

# **Shopping & Local Centres Supplementary Planning Document (SPD)**

## **Monitoring Report 2019**



## Shopping & Local Centres SPD: Monitoring Report 2019

### 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 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 31<sup>st</sup> March 2019.

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 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.

## Key Findings 2012 – 2019

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 2012-2019**

	2012-2017		2018-2019		Total
Total number of relevant planning decisions	801		152		953
<b>A1</b>					
Permissions leading to loss of A1 retail use	240		36		276
Permissions granted for new A1 retail use	138 units	328 units	13 units	25 units	353 units
Permissions granted for Change of use (CoU) to A1 retail use	54 units		5 units		
Permissions granted for A1 retail as part of mixed use permissions	30 schemes, 136 units		3 schemes, 9 units		
<b>A2</b>					
New construction or CoU to A2 (financial & professional services) permissions	30 units		1 unit		31 units
New A2 or CoU to A2 as part of mixed permissions	11 units		1 unit		12 units
<b>A3</b>					
New construction or CoU to A3 (restaurant & café) use	118 units		23 units		141 units
New A3 as part of mixed permissions	29 units		4 units		33 units
<b>A4</b>					
CoU to A4 (drinking establishment) use	8 units		1 unit		9 units
New A4 or CoU to A4 as part of mixed permissions	7 units		3 units		10 units
<b>A5</b>					
New construction or CoU to A5 (hot food takeaway) use	42 units		7 units		49 units
New A5 or CoU to A5 as part of mixed permissions	16 units		5 units		21 units
<b>A3/A5</b>					
New or CoU to A3/A5 permissions (not counted above)	34 units		3 units		37 units
<b>D1</b>					
New construction or CoU to D1 (non-residential institutions) use	52 units		5 units		57 units
New D1 or CoU to D1 as part of mixed permissions	4 units		0 units		4 units

<b>D2</b>			
New D2 or CoU to D2 (assembly & leisure) use	24 units	4 units	28 units
<b>C3</b>			
Conversion from B1 (business) to C3 (residential) use	627 units including 11 schemes (64 units), plus 3 large schemes (426 units)	3 schemes, 48 units	1165 units
Conversion from D1 (non-residential institutions) to C3 (residential) use	6 units	1 scheme, 1146 units + 268 extra care (Athletes village, Perry Barr)	1420 units
<b>Sui Generis</b>			
New construction or CoU to Sui Generis use	19 units (not monitored prior to 2016)	10 units	29 units
<b>Refusals and appeals in centres</b>			
Number of A3 refusals	13*	3	16
Number of A3 applications withdrawn	29*	3	32
Number of A5 refusals	41	5	46
Number of A5 applications withdrawn	12*	4	16
Number of A3/A5 refusals	12	1	13
Number of A3/A5 (or other mixed uses including A5) applications withdrawn	11*	3	14
Number of A5 appeals	21	0	21
Number of A5 appeals dismissed	14	2 + 1 withdrawn	17
Number of A5 appeals allowed	6	0	6
Number of A5 appeals outstanding		1	
<b>A5 approvals and refusals outside centres</b>			
New construction or CoU to A5 (hot food takeaway) use outside Centres	82 units	2 units	84 units
Mixed use proposals including A5 use outside Centres	34 units*	6 units	40 units
Number of A5 refusals outside Centres	60 units	9 units	69 units
Mixed use proposals including A5 use refused outside Centres	11 units*	4 units	15 units
Number of A5 appeals outstanding		1	

\*2014-19 only – not previously monitored.

## Monitoring A1 Uses within Primary Shopping Areas

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 just under 52%
- Selly Oak, at just over 50%, is subject to two significant redevelopment proposals which increase the amount of A1 floorspace, but reduce the number of A1 Units. Cumulatively, with 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 is below the 50% threshold but has remained static.
- Ivy Bush, at 40%
- College Road, which has fallen to just over 47%
- Balsall Heath (40%) and Moseley (48%) are stable centres but both are below their 50% threshold.

Other centres at the 50% policy threshold are Frankley, and Hall Green. Planning applications in these centres will need to be considered carefully to avoid further breaches of the policy.

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	Selly Oak	Sheldon
Stirchley	Longbridge (Largely completed)	Edgbaston (Shopping Centre/ Auchinleck House)
Perry Barr	Meadway*	Swan, Yardley  Mere Green

\* The former Pool Meadow centre at Meadway has been demolished. The 2019 monitoring takes into account the first phase of planning permission which is yet to be completed.

**Table 2: Primary Shopping Area Statistics 2019**

Centre	2011				2018					2019					
	No of PSA Units	No of A1 Units	PSA %A1	Status	No of PSA Units	No of A1 Units	PSA %A1	% Trend 2011-2018	Status	No of PSA Units	No of A1 Units	PSA %A1	% Trend 2018-2019	% Trend 2011-2019	Status
Acocks Green	130	89	68.46		146	88	60.27	▼		146	88	60.27	=	▼	
Alum Rock Road	240	183	76.25		265	198	74.72	▼		268	201	75.00	▲	▼	
Balsall Heath	27	14	51.85		27	12	44.44	▼		27	11	40.74	▼	▼	
Boldmere	89	62	69.66		90	55	61.11	▼		90	55	61.11	=	▼	
Bordesley Green	39	26	66.67		32	24	75.00	▲		33	24	72.73	▼	▼	
Castle Vale	11	10	90.91		11	9	81.82	▼		11	9	81.82	=	▼	
College Road	19	12	63.16		21	11	52.38	▼		19	9	47.37	▼	▼	
Cotteridge	87	60	68.97		86	51	59.30	▼		86	52	60.47	▲	▼	
Dudley Road	99	76	76.77		103	75	72.82	▼		103	74	71.84	▼	▼	
Edgbaston (Five Ways)	53	37	69.81		47	32	68.09	▼		47	32	68.09	=	▼	
Erdington	241	159	65.98		217	141	64.98	▼		217	140	64.52	▼	▼	
Fox and Goose	89	50	56.18		83	43	51.81	▼		83	43	51.81	=	▼	
Frankley	10	6	60.00		12	6	50.00	▼		12	6	50.00	=	▼	
Glebe Farm	25	20	80.00		27	20	74.07	▼		24	18	75.00	▲	▼	
Green Lane	46	38	82.61		48	37	77.08	▼		48	37	77.08	=	▼	
Hall Green	79	49	62.03		80	42	52.50	▼		80	40	50.00	▼	▼	
Harborne	129	84	65.12		125	74	59.20	▼		124	73	58.87	▼	▼	
Hawthorn Road	51	33	64.71		56	30	53.57	▼		56	30	53.57	▼	▼	
Hay Mills	58	39	67.24		68	38	55.88	▼		68	38	55.88	=	▼	
Highgate	23	19	82.61		24	18	75.00	▼		24	18	75.00	=	▼	
Highfield Road	36	19	52.78		38	19	50.00	▼		38	21	55.26	▲	▲	
Ivy Bush	21	12	57.14		38	15	39.47	▼		40	16	40.00	▲	▼	
Jewellery Quarter	160	132	82.50		158	119	75.32	▼		163	123	75.46	▲	▼	
Kings Heath	239	170	71.13		240	146	60.83	▼		239	145	60.67	▼	▼	
Kings Norton Green	42	25	59.52		36	19	52.78	▼		36	19	52.78	=	▼	
Kingsbury	58	38	65.52		59	34	57.63	▼		55	30	54.55	▼	▼	
Kingstanding Circle	65	41	63.08		64	38	59.38	▼		64	38	59.38	=	▼	
Ladypool Road	171	127	74.27		177	110	62.15	▼		177	106	59.89	▼	▼	
Lea Village	36	24	66.67		39	24	61.54	▼		40	25	62.50	▲	▼	
Longbridge	10	7	70.00		32	18	56.25	▼		31	21	67.74	▲	▼	
Lozells	91	68	74.73		93	59	63.44	▼		92	57	61.96	▼	▼	
Maypole	25	17	68.00		26	17	65.38	▼		26	17	65.38	=	▼	
Meadway	31	28	90.32		30	25	83.33	▼		7	7	100.00	▲	▲	
Mere Green	98	65	66.33		106	64	60.38	▼		106	63	59.43	▼	▼	
Moseley	81	42	51.85		85	41	48.24	▼		85	41	48.24	=	▼	
New Oscott	65	42	64.62		81	45	55.56	▼		78	45	57.69	▲	▼	
Newtown	21	13	61.90		20	14	70.00	▲		20	14	70.00	=	▲	
Northfield	175	133	76.00		169	120	71.01	▼		171	116	67.84	▼	▼	
Olton Boulevard	57	39	68.42		61	40	65.57	▼		61	40	65.57	=	▼	
Pelham	77	51	66.23		76	51	67.11	▲		77	51	66.23	▼	=	
Perry Barr	143	102	71.33		144	103	71.53	▲		142	101	71.13	▼	▼	

Queslett *					8	3	37.50	=		8	3	37.50	=	=	
Queslett (whole centre)	22	12	54.55		25	11	44.00	▼		25	11	44.00	=	▼	
Robin Hood	49	35	71.43		52	33	63.46	▼		52	34	65.38	▲	▼	
Rookery Road	115	84	73.04		113	74	65.49	▼		117	79	67.52	▲	▼	
Scott Arms *					26	12	46.15	=		26	12	46.15	=	=	
Scott Arms (whole centre)	48	29	60.42		77	42	54.55	▼		77	42	54.55	=	▼	
Selly Oak	153	92	60.13		143	65	45.45	▼		154	78	50.65	▲	▼	
Shard End**	12	11	91.67		13	9	69.23	▼		13	9	69.23	=	▼	
Sheldon	119	80	67.23		128	78	60.94	▼		125	72	57.60	▼	▼	
Short Heath	33	23	69.70		31	18	58.06	▼		30	18	60.00	▲	▼	
Slade Road	38	21	55.26		40	22	55.00	▼		38	20	52.63	▼	▼	
Small Heath	257	161	62.65		277	178	64.26	▼		282	182	64.54	▲	▲	
Soho Road	236	169	71.61		249	162	65.06	▼		249	161	64.66	▼	▼	
Sparkbrook	67	73	58.90		77	49	63.64	▲		71	45	63.38	▼	▲	
Sparkhill	237	170	71.73		251	191	76.10	▲		251	191	76.10	=	▲	
Springfield	133	98	73.68		137	98	71.53	▼		137	98	71.53	=	▼	
Stechford	37	24	64.86		42	25	59.52	▼		42	24	57.14	▼	▼	
Stirchley	117	76	64.96		97	59	60.82	▼		96	57	59.38	▼	▼	
Sutton Coldfield	273	128	73.99		178	123	69.10	▼		180	125	69.44	▲	▼	
Swan**	11	5	45.45		38	25	65.79	▲		38	25	65.79	=	▲	
The Radleys	43	30	69.77		45	27	60.00	▼		45	27	60.00	=	▼	
Timberley	39	27	69.23		27	18	66.67	▲		27	17	62.96	▼	▼	
Tyseley	23	19	82.61		20	17	85.00	▲		20	17	85.00	=	▲	
Villa Road	36	26	72.22		45	35	77.78	▲		45	35	77.78	=	▲	
Walmley	28	21	75.00		29	20	68.97	▼		29	20	68.97	=	▼	
Ward End	64	42	65.63		68	47	69.12	▲		68	47	69.12	=	▲	
Weoley Castle	60	43	71.67		59	37	62.71	▼		59	37	62.71	=	▼	
West Heath	22	16	72.73		23	16	69.57	▼		23	16	69.57	=	▼	
Witton	99	56	56.57		104	66	63.46	▲		106	67	63.21	▼	▲	
Wylde Green	87	67	77.01		92	57	61.96	▼		94	59	62.77	▲	▼	
Yardley Road	50	27	54.00		36	20	55.56	▲		36	20	55.56	=	▲	
Yardley Wood	24	17	70.83		24	13	54.17	▼		24	13	54.17	=	▼	
Yew Tree	59	42	71.19		57	35	61.40	▼		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
*	Queslett & Scott Arms local centres are mainly (50% and 75% respectively) outside the city boundary. The 2019 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 2019, 27 centres exceeded the threshold, one less than in 2018. This is significantly fewer than the 33 centres which exceeded it in 2012.

Cotteridge, Selly Oak, Walmley, Wylde Green 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.

Alum Rock Road, Kingstanding Circle and Rookery Road contained in excess of 9% A5 uses in 2018, but not in 2019. The reduced percentages are due to an increase in the overall number of units at Alum Rock Road, and a reduction in A5 uses in Kingstanding Circle and Rookery Road.

**Table 3: Percentage of Class A5 Uses Statistics 2019**

Centre	2011				2018					2019					
	No of Units	No of A5 Units	Local Centre %A5	Status	No of Units (inc SG)	No of A5 Units	Local Centre %A5	% Trend 2011-2018	Status	No of Units (inc SG)	No of A5 Units	Local Centre %A5	% Trend 2018-2019	% Trend 2011-2019	Status
Acocks Green	148	10	6.76	Green	150	11	7.33	▲	Green	150	11	7.33	=	▲	Green
Alum Rock Road	237	18	7.59	Green	265	24	9.06	▲	Yellow	268	24	8.96	▼	▲	Green
Balsall Heath	60	7	11.67	Red	64	9	14.06	▲	Red	64	9	14.06	=	▲	Red
Boldmere	89	4	4.49	Green	92	4	4.35	▼	Green	92	4	4.35	=	▼	Green
Bordesley Green	51	6	11.76	Red	56	5	8.93	▼	Green	56	5	8.93	=	▼	Green
Castle Vale	11	0	0.00	Green	13	0	0.00	=	Green	13	0	0.00	=	=	Green
College Road	25	3	12.00	Red	28	5	17.86	▲	Red	27	5	18.52	▲	▲	Red
Cotteridge	117	12	10.26	Red	121	10	8.26	▼	Green	122	11	9.02	▲	▼	Yellow
Dudley Road	125	17	13.60	Red	136	21	15.44	▲	Red	136	21	15.44	=	▲	Red
Edgbaston (Five Ways)	61	2	3.28	Green	68	5	7.35	▲	Green	68	5	7.35	=	▲	Green
Erdington	236	14	5.93	Green	237	14	5.91	▲	Green	237	15	6.33	▲	▲	Green
Fox and Goose	86	4	4.65	Green	89	7	7.87	▲	Green	89	7	7.87	=	▲	Green
Frankley	10	1	10.00	Red	12	1	8.33	▼	Green	12	1	8.33	=	▼	Green
Glebe Farm	42	7	16.67	Red	44	7	18.60	▲	Red	41	7	17.07	▼	▲	Red
Green Lane	45	3	6.67	Green	48	2	4.17	▼	Green	48	2	4.17	=	▼	Green
Hall Green	78	8	10.26	Red	84	7	8.33	▼	Green	84	7	8.33	=	▼	Green
Harborne	186	7	3.76	Green	184	8	4.35	▲	Green	182	9	4.95	▲	▲	Green
Hawthorn Road	51	4	7.84	Green	56	4	7.14	▼	Green	56	4	7.14	=	▼	Green
Hay Mills	69	10	14.49	Red	80	9	11.25	▼	Red	81	9	11.11	▼	▼	Red
Highgate	25	3	12.00	Red	24	4	16.67	▲	Red	24	4	16.67	=	▲	Red
Highfield Road	43	3	6.98	Green	48	3	6.25	▼	Green	47	3	6.38	▲	▼	Green
Ivy Bush	45	7	15.56	Red	48	9	18.75	▲	Red	50	8	16.00	▲	▲	Red

Jewellery Quarter	172	1	0.58		174	2	1.15	▲		179	2	1.12	▼	▲	
Kings Heath	246	11	4.47		257	12	4.67	▲		256	12	4.69	▲	▲	
Kings Norton Green	43	2	4.65		38	2	5.26	▲		38	2	5.26	=	▲	
Kingsbury	56	6	10.71		59	7	11.86	▲		56	7	12.50	▲	▲	
Kingstanding Circle	66	7	10.61		66	6	9.09	▼		66	5	7.58	▼	▼	
Ladypool Road	170	11	6.47		179	10	5.59	▼		179	9	5.03	▼	▼	
Lea Village	36	8	22.22		40	8	20.00	▼		41	8	19.51	▼	▼	
Longbridge	16	5	31.25		46	3	6.52	▼		46	3	6.52	=	▼	
Lozells	96	12	12.50		101	13	12.87	▲		101	13	12.87	=	▲	
Maypole	35	4	11.43		36	4	11.11	▼		36	4	11.11	=	▼	
Meadway	32	1	3.13		30	1	3.33	▲		0	0	0.00	▼	▼	
Mere Green	96	3	3.13		106	6	5.66	▲		106	6	5.66	=	▲	
Moseley	109	7	6.42		126	5	4.76	▼		125	6	4.80	▲	▼	
New Oscott	59	6	10.17		81	7	8.64	▼		78	5	6.41	▼	▼	
Newtown	21	1	4.76		20	1	5.00	▲		20	1	5.00	=	▲	
Northfield	193	10	5.18		195	13	6.67	▲		200	15	7.50	▲	▲	
Olton Boulevard	55	8	14.55		61	8	13.11	▼		61	8	13.11	=	▼	
Pelham	73	9	12.33		76	10	13.16	▲		77	10	12.99	▼	▲	
Perry Barr	142	8	5.63		148	8	5.41	▼		145	8	5.52	▲	▼	
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	▼		12	1	8.33	=	▼	
Robin Hood	50	6	12.00		55	6	10.91	▼		55	6	10.91	=	▼	
Rookery Road	114	11	9.65		113	11	9.73	▲		117	9	7.69	▼	▼	
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		163	16	9.82	▲		166	16	9.64	▼	▲	
Shard End**	12	0	0.00		13	2	15.38	▲		13	2	15.38	=	▲	
Sheldon	118	7	5.93		132	10	7.58	▲		129	10	7.75	▲	▲	
Short Heath	39	5	12.82		36	5	13.89	▲		36	5	13.89	=	▲	
Slade Road	59	8	13.56		69	11	17.39	▲		67	11	16.42	▼	▲	
Small Heath	250	27	10.80		301	37	12.29	▲		306	37	12.09	▼	▲	
Soho Road	297	21	7.07		353	22	6.23	▼		353	23	6.52	▲	▼	
Sparkbrook	67	6	8.96		80	4	5.00	▼		73	4	5.48	▲	▼	
Sparkhill	241	12	4.98		264	17	6.44	▲		263	17	6.46	▲	▲	
Springfield	150	15	10.00		144	12	8.33	▼		144	12	8.33	=	▼	
Stechford	36	5	13.89		42	5	11.90	▼		42	5	11.90	=	▼	
Stirchley	139	13	9.35		159	14	8.81	▼		159	14	8.81	=	▼	
Sutton Coldfield	229	2	0.87		223	6	2.69	▲		225	6	2.67	▼	▲	
Swan**	26	4	15.38		50	3	6.00	▼		50	3	6.00	=	▼	
The Radleys	42	7	16.67		46	10	21.74	▲		46	10	21.74	=	▲	
Timberley	39	4	10.26		27	3	11.11	▲		27	3	11.11	=	▲	
Tyseley	22	2	9.09		20	1	5.00	▼		20	1	5.00	=	▼	
Villa Road	57	7	12.28		78	6	7.69	▼		79	7	8.86	▲	▼	
Walmley	29	2	6.90		31	3	9.68	▲		31	3	9.68	=	▼	
Ward End	65	7	10.77		77	9	11.69	▲		77	9	11.69	=	▲	
Weoley Castle	59	8	13.56		59	8	13.56	=		59	9	15.25	▲	▲	
West Heath	22	2	9.09		23	2	8.70	▼		23	2	8.70	=	▼	
Witton	96	12	12.50		104	11	10.58	▼		106	11	10.38	▼	▼	
Wylde Green	98	7	7.14		104	10	9.62	▲		106	10	9.43	▼	▲	
Yardley Road	46	5	10.87		52	6	11.54	▲		52	6	11.54	=	▲	
Yardley Wood	26	3	11.54		28	3	10.71	▼		28	3	10.71	=	▼	
Yew Tree	77	4	5.19		75	6	8.00	▲		75	7	9.33	▲	▲	

## 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 College Road 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 2019, 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 (including unauthorised A5 uses) which reflect its position catering for a large student population.
  
- 27 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.
- 46 centres are under 10% A5 uses, of which 5 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 appears to be a slow but steady trend of change from A1 uses to A3 and A5. Many of these changes require planning permission or Prior Approval, but some are now Permitted Development.
- 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 A1 use from other uses, mainly as Permitted Development.
- Permitted Development changes are showing organic change in centres, which accounts for small changes in percentage rates.
- Permissions for new A1 units appear to be fewer in 2018-19 than in previous years.
- There is a slow net decline in the number of units in Class A1 use.