**	**PSA %A1**	**Status**	**No of PSA Units**	**No of A1 Units**	**PSA %A1**	**% Trend 2011-2020**	**Status**	**No of PSA Units**	**No of E Units**	**PSA % Class E**	**Status**
Acocks Green	130	89	68.46		146	88	60.27	▼		148	112	75.68	
Alum Rock Road	240	183	76.25		272	203	74.63	▼		279	246	88.17	
Balsall Heath	27	14	51.85		27	11	40.74	▼		26	20	76.92	
Boldmere	89	62	69.66		90	55	61.11	▼		91	80	87.91	
Bordesley Green	39	26	66.67		33	24	72.73	▲		30	28	93.33	
Castle Vale	11	10	90.91		11	9	81.82	▼		11	10	90.91	
College Road	19	12	63.16		19	10	52.63	▲		19	11	57.89	
Cotteridge	87	60	68.97		88	53	60.23	▼		90	69	76.67	
Dudley Road	99	76	76.77		103	74	71.84	▼		106	86	81.13	
Edgbaston (Five Ways)	53	37	69.81		47	32	68.09	▼		51	43	84.31	
Erdington	241	159	65.98		217	138	63.59	▼		222	186	83.78	
Fox and Goose	89	50	56.18		84	42	50.00	▼		85	69	81.18	
Frankley	10	6	60.00		12	6	50.00	▼		12	9	75.00	
Glebe Farm	25	20	80.00		24	18	75.00	▼		24	21	87.50	
Green Lane	46	38	82.61		48	37	77.08	▼		49	43	87.76	
Hall Green	79	49	62.03		81	39	48.15	▼		82	65	79.27	
Harborne	129	84	65.12		124	72	58.06	▼		122	110	90.16	
Hawthorn Road	51	33	64.71		56	30	53.57	▼		61	47	77.05	
Hay Mills	58	39	67.24		69	38	55.07	▼		70	57	81.43	
Highfield Road	36	19	52.78		38	21	55.26	▲		40	35	87.50	
Highgate	23	19	82.61		24	18	75.00	▼		25	18	72.00	
Ivy Bush	21	12	57.14		40	16	40.00	▼		41	28	68.29	
Jewellery Quarter	160	132	82.50		164	122	74.39	▼		189	174	92.06	
Kings Heath	239	170	71.13		241	143	59.34	▼		249	212	85.14	
Kings Norton Green	42	25	59.52		34	20	58.82	▼		37	29	78.38	
Kingsbury	58	38	65.52		56	30	53.57	▼		56	43	76.79	
Kingstanding Circle	65	41	63.08		66	40	60.61	▼		70	57	81.43	
Ladypool Road	171	127	74.27		176	104	59.09	▼		176	160	90.91	
Lea Village	36	24	66.67		40	25	62.50	▼		41	30	73.17	
Longbridge	10	7	70.00		31	21	67.74	▼		31	24	77.42	
Lozells	91	68	74.73		95	56	58.95	▼		98	81	82.65	
Maypole	25	17	68.00		27	20	74.07	▼		27	22	81.48	
Meadway	31	28	90.32		7	7	100.00	▲		7	7	100.00	
Mere Green	98	65	66.33		109	60	55.05	▼		126	103	81.75	
Moseley	81	42	51.85		85	42	49.41	▼		87	65	74.71	
New Oscott	65	42	64.62		79	44	55.70	▼		83	65	78.31	
Newtown	21	13	61.90		20	14	70.00	▲		22	20	90.91	

	2011				2020					2021			
Northfield	175	133	76.00		171	115	67.25	▼		172	144	83.72	
Olton Boulevard	57	39	68.42		61	40	65.57	▼		62	46	74.19	
Pelham	77	51	66.23		78	51	65.38	▼		85	72	84.71	
Perry Barr	143	102	71.33		145	104	71.72	▲		139	123	88.49	
Queslett *					10	3	30.00	=		10	6	60.00	
Quinton	No Primary Shopping Area												
Robin Hood	49	35	71.43		52	33	63.46	▼		52	43	82.69	
Rookery Road	115	84	73.04		119	83	69.75	▼		123	101	82.11	
Scott Arms *					26	11	42.31	=		26	23	88.46	
Selly Oak	153	92	60.13		137	64	46.72	▼		14	11	80.56	
Shard End**	12	11	91.67		13	9	69.23	▼		130	105	78.57	
Sheldon	119	80	67.23		125	73	58.40	▼		30	23	80.77	
Short Heath	33	23	69.70		30	18	60.00	▼		38	23	76.67	
Slade Road	38	21	55.26		38	20	52.63	▼		290	241	60.53	
Small Heath	257	161	62.65		284	183	64.44	▲		253	217	83.10	
Soho Road	236	169	71.61		250	161	64.40	▼		77	68	85.77	
Sparkbrook	67	73	58.90		71	46	64.79	▲		270	244	88.31	
Sparkhill	237	170	71.73		250	191	76.40	▲		150	133	90.37	
Springfield	133	98	73.68		141	102	72.34	▼		43	31	88.67	
Stechford	37	24	64.86		42	24	57.14	▼		109	92	72.09	
Stirchley	117	76	64.96		100	66	66.00	▲		181	160	84.40	
Sutton Coldfield	273	128	73.99		180	122	67.78	▼		38	32	88.40	
Swan**	11	5	45.45		38	25	65.79	▲		45	33	84.21	
The Radleys	43	30	69.77		45	27	60.00	▼		26	19	73.33	
Timberley	39	27	69.23		27	17	62.96	▼		20	18	73.08	
Tyseley	23	19	82.61		20	17	85.00	▲		49	45	90.00	
Villa Road	36	26	72.22		46	35	76.09	▲		29	23	91.84	
Walmley	28	21	75.00		29	20	68.97	▼		68	55	79.31	
Ward End	64	42	65.63		68	47	69.12	▲		61	45	80.88	
Weoley Castle	60	43	71.67		59	37	62.71	▼		23	19	73.77	
West Heath	22	16	72.73		23	16	69.57	▼		117	98	82.61	
Witton	99	56	56.57		110	72	65.45	▲		95	75	83.76	
Wylde Green	87	67	77.01		93	59	63.44	▼		36	30	78.95	
Yardley Road	50	27	54.00		35	19	54.29	▲		24	16	83.33	
Yardley Wood	24	17	70.83		24	13	54.17	▼		57	44	66.67	
Yew Tree	59	42	71.19		57	34	59.65	▼		57	34	77.19	

Note: Definitions of the number of units and calculation percentages are defined in Appendix 1 of the SPD.

For earlier trends, see previous Monitoring Reports.

▲	Trend – Use Class increasing in percentage
▼	Trend – Use Class decreasing in percentage
=	Percentage unchanged
	Policy compliant
	Policy compliant but close to, or at threshold
	Centre not policy compliant
*	Queslett & Scott Arms local centres are mainly (50% and 75% respectively) outside the city boundary. The 2020 monitoring applies only to the parts of those centres within Birmingham.
**	Major redevelopments at Shard End and The Swan, Yardley in progress in 2011.

Monitoring A5 Uses within Centres

With regard to SPD Policy 4 (Hot Food Takeaways) and BDP Policy TP24, at the time of adoption of the SPD in 2012 almost half the local centres (33 out of 73) exceeded the policy's 10% threshold. It was chosen as an average, based on the baseline surveys, so it is expected that approximately half of the centres will exceed it.

In 2020, 26 centres exceeded the 10% threshold, significantly fewer than the 33 centres which exceeded it in 2012. In 2021, 24 centres exceeded the 10% threshold. This is slightly fewer than in 2020, due to the impact of changes in the Use Class Order where the scope of Class E is broader than the previous Class A uses used in calculations. (see Table 4).

Cotteridge, Robin Hood, Selly Oak, Villa Road, Witton, Yardley Wood and Yew Tree currently contain in excess of 9% A5 uses. Although they are just below the 10% threshold, any future proposals for Hot Food takeaways in these centres will require careful consideration if they are to remain policy compliant.

<u>**Table 3**: Percentage of Class A5/ Sui Generis(r) Uses Statistics 2021</u>

	2011				2020					2021					
Centre	**No of Units**	**No of A5 Units**	**Local Centre %A5**	**Status**	**No of Units (inc SG)**	**No of A5 Units**	**Local Centre %A5**	**% Trend 2011-2020**	**Status**	**No of Units (inc SG)**	**No of A5 / SG(r) Units**	**Local Centre %A5 / SG(r)**	**% Trend 2020-2021**	**% Trend 2011-2021**	**Status**
Acocks Green	148	10	6.76		150	11	7.33	▲		155	11	7.10	▼	▲	
Alum Rock Road	237	18	7.59		272	24	8.82	▲		279	25	8.96	▲	▲	
Balsall Heath	60	7	11.67		65	9	13.85	▲		77	9	11.69	▼	▲	
Boldmere	89	4	4.49		92	4	4.35	▼		93	4	4.30	▼	▼	
Bordesley Green	51	6	11.76		55	5	9.09	▼		58	5	8.62	▼	▼	
Castle Vale	11	0	0.00		13	0	0.00	=		14	0	0.00	=	=	
College Road	25	3	12.00		26	5	19.23	▲		28	5	17.86	▼	▲	
Cotteridge	117	12	10.26		125	11	8.80	▼		133	12	9.02	▲	▼	
Dudley Road	125	17	13.60		136	21	15.44	▲		140	20	14.29	▼	▲	
Edgbaston (Five Ways)	61	2	3.28		69	5	7.25	▲		84	5	5.95	▼	▲	
Erdington	236	14	5.93		236	13	5.51	▲		245	13	5.31	▼	▼	
Fox and Goose	86	4	4.65		90	6	6.67	▲		90	6	6.67	=	▲	
Frankley	10	1	10.00		12	1	8.33	▼		13	1	7.69	▼	▼	
Glebe Farm	42	7	16.67		41	7	17.07	▲		41	7	17.07	=	▲	
Green Lane	45	3	6.67		48	2	4.17	▼		49	2	4.08	▼	▼	
Hall Green	78	8	10.26		85	7	8.24	▼		88	7	7.95	▼	▼	
Harborne	186	7	3.76		183	9	4.92	▲		193	10	5.18	▲	▲	
Hawthorn Road	51	4	7.84		56	4	7.14	▼		61	4	6.56	▼	▼	
Hay Mills	69	10	14.49		82	9	10.98	▼		82	9	10.98	=	▼	
Highfield Road	43	3	6.98		24	3	6.52	▼		48	3	6.25	▼	▼	
Highgate	25	3	12.00		46	4	16.67	▲		26	5	19.23	▲	▲	
Ivy Bush	45	7	15.56		51	8	15.69	▲		53	8	15.09	▼	▼	
Jewellery Quarter	172	1	0.58		181	2	1.10	▲		207	2	0.97	▼	▲	
Kings Heath	246	11	4.47		258	11	4.26	▼		271	11	4.06	▼	▼	

	2011				2020					2021					
Kings Norton Green	43	2	4.65		36	2	5.56	▲		43	2	4.65	▼		
Kingsbury	56	6	10.71		56	7	12.50	▲		56	7	12.50	=	▲	
Kingstanding Circle	66	7	10.61		66	5	7.58	▼		73	5	6.85	▼	▼	
Ladypool Road	170	11	6.47		178	9	5.06	▼		179	9	5.03	▼	▼	
Lea Village	36	8	22.22		41	8	19.51	▼		42	8	19.05	▼	▼	
Longbridge	16	5	31.25		46	3	6.52	▼		48	3	6.25	▼	▼	
Lozells	96	12	12.50		105	13	12.38	▼		111	13	11.71	▼	▼	
Maypole	35	4	11.43		37	3	8.11	▼		40	3	7.50	▼	▼	
Meadway	32	1	3.13		7	0	0.00	▼		7	0	0.00	=	▼	
Mere Green	96	3	3.13		109	6	5.50	▲		126	6	4.76	▼	▲	
Moseley	109	7	6.42		125	6	4.80	▼		132	6	4.55	▼	▼	
New Oscott	59	6	10.17		79	5	6.33	▼		83	5	6.02	▼	▼	
Newtown	21	1	4.76		20	1	5.00	▲		22	1	4.55	▼	▼	
Northfield	193	10	5.18		202	15	7.43	▲		212	15	7.08	▼	▲	
Olton Boulevard	55	8	14.55		61	8	13.11	▼		62	8	12.90	▼	▼	
Pelham	73	9	12.33		78	10	12.82	▲		85	10	11.76	▼	▼	
Perry Barr	142	8	5.63		149	8	5.37	▼		142	7	4.93	▼	▼	
Queslett *					10	2	20.00	=		10	2	20.00	=	=	
Queslett (whole centre)	19	3	15.79		25	3	12.00	▼		25	3	12.00	=	▼	
Quinton	24	3	12.50		12	1	8.33	▼		13	1	7.69	▼	▼	
Robin Hood	50	6	12.00		55	6	10.91	▼		56	5	8.93	▼	▼	
Rookery Road	114	11	9.65		119	9	7.56	▼		123	9	7.32	▼	▼	
Scott Arms *					26	0	0.00	=		26	0	0.00	=	=	
Scott Arms (whole centre)	75	6	8.00		76	6	7.89	▼		76	6	7.89	=	▼	
Selly Oak	155	12	7.74		160	16	10.00	▲		168	16	9.52	▼	▲	
Shard End**	12	0	0.00		13	2	15.38	▲		14	2	14.29	▼	▲	
Sheldon	118	7	5.93		129	10	7.75	▲		137	10	7.30	▼	▲	
Short Heath	39	5	12.82		36	4	11.11	▼		39	4	10.26	▼	▼	
Slade Road	59	8	13.56		67	11	16.42	▲		68	11	16.18	▼	▲	
Small Heath	250	27	10.80		308	35	11.36	▲		323	35	10.84	▼	▲	
Soho Road	297	21	7.07		355	24	6.76	▼		380	24	6.32	▼	▼	
Sparkbrook	67	6	8.96		74	4	5.41	▼		79	4	5.06	▼	▼	
Sparkhill	241	12	4.98		262	17	6.49	▲		284	17	5.99	▼	▲	
Springfield	150	15	10.00		148	12	8.11	▼		158	13	8.23	▲	▼	
Stechford	36	5	13.89		42	5	11.90	▼		43	5	11.63	▼	▼	
Stirchley	139	13	9.35		163	15	9.20	▼		176	15	8.52	▼	▼	
Sutton Coldfield	229	2	0.87		225	7	3.11	▲		266	6	2.26	▼	▲	
Swan**	26	4	15.38		50	3	6.00	▼		57	3	5.26	▼	▼	
The Radleys	42	7	16.67		46	9	19.57	▲		49	8	16.33	▼	▼	
Timberley	39	4	10.26		27	3	11.11	▲		26	3	11.54	▲	▲	
Tyseley	22	2	9.09		20	1	5.00	▼		20	1	5.00	=	▼	
Villa Road	57	7	12.28		79	7	8.86	▼		83	8	9.64	▲	▼	
Walmley	29	2	6.90		31	3	9.68	▲		34	3	8.82	▼	▲	
Ward End	65	7	10.77		78	9	11.54	▲		81	12	14.81	▲	▲	
Weoley Castle	59	8	13.56		59	9	15.25	▲		61	9	14.75	▼	▲	
West Heath	22	2	9.09		23	2	8.70	▼		24	2	8.33	▼	▼	
Witton	96	12	12.50		110	10	9.09	▼		116	11	9.48	▲	▼	
Wylde Green	98	7	7.14		105	10	9.52	▲		106	9	8.49	▼	▲	
Yardley Road	46	5	10.87		51	6	11.76	▲		51	6	11.76	=	▲	

	2011				2020					2021					
Yardley Wood	26	3	11.54		29	3	10.34	▼		31	3	9.68	▼	▼	
Yew Tree	77	4	5.19		74	7	9.46	▲		76	7	9.21	▼	▲	

The 2020 Use Class changes have resulted in a small impact on the percentage calculations for Hot Food Takeaways. This is due to Class E containing a broader range of uses than the former Class A uses previously included in the calculations. The impact of that change is shown in Table 4 below. In summary, the change in percentages is minor (on average about 0.5%), and none of the centres close to the 10% policy threshold could accommodate an additional Hot Food Takeaway without exceeding it. On that basis, there is no adverse impact on the effectiveness of the policy. Those centres are Bordesley Green, Cotteridge, Robin Hood, Selly Oak, Villa Road, Witton, Yardley Wood and Yew Tree. Further proposals for Hot Food takeaways in these centres will require careful consideration if they are to remain policy compliant.

Table 4: Percentage comparison of Class A5 / Sui Generis(r) Uses April 2021

Centre	Former Use Classes			2020 Use Classes			Impact of UCO change
	A5	**A5 Vacant**	**%**	**SG(r) (ex A5)**	**Vacant**	**%**	
Acocks Green	11	0	7.33%	11	0	7.10%	-0.23%
Alum Rock Road	25	0	9.06%	25	0	8.96%	-0.1%
Balsall Heath	8	1	13.85%	8	1	11.69%	-2.16%
Boldmere	4	0	4.35%	4	0	4.30%	-0.05%
Bordesley Green	5	0	9.09%	5	0	8.62%	-0.47%
Castle Vale	0	0	0.00%	0	0	0.00%	=
College Road	5	0	19.23%	5	0	17.86%	-1.37%
Cotteridge	12	0	9.60%	12	0	9.02%	-0.58%
Dudley Road	20	0	14.60%	20	0	14.29%	-0.31%
Edgbaston Five Ways	4	0	5.80%	4	1	5.95%	0.15%
Erdington	13	0	5.51%	13	0	5.31%	-0.2%
Fox and Goose	6	0	6.90%	6	0	6.67%	-0.23%
Frankley	1	0	8.33%	1	0	7.69%	-0.64%
Glebe Farm	6	1	17.07%	6	1	17.07%	=
Green Lane	2	0	4.17%	2	0	4.08%	-0.09%
Hall Green	7	0	8.33%	7	0	7.95%	-0.38%
Harborne	10	0	5.41%	10	0	5.18%	-0.23%
Hawthorn Road	4	0	7.14%	4	0	6.56%	-0.58%
Hay Mills	9	0	11.25%	9	0	10.98%	-0.27%
Highfield Road	2	1	6.67%	2	1	6.25%	-0.42%
Highgate	5	0	20.83%	5	0	19.23%	-1.6%
Ivy Bush	8	0	16.00%	8	0	15.09%	-0.91%
Jewellery Quarter	2	0	1.10%	2	0	0.97%	-0.13%
Kings Heath	11	0	4.26%	11	0	4.06%	-0.2%
Kings Norton Green	1	1	5.56%	1	1	4.65%	-0.89%

	Former Use Classes			2020 Use Classes			
Kingsbury	7	0	12.50%	7	0	12.50%	=
Kingstanding Circle	5	0	7.46%	5	0	6.85%	-0.61%
Ladypool Road	9	0	5.08%	9	0	5.03%	-0.05%
Lea Village	8	0	19.05%	8	0	19.05%	=
Longbridge	3	0	6.52%	3	0	6.25%	-0.27%
Lozells	13	0	12.26%	13	0	11.71%	-0.55%
Maypole	3	0	8.11%	3	0	7.50%	-0.61%
Meadway **	0	0	0.00%	0	0	0.00%	=
Mere Green	6	0	5.26%	6	0	4.76%	-0.5%
Moseley	5	1	4.76%	5	1	4.55%	-0.21%
New Oscott	5	0	6.33%	5	0	6.02%	-0.31%
Newtown	1	0	5.00%	1	0	4.55%	-0.45%
Northfield	15	0	7.32%	15	0	7.08%	-0.24%
Olton Boulevard Fox Hollies	8	0	13.11%	8	0	12.90%	-0.21%
Pelham	10	0	12.50%	10	0	11.76%	-0.74%
Perry Barr	7	0	5.07%	7	0	4.93%	-0.14%
Queslett	2	0	20.00%	2	0	20.00%	=
Quinton	1	0	8.33%	1	0	7.69%	-0.64%
Robin Hood	4	1	9.09%	4	1	8.93%	-0.16%
Rookery Road	9	0	7.50%	9	0	7.32%	-0.18%
Scott Arms	0	0	0.00%	0	0	0.00%	=
Selly Oak	16	0	10.00%	16	0	9.52%	-0.48%
Shard End	2	0	15.38%	2	0	14.29%	-1.09%
Sheldon Apr	10	0	7.75%	10	0	7.30%	-0.45%
Short Heath	4	0	11.43%	4	0	10.26%	-1.17%
Slade Road	9	2	16.42%	9	2	16.18%	-0.24%
Small Heath	33	2	11.15%	33	2	10.84%	-0.31%
Soho Road	20	4	6.74%	20	4	6.32%	-0.42%
Sparkbrook	4	0	5.48%	4	0	5.06%	-0.42%
Sparkhill	17	0	6.16%	17	0	5.99%	-0.17%
Springfield	12	1	8.44%	12	1	8.23%	-0.21%
Stechford	5	0	11.63%	5	0	11.63%	=
Stirchley	16	0	9.88%	15	0	8.52%	-1.36%
Sutton Coldfield	6	0	2.69%	6	0	2.26%	-0.43%
Swan	3	0	5.77%	3	0	5.26%	-0.51%
The Radleys	8	0	16.33%	8	0	16.33%	=
Timberley	3	0	11.54%	3	0	11.54%	=
Tyseley	1	0	5.00%	1	0	5.00%	=
Villa Road	8	0	10.00%	8	0	9.64%	-0.36%
Walmley	3	0	9.68%	3	0	8.82%	-0.86%
Ward End	12	0	15.38%	12	0	14.81%	-0.57%
Weoley Castle	9	0	15.00%	9	0	14.75%	-0.25%
West Heath	2	0	8.70%	2	0	8.33%	-0.37%
Witton	11	0	10.00%	11	0	9.48%	-0.52%
Wylde Green	9	1	9.62%	8	1	8.49%	-1.13%
Yardley Road	5	1	12.24%	5	1	11.76%	-0.48%
Yardley Wood	3	0	10.34%	3	0	9.68%	-0.66%
Yew Tree	7	0	9.21%	7	0	9.21%	=

Conclusions

- Of the city’s District Centres, Fox & Goose and Selly Oak fall below the minimum 55% PSA threshold for Class A1 Uses in BDP Policy TP24.
- Balsall Heath, Ivy Bush, Moseley and Hall Green fall below the Local Centre minimum 50% PSA threshold for Class A1 Uses in BDP Policy TP24.
- Queslett and Scott Arms are centres which extend beyond the city boundary. Baseline monitoring in 2011 calculated the Policy 1 percentage on the whole of those centres. From 2013 this was revised to only the parts within Birmingham, causing a significant decrease in the percentage figures in those centres, which has since remained static. For 2021, whole centre figures are again included in the tables above for comparative purposes.
- Meadway is currently subject to redevelopment. The figures in this report are based on extant planning permission.
- Selly Oak continues to experience a unique mix of uses which reflect its position catering for a large student population.
- 24 out of 73 centres contain over 10% A5 uses.
- The change of certain uses from A1 to Sui Generis in 2015 caused a slight increase in the percentage of A1 uses in some centres.
- 49 centres are under 10% A5 uses, of which 7 are in excess of 9% A5s.
- Prior to adoption of the SPD, Class A5 Uses were being approved in the absence of strong policy. Extant consents accounted for some increases in A5 Uses above the 10% threshold in Policy 4 before 2014, but this trend has now ceased. The exceptions are occasional appeal decisions where a long term void unit is better brought into beneficial use than remain empty.
- There is a continuing slow but steady trend of change away from former Class A1 uses, mainly to A3 and A5. Many of these changes are now Permitted Development, although some require planning permission or Prior Approval for minor works such as installing a new flue.
- The number of refused and withdrawn planning applications for A5 uses indicates that the policy is effective as intended, and therefore relevant.
- There is a slightly lower ‘return flow’ of changes into retail use from other uses, mainly as Permitted Development.
- Organic change in centres continues, which accounts for small changes in percentage rates.
- There is a slow net decline in the number of units in Class A1/E(a) use.