# Shopping & Local Centres

# Supplementary Planning Document (SPD)

## Monitoring Report 2023

Birmingham City Council

# Shopping & Local Centres SPD: Monitoring Report 2023

## 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, Local Centres webpage. 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 1st April 2023.

Monitoring is usually based on desktop updates of planning permissions in view of the resource implications of re-surveying each centre every year. However, periodic full resurveys are required to keep the data as accurate as possible, and in 2022 full resurveys were undertaken. This involved 'on foot' surveys in all 73 centres, followed by the revision of approximately 8,200 GIS records. The 2023 update uses this data, plus planning applications/permissions in the following year.

**Use Class Order changes – September 2020**

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

From 1st September 2020, the following Use Classes were 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 means that changes to and from these uses now 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, A2, A3, B1 and a number of other uses have been replaced by the new Class E, which is much wider in scope. This means that changes between these former uses do not constitute development and therefore do not require planning permission. Class E provides for use, or part use, for all or any of the purposes set out in that Class. Together with changes to the General Permitted Development Order (notably Class MA which allows change of use from Use Class E to C3 Residential) means that effectively there is no planning control for 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 sub-class (r) of Sui Generis. We continue 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.

The inclusion of former Class B1 (now Class E(g) uses) within Class E brings additional units into the calculations, which were not included previously. An increase in the total number of units in a centre or Primary Shopping Area has the effect of reducing the percentage of a given use class, when the number of units in that use remains static.

This change resulted in a small impact on the percentage calculations for Hot Food Takeaways in 2021, and the impact of that change is shown in the 2021 report. In summary, the change in percentages is minor (on average about 0.5%), and none of the centres close to the 10% policy threshold in 2021 could have accommodated an additional Hot Food Takeaway without exceeding it, and effectiveness of the policy remains unchanged.

The pre-2020 Use Classes have been retained in the underlying data sets to facilitate direct comparison with previous monitoring, if required.

**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 was not significant enough to warrant further investigation. This provision has now ceased.

At present, the long-term economic impact of the pandemic on local centres, and retail and other town centre uses, is still not fully clear. However, it does appear that any adverse impact has been minimal.

The future of town centres and retail following the pandemic, and the health of the leisure and hospitality sector, have recently been a common topic of discussion. Vacancy rates have again been included in this report (see below), and statistics on the number and percentage of Class E(b) and Sui Generis hospitality uses have been calculated to assist with local centre health checks in connection with the new Birmingham Local Plan.

**New Birmingham Local Plan**

The Council has embarked on the preparation of a new Birmingham Local Plan, to replace the Birmingham Development Plan adopted in 2017. An Issues and Options consultation was undertaken in the autumn of 2022, with a Preferred Option due in 2024.

As part of the evidence base for the new plan, the Council has commissioned Nexus Planning to undertake a Retail and Leisure Needs Assessment (RLNA), including health checks for the City Centre and District Centres, and recommendations for the hierarchy of centres. This work, and the Council's annual monitoring, will be used to inform policy decisions in the new Local Plan.

## Local Centres Monitoring - Key Findings 2012 – 2023

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 have been monitored. Changes to the Use Classes Order, as discussed, has made monitoring the retail function of centres problematic as no consent or notification to the local authority is required to change within the broad Class E use.

**Table 1**: Planning Permissions and refusals in Centres 2012-2023

| | **2012-2022** | **2022-2023** | **Total** |
|---|---|---|---|
| Total number of relevant planning decisions | 1371 | 82 | 1453 |
| **E(a) / A1** | | | |
| **Retail losses:** | | | |
| Permissions leading to loss of E(a) / A1 retail use | 367 | 21 | 388 |
| **Retail Gains:** | | | |
| Permissions granted for new E(a) / A1 retail use | 175 units | 14 units | 189 units |
| Permissions granted for Change of use (CoU) to E(a) / A1 retail use | 75 units | 6 units | 81 units |
| Permissions granted for E(a) / A1 retail as part of mixed-use permissions | 55 schemes, 201 units | 7 schemes, 24 units | 62 schemes, 225 units |
| **Total Retail Gains:** | 451 units | 44 units | 495 units |
| **E(c) / A2** | | | |
| New construction or CoU to E(c) / A2 (financial & professional services) permissions | 34 units | 0 units | 34 units |
| New A2 or CoU to E(c) / A2 as part of mixed permissions | 12 units | 0 units | 12 units |
| **E(b) / A3** | | | |
| New construction or CoU to E(b) / A3 (restaurant & café) use | 199 units | 7 units | 206 units |
| New E(b) / A3 as part of mixed permissions | 42 units | 3 units | 45 units |
| **SG(p/q) / A4** | | | |
| New construction or CoU to SG(p/q) / A4 (drinking establishment) use | 18 units | 3 units | 21 units |
| New A4 or CoU to SG(p/q) / A4 as part of mixed permissions | 14 units | 0 units | 14 units |
| **SG(r) / A5** | | | |
| New construction or CoU to SG(r) / A5 (hot food takeaway) use | 58 units | 4 units | 62 units |
| New A5 or CoU to SG(r) / A5 as part of mixed permissions | 24 units | 0 units | 24 units |
| **E(b)/SG(r) / A3/A5** | | | |
| New or CoU to E(b)/SG(r) / A3/A5 permissions (not counted above) | 58 units | 3 units | 61 units |
| **E/F1 / D1** | | | |
| New construction or CoU to F1 or E / D1 (non-residential institutions) use | 70 units | 1 unit | 71 units |

| | 2012-2022 | 2022-2023 | Total |
|---|---|---|---|
| New D1 or CoU to F1 or E / D1 as part of mixed permissions | 7 units | 2 units | 9 units |
| **D2** | | | |
| New D2 or CoU to E, F2 or SG / D2 (assembly & leisure) use | 33 units | 0 units | 33 units |
| **C3** | | | |
| Conversion from E(g) / B1 (business) to C3 (residential) use | 954 units including 20 schemes (86 units), plus 7 large schemes (728 units). Total 1682 units | 5 schemes, 11 units | 1691 units |
| Conversion from F1/E / D1 (non-residential institutions) to C3 (residential) use | 9 units + 1 scheme - 1146 units + 268 extra care (Perry Barr Residential Scheme) Total 1423 units | 0 schemes, 0 units | 1423 units |
| **Sui Generis** | | | |
| New construction or CoU to Sui Generis use (excluding SG(p/q/r – A4/A5)) | 58 units (not monitored prior to 2016) | 8 units | 66 units |
| **Refusals and appeals in centres** | | | |
| E(b) / A3 refusals | 37* | 2 | 39 |
| E(b) / A3 applications withdrawn | 48* | 2 | 50 |
| SG(r) / A5 refusals | 67 | 5 | 72 |
| SG(r) / A5 applications withdrawn | 23* | 4 | 27 |
| E(b)/SG(r) / A3/A5 refusals | 28 | 2 | 30 |
| E(b)/SG(r) / A3/A5 (or other mixed uses including A5) applications withdrawn | 22* | 2 | 24 |
| SG(r) / A5 appeals | 25 | 0 | 25 |
| SG(r) / A5 appeals dismissed | 20 (+1 withdrawn) | 0 | 21 |
| SG(r) / A5 appeals allowed | 6 | 0 | 6 |
| SG(r) / A5 appeals outstanding | 0 | 0 | 0 |
| **A5 approvals and refusals outside centres** | | | |
| New construction or CoU to SG(r) / A5 (hot food takeaway) use outside Centres | 88 units | 0 units | 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 | 76 units | 0 units | 76 units |
| Mixed use proposals including SG(r) / A5 use refused outside Centres | 17 units* | 0 units | 17 units |
| SG(r) / A5 appeals allowed | 1* | 0 | 1 |
| SG(r) / A5 appeals dismissed | 0* | 0 | 0 |
| SG(r) / A5 appeals outstanding | | 0 | 0 |

*2014-23 only – not previously monitored.

## Monitoring A1 Uses within Primary Shopping Areas

Class A1 became part of the new Class E on 1st September 2020, as sub-class E(a). Changes to the Use Classes Order have made monitoring the retail function of centres problematic as no consent or notification to the local authority is required to change within the broad Class E use. In 2022 we undertook full surveys of all 73 centres to observe these changes. However, it will not be possible to undertake full surveys every year, and for 2023 we have used planning application data. For 2023 we have again maintained the previous use classes within the monitoring data, to allow a like-for-like comparison with previous years.

Table 2 shows the percentage of Class E uses within Primary Shopping Areas in comparison to the former Class A1 uses. Changes to the total number of units can arise from new build, changes of use, subdivision or amalgamation of existing units – in other words natural organic change. A full breakdown of uses and their respective percentages is available separately at Local Centres webpage.

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%, remains stable.
- Selly Oak, at just under 45%, is subject to significant redevelopment proposals. In 2021-22, both the total number of units and the number of E(a) Units increased, although the E(a) percentage fell slightly. This is unchanged for 2022-23. 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.
- Harborne, at 51%, where the centre is stable but the number of E(a) units has fallen considerably post-Covid, but there is good representation from E(b), E(c) and Sui Generis uses.
- Kings Heath, at 54%, where there has been a small decrease in the number of E(a) units.
- Mere Green (54.78%) and New Oscott (53.57%), where the number of E(a) units has remained stable, but the centres have grown and have good representation from E(b), E(c) and Sui Generis uses.

Other centres (50% threshold):

- Queslett and Scott Arms, where the part of those centres within Birmingham lies below the 50% threshold, although in both cases the number and percentage of E(a) units remains stable.
- Ivy Bush, at 35.9%, but the centre is now stable.
- Balsall Heath (44%), College Road (45%), Hall Green (46%) and Yardley Road (44.7%), are stable centres but remain below the 50% threshold.
- Moseley and Slade Road are stable centres at the 50% 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<br>Stirchley<br>Selly Oak<br>Kingstanding Circle | Perry Barr<br>Longbridge (Largely completed)<br>Meadway* | Selly Oak |

**Table 2**: Primary Shopping Area Statistics 2023

| | 2011 | | | | 2022 | | | | | 2023 | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Centre** | **No of PSA Units** | **No of A1 Units** | **PSA % A1** | **Status** | **No of PSA Units** | **No of A1 / E(a) Units** | **PSA % E(a)** | **% Trend 2011-2022** | **Status** | **No of PSA Units** | **No of A1 / E(a) Units** | **PSA % E(a)** | **E(a) Units & % Trend 2022-2023** | **% Trend 2011-2023** | **Status** |
| Acocks Green | 130 | 89 | 68.46 | | 140 | 84 | 60.00 | ▼ | | 139 | 83 | 59.71 | ▼/▼ | ▼ | |
| Alum Rock Road | 240 | 183 | 76.25 | | 288 | 219 | 76.04 | ▼ | | 300 | 231 | 77.00 | ▲/▲ | ▲ | |
| Balsall Heath | 27 | 14 | 51.85 | | 27 | 12 | 44.44 | ▼ | | 27 | 12 | 44.44 | =/= | ▼ | |
| Boldmere | 89 | 62 | 69.66 | | 90 | 52 | 57.78 | ▼ | | 90 | 52 | 57.78 | =/= | ▼ | |
| Bordesley Green | 39 | 26 | 66.67 | | 33 | 23 | 69.70 | ▲ | | 33 | 22 | 69.70 | =/= | ▲ | |
| Castle Vale | 11 | 10 | 90.91 | | 11 | 8 | 72.73 | ▼ | | 11 | 8 | 72.73 | =/= | ▼ | |
| College Road | 19 | 12 | 63.16 | | 20 | 9 | 45.00 | ▼ | | 20 | 9 | 45.00 | =/= | ▼ | |
| Cotteridge | 87 | 60 | 68.97 | | 95 | 51 | 53.68 | ▼ | | 94 | 51 | 54.26 | ▼/▲ | ▼ | |
| Dudley Road | 99 | 76 | 76.77 | | 109 | 75 | 68.81 | ▼ | | 112 | 76 | 67.86 | ▲/▼ | ▼ | |
| Edgbaston (Five Ways) | 53 | 37 | 69.81 | | 49 | 27 | 55.10 | ▼ | | 49 | 26 | 53.06 | =/▼ | ▼ | |
| Erdington | 241 | 159 | 65.98 | | 218 | 144 | 66.06 | ▲ | | 218 | 143 | 65.60 | =/▼ | ▼ | |
| Fox and Goose | 89 | 50 | 56.18 | | 84 | 42 | 50.00 | ▼ | | 84 | 42 | 50.00 | =/= | ▼ | |
| Frankley | 10 | 6 | 60.00 | | 11 | 7 | 63.64 | ▲ | | 11 | 7 | 63.64 | =/= | ▲ | |
| Glebe Farm | 25 | 20 | 80.00 | | 24 | 18 | 75.00 | ▼ | | 24 | 18 | 75.00 | =/= | ▼ | |
| Green Lane | 46 | 38 | 82.61 | | 54 | 42 | 77.78 | ▼ | | 54 | 42 | 77.78 | =/= | ▼ | |
| Hall Green | 79 | 49 | 62.03 | | 82 | 39 | 47.56 | ▼ | | 82 | 38 | 46.34 | =/▼ | ▼ | |
| Harborne | 129 | 84 | 65.12 | | 126 | 66 | 52.38 | ▼ | | 126 | 64 | 50.79 | =/▼ | ▼ | |
| Hawthorn Road | 51 | 33 | 64.71 | | 61 | 32 | 52.46 | ▼ | | 61 | 32 | 52.46 | =/= | ▼ | |
| Hay Mills | 58 | 39 | 67.24 | | 68 | 39 | 57.35 | ▼ | | 68 | 38 | 55.88 | =/▼ | ▼ | |
| Highfield Road | 36 | 19 | 52.78 | | 40 | 24 | 60.00 | ▲ | | 40 | 24 | 60.00 | =/= | ▲ | |
| Highgate | 23 | 19 | 82.61 | | 26 | 16 | 61.54 | ▼ | | 26 | 16 | 61.54 | =/= | ▼ | |
| Ivy Bush | 21 | 12 | 57.14 | | 39 | 14 | 35.90 | ▼ | | 39 | 14 | 35.90 | =/= | ▼ | |
| Jewellery Quarter | 160 | 132 | 82.50 | | 191 | 136 | 71.20 | ▼ | | 191 | 136 | 71.20 | =/= | ▼ | |
| Kings Heath | 239 | 170 | 71.13 | | 250 | 137 | 54.80 | ▼ | | 250 | 135 | 54.00 | =/▼ | ▼ | |
| Kings Norton Green | 42 | 25 | 59.52 | | 36 | 19 | 52.78 | ▼ | | 36 | 19 | 52.78 | =/= | ▼ | |
| Kingsbury | 58 | 38 | 65.52 | | 57 | 30 | 52.63 | ▼ | | 57 | 30 | 52.63 | =/= | ▼ | |
| Kingstanding Circle | 65 | 41 | 63.08 | | 70 | 41 | 58.57 | ▼ | | 71 | 42 | 59.15 | ▲/▲ | ▼ | |
| Ladypool Road | 171 | 127 | 74.27 | | 183 | 99 | 54.10 | ▼ | | 183 | 99 | 54.10 | =/= | ▼ | |
| Lea Village | 36 | 24 | 66.67 | | 40 | 23 | 57.50 | ▼ | | 40 | 23 | 57.50 | =/= | ▼ | |
| Longbridge | 10 | 7 | 70.00 | | 29 | 18 | 62.07 | ▼ | | 29 | 18 | 62.07 | =/= | ▼ | |
| Lozells | 91 | 68 | 74.73 | | 99 | 62 | 62.63 | ▼ | | 99 | 62 | 62.63 | =/= | ▼ | |
| Maypole | 25 | 17 | 68.00 | | 27 | 19 | 70.37 | ▲ | | 27 | 19 | 70.37 | =/= | ▲ | |
| Meadway * | 31 | 28 | 90.32 | | 7 | 0 | 100 | ▲ | | 7 | 7 | 100.00 | =/= | ▲ | |
| Mere Green | 98 | 65 | 66.33 | | 115 | 63 | 54.78 | ▼ | | 115 | 63 | 54.78 | =/= | ▼ | |
| Moseley | 81 | 42 | 51.85 | | 86 | 43 | 50.00 | ▼ | | 86 | 43 | 50.00 | =/= | ▼ | |
| New Oscott | 65 | 42 | 64.62 | | 84 | 45 | 53.57 | ▼ | | 84 | 45 | 53.57 | =/= | ▼ | |
| Newtown | 21 | 13 | 61.90 | | 23 | 16 | 69.57 | ▲ | | 23 | 16 | 69.57 | =/= | ▲ | |
| Northfield | 175 | 133 | 76.00 | | 166 | 109 | 65.66 | ▼ | | 166 | 108 | 65.06 | =/= | ▼ | |
| Olton Boulevard | 57 | 39 | 68.42 | | 61 | 38 | 62.30 | ▼ | | 61 | 39 | 63.93 | =/▲ | ▼ | |
| Pelham | 77 | 51 | 66.23 | | 86 | 54 | 62.79 | ▼ | | 87 | 55 | 63.22 | ▲/▲ | ▼ | |
| Perry Barr | 143 | 102 | 71.33 | | 125 | 91 | 72.80 | ▲ | | 125 | 91 | 72.80 | =/= | ▲ | |
| Queslett ** | | | | | 10 | 4 | 40.00 | = | | 10 | 4 | 40.00 | =/= | = | |
| Quinton | No Primary Shopping Area | | | | | | | | | | | | | | |
| Robin Hood | 49 | 35 | 71.43 | | 51 | 32 | 62.75 | ▼ | | 51 | 31 | 60.78 | =/▼ | ▼ | |
| Rookery Road | 115 | 84 | 73.04 | | 122 | 83 | 68.03 | ▼ | | 122 | 83 | 68.03 | =/= | ▼ | |

| Centre | No of PSA Units | No of A1 Units | PSA % A1 | Status | No of PSA Units | No of A1 / E(a) Units | PSA % E(a) | % Trend 2011-2022 | Status | No of PSA Units | No of A1 / E(a) Units | PSA % E(a) | E(a) Units & % Trend 2022-2023 | % Trend 2011-2021 | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Scott Arms ** | | | | | 26 | 12 | 46.15 | = | | 26 | 12 | 46.15 | =/= | = | |
| Selly Oak | 153 | 92 | 60.13 | | 149 | 67 | 44.97 | ▼ | | 149 | 67 | 44.97 | =/= | ▼ | |
| Shard End *** | 12 | 11 | 91.67 | | 14 | 9 | 64.29 | ▼ | | 14 | 8 | 57.14 | =/▼ | ▼ | |
| Sheldon | 119 | 80 | 67.23 | | 132 | 74 | 56.06 | ▼ | | 132 | 74 | 56.06 | =/= | ▼ | |
| Short Heath | 33 | 23 | 69.70 | | 34 | 19 | 55.88 | ▼ | | 34 | 19 | 55.88 | =/= | ▼ | |
| Slade Road | 38 | 21 | 55.26 | | 40 | 20 | 50.00 | ▼ | | 40 | 20 | 50.00 | =/= | ▼ | |
| Small Heath | 257 | 161 | 62.65 | | 291 | 175 | 60.14 | ▼ | | 291 | 175 | 60.14 | =/= | ▼ | |
| Soho Road | 236 | 169 | 71.61 | | 257 | 169 | 65.76 | ▼ | | 257 | 168 | 65.37 | =/▼ | ▼ | |
| Sparkbrook | 67 | 73 | 58.90 | | 74 | 45 | 60.81 | ▲ | | 87 | 51 | 58.62 | ▲/▼ | ▼ | |
| Sparkhill | 237 | 170 | 71.73 | | 265 | 212 | 80.00 | ▲ | | 265 | 212 | 80.00 | =/= | ▲ | |
| Springfield | 133 | 98 | 73.68 | | 159 | 107 | 67.30 | ▼ | | 159 | 107 | 67.30 | =/= | ▼ | |
| Stechford | 37 | 24 | 64.86 | | 42 | 23 | 54.76 | ▼ | | 42 | 23 | 54.76 | =/= | ▼ | |
| Stirchley | 117 | 76 | 64.96 | | 111 | 63 | 56.76 | ▼ | | 109 | 61 | 55.96 | ▼/▼ | ▼ | |
| Sutton Coldfield | 273 | 128 | 73.99 | | 181 | 110 | 60.77 | ▼ | | 181 | 109 | 60.22 | =/▼ | ▼ | |
| Swan *** | 11 | 5 | 45.45 | | 40 | 25 | 62.50 | ▲ | | 41 | 25 | 60.98 | ▲/▼ | ▲ | |
| The Radleys | 43 | 30 | 69.77 | | 43 | 27 | 62.79 | ▼ | | 43 | 27 | 62.79 | =/= | ▼ | |
| Timberley | 39 | 27 | 69.23 | | 25 | 15 | 60.00 | ▼ | | 25 | 15 | 60.00 | =/= | ▼ | |
| Tyseley | 23 | 19 | 82.61 | | 21 | 17 | 80.95 | ▼ | | 21 | 17 | 80.95 | =/= | ▼ | |
| Villa Road | 36 | 26 | 72.22 | | 47 | 30 | 63.83 | ▼ | | 47 | 30 | 63.83 | =/= | ▼ | |
| Walmley | 28 | 21 | 75.00 | | 28 | 18 | 64.29 | ▼ | | 28 | 18 | 64.29 | =/= | ▼ | |
| Ward End | 64 | 42 | 65.63 | | 69 | 44 | 63.77 | ▼ | | 69 | 44 | 63.77 | =/= | ▼ | |
| Weoley Castle | 60 | 43 | 71.67 | | 62 | 38 | 61.29 | ▼ | | 62 | 38 | 61.29 | =/= | ▼ | |
| West Heath | 22 | 16 | 72.73 | | 24 | 16 | 66.67 | ▼ | | 24 | 16 | 66.67 | =/= | ▼ | |
| Witton | 99 | 56 | 56.57 | | 113 | 74 | 65.49 | ▲ | | 113 | 74 | 65.49 | =/= | ▲ | |
| Wylde Green | 87 | 67 | 77.01 | | 92 | 52 | 56.52 | ▼ | | 92 | 52 | 56.52 | =/= | ▼ | |
| Yardley Road | 50 | 27 | 54.00 | | 38 | 17 | 44.74 | ▼ | | 38 | 17 | 44.74 | =/= | ▼ | |
| Yardley Wood | 24 | 17 | 70.83 | | 24 | 14 | 58.33 | ▼ | | 24 | 14 | 58.33 | =/= | ▼ | |
| Yew Tree | 59 | 42 | 71.19 | | 57 | 34 | 59.65 | ▼ | | 57 | 34 | 59.65 | =/= | ▼ | |

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 |
| * | The former Pool Meadow centre at Meadway has been demolished. The 2023 monitoring takes into account the first phase of planning permission, which is yet to be completed. |
| ** | Queslett, Quinton, Scott Arms and Timberley local centres extend geographically beyond the city boundary. This monitoring applies only to the Primary Shopping Areas which are within Birmingham. |
| *** | Major redevelopments at Shard End and The Swan, Yardley were in progress in 2011, which affected the baseline statistics. |

## 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 2023, 25 centres exceeded the 10% threshold, an increase from 2022 but still fewer than the 26 centres in 2020, and significantly fewer than the 33 centres which exceeded it in 2012.

The centres close to the 10% policy threshold are Balsall Heath, Bordesley Green, Edgbaston (Five Ways), Hall Green, Selly Oak, Stirchley, Yardley Wood and Yew Tree, which currently contain in excess of 9% A5 uses. Any future proposals for Hot Food takeaways in these centres will require careful consideration if they are to remain policy compliant.

This is a particularly important consideration, as a takeaway was granted permission at Cotteridge in 2022-23 following an earlier refusal on the same site. Combined with the loss of a Class E unit to residential use (Permitted Development), this led to the 10% policy threshold being breached.

**Table 3**: Percentage of Class A5/ Sui Generis(r) Hot Food Takeaway Uses Statistics 2023

| | 2011 | | | | 2022 | | | | | 2023 | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Centre** | **No of Units** | **No of A5 Units** | **Local Centre %A5** | **Status** | **No of Units in Centre** | **No of HFT Units** | **Local Centre % HFTs** | **% HFT Trend 2011-2022** | **Status** | **No of Units in Centre** | **No of HFT Units** | **Local Centre % HFTs** | **No of Units & % HFT Trend 2022-2023** | **% HFT Trend 2011-2023** | **Status** |
| Acocks Green | 148 | 10 | 6.76 | | 146 | 12 | 8.22 | ▲ | | 145 | 12 | 8.28 | =/= | ▲ | |
| Alum Rock Road | 237 | 18 | 7.59 | | 288 | 24 | 8.33 | ▲ | | 300 | 24 | 8.00 | =/= | ▲ | |
| Balsall Heath | 60 | 7 | 11.67 | | 75 | 7 | 9.33 | ▼ | | 75 | 7 | 9.33 | =/= | ▼ | |
| Boldmere | 89 | 4 | 4.49 | | 92 | 3 | 3.26 | ▼ | | 92 | 3 | 3.26 | =/= | ▼ | |
| Bordesley Green | 51 | 6 | 11.76 | | 64 | 6 | 9.38 | ▼ | | 68 | 6 | 8.82 | =/= | ▼ | |
| Castle Vale | 11 | 0 | 0.00 | | 18 | 0 | 0.00 | = | | 18 | 0 | 0.00 | =/= | = | |
| College Road | 25 | 3 | 12.00 | | 29 | 5 | 17.24 | ▲ | | 29 | 5 | 17.24 | =/= | ▲ | |
| Cotteridge | 117 | 12 | 10.26 | | 129 | 12 | 9.30 | ▼ | | 128 | 13 | 10.16 | ▲/▲ | ▼ | |
| Dudley Road | 125 | 17 | 13.60 | | 144 | 18 | 12.50 | ▼ | | 146 | 19 | 13.01 | ▲/▲ | ▼ | |
| Edgbaston (Five Ways) | 61 | 2 | 3.28 | | 76 | 7 | 9.21 | ▲ | | 76 | 7 | 9.21 | =/= | ▲ | |
| Erdington | 236 | 14 | 5.93 | | 239 | 14 | 5.86 | ▼ | | 240 | 15 | 6.25 | ▲/▲ | ▼ | |
| Fox and Goose | 86 | 4 | 4.65 | | 91 | 6 | 6.59 | ▲ | | 91 | 6 | 6.59 | =/= | ▲ | |
| Frankley | 10 | 1 | 10.00 | | 12 | 1 | 8.33 | ▼ | | 12 | 1 | 8.33 | =/= | ▼ | |
| Glebe Farm | 42 | 7 | 16.67 | | 43 | 6 | 13.95 | ▼ | | 43 | 6 | 13.95 | =/= | ▼ | |
| Green Lane | 45 | 3 | 6.67 | | 54 | 3 | 5.56 | ▼ | | 54 | 3 | 5.56 | =/= | ▼ | |
| Hall Green | 78 | 8 | 10.26 | | 88 | 8 | 9.09 | ▼ | | 88 | 8 | 9.09 | =/= | ▼ | |
| Harborne | 186 | 7 | 3.76 | | 191 | 9 | 4.71 | ▲ | | 191 | 9 | 4.71 | =/= | ▲ | |
| Hawthorn Road | 51 | 4 | 7.84 | | 61 | 4 | 6.56 | ▼ | | 61 | 4 | 6.56 | =/= | ▼ | |
| Hay Mills | 69 | 10 | 14.49 | | 80 | 7 | 8.75 | ▼ | | 80 | 7 | 8.75 | =/= | ▼ | |
| Highfield Road | 43 | 3 | 6.98 | | 51 | 2 | 3.92 | ▼ | | 51 | 2 | 3.92 | =/= | ▼ | |
| Highgate | 25 | 3 | 12.00 | | 28 | 5 | 17.86 | ▲ | | 28 | 5 | 17.86 | =/= | ▲ | |
| Ivy Bush | 45 | 7 | 15.56 | | 49 | 6 | 12.24 | ▼ | | 49 | 6 | 12.24 | =/= | ▼ | |

| Centre | No of Units | No of A5 Units | Local Centre %A5 | Status | No of Units in Centre | No of HFT Units | Local Centre % HFTs | % HFT Trend 2011-2021 | Status | No of Units in Centre | No of HFT Units | Local Centre % HFTs | No of Units & % HFT Trend 2021-2022 | % HFT Trend 2011-2022 | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Jewellery Quarter | 172 | 1 | 0.58 | | 210 | 2 | 0.95 | ▲ | | 210 | 2 | 0.95 | =/= | ▲ | |
| Kings Heath | 246 | 11 | 4.47 | | 270 | 10 | 3.70 | ▼ | | 270 | 10 | 3.70 | =/= | ▼ | |
| Kings Norton Green | 43 | 2 | 4.65 | | 41 | 1 | 2.44 | ▼ | | 41 | 1 | 2.44 | =/= | ▼ | |
| Kingsbury | 56 | 6 | 10.71 | | 57 | 7 | 12.28 | ▲ | | 57 | 7 | 12.28 | =/= | ▲ | |
| Kingstanding Circle | 66 | 7 | 10.61 | | 72 | 5 | 6.94 | ▼ | | 73 | 5 | 6.85 | =/□ | ▼ | |
| Ladypool Road | 170 | 11 | 6.47 | | 189 | 10 | 5.29 | ▼ | | 189 | 10 | 5.29 | =/= | ▼ | |
| Lea Village | 36 | 8 | 22.22 | | 41 | 8 | 19.51 | ▼ | | 41 | 8 | 19.51 | =/= | ▼ | |
| Longbridge | 16 | 5 | 31.25 | | 40 | 4 | 10.00 | ▼ | | 40 | 4 | 10.00 | =/= | ▼ | |
| Lozells | 96 | 12 | 12.50 | | 110 | 12 | 10.91 | ▼ | | 110 | 12 | 10.91 | =/= | ▼ | |
| Maypole | 35 | 4 | 11.43 | | 39 | 3 | 7.69 | ▼ | | 39 | 3 | 7.69 | =/= | ▼ | |
| Meadway * | 32 | 1 | 3.13 | | 7 | 0 | 0.00 | ▼ | | 7 | 0 | 0.00 | =/= | ▼ | |
| Mere Green | 96 | 3 | 3.13 | | 115 | 6 | 5.22 | ▲ | | 115 | 6 | 5.22 | =/= | ▲ | |
| Moseley | 109 | 7 | 6.42 | | 135 | 6 | 4.44 | ▼ | | 135 | 6 | 4.44 | =/= | ▼ | |
| New Oscott | 59 | 6 | 10.17 | | 84 | 5 | 5.95 | ▼ | | 84 | 5 | 5.95 | =/= | ▼ | |
| Newtown | 21 | 1 | 4.76 | | 23 | 1 | 4.35 | ▼ | | 23 | 1 | 4.35 | =/= | ▼ | |
| Northfield | 193 | 10 | 5.18 | | 199 | 13 | 6.53 | ▲ | | 199 | 13 | 6.53 | =/= | ▲ | |
| Olton Boulevard | 55 | 8 | 14.55 | | 61 | 9 | 14.75 | ▲ | | 61 | 9 | 14.75 | =/= | ▲ | |
| Pelham | 73 | 9 | 12.33 | | 86 | 11 | 12.79 | ▲ | | 87 | 11 | 12.64 | =/▼ | ▲ | |
| Perry Barr | 142 | 8 | 5.63 | | 129 | 6 | 4.65 | ▼ | | 129 | 6 | 4.65 | =/= | ▼ | |
| Queslett ** | | | | | 10 | 2 | 20.00 | = | | 10 | 2 | 20.00 | =/= | = | |
| Queslett (whole centre) | 19 | 3 | 15.79 | | 29 | 3 | *10.34* | ▼ | | 29 | 3 | *10.34* | =/= | ▼ | |
| Quinton ** | 24 | 3 | 12.50 | | 13 | 1 | 7.69 | ▼ | | 13 | 1 | 7.69 | =/= | ▼ | |
| Quinton (whole centre) | | | | | | | | | | 30 | 3 | 10.00 | = | = | |
| Robin Hood | 50 | 6 | 12.00 | | 55 | 6 | 10.91 | ▼ | | 55 | 6 | 10.91 | =/= | ▼ | |
| Rookery Road | 114 | 11 | 9.65 | | 122 | 9 | 7.38 | ▼ | | 122 | 9 | 7.38 | =/= | ▼ | |
| Scott Arms ** | | | | | 26 | 0 | 0.00 | = | | 26 | 0 | 0.00 | =/= | = | |
| Scott Arms (whole centre) | 75 | 6 | 8.00 | | 77 | 8 | *10.39* | ▲ | | 77 | 8 | *10.39* | =/= | ▲ | |
| Selly Oak | 155 | 12 | 7.74 | | 183 | 18 | 9.84 | ▲ | | 183 | 18 | 9.84 | =/= | ▲ | |
| Shard End *** | 12 | 0 | 0.00 | | 13 | 2 | 15.38 | ▲ | | 13 | 2 | 15.38 | =/= | ▲ | |
| Sheldon | 118 | 7 | 5.93 | | 139 | 12 | 8.63 | ▲ | | 139 | 12 | 8.63 | =/= | ▲ | |
| Short Heath | 39 | 5 | 12.82 | | 41 | 5 | 12.20 | ▼ | | 41 | 5 | 12.20 | =/= | ▼ | |
| Slade Road | 59 | 8 | 13.56 | | 71 | 10 | 14.08 | ▲ | | 71 | 10 | 14.08 | =/= | ▲ | |
| Small Heath | 250 | 27 | 10.80 | | 335 | 29 | 8.66 | ▼ | | 335 | 29 | 8.66 | =/= | ▼ | |
| Soho Road | 297 | 21 | 7.07 | | 376 | 22 | 5.85 | ▼ | | 377 | 22 | 5.84 | =/▼ | ▼ | |
| Sparkbrook | 67 | 6 | 8.96 | | 83 | 4 | 4.82 | ▼ | | 90 | 4 | 4.44 | =/▼ | ▼ | |
| Sparkhill | 241 | 12 | 4.98 | | 281 | 16 | 5.69 | ▲ | | 281 | 16 | 5.69 | =/= | ▲ | |
| Springfield | 150 | 15 | 10.00 | | 167 | 15 | 8.98 | ▼ | | 167 | 15 | 8.98 | =/= | ▼ | |
| Stechford | 36 | 5 | 13.89 | | 42 | 5 | 11.90 | ▼ | | 42 | 5 | 11.90 | =/= | ▼ | |
| Stirchley | 139 | 13 | 9.35 | | 176 | 16 | 9.09 | ▼ | | 176 | 16 | 9.09 | =/= | ▼ | |
| Sutton Coldfield | 229 | 2 | 0.87 | | 273 | 8 | 2.93 | ▲ | | 274 | 9 | 3.28 | ▲/▲ | ▲ | |
| Swan *** | 26 | 4 | 15.38 | | 58 | 3 | 5.17 | ▼ | | 59 | 3 | 5.08 | =/▼ | ▼ | |
| The Radleys | 42 | 7 | 16.67 | | 47 | 9 | 19.15 | ▲ | | 47 | 9 | 19.15 | =/= | ▲ | |
| Timberley ** | 39 | 4 | 10.26 | | 25 | 4 | 16.00 | ▲ | | 25 | 4 | 16.00 | =/= | ▲ | |
| Timberley (whole centre) | | | | | | | | | | 36 | 5 | 13.89 | = | = | |
| Tyseley | 22 | 2 | 9.09 | | 21 | 1 | 4.76 | ▼ | | 21 | 1 | 4.76 | =/= | ▼ | |
| Villa Road | 57 | 7 | 12.28 | | 80 | 9 | 11.25 | ▼ | | 80 | 9 | 11.25 | =/= | ▼ | |
| Walmley | 29 | 2 | 6.90 | | 34 | 3 | 8.82 | ▲ | | 34 | 3 | 8.82 | =/= | ▲ | |

| Centre | No of Units | No of A5 Units | Local Centre %A5 | Status | No of Units in Centre | No of HFT Units | Local Centre % HFTs | % HFT Trend 2011-2021 | Status | No of Units in Centre | No of HFT Units | Local Centre % HFTs | No of Units & % HFT Trend 2021-2022 | % HFT Trend 2011-2022 | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ward End | 65 | 7 | 10.77 | | 81 | 12 | 14.81 | ▲ | | 81 | 12 | 14.81 | =/= | ▲ | |
| Weoley Castle | 59 | 8 | 13.56 | | 62 | 9 | 14.52 | ▲ | | 62 | 9 | 14.52 | =/= | ▲ | |
| West Heath | 22 | 2 | 9.09 | | 24 | 2 | 8.33 | ▼ | | 24 | 2 | 8.33 | =/= | ▼ | |
| Witton | 96 | 12 | 12.50 | | 113 | 12 | 10.62 | ▼ | | 113 | 12 | 10.62 | =/= | ▼ | |
| Wylde Green | 98 | 7 | 7.14 | | 104 | 8 | 7.69 | ▲ | | 104 | 9 | 8.65 | ▲/▲ | ▲ | |
| Yardley Road | 46 | 5 | 10.87 | | 52 | 6 | 11.54 | ▲ | | 52 | 6 | 11.54 | =/= | ▲ | |
| Yardley Wood | 26 | 3 | 11.54 | | 31 | 3 | 9.68 | ▼ | | 31 | 3 | 9.68 | =/= | ▼ | |
| Yew Tree | 77 | 4 | 5.19 | | 76 | 7 | 9.21 | ▲ | | 76 | 7 | 9.21 | =/= | ▲ | |

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 |
| * | The former Pool Meadow centre at Meadway has been demolished. The 2023 monitoring takes into account the first phase of planning permission, which is yet to be completed. |
| ** | Queslett, Quinton, Scott Arms and Timberley local centres extend geographically beyond the city boundary. The 2023 monitoring applies only to the parts of those centres within Birmingham, although the whole centre figures are also shown for comparison. |
| *** | Major redevelopments at Shard End and The Swan, Yardley were in progress in 2011, which affected the baseline statistics. |

## Vacancy Rates

The future of town centres and retail following the pandemic, and the health of the leisure and hospitality sector led to the inclusion of vacancy rates in the 2022 report, and this has been continued. The national average is 13.8%. Most centres in Birmingham currently show average, or lower than average vacancy rates except for Edgbaston (Five Ways), Frankley, Hay Mills, Highgate, Ivy Bush, Slade Road, Stirchley and Timberley.

**Table 4**: Vacancy Rates in Centres 2023

| Centre | No of Units in Centre | No of Vacant Units | Vacancy Rate |
|---|---|---|---|
| Acocks Green | 145 | 15 | 10.34% |
| Alum Rock Road | 300 | 26 | 8.67% |
| Balsall Heath | 75 | 5 | 6.67% |
| Boldmere | 92 | 3 | 3.26% |
| Bordesley Green | 68 | 6 | 8.82% |
| Castle Vale | 18 | 0 | 0.00% |
| College Road | 29 | 1 | 3.45% |
| Cotteridge | 128 | 9 | 7.03% |
| Dudley Road | 146 | 14 | 9.59% |
| Edgbaston (Five Ways) | 76 | 15 | 19.74% |
| Erdington | 240 | 31 | 12.92% |

| | | | |
|---|---|---|---|
| Fox and Goose | 91 | 5 | 5.49% |
| Frankley | 12 | 3 | 25.00% |
| Glebe Farm | 43 | 2 | 4.65% |
| Green Lane | 54 | 5 | 9.26% |
| Hall Green | 88 | 0 | 0.00% |
| Harborne | 191 | 14 | 7.33% |
| Hawthorn Road | 61 | 3 | 4.92% |
| Hay Mills | 80 | 13 | 16.25% |
| Highfield Road | 51 | 4 | 7.84% |
| Highgate | 28 | 5 | 17.86% |
| Ivy Bush | 49 | 9 | 18.37% |
| Jewellery Quarter | 210 | 17 | 8.10% |
| Kings Heath | 270 | 16 | 5.93% |
| Kings Norton Green | 41 | 0 | 0.00% |
| Kingsbury | 57 | 6 | 10.53% |
| Kingstanding Circle ** | 73 | 21 | 28.77% |
| Ladypool Road | 189 | 7 | 3.70% |
| Lea Village | 41 | 3 | 7.32% |
| Longbridge | 40 | 1 | 2.50% |
| Lozells | 110 | 2 | 1.82% |
| Maypole | 39 | 1 | 2.56% |
| Meadway ** | 7 | 7 | 100.00% |
| Mere Green | 115 | 10 | 8.70% |
| Moseley | 135 | 16 | 11.85% |
| New Oscott | 84 | 3 | 3.57% |
| Newtown | 23 | 1 | 4.35% |
| Northfield | 199 | 16 | 8.04% |
| Olton Boulevard | 61 | 1 | 1.64% |
| Pelham | 87 | 4 | 4.60% |
| Perry Barr | 129 | 11 | 8.53% |
| Queslett (Birmingham only) * | 10 | 0 | 0.00% |
| Queslett (whole centre) | 29 | 0 | 0.00% |
| Quinton (Birmingham only) * | 13 | 1 | 7.69% |
| Quinton (whole centre) | 30 | 3 | 10.00% |
| Robin Hood | 55 | 3 | 5.45% |
| Rookery Road | 122 | 11 | 9.02% |
| Scott Arms (Birmingham only) * | 26 | 1 | 3.85% |
| Scott Arms (whole centre) | 77 | 3 | 3.90% |
| Selly Oak | 183 | 24 | 13.11% |
| Shard End | 13 | 0 | 0.00% |
| Sheldon | 139 | 12 | 8.63% |
| Short Heath | 41 | 3 | 7.32% |
| Slade Road | 71 | 17 | 23.94% |
| Small Heath | 335 | 14 | 4.18% |
| Soho Road | 377 | 44 | 11.67% |
| Sparkbrook | 90 | 5 | 5.56% |
| Sparkhill | 281 | 8 | 2.85% |
| Springfield | 167 | 8 | 4.79% |
| Stechford | 42 | 1 | 2.38% |
| Stirchley | 176 | 41 | 23.30% |
| Sutton Coldfield | 274 | 36 | 13.14% |
| Swan | 59 | 8 | 13.56% |
| The Radleys | 47 | 1 | 2.13% |
| Timberley (Birmingham only) * | 25 | 5 | 20.00% |
| Timberley (whole centre) | 36 | 5 | 13.89% |
| Tyseley | 21 | 0 | 0.00% |
| Villa Road | 80 | 7 | 8.75% |

| | | | |
|---|---|---|---|
| Walmley | 34 | 1 | 2.94% |
| Ward End | 81 | 3 | 3.70% |
| Weoley Castle | 62 | 2 | 3.23% |
| West Heath | 24 | 1 | 4.17% |
| Witton | 113 | 9 | 7.96% |
| Wylde Green | 104 | 9 | 8.65% |
| Yardley Road | 52 | 3 | 5.77% |
| Yardley Wood | 31 | 1 | 3.23% |
| Yew Tree | 76 | 2 | 2.63% |

| | |
|---|---|
| * | Queslett, Quinton, Scott Arms and Timberley local centres extend geographically beyond the city boundary. Vacancy rates are shown for both part and whole centres. |
| ** | Major redevelopments at Kingstanding Circle and Meadway are proposed. High vacancy rates in these locations are temporary. |

## Conclusions

- Of the city's District Centres, Fox & Goose, Selly Oak, Harborne, Kings Heath, Mere Green and New Oscott fall below the minimum 55% PSA threshold for Class A1 Uses in BDP Policy TP24. Kings Heath, Mere Green and New Oscott miss the threshold by 1% or less.
- Balsall Heath, College Road, Ivy Bush, Hall Green and Yardley Road fall below the Local Centre minimum 50% PSA threshold for Class A1 Uses in BDP Policy TP24.
- Moseley and Slade Road are at the 50% threshold.
- Queslett, Quinton, Scott Arms and Timberley are centres which extend beyond the city boundary. Baseline monitoring in 2011 calculated the Policy 1 percentage on the whole of Queslett and Scott Arms. 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 2022, whole centre figures were included in the for comparative purposes.
- Following complete resurveys in 2022/23, the same approach was adopted for Quinton and Timberley.
- 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.
- 25 out of 73 centres contain over 10% A5 uses.
- 49 centres are under 10% A5 uses, of which 8 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, and one instance where a combination of a recent permission and the changing number of commercial units has resulted in the threshold being marginally exceeded.
- There is a continuing slow net decline in the number of units in Class E(a) (former Class A1) uses. This is mainly due to a trend for change to E(b) (former A3) Cafes and Restaurants, and Sui Generis uses.
- 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.
- Vacancy rates in most centres are at, or below average.