

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

## **Monitoring Report 2020**



## **Shopping & Local Centres SPD: Monitoring Report 2020**

### **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 2020.

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. As this information is dated to 31<sup>st</sup> March 2020, the Use Classes in force at that time are used for consistency with previous monitoring. The new Use Classes will be incorporated into the 2021 monitoring.

From 1<sup>st</sup> 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% Retail uses in Primary Shopping Areas in BDP policy TP24, as changes within the new Class E will not require planning permission. Maintaining the

retail function of centres at 50/55% retail uses will effectively be removed from planning control and we will not be able to monitor future changes. The policy regarding hot food takeaways (formerly A5, now Sui Generis) remains unaffected, and this is recognised in the legislation. 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.

### **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. As of 31<sup>st</sup> March 2020, no notifications had been received although a small number were made in April, May and June. The temporary impact of this use is not expected to be significant, and will be monitored in 2021.

## Key Findings 2012 – 2020

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 2012-2020**

	2012-2019		2019-2020		Total
Total number of relevant planning decisions	953		177		1130
A1					
Permissions leading to loss of A1 retail use	276		40		316
Permissions granted for new A1 retail use	151 units	353 units	6 units	25 units	378 units
Permissions granted for Change of use (CoU) to A1 retail use	59 units		10 units		
Permissions granted for A1 retail as part of mixed use permissions	33 schemes, 145 units		7 schemes, 9 units		
A2					
New construction or CoU to A2 (financial & professional services) permissions	31 units		1 unit		32 units
New A2 or CoU to A2 as part of mixed permissions	12 units		0 units		12 units
A3					
New construction or CoU to A3 (restaurant & café) use	141 units		27 units		168 units
New A3 as part of mixed permissions	33 units		7 units		40 units
A4					
CoU to A4 (drinking establishment) use	9 units		5 units		14 units
New A4 or CoU to A4 as part of mixed permissions	10 units		3 units		13 units
A5					
New construction or CoU to A5 (hot food takeaway) use	49 units		3 units		52 units
New A5 or CoU to A5 as part of mixed permissions	21 units		1 unit		22 units
A3/A5					
New or CoU to A3/A5 permissions (not counted above)	37 units		8 units		45 units
D1					
New construction or CoU to D1 (non-residential institutions) use	57 units		7 units		64 units
New D1 or CoU to D1 as part of mixed permissions	4 units		2 units		6 units
D2					
New D2 or CoU to D2 (assembly & leisure) use	28 units		5 units		33 units

<b>C3</b>			
Conversion from B1 (business) to C3 (residential) use	675 units including 14 schemes (64 units), plus 3 large schemes (426 units). Total 1165 units	5 schemes, 176 units	1341 units
Conversion from D1 (non-residential institutions) to C3 (residential) use	6 units + 1 scheme - 1146 units + 268 extra care (Athletes village, Perry Barr) Total 1420 units	1 scheme, 3 units	1423 units
<b>Sui Generis</b>			
New construction or CoU to Sui Generis use	29 units (not monitored prior to 2016)	8 units	37 units
<b>Refusals and appeals in centres</b>			
Number of A3 refusals	16*	6	22
Number of A3 applications withdrawn	32*	4	36
Number of A5 refusals	46	7	53
Number of A5 applications withdrawn	16*	1	17
Number of A3/A5 refusals	13	3	16
Number of A3/A5 (or other mixed uses including A5) applications withdrawn	14*	2	16
Number of A5 appeals	21	0	21
Number of A5 appeals dismissed	17 (1 withdrawn)	2	19
Number of A5 appeals allowed	6	0	6
Number of A5 appeals outstanding		0	
<b>A5 approvals and refusals outside centres</b>			
New construction or CoU to A5 (hot food takeaway) use outside Centres	84 units	3 units	87 units
Mixed use proposals including A5 use outside Centres	40 units*	0 units	40 units
Number of A5 refusals outside Centres	69 units	3 units	72 units
Mixed use proposals including A5 use refused outside Centres	15 units*	1 units	16 units
Number of A5 appeals allowed	0*	1	1
Number of A5 appeals dismissed	0*	0	0
Number of A5 appeals outstanding		0	

\*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 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 40%
- Balsall Heath (40%) and Moseley (48%) are stable centres but both are below their 50% threshold.
- Hall Green, which has fallen to 48%.
- Frankley remains at the 50% policy threshold.

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 2020 monitoring takes into account the first phase of planning permission which is yet to be completed.



**Table 2: Primary Shopping Area Statistics 2020**

	2011				2019					2020					
Centre	No of PSA Units	No of A1 Units	PSA %A1	Status	No of PSA Units	No of A1 Units	PSA %A1	% Trend 2011-2019	Status	No of PSA Units	No of A1 Units	PSA %A1	% Trend 2019-2020	% Trend 2011-2020	Status
Acocks Green	130	89	68.46		146	88	60.27	▼		146	88	60.27	=	▼	
Alum Rock Road	240	183	76.25		268	201	75.00	▼		272	203	74.63	▼	▼	
Balsall Heath	27	14	51.85		27	11	40.74	▼		27	11	40.74	=	▼	
Boldmere	89	62	69.66		90	55	61.11	▼		90	55	61.11	=	▼	
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	9	81.82	=	▼	
College Road	19	12	63.16		19	9	47.37	▼		19	10	52.63	▲	▲	
Cotteridge	87	60	68.97		86	52	60.47	▼		88	53	60.23	▼	▼	
Dudley Road	99	76	76.77		103	74	71.84	▼		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	140	64.52	▼		217	138	63.59	▼	▼	
Fox and Goose	89	50	56.18		83	43	51.81	▼		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		80	40	50.00	▼		81	39	48.15	▼	▼	
Harborne	129	84	65.12		124	73	58.87	▼		124	72	58.06	▼	▼	
Hawthorn Road	51	33	64.71		56	30	53.57	▼		56	30	53.57	=	▼	
Hay Mills	58	39	67.24		68	38	55.88	▼		69	38	55.07	▼	▼	
Highgate	23	19	82.61		24	18	75.00	▼		24	18	75.00	=	▼	
Highfield Road	36	19	52.78		38	21	55.26	▲		38	21	55.26	=	▲	
Ivy Bush	21	12	57.14		40	16	40.00	▼		40	16	40.00	=	▼	
Jewellery Quarter	160	132	82.50		163	123	75.46	▼		164	122	74.39	▼	▼	
Kings Heath	239	170	71.13		239	145	60.67	▼		241	143	59.34	▼	▼	
Kings Norton Green	42	25	59.52		36	19	52.78	▼		34	20	58.82	▲	▼	
Kingsbury	58	38	65.52		55	30	54.55	▼		56	30	53.57	▼	▼	
Kingstanding Circle	65	41	63.08		64	38	59.38	▼		66	40	60.61	▲	▼	
Ladypool Road	171	127	74.27		177	106	59.89	▼		176	104	59.09	▼	▼	
Lea Village	36	24	66.67		40	25	62.50	▼		40	25	62.50	=	▼	
Longbridge	10	7	70.00		31	21	67.74	▼		31	21	67.74	=	▼	
Lozells	91	68	74.73		92	57	61.96	▼		95	56	58.95	▼	▼	
Maypole	25	17	68.00		26	17	65.38	▼		27	20	74.07	▲	▼	
Meadway	31	28	90.32		7	7	100.00	▲		7	7	100.00	=	▲	
Mere Green	98	65	66.33		106	63	59.43	▼		109	60	55.05	▼	▼	
Moseley	81	42	51.85		85	41	48.24	▼		85	42	49.41	▲	▼	
New Oscott	65	42	64.62		78	45	57.69	▼		79	44	55.70	▼	▼	
Newtown	21	13	61.90		20	14	70.00	▲		20	14	70.00	=	▲	
Northfield	175	133	76.00		171	116	67.84	▼		171	115	67.25	▼	▼	
Olton Boulevard	57	39	68.42		61	40	65.57	▼		61	40	65.57	=	▼	
Pelham	77	51	66.23		77	51	66.23	=		78	51	65.38	▼	▼	
Perry Barr	143	102	71.33		142	101	71.13	▼		145	104	71.72	▲	▲	

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	34	65.38	▼		52	33	63.46	▼	▼	
Rookery Road	115	84	73.04		117	79	67.52	▼		119	83	69.75	▲	▼	
Scott Arms *					26	12	46.15	=		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		154	78	50.65	▼		137	64	46.72	▼	▼	
Shard End**	12	11	91.67		13	9	69.23	▼		13	9	69.23	=	▼	
Sheldon	119	80	67.23		125	72	57.60	▼		125	73	58.40	▲	▼	
Short Heath	33	23	69.70		30	18	60.00	▼		30	18	60.00	=	▼	
Slade Road	38	21	55.26		38	20	52.63	▼		38	20	52.63	=	▼	
Small Heath	257	161	62.65		282	182	64.54	▲		284	183	64.44	▼	▲	
Soho Road	236	169	71.61		249	161	64.66	▼		250	161	64.40	▼	▼	
Sparkbrook	67	73	58.90		71	45	63.38	▲		71	46	64.79	▲	▲	
Sparkhill	237	170	71.73		251	191	76.10	▲		250	191	76.40	▲	▲	
Springfield	133	98	73.68		137	98	71.53	▼		141	102	72.34	▲	▼	
Stechford	37	24	64.86		42	24	57.14	▼		42	24	57.14	=	▼	
Stirchley	117	76	64.96		96	57	59.38	▼		100	66	66.00	▲	▲	
Sutton Coldfield	273	128	73.99		180	125	69.44	▼		180	122	67.78	▼	▼	
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	17	62.96	▼		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	▲		46	35	76.09	▼	▲	
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		106	67	63.21	▲		110	72	65.45	▲	▲	
Wylde Green	87	67	77.01		94	59	62.77	▼		93	59	63.44	▲	▼	
Yardley Road	50	27	54.00		36	20	55.56	▲		35	19	54.29	▼	▲	
Yardley Wood	24	17	70.83		24	13	54.17	▼		24	13	54.17	=	▼	
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
*	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 (one less than in 2019 and two less than in 2018). This is significantly fewer than the 33 centres which exceeded it in 2012.

Bordesley Green, Stirchley, Walmley, Witton, 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.

Cotteridge contained in excess of 9% A5 uses in 2019, but not in 2020. The reduced percentage is due to an increase in the overall number of units in the centre, rather than a reduction in Hot Food takeaways.

**Table 3: Percentage of Class A5 Uses Statistics 2020**

	2011				2019					2020					
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 2011-2019	Status	No of Units (inc SG)	No of A5 Units	Local Centre %A5	% Trend 2019-2020	% Trend 2011-2020	Status
Acocks Green	148	10	6.76		150	11	7.33	▲		150	11	7.33	=	▲	
Alum Rock Road	237	18	7.59		268	24	8.96	▲		272	24	8.82	▼	▲	
Balsall Heath	60	7	11.67		64	9	14.06	▲		65	9	13.85	▼	▲	
Boldmere	89	4	4.49		92	4	4.35	▼		92	4	4.35	=	▼	
Bordesley Green	51	6	11.76		56	5	8.93	▼		55	5	9.09	▲	▼	
Castle Vale	11	0	0.00		13	0	0.00	=		13	0	0.00	=	=	
College Road	25	3	12.00		27	5	18.52	▲		26	5	19.23	▲	▲	
Cotteridge	117	12	10.26		122	11	9.02	▼		125	11	8.80	▼	▼	
Dudley Road	125	17	13.60		136	21	15.44	▲		136	21	15.44	=	▲	
Edgbaston (Five Ways)	61	2	3.28		68	5	7.35	▲		69	5	7.25	▼	▲	
Erdington	236	14	5.93		237	15	6.33	▲		236	13	5.51	▼	▼	
Fox and Goose	86	4	4.65		89	7	7.87	▲		90	6	6.67	▼	▲	
Frankley	10	1	10.00		12	1	8.33	▼		12	1	8.33	=	▼	
Glebe Farm	42	7	16.67		41	7	17.07	▲		41	7	17.07	=	▲	
Green Lane	45	3	6.67		48	2	4.17	▼		48	2	4.17	=	▼	
Hall Green	78	8	10.26		84	7	8.33	▼		85	7	8.24	▼	▼	
Harborne	186	7	3.76		182	9	4.95	▲		183	9	4.92	▼	▲	
Hawthorn Road	51	4	7.84		56	4	7.14	▼		56	4	7.14	=	▼	
Hay Mills	69	10	14.49		81	9	11.11	▼		82	9	10.98	▼	▼	
Highfield Road	43	3	6.98		47	3	6.38	▼		24	3	6.52	▲	▼	
Highgate	25	3	12.00		24	4	16.67	▲		46	4	16.67	=	▲	
Ivy Bush	45	7	15.56		50	8	16.00	▲		51	8	15.69	▼	▲	
Jewellery	172	1	0.58		179	2	1.12	▲		181	2	1.10	▼	▲	

Quarter															
Kings Heath	246	11	4.47		256	12	4.69	▲		258	11	4.26	▼	▼	
Kings Norton Green	43	2	4.65		38	2	5.26	▲		36	2	5.56	=	▲	
Kingsbury	56	6	10.71		56	7	12.50	▲		56	7	12.50	=	▲	
Kingstanding Circle	66	7	10.61		66	5	7.58	▼		66	5	7.58	=	▼	
Ladypool Road	170	11	6.47		179	9	5.03	▼		178	9	5.06	▲	▼	
Lea Village	36	8	22.22		41	8	19.51	▼		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	▲		105	13	12.38	▼	▼	
Maypole	35	4	11.43		36	4	11.11	▼		37	3	8.11	▼	▼	
Meadway	32	1	3.13		0	0	0.00	▼		7	0	0.00	▼	▼	
Mere Green	96	3	3.13		106	6	5.66	▲		109	6	5.50	▼	▲	
Moseley	109	7	6.42		125	6	4.80	▼		125	6	4.80	=	▼	
New Oscott	59	6	10.17		78	5	6.41	▼		79	5	6.33	▼	▼	
Newtown	21	1	4.76		20	1	5.00	▲		20	1	5.00	=	▲	
Northfield	193	10	5.18		200	15	7.50	▲		202	15	7.43	▼	▲	
Olton Boulevard	55	8	14.55		61	8	13.11	▼		61	8	13.11	=	▼	
Pelham	73	9	12.33		77	10	12.99	▲		78	10	12.82	▼	▲	
Perry Barr	142	8	5.63		145	8	5.52	▼		149	8	5.37	▼	▼	
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		117	9	7.69	▼		119	9	7.56	▼	▼	
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		166	16	9.64	▲		160	16	10.00	▲	▲	
Shard End**	12	0	0.00		13	2	15.38	▲		13	2	15.38	=	▲	
Sheldon	118	7	5.93		129	10	7.75	▲		129	10	7.75	=	▲	
Short Heath	39	5	12.82		36	5	13.89	▲		36	4	11.11	▼	▼	
Slade Road	59	8	13.56		67	11	16.42	▲		67	11	16.42	=	▲	
Small Heath	250	27	10.80		306	37	12.09	▲		308	35	11.36	▼	▲	
Soho Road	297	21	7.07		353	23	6.52	▼		355	24	6.76	▲	▼	
Sparkbrook	67	6	8.96		73	4	5.48	▼		74	4	5.41	▼	▼	
Sparkhill	241	12	4.98		263	17	6.46	▲		262	17	6.49	▲	▲	
Springfield	150	15	10.00		144	12	8.33	▼		148	12	8.11	▼	▼	
Stechford	36	5	13.89		42	5	11.90	▼		42	5	11.90	=	▼	
Stirchley	139	13	9.35		159	14	8.81	▼		163	15	9.20	▲	▼	
Sutton Coldfield	229	2	0.87		225	6	2.67	▲		225	7	3.11	▲	▲	
Swan**	26	4	15.38		50	3	6.00	▼		50	3	6.00	=	▼	
The Radleys	42	7	16.67		46	10	21.74	▲		46	9	19.57	▼	▲	
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		79	7	8.86	▼		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	▲		78	9	11.54	▼	▲	
Weoley Castle	59	8	13.56		59	9	15.25	▲		59	9	15.25	=	▲	
West Heath	22	2	9.09		23	2	8.70	▼		23	2	8.70	=	▼	
Witton	96	12	12.50		106	11	10.38	▼		110	10	9.09	▼	▼	
Wylde Green	98	7	7.14		106	10	9.43	▲		105	10	9.52	▲	▲	
Yardley Road	46	5	10.87		52	6	11.54	▲		51	6	11.76	▲	▲	
Yardley Wood	26	3	11.54		28	3	10.71	▼		29	3	10.34	▼	▼	
Yew Tree	77	4	5.19		75	7	9.33	▲		74	7	9.46	▲	▲	

## 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 2020, 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.
- 26 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.
- 47 centres are under 10% A5 uses, of which 6 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 A1 uses, mainly 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.
- 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 use.